



**MINUTES OF THE
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, JANUARY 15, 2025
AT 7:04 PM**

- Present:** Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Himanshu Chopra
Melissa Coderre
Jaswinder Gabri
Matt Hassett
Leslie Koole
Tracey Macatangay
- Absent:** Tana McNicol
Samantha Stroman
Ritti Suvilai
- Staff:** C. Johannsen, Director of Development Services
K. Kenney, Corporate Officer

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 15, 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) **ADVISORY DESIGN PANEL INTRODUCTION & ORIENTATION**

Welcome and brief orientation and review of ADP Terms of Reference.

Mr. Johannsen provided an overview of the ADP process.

Ms. Kenney provided an orientation on meeting procedures.

Councillor Albrecht provided further information and guidance on procedures for the benefit of new members.

4) **DEVELOPMENT PERMIT APPLICATION DP 09-24**
ZONING BYLAW AMENDMENT APPLICATION RZ 08-24

5080 & 5096 208 Street

Mr. Johannsen spoke to the staff report dated January 6, 2025 providing information on the proposed development.

Staff responded to questions from Panel members regarding:

- Differences in the old and new building design;
- Potential lane connection to two neighbouring undeveloped lots;
- Larger setbacks required between the subject building and neighbouring lots;
- Requirement for cross access easements;
- Review of plan by Fire Department
- Maneuverability of garbage trucks through the development
- Possibility of expanding internal apron.

The Applicant team entered the meeting:

Rajinder Warraich, Principle, Founder, Architect, AIBC

Akshay Chatterji, BIM Manager, AIBC

Caelan Griffiths, Landscape Architect, PMG Landscape Architects

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

- Site context;
- Overall site plan Phases 1 and 2;
- Phase 2 – Building 8;
- Building 9;
- Elevations;
- Material board; and
- Parking stalls.

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

- plant schedule;
- use of climate resilient trees;
- flowering plants;
- native plantings;
- Permeable fencing on street side;
- bike racks;
- Material board;
- Lighting, use of bollards; and
- Concrete pavers.

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

- Rationale for different sizes of roof peaks;
- Size of bed that can be maneuvered through stairway in top floor plan and potential to remove door at top to create more room in stairwell;
- If there is pedestrian access from 208 Street to park;
- Additional sound attenuation measures for units facing 208 Street; and
- Whether there are entry doors to units from lane side;

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

- Some floorplans appear to show some doors overlapping;
- Add more architectural interest on south/north elevations
- Add more visual interest, such as a decorative element to the broader gable on building 9;
- Adjust pedestrian access on 208 Street so it does not look like a route to the park;
- Provide more distance between the ground floor unit entrance doors and the lane for safety;
- Simplify and straighten 3rd floor roof plan by removing nine inch niche on outside face;
- Increase width of driveway aprons along lane to provide better turning radius;
- Provide more basic u-shaped bike racks;
- Remove plantings from apron; and

- Correct south elevation windows that are not centered on the wall.

Staff responded to questions from panel members regarding the following:

- Rationale for not providing direct access to the park from yards of units facing the park;
- Potential to have City Parks Department plant row of trees along property line of complex on City property to complement landscaping of the development.

The applicant team left the meeting.

There was further discussion regarding the following:

- Potential for residents to use apron area in front of units for personal use if surface material was different from lane surface material;
- Potential to provide gated access to the park for residents in the complex;
- Location of pedestrian crossing for residents of the complex; and
- Removal of laneway plantings.

It was MOVED and SECONDED
THAT:

The ADP receive the staff report dated January 6, 2025 for information; and

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

- a. Consider wider driveway aprons along lane to narrow lane asphalt width (to reduce apparent width of lane driving surface and better delineate space between buildings).
- b. Review interior door placement and swing on ground floors to reduce conflicts.
- c. Review interior corridor width and stairwell design to maintain ability to move furniture, including mattresses, around corners.
- d. Review north elevation of Building 8 and south elevation of Building 9 to add more façade variety and visual interest.
- e. Consider additional façade variety under top of large gable on Building 9.
- f. Review design of pedestrian access from 208 Street into site, and design this access in a way that doesn't indicate public park access from 208 Street.
- g. Consider stairwell placement at garage level, involving moving the entry door further into the unit to create more landing space where the entry door opens to the lane.

- h. Consider depth of façade variation on top floor of Building 8 (bedrooms).
- i. Provide basic ‘u-shaped’ design bike racks.
- j. Consider grouping townhomes together to make turnaround larger.
- k. Remove plantings in laneway/apron areas.
- l. Review and fix alignment of windows in elevations on all buildings to match as necessary.

CARRIED

Staff note: engage Parks staff re: possibility of planting new trees in Nicholas Park parallel to fence line, and providing gate access to the Park for residents in complex (along west side of Park).

5) **NEXT MEETING**

January 29, 2025

6) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:40 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER

