



MINUTES OF A PUBLIC HEARING MEETING

Monday, April 8, 2019

7:00 p.m.

**Council Chambers, Langley City Hall
20399 Douglas Crescent**

Present: Mayor van den Broek
Councillor Albrecht
Councillor James
Councillor Martin
Councillor Pachal
Councillor Wallace

Absent: Councillor Storteboom

Staff Present: F. Cheung, Chief Administrative Officer
R. Beddow, Deputy Director of Development Services and
Economic Development
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community
Services
D. Leite, Director of Corporate Services
K. Kenney, Corporate Officer

1. CALL TO ORDER

Mayor van den Broek called the Public Hearing to order.

Mayor van den Broek read a statement regarding the procedure to be followed for the Public Hearing.

The Corporate Officer advised that notification of the Public Hearing had been publicized in the following manner:

Notice was placed on the City Hall notice board on March 26th. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the 3rd and 5th editions of the Langley Advance.

Two pieces of correspondence were received and had been circulated to Council.

2. BUSINESS

a. Bylaw 3098 - Zoning Amendment & Development Permit No. 19-18

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19920, 19930, 19940, 19950, 19960, 19970 55A Avenue from RS1 Single Family Residential Zone to CD69 - Comprehensive Development Zone to accommodate an 80 unit, four (4) storey condominium apartment development.

The Mayor invited Andrew Cheung, Architect to present the proposed bylaw and development permit application.

Mr. Cheung provided information on the proposed development as follows:

- Overview of building design;
- Site location and context;
- Project data
- Neighbourhood context, streetscape and context photos;
- Parking Plan;
- Floor Plans;
- Roof Plan;
- Building Character, defining elements;
- Cross sections;
- Sustainable design, environmental and social measures;
- CPTED considerations, security strategies;
- Traffic management plan.

Meredith Mitchell, Principal, M2 Landscape Architecture, spoke regarding:

- Landscape design features.

The Mayor invited those in attendance who deem their interest in property affected by the proposed bylaw and development permit to present their comments.

There were no speakers.

In response to questions from Council, Mr. Cheung advised that:

- the proponent is working with the nearby church to rent offsite parking for construction workers working on the site;
- all equipment will be stored on site;
- curb extensions for sections of the street to the east and west of the property will be considered;
- roof treatment will be light coloured;
- site lines in and out of the parkade are quite good, fully able to see up and down lane.

3. MOTION TO CLOSE PUBLIC HEARING

MOVED BY Councillor Albrecht
SECONDED BY Councillor James

THAT the Public Hearing close at 7:15 pm.

CARRIED

MAYOR

CORPORATE OFFICER