



**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

**HELD IN LANGLEY CITY HALL
CKF COMMUNITY BOARDROOM**

**WEDNESDAY, NOVEMBER 27, 2019
7:00 PM**

Present: Councillor Rudy Storteboom (Chair)
Councillor Nathan Pachal (Vice-Chair)
Councillor Paul Albrecht
Ellen Hall
Mike Haney
Dan Millsip
John Beimers
Constable Berthier Kyobela
School Trustee Tony Ward

Absent: Adrian Brugge
Jen Cook
Trish Wong

Staff: Carl Johannsen, Director of Development Services
Paula Kusack, Deputy Corporate Officer

Applicant: Luc Gosselin, Whitetail Homes
Lukas Wykpis, Keystone Architecture
Eric Poxleitner, Keystone Architecture
Noel Lim, Keystone Architecture

1) APPROVAL OF AGENDA

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Haney

THAT the agenda for the November 27, 2019 Advisory Planning Commission meeting be approved.

CARRIED

2) RECEIPT OF MINUTES

MOVED BY Commission Member Hall
SECONDED BY Commission Member Haney

THAT the minutes for the September 11, 2019 Advisory Planning Commission meeting be received.

CARRIED

3) APPLICATION

Rezoning Application RZ 05-19 Development Permit Applications DP 05-19 20350 & 20370 Logan Avenue

The Director of Development Services provided a brief overview of the proposed development noting its location, the land use of the surrounding areas, and the proposed future transit infrastructure. He added that the site is currently split between two different zones and the proposal is to rezone the entire site to C1 Downtown Commercial to permit the proposed development.

The Chair added that the application is coming before the APC in advance of the City's new Official Community Plan (OCP) but noted that it is in line with the direction of the new proposed OCP.

Mr. Wykpis advised that the proposal is a 6 storey mixed use, residential / commercial, building comprised of 144 units (114 - 1 bedroom, 5 – 1 bedroom + a flex room and 25 – 2 bedroom).

Mr. Wykpis reviewed the following development details:

- Site plan;
- Entry points;
- Commercial space;
- Underground parkade access and parking;
- 2nd floor amenity space;
- Floor plans;
- Storage space (located on all floors);
- Plaza seating;
- Street parking;
- Landscape Plan;
- CPTED report; and
- Sustainability principles including bike parking and electric car parking.

Mr. Poxleitner added that the building borders an industrial area on one side and an entertainment area on the other so the design has incorporated a bit of an industrial edge to help transition from one land use to the other.

Discussion continued about the landscape plan, outdoor patio space, grass amenity area, child play area and some community garden plots.

The Chair opened the floor for discussion.

Mr. Millsip inquired about the type of flooring planned for the bike storage locker on the 2nd floor, as it is a distance away from the elevator.

Mr. Wykpis noted that carpet is in the plan, however he advised that they could rearrange the entry to the bike storage to shorten the distance from the elevator thereby reducing the travel distance over carpeted areas.

Individual members raised questions and inquiries related to:

- Concern about loitering at the seating areas planned for the corner of 203A Street and Locke Road.
 - The area was considered in the CPTED review and it will be well lit and designed with that in mind.
 - Gates or low fencing should be considered for the walk-up units facing Logan Avenue to enhance security for the patios.
- Future land use on the west side of 203A Street?
 - The expectation is that the updated OCP will have similar land use in the area surrounding this development.
- Would like to see a more creative design for the north elevation to enhance the character of the building. Despite the fact that the north side faces an industrial area the elevation should have the same consideration aesthetically as the rest of the building.
- Consider extending balconies further to allow residents to have better eyes on the street.
 - It was noted that alternatively, recessed balconies provide privacy.
- Considering the number of units in the building perhaps add more bike storage.
 - Noted that residents with expensive bikes will not likely use public storage and will keep them in their unit. The expectation is that the public storage will not be full.
- Electric Vehicle Charging stations:
 - Strata council determines how usage of available charging stations is shared;
 - Suggestion to include more finished stations upfront instead of owners paying more for additional stations later;
 - Public are fighting over EV spots in other buildings, there is not enough for the number of people that own electric vehicles now.
 - It was noted that 10% of BC cars are electric today.
 - Consider roughing in stations for all parking spaces at the building stage to reduce costs later.
 - Consider providing buyers an option to upgrade if they want a charging station at their assigned parking spot for their own personal use.

- Mr. Gosselin noted that charging stations could be considered as an optional upgrade to a unit's parking space.
 - It was noted that 'rough in' refers to conduit only, not pulling the wire, however if buyers opted to 'upgrade', that fee would include completion of the charging station for the individual parking space.
- Applicant will consider rough-in on commercial EV charging spaces.
- User fees for residents to charge EV cars go directly to their suite.
- Ensure the building power supply is sufficient for the addition of more EV charging stations.
- It was noted that Metro Vancouver has a wealth of information in relation to EV charging stations in new buildings.
- Visitor parking;
- Setback requests:
 - Consider designs that allow more open space on future development sites, requiring less setback variances.
 - Staff noted that the setback allows for a 2m bike lane, meaning the space will not feel crowded.
- Construction / security of the storage lockers;
 - It was noted that the storage lockers are located on each floor to help enhance security as there is more resident traffic in the hallways than the parkade.
- Designated commercial parking spaces?
 - Applicant noted that the exact ratio has not been determined yet.

Mr. Gosselin noted that the original design was going in a completely different direction and has gone through many changes to get to this point. He commended City staff for assisting in the process and helping to realize the project as it is today.

The applicant left the meeting at 7:57pm.

The members reviewed the requested variances included in the application.

The Director of Development Services noted that across the region municipalities are making 10% - 20% reductions in required parking for developments in close proximity to transit and there is a good policy basis for that. This development is in line with the region.

He reviewed the design process and noted the benefits gained to the community with the new building design and enhanced streetscape.

Discussion continued about the SkyTrain and how it will impact the City and the developments in the area.

The Chair inquired if it's possible to have the fire department review applications before they are presented to the APC. The Director of Development Services advised that the Fire Chief reviews the exterior plans prior to the APC receiving them. After the APC has reviewed the design the fire department conducts another review focusing on interior details, prior to building permit issuance.

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Beimers

THAT Rezoning Application RZ 05-19 and Development Permit Application DP 05-19 to accommodate a 6-storey, mixed-use development comprising 144 condominium apartments and 287 m² (3,085 sq ft) commercial floorspace at 20350 and 20370 Logan Avenue be approved, inclusive of setback and off-street parking variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services' report.

CARRIED

4) **ADVISORY PLANNING COMMISSION (APC) TRANSITION TO ADVISORY DESIGN PANEL (ADP)**

The Chair advised that staff presented Council with an amendment to the development review process. He invited staff to explain to the APC members.

The Director of Development Services explained that the Nexus of Community Plan that was adopted by Council last year, along with the anticipated arrival of SkyTrain, set the stage for an OCP and Zoning Bylaw review including a review of procedures around development. The Plan further recommended the consideration of the creation of an Advisory Design Panel (ADP) to replace the current APC. The main differences between an APC and an ADP are:

- ADP's typically include professional accredited architects and landscape architects in addition to local representation in its membership;
- There is no legislative requirement to meet specific membership criteria for ADP's, it is a select committee of Council and therefore membership is determined at the Council level.

Staff noted that local representation is a high priority and will be included in the membership composition. A new terms of reference will be presented to council for consideration in the new year.

MOVED BY Commission Member Haney
SECONDED BY Commission Member Millsip

THAT the Advisory Planning Commission membership supports the transition to an Advisory Design Panel.

CARRIED

6) **ADJOURNMENT**

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Haney

THAT the meeting adjourn at 8:42 p.m.

CARRIED

CHAIR

DIRECTOR OF DEVELOPMENT SERVICES

Certified Correct