

CITY OF  
LANGLEY



**MINUTES OF THE  
ADVISORY DESIGN PANEL**

**HELD IN COUNCIL CHAMBERS,  
LANGLEY CITY HALL**

**WEDNESDAY, MAY 10, 2023  
AT 7:01 PM**

In Attendance: Councillor Paul Albrecht (Chair)  
Councillor Mike Solyom (Co-Chair)  
Blair Arbuthnot  
Johnnie Kuo  
Chad Neufeld  
Tony Osborn  
Scott Thompson

Absent: Matt Hassett  
Leslie Koole  
Ella van Enter  
Cst. Peter Mann

Guest: Mayor Nathan Pachal

Staff: C. Johannsen, Director of Development Services  
K. Kenney, Corporate Officer  
A. Metalnikov, Planner

Chair Albrecht began by acknowledging that the land on which we gather is the traditional lands of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

**1) AGENDA**

Adoption of the May 10, 2023 agenda.

It was MOVED and SECONDED

THAT the agenda for the May 10, 2023 Advisory Design Panel be approved.

CARRIED

**2) MINUTES**

Adoption of minutes from the March 29, 2023 meeting.

It was MOVED and SECONDED

THAT the minutes of the March 29, 2023 Advisory Design Panel meeting be approved as amended to reflect Chair Albrecht and Co-Chair Solyom as being in attendance.

CARRIED

**3) DEVELOPMENT PERMIT APPLICATION DP 02-23  
ZONING BYLAW AMENDMENT APPLICATION RZ 02-23**

Proposed 8-storey, 78-unit apartment development 5404-5414 207 Street.

Mr. Anton Metalnikov, Planner, spoke to the staff report dated May 1, 2023 and provided a brief overview of the Development Permit application.

In response to questions from Panel members, staff advised that:

- There are six undeveloped properties adjoining each other; the developer owns four properties, which leaves two properties to the north which, if combined would not be of the required size for future development under the City's OCP; accordingly, the developer has agreed to incorporate only a small portion of their fourth lot adjoining these two properties for their development so that the remainder of the fourth property can be reserved for future development by consolidating it with the remaining two lots; these remaining two lots have separate owners.
- Douglas Crescent may be widened but the area will be densified and have a very urban character;
- The intent is to widen the lane off 207 Street with two way directions for accessibility by residents and the Fire Department;
- It is expected that the developer will demolish the building on the fourth lot, as referenced above, then clean and fence the site until it is ready to be redeveloped.

The Applicant team entered the meeting:

Rajesh Kumar, Principal Architect, Kumar Architecture Ltd.  
Meredith Mitchell, Principal, M2 Landscape Architecture  
Parm Bedesa, Owner

Mr. Kumar presented the application, providing an overview of the development with details on the following:

- Site location
- Site context
- Site development analysis

- Project description
- Design principles
  - Siting and building design
  - Massing
  - Entrances
  - Vehicle access, parking and circulation parking
  - Refuse, recycling and service areas
  - Energy efficiency and conservation sustainability
  - Lighting strategies
- Shadow studies
- Site plan
- Underground parking plan
- Main floor plan
- Second to eighth floor plans
- Roof plan
- North elevation
- East elevation
- Building section

Ms. Mitchell provided information on the main floor and rooftop landscape plans.

Panel members provided feedback on the form and character of the development and discussion took place in regard to the following:

- potential access and accessibility issues with respect to garbage room;
- design of lobby doesn't maximize effective use of the space; consider relocating mailroom;
- potential to add additional balcony to 7<sup>th</sup> floor unit on north elevation;
- soffit materials not shown on renderings;
- various potential Building Code issues;
- rooftop amenity area suggestions:
  - add trellis or other amenity
  - add more landscaping to central amenity area and a second bench;
  - extend gravel roof cover further over roof;
- relocate communal garden planters to rooftop where they will receive more sunlight;
- lack of screening for play area in northwest corner;
- gate to stairs needed at north play area for safety;
- entrance does not read as an entrance; is dark; consider removing centre pillar and making roofline more open at entrance;
- dog waste destroys landscaping, consider and address long term impacts;
- large parkade wall along rear lane looks rather plain, could benefit from additional design interest;

- north end play area not very entertaining for children; consider different play structure or something more creative (ex. sandbox);
- consider noise mitigation strategies for units with bedroom-to-living room interunit walls;
- suggest working with Canada Post to install break-in resistant mailboxes;
- suggestion to use electric heating, heat pumps, rather than fossil fuels;
- improve sight lines for parking stalls at lanes for safety;
- provide hose bibb for communal garden area.

In response to questions from Panel members, the applicant team members advised that:

- soffit materials are wood finish;
- the area on the other side of the play area is an open space as the railing needs to step up in that area; there is keycard access in that area;
- access to townhouses is on the ground level only;
- air conditioning is not included in the units;
- materials for the rooftop patio space are a combination of pavers and composite wood decking;
- garden beds are 30" wide by 6 ft. long and will have a hose bibb;
- single play structure in play area is due to the space requirements for play structures; there must be 6 ft. of space between each play structure; given the limited space in that area there could only be one play structure, a climbing play structure would require even more space to meet code;
- there will be a party wall at grade/parkade level between the development and neighbouring property to the south;
- the parkade ramp rising from the ground floor to the second floor is covered by the apartment building above for a portion of its length;
- if metal planters are aluminum, they do not heat up but can become dry; there are plant liners that are self-watering that can be used in them;
- the garbage room can be accessed from the elevator.

Councillor Albrecht noted that the RCMP representative on the Panel had reviewed the plans and had provided his comments to staff.

In response to questions from panel members, staff advised that:

- there are no special requirements for this project in response to its 8-storey height and adjacency to a 6-storey apartment building soon to begin construction immediately to the south; staff are communicating additional setback requirements at the 9<sup>th</sup> floor and above for developments within the Mid Rise Residential OCP designation;
- this development would be required to dedicate a portion of land to widen the lane as well as to design and reconstruct the development's half of the lane along its frontage to current

standards. Accessibility to, from, and past the development, including with regard to the current “no entry” signage just north of the site, would be reviewed by staff as part of the civil engineering review process.

The applicant team left the meeting.

Councillor Albrecht left the meeting at 8:18 pm .  
Councillor Solyom assumed the Chair.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

1. The ADP receive the staff report dated May 1, 2023 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
  - a. Review access to the garbage room from the exterior and whether window intended for use by individuals with disabilities to dispose of garbage can be reached if sitting in wheelchair/scooter;
  - b. Review security of rear garbage room and stairs from lane;
  - c. Update entrance design to be more prominent and welcoming, (ex. remove centre pillar)and review the usability of the lobby with regard to mail and parcel delivery, including consideration of Canada Post standards;
  - d. Consider providing an additional balcony to the 1-bedroom unit on the north elevation on the 7th floor;
  - e. Show soffit materials within renderings and material palette, especially on roof overhang and entrance canopy;
  - f. Review project for Building Code compliance, including accessibility, cladding combustibility, and exits into storage;
  - g. Review usability of upper level parkade ramps with regard to weather;
  - h. Consider additional bench and shade amenity on rooftop patio in the southern third and expand the landscape buffer between it and the central dining area;

- i. Consider expanding roof ballast cover over more of the roof;
- j. Consider locating communal planters on rooftop patio;
- k. Consider additional decorative screening on north edge of northwest play area;
- l. Add gate at stairs to northwest play area from the street;
- m. Ensure barrier is provided on east edge of northwest play area to protect it from the parkade ramp;
- n. Ensure washers and dryers and doors are illustrated within all units and consistent with adaptable unit designations (i.e. usability & compliance of stacked washers & dryers);
- o. Consider provision of air conditioning along with incorporation of non-fossil fuel-based mechanical equipment (not form and character);
- p. Consider possible animal waste management strategies;
- q. Consider provision of more engaging play equipment;
- r. Add spandrel or other glazing-simulating material on the rear parkade to further animate the lane façade;
- s. Consider noise mitigation strategies for units with bedroom-to-living room interunit walls (not form and character);
- t. Provide hose bibb within communal garden area (not form and character);
- u. Review rear lane for sightlines and maneuverability of parking spaces and parkade entrance ramps.

CARRIED

#### **4) NEXT MEETING**

May 31, 2023 (tentative).

**5) ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:31 pm.

CARRIED



---

**ADVISORY DESIGN PANEL CHAIR**



---

**CORPORATE OFFICER**