



**MINUTES OF THE
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, NOVEMBER 6, 2024
AT 7:00 PM**

- Present:** Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Mayor Nathan Pachal
Blair Arbuthnot
Jaswinder Gabri
Matt Hassett
Leslie Koole
Dammy Ogunseitan
Ritti Suvilai
- Absent:** 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 November 6, 2024 agenda.

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

THAT the agenda for the November 6, 2024 Advisory Design Panel be approved.

CARRIED

2) **MINUTES**

Adoption of minutes from the October 16, 2024 meeting.

It was MOVED and SECONDED

THAT the minutes of the October 16, 2024 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) **DEVELOPMENT PER DP 06-23 BALCONY UPDATE**

Balcony update for a previously approved 6-storey apartment building at 19948 55A Avenue.

Carl Johannsen, Director of Development Services provided information on the development permit application:

- The development application had received rezoning and development permit approval and is at the building permit stage;
- The applicant has requested a variance to add lumon-style glazing treatment to the patios;
- This is considered a minor variance, which could be approved by the Director of Development Services; however, staff wish to ensure the Advisory Design Panel is informed of what is being proposed and is given the opportunity to provide input.

The applicant team entered the meeting:

- Francis Yau, Senior Architect, Andrew Cheung Architects Inc.
- David Liu, Technical Drafter, Andrew Cheung Architects Inc.
- Tim Chen, Owner
- Jason Yang, Senior Manager - Contract & Construction, Golden Glory Development Ltd

The applicant team advised that the change will enclose the balcony, permitting year round use of the space. Their PowerPoint presentation included the following:

- Photos of other buildings with lumon enclosed balcony;
- Enlarged balcony plan;
- Renderings of current patio design and proposed enclosed balcony;
- Ability to fully open panels;
- North elevation comparison of building with closed and open balcony;
- East elevation comparison;
- West elevation comparison;
- Render views - open balcony;
- Render views – proposed balcony.

The team further advised that:

- Other benefits of this change to the patio design include energy savings, extra noise buffering and greater privacy;
- This style of enclosed patio has been used for many years in Europe;
- The main purpose of this change is to differentiate their building from others in the same price range in order to be more competitive and attract younger buyers.

In response to a question from a Panel member, staff advised that the enclosed patio is not considered additional floorspace.

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

- Motivation for the change in patio design;
- Ability to clean the windows;
- Who is responsible for maintaining and cleaning the windows;
- Whether a heater could be installed in the space to allow for use as separate living space.

Panel members provided feedback on the following:

- Potential for owners to turn these spaces into living areas;
- Strata may have issue maintaining uniform look of the building if owners use enclosed patios as living spaces.

The applicant team left the meeting.

In response to a question from a Panel member, staff advised this requested change to the application does not need to come to Council for approval.

Further discussion ensued regarding:

- Having an outlet on the patio would likely be a fire code violation;
- Owners may find a way to heat these spaces even though a power outlet is not being installed on the patios.

**4) DEVELOPMENT PERMIT APPLICATION DP 07-24
ZONING BYLAW AMENDMENT APPLICATION RZ 06-24**

26-unit townhome development at 20815 45A Avenue & 4560-4580 208 Street.

Mr. Metalnikov spoke to the staff report dated October 25, 2024 providing information on the proposed development.

Staff responded to questions from Panel members regarding:

- The rationale for boundaries of the multi-unit residential use designation in the OCP for this area;
- Installation of traffic signal in the area;

- Anticipated undergrounding of power lines in the area and City requirement that developer put in conduit;
- Purpose of area located at the western most corner of the development;
- Feasibility of retaining tree if accessible parking space is relocated to another area;
- Parking requirements for the development;
- Parking analysis done to determine number of viable on-street parking spaces in the area near this development;
- Intention to install curb in front of development on 208 St;
- Configuration of tandem units.

The Applicant team entered the meeting:

Dennis Chan, Developer (Leone Homes)

Fred Adab, Architect (F. Adab Architects)

Azar Ahmadi, Architect (F. Adab Architects)

Yiwen Ruan, Landscape Architect (PMG Landscape Architects)

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

- Context map;
- Site Plan;
- Unit Mix;
- North to south rendering on 208 St.;
- Elevations;
- Exterior finishes and colour;
- Floor plans for each building;
- Building sections;
- Energy saving green measures;
- CPTED features.

Mr. Ruan highlighted information on the landscape plan, including trees and pavers.

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

- Have a clearer tree map, showing trees to be retained and trees to be removed;
- Ensuring the types of trees planted don't have large roots that will break up the sidewalk as they grow;
- Adding visual interest to north and south elevations of Building 3;
- Potential to have a door for guest entry adjacent to garages in Building 4;
- Providing more visual interest above garage doors;
- Making yard space design for units in building 4 less formal;
- Expanding accent paving in interior drive aisle and providing traffic calming features to protect children playing in that area, potentially through extended walkway crosswalks from Building 4;
- Trade-offs between larger backyards and pedestrian walkways for Building 4;
- Having doorbells on garage side of units in addition to front door side;

- Reviewing location of smoke alarm in kitchen to prevent false alarms;
- Having front yard fencing right up to sidewalk to dissuade dog owners from having their dogs do their business in front of units;
- Adding permeable pavers where possible.

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

- Types of trees to be planted;
- View from front doors facing east;
- Maximum tree height of trees on the property;
- Rationale for jog in sidewalk;
- Keypad entry to garages;
- Different building designs in the area;
- Placement of unit numbers on garage side of units;
- Hiring of an acoustic consultant;
- Type of fencing to be provided on the east side of the development;
- Size of bed that can be accommodated in the smallest room of each unit;
- Placement of balconies on the internal side in Building 2;
- Developer amenity contribution for park.

The applicant team left the meeting.

There was further discussion on the types of trees being retained and the importance of ensuring there is enough room between these trees and trees on private property to maintain verticality of the trees.

It was MOVED and SECONDED

THAT:

1. The ADP receive the staff report dated October 25, 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 a clearer tree plan (trees retained, removed, and added)
 - b. Review the tree species used in front yards to ensure they will not impact townhome foundations
 - c. Provide more design interest to end elevations and garage-level façades
 - d. Consider a more creative and less formal approach to the Building 4 yards
 - e. Expand accent paving within the internal lanes and review traffic calming measures (e.g. pathway crosswalks, elevated crosswalks/table)
 - f. Provide unit numbers and doorbells on garage side of blocks
 - g. Review kitchen and smoke alarm locations to prevent false alarms
 - h. Provide front yard fencing as close to the property line as possible
 - i. Incorporate additional permeable surfaces into the site as possible

CARRIED

Staff notes:

- Consider sidewalk design along 208 Street in terms of tree preservation and active transportation design
- Seek opportunities to plant more coniferous trees, and spec columnar trees for boulevard (noting overhead wires)

The Chair advised Panel members that a group photo would be taken of the Panel at the next meeting for display at the next volunteer appreciation banquet.

5) **NEXT MEETING**

December 4, 2024 (TBC).

6) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:24 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER