

PRESENT: K. Hammersley, Chairperson
P. Byer
J. Muego
N. Waissbluth
R. Dhall

ABSENT: Paul Rust

NON-VOTING MEMBERS: C. Sears, RCMP
K. Pauls, RCMP
S. Greysen, BIA Representative
A. Nixon, BIA Representative

GUESTS: N. Ziesmann, Designer (15570 Oxenham Ave.)
J. Saluja, Owner (15570 Oxenham Ave.)
P. Khatkar, Owner (15495 Oxenham Ave.)
B. Singh, Owner (15496 Thrift Ave.)
S. Bhatti, Owner (15496 Thrift Ave.)

STAFF: G. Newman, Manager of Planning
Athena von Hausen, Planner

1. CALL TO ORDER

The meeting was called to order at 3:45pm.

2. ADOPTION OF AGENDA

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the July 7, 2020 agenda as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the minutes from the April 23, 2019 meeting as circulated.

CARRIED

4. MANAGER WELCOME AND INTRODUCTIONS

G. Newman provided a welcome and introduced members of the Panel.

5. SUBMISSION TO THE ADVISORY DESIGN PANEL

At the beginning of this section of the agenda, Athena von Hausen, Planner, provided an overview of the policy and regulatory framework applicable to the three applications under

review by the ADP. The following subsections outlined the minutes of the meeting as they relate to each of the three applications.

5.1. Application 1: 15570 Oxenham Avenue – Proposed Duplex – Jolly Saluja (owner)

P. Byer requested confirmation of where the second required parking space would be situated to which Athena von Hausen confirmed it would be in the driveway; the other required space being in the garage. P. Bylaw asked whether the walkway shown in the landscape plan on the eastern lot was to be established as it wasn't shown on corresponding plans. Mr. Byer asked if the large Douglas Fir on the property was to be retained and how runoff from the driveway would be managed, noting with respect to the latter point that there is a desire to see runoff directed to pervious surfaces (e.g., lawn).

J. Muego also noted discrepancies in the landscape plan which illustrated paving stones in the location of window wells as shown in the architectural drawings.

R. Dhall asked how the sides of the property would be treated/finished (e.g., fencing, patio doors, etc.) as a means of ensuring privacy treatment for abutting properties. The sloping nature of the property was highlighted as something to be considered.

N. Waissbluth asked that the applicant speak to the distinction proposed in the architectural aesthetic of the building, pointing to features in the design of the façade.

S. Greysen asked how the Panel might confirm the colours and materials as illustrated in the rendering noting that in many instances the two can be very different.

K. Hammersley provided a brief summary of the items introduced by the Panel and asked that the designer provide a response.

N. Ziesmann, being the project designer, confirmed that the space beside the driveway (lawns) would be used for the partial control of stormwater but that drains would be installed at the base of the driveway as well. Regarding the conflict in the walkway around the sides of the duplex, N. Ziesmann noted that it was likely they would be removed from the plans to avoid conflicts with structural components of the building (i.e., window wells). The Designer also confirmed that privacy fencing would be installed along the side lot lines to support the privacy of abutting owners.

N. Waissbluth requested confirmation of how the basement had been designed to allow natural light into the space and also requested whether or not the Fire Department would have any concern with access around the building if the walkway / paving stones, were removed. N. Ziesmann confirmed that the building would be designed in accordance with the BC Building Code as it relates to access and that the design included large windows and French doors at the rear to allow for natural light beneath rear, upper floor, balconies.

J. Muego asked whether the City would require covenants to prohibit secondary suites within the duplex to which Athena replied it would.

Following an initial question period, the Chair asked that Panel members offer comments on the application.

P. Byer noted that there needs to be better infiltration of stormwater and that the design should encourage runoff into the soil as opposed into storm system. J. Muego added that the applicant ought to provide rudimentary lot grading information to City staff to confirm where stormwater will go.

J. Muego commented on the lack of consistency in the drawing package with some drawings being conventionally laid out with the north arrow pointing upwards but in this case drawing were inconsistently oriented creating some inefficiencies in the review. J. Muego acknowledge the exterior design expression as being more monumental than contextual (e.g., use of a flat roof in the design as opposed to a pitched / gabled roof as seen in the neighbourhood) and that there was too much variety in the siding / cladding materials. It was noted that the roof makes the building look boxy and that while it is good to see differentiation in the façade, as proposed it is too busy. Finally, J. Muego noted the inconsistencies in the rendering from the architectural design and landscape plans.

R. Dhall further acknowledged some of the inconsistencies between the rendering and the landscape plan but noted he was okay with the level of permeability shown. R. Dhall reiterated that the façade of the building is too busy.

N. Waissbluth further identified the issues of consistency in the drawings.

P. Byer provided that the rendering needs to more accurately represent the project as designed.

K. Hammersley noted that the Panel would benefit from a sample board of materials / cladding and that a number of homes in the neighbourhood may, at some point, be going through redevelopment process as this area of the City experiences change.

S. Greysen, noted that the garage doors should be the same so as to lessen the variety in the façade.

Additional general comments included the following:

- Confirm what materials/colours are proposed through the provision of a materials board that the ADP can review
- Confirm side slope for driveway runoff- trench drain to deal with runoff (conformation)
- Revise walkway along sides of the building, as window wells may not allow enough space
- Adjust landscape plans to match architectural drawings (revise walkways to match), confirm hardscape/softscape materials
- Confirm fencing surrounding property (provide spec) or hedging on plans
- Confirm light to basement through window wells—will there be grates? Confirm on both landscape and architectural drawings

Following the receipt of final comments the Chair asked for a motion.

It was MOVED and SECONDED

THAT the Advisory Design Panel recommends that the application for the development proposal at 15570 Oxenham Avenue be returned to the ADP for further review once the applicant has had an opportunity to consider the comments (recommended changes) pertaining to:

- a. Efforts to maximum natural infiltration
- b. Provision of a preliminary lot grading plan that illustrates how natural infiltration can be improved (maximized)
- c. Efforts to lessen the variety of design elements within the front façade of the duplex with influence being taken from contextual design elements
- d. Flat versus pitched roof
- e. Alignment of landscape plans and architectural designs
- f. Materials board to be brought back to ADP

CARRIED

5.2. Application 2: 15495 Oxenham Avenue – Proposed Duplex – Prabhdeep Khatkar (owner)

A. von Hausen began the review of the second application with an overview of the proposal, including reference to the contextual factors and the design details associated with the duplex.

R. Dhall noted that the landscape plans are unclear and that the renderings omit details that may be necessary in the build out of the project (e.g., railings along slope of driveway). The applicant clarified that there would be guardrails as required and that these details could be added to the drawings. D. Dhall asked whether an Arborist Report was provided. G. Newman presented the Panel with the related Arborist Report.

J. Muego asked whether the City of White Rock has established an impermeable surface limit to which A. von Hausen answered there is not. J. Muego asked whether a structural engineer had been involved in the design to date to which the applicant noted they had not.

S. Greysen noted that the design is stark and there is a need for the colours of the building to draw from the warmth of the colours in the stone accents. The applicant noted there are trying to use earth tones without too many colours but that changes can be made to the drawings. S. Greysen noted that the use of cedar may be beneficial to which the applicant mentioned they could look at the use of beams similar to the use of such in the neighbouring home.

P. Byer asked if the height of the building is compliant with the zoning applicable to the lot to which A. von Hausen confirmed it is. P. Byer noted that the landscaping plans are missing a lot of detail including reference to existing trees at the rear of the property.

N. Waissbluth noted that there appear to be conflicts in the rendering with respect to how roof lines are interacting / connecting and that a digital sample board of the materials (e.g., siding, stone, etc.) would be helpful; N. Waissbluth also noted that it would be good to see which materials are authentic versus those that are not (e.g., vinyl).

J. Muego added that there should be some consideration for human scale in the design and that some of the features of the design were improbable from the perspective of constructability (e.g., stone column on the left side of the façade, covered patio/balcony on the second storey, right side, of the front facade). Regarding cladding, J. Muego provided that the designer should look for where a

natural break in materiality may occur and that structural design elements should look at the practicality of implementation. Finally, J. Muego asked that the applicant give further consideration to the design of the rear façade, noting that it has limited design treatment as proposed.

R. Dhall provided that landscaping should not be a mirrored design on each side of the property / duplex and that there was not a landscape design plan submitted with the application. R. Dhall noted that the applicant should look to simplify the volume of design elements and look for variety and warmth in materials.

P. Byer noted concerns with the sloped driveway and the ability to maximum natural infiltration of stormwater by directing runoff to the lawn and away from catch basins.

K. Hammersley noted the overbearing nature of the duplex compared to the massing of homes within the immediate neighbourhood context. K. Hammersley reiterated the need for a complete landscaping plan.

The Applicant offered that a detailed landscape plan could be provided and that 30 percent permeable pavement may be used in the driveway.

P. Byer noted concern with the double car garage and S. Greysen added that perhaps a single car garage on one side of the project would be beneficial. P. Byer noted that there was very little lawn on which to grow plants to soften the appearance of the garage.

Additional general comments included the following:

- Confirm guardrails along driveway
- Confirm materials proposed on landscape plan (hardscape / softscape)
- Plantings should be arranged to differentiate between units
- Provision of a materials board; would like to see warmth brought up around the windows
- Landscape plan to show existing / proposed landscaping
- Roof over east entry needs to be resolved
- Revisions required to:
 - 2 storey columns surrounding entryway and covered porch
 - Materials – find natural break in building to change materials (right elevation)
 - Focus on rear elevation (this should not be forgotten)
 - Structural design (soffits would be much lower)
 - Roofline is confusing (simplify elements, rooflines, placement of elements)
 - Potential for increased permeability through a single car garage on one side and double car garage on the other

Following the receipt of final comments the Chair asked for a motion.

It was MOVED and SECONDED

THAT the Advisory Design Panel recommends that the application for the development proposal at 15495 Oxenham Avenue be returned to the ADP for further review once the applicant has had an opportunity to consider the comments (recommended changes) pertaining to the items discussed (as summarized in the meeting minutes).

CARRIED

5.3. Application 3: 15496 Thrift Avenue – Proposed Duplex – Baljit Singh & Sukhi Bhatti (owners)

A. von Hausen began the review of the third application with an overview of the proposal, including reference to the contextual factors and the design details associated with the duplex.

R. Dhall provided that the landscape plan was limited in detail and that more information was required regarding surface treatment (e.g., existing guardrails, etc.).

J. Muego noted that there needed to be consistency in the drawings, referencing the absence of walkways in some but the inclusion of such in others.

P. Byers asked for confirmation of which trees were to be removed / retained. G. Newman included reference to the Arborist Report with confirmation of removals being given.

J. Muego identified a concern with the slope (17%) of the driveway, noting that it would likely not be functional. A. von Hausen confirmed that the slope could be no greater than 15% per City (Streets) bylaw.

R. Dhall requested more variety in design with less mirroring. R. Dhall also noted there were too many varieties of plants and that one tree in the rear yard, as opposed to two, would be enough. R. Dhall also requested confirmation of the treatment of the side yard spaces.

N. Waissbluth noted the pitched roof in Drawing A2.5 is incomplete (showing a door submerged in the patio) and that the patio stairs in A3 were going in the wrong direction. It was further noted that the 3D drawings don't align with the floor plans and that many of the details (roof lines, columns, etc.) were missing from the rendering and/or illustrating conflicts in the design. Regarding materiality, N. Waissbluth request sample boards or picture of the proposed building materials used in a real application. N. Waissbluth also provided that the renderings were illustrating different materials / tones that other drawings.

P. Byer noted that he liked the offset in the garages and recognized that Thrift Avenue, being the context of this application, is different than that applicable to the two preceding applications on Oxenham Avenue. P. Byer noted the need for consistency and accuracy in the renderings and that the amount of impervious surfaces in the design is too high. P. Byer requested that the applicant look to hide the driveway with vegetation at the front of the property.

J. Muego pointed to a number of discrepancies (errors) in the designs (e.g., left entry in Drawing A6.1 having a floor cutting through the door) and requested that more accurate designs be advanced by the applicant. J. Muego also questioned the constructability of a number of components of the design and provided that is an additional level of care in development of the project that needs to be furthered.

Additional general comments captured by staff include:

- Site Plan / Landscape plan – confirm proposed hardscape/softscape surfaces
- Ensure drawings are consistent and coordinated
- Confirm proposed guardrails
- Show walkways on rendering
- Confirm driveway slope at 15%, right now the section shows a driveway slope of 16.6%
- Increase the variety in landscaping in the front (less mirroring)
- Revise landscape plan to accommodate one tree per lot in the rear yard with more plantings
- Include more information on the termination of walkways and the definition of the rear yards
- A2.5 Pitched roof is incomplete, the 3D model is flipped and the patio stairs are not reflected properly
- Rooflines need review (what is supporting the roof)
- Rendering needs to be consistent with the materials that are proposed
- Material Board required to confirm proposed materials
- A6.1. South Elevation:
 - Door is cutting through entry floor
 - Windows are cutting into roof
 - Right side balcony is cutting into roof
 - Guardrails do not touch walking surface

- A6.2. Lower gable, no wall above window, 2 French doors are completely exposed to weather

Following the receipt of final comments the Chair asked for a motion.

It was MOVED and SECONDED

THAT the Advisory Design Panel recommends that the application for the development proposal at 15496 Thrift Avenue be returned to the ADP for further review once the applicant has had an opportunity to consider the comments (recommended changes) pertaining to the items discussed (as summarized in the meeting minutes).

CARRIED

6. DRAFT SCHEDULE OF ADP MEETINGS 2020

G. Newman presented the draft schedule of ADP Meetings as included in the agenda package. The Chair requested a motion to adopt the schedule.

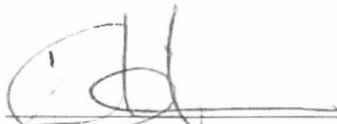
It was MOVED and SECONDED

THAT the Advisory Design Panel adopt the schedule as presented by staff.

CARRIED

7. CONCLUSION OF THE MEETING

There being no further business, the Chairperson declared the meeting concluded at 6:36 pm.



Karen Hammersley
Chairperson, Advisory Design Panel



Greg Newman
ADP, Committee Secretary

3 June 2021

Advisory Design Panel

City of White Rock

Ref: 15495 Oxenham Ave – Proposed Duplex – Prabhjot Khatkar (Owner)

This letter is to outline the proposed changes following the July 7th 2020 Advisory Design Panel meeting. The following is the summarised changes according to the elevations:

1. Front Elevation:
 - a. Garage door of the east unit has been changed to further differentiate the two duplexes.
 - b. The basement floor façade is changed to cultured stone to give it a west coast modern look.
 - c. Main floor wall cladding of east unit changed to hardie panel board to make it consistent with the contemporary look.
 - d. Main floor wall cladding of west unit changed to longboard to make it consistent with the west coast contemporary look.
 - e. The double height porch roof of the west unit has been lowered down to one story keeping in mind the human scale element.
 - f. Upper floor wall cladding of east unit changed to hardie panel board and longboard to make it consistent with the contemporary look.
 - g. Upper floor wall cladding of west unit changed to longboard to make it consistent with the contemporary look.
2. Right Elevation:
 - a. The cedar shingle siding has been removed from the right elevation to give it a more consistent look.
3. Left Elevation:
 - a. Similar to the right elevation the cedar shingle siding has been removed from to give it a more consistent look.
4. Rear Elevation:
 - a. On the upper floor, all three windows are changed to box out window seats and the cladding is changed to longboard. This gives a break in the monotonous view of one type of cladding element.
5. Complete landscape had been provided by Samara Landscape Design. The proposed landscape design is such that it confirms and protects most of the existing trees. The overarching consideration in landscape design was to minimise any grade changes where possible.
6. A material board has been provided to address any concerns regarding the color and texture of the proposed cladding.

Regards,

Prabhdeep Khatkar

MEETING MINUTES

PRESENT:	J. Muego, Chairperson P. Rust, Vice Chairperson P. Byer N. Waissbluth R. Dhall F. Kubacki S. Greysen, BIA Representative
ABSENT:	None
GUESTS:	Approximately 20 members of the public attended the meeting as observers.
STAFF:	G. Newman, Manager of Planning

1. CALL TO ORDER

The meeting was called to order at 3:30pm.

2. ADOPTION OF AGENDA

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the June 15, 2021 agenda as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the minutes from the May 18, 2021 meeting as amended.

CARRIED

4. SUBMISSIONS TO THE ADVISORY DESIGN PANEL

4.1. 14937 Thrift Avenue, 1441, 1443, 1445 & 1465 Vidal Street

G. Newman provided an introduction to the scope of the application.

Presentation provided by Architect & Landscape Architect:

- Eric Poxleitner, Architect, Keystone Architecture
- Lukas Wykpiś, Architectural Technologist, Keystone Architecture
- Stephen Heller, van der Zalm & Associates

Peter Fassbender also attended the meeting as a representative of the Applicant.

J. Muego initiated a round of **questions** following the Applicant's presentation.

The questions raised by members of the Panel are numbered (e.g., "Q1") in addition to the responses provided by the Applicant's Architect / Landscape Architect (i.e., "R").

P. Byer – Q1) Have the concrete walls tied to P2 and P1 been pulled back and if so by how much? R – the walls will be pulled back on all levels Q2) how does the design / materials fit in with the west coast design sought by the DPA guidelines (22.6.1) – R – terraced design – stone and glass

P. Rust Q1) Have the parkade walls been pulled back? R – the parkade wall will be pulled back on all levels Q2) Preservation of large trees – when you do deep excavation how does that affect the water table and existing trees? – R – Stephen H commented on ability to explore this topic further – G Newman added that controls would be incorporated into the tree management permit to ensure the "cut face" around the parkade did not result in impacts to protected trees (i.e., loss of moisture)

R. Dhall - Q1) Has an enclosure been added to the rooftop so that materials could be stored on the rooftop R – space within the parkade available to support storage – Q2) Reference to ADP4.07 – requested clarification of materials as shown in the rendering R – would be hardy board with a painted finish – aluminum panel – charcoal – Q3) rationale for the design treatment of the fascia R – desire to create some strength in the horizontality of the façade - Q4) reference to northwest corner (dark regarding solar exposure) – would the trees be installed in the location (at the ground) – R – can confirm that they would be added

P. Byer Q1) energy efficiency – energy step code will become mandatory in 2023? How will the Architects make the project a Step 3 building? R – have done Step 3 and 4 buildings where required in other jurisdiction – would need to run energy model to confirm construction standard – expect they would be close to Step 3

P. Rust Q1) question regarding the purpose of a small room between the parkade and the elevator lobby within P1 (includes three doors / accesses) – R – required by the Code for the separation between the parkade and the residential units / shared lobby space Q2) Third level 319 – balcony lines seem off – R - clarification provided Q3) length of corridor seems long requiring some breaks R – some additional details can be looked at to break up the design

J. Muego – Q1) has space been allocated for rooftop mechanical as it relates to rooftop amenity spaces R – has not been developed yet but would be looked at moving forward

P. Byer – Q1) how much is strata versus rentals – R – 100% strata

F. Kubacki – Q1) reiterate tenure R – 100% strata

J. Muego asked for **comments** on the proposal (focus on urban design, form and character)

N. Waissbluth – nice to see refinements – demonstrated response to comments from Panel – “west coast design” problematic reference in OCP – current pallet does not reflect this – hardy board and aluminum – should be using most natural materials as possible – interested in southwest corner of the building where the development interacts with the neighbour – can the design of the southwest corner of the building be enhanced to avoid presenting as a blank wall for the residents of the buildings that front onto Thrift Avenue, immediately southwest of the development - reference to ADP 3.02 within the presentation slides

P. Byer – reducing the height has addressed a number of concerns – supportive of the project – tenure not an issue of concern – a lot of units are studios (~300ft²) – concern with small size of the strata units – energy step should be improved – more “west coast design” – impacts on protected trees of concern – how are storeys defined – needs to be clear for council – privacy on units at the top storey (4th storey) 407, 408 & 409 – will people using the common space affect the enjoyment / privacy of the noted units

P. Rust – reference to the rendering illustrating the project and the Beverley building to the north – misleading as it relates to the scale of the Beverley – projects tough to pencil on the basis of the scale – seems lacking in design – not in favour of the project

R. Dhall – significant evolution of the project – issues in the architectural landscape have not been resolved – three things that stand out – area needs to be more worked out in terms of being more usable / workable - lacking storage space for rooftop amenities – not supportive of the trees in the northwest corner – one plant species around four sides of the building – need more diversification of the plant types – hardy coloured in wood tones not a good idea – apart from those details don’t mind a project like this – there is a niche for smaller units in the marketplace – would have liked to see partial rental tenure

S. Greysen – strata v. rental – strata can be rented - “west coast design” came into OCP many years ago – reference to Whistler – economics moving forward need to support replication of west coast (natural) materials – maintenance and costs of repair / replacement reflected in strata fees – affordability level influenced by energy efficiency expected / required

F. Kubacki – supportive of reduction in height – sole strata less confusing than a mixed tenure building – nice addition to the neighbourhood – potential that units may be more affordable than other more recent developments

J. Muego – concern that the drop in height has thrown proportions of the building off – top floor could have had the corridor shifted to the east side of the building would have had private rooftop patios linked to the units themselves – design of the southwest façade not articulated – creates blank interface with abutting residential uses – design of the units seems unrefined – space for future tenants / owners seems compromised

J. Muego provided an opportunity for the Applicant to respond to comments

P. Fassbender, spokesperson for the Applicant – have kept the trees for two reasons – enhancement of the environment – respect for the neighbours (protection of views) – re: step code – developers will do what they can to achieve highest level of the code achievable – will continue to advance refinements – project needs to be financially viable and something that the community can be proud of – will look at changes (e.g., storage on the roof) – a lot of work has gone into the market for smaller units – believe there is a market basis (demand) for smaller units – seniors and singles

P. Byer – a lot more could be done to improve design – would like to see the project go to the next stage – rely on Planners and Council to address remaining issues – question for P. Rust – not in support because of the design or size of units or both? – P. Rust – accumulation of items – does not achieve a standard that P. Rust is willing to accept – P. Byer – what design changes required?

A motion was presented by P. Byer as follows:

That the Panel supports the project proceeding to Council, subject to the conditions provided by the Panel during this meeting, being addressed to the satisfaction of Staff.

Moved by P. Byer | Second by N. Waissbluth

Discussion – could the project be brought to the Panel after the project being given 1st and 2nd Reading?

Vote regarding the Motion

N. Waissbluth – support
P. Rust – non-support
R. Dhall – support
P. Byer – support >> changed vote to non-support
J. Muego – non-support
F. Kubacki – non-support

DEFEATED

J. Muego asked for a revised motion

A motion was presented by P. Byer as follows:

That the Panel defers making a recommendation on the project pending the resolution of issues to be listed by the Panel (being the issues raised during this meeting) following which the application be brought back to the Panel and the Applicant speak to how the issues have been addressed.

P. Rust – non-support
R. Dhall – support
F. Kubacki – support
N. Waissbluth – support
P. Byer – support
J. Muego – support

CARRIED

4.2. 15495 Oxenham Avenue

G. Newman provided an introduction to the scope of the application as it relates to the City of White Rock Official Community Plan and Development Permit Area Guidelines.

The Applicant presented their revised proposal to the Panel.

J. Muego initiated a round of **questions** following the Applicant's presentation.

The questions raised by members of the Panel are numbered (e.g., "Q1") in addition to the responses provided by the Applicant's Architect / Landscape Architect (i.e., "R").

P. Byer Q1) – landscape plan identifies that trees in the front are being retained – the rendering does not illustrate these trees R – error / omission in the rendering Q2) has the driveway been reduced in area R – Applicant believes it has been reduced – Q3) – side of the house – what is beside the house? R – the materials will be as illustrated in the landscape plan Q4) clarification of the surface material and the inclusion of a cedar fence

R. Dhall – inclusion of a window well in the concrete path – Q1) would there be a grill over the window well – R – yes there would be a metal grill over the window well Q2) any change to the driveway slope? R – size and slope have been changed – narrower and less steep – Q3) can the steps be better-incorporated into the walls so that they do not create an encumbrance to vehicles using the driveway

J. Muego – Q1) should be looking at grades – question the reliability of the materials

N. Waissbluth – Q1) does WR require a connection from the sidewalk to the front >> No

J. Muego asked for **comments** on the proposal (focus on urban design, form and character)

P. Rust – Q1) scale – need to line up the eaves – if eaves line up the design would look more control – would like to see roof overhangs increased from 2 feet to 3 feet – height of the deck to the soffit on the western half doesn't look natural – Q2) why have the garage doors different – should be different

N. Waissbluth – unclear if the Applicant has engaged an Engineer to make sure the roof lines will work – R – has taken the designs to West Coast Truss – no issues with the project – structural aspect of the project also considered – column as shown in "Right Elevation" seems unachievable and will likely need to be revised when they look for a building permit –

update site plan so it matches landscape plan – double-check the grades as shown in the drawings as the stairs shown do not appear to work with the grades – triple check the designs with structural engineer

S. Greysen – hoping for gentle densification – can support less distinction in the garage doors – should be the same –

F. Kubacki – garage door should be similar – too different – reference to front façade – why is the glass panels within the railing at different heights – top railing on the second storey runs into the roof – east unit has a window at the façade whereas the other unit (west) does not have a window on the second level to provide natural light into the unit

P. Byer – changes since last review are interrelated – glad to see more of the existing trees being retained. Would like to see open spaces rather than a fence between the neighbours to have a more neighbourhood feel, but that is up to the owners.

S. Greysen – imperative that City directs more clearly how this is going to happen

J. Muego – needs to be a clearer understanding of what WR is looking for in the design (reference to “west coast design”) – some adjustments made – going in the right direction – some items (e.g., garage doors) need to be considered in the context of broader design – concerned with the mix of materials and their use in the design (e.g., application of stone) – some concern with the precedent of accepting a project that is not quite ready

G. Newman – potential need for the City to further evaluate the creation of duplex design guidelines

The Panel discussed some of the potential pros and cons of potentially pursuing the creation of design guidelines.

P. Byer left the meeting at 5:55 pm.

A **motion** was presented by R. Dhall as follows:

Recommend the return of the Application to the Panel so that the Applicant can demonstrate how the comments raised by the Panel have been addressed.

Moved by R. Dhall and seconded by P. Rust

N. Waissbluth – support

R. Dhall – support

F. Kubacki – support


P. Rust – support

J. Muego – support

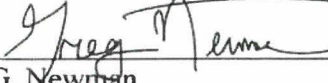
CARRIED

5. CONCLUSION OF THE MEETING

There being no further business, the Chairperson declared the meeting concluded at 6:07 pm.


2021-07-21

J. Muego
Chairperson, Advisory Design Panel



G. Newman
ADP, Committee Secretary

6 Jan 2022

Advisory Design Panel

City of White Rock

Ref: 15495 Oxenham Ave – Proposed Duplex – Prabhjot Khatkar (Owner)

This letter is to outline the proposed changes following the June 15, 2021 Advisory Design Panel meeting. The following is the summarised changes according to the elevations:

1. Front Elevation:
 - a. Garage door for both the units are changed to be same.
 - b. Roof lines and eaves changed.
 - c. Metal railings proposed instead of glass railings.
2. Complete landscape had been provided by Samara Landscape Design. The proposed landscape design is such that it confirms and protects most of the existing trees. The overarching consideration in landscape design was to minimise any grade changes where possible.
3. A material board has been provided to address any concerns regarding the color and texture of the proposed cladding.

Regards,

Prabhdeep Khatkar

PRESENT:	P. Rust, Acting Chairperson F. Kubacki J. Muego J. Vasto R. Dhall
ABSENT:	P. Byers, Chairperson
NON-VOTING MEMBERS:	S. Greysen, BIA Representative
GUESTS:	P. Khatkar, Owner (15495 Oxenham Avenue)
STAFF:	J. Calenda, Interim Director N. Syam, Planner J. Pelzman, Planning & Development Assistant II

1. CALL TO ORDER

The meeting was called to order at 3:30pm. A request to rearrange the agenda was made by J. Calenda, Interim Director to accommodate F. Kubacki, Panel Member, who had to leave the meeting early at 4:15pm. The agenda was revised to allow F. Kubacki to be present for the applicant's submission to the Advisory Design Panel.

2. SUBMISSION TO THE ADVISORY DESIGN PANEL

At the beginning of this section of the agenda, J. Calenda, Interim Director, provided an overview of the policy and regulatory framework applicable to the application under review by the ADP. The following subsection outlines the minutes of the meeting as they relate to the application.

2.1. Application: 15495 Oxenham Avenue – Proposed Duplex – P. Khatkar (Owner)

The applicant provided an overview of the updates to their proposed duplex development since the previous ADP review on June 15, 2021.

- The Panel asked staff how the sidewalk profile would change with this application as the rendering does not appear to be an accurate representation of the existing conditions. Staff noted that the applicant will enter into a Works and Servicing Agreement with the Engineering Division and further details will be considered then.
- The Panel commended the applicant for their changes, while requesting further clarification on the latest renderings. It was noted that the materials shown in the 2D elevation drawings did not appear to be the same as the renderings. They also noted that there are too many materials, surfaces, and patterns on the front elevation. It was also suggested that materials with more contrasting colours be incorporated.
- The Panel mentioned that there was a lack of consistency coming from the applicant's response letter summary of changes where it was noted that the guard rail has been changed to metal, but it was shown as glass on the rendering.

- The Panel suggested some species changes on the trees near the boulevard to something more ornamental. It was also recommended that the trees near the entrances be brought forward a little bit on both sides, but more so on the west side.
- The Panel noted that there was no direct access to the front entrances of the dwelling units from the street. While it was recognized that there is limited space to add this due to the proposed landscaping, it was suggested that pathways could be created with pavers or stepping stones along the edges of the property in a manner that would not take away from the proposed landscaping.

Following the receipt of final comments, the Acting Chairperson asked for a motion.

It was **MOVED** by J. Muego and **SECONDED** by R. Dhall.

THAT the Advisory Design Panel supports the application for the development proposal at 15495 Oxenham Avenue proceeding to Council, subject to the following considerations made to the satisfaction of Staff:

- Request for more consistency between the renderings and the architectural drawings.
- Suggestion for tree species changes in the landscaping plan.
- Using less materials and patterns for the front elevation with more contrasting colours.
- Suggestion to extend the proposed walkways so they can be accessed from the boulevard as well as from the driveway.

CARRIED

3. ADOPTION OF AGENDA

It was **MOVED** and **SECONDED**

THAT the Advisory Design Panel adopts the February 15, 2022, agenda as circulated.

CARRIED

4. ADOPTION OF MINUTES

It was **MOVED** and **SECONDED**

THAT the Advisory Design Panel adopts the minutes from the January 18, 2022, meeting as circulated.

CARRIED

5. CONCLUSION OF THE MEETING

There being no further business, the Acting Chairperson declared the meeting concluded at 4:09 pm.


P. Rust

Acting Chairperson, Advisory Design Panel

26/05/22


A. Berry

Director of Planning and Development Services,
on behalf of J. Calenda
Interim Director, City of White Rock

23 Nov 2022

Advisory Design Panel

City of White Rock

Ref: 15495 Oxenham Ave – Proposed Duplex – DG Enterprises (Owner)

This letter is to outline the proposed changes following the Feb 15, 2022 Advisory Design Panel meeting. The following is the summary of changes:

1. Request for more consistency between the renderings and the architectural drawings
 - *The rendering drawings have been redone to match architectural drawings.*
2. Suggestion for tree species changes in the landscaping plan.
 - *The landscaper consultant has changed the location of the trees and changed the species to more ornamental trees.*
3. Using less materials and patterns for the front elevation with more contrasting colours.
 - *The front elevation has been revised to use only 3 types of materials: stone, longboard and hardie panels. The rendering professional has provided a more contrasting color drawings.*
4. Suggestion to extend the proposed walkways so they can be accessed from the boulevard as well as from the driveway.
 - *The landscaping consultant has incorporated stepping stone path along the sides of the property to provide pathway access to boulevard. This has been also been reflected on the architectural site plan.*

Regards,

Harvinder Deol