



MINUTES OF A PUBLIC HEARING MEETING

Monday, October 3, 2016
7:00 p.m.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Present: Mayor Schaffer
Councillor Albrecht
Councillor Martin
Councillor Pachal
Councillor Storteboom
Councillor van den Broek

Staff Present: D. Leite, Deputy Chief Administrative Officer
G. Minchuk, Director of Development Services and Economic Development
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
C. Mushata, Manager of Legislative Services

1. **CALL TO ORDER**

Mayor Schaffer calls the Public Hearing to order.

Mayor Schaffer read a statement regarding the procedure to be followed for the Public Hearing.

The Corporate Officer advised that one letter was received for Bylaw 2998 expressing concern about the proposed laneway.

2. **BUSINESS**

- a. Bylaw 2999 - Zoning Amendment Bylaw
20180, 20190, 20200, 20210, 20220 – 53A Avenue

The Mayor invited Lukas Wykpis, Keystone Architecture and Joel McGovern, owner, to provide an overview of the proposed project.

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

Mr. Bill Yeung, 20226 53A Avenue, stated:

- He owns the property directly east of the development and supports the development.

In response to questions, Mr. Wykpis stated:

- The fencing will be aluminum guard rail 3 1/2 feet tall.
- There will be landscaping on the top of the parkade to help screen the lower units from neighbouring properties.

Ms. Susan Yu, 20189 53rd Avenue, stated:

- She believes they are going to lose their privacy as a result of this development.
- Their house shakes everyday as a result of the development being constructed next door at 20175 53rd Avenue.
- She has experienced problems exiting her property as a result of the increased traffic on the street.

Ms. Stephanie Strachan, 20277 53rd Avenue, stated:

- She is concerned a traffic hazard will be created with the extra traffic created from this development and other developments accessing the laneway,

A gentleman declining to provide his name and address reminded Council of the Constitution, the Interpretation Act and the Local Government Act as they pertain to public hearings and stated he is opposed to the bylaw as if approved, it will advance the private interests over those of the public.

In response to questions, the Director of Development Services and Economic Development stated the developers are aware of the issues affecting surrounding property owners and advised they will be required to adhere to the noise bylaw related to construction and encouraged the property owners to document any damage that may occur through neighbouring developments. To address safety issues in the laneway, the applicant has been required to dedicate additional laneway for widening and provide additional corner truncation.

- b. Bylaw 2998 - Zoning Amendment Bylaw
19660, 19674, 19680 55A Avenue

The Mayor invited Fred Adab, Architect of F. Adab Architects, Ruchir Dhall, Landscape Architect of Bent Picture Design Group and Irwin Radinovic, Civil Engineer of HY Engineering, to present the proposed development.

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

Mr. K. and Mrs. H. Green, #58-19649 53rd Avenue, stated:

- They have put two ideas forward to Council regarding the laneway and wondered questioned whether the laneway will be completed constructed or end at the end of the proposed development.
- They cannot afford a levy to replace one third of the retaining wall and questioned who will pay for it.
- They believe there may also be a safety issue where the pressure will be applied at the open end of the retaining wall.
- They questioned why this 19 unit complex cannot exit out onto 55A Avenue rather than the laneway. The noise will affect the quality of their lifestyles and will have negative financial impact on their property.
- This is a driving community; the nearest grocery store is 2 kilometres from their homes.
- She will not be able to continue to live there if she has traffic running 13 feet from her bedroom window.
- She requested adjustments be made to the development to address their concerns which are outlined in their written submission.

The Director of Engineering, Parks and Environment stated the laneway will stop short of 196 Street as there are other properties yet to be developed that will need to contribute to the construction. He also advised the design of the retaining wall will be built to proper design standards with the information available and would not be left in a precarious position.

The Director of Development Services and Economic Development stated the Official Community Plan (the OCP) states laneways should be used for vehicular access where possible and there is a proposed hammerhead turnaround at the western edge of the subject property. Emergency personnel have reviewed the proposal and support the access. The OCP is a guide for community development in the City and is reviewed on a regular basis. Significant amendments have recently been made to parent bylaw to reflect changes to the plan. This area was earmarked for developed in 1985.

Mr. Paul Fitzgerald, #1-19752 55A Avenue, stated:

- He provided a written submission which was circulated to Council.
- He purchased his unit in the Marquis six months ago.
- He is journeyman pipefitter and built many townhouse and condo developments.
- This is not a 19 unit townhouse complex; it is an 80 unit complex with one exit. He does not understand how this can be approved from the standpoint of safety.
- He circulated pictures of vehicles blocking the views north and south along 198th Street.

- Vehicles parked in front of the daycare on 198th Street block the views of traffic on a regular basis; he requested a traffic light be installed at the intersection of 198 Street and 55A Avenue.
- Egress from the neighbourhood in the event of an emergency will be a disaster; an additional access from 55A Avenue through to the laneway between the 28 and 19 unit complexes should be required.

Mr. Lloyd Lemky, #26-19649 53 Avenue, stated:

- He is a resident of Huntsfield Green and the lane on 55A is very unstable as there are two artesian wells located there which have flooded their backyards; the laneway will not be able to handle heavy traffic.
- The traffic and parking on 198 Street needs to be addressed from the perspective of safety.

Mr. and Mrs. Lee, 19650 55A Avenue, stated:

- They reside directly west of the development; there is a significant grade difference between their property and the subject property and questioned how it will be addressed through the development.
- He is concerned the green spaces on the rooftops will significantly impact their privacy.
- The issue of speeding on 198 Street needs to be addressed; additionally there is no school speed limit signage surrounding the Montessori School to direct drivers to slow them down.
- Traffic issues limiting the view of oncoming traffic have been compounded with the recent development; they cannot exit their development without entering the roadway.
- Their natural light into their home will be significantly decreased due to the height of the proposed development.

8:18 pm – Councillors van den Broek and Pachal left the meeting. Councillor Pachal returned to the meeting at 8:20 pm; Councillor van den Broek returned to the meeting at 8:21 pm

A gentleman declining to provide his name and address stated the private interests will be advanced as a result of the development and will override the public interests.

Ms. M. Fisher, 5475 201 Street, Chair of AAA Senior Housing, stated:

- They are concerned with affordable, accessible housing for seniors and she does not believe any of this proposed housing will be made available to low-income residents.
- She asked whether some consideration could be given to creating an affordable housing fund to housing for seniors in the City.

In response, Mayor Schaffer advised 35% of the housing stock in the City of Langley is affordable housing and 7% is subsidized.

3. MOTION TO CLOSE PUBLIC HEARING

Motion #16/173

MOVED BY Councillor Storteboom

SECONDED BY Councillor Pachal

To close the Public Hearing at 8:24 pm.

CARRIED

MAYOR

CORPORATE OFFICER