



**MINUTES OF THE
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, DECEMBER 11, 2024
AT 7:03 PM**

- Present:** Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair) (7:35 pm)
Mayor Nathan Pachal
Jaswinder Gabri
Matt Hassett
Leslie Koole
Tony Osborn
Ritti Suvilai
- Absent:** Blair Arbuthnot
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.

1) AGENDA

Adoption of the December 11, 2024 agenda.

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

THAT the agenda for the December 11, 2024 Advisory Design Panel be approved as amended to reorder the agenda to move Item 3 to the last item on the agenda.

CARRIED

2) **MINUTES**

Adoption of minutes from the November 6, 2024 meeting.

It was MOVED and SECONDED

THAT the minutes of the November 6, 2024 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 15-23**
ZONING BYLAW AMENDMENT APPLICATION RZ 14-23

6-storey, 70-unit apartment development at 20239-20249 54A Avenue.

Mr. Metalnikov spoke to the staff report dated December 2, 2024 providing information on the proposed development.

Staff responded to questions from Panel members regarding:

- Whether there was a required minimum size for balconies;
- Whether the lane dedication completes the lane to allow access in all directions.

The Applicant team entered the meeting:

- Joe Varing, owner
- David Stoyko, landscape architect, David Stoyko Landscape Architect
- Manika Grover, architect, ParaMorph Architecture Inc.
- Aman Sandhu, architectural graduate, ParaMorph Architecture Inc.

Ms. Grover provided a PowerPoint presentation on the proposed development, providing information on the following:

- Project summary;
- Streetscapes;
- Site Plan;
- Shadow Study and circulation;
- Parkade LVL 1;
- Floor plan;
- Perspectives.

Mr. Stoyko highlighted information on the landscape plan, providing information on the following:

- Concept plan - ground level;
- Concept plan – roof level;
- Plant Palette.

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

- Grade difference between lane access and surface visitor parking;
- Use of privacy fencing to separate resident parking from visitor parking;
- Height of parkade to accommodate loading bay and garbage room;
- Provision of garbage staging area;
- Location of visitor parking spaces;
- Difference in size of two balconies;
- How sunlight reaches rooftop community garden plots;
- Height of trees on rooftop perimeter;
- Colour of landscaping in front;
- Provision of electrical outlets for e-bikes;
- Type of HVAC for units;
- Internal access to garbage room;
- EV plugs and pre-ducting for electric vehicles;
- Reflective roof treatment.

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

- Reconfiguring living spaces to face street;
- Enlarging balconies where possible;
- Reconfiguring bedrooms in corner unit in order to have two unit entries facing sidewalk;
- Reconfiguring roof adjacent to 2nd floor balcony;
- Doubling or tripling entry stair; lowering height of intermediate landing;
- Providing more direct access from accessible parking spaces to parkade elevator;
- Providing more creative delineation of various spaces on rooftop;
- Remove ensuite door in units that have two doors accessing bathroom;
- Reconfiguring bike storage and unit storage areas for better bike maneuverability;
- Having extra sound panel in units adjacent to amenity rooms;
- Creating more visual interest in back entrance with design of columns;

Councillor Solyom entered the meeting.

- Breaking up big pillar look of façade located on one side of building;
- Moving bike racks from street onto podium level; ensuring style of bike rack is practical and lockable;
- Providing some cover along walkway to Garbage Room;
- Equipping adaptable units with appliances that are reachable from a wheelchair and providing larger door widths in bathroom for wheelchair access;
- Putting heavy duty door on garbage room;
- Including a pergola on rooftop amenity space;

- Ensuring stairways and entrances are well lit;
- Using Canada Post recommended hardware for postal service;
- Breaking up brightness on the posts at rear entrance with partial brick.

The applicant team left the meeting.

It was MOVED and SECONDED
THAT:

The ADP receive the staff report dated December 2, 2024 for information; and
The ADP recommends the applicant give further consideration to the following
prior to the application proceeding to Council:

- a. Explore configuring all surface parking spaces to be accessed from the internal aisle;
- b. Enlarge balconies where possible;
- c. Consider reconfiguring unit floor plans to face common areas (i.e. living rooms) to the front lot line vs. the side lot line (e.g. southwest corner units);
- d. Provide more design interest to the garbage building, especially to its roof (e.g. relationship to adjacent 2nd floor balcony);
- e. Consider the feasibility of widening the exterior stairway to the main entrance;
- f. Review the configuration of the parkade elevator vestibule to improve access from accessible parking spaces;
- g. Provide more delineation between different activity areas on the rooftop patio, including adding an overhead shade structure and considering a barbecue area;
- h. Review usability of two-doored washrooms in 2-bedroom units;
- i. Look for opportunities to make the bicycle and storage rooms more efficient, to create more storage rooms and/or improve bicycle maneuverability;
- j. Consider additional sound attenuation between amenity rooms and adjacent units;
- k. Review the rear entrance area for design interest and contrast (e.g. brick column treatment);
- l. Break up and add more variety to the façade of the west-facing wall near the northwest corner;
- m. Raise the front visitor bike rack onto the podium level and ensure the rack model is convenient and secure;
- n. Explore weather protection over the rear path to the lane;
- o. Use a heavy-duty door into the garbage building;

- p. Reconfigure the garbage room to provide access from within the aisle;
- q. Ensure adequate lighting at entrances and stairways;
- r. Incorporate Canada Post-recommended hardware;
- s. Confirm that the adaptable units have adequate door widths and include side-by-side washers/dryers where possible.

CARRIED

4) **NEXT MEETING**

Depending on availability of members, staff proposed having two meetings in January on the 15th and 29th.

5) **PANEL MEMBERSHIP PHOTO**

Photo was taken.

6) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 7:56 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER