



MINUTES OF A PUBLIC HEARING MEETING

Monday, January 29, 2018

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
K. Hilton, Director of Recreation, Culture and Community Services
K. Jefford, Manager of Engineering Services
D. Leite, Director of Corporate Services
G. Minchuk, Director of Development Services and Economic Development
K. Kenney, Corporate Officer

1. CALL TO ORDER

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

The Corporate Officer advised that notification of the Public Hearing had been publicized in the following manner:

Notice was placed on the City Hall notice board on January 16th. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and a newspaper advertisement was placed in the January 18th and 25th issues of the Langley Advance. No correspondence has been received.

2. BUSINESS

a. Bylaw 3035 - Zoning Amendment

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19941, 19943, 19951 and 5444 Brydon Crescent, and 5461 – 199A Street from RS-1 – Single Family Residential Zone to RM-3 – Multiple Residential High Density Zone to accommodate a 77 unit, 4-Storey condominium development.

The Mayor invited Fred Adab, Fred Adab Architecture to speak to the proposed bylaw.

Mr. Adab provided information on the proposed development as follows:

- context photos of site;
- ground floor site plan;
- number of units;
- unit sizes;
- site plan;
- underground parking plan;
- 5th floor plan;
- elevation and streetscape renderings;
- form and character and massing of the building;
- exterior finishes;
- security, sustainability and green measures;

Marlene Messer, PMG Landscape Architects provided information on the landscape concept plan.

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

Tony Taylor, 4560 199A Street, asked whether there will be any road widening or parking changes on 199A Street to which staff advised that there were no plans to make changes.

Mr. Taylor expressed concern with:

- limited parking in the area due to number of multi-family developments going in in the area;
- lack of affordability of new developments and affordable housing in general in the city;
- not being able to have larger breed dogs in new developments.

In response to a further question from Mr. Taylor, Mr. Adab advised the units are going to be for sale not rent.

The Mayor called for further representations from those in attendance on the proposed bylaw and development permit. There were no further speakers.

Council provided the following comments and questions:

- can sympathize with parking issue in that area;
- assume a parking spot will be provided as part of purchase of condo and won't be an extra charge;
- confirmation that the parking requirements have been met;
- bigger trucks are quite often parked on 198 Street because they can't fit in underground parking;
- It would be up to the strata council whether to allow pets and if so, what size;
- in response to a question as to what kind of screening there would be along north property line, Mr. Adab advised that there are only 5 single family lots on north side and he has been told by two separate developers that town houses are going to be built on the site;
- confirmation that the parking area on the west side of the property will have fencing.

3. MOTION TO CLOSE PUBLIC HEARING

MOVED BY Councillor Martin

SECONDED BY Councillor Arnold

THAT the Public Hearing close at 7:29 pm.

CARRIED

MAYOR

CORPORATE OFFICER