



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

**HELD IN LANGLEY CITY HALL  
CKF COMMUNITY BOARDROOM**

**WEDNESDAY, MARCH 13, 2019  
7:00 PM**

**Present:** Councillor Rudy Storteboom (Chairman)  
John Beimers  
Adrian Brugge  
Jen Cook  
Ellen Hall  
Mike Haney  
Constable Berthier Kyobela  
School Trustee Tony Ward  
Trish Wong

**Staff:** Roy Beddow, Deputy Director of Development Services & Economic  
Development  
Kelly Kenney, Corporate Officer

**Absent:** Dan Millsip

**1) RECEIPT OF MINUTES**

MOVED BY Commission Member Beimers  
SECONDED BY Commission Member Wong

THAT the minutes for the December 12, 2018 Advisory Planning  
Commission meeting be received.

CARRIED

**2) ORIENTATION**

The Deputy Director of Development Services & Economic  
Development provided an orientation to commission members,  
highlighting:

- Purpose and elements of the City's Official Community Plan;
- Purpose of the City's Zoning Bylaw;

- Nexus of Community visioning document;
- Development Application Process;
- Current Development;
- Advisory Planning Commission role.

The Corporate Officer provided information on Advisory Planning Commission meeting procedures.

The chair requested staff provide the orientation PowerPoint to the commission members.

**3) REZONING APPLICATION 18-18 DEVELOPMENT PERMIT  
APPLICATION DP 19-18 19920, 19930, 19940, 19950, 19960,  
19970 55A AVENUE**

The Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning and Development Permit applications, and introduced Mr. Andrew Cheung, Principal Architect, Andrew Cheung Architects Inc., who, in turn, introduced Cat Kuang, Architectural Technologist, Andrew Cheung, Architects Inc., and Meredith Mitchell, Principal, M2 Landscape Architecture.

Mr. Cheung presented the applications, providing details including:

- Neighbourhood context
- Building massing
- Parking plan
- Floor plans
- Roof plan
- North and South elevations
- Building elements
- Building cross section
- Sustainable design
- Adaptable housing units
- CPTED considerations
- information meeting held February 27, 2019

Ms. Mitchell provided information on landscape features.

Mr. Cheung advised that a public information meeting on the proposed development was held on February 27, 2019.

In response to questions from commission members, the applicant and staff advised that:

- ground floor units' patios will not have street access;
- the parking plan only includes two electric vehicle charging stations for residents and does not currently include rough-in

for electric vehicle charging stations for the rest of the resident parking stalls;

- none of the disabled parking stalls have electric vehicle charging stations;
- there are no openings in the walls in the parkade;
- there are currently no disabled visitor stalls underground, only at street level, with access to the building only available from the front; however, a disabled visitor parking stall underground could be included in the plan;
- live/work units are not a permitted use under the Zoning Bylaw;
- while there is not a dedicated loading zone in front of the building for drop offs, there is street parking on 55A Avenue;
- there is a formula for calculating how many parking stalls are required based on the number and type of units;
- The headroom going into the underground parking area is standard height;
- the Building Code sets out the requirements for refuge areas for the disabled in the building;
- there is not currently a direct line to the RCMP on the intercom system like there is for Fire Services; the applicant would have to investigate this feature to advise of feasibility of implementation into the building design;
- Fire Department access to all floors of the building will be in accordance with the Building Code;
- it is possible that future developments neighbouring this building may cast shadow on the garden area.

There was unanimous consent to allow a member of the public in attendance to address the commission.

Shelley Coburn, Langley, addressed the commission on the following:

- suggestion that the roof be lighter in colour to be more environmentally sensitive.

In response to further questions from commission members, the applicant and staff advised that:

- due to the file size of the building plans; they cannot be e-mailed to commission members; staff will be looking into the possibility of having a file share site where commission members could view the plans in electronic format;
- having a community garden on the roof would be a noise and cost issue and would likely not add value to the building;
- adaptable units are sold with adaptable features already installed;
- rough-in for electric vehicle charging stations on all resident parking stalls is possible;

the wheelchair ramp at the front of the building will have a broom finished concrete surface;

- exit doors on Northwest corner are flush with the sidewalk;
- the doors to the building will have bars to indicate when must be pushed and handles to indicate when they must be pulled.

Speaking a second time, Shelley Coburn addressed the commission on the following:

- suggestion that the building have additional personal safety features such as holes in the walls of the parkade and a panic button system.

Commission members discussed the potential to balance aesthetics and personal safety in the building design and the effectiveness of various proposed design features in deterring personal assaults.

MOVED BY Commission Member Wong  
SECONDED BY Commission Member Hall

THAT the CPTED consultant be invited to make a presentation to the Advisory Planning Commission on the CPTED review process.

CARRIED

MOVED BY Commission Member Cook  
SECONDED BY Commission Member Wong

THAT commission member Constable Kyobela report back to the Advisory Planning Commission with statistics on how many assaults in underground parking garages have taken place in the past five years in the Langleys.

CARRIED

MOVED BY Commission Member Wong  
SECONDED BY Commission Member Hall

THAT Rezoning Application RZ 18-18 / Development Permit Application DP 19-18 to accommodate a 4-storey, 80 unit condominium apartment development located at 19920, 19930, 19940, 19950, 19960, 19970 - 55A Avenue be approved subject to the provision of rough-in for electric vehicle charging stations in all resident parking stalls, the addition of one disabled visitor parking stall underground and execution of a Development Servicing Agreement in

compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development report.

CARRIED

4) **Next Meetings:**

Wednesday, April 10, 2019

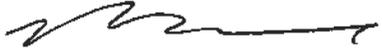
5) **ADJOURNMENT**

MOVED BY Commission Member Wong  
SECONDED BY Commission Member Haney

THAT the meeting adjourn at 9:11 P.M.

CARRIED

 *March 14, 2019,*  
\_\_\_\_\_  
ADVISORY PLANNING COMMISSION CHAIRMAN

  
\_\_\_\_\_  
DEPUTY DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC  
DEVELOPMENT

*Certified Correct*