



**MINUTES OF THE
ADVISORY DESIGN PANEL**

**HELD IN COUNCIL CHAMBERS,
LANGLEY CITY HALL**

**WEDNESDAY, JULY 30, 2025
AT 7:00 PM**

Presenta: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Himanshu Chopra
Melissa Coderre
Jaswinder Gabri
Matt Hassett
Leslie Koole
Tana McNicol
Samantha Stroman
Ritti Suvilai

Absent: Tracey Macatangay

Staff: 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 July 30, 2025 agenda

It was MOVED and SECONDED

THAT the July 30, 2025 agenda be adopted as circulated.

CARRIED

2) MINUTES

Document Number: 203800
201679

Adoption of minutes from the April 16, 2025 meeting

It was MOVED and SECONDED

THAT the minutes of the April 16, 2025 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 10-24**
20622 Langley Bypass

Mr. Metalnikov introduced the application and spoke to the staff report dated July 11, 2025.

The Applicant team was in attendance as follows:

Dave Doerksen, Director Real Estate Operations, Go Auto Group (via videoconference, entering meeting 7:23 pm)

Al Tanzer, Landscape Architect, LandSpace Design Inc.

Jana Wissmann, Representative, Christopher Bozyk Architects Ltd

The applicant team provided a PowerPoint presentation with information on the following:

- The design is intended to enhance customer experience and sustainability;
- Details on current and proposed landscaping elements in the following areas:
 - Street frontage;
 - Bioswale;
 - Drive way;
 - Area in front of showroom;
 - Walkway from frontage road;
- Building design:
 - Building improvement façade;
 - Signage;
 - South and north elevation;
 - East elevation;
 - West elevation;
 - Main floor plan;
 - Second level floor plan mezzanine;
 - Building envelope;
- Sustainability features;
- Amenities.

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

- Rationale for having second entry to the lot;
- Using reflective roof material to reduce heat island effect;
- Potential to have landscaping in riparian and bioswale areas;
- Providing display at entryway, (ex. vehicle on boulder), to provide more visual impact;
- Using more plantings on property boulevard to beautify neighbourhood;
- Having plantings at rear of property if possible;
- Ensure plantings near parking islands do not negatively impact vehicles and drivers;
- Security features in place for walkway between property and neighbouring building;
- Potential for frontage road to be used as an accessway in the future;
- Technology used to achieve better energy efficiency;
- Consider having separate outside covered seating areas for staff/customers;
- Have as many trees as possible to add cooling, including in planters;
- Provision of amenities inside for children.

It was MOVED and SECONDED
THAT:

The ADP receive the staff report dated July 11, 2025 for information; and

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

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

CARRIED

4) **NEXT MEETING**

September – date to be confirmed.

5) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:00 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER