



MINUTES OF A PUBLIC HEARING MEETING

Monday, February 11, 2019
7:00 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

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

Absent: Councillor James

Staff Present: F. Cheung, Chief Administrative Officer
R. Bomhof, Director of Engineering, Parks and Environment
D. Leite, Director of Corporate Services
G. Flack, Deputy Director of Corporate Services
R. Beddow, Deputy Director of Development Services and
Economic Development
P. Kusack, Deputy Corporate Officer

1. **CALL TO ORDER**

Mayor van den Broek called the Public Hearing to order.

Mayor van den Broek read a statement regarding the procedure to be followed for the Public Hearing.

The Deputy 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 Tuesday, January 29th. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the January 31st and February 7th editions of the Langley Advance. Two pieces of correspondence were received related to Bylaw 3091 and one piece of correspondence was received related to Bylaw 3096.

2. **BUSINESS**

a. Bylaw 3091 - Zoning Amendment and Development Permit No. 17-18

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5460, 5470, 5480, 5490, 5500, 5510 199A Street from RS1

Single Family Residential Zone to CD67 - Comprehensive Development Zone to accommodate a 104 unit, five (5) storey condominium development.

The Mayor invited Lukas Wykpis and Steve Bartock, Keystone Architecture to present the proposed bylaw and development permit application.

Mr. Wykpis provided an overview of the proposed development including: the location and the surrounding developments; access to the site; the parking plan; amenity spaces; floor plans; exterior design; landscape and community garden area; CPTED review; bike parking, electrical vehicle charging rough in.

It was noted that a traffic management plan has been prepared to minimize impact on the neighbours during construction. The developer also held a public information meeting in December and sent out approximately 150 notices to the surrounding neighbourhood and no one attended the meeting.

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

Tony Taylor: 5460 199A Street:

In response to Mr. Taylor's inquiries the developer provided the following information:

- the units will be for sale, not rent
- construction is planned to begin in approximately six months
- the landowner is Skyline Developments

Mr. Taylor expressed concern about the location of the proposed surface parking where there is already a lack of space between the new development and the existing Brydon Apartments.

He expressed frustration that Council continues to approve developments without providing any affordable or social housing for those that can't afford to live in the new developments.

Councillor Pachal was pleased that a traffic management plan had been provided to minimize impact on surrounding residents during construction. He also noted that the developer has contributed \$208,000 to the City in community amenity charges and an additional \$200,000 contribution to the construction of a pedestrian bridge across Baldi Creek.

There were no further speakers.

b. Bylaw 3096 - Zoning Amendment and Development Permit No. 18-18

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20172 - 20178 53A Avenue from RM1 Multiple Residential Low Density Zone to CD68 - Comprehensive Development Zone to accommodate a four (4) storey, 14 unit “stacked townhouse” development.

The Mayor invited Jaswinder Gabri, Flat Architecture to present the proposed bylaw and development permit application.

Mr. Gabri provided information on the proposed development including: site area, context plan and surrounding area; suite configuration and access; outdoor community garden; exterior design; landscape plan, lighting and CPTED considerations. He advised that the unit sizes range from 1000 to 1100 square feet each.

He explained the new concept of ‘stacked townhouses’ and the varying access to the different floors also noting that the units on the south side of the building will have rooftop patios.

They provided a traffic management plan to ensure that during construction all contractors will conform to applicable regulations.

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.

Councillor Pachal inquired if any trees were retained on the property and the developer confirmed there were not.

Councillor Wallace inquired about the size of the community garden plots, to which Mr. Gabri responded 2 metres square.

c. Bylaw 3097 – Discharge of Land Use Contract No. 46-78

To authorize the discharge of Land Use Contract No. 46-78 from the property located at 5139 209A Street to facilitate a Board of Variance application for a setback relaxation.

The Mayor invited Roy Beddow, Deputy Director of Development Services, to speak to the proposed bylaw.

Mr. Beddow advised that the purpose for the discharge of Land Use Contract No. 46-78 from the property located at 5139 209A Street is to facilitate an application to the Board of Variance for a setback relaxation. He further explained that the board of variance is not permitted to consider an application for a property affected by a land use contract, which is why the owner has applied for the discharge.

Mr. Beddow confirmed that if the land use contract is discharged the owner plans to submit an application to the Board of Variance.

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

There were no speakers.

3. MOTION TO CLOSE PUBLIC HEARING

MOVED BY Councillor Albrecht

SECONDED BY Councillor Wallace

THAT the Public Hearing close at 7:31pm.

CARRIED

MAYOR

CORPORATE OFFICER