

CITY OF
LANGLEY



**MINUTES OF THE
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, JULY 19, 2023
AT 7:04 PM**

Present: Councillor Paul Albrecht (Chair)
Mayor Nathan Pachal
Matt Hassett
Leslie Koole
Johnnie Kuo
Blair Arbuthnot
Chad Neufeld
Tony Osborn
Scott Thompson

Absent: Ella van Enter
Cst. Peter Mann

Staff: C. Johannsen, Director of Development Services
A. Metalnikov, Planner
P. Kusack, Deputy Corporate Officer

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

1) AGENDA

Adoption of the July 19, 2023 agenda.

It was MOVED and SECONDED

THAT the agenda for the July 19, 2023 Advisory Design Panel be approved.

CARRIED

2) **MINUTES**

Adoption of minutes from the July 5, 2023 meeting.

It was MOVED and SECONDED

THAT the minutes of the July 5, 2023 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 06-23**

Proposed 6-storey, 126-unit apartment development at 19948 55A Avenue.

Mr. Anton Metalnikov, Planner, spoke to the staff report dated July 13, 2023 and provided a brief overview of the Development Permit application which included the following:

- The application is for a 6-storey, 126-unit apartment
- A previous application for a 4-story building on this site did not move forward, leaving a vacant site
- The area is in the latter stages of transitioning to a multifamily neighbourhood
- The application is consistent with the Official Community Plan and the City's envisioned land use for the site and the surrounding area
- A comprehensive development zone is needed to accommodate the proposed development

In response to an inquiry, staff noted that the two residential sites west of the subject site are large enough to accommodate another development.

The Applicant team entered the meeting:

- Andrew Cheung, Architect, Andrew Cheung Architects Inc.
- Cat Kuang, Project Designer/Project Manager, Andrew Cheung Architects Inc.
- Tim Chen, Developer

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

- Site location
- Site context
- Project description
- Individual floor plans, including 25 accessible units
- Building amenities (indoor and outdoor)
- Loading area and garbage/recycling areas

- Residential and visitor parking
- CPTED principles / security / cameras
- Storage
- Shadow studies, noting the design minimizes adverse effects on neighbouring properties
- Design principles
- Siting and building design
- Massing, top floor set back.
- Entrances
- Project renderings
- Colour palette and building materials
- Elevations
- Sustainability elements

An overview of the landscape design elements was provided for the following areas:

- Amenity spaces
- Playground
- Passive sitting areas
- Vegetation privacy screen
- Gardens, including an undercover rock garden

It was noted that:

- Trees are provided for shade
- Entry area is barrier free and accessible
- Landscape lighting was designed considering CPTED principles
- Some landscaping provides permeable storm water benefits

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

- In consideration of the planned fire pit amenity, it was noted that it would require placement on a hard surface to meet building requirements / receive approval.
- Consider using paving stones on the second floor amenity area so the fire pit would meet requirements
- Consider providing an accessible parking stall with an EV charger
- All parking spaces are roughed in for EV chargers
- Move drive aisle in underground parkade to avoid accessible parking space users needing to cross it to access the elevators
- Bike storage
- Improvements to the children's playground (very small) or consider eliminating
- Common outdoor green space is lacking. Consider changes that would increase use for all residents rather than benefiting only the few units with large patios

- Storm water management. Not utilizing all surfaces as much as possible, consider permeable parking surface.
- Consider using more actual brick instead of using brick-coloured materials
- Provide extra sound attenuation for units that have shared walls between bedrooms and living rooms
- Incorporate substantial outdoor lighting in landscape, rock garden and at entrance areas
- Improve garden amenity area by moving the play structure to the first floor creating more usable space
- Add vertical features/design elements within the two-storey outdoor amenity area (ie: two-storey glazing, utilizing height/open space)
- Move visitor bicycle spaces to the top of the parkade podium and replace with extended planters
- Consider making better use of second floor amenity area. Change layout so that access is not through the gym and has a clear corridor to access
- Fire wall up to the roof could disrupt steam roof vents – staff review needed
- The current loading zone area will be difficult for truck access and asphalt surface is unsightly. There is an opportunity for additional landscape screening to enhance the pedestrian experience.
- Include more screening around the loading area and PMT
- Consider different surface treatment to grass between sidewalk and building area as the grass doesn't survive there.
- Consider more durable privacy screens between units and look at an alternative to wood.
- Consider maintenance access to south landscaping strip
- Include fencing to the west and south to prevent headlight glare into neighbouring properties
- Consider a bike maintenance area
- Use Canada Post standard mail room equipment
- Ensure appliances in the accessible suites are accessible (ie: not stacking laundry units etc)

The applicant team left the meeting at 8:17pm.

Discussion continued about the amenity areas regarding size, usability, functionality, usefulness.

Staff will work with the applicant to reconfigure the space for better usage.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT:

1. The ADP receive the staff report for information; and

2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Provide one accessible stall with a Level II EV charger
 - b. Move drive aisle in underground parkade to avoid accessible parking space users having to cross it to the elevator vestibule
 - c. Look to reconfigure amenity space for usability, including either providing a larger children's play area (potentially at ground floor) or removing it, providing more community garden plots (including in private patios, with hose bibbs and drains, especially on south-facing units), and providing more functional indoor amenity spaces (consolidation, uses, and direct access from corridors to outdoor areas)
 - d. Consider opportunities to incorporate more greenery and permeability on the site (i.e. parkade frontage, east loading zone/garbage/PMT area, raised parking area, etc.)
 - e. Move visitor bicycle spaces on top of the parkade podium and replace with extended planters
 - f. Consider incorporating more brick into the façade treatments
 - g. Provide lighting at ground-floor unit entrance stairs and entry rock gardens
 - h. Consider additional sound attenuation measures for units with bedroom-to-living room interfaces
 - i. Update floor plans to ensure all units have doors
 - j. Make use of high-quality pavers in shared and private patios, and provide more design attention to these surface treatments
 - k. Consider greater use of vertical features within the second-floor outdoor amenity (i.e. hops, vines, non-vegetation elements)
 - l. Update plans, elevations, and renderings to show true colours, soffit treatments, fire wall, and loading/garbage area
 - m. Revise design of loading zone to ensure maneuverability, safety, and prevent users from driving over sidewalk to reach it
 - n. Provide more durable and privacy-supporting balcony screens (i.e. wood alternative) and provide more detail on their design and appearance, while avoiding an excessive feeling of enclosure
 - o. Provide more information on maintenance access to south landscaping strip
 - p. Ensure opaque fencing is provided to west and south to prevent headlight glare into neighbouring properties
 - q. Consider providing a bicycle maintenance area
 - r. Incorporate Canada Post standard equipment into mail room design
 - s. Ensure appliances in adaptable units are accessible
 - t. Review alternative to grass cover in City boulevard, in coordination with City's Engineering Department.

CARRIED

4) **NEXT MEETING**

September, TBD

5) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:45pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



DEPUTY CORPORATE OFFICER