



**MINUTES OF THE
ADVISORY DESIGN PANEL**

**HELD IN CKF ROOM,
LANGLEY CITY HALL**

**WEDNESDAY, OCTOBER 16, 2024
AT 7:01 PM**

Present: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Mayor Nathan Pachal
Blair Arbuthnot
Jaswinder Gabri
Matt Hassett
Leslie Koole
Ritti Suvilai

Absent: Dammy Ogunseitan
Tony Osborn
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 October 16, 2024 agenda.

It was MOVED and SECONDED

THAT the agenda for the October 16, 2024 Advisory Design Panel be approved.

CARRIED

2) **MINUTES**

Adoption of minutes from the September 11, 2024 meeting.

It was MOVED and SECONDED

THAT the minutes of the September 11, 2024 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 06-24** **ZONING BYLAW AMENDMENT APPLICATION RZ 05-24**

6-storey, 283-unit apartment building at 5360 204 Street.

Mr. Metalnikov spoke to the staff report dated October 4, 2024 providing information on the proposed development.

Staff responded to questions from panel member regarding what the differences in unit sizes were with this development proposal as compared to the proponent's original development proposal that they did not proceed with.

The Applicant team entered the meeting:

Noel Lim, Project Manager, Keystone Architecture & Planning Ltd.

Steve Bartok, Principal, Keystone Architecture & Planning Ltd.

Gerald Minchuk, Development Manager, Whitetail Homes

Clark Kavolinas, Landscape Architect, C. Kavolinas & Associates Inc.

Mr. Bartok responded to questions regarding how the form and massing of the building design has changed from the previous iteration as well as the number of trees being retained.

Mr. Lim and Mr. Bartok provided a PowerPoint presentation on the proposed development, providing information on the following:

- Site context
- Site Analysis
- Project Data
- Design Rationale
- Energy efficiency features
- CPTED features
- Renderings of rental building
- Site Plan
- Amenity spaces and plans
- Garbage and recycling area
- Market visitor parking
- Rental resident parking

- P1 and P2 level plans
- Area Plans for each level
- Area Plans for each level
- Roof level plan
- Site sections
- Massing elevations
- Materials
- Streetscape
- Shadow studies

Mr. Kavolinas provided an overview of the landscaping design including details on amenity areas and planting buffer.

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

- Potential for more greenery, including evergreen plantings on upper levels;
- Desired indoor amenity features and programming;
- Ensuring fencing between outdoor amenity area and surface parking provides privacy and eliminates potential for headlight glare;
- Potential for cedar hedge row to create sound buffer;
- Possible issue turning around to get out of underground visitor parking if all stalls are full;
- Potential to locate bike parking in parkade closer to entrance to building;
- Parallel parking along concrete wall may be difficult;
- Potential for dual doors for elevators;
- Ensuring each unit has an entry closet;
- Have heavy duty material and automatic opening used for doors to bike room and garbage room;
- Better accessibility needed from loading zones to elevators;
- Desire for more design elements in courtyard and parking layout;
- Better integration of outdoor building design with building character;
- Use of architectural lighting;
- Have some type of architectural theme in play space;
- More design features for BBQ area including retractable canopy;
- Potential to add plantings between drive aisle and pedestrian walkway;
- Having a contrasting colour for patios;
- Ensure height of wall at entrance to vehicle parking in building C is high enough to screen headlights from neighbouring units;
- Provide more design interest instead of blank brick wall at building C entry;
- Improve wayfinding features for deliveries;
- Ensure walkway around building is secure;
- Better delineate driveway entrance with design features.

In response to a question from a Panel member, a member of the applicant team and City staff provided the rationale for the previous tenant relocation policy applying to this application instead of the current tenant relocation policy (the current policy was adopted by Council in July 2024, following submission of the new building proposal).

The project team responded to questions from Panel members regarding the following:

- Rationale for the number of security gates required to separate parking areas in the resident parking;
- Rationale for having only deciduous trees in the landscape design;
- Purpose of service rooms on rental side of building;
- Security of mailroom area;
- Where P2 market parking stairwell leads;
- Amount of parking provided;
- What type of cooling systems to be installed in units;
- Location of bike and storage space for units;
- Number of elevators required by regulation;
- Whether there are charging plug-ins for e-bikes in bike storage.

Staff responded to questions from Panel members regarding the following:

- Type of trees being retained;
- Property line correction to reflect what is City property.

The project team left the meeting.

The meeting recessed at 8:05 p.m. and reconvened at 8:15 p.m.

It was MOVED and SECONDED
THAT:

1. The ADP receive the staff report dated October 4, 2024 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Provide more detail on indoor and outdoor amenity programming (e.g. adequate washrooms, plumbing/kitchen facilities, furniture, colour; considering community gardens, expanding the courtyard, courtyard weather protection, etc.);
 - b. Update the courtyard design to more closely align with the building character, including more of the architectural theme in the play space and more design attention to the barbecue area;
 - c. Review fencing and landscaping between the outdoor amenity space and parking for separation and headlight glare;
 - d. Consider opportunities for more evergreen plantings;
 - e. Review turnaround opportunities in the strata visitor parking area;
 - f. Look to make the rental bicycle parking room easier to access;
 - g. Consider moving/replacing parallel parking spaces;

- h. Review elevator accessibility between the parking and residential levels (e.g. two-sided elevators);
- i. Consider adding entry closets to all units;
- j. Review accessibility between loading zones and elevators;
- k. Provide more information on exterior lighting, including to highlight landscaping;
- l. Enhance the pathway to the rental entrance (e.g. landscaping, paving, etc.);
- m. Review the colour cohesion and hierarchy of balcony fascias;
- n. Make use of heavier duty doors and auto-open buttons into waste and bicycle storage rooms;
- o. Ensure the north perimeter treatment (e.g. wall, fencing) protects the adjacent buildings from headlight glare;
- p. Provide more visual interest on the service room exteriors;
- q. Ensure the perimeter exit path is secure;
- r. Look into further enhancing the design of the building and site entrances;
- s. Consider additional noise mitigation measures for neighbouring units with living room-to-bedroom interfaces;
- t. Confirm the design of the dedication area on 204 Street.

CARRIED

Staff note: Provide more information on intended HVAC system

4) DEVELOPMENT PERMIT APPLICATION DP 05-24
ZONING BYLAW AMENDMENT APPLICATION RZ 04-24

6-storey, 80-unit apartment building at 20130-20150 53 Avenue & 20139-20152 52 Avenue.

The Applicant team entered the meeting:

Manbir Banwait, Developer, TM Crest Homes

Surveer Samra, Developer, TM Crest Homes

Darren Braun, Development Consultant, Blue Sky Solutions

Majd Makdissy, Architect, Barnett Dembek Architects

Clark Kavolinas, Landscape Architect, C. Kavolinas & Associates Inc.

Mr. Braun provided a PowerPoint presentation on the proposed development, providing information on the following:

- Context plan
- Parkade levels
- Perspectives from 53 Ave. Principal entrance
- Perspectives from 52 Ave. South entrance
- Aerial view renderings

A video rendering of the building was shown to Panel members.

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

- Use some variation in landscaping to contrast the lighter background of the building;
- Add charcoal gradation or wood texture to all white side of building to break up massing;
- Have awning in outdoor amenity area to facilitate its use all year round;
- Have taller plantings in outdoor amenity area to create more design interest;
- Consider ways to add some design/landscaping interest beside the pad mounted transformer (PMT);
- Consider having two-side elevator for better access to loading zone;
- Have greater architectural interest on podium walls before parkade entrance;
- Add higher end finishes, for outside amenity area (i.e. pop of colour, wood/carpentry elements);
- Provide more washrooms in common areas;
- Consider ways to reduce glare through windows of units looking out onto roof;
- Better identify grassed areas on landscape plan and ensure they are maintainable;
- Make use of heavier duty doors and auto-open buttons into waste and bicycle storage rooms;

- Consider including e-bike charging plugs and a maintenance area in bicycle storage room;
- Consider installing side-by-side washer/dryer units in adaptable units;
- Ensure there is adequate soundproofing between units with living room-to-bedroom interfaces.

Staff responded to questions from Panel members regarding the following:

- retention of trees on the east side of the property;
- which street the addressing for the building would be on.

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

- Rationale for not having inground trees in outdoor amenity area;
- Intention for building to be rental;
- Ease of access to parking;
- What type of cooling systems to be installed in units;
- Guest unit amenity feature.

The applicant team left the meeting.

It was MOVED and SECONDED

THAT:

1. The ADP receive the staff report dated October 3, 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 more visual variety into the landscaping (e.g. colour, evergreen & deciduous variety, etc.) to contrast the building's neutral colour palette;
 - b. Consider greater use of darker tones on the north elevation;
 - c. Provide more design interest, vertical elements, and weather protection (i.e. updating the trellis with a covering canopy) in the outdoor amenity;
 - d. Look for opportunities to enhance the landscape pad beside the PMT;
 - e. Consider providing two-sided elevators to improve access;
 - f. Provide more design attention to the west and southwest podium walls
 - g. Improve washroom access for both indoor amenity rooms and the outdoor amenity space;
 - h. Review the design of the 5th floor roof for glare and visual appeal against adjacent 6th floor unit windows;
 - i. Ensure the southeast landscape area is consistently labeled as natural grass and ensure it is easily maintainable;
 - j. Make use of heavier duty doors and auto-open buttons into waste and bicycle rooms;
 - k. Consider e-bike charging and repair facilities in bicycle rooms.

- l. Consider updating washer/dryers in adaptable units to be side-by-side for improved accessibility;
- m. Consider additional noise mitigation measures for neighbouring units with living room-to-bedroom interfaces.

CARRIED

Staff note: Provide more information on intended HVAC system

5) **2025 ADVISORY DESIGN PANEL MEMBERSHIP**

Staff advised that members will be contacted to determine their interest in 2025 ADP membership. Members are requested to advise Mr. Metalnikov if interested in continuing to serve on the Panel.

6) **NEXT MEETING**

November 6, 2024 (TBC).

7) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 9:00 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER