



MINUTES OF A PUBLIC HEARING MEETING

Monday, July 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 Storteboom
Councillor Wallace

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 Tuesday, June 25, 2019. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the July 3, 2019 and July 5, 2019 editions of the Langley Advance Times.

No correspondence has been received.

2. BUSINESS

a. Bylaw 3106 - Zoning Amendment & Development Permit Application

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20209, 20219, 20225, 20237 53A Avenue from RS1 Single Family Residential Zone to RM3 High Density Residential Zone to accommodate a 69 unit, five (5) storey condominium apartment development.

The Mayor invited Lukas Wykpis, Keystone Architecture, to present the proposed bylaw and development permit application. Mr. Wykpis introduced Steven Bartok, the project architect who was also in attendance.

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

- Context Plan
- Streetscape rendering
- Site Plan
- P1 Level Plan
- L1 Floor Plan
- L3-L5 Floor Plan

Mr. Bartock provided information on the following:

- Building Elevations
- 3D Massing Perspectives
- Material Board

Mr. Wykpis provided information on the following:

- Landscape Plan
- Crime Prevention Through Environmental Design Principles (CPTED) Features
- Project Sustainability Principles
- Compliance with Official Community Plan
- Traffic Management Plan.

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

Cindy Thomlin, 20228 54th Avenue, advised that this development will be right outside of her home and the size of the building will be too big in relation to the other buildings in the area and doesn't suit the area. She asked that either the building be made smaller or another location be found for the development.

The Mayor invited further representations on the proposed bylaw. There were no further speakers.

In response to questions from Council, the applicant advised that:

- a dual gate system for the underground parking area wasn't discussed for this development as all the visitor parking is above grade and where there is only tenant parking, usually only one gate is put in;
- individual entries off the sidewalk to the ground floor units were not pursued in the design of the development as the developer didn't think there was a market for that kind of walk up feature in this neighbourhood and that kind of feature would reduce the number of parking stalls that could be built in the underground parking area; and further, there is some question as to which method is best - having individual entries for ground floor units or two clearly defined entry points to the building;
- in response to a suggestions from the Advisory Planning Commission the size of the elevator machine room was reduced and the lobby enlarged with increased glazing surrounding the lobby on both sides to enhance the visual security in that space;
- he didn't know if the switchback for the ramps could accommodate a scooter; however, the ramps do meet the building code requirements for accessibility and maneuvering of wheelchairs.

3. MOTION TO CLOSE PUBLIC HEARING

MOVED BY Councillor James

SECONDED BY Councillor Pachal

THAT the Public Hearing close at 7:17pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER