



**MINUTES OF THE  
ADVISORY DESIGN PANEL**

**HELD IN CKF ROOM,  
LANGLEY CITY HALL**

**WEDNESDAY, SEPTEMBER 11, 2024  
AT 7:02 PM**

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

**Absent:** Blair Arbuthnot  
Ella van Enter  
Jaswinder Gabri

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

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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 September 11, 2024 agenda.

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

**THAT** the agenda for the September 11, 2024 Advisory Design Panel be approved.

**CARRIED**

## 2) **MINUTES**

Adoption of minutes from the July 18, 2024 meeting.

It was MOVED and SECONDED

THAT the minutes of the June 27, 2024 Advisory Design Panel meeting be approved as circulated.

CARRIED

## 3) **LANGLEY CITY CENTRE SKYTRAIN STATION**

SkyTrain station at 5710-5740 203 Street & 5673 203A Street.

Mr. Metalnikov spoke to the staff report dated September 5, 2024 providing information on the proposed development.

Mr. Johannsen provided further history and context regarding the project, responded to questions from Panel members regarding various elements of the station design, and noted next steps.

It was noted that Panel members should limit their feedback to the form and character of the station design, and that the Province and design-build contractor South Fraser Station Partners (SFSP) are not bound by ADP Recommendations, given that the SkyTrain is a Provincial project that does not require municipal approvals. Further to this it was also noted that the Province and SFSP will, however, carefully consider comments from the ADP and City of Langley as outlined in the previously agreed Design Advisory Process (DAP).

The following individuals entered the meeting via teleconference:

- Aneela Atta, Transportation Investment Corporation (TIC)
- Jeanne Lee, Transportation Investment Corporation (TIC)
- Charlotte Zhao, Transportation Investment Corporation (TIC)
- Judy Liu, Francl Architecture (for SFSP)
- Jose Gonzalez, Francl Architecture (for SFSP)

Judy Liu, the project architect, provided a PowerPoint presentation, with information on the following:

- Station site and context;
- Urban context and development;
- Site plan;
- Accessibility features;
- North transit exchange rendering;
- Station design;
- Station materials and finishes; and
- Elevation renderings.

Jose Gonzalez, landscape architect, provided information on the landscape design with details on the following:

- Illustrative landscape plan;
- Site materials and finishes; and
- Planting palette.

Panel members provided feedback on the form and character of the station design and discussion took place with respect to the following:

- Entry connection and flow through to commercial retail unit;
- Stairwell security concerns;
- Lack of pedestrian crosswalk at the northwest site bus access;
- Consider providing more covered space for people waiting for buses in transit area to the north;
- Potential for adding broad leafed trees to along walkways to station entrances in order to counter heat island effect;
- Importance of having adequate lighting on throughout station even when trains not running;
- Consider opportunities for public art installations at terminus; and
- Consider using permeable pavers on walkways.

The project team responded to questions from Panel members regarding the following:

- Design of gender neutral washrooms;
- Bike room storage location, capacity, amenities, and automatic entry;
- Correcting rendering of stair design to show it is fully enclosed;
- Lighting design inside and outside of station;
- What area adjacent to the terminus of the line would look like;
- Landscaping for area reserved for future bus charging electric vehicle infrastructure;
- Location of transit exchange;
- Whether the interior of station is air-conditioned;
- Use of anti-graffiti panel system on exterior wall of power station to create more visual interest;
- Use of transit-tested interlocking pavers for walkways;
- Design takes into account anticipated ridership; and
- Potential for station design to accommodate bus rapid transit and transit police office.

The project team left the meeting.

Staff responded to further questions from Panel members regarding the following:

- Parking options;
- Bus Rapid Transit location; and
- Expansion of the SkyTrain line from terminus.

It was MOVED and SECONDED  
THAT:

1. The ADP receive the staff report dated September 5, 2024 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
  - a. Strengthen the engagement between the CRU, the station interior, and the southeast plaza (i.e. with additional glazing).
  - b. Reconsider the location and design of the exit stair (e.g. moving it to the east side of the station) to avoid CPTED issues and improve access.
  - c. Provide additional attention to the tail tracks to ensure they're an integrated and attractive part of the overall station design, including with art.
  - d. Incorporate automatic doors into the bike parkade.
  - e. Confirm a pedestrian crosswalk will be provided over the northwest bus exchange entrance.
  - f. Add more shade trees to the landscape plans, especially in line with the station entrance paving treatments.
  - g. Enhance the appearance of the PPS (e.g. panelling shading and texture, art).
  - h. Ensure durability and vandalism-resistance of project materials (e.g. unit pavers, walls).
  - i. Ensure adequate lighting is provided throughout the entire station site and is kept on 24/7.
  - j. Review plaza and landscaping design for rain water management and drainage (i.e. preventing pooling, ice build-up, etc.).

CARRIED

The meeting recessed at 8:36 pm and reconvened at 8:40 pm.

#### 4) **DEVELOPMENT PERMIT APPLICATION DP 09-23**

Triplex at 5135 208A Street.

Anton Metalnikov, Planner introduced the project and provided context to the application. He further spoke to the staff report dated August 26, 2024 and provided a brief overview of the Development Permit application.

Staff responded to questions from Panel members regarding the following:

- Rationale as to why the ADP needs to review these types of applications; and
- Whether the building was the applicant's personal project or a commercial property.

The Applicant team entered the meeting:

- Dino Barbucci, Owner, Barbucci Construction
- Constance Hedd, Designer, Outdoor Décor and Design
- Ashley Zhou, Barbucci Construction
- Mark Barlow, Owner, Method Design Group
- Kevin Zhang, Barbucci Construction

Mr. Barbucci provided a PowerPoint presentation on the proposed development, providing information on the following:

- Building design and features;
- landscaping;
- soundproofing;
- parking garages;
- green oriented building features;
- EV charging;
- Site location;
- Floor plan (basement floor);
- Floor plan (main floor);
- Floor plan (upper floor);
- Our vision:
  - Affordable housing
  - Living experience
- Privacy;
- Material specifications; and
- Location.

Mr. Barlow advised the lower unit could be made adaptable and is a flexible space.

Ms. Hedd provided details on the landscaping design as follows:

- Outdoor parking spaces screened with low shrubs and hedging;
- Use of similar plant materials as surrounding neighbourhood; and
- Low maintenance gardens.

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

- Consider incorporating more wood into the design;
- Differentiate pedestrian and vehicle areas on driveway;
- Consider different design for interior stairs that eliminates open area under stairs;
- Consider adding landscaping near exterior stairs to break up expanse of driveway;
- Correct ground floor plan showing double doors;
- Make main floor exterior more distinctive to reduce raised house feel; and
- Ensure outdoor lighting is not a nuisance to neighbouring properties.

Staff responded to a question from a Panel member regarding how this building design will integrate with other types of homes developed around it.

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

- Rationale for location of walking path;
- What the actual colour palette will look like; and
- Type of fencing that will be provided along 208<sup>th</sup> Street.

The applicant team left the meeting.

ADP members provided further feedback on the development as follows:

- Consider more creative pattern with pavers.

Staff responded to questions from Panel members regarding the following:

- The intention of the developer to rent the units;
- The ability, due to recent housing legislation, to have plex-home developments in cul-de-sac blocks; and
- Addressing challenges that arise when developments such as this one front two streets.

It was MOVED and SECONDED  
THAT:

1. The ADP receive the staff report dated August 26, 2024 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
  - a. Reconfigure the path and backyard treatment to maintain privacy;
  - b. Introduce more variety and an improved pedestrian experience in the driveway (e.g. greenery, surface treatment);
  - c. Update the stairs in the plans for accuracy and CPTED (e.g. hiding spots)
  - d. Strengthen the ground floor frontage (e.g. adding glazing);

- e. Ensure soffit lights do not create a nuisance for neighbours;
- f. Consider incorporating more wood into the elevations for warmth, especially on west;
- g. Ensure the design does not turn its back on 208 Street.

CARRIED

5) **NEXT MEETING**

October 2, 2024

6) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 9:23 pm.

CARRIED



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**ADVISORY DESIGN PANEL CHAIR**



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**CORPORATE OFFICER**