



**MINUTES OF THE
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, MARCH 12, 2025
AT 7:00 PM**

Present: Councillor Mike Solyom (Co-Chair)
Mayor Nathan Pachal
Himanshu Chopra
Melissa Coderre
Matt Hassett
Leslie Koole
Tracey Macatangay
Tana McNicol
Samantha Stroman
Ritti Suvilai

Absent: Councillor Paul Albrecht (Chair)
Jaswinder Gabri

Staff: C. Johannsen, Director of Development Services
K. Kenney, Corporate Officer
A. Metalnikov, Planner

Co-Chair Solyom 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 March 12, 2025 agenda

It was MOVED and SECONDED

THAT the March 12, 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 January 29, 2025 Advisory Design Panel meeting be approved as amended to reflect that Mayor Pachal was in attendance.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 08-24** **ZONING BYLAW AMENDMENT APPLICATION RZ 07-24**

4505, 4515, 4525, and 4535 200 Street

Mr. Johannsen introduced the application.

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

The Applicant team entered the meeting:

Rajinder Warraich, Principal - Flat Architecture

Dennis Chan, CEO – Leone Homes

Yiwen Ruan, Principal – PMG Landscape Architects

Vijay Krishnamoorthy, Senior Project Designer – Flat Architecture

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

- Site Context;
- Project details;
- Site section;
- Buildings 3 level 1 and Level 2;
- Building 3 elevation ;
- Material board;
- Views.

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

- Landscape Plan;
- Tree Management Plan.

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

- Why some rooftops do not have gables;
- Placement and screening of BC Hydro electrical box;
- Placement of Canada Post mailbox on-site;
- Monochromatic palette- incorporate more cedar composite to break up the monotony;
- Soffit material and colour;
- Accent gable ends with height variance;
- Vary window height and sizes on east elevation;
- Reconfigure ensuite access by moving closet near window;
- Can queen size bed fit up the stairs;
- Noise attenuation features used;
- Why limited use of Evergreen trees;
- Enclosure around outdoor amenity space;
- Add more gables to building 4 east elevation;
- Too many notches on southside elevation;
- Add more windows, possibly enlarge the lower right window and move the washroom door on west elevation;
- Space between buildings 1 and 2 for watermain;
- Enhance entrance with mix of different materials in the landscape, including pavers, bike racks, and decorative paving;
- Playground and Amenity Space- use more interesting and colourful surfacing materials; alternatively make into communal picnic space instead;
- Why bike rack is placed off 200 Street;
- Temperature of living floors above garages;
- Number of hose bibs;
- Incorporate wood colour more throughout the site;
- Side by side garages - may not be used for two cars;
- Consider not using pavers in all parking spots for better accessibility;
- Double door in master suite- remove the first door;
- Balconies and patio spaces along 200 St. - concern about noise;
- Potential for intercom system or doorbells on interior side of buildings;
- Wood look on back - suggestion to add above garage doors;
- Unit 5 and 6 - suggestion to flip and mirror them;
- Main entrance - rock stones and pavers in front of units, not great for accessibility;
- Tandem unit A23A drawing - suggestion to make the powder room bigger instead of the study area;
- Fire alarm placement in centre of kitchen may go off constantly;
- Use loop standard bike racks.

The applicant team left the meeting.

Further comments were provided by Panel members regarding the following:

- Use of white brick may stand out too much, possibility of using board and batten instead;
- Use of more cedar may not look right;
- Suggestion to reconfigure powder room, closet and study space for more open flow for stairway.

It was MOVED and SECONDED
THAT:

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

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

- a. Review the possibility of screening the Pad-Mounted Transformer (PMT) from 200 Street;
- b. Incorporate Canada Post security standards into the mailbox hardware;
- c. Consider expanding the use of the fluted composite wood wall panelling, including on the rear elevations;
- d. Consider increasing the height and adjusting the design of select roof gables and façade projections to add more variation and consistency;
- e. Review opportunities to harmonize and add more gable ends to the east elevation of Building 4;
- f. Consider enlarging the west-facing second-floor window on Building 4;
- g. Consider adjusting interior floor plans to avoid having two doors between bedrooms and en-suite washrooms;
- h. Review the interior stairs to ensure their maneuverability for large furniture
- i. Explore alternative play features and more engaging surfacing materials in the outdoor amenity space, consider reprogramming it, and review fencing for safety and security;
- j. Consider relocating the northwest bicycle rack
- k. Review measures to improve the convenience of rear garage door access and deliveries (e.g. unit numbers, signage);
- l. Review the herringbone pavers within the accessible parking space for accessibility;
- m. Review the 200 Street unit entrances for usability (e.g. stepping stones);
- n. Review the configuration of the interior stairs, study nooks, and powder rooms area within the tandem units for usability and flow;
- o. Locate smoke alarms in locations that avoid falsely triggering them;
- p. Ensure upside-down U-shape bicycle racks are used.

CARRIED

The meeting recessed 8:18 pm and reconvened at 8:21 pm.

4) **LANGLEY CITY CENTRE SKYTRAIN STATION DESIGN UPDATE**

Overview of design updates made to the Langley City Centre SkyTrain Station in response to ADP recommendations from the September 11, 2024 ADP meeting.

Carl Johannsen, Director of Development Services, spoke to the Explanatory Memo circulated to Panel members entitled, "Langley City Centre SkyTrain Station: Design Update by Station Contractor (Design Advisory Process or 'DAP')".

5) **NEXT MEETING**

April – date to be confirmed.

6) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:32 pm.

CARRIED



ADVISORY DESIGN PANEL CO-CHAIR



CORPORATE OFFICER