



**MINUTES OF THE
ADVISORY DESIGN PANEL**

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

**WEDNESDAY, NOVEMBER 22, 2023
AT 7:00 PM**

Present: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair)
Mayor Nathan Pachal
Matt Hassett
Leslie Koole
Chad Neufeld
Scott Thompson
Ella van Enter

Absent: Johnnie Kuo
Blair Arbuthnot
Tony Osborn
Cst. Peter Mann

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

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 22, 2023 agenda.

It was MOVED and SECONDED

THAT the agenda for the November 22, 2023 Advisory Design Panel be approved.

CARRIED

2) MINUTES

Adoption of minutes from the October 18, 2023 meeting.

It was MOVED and SECONDED

THAT the minutes of the October 18, 2023 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) DEVELOPMENT PERMIT APPLICATION DP 11-23

1,094 m² restaurant at 6141 200 Street.

Anton Metalnikov, Planner, spoke to the staff report dated November 15, 2023 and provided a brief overview of the Development Permit application.

Carl Johannsen, Director of Development Services advised that:

- the applicant was ready to construct the building then reconsidered and submitted a new design to the City for approval;
- although the new design does meet development guidelines, staff have been working with the applicant to have more colour variation and windows to punctuate the corner.

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

- The second floor is a staff area, and does not change the height of the building;
- The purpose of the bioswale is for storm water retention; it was not included in the original application but was subsequently identified as necessary by engineering staff;
- It is anticipated that that the bioswale will only be wet during the rainy season;
- The applicant must meet the BC Building Code in terms of number of washrooms;
- There is currently a sidewalk along 200 Street but not along the Langley Bypass; adding a sidewalk to the Langley Bypass would require consultation with Ministry of Transportation and Infrastructure;
- Staff will be looking at frontage improvements along the Langley Bypass in the future;
- The angled sidewalk is used to access the mall.

The Applicant team entered the meeting:

Rafael Santa Ana, Principal, Rafael Santa Ana Architecture Workshop

Fatima Panama, Intern Architect, McKinley Studios

Dylan Chernoff, Landscape Architect, Durante Kreuk Ltd.

Brett Gwynn, Real Estate Development Portfolio Manager, Cactus Club Café.

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

- Overall vision and design aesthetic;
- Building design renderings;
- Material palette.

Mr. Santa Ana provided information on the context and site plans, noting the restaurant is completely accessible.

Mr. Chernoff provided information on landscape design elements including:

- Stormwater management feature;
- Walkways north and south of building;
- Lantern on corner.

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

- Adding more plantings to the landscape plan to be more in line with a west coast modern aesthetic;
- Suggest updating plants in existing planters located across from accessible stalls;
- Incorporate some extra trees, taking into consideration soil volume needed to retain trees;
- There should be a more direct route for pipe connection to bioswale that does not travel under the building;
- Providing a double row of trees;
- Consider more fenestration into the building;
- Consider widening the north facing sidewalk and making a continuous sidewalk by removing the one existing parking spot if not required under Zoning Bylaw;
- Place bike racks in a more high-traffic area and ensure the racks are of a high quality;
- Landscaping is obscuring the restaurant sign on the building's east elevation and, on the west elevation, cars will block the sign;
- Seasonal patio sound attenuation is going to an issue; should put extra plantings there and have tall planters to help buffer sound;
- Should enclose all-season patio for better security;
- From afar it will be difficult to differentiate different textured concrete which creates a lack of contrast; issue is mostly on the east and north sides; suggest doing something to break up the façade on those sides with colour or deeper textures;
- Ensure the different colours of concrete won't turn grey over time;
- Consider using a cedar post at the front entrance instead of a concrete post to provide a warmer feeling;
- Use a more interesting material on the ground around the entrance, possibly bring pattern from interior to exterior; diversity in exposed aggregate could make a unique feature for entrance;

- There is an opportunity for additional windows on the second floor on the north;
- For a dressier look, have more colour on the slats;
- The west view has vertical posts – incorporate that element on east side to break up monotony;
- When incorporating natural species in the landscaping, consider what will tolerate changing climate conditions;
- Put some taller features in the river rock planting beds in front of the windows for more interest;
- Provide night rendering to the Panel.

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

- The bioswale is 10ft by 20ft and 2ft deep;
- It would be difficult operationally to have multiple entrances into the restaurant in terms of providing a consistent guest experience;
- The statutory right of way is for accessing underground storm water pipe; accordingly all amenities over the ROW will be removable and the ground will be able to be excavated;
- The difference in the design is the addition of the upper floor which is required for back of house; the interior square footage is 11,779.6 sq. ft., which is larger than the original design but comes with a similar occupancy load;
- There is a street face on all four sides; the long façade from the north end parking area with the least visibility is for back of house;
- There is a combination of methods to buffer noise from the highway on the patio:
 - Have enclosed patio and open above;
 - Taller glass panels and landscaping trees; and
 - Regulating height of seating with height of panels.
- Would have to look into technical details with respect to suggestion to remove parking stall in order to extend the sidewalk; could create pinch points for other stalls;
- There will be lighting to highlight the different concrete textures; the deeper grooves are an inch deep; the concrete tone is warm and will show contrast at the joints;
- There are both customer and staff washrooms located upstairs;
- The walkway around the patio will be wide enough and fully accessible;
- The “Open to Below” space on the second floor is to enable overhead maintenance access for equipment located on the first floor garbage room;
- To accommodate the increased popularity of delivery services, a dedicated delivery pick-up window is being located on the east (200 Street) elevation;
- The north side of the building has a textured panel and will have a slightly slicker texture to allow for easy maintenance and anti graffiti;
- The janitor’s room on the second floor services the upstairs washrooms;

- There are no plans for signage other than on the building and what is within the landlord's podium.

The applicant team left the meeting.

In response to a question from one of the Panel members, staff advised that they will find out if there will be a fence around the detention pond and whether it is intended to be a feature or just a planting area.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT:

1. The ADP receive the staff report dated November 15, 2023 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - a. Update landscape design to emphasize west coast modern aesthetic (e.g. ferns and evergreens)
 - b. Consider updating the landscape strips in the parking lot to the west and north of the building, including replanting and widening them as possible
 - c. Provide a double row of trees along the south property line, and provide additional trees elsewhere in the parking area (and provide sufficient soil volume for new trees)
 - d. Review the width of the sidewalks abutting the building's north and south, including using a letdown at the north garage door, and review pedestrian accessibility around the rest of the building perimeter
 - e. Relocate the bicycle rack to be closer to the building entrance
 - f. Utilize sound attenuation and security measures for the seasonal patio
 - g. Provide more design interest and contrast on larger walls along the north and east elevations, including updating the north façade to mitigate the prominence of the garage door (e.g. additional variety, second floor fenestration, art) and using wood-tone vertical features and additional fenestration into the back-of-house area on the east (e.g. enlarging the horizontal band)
 - h. Update the material of the entry post on the building's northwest (e.g. wood post, cedar panels)
 - i. Consider an entry-specific ground surface material (e.g. pavers, flooring pattern spilling from interior outwards)
 - j. Provide more information on planting program's resilience to climate change
 - k. Enhance river rock areas on west of building with larger/taller boulders
 - l. Provide more information on the building's lighting program, including providing a night rendering

- m. Review height of signage and update height and placement as necessary to provide visibility

CARRIED

Staff made notation to:

- a. Review storm pipe routing from detention pond; and
- b. Review safety and intent of detention pond.

4) NEXT MEETING

January 2024

5) ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 8:26 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER