



PUBLIC HEARING AGENDA

Monday, January 13, 2020
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

1. CALL TO ORDER

Mayor van den Broek calls the Public Hearing to order.

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

The Corporate Officer advises how the Hearing has been publicized and of any correspondence received.

2. BUSINESS

a. Logan Avenue Apartments

1. Bylaw 3113 - Zoning Bylaw Amendment and Development Permit DP 05-19

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To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20350 & 20370 Logan Avenue from the C2 Service Commercial and CD12 Comprehensive Development Zones to the C1 Downtown Commercial Zone to accommodate a 6-storey, mixed-use development comprising 144 condominium apartments and 287 m² of commercial floor space.

The Mayor invites Lukas Wykpis, Keystone Architecture, to present the proposed bylaw and development permit application.

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

b. Langley Lions Redevelopment Project

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| 1. | Bylaw 3108 - Official Community Plan Amendment - Langley Lions Housing | 46 |
| | <p>To amend City of Langley Official Community Plan Bylaw, 2005, No. 2600 in order to accommodate a 981-unit multi-phase redevelopment of the Langley Lions seniors housing complex located at 20355 and 20385 54 Avenue and 5421 204 Street. The amendments consist of the following:</p> <ul style="list-style-type: none">• Section 16.0 Land Use Designations – the addition of a new Langley Lions Seniors District designation and related policies;• Section 17.0 Development Permit Area Guidelines – the addition of a Langley Lions Seniors District Development Permit Area and guidelines;• Schedule “A” – Land Use Designation Map - revised map including Langley Lions Seniors District land use designation. | |
| 2. | Bylaw 3109 - Zoning Bylaw Amendment and Development Permit DP 04-19 | 72 |
| | <p>To amend Zoning Bylaw, 1996, No. 2100 to create a CD70 Comprehensive Development zone to accommodate a 981 unit multi-phase redevelopment of the Langley Lions seniors housing complex and to rezone the properties located at 20355 and 20385 54 Avenue and 5421 204 Street to the new zone. Also, to approve the first phase of the redevelopment through the issuance of Development Permit DP 04-19 for an 8 story 101-unit rental apartment building.</p> | |
| 3. | Bylaw 3110 - Discharge of Land Use Contracts No. 16-73 and No. 11-75 | 155 |
| | <p>To authorize the discharge of Land Use Contracts No. 16-73 and No. 11-75 from the property located at 20355 – 54 Avenue to facilitate a 981-unit multi-phase redevelopment of the Langley Lions seniors housing complex.</p> | |

4. Langley Lions Redevelopment Project - Introduction of Proposed Development

The Mayor invites Carl Johannsen, Director of Development Services to introduce the Langley Lions Redevelopment Project:

- Bylaw 3108 - Official Community Plan Amendment
- Bylaw 3109 - Zoning Bylaw Amendment & Development Permit
- Bylaw 3110 - Discharge of Land Use Contracts No. 16-73 & 11-75

The Director of Development Services invites the applicant to present the proposal:

- Dane K. Jansen, Principal, DYS Architecture
- Glenn Gardner, Senior Associate, DYS Architecture
- Jeanette Dagenais, Executive Director, Langley Lions Housing Society

5. Langley Lions Redevelopment Project - Public Input Opportunity

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The Mayor invites those in attendance who deem their interest in property affected by the proposed OCP, Zoning and Land Use Contract Discharge bylaws and the proposed development permit for the Langley Lions Redevelopment Project to present their comments.

3. MOTION TO CLOSE PUBLIC HEARING