MINUTES OF A PUBLIC HEARING MEETING

Monday, April 24, 2017
7:00 p.m.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Present:	Mayor Schaffer Councillor Arnold 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 G. Flack, Deputy Director of Corporate Services G. Mallory, Manager of Parks P. Kusack, Deputy Corporate Officer
Public:	17

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 Corporate Officer advised that the public hearing was advertised in the following manner: Notices were sent to owners and occupiers within 100m of the subject properties and advertisements were placed in the April 13th and 20th issues of the Langley Advance.

No correspondence was received for either bylaw.

2. BUSINESS

a. Bylaw 3017 - Zoning Amendment Bylaw
To amend the Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD46) and to rezone the properties located at 5406, 5418-5420 -198th Street and 19829-19831-54th Avenue from RM1 Multiple Residential Low Density Zone and RS1 – Single Family Residential Zone, to CD46 – Comprehensive Development Zone to

accommodate a 62 unit condominium apartment building.

The Mayor invited Lukas Wykpis, Keystone Architecture to present the proposed bylaw and development permit. He reviewed access to the site; parking, tenant, visitor and bicycle parking; the unit mix, storage; finishing materials; and colour scheme. He reviewed the CPTED report and noted that the 4th floor balconies will be sprinklered, which is over and above the requirements of the building code. It was further noted that the developer hosted a public information meeting to provide neighbours with an opportunity to learn about the project.

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

Steven Radonich, 19824 54 Avenue: noted concern with regard to increased traffic on 198th Street and the shortage of parking in the area due to the number of residents in the existing condominium buildings. He noted concern about the external lighting on the buildings and how that will affect the comfort of his home as he lives across the street from the project site. He requested that something be done to ensure parking is enforced and that speeding on 198th street addressed.

Pierre (did not provide his last name), 5406 198th Street: concerned about the lack of parking and the impact that has on existing homes in the neighbourhood. He noted that crime and traffic have increased and he felt that he must move after living there 31 years because it keeps getting worse.

Dave Wallace, 5372 198A St: noted concern about the volume of traffic on 198th Street and suggested that the curb outside of the parkade exits should be painted yellow because people park right up to the driveways and you can't see cars exiting the parkade until they are on the road. He said it is very dangerous as he almost been hit a number of times. He further noted concern about the residents that live in single family homes being pushed out of the neighbourhood.

Staff noted that the official community plan for that area was designated in 2005.
The developer noted that the units are intended to be sold, not rented.

b. Bylaw 3018 - Zoning Amendment Bylaw
To amend the Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD47) and to rezone the properties located at 5630 and 5640 -201Ast Street from RM2 Multiple Residential Medium Density Zone, to CD47 – Comprehensive Development Zone to accommodate an 88 unit, 5-Storey condominium apartment building.

The Mayor invited Colin Hogen, Focus Architecture to present the proposed bylaw and development permit.

Mr. Hogen noted that there is currently two older multifamily buildings on the site and that one was recently destroyed by fire. The proposal is to replace those buildings with a 5 storey building with underground parking. The proposal is very compatible to the building next door and fits well with the neighborhood. He reviewed the site plan noting that the main parkade entrance is off a lane to the south of the building, across from the back of some commercial businesses. He described the unit mix noting that there are accessible units and 2-storey townhomes on the main floor. He reviewed the finishing materials, landscaping plan, building amenities, CPTED review and noted that the development will encourage pride in neighbourhood. The developer held a public information meeting to share the building plans with neighbours.

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

There were no speakers.

3. MOTION TO CLOSE PUBLIC HEARING

Motion # 17/063
MOVED BY Councillor Storteboom
SECONDED BY Councillor van den Broek

THAT the public hearing close at 7:25 p.m.

CARRIED

_____
MAYOR

_____
CORPORATE OFFICER