



**MINUTES OF THE
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, APRIL 16, 2025
AT 7:00 PM**

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

Absent: Leslie Koole
Ritti Suvilai

Staff: C. Johannsen, Director of Development Services
A. Metalnikov, Planner
S. Salh, Executive Assistant

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 April 16, 2025 agenda

It was MOVED and SECONDED

THAT the April 16, 2025 agenda be adopted as circulated.

CARRIED

2) **MINUTES**

Adoption of minutes from the March 12, 2025 meeting

It was MOVED and SECONDED

THAT the minutes of the March 12, 2025 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 03-24
20297 Fraser Highway.**

Mr. Johannsen introduced the application and advised that it is in a transit-oriented area and does not require rezoning, only a building permit.

Mr. Metalnikov spoke to the staff report regarding the application context, indicating that it is a 6-storey mixed-use building with apartments and commercial floor area.

The Applicant team entered the meeting:

Travis Tournier, Owner's Representative, Kerr Properties Ltd.
Jim Vasto, Principal, Gravity Architecture
Richard Anderson, Project Architect, Gravity Architecture
Clark Kavolinas, Landscape Architect, C Kavolinas & Associates Inc.

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

- Noting the importance of the site and understanding the desire to revitalize the downtown core with the proximity to the new sky train station;
- The history of the property, with the approach needing to be different than a cookie cutter property;
- The proposed design including 78 rental units, and 7000 square feet for commercial retail space with parking below.

Mr. Anderson provided the following information:

- Site context and layout;
- Exterior design of the building;
- Interior layout;
- Project details.

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

- Really like the project with the wood panels in the random spots;
- Need clarity on the amenity space;
- Colour and character needed on the white wall facing Fraser Highway;
- The height of the roofline;

- Would prefer more greenery on the ground level and vertical surfaces;
- Amending the ground floor commercial retail units so they can use the street front for outdoor seating;
- Have large stairs at the front of the building where people can sit or can be used for greenery;
- More is needed in the front corner of the building, such as a public art piece, lighting detail, water feature, trees, or Indigenous art;
- The need for privacy screening between residents' balconies;
- Use of rooftop treatment to reduce heat island effect; provide environmentally friendly surface treatment;
- Suggestion to name the building Gabby's or add Gabby's down one side of the exterior walls;
- Extra sound treatment with the washrooms in the amenity/active areas due the condos on either side of them;
- Pre-ducting for future expansion of EV parking;
- Use Canada post hardware in the mailroom.

The applicant team left the meeting.

There was further discussion regarding the following:

- Update landscape plans with additional programming and furnishing details considering potential for outdoor displays and seating on the business frontages;
- Create a roll up wall for the commercial retail units; or set the curtain wall a little further back;
- Need to be strategic when planting trees – need protection around them or plant them against the building;
- An opportunity to test out different artistic interventions by projecting art onto that exterior wall;
- Green elements such as floating trellis or vines;
- Use LED strip lighting;
- Suggestion was not to have a water feature due to water restrictions and high maintenance;
- Landscaping in the back lane to add interest to the back of the building and to keep graffiti and loitering to a minimum;
- Stairs in front of the building, like areas in Vancouver and Bentall complex;
- Keep the bike racks simple;
- Bike parking underground or in the units;
- Sound attenuation in the amenity room;
- Operable windows in all the bedrooms.

It was MOVED and SECONDED
THAT:

The ADP received the staff report dated April 11, 2025 for information; and

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

- a. Provide more visual interest on the party wall;
- b. Consider more variation in the roofline heights;
- c. Explore opportunities for additional planting on site, including street trees;
- d. Enhance the east-facing wall at corner entrance (e.g. plantings, material variety, colour, lighting, projections, public art, etc.);
- e. Update landscape plans with additional programming and furnishing detail;
- f. Consider potential for outdoor displays and seating (including integrated into the stairs) on business frontages, including considering swapping the ground floor amenity with a CRU fronting the entry plaza to support outdoor seating;
- g. Provide more detail on balcony privacy screens;
- h. Include a high-reflectivity roof treatment, and consider decorating it;
- i. Ensure adequate sound attenuation is provided throughout the building;
- j. Use secure Canada Post hardware in the mailroom;
- k. Provide more design attention to the north-facing ground floor;
- l. Incorporate lighting into parkade podium and stairs;
- m. Use simple U-shaped bicycle racks;
- n. Ensure that all bedrooms have operable windows.

CARRIED

4) **NEXT MEETING**

To be confirmed.

5) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:28 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



EXECUTIVE ASSISTANT