



**MINUTES OF THE
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, JANUARY 29, 2025
AT 7:03 PM**

Present: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Mayor Nathan Pachal
Himanshu Chopra
Melissa Coderre
Jaswinder Gabri
Matt Hassett
Tracey Macatangay
Ritti Suvilai

Absent: Leslie Koole
Tana McNicol
Samantha Stroman

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 January 29, 2025 agenda

It was MOVED and SECONDED

THAT the January 15, 2025 agenda be adopted as circulated.

CARRIED

2) **MINUTES**

Adoption of minutes from the December 11, 2024 meeting

It was MOVED and SECONDED

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

CARRIED

3) **INFORMATION UPDATE:**
DEVELOPMENT PERMIT APPLICATION DP 08-23
ZONING BYLAW AMENDMENT APPLICATION RZ 07-23
20625 Eastleigh Crescent.

Mr. Johannsen updated the panel on a change to the development application for 20625 Eastleigh Crescent subsequent to the panel's review of the application, which elevates the parkade about a metre higher above grade than originally proposed in order to allow the applicant to undertake deeper excavation entirely on their site with no impingement on neighbouring properties.

4) **DEVELOPMENT PERMIT APPLICATION DP 13-24**
ZONING BYLAW AMENDMENT APPLICATION RZ 09-24
OCP AMENDMENT APPLICATION OCP 01-24
19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street.

Mr. Johannsen advised of the purpose of the application to allow for creation of below market rental units through a partnership between the City, the property owner, and BC Builds.

Mr. Metalnikov spoke to the staff report dated January 21, 2025 providing information on the proposed development.

Staff responded to questions from Panel members regarding:

- Other rental buildings with churches;
- Status of neighbouring properties;
- Recipient of tax exemption for Church property;

The Applicant team entered the meeting:

- Bob Prenovost, Managing Principal, Propellor Advisors (*representing the owner/applicant*)

- Rodrigo Cepeda, Architect, Director of Project Delivery, hcma
- William Vachon, Intern Architect, hcma
- Nastaran Moradinejad, Landscape Architect Principal, PFS Studio

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

- Location map;
- Infrastructure map showing infrastructure nearby to subject property;
- Images of site in relation to Langley and downtown Vancouver;
- Site master plan;
- Floor plan levels 2 to 6;
- Ground floor plan childcare space, commercial spaces, residential amenities, amenity space;
- Colour palette;
- Renderings of building from different views;
- Main entrance rendering.

Mr. Moradinejad highlighted information on the landscape design, providing information on the following:

- Integration with architecture;
- Indoor outdoor relations;
- Landscape concept;
- Ground level and level two;
- Terraced landscape;
- Community use area;
- Residential amenity;
- Incorporation of green space and trees wherever possible;
- Materiality of landscaping;
- Plantings – ground level;
- Planting trees;
- Shrubs, perennials and grasses.

The applicant team responded to questions from Panel members and received feedback from Panel members regarding the form and character of the building:

- Soften appearance of protective barrier between daycare playground and parking lot;
- Overhead shade structure for upper floor courtyard;
- Intended effect of diamond-shapes on building;
- More visual interest at the top on roof;
- More colour variance in sections;
- Facilitating deliveries to commercial buildings;
- Barrier for raised outdoor space;
- Blueberry plantings on site;
- Different sized loading spaces;
- Amenity gym space proximity to a washroom;
- Garbage pick-up process;

- Potential for more colour variations and breaks in colour on various areas of the building
- Have contrasting roof colour;
- Have greater variety of window styles;
- Different style pavers used to differentiate pedestrian-oriented space;
- Make building style more residential, less institutional and boxy;
- Soften up commercial spaces with displays;
- Provide furniture for southwest amenity space for use by residents;
- Ensure plantings for childcare area are non-toxic;
- Consider adding trees near childcare space;
- Do something with height of north face to create different levels;
- Consider sound mitigation measures for balconies;
- Provide 3D animation of building to capture the play of light described;
- Consider podium style advertising sign at grade on 200 St. for businesses;
- Location for Heritage Marker;
- Consider incorporating mezzanines in commercial spaces;
- Consider getting colour palette for building from trees in neighbourhood;
- Ensure entry height clearance accommodates trucks;
- Lighted bollards to line plaza;
- Lighting opportunities for businesses;
- Accessibility features to access the site;
- Use treatment for roof that will reduce heat island effect;
- Bike racks will be distributed throughout development;
- Consider utilizing flexible space in southwest corner or outdoor church space for bike maintenance;
- Sheen to materials will reflect light down toward street.

Staff responded to questions from Panel members regarding the following:

- Discussion between staff and applicant regarding colour palette;
- Having more variation in roofline façade.

The applicant team left the meeting.

It was MOVED and SECONDED
THAT:

The ADP receive the staff report dated January 21, 2025 for information; and

The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:

- a. Soften the appearance of the childcare protection wall (e.g. visibility, art, etc.);
- b. Provide more information on the panel frame angling and treatment, especially near the top of the building, and confirm this feature's viability and mitigation of solar reflectivity;

- c. Consider more variation within the colour palette (e.g. sectioned breaks in colour, at the building top, bases contrasting with residential floors above, etc.);
- d. Explore alternative colour palettes, materials, and other design treatments to soften the building in line with the residential character of the local neighbourhood;
- e. Ensure on-site wayfinding is provided;
- f. Review the placement of the elevators for Building Code compliance;
- g. Consider outdoor amenity space furnishing in greater detail, including considering a bicycle maintenance station in the southwest area and an overhead structure (e.g. pergola) in the raised courtyard;
- h. Explore greater variety in the dimensions of window and balcony voids;
- i. Consider increasing the height of the northern leg (e.g. similar to the step of the southern leg);
- j. Provide a 3D flythrough animated rendering to better represent the design's rhythm and light play;
- k. Provide more information on building signage, including considering a podium sign oriented to the street;
- l. Ensure railway heritage is incorporated into the project (e.g. interpretive features, signage, etc.);
- m. Consider incorporating mezzanines into the commercial spaces;
- n. Review sound attenuation measures (e.g. street noise, between the ground floor and upper floors);
- o. Incorporate a high-albedo roof treatment to reduce the heat island effect;
- p. Ensure headlight glare is prevented to neighbouring properties.

***CARRIED**

**Subsequent to this vote, a Panel member advised the Chair they disagreed with Panel's recommendations with respect to changes to the colour, materials, and general look of the building*

5) DEVELOPMENT PERMIT APPLICATION DP 11-24
20501 Logan Avenue.

Mr. Johannsen advised of the purpose of the Gateway Village Phase 1 application which will provide an extension of Eastleigh Crescent into the site.

Mr. Metalnikov spoke to the staff report dated January 21, 2025 providing information on the proposed development.

The Applicant team entered the meeting:

Andressa Linhares, Architect, Keystone Architecture & Planning Ltd.
Elena Topisirovic, Project Manager, Keystone Architecture & Planning Ltd.
Jennifer Wall, Landscape Architect, Keystone Architecture & Planning Ltd.
Peter Fassbender, Developer representative, Fassbender Consulting Ltd.

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

- Site context;
- Project data;
- Phasing plan;
- Site Plan;
- P1 level;
- Floor Plans 1 – 6;
- Roof Level;
- Site sections.

Ms. Linhares provided information on the following:

- Design rationale;
- Building elevations;
- Material Board;
- Renderings of the development;
- View along Eastleigh Crescent;
- Main entrance;
- Amenity on level 2 podium.

Ms. Wall provided information on the landscape plan, providing information on the following:

- Site plan;
- Benches and planters;
- Materials;
- Landscape buffer;
- West side secured courtyard space;
- North end security access;
- Podium plan – exterior amenity space, north facing;
- Planting palette.

The applicant team responded to questions from Panel members and received feedback from Panel members regarding the form and character of building:

- Design of future phases to be different but cohesive;
- Colour palette seems dark; consider fewer colours, less black and more cedar or warmer colour;
- Consider tying in industrial history through use of a metal colour palette for this building;
- How landscape plan complements architecture (ex. use of paving grids);
- Suggest getting more creative in the landscape;
- Barrier between balconies is corrugated metal;
- Opportunity to be more creative with colour in internal courtyard;
- Soften the edges of the courtyard and elevated space;
- Have covered area for amenity space;
- Consider using rust colour on west side;
- Make massing at corner tops bolder;

- Have heavy duty wall between residential and commercial units for sound attenuation;
- Address usability of parking spot 142;
- Have washroom and plumbing for kitchenette for second level amenity space;
- More greenery on second floor amenity;
- Have auto door openers for bike rooms;
- Have advertising signage for businesses geared to pedestrians;
- Heritage element for distillery;
- Raise design standards for lights, garbage cans and public furnishings along Eastleigh
- Flex room is a den;
- Bike storage for residents is located in parkade;
- Make door frames wider in adaptable units;
- Provide rendering of commercial frontage;
- On-street parking will be available between Glover and Logan;
- Maneuverability in parkade;
- Enhance North elevation with white to create more contrast; provide more variation toward centre;
- Playground feels bland:
- Provide wider stairs for ground floor units to accommodate strollers, walkers;
- Small patio size for ground street-facing units;
- Have lighter coloured rooftop treatment to reduce heat island effect;
- Glover Road treatment is important as it will set tone for Innovation Blvd. give more attention to that corner and the rooftop, make it bolder;
- Privacy issues with west wing units facing courtyard.

The applicant team left the meeting.

There was further discussion regarding the following:

- Whether the Panel prefers warmer or darker tone;
- Renderings look darker than what they would look like in real life;
- Get more creative in landscape amenity rendering;
- Not much variation in colour and type of pavers, differentiate spaces in courtyard (private and public spaces) using creative surfacing;
- Buffer courtyards from parking.

It was MOVED and SECONDED
THAT:

The ADP receive the staff report dated January 21, 2025 for information; and

The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:

- a. Explore a more harmonized façade design (e.g. brightening/greater use of white panelling, warmer accents, reduced colour palette range, reduced number of vertical fins within the extruded frames);

- b. Within the courtyard, incorporate greater differentiation between different activity areas, provide more colour interest and warmth (e.g. play area safety surfacing), explore additional plantings (e.g. buffering the northern edge, lattices), and provide a weather protection feature;
- c. Consider additional colour variation on the west elevation and greater warmth on the north elevation;
- d. Review the roofline and façade design to more strongly highlight the building ends and corner pop-ups;
- e. Review usability of parking stall 142;
- f. Provide washroom and kitchen facilities within the indoor amenity area;
- g. Provide pedestrian-oriented commercial signage (e.g. hanging from commercial soffits);
- h. Incorporate automatic doors to facilitate maneuverability with bicycles;
- i. Consider property heritage in design;
- j. Ensure adaptable units have adequate door widths, maneuverable corridors, side-by-side washers/dryers, etc.;
- k. Provide a rendering of the ground floor commercial frontage;
- l. Review sound attenuation measures (e.g. street noise, between commercial and residential floors);
- m. Consider an alternative play feature;
- n. Consider a high-albedo roof treatment, solar panels, etc. to reduce the heat island effect;
- o. Review the design of the inside corner units within the courtyard for privacy.

CARRIED

6) NEXT MEETING

To be confirmed.

7) ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 9:38 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER