



## MINUTES OF THE ADVISORY DESIGN PANEL

HELD IN THE COUNCIL CHAMBERS  
LANGLEY CITY HALL  
20399 DOUGLAS CRESCENT

DECEMBER 3, 2025  
AT 7:06 P.M.

- Present: Councillor Paul Albrecht (Chair)  
Councillor Mike Solyom (Co-Chair)  
Mayor Pachal (Ex Officio Member)  
Melissa Coderre  
Matt Hassett  
Tana McNicol  
Samantha Stroman  
Ritti Suvilai
- Regrets: Himanshu Chopra  
Jaswinder Gabri  
Leslie Koole
- Staff Present: C. Johannsen, Director of Development Services  
K. Kenney, Corporate Officer  
J. Lee, Planning Assistant  
A. Metalnikov, Senior 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 3, 2025 agenda

It was MOVED and SECONDED

THAT the December 3, 2025 agenda be adopted as circulated.

CARRIED

**2. MINUTES**

Adoption of minutes from the November 5, 2025 meeting

It was MOVED and SECONDED

THAT the minutes of the November 5, 2025 Advisory Design Panel meeting be approved as circulated.

CARRIED

**3. PANEL MEMBERSHIP PHOTO**

Picture of ADP members taken to be shown at Annual Volunteer Banquet.

**4. DESIGN UPDATE:**

**DEVELOPMENT APPLICATION DP 13-24/ RZ 09-24/ OCP 01-24**

19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street

Staff updated the Panel on the progression of the building design since it came to ADP earlier this year, comparing the original renderings with updated renderings.

Staff responded to questions from Panel members.

**5. DEVELOPMENT PERMIT APPLICATION DP 05-25**

5721 Production Way.

Ms. Woo introduced the application and spoke to the staff report dated November 25, 2025.

Staff responded to questions from panel members.

The applicant team entered the meeting.

In attendance were the following:

- Jeremy Bergmann, Hungerford Properties, Developer
- TKA+D Architecture + Design:
  - Mike Knauer
  - Stefan Walsh
  - Pamela Mendoza

Mr. Knauer made a PowerPoint presentation to the Panel providing details of the form and character of the two proposed buildings and details of the landscape design.

The applicant team responded to questions from Panel members and received feedback from Panel members regarding the form and character of the building, from which a list of recommendations was compiled by staff for the Panel's consideration.

The applicant team left the meeting.

It was MOVED and SECONDED

THAT:

The ADP receive the staff report dated November 25, 2025 for information; and

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

- a) Provide greater context of the building's relationship with the 196 Street overpass (i.e. rendering of view from overpass, height comparison);
- b) Incorporate more design features to break up both southeast corner walls;
- c) Add more variation to the west building's roofline;
- d) Provide weather protection structures in both outdoor amenity areas;
- e) Consider using pavers in front of business entrances;
- f) Review opportunities for greater use of stormwater management features on the site (e.g. permeable pavers, etc.);
- g) Update planting symbols for legibility and consistency between the planting plan and schedule (e.g. use of colour);
- h) Consider greater use of ornamental plantings in the Production Way outdoor amenity area;
- i) Provide more information on accessibility between storage lockers, elevators, and washrooms (if they are concentrated on main floor vs. provided on multiple floors, effect on accessibility, etc.); and
- j) Ensure plant species used are low-maintenance year-round.

CARRIED

**6. NEXT MEETING**

February

**7. ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:08 pm.

CARRIED



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Signed:

ADVISORY DESIGN PANEL CHAIR



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Certified Correct:

CORPORATE OFFICER