

CITY OF
LANGLEY



**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING**

HELD VIA VIDEO CONFERENCE

**WEDNESDAY, NOVEMBER 4, 2020
7:00 PM**

Present: Councillor Rudy Storteboom (Chair)
Councillor Nathan Pachal (Vice-Chair)
Wendy Crowe
Clark Kavolinas
Mark Lesack
Chad Neufeld
Scott Thompson
Ella van Enter
Garth White
S/Sgt. Don Davidson
School Trustee Tony Ward

Regrets: Rob Chorney
Heidi Tobler

**Also in
Attendance:** Councillor Paul Albrecht

Staff: Carl Johannsen, Director of Development Services
Anton Metalnikov, Planning Assistant
Kelly Kenney, Corporate Officer

Chairman Storteboom called the meeting to order and began by acknowledging that the land on which we gather is the traditional unceded territory of the Salish, Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1) APPROVAL OF AGENDA

MOVED BY Panel Member van Enter
SECONDED BY Panel Member White

THAT the agenda for the November 4, 2020 Advisory Design Panel be approved.

CARRIED

2) APPROVAL OF MINUTES

MOVED BY Panel Member van Enter
SECONDED BY Panel Member Thompson

THAT the minutes of the July 22, 2020 Advisory Design Panel be approved.

CARRIED

**3) REZONING APPLICATION RZ 04-20
DEVELOPMENT PERMIT APPLICATION DP 06-
20**

20172 – 53A Avenue Flat Architecture Inc.

Consideration of the application was postponed to the next meeting.

**4) REZONING APPLICATION RZ 02-20
DEVELOPMENT PERMIT APPLICATION DP 04-
20 LAND USE CONTRACT APPLICATION LUC
04-20**

20222 – 56 Avenue
20237 – Michaud Crescent
Pennyfarthing Langley City Properties Ltd.

Carl Johannsen, Director of Development Services, provided a brief overview of the planning context for the proposed Rezoning and Development Permit applications.

The following entered the meeting:

Kevin Hussey – Pennyfarthing Langley City Properties. Ltd. (Applicant)
Steven Bartok, Principal, Keystone Architecture
Joanna Niznik, Project Coordinator, Keystone Architecture
Meredeth Mitchell, Landscape Architect, M2 Landscape Architecture
Preston Toy – Landscape Architect, M2 Landscape Architecture

Ms. Niznik presented the application, providing an overview of the building with details on the following:

- context plans;
- site plan;
- partial rezoning area for land swap;
- shadow study;
- massing strategy;
- parkade plans;
- parking stats;
- level plans;

- program breakdown;
- site security & CPTED;
- pedestrian/cycle routes;
- landscape plan;
- building sections;
- rendered exteriors;
- exterior elevations;
- material board;
- community garden/access road;
- ground oriented units/amenity;
- streetscape at 56 Ave. looking s-w;
- aerial view of 56 Av. streetscape;
- massing renderings;
- sustainability.

Ms. Mitchell provided details of the landscape plan.

In response to questions from Panel members, the following information was provided:

- some of the trees on the lands to be acquired by the City to expand the community garden may have to be removed and replaced with smaller supplementary plantings;
- staff advised that they couldn't guarantee the Sequoia tree in the community garden will be retained as the goal is to maximize the number of garden plots;
- landscape renderings will be updated to all show the same plantings prior to public hearing and the proponent will work with the City on determining its preference as to which plantings are to be retained;
- there will be no parking on the lane provided for fire service access;
- all travel distances to stairs in underground parking meet required code; however, there is still a question of having an additional exit for visitor parking;
- there are two accessibility ramps adjacent to the main entry and another accessibility ramp just south of the parkade access;
- walkway width is 5 feet, width of the greenery strip on the edge of the walkway is 30 inches;
- the access lane can't be widened; the minimum width of the access lane for the fire truck is 6.5 m plus a 1.5 m sidewalk (total 8 m); however, greenery could be added to the area;
- the units on the ground floor of the front of the building have shared private yards; the proponent will need to determine how maintenance access will be provided to the shared amenity space;
- the proponent can look into measures to prevent the access lane from being used as a short cut; staff indicated that having it be 6.5 m wide is a traffic calming measure in itself;

- the access lane will be maintained by the owner; however, there is an easement over the property in favour of the City which will allow the City to ensure that the space remains publicly accessible in the future;
- the maximum height of the retaining wall on the north side of the lane is between 32 and 36 inches;
- bike racks are provided for bike storage on the main level;
- the existing 18 plots in the community garden will not be impacted by the new construction of 11 additional plots; however, a shed on the site may need to be moved;
- all parking stalls will have rough-ins for future charging stations; there will be 5 stalls with EV charging stations;
- EV charging rough-ins for all parking stalls are required by City staff for new developments;
- payment for use of the charging stations will be administered by a third-party company;
- the roadway traffic is two-way;
- sprinklers will be provided above the balconies.

The proponents left the meeting.

Staff responded to questions from Panel members, advising that:

- the proponent would not be able to make design changes such as changing the colour of the building without providing a strong rationale for the change and it would require a DP amendment;
- at present there is no requirement to have a loading bay; however, staff intend to incorporate this requirement into the new Zoning Bylaw;
- the proponent will be bound by an agreement with the CMHC to allocate 20% of the proposed units for below-market rents and will be audited by the CMHC to ensure compliance with the agreement.

Panel members provided further comments as follows:

- loading bay 90 degrees off street is a safety concern when backing out; consider parallel parking for loading bay;
- it may be tempting for someone to steal bikes in the current bike rack location; suggest moving them elsewhere; also update graphic to better indicate there will be bike racks not a room;
- suggest more variety in planting material choices;
- if replacing lane with statutory ROW suggest including provisions for public access as well as maintenance provisions that address ongoing maintenance and snow removal;
- ensure landscape renderings are consistent in reflecting what plantings are intended to be retained;
- access corridor for fire services could be made more publicly friendly by greening it up;
- suggest adding more detailing in wood frame for amenity space at south-west corner;
- parking plan gradients look tight.

MOVED BY Panel Member Clark
SECONDED BY Panel Member van Enter

THAT:

1. The staff report dated October 27, 2020 be received for information; and
2. The Advisory Design Panel recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Update loading space off of parkade entrance (consider a parallel space) to improve sightlines;
 - b. Ensure bike parking on P1 is secured;
 - c. Provide more landscaping along lane;
 - d. Consider paving treatment and traffic calming along lane;
 - e. Increase variety of landscaping and planting material on site;
 - f. Maintain public access though the site and require owner maintenance of the lane;
 - g. Ensure the actual facade elevations reflect the proposed drawings and materials; and
 - h. Provide additional facade details for SW facing 6th floor amenity space.

CARRIED

5) **NEXT MEETING:**

December 1, 2020 (Tentative)

6) **ADJOURNMENT**

MOVED BY Panel Member Neufeld
SECONDED BY Panel Member van Enter

THAT the meeting adjourn at 8:35pm.

CARRIED

Rudy Storteboom

ADVISORY DESIGN PANEL CHAIR



DIRECTOR OF DEVELOPMENT SERVICES