



MINUTES OF A PUBLIC HEARING MEETING

Monday, November 19, 2018

7:00 p.m.

**Council Chambers, Langley City Hall
20399 Douglas Crescent**

Present: Mayor van den Broek
Councillor Albrecht
Councillor James
Councillor Martin
Councillor Pachal
Councillor Storteboom
Councillor Wallace

Staff Present: F. Cheung, Chief Administrative Officer
D. Leite, Director of Corporate Services
R. Bomhof, Director of Engineering, Parks and Environment
G. Minchuk, Director of Development Services and Economic Development
K. Hilton, Director of Recreation, Culture and Community Services
K. Kenney, Corporate Officer

1. CALL TO ORDER

Mayor van den Broek read a statement regarding the procedures 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 November 6th. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the November 8th and November 15th editions of the Langley Advance. Once piece of correspondence was received and had been circulated on-table to Council.

2. BUSINESS

a. Bylaw 3090 - Zoning Amendment and Development Permit No. 16-18

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5398, 5410, 5448 - 208 Street from RS1 Single Family Residential Zone to CD66 - Comprehensive Development Zone to

accommodate a 40 unit, four (4) storey condominium apartment development.

The Mayor invited Patrick Yang, Pacific West Architecture to present the proposed bylaw and development permit application.

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

- Context photos of area surrounding proposed development
- Site plan
- Floor plan – basement
- Floor plan – first Floor
- Floor plan – second Floor
- Floor plan – third and fourth Floor
- Unit plans
- Building elevation renderings
- Building material
- 3D Building renderings
- CPTED principles
- Official Community Plan compliances
- Sustainability features

Ms. Lu Xu, landscape architect, Landscape Pacific Landing, provided information on the landscape design as follows:

- Landscape plan
- Amenities
- Plantings
- Landscape design details

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

Joanne Pinar, 5450 208th Street, stated that:

- she lives in the building on the north side of the proposed building where currently there are very tall fir trees affording privacy for her and her neighbours; will the trees be retained?
- private access road for neighbouring retirement home off Fraser Highway connects to her building but is not to be used by residents of her building; it is possible that the residents of the proposed building may try to use this private access road to get to their building;
- will the street parking in the area be kept as street parking for the neighbourhood?

- her building only has 2 visitor parking stalls, so visitors have to park on Douglas Crescent; with new development this will add to the scarcity of on-street parking availability in the area; upgrades on Douglas Crescent have taken away parking spaces currently available in that area.

In response to the speaker's questions staff advised that:

- no parking is proposed to be eliminated off of Douglas Crescent as a result of this project; the curb bulges being installed in that area are only to improve site lines and visibility;
- there won't be access to the building off of Douglas Crescent, access will be off 208th Street;
- the mature street trees will have to be removed as part of redevelopment of the site in order to facilitate the underground parkade facility.

The Mayor called for further representations from those in attendance on the proposed bylaw and development permit. Anna, who lives in the area of 208th Street and Douglas Crescent, stated that:

- there are already many condominiums in the area with more single family homes being sold to build more condos which does provide more places to live; however, there has been a lot of construction noise and traffic due to all the development in this area;
- she has less sunshine in her apartment due to the construction of new buildings in the area;
- she would like the area to stay single family.

Staff advised that this proposed project complies with OCP designation for this area.

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

In response to a question from Council, staff advised that:

- curb extensions will be installed on both sides of Douglas Crescent.

In response to questions from Council, Mr. Yang and Ms. Xu advised that:

- a construction parking management plan will be proposed and provided to Council when it considers third reading of the Zoning Bylaw amendment;
- the plan for the east wall can be reviewed to determine if security and air quality can be improved for report back to Council on this when the bylaw is considered for third reading; more plantings will be put in that area to improve the appearance.

3. MOTION TO CLOSE PUBLIC HEARING

MOVED BY Councillor James

SECONDED BY Councillor Pachal

THAT the Public Hearing close at 7:24pm.

CARRIED

MAYOR

CORPORATE OFFICER