



**MINUTES OF THE  
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, JUNE 7, 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

Absent: Ella van Enter

Guest: Mayor Nathan Pachal

Staff: C. Johannsen, Director of Development Services  
R. Beddow, Deputy Director of Development Services  
K. Kenney, Corporate Officer  
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 June 7, 2023 agenda.

It was MOVED and SECONDED

THAT the agenda for the June 7, 2023 Advisory Design Panel be approved.

**CARRIED**

## 2) MINUTES

Adoption of minutes from the May 10, 2023 meeting.

It was MOVED and SECONDED

THAT the minutes of the May 10, 2023 Advisory Design Panel meeting be approved as circulated.

CARRIED

## 3) DEVELOPMENT PERMIT APPLICATION DP 01-23 ZONING BYLAW AMENDMENT APPLICATION RZ 01-23

Proposed 6-storey, 75-unit apartment development at 20214 & 20224 54A Avenue.

Mr. Anton Metalnikov, Planner, spoke to the staff report dated May 30, 2023 and provided a brief overview of the Development Permit application.

The Applicant team entered the meeting:

David Eaton, Architect, David Eaton Architect

Harp Saran, President, Development, Scale Projects

Manpreet Singh, Architect, David Eaton Architect

David Stoyko, Landscape Architect, David Stoyko Landscape Architect

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

- Site location
- Site context
- Project description
- Property dimensions
- Shadow studies
- Design principles
  - Siting and building design
  - Massing
  - Entrances
  - Vehicle access,
  - Two levels of underground parking
  - Garbage area
  - Individual floor plans
  - Renderings from different views
  - Colour palette and building materials
  - Elevation views.

Mr. Stoyko provided information on the landscape plan.

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

- One room has bedroom that appears to have slider doors (unit C) two doors open in 45 degree angle;
- use of lighter colour for less solar absorption;
- potential to get more trees;
- potential for more garden boxes;
- unit C has bedroom with no window; potential to reconfigure to have window;
- balcony is coming off bedroom in H1 unit, potential to reconfigure to have it come off living room;
- potential to incorporate maintenance area for bikes in storage locker;
- the design of the roof edge, specifically with regard to its materials, height, and use of a parapet wall;
- Incorporate shaded areas on rooftop amenity space with structures, potted trees;
- suggest incorporating a green roof on garbage enclosure as people will have sightlines to top of that roof;
- Yew trees may not be most appropriate species for rooftop due to heat;
- have access to the garbage structure closer to the building;
- exterior edge treatment colours are competing against each other;
- should have outside area for people to step outside of indoor amenity area;
- potential to utilize the decorative element wraps around the building to provide solar shading, especially on the south side;
- green space for amenity space is desirable;
- Overall colour palette, black treatment takes away from cleanness of the light colour;
- balcony above the entrance is competing with the overall design;
- consider alternatives (not synthetic turf) to grass boulevards which will be difficult to maintain due to use by pets;
- doors to garbage enclosure, amenity space, storage lockers should have auto open feature;
- consider design to make sure bike storage in unit is actually usable for that purpose;
- cover or shorten the walk to the garbage room:
- rain /solar coverage on the roof, may need more significant shade coverage;
- need roll up community garden plots for people in wheelchairs;

- consider noise mitigation strategies for units with bedroom-to-living room inter-unit walls;
- if the neighbouring property trees are to be removed, the renderings aren't accurate as they show these trees;
- recommend putting in Canada Post equipment which is more secure;
- concern with soil stability for the two level parking;
- as north facing exterior will not receive sun, need to consider mitigation measures to reduce algae and other vegetation growth on that side of the building;
- consider sightlines in rear lane for parking when backing out into traffic;
- any type of covering on roof top amenity should be over BBQ or seating areas, not over garden areas.

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

- the current two fourplexes on the site will be demolished with materials transferred to different sites depending on whether they can be re-used or recycled;
- the storage space in each unit meets the minimum required size, with some exceeding the minimum required size; the unit square footage does not include the storage space;
- there are outlets in the storage rooms to charge ebikes;
- with respect to fire safety, the whole building is sprinklered;
- the storage lockers are made of crosshatched metal with a powder coated finish, the contents of the storage lockers may be seen through the crosshatching which the developer believes is a better theft deterrent than making them opaque, but will seek the advice of their crime prevention consultant as to which type of enclosure is recommended from a theft deterrent perspective;
- other security features for the storage areas in the parkade include security cameras and fob access which records who used their fob to access the storage units;
- The detention pond is for overflow of storm water due to heavy rain; its sizing will be finalized with the City's Engineering Department as part of the civil design and review process;
- seating area to left of mail room is kept open to allow landscaping to be seen; is part of social space in lobby, can view outdoor areas from the interior, that corner gives good observance of street;
- projects that are less than 100 units do not require rear loading of mailboxes for Canada post;
- the mail room size is adequate for this size of building;
- could add in delivery boxes as part of indoor amenity area for delivery of parcels;

- roof decking material is a rubber paver composed of recycled tires, is one tenth the weight of concrete pavers, is easy to install and repair, is durable, and slip proof;
- garden boxes dimensions are 3' x 6' ft. and 2 ½ ft. high;
- the community garden area will have hose bib;
- there will be a bench with built in storage for storage of garden tools;
- although more planter boxes could be placed in the area, the area was deliberately left open for creative play for children or an exercise area;
- the BBQ will be natural gas fed;
- The design of the fire pit meets multi-family guidelines, is push start, gas fed; but could be replaced with a coffee table if deemed dangerous;
- both areas of underground parking are gated; residential parking outside is gated as well;
- can look at incorporating high level windows in the indoor amenity space to get more natural light;
- cannot put trees in planters on roof because the size of planters that would be required to ensure the trees could be successful would be too heavy for wood frame building;
- the garbage area could potentially be greened up with some plantings;
- the missing dividers between units' balconies on the fifth and sixth floors on the plans was an oversight;
- there is no water retention system, as summers are so dry, a tank large enough to capture enough water for that duration of time wouldn't be feasible to build;
- the reason the elevator is not located closer to lobby is to accommodate residents coming and going from the building in the back; as there will be numerous deliveries to the backside of the building, the number of people going to the back of the building will be about the same number as those coming to the front; there will be a call button into the building from the back of the building;
- the applicant has been engaging with neighbouring owners to remove some trees from their properties, and will be compensating the owners; given the small site, its full width is needed to accommodate the underground parkade and the trees can't be retained; however, if other trees can be saved during construction, they will do that; they might be able to add more street trees;
- there is no car sharing program but will be providing 8 resident stalls with Level II EV chargers, and pre-wiring the remaining resident stalls to be EV charger-ready and pre-ducting the visitor stalls to facilitate future installation;
- high rises require two elevators;
- translucent glass doors will provide natural light into bedroom without direct external window access;

- the garbage enclosure can't be relocated, as it has to have access from the lane, there was a lot of thought put into determining where the best location would be;
- air conditioning is included in the units.

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

- while a minimum lane width of 8m is required for fire vehicle access, as development occurs, the City tries to expand current lanes to meet the new wider standard;
- the detention pond is a requirement for multi-family sites and the rate of flow out of them is reviewed by the Engineering Department;
- staff do not recall why the garbage building was designed with a concrete roof, but will discuss adding more architectural interest to the building;
- right now there are no street trees; staff will try to find more space for street trees; staff are also open to suggestions from the developer for other treatments that will reduce heat loading;
- staff will confirm with the Fire Department that the fire pit is permitted.

The applicant team left the meeting.

In response to a question from a panel member, staff advised that staff will request that the applicant paint the inside of the parkade white.

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 30, 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 the rooftop amenity area to:
    - i. Update roof paver colour to support solar reflectivity
    - ii. Consider adding more communal garden plots to rooftop patio, including roll-up, accessible plots
    - iii. Show shade structures adjacent to stairwells on rooftop, and consider adding more shade structures and greenery, while acknowledging sun access need of communal garden plots (i.se. creating shade over barbecue and seating areas)

- iv. Consider strengthening the separation between the various activity areas on the rooftop patio through the use of planters and other features
- v. Consider using an alternate plant species for the demising planters on the rooftop patio
- b. Review on and off-site landscaping to:
  - i. Review opportunities to plant additional trees, including street trees, and update renders to show intended trees
  - ii. Review alternatives to grass cover for street boulevard
  - iii. Make outdoor space beside the indoor amenity space accessible to users
- c. Review the building design to:
  - i. Consider moving balcony of unit H1 to be accessed from living room, with consideration given to how it affects the corner entrance feature
  - ii. Consider adding windows to indoor amenity room
  - iii. Add more design interest to the garbage room, including considering incorporating a green roof
  - iv. Show dividers between individual units' balconies on the fifth and sixth floors
  - v. Review design of the narrow northwest balcony walls and black window railings for harmony with the overall building architecture
  - vi. Consider opportunity for extruded box features to provide solar shading to units, especially on south side
  - vii. Consider mitigation measures to avoid growth of vines and moss on north elevation
- d. Review storage lockers and bicycle parking to:
  - i. Consider opaque material for storage locker walls to prevent visibility into them (not form and character)
  - ii. Re-illustrate bicycle storage in storage rooms to demonstrate usability (not form and character)
  - iii. Incorporate bicycle maintenance area (not form and character)
- e. Review building and site circulation to:
  - i. Review opportunities to improve access to garbage room, including shortening the distance, and providing roof cover
  - ii. Provide automatic door buttons as appropriate throughout building (not form and character)
  - iii. Review sightlines for rear lane parking spaces
- f. Consider additional sound attenuation measures for units with living room-to-bedroom interfaces (not form and character)
- g. Review Canada Post mail room standards and look to incorporate

h. Paint interior walls and columns of parkade white

CARRIED

**4) NEXT MEETING**

June 28 or July 5, 2023 (tentative).

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

Chair Albrecht requested staff provide an update on the new Zoning Bylaw at the next meeting.

**5) ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:58 pm.

CARRIED



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**ADVISORY DESIGN PANEL CHAIR**



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**CORPORATE OFFICER**