



MINUTES of the Advisory Design Panel Meeting held on Wednesday, June 10, 2020 at 2:00 p.m. via video conference.

**PRESENT:**

Voting Members: R. Dafoe  
A. Hayes  
E. Hirota  
P. Johnston  
L. Kan  
S. Kim  
S. Raht  
E. Rojo

Ex Officio: Mayor Dingwall

Council Liaisons: Councillor MacDonald \*  
Councillor Meachen

Other Council Members: Councillor Hayes

Staff: K. Barchard, Manager of Administrative Services  
A. Berry, Director of Planning and Development (Chair)  
A. Dominelli, Development Services Technician  
M. Roberts, CAO  
A. Wallace, Manager of Community Development

Guests: Applicant 1 – GEBP Phase 3 & 4

Regrets: J. Brady  
C. Hargreaves, RCMP

Secretary: T. McCaw, Committee Clerk II

**1. CALL TO ORDER**

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

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## 2. LATE ITEMS

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There were no late items proposed for the agenda.

The frequency of meetings and lack of time to prepare in between meetings was discussed.

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## 3. APPROVAL OF AGENDA

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It was **MOVED** and **SECONDED** THAT the agenda for the June 10, 2020 Advisory Design Panel Meeting be approved.

**CARRIED.**

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## 4. ADOPTION OF MINUTES

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There was general consent amongst the ADP members to amend the May 27, 2020 minutes to include the following feedback comment under 2.d (Building 3300):

- extend the landscape on the corner of Harris Road and Airport Way to create a small plaza which would provide a place of rest for pedestrians walking in this area.

It was **MOVED** and **SECONED** THAT the May 27, 2020 Minutes of the Advisory Design Panel be approved as amended.

**CARRIED.**

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## 5. NEW BUSINESS

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(1) **Memorandum from Development Services**

Memorandum provided by Development Services which outlined the Development Permit guidelines.

(2) **Development Permit Application for Golden Ears Business Park Phase 3**

The Applicant provided a visual presentation of the modified plans for Phase 3 based on feedback received at the May 27, 2020 ADP meeting. The presentation forms a part of the original minutes as **Attachment 1**.

Highlights included:

- Inclusion of additional landscaping near building 3300 creating a small plaza near the corner of Harris Road and Airport Way which will remain within the property line;
- Applicant is open to feedback on whether the Panel would like the designated plaza area to be expanded;
- Addressing and providing amenity spaces for workers throughout the site;
- Each comment made in the ISL peer review was explicitly addressed and noted in today's presentation;
- Developer is working with civil engineers on the Storm Water Management Plan and addressing any areas of concern and will be incorporating this into the site drawings;
- Architectural screening is set for the entrances on loading courts for visual and acoustical barriers;
- Utilization of more natural tones which are reflective of the environment; and
- Creation of a "no rooftop unit zone" which would identify a cutoff zone where rooftop units will not be visible for pedestrians at the street level.

Following the presentation, the Mayor and Council Liaisons provided feedback and comments where the following points were raised:

- Importance of strong Storm Water Management Plan;
- Specifics around the entrance and exit into the amenity land;
- Concerns around the volume of water moving through the Baynes Road pump station;
- Recommendation of an inclusion of up to 15% of commercial space;
- Importance of a strong landscape plan;
- Fully supportive of the color changes and newly added amenity spaces where people can sit and eat or enjoy a break;
- Would like more discussion and detail around the canopy around the north side of building 3100;
- Traffic flow and entrance and egress concerns around Phase 3;
- Context of amenity space and access into and out of this area;
- The addition of more buffering between the amenity space and the buildings; and
- Request of more details on what the view and site lines of the buildings will be from the viewpoint while enjoying amenity lands.

The voting members then participated in a guided discussion on the Applicant's presentation. Highlights of the discussion included:

- Appreciation of the colour accent changes;
- A request for provision of more physical plan responses to Panel feedback;
- Request for wider planting islands in Phase 3;
- Recommendation to ensure amenity spaces allow for wheelchair accessibility;
- Recommendation for a shelter over the bench seating on the SW corner;
- Request for a complete streetscape of all three buildings as a whole;
- Question as to whether there will be solar panels on the roof of the buildings;
- Impacts of the water flow from Phase 3 onto the donated amenity parcel which is lower in elevation;
- Recommendation for more seating areas along Airport Way south of building 3300 to encourage more pedestrian activity;
- Appreciation to the developer for making all of these changes so quickly;
- Additional screening added is appreciated;
- Concerns were raised around the lunch hour and the increase of traffic flow in and out of the site;
- Zoning allows for 15% for different amenities; a question was raised as to why the Applicant has not included something like a café;
- Concerns were raised with the speed and the progression of the Development Permit Application;
- Concerns were raised around the increased traffic from Phase 3 north on Harris Road near Lions Park and Pitt Meadows Elementary;
- Concerns were raised around the amount of restaurants in Pitt Meadows;
- Question as to number of current restaurants in Phase 1 and Phase 2 of the Golden Ears Business Park;
- Question as to number of outdoor seating opportunities for people along Phase 3; and
- Question as to COVID-19 considerations that have been taken for people to eat and gather at a distance.
  - Staff noted this is not a part of the design guidelines;
  - Staff provided clarity to the Panel stating that the Zoning Bylaw states there is a maximum of 15% for ancillary uses on this site.

The Applicant responded with:

- Landscape comments will be taken into consideration;
- A larger plaza section will be considered as the design is finalized;
- Open to reviewing the size of the planting islands throughout the parking lot;
- Currently working with the City's' Engineering & Planning Departments regarding the amenity land which includes the City's plans for this space and Storm Water Management;
- Working to coordinate with the City's plans for this amenity land;
- There are current opportunities for potential additional landscape islands which is something that will be looked into;
- As a part of the tenant improvement application, the buildings will be structurally built to accommodate solar panels;
- Streetscape elevations can be provided to the Panel;
- Will look at how to incorporate one or two more nodes along Airport Way to make more visually appealing as well as support pedestrian enjoyment;
- Dependent on tenant demand, there are some smaller spaces that could be occupied by future restaurants/cafés;
- Application is not tenant specific but zoning allows for the developer to tenant the building with up to 15% ancillary uses;
- Will work to incorporate a covered shelter for seating benches;
- The Applicant is in conversation with potential tenants re: COVID-19 design/space needs, but these improvements are driven by the tenants not Onni;
- The move to decentralize the amenity seating areas throughout the site is allowing the opportunity for people to physically distance naturally.

The Mayor, Council Liaisons, and members of the ADP were given a final opportunity to engage in a discussion. Highlights included:

- Appreciation was given to the Applicant regarding all of the landscape updates and significant revisions to Phase 3;
- Harbor Air is looking into a restaurant in Pitt Meadows;
- There is a market for restaurants in Phases 1-4;
- There will be a new restaurant added in the new airport terminal;
- Council will be reviewing the addition of food trucks in Pitt Meadows this year;
- Applicant will need to develop a strong Storm Water Management Plan, which City staff can verify and confirm they have no concerns

with water management on this site or anywhere else in Pitt Meadows as a result of this site;

- Traffic flowing north on Harris Road is a concern;
- Concerns around the Baynes Road pump station and the potential for future flooding of this area;
- Traffic flow is a concern around the site along with access and egress from the site;
- A request was made for a streetscape view from the east side of the site looking west from the donated amenity parcel.

It was **MOVED** and **SECONDED** THAT the Panel recommend to Council to discuss with Onni the inclusion of up to 15% ancillary space within Phase 3, including space for childcare/daycare.

Staff noted that the City does not have the ability to require the provision of these commercial services. The zoning allows it but it is not a requirement.

The Panel's debate included the following key points:

- Consideration of whether daycares are required to have an outdoor playground on their site;
- Concerns that this could be getting into too much detail which would in turn require more site revisions; and
- Panel should think of the safety of children playing and the site layout.

The question was then called and it was:

**CARRIED.**

Opposed – S. Kim

It was **MOVED** and **SECONDED** THAT the Panel bring forward further discussions regarding Phase 3 at their next meeting, before a decision is made.

**CARRIED.**

(3) **Development Permit Application for Golden Ears Business Park Phase 4**

The Applicant presented on Golden Ears Business Park Phase 4 through a visual presentation, which forms part of the original minutes as **Attachment 2**.

Following the presentation, the Mayor and Council Liaisons provided feedback and comments where the following points were raised:

- Appreciation of the glazing of four corners of the building;
- Recommendation for increased lighting in the pathway from Airport Way to Fraser Way;
- Recommendation to increase the height of the berms to 7 feet plus the height of the trees and shrubs;
- Question as to whether the buffering from Fraser Way expanded in light of the homes facing the SE corner of Phase 4;
- Looking forward to the engineering report and the Storm Water Management Plan;
- Access and egress of the site is critical;
- Confirmation that the Panel did not have copies of the updated Phase 4 plans as they had been updated since the Panel received their packages;
- Screening walls on the four corners of the buildings is critical;
- Recommendation was made for the addition of acoustical walls;
- A recommendation was made that the developer begin to plant on the berm that runs north and south on the east side of the property line along with the east to west run on Fraser Way, to allow the opportunity for growth and development before the site is complete;
- Size and scale of Phase 4;
- Would like to see a size comparison if Phase 4 was re-orientated and if this was a possibility for the tenant and developer;
- Appreciation was made for the design team and developer;
- A request was made for a comparison of the size of the berms on the east side and the southeast corner of Phase 4 to the berms located on Phase 3 near Fieldstone and Sutton Place; and
- Concerns that the amenity land is not getting enough attention to buffering during this time because it is appearing as an empty space at this time.

\* *Councillor MacDonald left the meeting at 4:07 p.m.*

The Applicant responded with:

- The buffering on Fraser Way was expanded and parking reconfigured to provide more opportunity to increase the buffer height, at some points by 2 -3 feet;
- Will look into the opportunity of increasing the height of the berm from 6 feet to 7 feet;
- Screening was added to create visual buffers along with tall hedging and planting; and
- The Applicant will provide the Panel with further information at the next meeting regarding the early planting of trees on the surrounding berms.

It was **MOVED** and **SECONDED** THAT the Panel bring forward further discussion of Phase 4 at their next meeting scheduled for June 24, 2020.

**CARRIED.**

## **6. ROUND TABLE**

The Panel participated in a brief roundtable of discussion which included:

- City Staff working with Onni to provide Panel members with an optional site visit. City Staff to provide more detail at a later time.
- A request for the Panel to receive both a hard copy and digital copy of the latest drawings for Phases 3 and 4 of the Golden Ears Business Park.
- A request for an acoustical engineering report to be provided at the next meeting which would indicate the decibel reading at the Lasser Road buffer detailing the decibel reduction as a result of the buffer.

## **7. ADJOURNMENT**

The meeting was adjourned at 4:11 p.m.

The next meeting for the Advisory Design Panel is set for  
Wednesday, June 24, 2020 at 2:00 p.m.