



**MINUTES OF THE
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, JULY 5, 2023
AT 7:01 PM**

In Attendance: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Blair Arbuthnot
Matt Hassett
Leslie Koole
Johnnie Kuo
Cst. Peter Mann
Chad Neufeld
Tony Osborn
Scott Thompson
Ella van Enter

Guest: Mayor Nathan Pachal

Staff: C. Johannsen, Director of Development Services
R. Beddow, Deputy Director of Development Services
A. Metalnikov, Planner

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, 5 2023 agenda.

It was MOVED and SECONDED

THAT the agenda for the July 5, 2023 Advisory Design Panel be approved.

CARRIED

2) **MINUTES**

Adoption of minutes from the June 7, 2023 meeting.

It was MOVED and SECONDED

THAT the minutes of the June 7, 2023 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) **ZONING BYLAW UPDATE**

Mr. Carl Johannsen, Director of Development Services, provided an update on the scope, process and timing of the Zoning Bylaw Update, which is being undertaken to modernize and align the Zoning Bylaw with the new Official Community Plan (OCP).

4) **DEVELOPMENT PERMIT APPLICATION DP 05-23**

Proposed 2-building, 9,681 m² industrial development at 5721 Production Way.

Mr. Roy Beddow, Deputy Director of Development Services, spoke to the staff report dated June 23, 2023 and provided a brief overview of the Development Permit application.

The Applicant team entered the meeting:

- Jeremy Bergmann, Senior Project Manager, Hungerford Properties
- Jon Leugner, Senior Director of Real Estate, Hungerford Properties
- Darren Cruickshanks, Senior Associate Project Manager, d. Force Design Inc.
- Jessica Thiessen, Landscape Architect, Manager, KD Planning & Design Ltd.
- Ruchir Dhall, Principal, Architecture Panel Inc.

Mr. Dhall, Leugner and Cruickshanks presented the application, providing an overview of the development with details on the following:

- Site location
- Site context
- Project description
- Design principles
 - Siting configuration and constraints, resultant building design
 - Small bay industrial uses
 - Architectural aesthetic
 - Vehicle access

- Loading areas
- Pedestrian circulation
- Amenity areas
- Renderings from different views
- Elevation views
- EV charging
- Waste management
- High albedo roof membranes.

Ms. Thiessen provided information on the landscape plan, including:

- Preserved cedar trees and hedge along south property line
- 27 new trees on-site
- Site plan and landscaping choices.

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

- on-site traffic management and circulation;
- access and maneuvering space for large trucks;
- robustness of proposed trees given the site conditions;
- pedestrian access through site and need for wayfinding;
- architectural design is well done;
- sufficient soil volumes for proposed trees;
- consider using permeable pavement and structural soil to support a more sustainable design;
- design of amenity area adjacent to Production Way, noting there is an opportunity to enhance the design and follow the curve of the Production Way frontage;
- mail delivery (is it central or to each unit);
- on-site lighting for security, including central loading area;
- should have larger canopy, coniferous trees on-site;
- amenity area need to have covered areas, to protect from sun and rain, such as a pergola;
- tree protection needs to be followed through on during construction;
- need for secure on-site bike parking;
- considering pedestrian connectivity to Production Way and on to Fraser Highway, 56 Avenue and 196 Street, as well as considering connectivity for cycling (supporting active transportation); and
- considering innovative rooftop treatments, including landscaping, amenity areas (ie. portions visible from 196 Street overpass).

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

- stop signs and wayfinding signs will be used to calm/manage traffic and assist pedestrian navigation through site;

- smaller trucks will be using the site, including SU9 and 40 foot single axle trucks;
- a Transportation Impact Assessment (TIA) will need to be completed as part of the application and will inform access and circulation requirements and other potential transportation improvements;
- tree species are robust enough for the expected site conditions;
- site and circulation design based on CPTED review;
- signage is being used to align with building architecture and wayfinding design;
- site lighting plan tailored to night time security;
- tree protection barriers and on-site arborist supervision will be used to ensure trees identified for preservation are protected during construction; and
- site circulation will be reviewed by a traffic engineer as a part of finalizing design and access lanes/drive aisles.

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

- future redevelopment in the area, particularly south of the proposed application could create additional pedestrian/active transportation access to 196 Street and 56 Avenue.

The applicant team left the meeting.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT:

1. The ADP receive the staff report as information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Review opportunities to enhance pedestrian access into and within the site, along with enhanced pedestrian safety/priority measures (e.g. raised crosswalks)
 - b. Review opportunities to incorporate more permeable surfaces into the site
 - c. Provide more detail on the building signage program, including drawing of front monolith sign
 - d. Consider providing more landscaping within the City right-of-way to mimic the curve of the proposed sidewalk
 - e. Review opportunities to provide larger canopy trees and additional coniferous trees
 - f. Provide rain shelter/shade structures in amenity areas

- g. Provide more secure visitor bicycle parking opportunities outdoors (e.g. enclosed bike lockers, larger two-point bike racks, etc.)
- h. Review site maneuverability for safety (especially visitor and pedestrian) and efficiency, including considering one-way sections, sightlines, speeding, and providing more details on traffic management signage
- i. Provide more design interest on the building roofs (e.g. green roof, geometric patterns, etc.)
- j. Ensure sufficient soil volumes are provided for all trees (i.e. 10 m³)
- k. Review landscape plan in conjunction with fire hydrant placement to ensure the viability of the landscaping

CARRIED

**5) DEVELOPMENT PERMIT APPLICATION DP 03-23
ZONING BYLAW AMENDMENT APPLICATION RZ 03-23**

Proposed two 6-storey buildings with a total of 171 apartment units at 20659-20679 Eastleigh Crescent.

Mr. Anton Metalnikov, Planner, spoke to the staff report dated June 23, 2023 and provided a brief overview of the Development Permit application.

The Applicant team entered the meeting:

Stanford Siu, Managing Director, Admiral Operations Ltd.

Patrick Yang, Principal Architect, Pacific West Architecture Inc.

Molly Liu, Landscape Architect, Durante Kreuk Ltd.

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

- Site location
- Site context
- Project description
- 21 rental units, remainder are strata
- Shadow studies
- Design principles
 - Siting and building design
 - Massing
 - Entrance lobby design
 - Central amenity space/courtyard
 - Parking access ramps
 - Façade design
 - Colour palette and building materials
 - Elevation views
 - Renderings from different views.

Ms. Liu provided information on the landscape plan, including:

- traditional Japanese garden inspired courtyard and amenity area;
- unique entry experience, transitioning to different amenity area components
- description of shrubs and trees.

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

- considering plantings on west side of parkade ramp, like the other edges of the site;
- ensure that street trees are shown on street-side renderings to provide a better sense of streetscape greening;
- enlarge balconies on top of amenity rooms near entrance;
- architectural design is well done;
- need to review stairwell and exiting on ground floor interface with surface parking lot;
- questions about landscaping concept and stormwater management;
- consider more native and coniferous plantings and trees;
- request for more texture in façade, less monochromatic color palette, add more cedar soffit panelling;
- re-orienting rental units on ground floor;
- using different materials for fencing;
- screen waste management area and PMT;
- add more landscape variety on east side, show tiered wall landscaping more clearly;
- discussion regarding garden style (Japanese garden vs. west coast native plants);
- ensure garden/courtyard design is accessible;
- difference between existing and proposed new rental floorspace;
- better, more secure location needed for visitor bike parking;
- is air conditioning being provided;
- mail area design and location;
- washer and dryer access in adaptable units;
- sound attenuation between units;
- access from visitor parking to west building;
- ensuring that landscape strip along north property line is maintained;
- inquiry in how surface of exposed parkade walls will be treated;
- dog use area and proposed materials (no synthetic turf);
- harmonizing landscape design with adjacent amenities (library and gym);
- accessible parking spaces need to be closer to elevator;
- loading space and accessible parking space need to be reviewed and redesigned;
- importance of ensuring mail room is up to Canada Post standard;

- updating access ramp to ensure sightline are maintained;
- considering roof top amenity area; and
- considering the use of non-fossil fuel based heating/cooling elements, such as heat pumps and solar panels.

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

- accessible parking space locations will be updated;
- air conditioning rough-ins will be incorporated into units;
- bike repair and dog wash areas will also be included;
- mail and package delivery space with secure entry will be designed into lobby;
- access to east building needed to consider CPTED (access from visitor parking area to east building should not go through resident-only courtyard); and
- parkade surface will be painted.

The applicant team left the meeting.

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 softer edge at southwest property line, and review opportunities to soften the west property line elsewhere (e.g. permeable fencing, landscaping, etc.), including potentially rerouting the west sidewalk to the east of the parkade ramps
 - b. Consider incorporating additional/larger canopy trees and native and coniferous plant species into landscape plans while maintaining hardiness and original Japanese theme
 - c. Review the loading zone for location beside the accessible parking stall, access to buildings, and consider providing one additional loading zone
 - d. Reposition the underground accessible parking stalls to be closer to each elevator lobby
 - e. Look to provide additional visual interest/texture to the elevations (i.e. making greater use of metal cedar siding), especially on interior elevations
 - f. Consider rearranging the ground floor units and indoor amenity areas to improve livability
 - g. Show location of mail/package rooms, and consider Canada Post standards in their design

- h. Enhance design of underground parkade ramp “cage”
- i. Consider opportunities to screen the PMT and garbage staging area
- j. Provide more shrub plantings in ground floor grass patios
- k. Relocate visitor bike parking areas and replace with additional landscaping
- l. Ensure accessible route is provided through the entire length of the courtyard
- m. Provide benches in children’s play area
- n. Consider additional sound attenuation measures for inter-unit walls with living room/kitchen-to-bedroom interfaces (not form and character)
- o. Ensure all appliances in adaptable units are accessible
- p. Review rental and adaptable unit selection for unit type variety (i.e. number of bedrooms) (not form and character)
- q. Consider opportunities to provide more direct access between the visitor parking area and east building
- r. Provide more information on maintenance logistics of landscaping along north property line
- s. Replace all artificial turf with non-synthetic material
- t. Review outdoor areas adjacent to indoor amenity spaces to align with indoor uses (i.e. workout space outside the gym, seating areas outside the library)
- u. Consider use of non-fossil fuel-based heating/cooling systems (not form and character)
- v. Consider installation of air conditioning within rental units at opening (not form and character)
- w. Ensure a high-albedo roof surface is provided
- x. Adjust landscaping around the accessible entrance ramp to ensure safety and adequate sightlines
- y. Provide additional design interest on the stepped-back roofs, including considering additional privacy enhancements on the north

CARRIED

6) NEXT MEETING

July 19 or 26, 2023 (tentative).

Staff will poll the panel to see what date works best for most panel members.

7) ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 9:30 pm.

CARRIED

A handwritten signature in black ink, appearing to read "P. Albert". The signature is fluid and cursive, with a prominent initial "P" and a long, sweeping tail.

ADVISORY DESIGN PANEL CHAIR

A handwritten signature in black ink, consisting of several overlapping loops and a long, sweeping tail that extends to the right.

DIRECTOR OF DEVELOPMENT SERVICES