



**MINUTES OF THE  
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, OCTOBER 18, 2023  
AT 7:01 PM**

**Present:** Councillor Paul Albrecht (Chair)  
Councillor Mike Solyom (Co-Chair)  
Mayor Nathan Pachal  
Matt Hassett  
Leslie Koole  
Johnnie Kuo (7:05 pm)  
Blair Arbuthnot  
Chad Neufeld  
Scott Thompson

**Absent:** Cst. Peter Mann  
Tony Osborn  
Ella van Enter

**Staff:** C. Johannsen, Director of Development Services  
A. Metalnikov, Planner  
K. Kenney, Corporate Officer

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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 October 18, 2023 agenda.

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

**THAT** the agenda for the October 18, 2023 Advisory Design Panel be approved.

**CARRIED**

## 2) **MINUTES**

Adoption of minutes from the July 19, 2023 meeting.

It was MOVED and SECONDED

THAT the minutes of the July 19, 2023 Advisory Design Panel meeting be approved as circulated.

CARRIED

## 3) **DEVELOPMENT PERMIT APPLICATION DP 08-23** **ZONING BYLAW AMENDMENT APPLICATION RZ 07-23**

Proposed 6-storey, 136-unit apartment building at 20619 & 20629 Eastleigh Crescent.

Anton Metalnikov, Planner, spoke to the staff report dated October 6, 2023 and provided a brief overview of the Development Permit application.

Johnnie Kuo entered the meeting.

In response to questions from Panel members, staff advised that:

- The developer did not want to build a taller building due to financial factors, namely, the height limit for wood frame buildings is 6 stories, anything higher than that has to be a concrete building;
- The FAR is quite high for this development, and provides needed one bedroom units close to Kwantlen Polytechnic University;

The Applicant team entered the meeting:

Noel Lim, Project Manager, Keystone Architecture & Planning Ltd.

Andressa Linhares, Sr. Project Coordinator Design, Keystone Architecture & Planning Ltd.

Jennifer Wall, Landscape Architect/Project Manager, Keystone Architecture & Planning Ltd.

Steve Bartok, Principal, Keystone Architecture & Planning Ltd.

Mr. Lim presented the application, providing an overview of the development with details on the following:

- Project data
- Number of one, two, and three bedroom units
- Number of units that are adaptable
- Site description
- Other developments projects in the area
- Site plan

- Building amenities (indoor and outdoor)
- Unit storage
- Balcony orientation
- Garbage area
- Parking stalls
- Shadow studies

Ms. Linhares provided information on the building design and colours and Ms. Wall provided information on landscape design elements. Information was provided on the following:

- Connections to street and patios
- Size of patios
- Wall height
- Short term parking
- Offsite sodded tree lined pedestrian walkway
- Existing trees on the north with parkade set back from them
- Courtyard
- Paving patterns and materials
- Programming of the spaces
- Planters
- Amenity connection
- Covered BBQs, picnic tables, fire pit
- Sand play area
- Fenced in dog off leash area for small dogs
- Open area for play

It was noted that:

- They are bringing colour to the hardscape and landscaping to contrast the neutral building colour palette;
- They will have an arborist on site to ensure existing trees are protected during construction;
- The planters are getting 1 m soil volume and will provide buffers between units.

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

- Concerns with security of bike racks due to location and compatibility for electric bikes;
- Suggest filling in the gaps of the street trees;
- Accessibility concerns with sand surface; consider alternative surface for children's play area;
- Consider more quality fencing, more architecturally interesting;
- The three visitor parking stalls look like they will be difficult to get out of;
- Make sure ground units are well lit;

- Should look at reconfiguring the bike parking room entrance as it is currently accessed between two vehicle stalls;
- Concerns with parking configurations; some spots look difficult to get into;
- The stairs in the back are not clear on the drawings, review security;
- There are numerous outdoor amenity areas and they are all quite small; it might be better to have fewer but larger outdoor amenity areas;
- Suggest having a community garden if possible;
- The amenity space brown shades and materials are out of place with the rest of the development, suggest using colours to create more continuity;
- There are too many different materials distinguishing the different areas of the development;
- Choose to have the dog off leash area or the grassed area, not both;
- Consider more animation on the side where people go to park;
- The amount of amenity space is not enough for the number of units in the development;
- It's not clear what demographic this development is intended for; it does not appear to be designed for elderly people;
- The design of the double doors next to the elevator is confusing, it's not clear how people will exit that space to the outside amenity area and whether there is enough space; there could be safety issues;
- The colour of the building is rather bland; too many different materials being used given that they are all black;
- There isn't very much shade provided on the south side, consider more shading there;
- Recommend deconstruction not demolition of existing building on site;
- One of the seating areas could be removed to provide more space for other programming;
- For accessibility purposes doors for both indoor and outdoor amenity spaces should have automatic functionality;
- Should design the appliances in the adaptable units such that they can be made adaptable in the future;
- Implement additional noise attenuation measures for units next to the elevator and those with a bedroom wall that is shared with their neighbouring unit's living room;
- Suggest using Canada Post standard mail room equipment as they are more secure and durable;
- Consider having a bike maintenance room with automatic door to the room;
- Incorporate wood element to give warmer, friendly feeling to chain link fence;
- Break up the monotony of the wall on the lane by adding a treatment with more visual appeal;

In response to questions from Panel members, the applicant team advised that:

- The surface material for the off-leash dog area will be mulch or pea gravel;
- In order to address potential issues with maneuverability of visitor parking spots they will look at a larger turnaround;
- There will be opaque privacy screens between the walk up patios;
- All units on ground floor have gates;
- The courtyard will have lighting;
- The reason they included an off-leash dog was there is nowhere near for people with pets to go, but they can discuss with client about where they could possibly reduce some outdoor amenity uses;
- They are trying to include edibles in the plantings on site; the podium area is too shady for a communal garden;
- It is a solid, four foot high wall on the lane where the parking stalls are, but is open above; the lane is lower;
- The loading parking space is accessed from the lane; and is also accessible from accessible entrance ramp; the podium level is accessible from the loading parking space;
- The development will be market housing;
- They can discuss the possibility of installing air conditioning/ heat pumps with the owner;
- Storage lockers will be included with each unit;
- They haven't yet discussed providing electrical plugs in the bike storage area for e-bikes;
- The strata will be responsible for maintaining the sand pit;
- Use Canada post mailboxes, more secure and durable;
- The roof treatment will be reflective to reduce heat island effect;
- There isn't a sidewalk on the lane; however, there is a planter there;
- Given that the fire pit could be an ongoing liability; suggest removing that amenity to provide more space for other amenities;

The applicant team left the meeting.

In response to questions from Panel members, staff advised that:

- With respect to having boulevard ground cover that is easy to maintain and discourages use of these areas as places for dogs to do their business:
  - another development project did look at different possibilities;
  - staff will discuss the issue with Engineering staff;
  - in new areas in Vancouver, boulevards have been converted to turf; staff are not suggesting this approach;
- Staff can determine if it is feasible to have an amenity space on the roof;
- Barriers cannot put between the stalls that are on either side of the entrance to bike parking room as cars wouldn't be able to maneuver into those stalls;
- There will also be laneway access for the development under construction at Glover Rd. and Eastleigh Crescent;

- The City does permit fire pits in developments; however, the Fire Department does have some requirements.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT:

1. The ADP receive the staff report dated October 6, 2023 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
  - a. Ensure secure model of visitor bicycle rack is used (e.g. two lock point potential) and improve visibility of visitor bike racks from within building (e.g. bringing them onto podium level);
  - b. Review opportunity for additional street-fronting trees on site;
  - c. Use an alternative fence material to chain link around the dog run area, including considering wood elements;
  - d. Review maneuverability of parking areas, including visitor parking spaces and bicycle room access between parking spaces;
  - e. Review use of sand in children's play area for accessibility and consider an alternative surface;
  - f. Consider reconfiguring the outdoor amenity area with fewer but larger programmed areas and simplifying the material palette;
  - g. Consider providing communal garden plots and/or edible plantings;
  - h. Consider more closely aligning colour palettes between building cladding and landscape materials;
  - i. Provide more design interest to the west parkade wall;
  - j. Review location of loading zone for usability;
  - k. Consider providing a rooftop amenity area;
  - l. Review Building Code compliance of courtyard exiting and elevator lobby;
  - m. Consider opportunities for shading on south-facing units;
  - n. Provide automatic doors for amenity spaces, both indoor and outdoor, and bicycle rooms;
  - o. Review accessibility of appliances in adaptable units (e.g. washers & dryers);
  - p. Consider the use of electric building systems (e.g. heat pumps and/or air conditioning);
  - q. Consider additional sound attenuation measures for units with elevator & living room-to-bedroom wall interfaces;
  - r. Provide electrical connections in bicycle rooms for e-bikes;
  - s. Consider providing a bicycle maintenance area;
  - t. Review and ensure security of the rear courtyard exit stair;

CARRIED

**4) DEVELOPMENT PERMIT APPLICATION DP 08-22  
ZONING BYLAW AMENDMENT APPLICATION RZ 05-22**

Proposed 14-unit townhome complex at 4503 & 4513 200 Street.

Anton Metalnikov, Planner, spoke to the staff report dated October 4, 2023 and provided a brief overview of the Development Permit application.

Carl Johannsen, Director of Development Services advised that staff have proof of concept that other properties surrounding this development are viable for similar development; noting there are a number of ways to have access to the sites.

In response to questions from Panel members, staff advised that:

- The strata for this development will be made aware of the fact that the temporary lane being built will be closed in the future through information provided in signage on the site, in any sale documents and in a covenant placed on title;
- Once the lane is closed (which will occur only after neighbouring properties are developed), there are a number of options to prevent people from using it, which staff can discuss with Engineering staff;
- The temporary lane is not required to be a fire access; however, the Fire Department may want to have that option;
  - the moratorium on rezoning properties south of 50<sup>th</sup> Avenue Council imposed last year has been lifted as staff fulfilled the requirements Council requested be undertaken including such things as conducting a community survey of residents in the area and developing a best practices guide for ground-oriented residential developments in this area;
- No formal development applications have been received to date for the property to the north; however, the OCP does allow for redevelopment mid-block.
- The lane at the back will be constructed for this development and when the property to the north is developed, they will do the same;
- The lane will be dedicated as part of this development;
- The property to the south will have a hammerhead turn-around
- There will be a fence along the boundary of the property to the south;
- A traffic study will be undertaken for the intersection to the north; the potential to exit onto 200 St. and turn left will be reviewed as part of the traffic study;
- This building is three stories which is the maximum height for buildings in this area under the OCP;
- Staff will ask the applicant to correct the renderings that currently show the property backing onto a park, as it will actually be backing onto the fence of a single family home;
- The lane is 8 m wide; the building is 10 to 11 m away from property line of a single family home; on 200 Street there will be separation between

the traffic lane and pedestrian corridor, though there may be some sidewalk portions near the street in order to protect existing trees.

The Applicant team entered the meeting:

Layne French, Applicant

Meredith Mitchell, Landscape Architect, M2 Landscape Architecture

Fred Adab, Architect, F. Adab Architects Inc.

Azar Ahmadi, Senior Designer, Associate, F. Adab Architects Inc.

Mr. Adab presented the application, providing an overview of the development with details on the following:

- Context Plan
- Aerial Map
- Site Plan
- Energy savings and green measures
- Exterior finishes and colour
- First, second and third floor plans
- CPTED measures

Ms. Mitchell provided information on landscape design elements:

- Some retained trees on site
- Paving
- Pedestrian walkway
- Individual walkways to units
- Buffer planting between semi- public and public to private patio spaces
- Green planting at internal road
- Two units next to 200 St. stepped back to create front yard in keeping with other houses on street.

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

- When the lane is to be closed off make it more attractive by using fencing or landscaping to close it off rather than bollards;
- Adding some architectural interest to the blank wall;
- Include more wood in the development, including possibly on the front blank wall;

Councillor Solyom left the meeting at 9:15 pm. and did not return to the meeting.

- Possibility of adding solar panels, or pre-wiring for it in the future; engage with energy advisor;
- Height of the street fronting façade is quite big compared to single family, try to break up plane;
- There is not a lot of room for storm water retention; change to less impermeable surfaces;



- Shading is needed on south facades and would add interest;
- Adding rain shelter for decks on north side would make them for usable;
- Suggest using different surfaces in the lane to define vehicle and pedestrian access areas;
- As patios are so small, lane will become amenity space used by pedestrians, accordingly, support this use by having a surface treatment other than asphalt for the lane;
- Backyards are almost unusable; consider flipping building design to give extra space on drive aisle or planting areas, have front door on garage side;
- Create a physical buffer between visitor parking and buildings;
- The pavers between the sidewalk and centre laneway, there is the opportunity to run more texture down the centre or at least past the green space;
- Suggest charcoal brick instead of hardy board for the gable ends;
- There is an opportunity to mirror the buildings;
- Recommend broader flashing around windows;
- If using hardy board for the gable ends make it horizontal instead of vertical;
- Ensure the lighting in the development is down lighting so as not to impact neighbouring single detached homes;
- Need to delineate sidewalk in lane with curbing or vertical element to prevent vehicles from parking on it;
- Possibility of having garage doors with pedestrian door;
- Include unit numbers on garage doors for first responders and delivery drivers;
- Consult with owners of single family lots neighbouring the property as to what type of fencing they would be amenable to;
- Show room configuration of the smallest bedroom.

In response to questions from Panel members, the applicant team advised that:

- In the backyards there is a 1 m planting and walkway, planting bed, and 2 x 2 paver-covered area; there will be a small space that could accommodate a BBQ;
- The patio is 6 x 14 ft.; they could make the patio bigger but they wanted to have planting space to create separation from the walkway and patio;
- The hedge is inside the fence;
- There will be white magnolias, and conifer fir trees in front of the blank centre wall;
- The planting on the driveway will be viable;
- The intention is for garbage to be picked up from individual units;
- They can look at making the yards greener;
- There are privacy screens between balconies;
- They have not considered extra noise attenuation for units facing 200 Street, but could hire sound acoustical consultant

- The powder rooms are fully within the units;
- The condenser, fresh air intake, and exhaust for the heat pump are all in the garage;
- Bedroom placement below kitchen is normal, additional fire safety measures are put in place;
- The building will have sprinklers.

In response to questions from Panel members, staff advised that:

- The OCP and ground-oriented development guidelines indicate that yards need to be 4.5 m deep;
- The unit threshold to require amenity space be built in a development is 20 units;
- There is a park nearby to this development;
- City regulations require 4.5 m setbacks with the key goal of achieving 9 m separation distances between building faces; while a secondary goal is for these setbacks to create larger yards, given the significant dedications on this project, front doors were located along private walkways to maintain a typical townhome unit density which resulted in smaller back yards;
- Staff can get clarification on what kind of heat pump is being used before this application comes back to Council;
- Staff will review building guidelines to determine if wood fences are permitted. (It was subsequently noted by a Panel member that wood may not be the best material to use for the long term);

The applicant team left the meeting.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT:

3. The ADP receive the staff report dated October 6, 2023 for information; and
4. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
  - a. Update renderings to illustrate accurate design and context (landscaping, balcony dividers);
  - b. Require an update to the street-fronting façade to better engage 200 Street, especially in central white space, including to bring down the apparent height (e.g. greater use of wood, brick, blue accent colours, considering window ornamentation, horizontal breaks);
  - c. Consider solar panels on roof (installed or pre-wired);
  - d. Consider more depth articulation to break up the block volumes;

- e. Review shading features on south-facing elevation and rain shelter on north (consider blue accents), including consulting with an energy advisor;
- f. Update surface materials in the central lane for place-making and to demarcate vehicle and pedestrian space;
- g. Provide protection between visitor parking spaces and buildings;
- h. Update landscape plans to remove garbage enclosure notation;
- i. Consider a broader window flashing;
- j. Ensure lighting design does not create a nuisance for neighbouring properties;
- k. Consider measures to improve the durability of the in-lane landscaping;
- l. Update the lane sidewalk to include a curb, while maintaining single slab design for Fire Rescue access;
- m. Consider garage doors with integrated person-doors and include unit addressing and wayfinding in internal lane;
- n. Replace wood fencing with a more durable material, including communication with neighbours;
- o. Provide more information on heat pump equipment configuration and location;
- p. Provide a sample room layout in the smallest bedroom;
- q. Provide enhanced sound attenuation measures on 200 Street-facing units.

CARRIED

**5) NEXT MEETING**

November 8, 15, or 22

**6) ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 9:48 pm.

CARRIED



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**ADVISORY DESIGN PANEL CHAIR**



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**CORPORATE OFFICER**