

## **PITT MEADOWS ADVISORY DESIGN PANEL**

MINUTES of the Meeting of the Pitt Meadows Advisory Design Panel held at 2:00 p.m. on Wednesday March 13, 2019 in the Meadows Room of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows, British Columbia.

### **PRESENT:**

Committee Members: Matthew Harburt (Chair)  
Emily Kearns  
Patricia Johnston  
Krista Marion  
Eitaro Hirota  
Councillor Bob Meachen

Staff: Dana Parr, Planner II  
Colin O'Byrne, Development Services Technician

Guest: Ron Hoffart, thinkspace architecture  
Auto Canada Representatives  
Shaun Smakal, Landscape, ETA Landscape Architecture

**REGRETS:** Blair Birkner  
Lee Lukiw

**SECRETARY:** Kathy Wilkins

The meeting was called to order at 2:10 p.m.

### **1. APPROVAL OF AGENDA**

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#### **1.1. Agenda of the March 13, 2019 Committee Meeting**

**MOVED** by E. Kearns, **SECONDED** by K. Marion, that the agenda for the March 13, 2019 Committee meeting be approved.

CARRIED.

### **2. ADOPTION OF MINUTES**

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#### **2.1. Minutes of the October 3, 2018 Committee Meeting**

**MOVED** by E. Kearns, **SECONDED** by K. Marion, that the minutes of the October 3, 2018 Committee meeting, be adopted.

CARRIED.

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### 3. NEW BUSINESS

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#### 3.1. 3060-20-2018-07-P Development Permit Application – 10150 Golden Ears Way; Auto Canada VW – GM Pitt Meadows Dealerships

Mr. Hoffart presented an overview of the project.

#### 3.2. Approval of 2019 Meeting Calendar

**MOVED** by P. Johnston and **SECONDED** by E. Hirota, that the 2019 ADP Meeting Calendar be adopted as presented.

CARRIED.

#### 3.3. George Cuff Report – Opportunity for Feedback

As Lisa Grant was unavailable to have a discussion with the Panel, it was decided to defer this item to the next scheduled meeting.

CARRIED.

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### 4. ROUND TABLE

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The Panel engaged in a round table. Items discussed included:

- Landscaping plans should be revised to show irrigation;
- A lighting plan should be submitted that shows the following:
  - Location of lighting
  - Types of lighting, including lighting standards and wall, mounted lights
  - All lighting must be fully shielded. Lighting standards cannot exceed a height of 7.3 metres in accordance with the covenant registered on title;
- Retaining wall detail for retaining walls on the western side of the property, supporting the entrance driveway and the eastern property line to be shown as part of the Development Permit Package;
- An analysis showing the impact of shading on the residential neighbourhood to the east;
- Description of onsite storm-water management. This should include a discussion of the use of pervious materials to encourage ground water recharge;
- Description of environmental sustainability initiatives.

*Recommended Development Permit Plan Revisions:*

- Consider adding additional planting, particularly along the eastern side of the property;
- Consider heat reflecting material for roofing;
- Break up western elevation on Volkswagen dealership with different textures or a green wall;
- Consider different parking configurations for parking to increase buffering along the eastern property line.

**MOVED** by E. Kearns and **SECONDED** by E. Hirota that the panel, subject to receipt and review of outstanding items, support the application moving forward to Council with a recommendation of approval of the project.

CARRIED.

**5. ADJOURNMENT**

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**MOVED** by E. Kearns and **SECONDED** by E. Hirota, that this meeting be adjourned at 3:25 pm.

CARRIED.