



## MINUTES OF A PUBLIC HEARING MEETING

Monday, July 10, 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  
R. Bomhof, Director of Engineering, Parks and Environment  
K. Hilton, Director of Recreation, Culture and Community Services  
P. Kusack, Deputy Corporate Officer  
R. Thompson, Fire Chief  
R. Beddow, Deputy Director of Development Services and Economic Development  
S. Paulson, Communications Officer

Public: 18

### 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 Hearing was publicized in the following manner: Notices were mailed and hand delivered to owners and occupants within 100 meters of the subject properties and ads were placed in the June 29 and July 6 issues of the Langley Advance.

No correspondence was received for the bylaw.

**2. BUSINESS**

**a. Bylaw 3023 - Zoning Amendment**

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5519-198th Street and 19782-55A Avenue from RS1 –Single Family Residential Zone to CD-48 Comprehensive Development Zone to accommodate a 17- unit townhouse development.

The Mayor invited Brian Shigetomi, Atelier Pacific Architecture to present the proposed bylaw and development permit.

Mr. Shigetomi explained that this project is phase two of the overall development and is situated directly north of phase one. He described the building layout, parking plan, crime prevention through environmental design principles (CPTED), the streetscape and colour elevations, access, and landscape design.

Kyle Stewart, Concost Management advised that there was a public information meeting May 29<sup>th</sup>. Concost informed residents of the meeting by mailing and hand delivering notices to residents within 100m of the subject properties and emailed an invitation to strata managers in the surrounding area. One person attended the information meeting sharing concerns with regard to the construction process and the developer has worked to mitigate those concerns.

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

Paul Fitzgerald, 1 – 19752 55 Avenue: Mr. Fitzgerald advised that the developers have been very accommodating and good to work with. His issue was with maintaining access to the lane during construction. He noted that in the past the lane has been completely blocked by construction equipment and trucks. After lodging a complaint he noted that flag people were provided daily to ensure access was available. He further noted that dust has been a major issue during the construction of past developments and asked that the area be hosed down regularly to keep the dust down. There was discussion about an existing fence on the east side of his building's property and inquired if it would remain. The developer advised that, that fence will be dismantled but will be replaced with a new fence on the phase two property.

**3. MOTION TO CLOSE PUBLIC HEARING**

Motion # 17/118

MOVED BY Councillor Storteboom

SECONDED BY Councillor Arnold

THAT the Public Hearing close at 7:15 p.m.

CARRIED

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MAYOR

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CORPORATE OFFICER