



**MINUTES OF THE
ADVISORY DESIGN PANEL**

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

**THURSDAY, JUNE 27, 2024
AT 7:03 PM**

Present: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Mayor Nathan Pachal
Blair Arbuthnot
Jaswinder Gabri
Tony Osborn
Ritti Suvilai

Absent: Cst. Dennis Bell
Matt Hassett
Leslie Koole
Dammy Ogunseitan
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.

Due to exceptional circumstances, in order to permit the meeting to proceed without quorum,

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

THAT the rule under Section 33(4) of the Council Procedure Bylaw regarding quorum requirements for committees be suspended for this meeting.

CARRIED

With required 2/3rds vote

1) AGENDA

Adoption of the June 27, 2024 agenda.

It was MOVED and SECONDED

THAT the agenda for the June 27, 2024 Advisory Design Panel be approved.

CARRIED

2) MINUTES

Adoption of minutes from the May 29, 2024 meeting.

It was MOVED and SECONDED

THAT the minutes of the May 29, 2024 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) ZONING BYLAW AMENDMENT APPLICATION RZ 06-23

Multi-phase apartment & commercial mixed-use master plan at 20501 Logan Avenue.

Carl Johannsen, Director of Development Services introduced the project.

Anton Metalnikov, Planner, spoke to the staff report dated June 12, 2024 and provided a brief overview of the Zoning Bylaw amendment application.

Mr. Johannsen spoke further regarding flood construction level requirements in the area which may impact this development.

Staff responded to questions from Panel members regarding the following:

- Clarification of Panel’s role at this early stage of the application process with only renderings of massing, public spaces and green spaces to review;
- Innovation Boulevard development in relation to this application;
- Traffic safety considerations with regard to proposed Eastleigh Crescent extension through the site ;
- On and off-street parking considerations;
- Vehicle and pedestrian access points into the site;
- Potential cycling facilities for interior streets;
- Mixed Employment and Transit-Oriented Corridor land use designations;

The Applicant team entered the meeting:

Steven Bartok, Principal, Keystone Architecture & Planning Ltd.
Elena Topisirovic, Project Manager, Keystone Architecture & Planning Ltd.
Jeff Ardron, Developer, Argus Holdings Ltd.
Mark Ardron, Developer, Argus Holdings Ltd.
Ryan van Baal, Owner, Ventures on the Ridge Ltd.
Peter Fassbender, President, Fassbender Consulting Ltd.
Kevin Leyenhorst, Director of Preconstruction, Caliber Projects

On behalf of the applicant, Peter Fassbender provided opening remarks with respect to this multi-phased project which is intended to be a legacy development for the property owners that will be kept in their family trust;

Mr. Bartok and Ms. Topisirovic presented the application, providing a high level overview of the vision for the development, providing information on the following:

- Background on the property;
- High level sketch;
- Site Context;
- Proximity to SkyTrain Station;
- Aerial view of concept massing;
- Intent to bring Eastleigh through the site;
- 5 big themes;
- Underground parking massing;
- Public green space massing;
- Commercial storefront massing;
- Massing diagrams of each storey;
- Project Data;
- Master Plan;
- Site Sections;
- Street Section through Eastleigh extension;
- Street Section through Glover Road;
- Exterior Concept;
- Site Plan;
- Landscape precedents;
- Plaza concepts;
- Promenade concept;
- Eastleigh extension concept;
- Hidden parking concept;
- Ground oriented concept;
- Courtyard concept;
- Glover Road concept; and
- Logan Avenue concept.

Mr. Fassbender provided closing remarks with respect to the first phase of construction and future phasing of the construction, subject to market conditions.

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

- Potential for incorporating historic elements, public art into the development to create a unique sense of place;
- Concerns with the grade differences throughout the development creating a lack of cohesiveness, hierarchy and sense of place;
- Encouraging tech companies to locate on Innovation Boulevard by identifying tech innovation space on Glover Road in plans;
- Importance of creating interesting and inviting views into the development, especially from the corner of Glover Road and Logan Avenue; and
- In terms of accessibility, potential for less parking, more bike storage throughout the development.

The applicant team responded to questions from panel members regarding the following:

- Types of commercial spaces envisioned for the development;
- Rationale for the massing;
- Rationale for courtyard location;
- Floodplain elevation;
- Timeline to start other phases;
- Rationale for choosing 14 storeys for tallest buildings;
- Whether any rooftop amenities are being planned;
- Landscape considerations in terms of urban design;
- Glover Road connection to site;
- Location of loading zones, garbage services;
- Security considerations for the site; and
- Purpose of podium amenity area.

The applicant team left the meeting.

Staff responded to questions from Panel members and further discussion took place regarding the following:

- Preference for more green space in the interior of the development;
- Having more gradual transitions between private, semi-private and public green spaces;
- Keeping loading and garbage services off-street from a visual perspective;
- Minimizing grade differences and eliminating ramping and stairs as much as possible;

- Applicant needs to consider what the character of the development will be;
- Interior space should be purposeful, residential or commercial; and
- The view of Mount Baker is blocked due to the way the first phase is fronted;
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Staff advised they would report back to Council on the Building Code height maximums of buildings incorporating wood-frame construction. Within the subject master plan as currently conceptualized, Phase 1 would use wood-frame construction, Phase 2 may use either wood-frame or concrete construction, and Phases 3 and 4 would be concrete.

It was MOVED and SECONDED

THAT:

1. The ADP receive the staff report dated June 12, 2024 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Incorporate Langley City/property heritage in urban design to create a unique sense of place (e.g. public art, interpretative features, etc.);
 - b. Minimize grade differences between sidewalks, buildings, and pedestrian open spaces (especially from the corner plaza, through the linear plaza or allee to Eastleigh Crescent and from Eastleigh Crescent to the interior plaza/pocket park), eliminate stairs/ramps as much as possible, and mitigate any unavoidable differences through design;
 - c. Strengthen the sense of hierarchy and place in design and landscaping throughout pedestrian open space areas, including considering terminating vistas (viewing from corner pedestrian space towards a landmark final phase building) and creating greater distinction between the corner pedestrian plaza (more urban, commercial uses) and interior space (e.g. more natural, pocket park-setting and residential focused);
 - d. Avoid visual impacts of parkades and service uses to sidewalks and plazas; and
 - e. Incorporate intentional articulation to blocks to emphasize pedestrian scale

CARRIED

**4) DEVELOPMENT PERMIT APPLICATION DP 04-23
ZONING BYLAW AMENDMENT APPLICATION RZ 04-23**

4-unit rowhouse development at 20139 53A Avenue.

Carl Johannsen, Director of Development Services introduced the project.

Anton Metalnikov, Planner, spoke to the staff report dated June 17, 2024 and provided a brief overview of the Development Permit application.

The Applicant team entered the meeting:

Darren Hall, Architect, D&D Design Ltd.
Clark Kavolinas, Landscape Architect, C. Kavolinas & Associates Inc.

The property owners were also in attendance.

Mr. Hall provided information on the following:

- Development location
- Proximity to transit and schools
- Proposed development site layout
- Unit layouts
- Form and character
- Landscaping
- Fencing
- CPTED

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

- Questioned how to identify units fronting lane as addressing will only be on the end of one unit fronting 53A Ave.; and
- Whether the exterior colours fit in with neighbouring developments; would like to see rendering of the development with neighbouring properties.

The applicant team responded to questions from panel members regarding the following:

- Why no coniferous trees were included in landscape plan;
- How to distinguish the unit with two front doors; and
- Whether there is the ability to have suites.

The applicant team left the meeting.

Further discussion took place regarding the following:

- Potential to have a pet relief area behind the visitor parking space; and
- How postal service and garbage pick-up will work as there could be potential challenges with both given the configuration of the development.

It was MOVED and SECONDED
THAT:

1. The ADP receive the staff report dated June 17, 2024 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Review usability of second door on south unit;
 - b. Incorporate wayfinding on street frontage;
 - c. Provide more context detail in architectural package; and
 - d. Consider pet relief area in space behind visitor parking space.

CARRIED

Staff note: Provide more information on mail delivery and waste pick-up

5) NEXT MEETING

July 18, 2024

6) ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 9:09 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER