



MINUTES OF THE ADVISORY DESIGN PANEL

HELD IN THE COUNCIL CHAMBERS
LANGLEY CITY HALL
20399 DOUGLAS CRESCENT

SEPTEMBER 10, 2025
AT 7:35 P.M.

Present: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Mayor Pachal (Ex Officio Member)
Himanshu Chopra
Jaswinder Gabri
Matt Hassett
Leslie Koole
Samantha Stroman

Absent: Melissa Coderre
Tracey Macatangay
Tana McNicol
Ritti Suvilai

Staff Present: C. Johannsen, Director of Development Services
K. Kenney, Corporate Officer
J. Lee, Planning Assistant
A. Metalnikov, Senior Planner

Also in Attendance: Councillor Leith White

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 September 10, 2025 agenda

It was MOVED and SECONDED

THAT the September 10, 2025 agenda be adopted as circulated.

CARRIED

2. **MINUTES**

Adoption of minutes from the July 30, 2025 meeting

It was MOVED and SECONDED

THAT the minutes of the July 30, 2025 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. **DEVELOPMENT PERMIT APPLICATION DP 03-25**

5470 203 Street (Langley Lions Alder Building)

Mr. Metalnikov introduced the application and spoke to the staff report dated August 29, 2025.

The applicant team was in attendance as follows:

Jeanette Dagenais, Executive Director, Langley Lions Housing Society

Dane Jansen, Principal, dys architecture

Leanne Milburn, Intermediate Technologist, dys architecture

Amy Lu, Designer, dys architecture

Matt Gray, Associate, eta landscape architecture

Mr. Jansen made a PowerPoint presentation to the Panel providing details of the form and character of the proposed building, and noting that, due to underground sanitary line placement, the building siting had to be adjusted which resulted in a reduction in the number of units in the building.

Staff provided information to the Panel with respect to investigating the feasibility of relocating the parkade access from 203 Street to the internal ring road.

Ms. Dagenais spoke regarding her concerns for the safety of residents by relocating the parkade access to the internal ring road.

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.

Staff responded to further questions and received further feedback from Panel members.

It was MOVED and SECONDED
THAT:

The ADP receive the staff report dated August 29, 2025 for information; and

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

- a. Explore decorative features for the parkade sidewall (e.g. landscaping, terracing, colour, etc.);
- b. Consider further refining building character, with possible interventions such as greater contrast between façade colours, additional use of orange along the roofline, coloured glass, art features, and highlighting the northwest corner;
- c. Give further study to the orange masses, including adding decorative details (especially on south elevation), consider the shade's longevity, and exploring alternative colours or hues;
- d. Give further consideration to the colour of the balcony door highlights and their relationship with the building's orange sections;
- e. Consider incorporating breaks into extended balcony guardrails to add articulation;
- f. Consider adding more scooter storage spaces in place of bicycle parking spaces (may require variance), explore the potential for spaces to accommodate both scooters and bicycles, and explore scooter spaces outside the parkade, including the usability of in-unit storage rooms;
- g. Review unit floor plans and potential of resolving overlapping door swings;
- h. Explore opportunities for additional trees and evergreen plantings;
- i. Consider providing a greater number of accessible units (in place of adaptable units);
- j. Ensure design of parkade ramp has excellent sightlines and maintains level sidewalk and bicycle lane access over it if located on 203 Street;
- k. Provide more detail on weather protection features in the ground floor outdoor amenity areas;
- l. Explore alternatives to artificial turf for the lawn bowling area;
- m. Consider providing a guest suite within the building;
- n. Consider incorporating upper floor stepbacks;
- o. Consider an automatic door opener for the garbage room;
- p. Incorporate additional visibility into the parkade elevator lobby;
- q. Explore opportunities to increase the prominence of the "S-curving" balcony decks and walls;
- r. Consider air conditioning in the common indoor amenity room and provide more information on approach to compliance with Building Code temperature and energy requirements;
- s. Consider heating and/or design solutions to improve the parkade ramp's accessibility in slippery conditions.

CARRIED

4. **NEXT MEETING**

October or November – to be determined

5. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 9:14 pm.

CARRIED



Signed:

ADVISORY DESIGN PANEL CHAIR



Certified Correct:

CORPORATE OFFICER