



EXPLANATORY MEMO

July 30, 2025 Advisory Design Panel Recommendations and Applicant Response DP 10-24 20622 Langley Bypass

Advisory Design Panel Recommendations and Applicant Response

On July 30, 2025 the Advisory Design Panel (ADP) reviewed the DP 10-24 application, and provided the following recommendations (see attached minutes for further details):

1. Consider increasing plantings within the bioswale on the south end of the site
2. Explore a more prominent entryway feature (e.g. boulder/rock features, vehicle display, larger plantings/trees, etc.) integrated with the landscaping
3. Review plantings within parking lot landscape beds for conflict with vehicles (e.g. door swing)
4. Consider an outdoor seating area for staff
5. Consider an outdoor seating area for customers and a child-oriented amenity area within the building
6. Provide a high-albedo roof treatment to increase solar reflectivity and reduce the urban height island effect
7. Consider opportunities for additional tree plantings

The applicant submitted finalized revised architectural and landscape drawings on January 20, 2026 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Consider increasing plantings within the bioswale on the south end of the site

Adding trees to the bioswale was considered but determined not to be feasible due to easements and various site conditions including proximity to overhead powerlines and existing dense vegetation. The existing vegetation within this area will be retained.

2. Explore a more prominent entryway feature (e.g. boulder/rock features, vehicle display, larger plantings/trees, etc.) integrated with the landscaping

A vehicle display will be incorporated in the new plaza in front of the new addition to be easily visible from Langley Bypass and an evergreen "feature tree" has been added at the new driveway access by the main building entrance.

3. Review plantings within parking lot landscape beds for conflict with vehicles (e.g. door swing)

The area of concern is primarily an existing condition with limited changes to landscape beds proposed. Additionally, this area serves as a display area and is not going to be used for customer parking, and the stalls in this area also slightly exceed the Zoning Bylaw width requirements.

4. Consider an outdoor seating area for staff

A staff outdoor seating area with picnic tables was added to the rear of the building.

5. Consider an outdoor seating area for customers and a child-oriented amenity area within the building

A bench has been added to the new front plaza to provide an outdoor seating option for customers. Indoors, a customer area has been added and equipped with seating, a coffee bar, and a designated children's area.

6. Provide a high-albedo roof treatment to increase solar reflectivity and reduce the urban height island effect

A high-albedo (white or light grey) roof membrane will be used.

7. Consider opportunities for additional tree plantings

After consideration, the applicant has determined that all viable tree planting locations have been made use of, with additional tree planting locations not feasible due to a combination of utility conflicts, maintaining visibility into the property, and the smaller size of remaining planting beds.

Staff Commentary

Staff support the updates made by the applicant in response to ADP recommendations. In response to questions posed to staff, staff have the following responses:

Signage

Signage details have been incorporated into the architectural plans. The new sign will be relocated slightly but have the same height as the existing sign.

Bicycle Rack Model

Inverted-U bicycle racks will be used for bicycle parking.