



**MINUTES OF THE
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, MAY 29, 2024
AT 7:03 PM**

Present: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Mayor Nathan Pachal
Blair Arbuthnot
Matt Hassett
Leslie Koole
Tony Osborn
Ritti Suvilai

Absent: Cst. Dennis Bell
Jaswinder Gabri
Dammy Ogunseitan
Ella van Enter

Staff: C. Johannsen, Director of Development Services
K. Kenney, Corporate Officer
A. Metalnikov, 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 May 29, 2024 agenda.

It was **MOVED** and **SECONDED**

THAT the agenda for the May 29, 2024 Advisory Design Panel be approved.

CARRIED

2) **MINUTES**

Adoption of minutes from the April 3, 2024 meeting.

It was MOVED and SECONDED

THAT the minutes of the April 3, 2024 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 02-24** **ZONING BYLAW AMENDMENT APPLICATION RZ 02-24**

6-storey, 95-unit apartment building at 5302 200 Street, 20030 53A Avenue, & 20011-20031 53 Avenue.

Anton Metalnikov, Planner, spoke to the staff report dated May 17, 2024 and provided a brief overview of the Development Permit application.

Staff responded to questions from Panel members regarding the following:

- the intent of the developer to acquire and consolidate three properties to the north of the subject property;
- changes made to this application as compared to the developer's previous application which they subsequently deemed non-viable from a financial perspective;
- how the reduction in parking was achieved;
- the inclusion of storage locker space in the total square footage of each unit;
- location of parking on 53rd Ave;
- replacement of the original application's green roof with a roof top amenity space; and
- provision and location of garden plots.

The Applicant team entered the meeting:

- Harp Saran, President, Development, Steelcrest Construction
- Manika Grover, Project Manager, ParaMorph Architecture Inc.
- David Stoyko, Owner, David Stoyko Landscape Architect

Ms. Grover presented the application, providing an overview of the development with details on the following:

- Location map;
- Land use and concept plan;
- Context plan;
- Design rationale;
- Program summary;
- Base plan;
- Streetscape;
- Design concept;
- Site plan;
- Site circulation;
- Floor Plans;
- Perspectives;
- Material Board;
- Elevations;
- Sections;
- Unit plans;
- Garbage enclosure detail; and
- Mailbox room detail.

Mr. Stoyko provided information on the Landscape design, providing information on the following:

- Street frontage trees and paving on front;
- Roof top amenity space;
- Corner entry plaza space; and
- Planting palette.

Panel members provided feedback on the form and character of the development and discussion took place regarding the following:

- potential for relocating accessible parking spaces for safety and closer proximity to entrances;
- making rooftop and courtyard amenity spaces more interesting through the use of different shapes, linear structure, textures, colours, and variation of materials;
- integrating other amenities on the roof (ex. water feature);
- adding more interest to roofline using more elements of faux wood;
- adding more interest on wall near garbage, possibly with faux wood;
- ensuring chosen plantings in shaded areas can survive during colder weather;
- using a material with a higher-quality finish for the entry column given its prominence;
- reconfiguring lobby to eliminate need for vestibule;
- improving and formalizing entry off 53A Ave.;
- enhancing look of west frontage corner and northwest corner;

- the accessibility of ground-floor adaptable units from the street;
- utilizing fencing/gates rather than just hedging to create barrier to private residences and outdoor amenity space;
- lack of closet in one of the units;
- replacing grass on boulevards with something more long lasting;
- having auto opening doors for bike storage; and
- the storage volume of the Unit E locker room.

The applicant team responded to questions from panel members regarding the following:

- potential for south side parking reconfiguration;
- ways to make mail room more secure;
- location of building signage;
- bike parking locations;
- expected height of trees fronting 53rd Avenue;
- indoor amenity features;
- rationale for the following:
 - landscape concept on west side;
 - small size of the rooftop landscaped area and lack of rain screening;
 - lack of children’s play area;
 - design of outdoor amenity space;
- how visitors access the building;
- expected address of the development;
- availability of outlets in storage/bike rooms for e-bike charging;
- provision of an acoustical report;
- air conditioning for units;
- size of loading zone;
- wiring of parking spots to accommodate electric vehicles; and
- connectivity between 53 Ave. and 53A Ave. by way of connecting walkway.

The applicant team left the meeting.

It was MOVED and SECONDED
THAT:

1. The ADP receive the staff report dated May 17, 2024 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Review the design and programming of the rooftop patio for a more interesting layout (e.g. more curvilinear, textures, colours), reduced reliance on garden plots (i.e. water feature), weather protection, and the potential of expanding its area

- b. Review the potential of relocating the visitor accessible stalls to be closer to the lobby and avoid a crossing of the parkade ramp, including by considering a separate garbage room and shifting the lane alignment
- c. Review the potential of relocating the underground accessible stalls to be closer to the lobby (e.g. shifting west, swapping with storage lockers)
- d. Consider security improvements to the mail room (e.g. fobbed door, visibility between mail room and lobby)
- e. Provide more information on wayfinding
- f. Consider incorporating more wood-tone materials into the façade (especially on north)
- g. Review the design of the garbage room for greater design interest
- h. Consider updating the entry column material from cementitious panel
- i. Review Building Code opportunity to eliminate entry vestibule on southwest corner
- j. Consider a greater diversity of programming in the ground floor outdoor amenity space and enhancing security (i.e. taller planters, fencing, gate)
- k. Review opportunities to enhance the entrance experience from 53A Avenue (e.g. signage, PMT screening, etc.) and improve vehicle and pedestrian maneuverability
- l. Provide more design interest to the west façade on the upper four floors
- m. Provide more information on sound attenuation against exterior noise
- n. Provide more information on storage volume in the Unit E locker room, with bicycle storage considered

CARRIED

Staff notes:

- Provide more information on 53 Avenue frontage design, including opportunities for on-street parking and loading; and
- Review boulevard planting materials in the DCM.

4) NEXT MEETING

June 19, 2024

5) ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 8:39 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER