MINUTES OF A PUBLIC HEARING MEETING

Monday, May 7, 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
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community 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 April 24th. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the April 26th and May 3rd editions of the Langley Advance. No correspondence was received.

2. BUSINESS

a. Bylaw 3054 - Zoning Amendment

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20689 and 20699 Eastleigh Crescent from RM1 – Multiple Residential Low Density Zone to CD55 - Comprehensive Development Zone to accommodate a 3-storey, 23 unit townhouse development.

The Mayor invited Tim Ankenman, Ankenman Marchand Architects to present the proposed bylaw and development permit application.

Mr. Ankenman advised that Brian Daniel, Planning Consultant was also in attendance. Mr. Ankenman provided information on the proposed re-zoning as follows:

- Design rationale for the project;
- Existing Context;
- Future Context;
- Proposal for 3 storey, 23 unit townhouse development;
- Site Plan;
- CPTED principles;
- Sustainability features;
- Landscape;
- Materials;
- Streetscape;
- Internal streetscape;
- Cross-section of units;
- Unit Layouts.

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

Bruce Kilby, #8 5662 208 Street provided comments as follows:

- is pleased to see something happening on Eastleigh Crescent;
- parking in the area is an issue given the number of diverse developments in the surrounding area. This development will add to the parking congestion;
- the building design is a little modern for his taste;
- can see rooftop decks being used for storage and becoming cluttered and most likely small children would not be permitted to play on them;
- encourage Council to consider the whole area and not have one-off developments.

The Mayor called for further speakers. There were no further speakers.

b. Bylaw 3064 - Discharge Land Use Contract from 5139 – 206 Street

A bylaw to discharge Land Use Contract No. 22-77 from the property located at 5139 206 Street to reveal the underlying RS1 Single Family Residential Zone to facilitate a building permit application for a secondary suite.

The Mayor invited Gerald Minchuk, Director of Development Services to present the proposed bylaw.

Mr. Minchuk advised that the purpose of the bylaw was to discharge the existing Land Use Contract on the subject property to facilitate a building permit application for a secondary suite.

The Mayor invited those in attendance who deem 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

MOVED BY Councillor van den Broek
SECONDED BY Councillor Pachal

THAT the public hearing close at 7:17pm.

CARRIED

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MAYOR

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CORPORATE OFFICER