



MINUTES OF THE ADVISORY DESIGN PANEL

HELD IN COUNCIL CHAMBERS,
LANGLEY CITY HALL

WEDNESDAY, MARCH 29, 2023
AT 7:01 PM

In Attendance:	Councillor Paul Albrecht (Chair) Councillor Mike Solyom (Co-Chair) Blair Arbuthnot Matt Hassett Leslie Koole Johnnie Kuo Cst. Peter Mann Chad Neufeld Tony Osborn Scott Thompson
Absent:	Ella van Enter
Guest:	Mayor Nathan Pachal
Staff:	C. Johannsen, Director of Development Services R. Beddow, Deputy Director of Development Services K. Kenney, Corporate Officer A. Metalnikov, Planner

Chair Albrecht began by acknowledging that the land on which we gather is the traditional lands of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

Carl Johannsen, Director of Development Services provided an overview of the meeting process for tonight's meeting for new members.

1) **ADVISORY DESIGN PANEL INTRODUCTION & ORIENTATION**

Members and staff shared introductions and members were provided with an orientation as follows:

Roy Beddow, Deputy Director of Development Services provided information to the Panel on the:

- City's visioning strategy - Nexus of Community
- Official Community Plan (OCP)

- Contents
- Introduction
- Big Themes
- Growth Projections
- Land Use Plan
- Land Use Designations
- Development Permit Area Guidelines
 - DP Guidelines – Form & Character
- Regional Context Statement
- Appendices to Official Community Plan
 - Nicomekl River District Neighbourhood Plan
 - District Policies

Anton Metalnikov, Planner, provided information to the Panel on the following:

- Zoning Bylaw
 - Update
 - Proposed Updated & New Zones
- Current Development
- 2022 ADP Results
- Advisory Design Panel (ADP) and Typical Application Process (Rezoning + DP)
 - Areas of Evaluation:
 1. Overall design quality, appeal & character
 2. Relationship of buildings/spaces to neighbours
 3. Interface between buildings & public realm
 4. Specific building & site design elements
 5. Building & open space materials
 6. Livability & human needs
 7. Signage
 8. Energy & sustainability
 9. Accessibility
 10. Crime Prevention Through Environmental Design (CPTED)

Carl Johannsen, Director of Development Services, provided information to the Panel on the following:

- Accountability to Council
- Recommendations to Council

Kelly Kenney, Corporate Officer provided information on meeting procedures, referencing and providing examples from the following guidance documents:

- Community Charter
- Council Procedure Bylaw
- ADP's Terms of Reference

The meeting recessed at 8:06pm and reconvened at 8:11pm with the same members present.

2) **AGENDA**

Adoption of the March 29, 2023 agenda.

It was MOVED and SECONDED

THAT the agenda for the March 29, 2023 Advisory Design Panel be approved.

CARRIED

3) **MINUTES**

Adoption of minutes from the November 2, 2022 meeting.

It was MOVED and SECONDED

THAT the minutes of the November 2, 2022 Advisory Design Panel meeting be approved as circulated.

CARRIED

4) **DEVELOPMENT PERMIT APPLICATION DP 03-22** **ZONING BYLAW AMENDMENT APPLICATION RZ 02-22** **LAND USE CONTRACT DISCHARGE APPLICATION LUC 01-22**

12-story, 370-unit apartment development at 5360 204 Street.

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

The Applicant team entered the meeting:

- Noel Lim, Project Manager, Keystone Architecture & Planning Ltd.
- Clark Kavolinas, Landscape Architect, C. Kavolinas & Associates Inc.
- Eric Poxleitner, Sr. Principal, Keystone Architecture & Planning Ltd.

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

- Floor Area Ratio
- Project context
- Neighbourhood context
- Walkability to SkyTrain timeframes and other amenities
- Environmental considerations
- Site plan

Mr. Kavolinas provided information on the landscape plan and outdoor amenity areas.

Mr. Poxleitner provided information on the design rationale.

Mr. Lim provided further information on the following:

- Floor and Unit layouts
- Storage areas
- Roof plan
- Parkade P1 and P2
- Shadow studies

Mr. Poxleitner presented renderings of the proposed development and Mr. Lim presented site section and pedestrian scale renderings.

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

- security concerns about the mail room design;
- heavy look of North elevation vertical columns, possibility of breaking up the line horizontally;
- adjusting the placement of the ribbon feature on the northwest elevation to complete the wrap effect around the exterior; the design feature's impact on placement of windows in certain units; concern that reflective quality of the feature would create glare for neighbours when light hits them;
- accessible parking on P1 parking level is too far away from entrance;
- perimeter trees around the site;
- ways to incorporate building treatments of building through to walkout of first floor with hard surfacing, planter structures, outdoor amenity spaces;
- how to bring more privacy and sound buffering in the courtyard for units facing courtyard;
- consider outdoor space for adults not just children,
- suggestion to vary the look of the outdoor amenity areas;
- as ground floor outdoor amenity area will be almost totally shaded all year, it is unlikely grass or plantings will grow there; consider other options;

- outdoor amenity play space could be improved with slide, swings etc.;
- stepping foundation out around existing trees is important during construction to protect them;
- consider making rooftop amenity space accessible to both rental and market tenants;
- there are a lot of colours and materials, overall ribbon design might benefit from fewer competing elements;
- consider thicker ribbon bands on south side and thinner on north side for shade and light purposes;
- as roof is so visible, suggest green roof on the mechanical pavillion;
- suggest putting some children's play areas on roof so they can play in the sun;
- consider allowing rental units access to all amenity areas;
- consider incorporating some shade/rain protection features for rooftop patio;
- suggest changing ribbon colour from blue to green to mirror green space across the street from development;
- suggest working with Canada Post to install break-in resistant mailboxes;
- suggestion to use electric heating rather than fossil fuels;
- provide rooftop rainwater capture for watering plantings in common areas;
- have more curved building elements to break up monolith look from north view;
- ensure entrance to rental portion of development is as aesthetically pleasing as the strata portion;
- for security purposes consider consolidating the multiple bike rooms into fewer, larger rooms.

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

- the mailroom has a locking door for residents' access and a separate door for Canada Post delivery staff to access the back of the mailboxes only;
- whether to demolish or deconstruct the existing building on the site hasn't been discussed with the client yet;
- separation of the rental and market units was required due to strata requirements; however, the market units could be rented out;
- terminating the ribbon feature on the 3rd and 4th floors was deliberate, as part of the design concept for the building;
- EMTC (Encapsulated Mass Timber Construction) was not used as the building material, even though it is now allowed for buildings up to 12 storeys in height as the client preferred steel as it is a more established technology;
- rental wing access will be provided off internal lane connecting to 204 Street; an additional fire hydrant may be required, and the internal lane

and parking area have been designed to accommodate fire truck access;

- PMT is placed within internal courtyard, and will have access for BC Hydro maintenance vehicles;
- the window placement right next to the storage locker was a design oversight that will be addressed;
- ribbon banding through some balconies on east elevation was a design oversight and will be addressed;
- the outdoor amenity area will not be accessible from the road;
- bike storage areas for rental and strata are located in gated areas;
- there are buffering elements in the construction to limit noise from floors above;
- all windows open;
- leaving space on patios to allow for later installation of air conditioning units is being considered;
- all amenity areas are designed to be zero barrier;
- Parking spaces with EV chargers will be provided in both the strata and rental parking areas;
- there is no bike storage in units;
- main bedrooms fit queen sized bed, second bedroom fits a double and possibly a queen sized bed;
- there are two separate entrances to the strata and rental units;
- there is one elevator for the rental units and three for the strata units;
- they could look into putting a bike maintenance room on ground level, or in one of the amenity spaces.

In response to a question from a Panel member, staff advised of the reasons strata and rental units need to be separated in a blended building such as this.

The applicant team left the meeting.

In response to questions regarding types and sizes of rental units as compared to the strata units, Mr. Johannsen advised that he could report back on that in a future report to Council on this development.

It was MOVED and SECONDED

THAT a member of the public in attendance be permitted to address the Advisory Design Panel on the development.

CARRIED UNANIMOUSLY

Staff responded to questions from a member of the public regarding aspects of the development as they relate to seniors and those with disabilities, in particular:

- fire alarms for the hearing and visually impaired;
- scooter and wheelchair access to suites;

- number of accessible units;
- ramps to entrances to building;
- special needs parking.

In the interest of time, staff advised the member of the public that they could speak with them outside of the meeting and noted members of the public will have the opportunity to speak to Council about the development at the Public Hearing on the development.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

1. The ADP receive the staff report dated March 22, 2023 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council, subject to minor edits and consolidation for clarification purposes without changing the intent of the recommendations:
 - a. Review elevations/façade treatments to:
 - Break up vertical design of stairway walls on north elevation and review the design of the aluminum “ribbon” as it wraps around the building corners for continuity, while keeping building design harmony in mind.
 - Incorporate curved building elements and additional design attention in more locations across the building, especially at ground level, lobby entrances, and within the interior courtyard area, including within landscaping features (planter boxes, paving pattern, etc.)
 - Review additional opportunities to break up the building’s massing through stronger building face articulation features
 - Consider incorporating green tones into the elevations and simplifying the material & colour variation scheme
 - Review opportunities to daylight more windows and balconies in relation to aluminum “ribbons” and consider using ribbons on south side for shading purposes
 - b. Review rooftop amenity spaces for:
 - Varying rooftop amenity space programming/design to create more distinct activity spaces, including those oriented to adults (such as BBQ areas)

- Provide more engaging play structures and add them to rooftop spaces to take advantage of sunlight
 - Review shade/coverage opportunities on rooftop outdoor spaces to provide shelter from the sun and rain
 - Provide more detail on the design/screening of the rooftop mechanical utilities, and/or consider heat pump systems
 - Consider cross-access to rooftop amenity spaces between the strata and rental building wings
 - Review design of community garden plots to enable roll-up use by people who use mobility devices and consider breaking up the plots into narrower rectangular forms to be more accessible
- c. Review the courtyard for:
- Consider non-grass material for courtyard (not synthetic)
 - Incorporate additional vertical elements (i.e. poles, deciduous trees, lighting, etc.) and additional activity opportunities into the courtyard to break up the void space and enhance separation between units facing each other, while being conscious of light access into units
- d. Review design of mail rooms for security and parcel delivery; consider getting in touch with Canada Post for advice
- e. Review potential sunlight impacts of aluminum “ribbon” material to avoid “spotlighting” impacts on surroundings
- f. Bring accessible parking stalls in as close as possible to elevator lobbies
- g. Consider use of electrical building systems vs fossil-fuel based, including opportunities for solar/geothermal energy, and the provision of air conditioning (not form and character)
- h. Review security of fenestration into storage rooms (e.g. increasing opacity)
- i. Enhance the design of the mechanical/electrical room pavilion & consider incorporating a green roof
- j. Review opportunity to consolidate bike storage rooms as much as possible
- k. Review building for sound attenuation opportunities, including bedroom-to-living room interfaces (not form and character)
- l. Consider e-bike charging provisions (not form and character)

- m. Consider deconstructing the existing building, vs demolishing, to improve project sustainability (not form and character)
- n. Consider adding bike repair rooms (not form and character)
- o. Ensure rental wing entrance is as attractive and inviting as that of the strata wing.

CARRIED

5) NEXT MEETING

To be determined

6) ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 10:09 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER