



**MINUTES OF THE
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, APRIL 3, 2024
AT 7:03 PM**

Present: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Mayor Nathan Pachal
Jaswinder Gabri
Matt Hassett
Dammy Ogunseitan
Tony Osborn
Ritti Suvilai

Absent: Blair Arbuthnot
Cst. Dennis Bell
Leslie Koole
Ella van Enter

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 on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1) AGENDA

Adoption of the April 3, 2024 agenda.

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

THAT the agenda for the April 3, 2024 Advisory Design Panel be approved.

CARRIED

2) **MINUTES**

Adoption of minutes from the March 13, 2024 meeting.

It was MOVED and SECONDED

THAT the minutes of the March 13, 2024 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 13-23** **ZONING BYLAW AMENDMENT APPLICATION RZ 11-23**

5-storey, 132-unit apartment building at 20719-20731 Eastleigh Crescent.

Anton Metalnikov, Planner, spoke to the staff report dated March 22, 2024 and provided a brief overview of the Development Permit application.

In response to a question from a Panel member, staff advised that the lot adjacent to this property does meet the minimum lot width and area in the City's Zoning Bylaw (over 30 metres wide and over 1,850 m² in area). The site has previously had a conceptual design prepared for it by an architect which demonstrated its development potential as a single remaining parcel.

The Applicant team entered the meeting:

Andressa Linhares, Design Manager, Keystone Architecture & Planning
Noel Lim, Project Manager, Keystone Architecture & Planning
Jennifer Wall, Landscape Architect, Keystone Architecture & Planning

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

- Project data;
- Site description;
- Site plan;
- Floor Plans;
 - Parkade level
 - 1 – 5 levels
 - Roof level
- Site sections; and
- Shadow Study.

Ms. Linhares provided information on the following:

- Context plans;
- Design rationale;
- Renderings:
 - South/West corner of development
 - North/West corner of development
 - North view of development
 - Main entrance
- Material palette.

Ms. Wall provided information on the Landscape design, providing information on the following:

- Landscape rendering;
- Patio pavers;
- Laser cut metal panel screening parkade entrance;
- Podium plan;
- Features/programming of amenity area;
- plant palette; and
- Podium rendering.

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

- A true terra cotta or true brown would be less jarring than the current accent colour which appears orange in the renderings;
- Amenity area lacks evergreen landscaping;
- Need higher privacy fence on private patios;
- Consider coloured rubber flooring for play area rather than black;
- Consider integrating recessed lighting for the main entrance;
- Consider using the same perforated metal used in the parking area for screening between units in order to give continuity, possibly in a light grey;
- use terra cotta square design on side of building facing Eastleigh Crescent to break up the green colour;
- put more greenery at north end of rooftop space;
- provide private patio, amenity space, or at least a window in the corridor on the roof, and pay attention to mechanical equipment up there;
- the roof on the entry area doesn't harmonize with rest of building, suggest using fewer elements;
- give more consideration to soffit material;
- reconfigure parkade exit stair to permit exit through lobby;
- review shadow studies with respect to location of vegetable planter boxes on northwest side to ensure there will be enough sun to grow things;
- transition grass boulevard at south facing side of building to a more active space such as a parkette;

- put some sort of treatment on roof of the indoor amenity space;
- put sunscreens on windows of south facing units;
- ensure plantings chosen will be sustainable in hotter conditions;
- ensure cars that drive into entrance have ability to turn around.

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

- all the parking spots are wired to accommodate electric vehicles;
- the stairs from the parkade are within a secured area;
- the amenity room has full cooking facilities;
- the height of the privacy fencing on the private patios is 4ft. and is not a solid wood fence; like idea of lightening up programming below in amenity space;
- the private and community spaces will be delineated through the use of different coloured and textured pavers;
- coniferous trees could be used to add more evergreen trees to the podium; however, they are only 1m wide and would block sun to units, whereas deciduous trees are more open;
- the reason the rubber tiles for the play area are black is because they are the only ones that are a recycled product; the coloured ones aren't recycled; these tiles were also picked at they are complimentary to the other pavers in the area as they are the same size;
- access to the wheelchair ramp to the building is off 56th Ave.;
- it is a requirement that all entrances to the building be wheelchair accessible;
- the secondary entrance is intended to facilitate drop offs;
- the parking ramp is configured to rise half a level, where it splits into two accesses: one at the same level to the side to serve the surface parking area, and one that comes back down to the underground parking level;
- The loading zone was located at surface level to support compliance with Zoning Bylaw requirements on height clearance;
- although the applicant is open to other options for location of outdoor amenities, the location was chosen to ensure those areas would be shaded in summer when they would most often be used by residents;
- bike racks are located in the parkade; there are no bike racks above the first floor;
- there are perforated metal screen wraps all around the parkade; other than on the north or west side, it is possible for a light screen or more landscaping;
- no trees on-site are being retained;
- with respect to providing more accessibility to various amenities in the podium space, there is one open side on the picnic unit to accommodate a wheelchair, there is clearance around seating areas, they could remove one chair around the lounge table to accommodate a wheelchair; they could make some of the community garden boxes raised boxes;

- the building meets the City’s requirement for flood elevations;
- all appliances in the adaptable units are of wheelchair accessible height;
- the garbage room will have an automatic door opener;
- the stairway on the north elevation is gated;
- the applicant can look into the possibility of replacing the existing fencing on 208 Street with some recycled composite fencing that resembles wood;
- there will be non-intrusive downlighting in the amenity area;
- plantings will be chosen with consideration given to pollinators and those that are edible; given increasingly warmer seasonal temperatures, they may not be using native plants that require cooler temperatures.

The applicant team left the meeting.

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. Consider softer earth tone shade of terra cotta material (i.e. less bright/orange and more representative of true terra cotta);
 - b. Provide more information on the amenity pavilion roof treatment, including considering a green roof or amenity access;
 - c. Review height of private unit patio fences adjacent to the courtyard for the openness/privacy trade-off;
 - d. Replace private unit patio fences with a more durable material (e.g. parkade podium fence material, recycled composite, etc.);
 - e. Consider opportunities for trees with greater winter visual interest, including additional evergreen plantings;
 - f. Consider incorporating coloured tiles in the children’s play area;
 - g. Provide more information on the logistics of waste & recycling pickup;
 - h. Review opportunities to improve solar access to outdoor amenity; space, including considering rooftop amenity areas on the 4th or 5th floors;
 - i. Consider potential for greening the parking podium fencing;
 - j. Consider greater use of the terra cotta colour on the Eastleigh Crescent and 208 Street elevations;
 - k. Provide more design attention to the north-facing wall on the 5th floor;
 - l. Provide more detail and drawings of the soffit materials;
 - m. Review the roof line for design harmony and interest;
 - n. Consider updating the southeast corner parkade exit stair to allow for exiting through the lobby;
 - o. Enhance the appearance of the entrance (e.g. deemphasizing the height of the brick wall, relocating utilities from east of the stairs,

- additional/enhanced landscaping, incorporating lighting into the podium wall, etc.);
- p. Review the positioning of the amenity pavilion for courtyard usability and garden plot viability and accessibility, including seating;
 - q. Review the design of the fronting green at the corner of Eastleigh Crescent and 56 Avenue;
 - r. Review south-facing windows for shading;
 - s. Update parkade ramp configuration to allow for turnaround by visitors.

**4) DEVELOPMENT PERMIT APPLICATION DP 10-23
ZONING BYLAW AMENDMENT APPLICATION RZ 09-23**

26-unit townhome complex at 5030-5064 208 Street & 20845 50A Avenue.

Anton Metalnikov, Planner, spoke to the staff report dated March 21, 2024 and provided a brief overview of the Development Permit application.

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

- there is a requirement to create a connection through the development from 50A Avenue to the park and it will be on the east edge of the property;
- as properties along 208 Street are developed, the goal is to transform the frontage and public realm by having a dedicated bike lane and tree strip added with private properties also being required to plant trees in order to create a double tree streetscape.
- The development will step down at the southeast end to be consistent with the height of a single family home;
- The City's Townhome and Plex-Home Best Practices Guide aims for an 8-metre setback between 3-storey townhomes and adjacent properties designated for single-detached homes in the OCP. While the southeast unit has its 3-storey portion set back 7 metres, it is sited beside the neighbouring property's front driveway and avoids backyard shadowing and privacy impacts. In addition, the 2-storey portion of this unit is set back 5.6 metres, compared to the standard 1.5 metre requirement. The unit adjacent to the neighbouring property's backyard is set back 8.6 metres;
- No balconies face the neighbouring single-detached property, and a new 6-foot fence will be installed for privacy;
- a statutory right-of-way in favour of the City and public access will be required over the park pathway to ensure the future strata cannot close it;
- fencing will be provided along the full length of the park pathway, with a gate from the path into the townhome complex itself. The path will feel like a separate public space;

- likely there will be different owners of the neighbouring properties to the north so there will be a requirement to provide cross access between the future developments.

The Applicant team entered the meeting:

Jaspreet Dayal, Owner
Caelan Griffiths, Principal, PMG Landscape Architects
Rajinder Warraich, Principal, Flat Architecture

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

- Site plan
- Material sheet;
- Buildings 1, 2, 3, 4, 5, 6, and 7
 - Main floor plan;
 - Top floor and roof plan;
 - Elevations;
- Renderings; and
- Shadow analysis.

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

- use of climate resilient trees;
- bike rack;
- park access;
- bike parking;
- community garden boxes;
- small outdoor dining area;
- pathways from back yards to front yards;
- blueberry bushes at end of pathways;
- colour and surfacing of concrete pavers to distinguish parking areas; and
- landscape lighting at outdoor amenity space.

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

- possibility of creating a pedestrian access through the middle of the development so residents don't have to walk so far to access units;
- site signage for way finding is important;
- possibility of having some architectural features, including windows, to break up massing on the end of the building facing 50th Ave.;
- privacy screening between decks is not shown on the renderings;
- landscaping is all one height, possibility of including some vertical features including taller coniferous trees;
- given the small size of the amenity space, garden boxes may not be the best amenity use for that area;

- recommend not putting shrubs between parking spots as it could be dangerous for children to play in that area where they are screened from approaching cars.

The applicant team responded to questions from Panel members, advising that:

- although they are currently meeting parking requirements, there is the potential for another parking spot;
- there will be metal privacy fencing between unit entries and balconies;
- more windows can be placed in some areas of the side of the buildings;
- the outdoor amenity space will be made secure with a four foot picket fence and lighting;
- the pathway orientation to the amenity space was necessary as space was needed for the last parking space adjacent to the amenity area;
- heat pumps are being used in the development;
- the applicant is waiting for an acoustics report to be conducted to determine whether extra sound attenuation features will be required for the buildings;
- metal fencing will be used on 208 Street and will be the same all the way around and will be 6 ft. high; the fencing against the park will be opaque;
- all yards will have gates.

Staff clarified that the fencing along the park is intended to be 4 ft. aluminum picket fencing, but alternative styles can be looked at.

The applicant team left the meeting.

Staff further clarified that no gates are allowed in the fencing along the park from units facing the park.

Panel members provided further feedback on the following:

- the area where the bike rack is located doesn't seem very secure;
- the location of the postal box for the development needs to be included on the rendering;
- would like architectural rendering showing true streetscape for Council.

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

- the bike rack area is intended for visitors;
- the pad for BC Hydro is located next to the bike rack as BC Hydro requires immediate drive up access;
- staff can report back on the potential for having addresses placed on the back of units to assist emergency services and delivery drivers in identifying units within the complex;
- the PMT, bike rack, and amenity space cannot swap spaces with the townhome blocks as this space is needed to provide the necessary setback with the neighbouring single-detached property;
- per new Provincial legislation, as of July 1 this neighbouring property will be able to build up to 4 units (e.g. fourplex);

- staff are continuing to work with the applicant and Engineering Department to be able to retain large trees on 208 Street where possible;
- Updated renderings with more accurate streetscape will be provided;
- noise attenuation is a requirement within the City’s Development Permit Area Guidelines.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED
THAT:

3. The ADP receive the staff report for information; and
4. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Review opportunities for additional pedestrian access between internal lane and 208 Street;
 - b. Provide information on wayfinding, including unit addressing on the internal lane side;
 - c. Provide more detail on privacy fencing between unit patios and balconies;
 - d. Incorporate more design interest to side elevations, especially along 50A Avenue (e.g. windows, ornamentation, symmetry, landscaping, etc.);
 - e. Review opportunities to provide additional larger coniferous trees
 - f. Review protection between the outdoor amenity area and visitor parking spaces;
 - g. Review security of the visitor bicycle rack;
 - h. Show mailbox pad on drawings.

CARRIED

5) NEXT MEETING

April 24, 2024

6) ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 9:25 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER