

CITY OF  
LANGLEY



**MINUTES OF THE  
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, MARCH 13, 2024  
AT 7:01 PM**

**Present:** Councillor Paul Albrecht (Chair)  
Councillor Mike Solyom (Co-Chair)  
Mayor Nathan Pachal  
Blair Arbuthnot  
Matt Hassett  
Leslie Koole  
Dammy Ogunseitan  
Tony Osborn  
Ritti Suvilai  
Ella van Enter

**Absent:** Jaswinder Gabri  
Cst. Dennis Bell

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

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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 March 13, 2024 agenda.

It was **MOVED** and **SECONDED**

**THAT** the agenda for the March 13, 2024 Advisory Design Panel be approved.

**CARRIED**

## 2) **MINUTES**

Adoption of minutes from the November 22, 2023 meeting.

It was MOVED and SECONDED

THAT the minutes of the November 22, 2023 Advisory Design Panel meeting be approved as circulated.

CARRIED

## 3) **ADVISORY DESIGN PANEL INTRODUCTION & ORIENTATION**

Introductions of Panel members and staff were made. Carl Johannsen, Director of Development Services provided an overview of the meeting process for tonight's meeting for the benefit of new members.

Roy Beddow, Deputy Director of Development Services provided information to the Panel on the following:

- Official Community Plan (OCP):
  - Purpose
  - Five Key Themes
  - Land Use Map highlights
  - Land Use Designations
  - Urban Design Principles
  - Development Permit Area Guidelines
  - DP Guidelines – Form & Character
  - Appendices to Official Community Plan
- Zoning Bylaw; and
- Zoning Bylaw Update.

Anton Metalnikov, Planner, provided information to the Panel on the following:

- New Provincial legislation;
- Transit Oriented areas (TOAs);
- Small-Scale Multi-Unit Housing (SSMUH);
- Master-Planned Sites.

Mr. Metalnikov responded to questions from Panel members, advising that:

- the new provincial legislation allowing four building units per lot does not preempt the City's rezoning requirements; and
- as part of his presentation he will explain changes to the City's public hearing processes as a result of the new provincial legislation;

Mr. Metalnikov provided further information on the following:

- Typical Application Process (Rezoning and DP) and new public input process for residential rezonings, which replaces public hearings;
- Recent Projects; and
- 2023 ADP Results-Before and After designs.

Carl Johannsen, Director of Development Services provided information on the Terms of Reference of the Advisory Design Panel.

Kelly Kenney, Corporate Officer provided information on meeting procedures, referencing and providing examples from the following guidance documents:

- Community Charter;
- Council Procedure Bylaw; and
- ADP's Terms of Reference.

In response to a question from a Panel member, Mr. Johannsen advised that:

- staff will report back to the Panel with the results of two public surveys undertaken as part of the Zoning Bylaw update process;
- once the new Zoning Bylaw is drafted it will be made available to the public on the City's website and staff can provide an update to the Panel at that time and receive feedback from Panel members on the draft bylaw; and
- Staff can provide a link to the current Zoning Bylaw update webpage to Panel members.

The Chair and staff advised members on various meeting logistics including receipt of their agendas, review of staff reports and the availability of meeting microphones.

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

- the development process from submission of the application to breaking ground at the development site takes approximately a year to a year and a half.
- only 5 to 10 percent of the ADP's recommendations are not actioned by developers, and in doing so are required to explain why they are not actioning them.

**4) DEVELOPMENT PERMIT APPLICATION DP 12-23  
ZONING BYLAW AMENDMENT APPLICATION RZ 10-23**

20256-20272 54A Avenue.

Anton Metalnikov, Planner, spoke to the staff report dated February 29, 2024 and provided a brief overview of the Development Permit application.

In response to a question from a Panel member, Mr. Metalnikov advised that there are no plans to turn 54A Ave. into a one-way street, rather, staff are looking to have the roadway widened as part of the development applications' frontage upgrades on this block.

The Applicant team entered the meeting:

Harp Saran – President, Development – Scale Projects  
David Eaton – Senior Architect – ParaMorph Architecture  
David Stoyko – Landscape Architect – David Stoyko Landscape Architect  
Manika Grover – Project Manager, Intern Architect – ParaMorph Architecture  
Aman Jain – Architectural Technician – ParaMorph Architecture

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

- North elevation rendering;
- Site and building details (program summary);
- Aerial site plan;
- Location renderings;
- Building renderings;
- Detailed site plan showing amenity areas/garbage, and parking areas;
- Rooftop site plan; and
- Elevation renderings.

Mr. Stoyko provided an overview of the landscape plan, with details on the following:

- Street frontage;
- Courtyard amenities;
- Roof plan amenity spaces; and
- Types of plantings.

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

- ensure doors are auto closing throughout the development;
- Consider widening the canopies over sixth floor balconies to make them as wide as the balconies;
- the main façade in centre of the building lacks personality, consider stronger features, a colour other than grey for centre square on building, and extend features on the first floor exterior vertically;
- ensure there is adequate lighting in lane for intercom, accessible visitor parking area, and at entrance and exit to parkade ramp;
- make windows bigger in the centre units to bring in more light;
- determine whether there is a way to extend the accessible ramp and reduce its grade;
- update renderings to show mirrored panel that you intend on patio guardrails for accuracy to see the effect; they may possibly reflect light in the courtyard in a negative way;
- as every unit in the courtyard will be able to see the garbage enclosure in the rear courtyard, should make it a design feature;
- solar shading on south side is a missed opportunity;
- it is rather a circuitous route to get from the units to the amenities in the courtyard;
- the rooftop area seems rather plain;

- could see people parking in lane for pick-ups and drop offs as its easier to get to the door; will need to discourage this; and
- programming a children’s play area within the outdoor amenity space.

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

- There will be air conditioning for every unit;
- There are two types of lock ups;
- The planters with trellis will have vines in planters that will grow up the trellis;
- There will be soft surfacing for the rooftop amenity areas;
- None of the outdoor amenity spaces were specifically programmed for a children’s play area as the amenity areas were intended to be flexible multi-use spaces;
- The firepit cannot be relocated from the courtyard to the rooftop given the roof’s soft surfacing; fencing around the courtyard will prevent access to the courtyard from the street;
- the large indoor amenity space will have a fitness room on one side and a lounge with full kitchen, tv, and couch on the other side; some outdoor amenities include an off leash dog area and pet wash area and a compartment for communal tools and appliances;
- the building design is considered precedent setting by the applicant because of the following elements:
  - its extensive use of simulated wood features;
  - its modern style;
  - its use of colours that are the current trend (white, grey, and black);
  - its L-shape;
  - its use of aluminum reflective element at the entry;
- all entrances are accessible, there is accessible parking in the parkade and in the lane, and wide passages in the building;
- they have tried to keep the accessible parking stalls as close as possible to building entrances;
- there is an 8 percent grade on the accessible ramp;
- the balcony covers are intended as sun shades not as rain protection;
- the gates between the courtyard and public property will be 6ft. high;
- the roof top amenity space on the roof is the size it is in order to set it back so it won’t be visible from the street; currently the development has more amenity space than what is required under City bylaws and policies;
- Evergreen Magnolia will be used in the landscaping;
- the main entrance will have smaller modules to differentiate it from the rest of the building patterns;
- it would not be practical to use a more decorative, textured surface on the accessible ramp as the surface needs to be smooth for wheelchair access;

- under the new Building Code, the developer is limited as to the amount of glazing that can be used, but they will look at it as part of their mandate;
- the centre units are south facing, which will bring light into these units;
- the current placement of the stairs was to accommodate a parking stall beneath; however, the design team can look at repositioning the stairs to allow for larger windows in the adjacent units;
- are amenable to improving the look of the garbage enclosure by surrounding it with trellised fencing;
- although the developer acknowledges the six units in the centre of the development won't get as much light as other units in the development, the rationale for having these six smaller units was to provide an additional level of affordability in the development;
- each of the six centre units have privacy screens to ensure privacy and the outside amenity is private to those units;
- the six smaller units will have a murphy bed or futon;
- in order to make a more direct route from units to amenities in the courtyard, they can explore taking the edge off the corner of the building;
- typically the accessible ramp does not have a heated surface;s
- mechanical doors will be put in wherever they are required;
- they will be making sure slope is stable; have completed review of the trees with arborist, some trees will be retained;
- in order to reduce the heat island effect, a heat resistant coating will be applied to the roof top surface; they have been advised by the vendor that this coating lasts between five to seven years before needing maintenance; and
- some features include e-bike charging stations and e-bike maintenance space; as well as a pet wash area and common tool storage area.

The applicant team left the meeting.

In response to questions from Panel members, Mr. Johannsen advised that:

- staff can report back with information on adaptable unit requirements;
- staff will review scalability of the gate enclosing the courtyard;

Panel members provided further feedback as follows:

- would like to know what size bed could fit into den space;
- ensure there is adequate sound-proofing between rooftop amenity area and units below, as well as between units with living room-to-bedroom interfaces;
- have lighting on recessed north east corner plaza;
- determine if there is enough room for scooters to navigate corner of accessible ramp;
- extend covering over more of the accessibility ramp on north side.

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. Ensure accessible entrances and hardware are provided on accesses to the building, amenity areas, storage lockers, and other shared spaces;
  - b. Consider widening 6<sup>th</sup> floor balcony covers to ensure they, at a minimum, match the width of balconies;
  - c. Review opportunities to provide more design interest to the central top on the north elevation (e.g. extending/adding balcony covers, adding a cornice, etc.);
  - d. Review the height and design of the fence between the courtyard and the rear lane for security;
  - e. Review location of the intercom at the rear lane to ensure the courtyard is fully secure;
  - f. Confirm lighting along the rear lane, visitor parking stalls, and accessible ramp, add lighting along the parkade ramp walls, and consider possible pedestrian safety enhancements along the rear and side lanes;
  - g. Consider potential of reducing the slope of the accessible ramp, expanding its turning radius, and providing coverage to prevent snow & ice build-up;
  - h. Review opportunities to bring more light into smaller, centrally-located units;
  - i. Update renderings to more accurately show mirrored panel balcony guardrails, and review potential of light glare and other negative impacts
  - j. Add garbage enclosure, fencing, and dog run to massing models and renderings, and give the garbage enclosure greater consideration as a design feature (e.g. “pavilion in a park”, trellised area, green roof, etc.);
  - k. Consider rotating the southeast exit stair or repositioning it to provide adjacent units more exterior wall and window area;
  - l. Incorporate more detail on indoor amenity programming in drawings
  - m. Add solar shading to south-side windows;
  - n. Review opportunities to improve circulation between the building and the various activity areas in the courtyard, with consideration to desire lines;
  - o. Consider interventions to discourage vehicle drop-off on the lane;
  - p. Consider a children’s play area within the outdoor amenity space;
  - q. Provide information on the minimum bed size which would fit within unit dens; and
  - r. Review noise transfer mitigation measures, including between the rooftop patio and the units below, and between units with living room-to-bedroom interfaces.

CARRIED

Staff note: Provide more information on adaptable unit requirements.

**5) NEXT MEETING**

April 3, 2024

April 24, 2024 (to be confirmed)

**6) ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 9:27 pm.

CARRIED



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**ADVISORY DESIGN PANEL CHAIR**



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**CORPORATE OFFICER**