



## MINUTES OF A PUBLIC HEARING MEETING

**Monday, March 6, 2017**

**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: F. Cheung, Chief Administrative Officer  
D. Leite, Director of Corporate Services  
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  
P. Kusack, Deputy Corporate Officer

Public: 8

### **1. CALL TO ORDER**

Mayor Schaffer called the Public Hearing to order.

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

The Deputy Corporate Officer advised that the Hearing had been publicized in the following manner:

A notice was placed on the City Hall notice board on Tuesday, February 21<sup>st</sup>. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the February 23<sup>rd</sup> and March 2<sup>nd</sup> issues of the Langley Advance.

It was further noted that one letter and one petition consisting of 11 names in opposition was received.

## **2. BUSINESS**

### **a. Bylaw 3014 - Zoning Amendment and Development Permit DP 01-17**

A proposal to amend the Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD45) and to rezone the properties located at 5393 and 5455-5459 201 Street from RM1 Multiple Residential Low Density Zone and CD38 – Comprehensive Development Zone, to CD45 – Comprehensive Development Zone to accommodate a 98 unit condominium apartment building.

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

Mr. Wykpis provided a presentation illustrating the proposed development. He noted that the property was previously rezoned for a smaller townhouse project however the development area allows for 80 units per acre. As such, the developer decided to pursue the development of a 98 unit condominium apartment building instead.

Parking for the building is fully located underground, including visitor and bicycle parking. He reviewed the amenities included in the development highlighting the extensive storage provided for residents. It was noted that the developer also built the Sonnet building across the street, and the outer esthetics of the proposed building were designed to complement and be cohesive with that existing development. Mr. Wykpis reviewed the CPTED design enhancements and noted that the developer held a public information meeting to encourage neighbourhood residents to learn about the project and provide an opportunity to express concerns before the development was presented to Council.

Mayor Schaffer invited members of the public to comment on the project.

Jim Wuest, 208, 5430 – 201 Street: Mr. Wuest noted that he lives in the building across the street and overlooks the proposed development. He supported the project and asked that the City ensure that the appropriate bylaws are adhered to during construction with regard to noise, parking, and dust control/cleanup of area if the project proceeds.

Heather Laws, 5650 201 St: Ms. Laws advised that residents in the area dealt with a lot of disruption during the construction of the recently completed apartment building next door. She complained that noise was excessive, parking was not controlled and that cleanup was not adequate. She also noted that the construction workers often littered in the area. She asked that the contractor ensure that the workers respect the neighbourhood residents and their property if this project proceeds. She asked that the City ensure the bylaws are adhered to as well.

Mayor Schaffer asked the Director of Development Services to consult with the developer and ensure these concerns are brought to his attention.

3. **MOTION TO CLOSE PUBLIC HEARING**

MOVED BY Councillor Martin

SECONDED BY Councillor Storteboom

THAT the Public Hearing close at 7:17 p.m.

CARRIED

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MAYOR

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CORPORATE OFFICER