



MINUTES OF THE ADVISORY DESIGN PANEL

HELD IN THE COUNCIL CHAMBERS
LANGLEY CITY HALL
20399 DOUGLAS CRESCENT

NOVEMBER 5, 2025
AT 7:00 P.M.

Present:

Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Mayor Pachal (Ex Officio Member)
Himanshu Chopra (7:02 pm)
Melissa Coderre
Jaswinder Gabri
Matt Hassett
Leslie Koole
Tana McNicol
Samantha Stroman
Ritti Suvilai

Staff Present:

C. Johannsen, Director of Development Services
K. Kenney, Corporate Officer
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 November 5, 2025 agenda

It was MOVED and SECONDED

THAT the November 5, 2025 agenda be adopted as circulated.

CARRIED

2. MINUTES

Adoption of minutes from the September 10, 2025 meeting

It was MOVED and SECONDED

THAT the minutes of the September 10, 2025 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. DEVELOPMENT PERMIT APPLICATION DP 04-25

5975 Collection Drive (Automotive Dealership)

Himanshu Chopra entered the meeting.

Mr. Metalnikov introduced the application and spoke to the staff report dated October 22, 2025.

The applicant team was in attendance as follows:

Christopher Bozyk Architects – Jana Wissmann, Architects Representative
PMG Landscape Architects – Yiwen Ruan, Principal

Ms. Wissmann made a PowerPoint presentation to the Panel providing details of the form and character of the three proposed buildings.

Mr. Bozyk provided details on landscaping features.

The applicant team responded to questions from Panel members and received feedback from Panel members regarding the form and character of the buildings, from which a list of recommendations was compiled by staff for the Panel's consideration.

It was MOVED and SECONDED

THAT:

The ADP receive the staff report dated October 22, 2025 for information; and

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

- a. Provide a clearer representation of relationship between existing property line, new landscaping, and buildings;
- b. Ensure renderings and elevations are consistent with each other (e.g. sloping roof cornice at front of dealership, main entrance gateway feature);
- c. Consider incorporating colours on the exterior, including the glass;
- d. Provide outdoor amenity areas (e.g. customer seating, employee break spaces, etc.);

- e. Provide additional counter space in the women's locker room;
- f. Explore opportunities for on-site natural stormwater management features (e.g. dry creek bed, additional permeable spaces, etc.);
- g. Consider alternative roof lines for the service bay accessory building for greater visual interest;
- h. Replace chain link fencing with more attractive material and design;
- i. Review all three buildings to create an identifiable character for the entire development and for overall design consistency (e.g. consider alternative exterior materials for car wash building to better relate to main dealership building);
- j. Make the entrance door on northwest elevation more prominent;
- k. Use a reflective roofing colour/material to reduce the heat island effect
- l. Confirm landscape design's compliance with DPA guidelines on parking lots and trees;
- m. Replace the front boulevard grass with alternative plantings;
- n. Provide more information on building and site ground elevations, including in relation to the rest of the site and surrounding lands.

CARRIED

The applicant team left the meeting.

4. NEXT MEETING

December 3, 2025

5. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 7:52 pm.

CARRIED



Signed:

ADVISORY DESIGN PANEL CHAIR



Certified Correct:

CORPORATE OFFICER