



**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, APRIL 10, 2019
7:01 PM**

- Present:** Councillor Rudy Storteboom (Chair)
Councillor Nathan Pachal (Co-Chair)
John Beimers
Adrian Brugge
Jen Cook
Ellen Hall
Mike Haney
Constable Berthier Kyobela
Dan Millsip
School Trustee Tony Ward
Trish Wong
- Guest:** Councillor Albrecht (Past Co-Chair)
- Staff:** Roy Beddow, Deputy Director of Development Services & Economic Development
Kelly Kenney, Corporate Officer
Rory Thompson, Fire Chief

- 1) **ADDITION TO AGENDA**
MOVED BY Commission Member Wong
SECONDED BY Commission Member Cook

THAT the report from Constable Kyobela regarding statistics on how many assaults in underground parking garages have taken place in the past five years in the Langleys be added to the agenda.

CARRIED

2) RECEIPT OF MINUTES

MOVED BY Commission Member Brugge
SECONDED BY Commission Member Cook

THAT the minutes for the March 13, 2019 Advisory Planning Commission meeting be received.

CARRIED

3) CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The following documents were provided on-table to Commission members:

- City of Langley Safe Urban Design – An Introduction to CPTED Principles and Strategies
- City of Langley CPTED Development Checklist

Roy Beddow, Deputy Director of Development Services & Economic Development, introduced Greg Perkins, Liahona Security Consortium Inc., the author of the two documents provided to Commission members.

Mr. Perkins provided a presentation to Commission members on the principles of Crime Prevention Through Environmental Design (CPTED), highlighting:

- City of Langley's CPTED Framework and Process
- CPTED Practitioner / Consultant Qualifiers
- CPTED Assessment Requirements
- CPTED Review Process for New Development
- CPTED Review Report
- City of Langley CPTED Development Checklist

In response to questions from Commission members, Mr. Perkins advised that:

- in terms of a governing body for CPTED practitioners, there used to be a CPTED board in the province; but there is no longer one, however, there is an International CPTED Association;
- security consulting has some level of liability;
- to be a CPTED Consultant requires completion of CPTED Level 1 and 2 courses; anyone calling themselves a CPTED Consultant must be licensed & regulated through the Ministry of Justice;
- ramps tend to be separate from stair systems outside buildings to avoid confusion; to ensure security for individuals using the ramp, landscaping or other amenities are not recommended to be any

higher than 2ft. and long ramps should have pullouts so individuals can turn around and go back down the ramp if necessary.

In response to questions from Commission members, staff advised that:

- it is less costly to build parkades that project above grade than those fully underground; however, other factors may require above ground parkade projections (podiums) such as geotechnical, water table, drainage issues.

Commission members discussed the issue of ground level access to first floor units and the pros and cons from both aesthetic and safety perspectives.

4) **STATISTICS ON ASSAULTS IN UNDERGROUND PARKING GARAGES**

The Chair noted that the request for this report arose from the suggestion by a member of the public at the last APC meeting that underground parking garages would be safer if holes were cut in the parkade walls to allow for sitelines into the parking garage and to allow sound to escape in the event somebody is being attacked as they could be heard by someone on the street.

Constable Kyobela presented a report to the Commission in response to direction received at the March 13, 2019 Commission meeting to report back to the APC with statistics on how many assaults in underground parking garages have taken place in the past five years in the Langleys.

Constable Kyobela described the methodology used to compile his findings and advised that six files out of 227 were identified that met the parameters of "assaults in underground parking garages having taken place in the past five years in the Langleys", two of which involved strangers, the remainder being domestic disputes between parties known to each other.

In response to a question from a Commission member, Constable Kyobela advised that the six incidents identified all took place in residential enclosed parking garages.

In response to questions from Commission members, Greg Perkins, Liahona Security Consortium Inc. advised that:

- there is more benefit to having cut outs inside the controlled access areas of the parkade like stairwells and long corridors rather than in the parkade walls themselves;
- having cameras in parkades is a standard of care and a historical gathering tool;

Commission members discussed the findings of the report.

MOVED BY Commission Member Wong
SECONDED BY Commission Member Millsip

THAT the report from Constable Berthier Kyobela dated April 10, 2019 regarding statistics on how many assaults in underground parking garages have taken place in the past five years in the Langleys be received for information.

CARRIED

5) **LANGLEY CITY FIRE RESCUE SERVICE DEVELOPMENT
APPLICATION REVIEW**

Rory Thompson, Fire Chief provided a presentation on Langley City Fire Rescue Service development application review, highlighting:

- Development plan considerations:
 - Hazard, Risk & Vulnerability Assessment (HRVA)
 - Impact on the surroundings
 - Access routes
 - Direction of travel
 - Electrical utilities
 - Turning radius of vehicles
 - Travel distances to parkades
 - Water supply
 - Locations of hydrants
 - Required building fire flow
 - Available fire flow
 - Location of fire department connection
 - Tower Truck Access
 - Turning radius
 - 8m of width required for outriggers
 - Weight capacity of road surface
 - Ability to raise and rotate ladder
 - Ability to reach horizontally
 - Scrub pattern available
 - Miscellaneous
 - Fire Department lock box (provides access to building)

In response to questions from Commission members, the Fire Chief advised that:

- some buildings, due to their configuration, have limited or no access by aerial ladder truck to various parts of the building; in those circumstances ground ladders are used; however, it is more work to effect rescues from units using ground ladders;

- rope ladders installed by homeowners may provide some benefit in terms of assisting getting off a balcony to the ground but can be awkward to use;
- with respect to those with mobility issues and where they should muster in the event of a fire to avoid impeding others, there are requirements for some buildings under the BC Building Code for refuge areas for those in wheelchairs; the Fire Department dispatch system can also tag a suite number and civic address to alert firefighters that someone with mobility issues lives in a certain suite.

**6) REZONING APPLICATION RZ 01-19
DEVELOPMENT PERMIT APPLICATION DP 01-19
20755, 20765 DOUGLAS CRESCENT
5453 – 208 STREET**

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 David Danyluck, Principal, David Danyluck Architect, the project architect, who in turn introduced his client Dennis Ko.

Mr. Danyluck distributed copies of a South view rendering of proposed building on-table as well as circulating samples of exterior building materials to be used for the project.

Mr. Danyluck, presented the applications, providing details on the following:

- Context Plan;
- Site Plan;
- Basement / Parkade Plan;
- Floor Plans;
- Roof Plan;
- South View Rendering;
- Building Section looking West;
- Street Elevations South and East;
- West and Lane (North) Elevations;
- CPTED and Sustainability Provisions;
- City of Langley CPTED Development Checklist;
- Landscaping;
- Road Dedication at Lane.

Mr. Danyluck advised that they are seeking relaxation of the setbacks on the Douglas Crescent side from 7.5 m to 3.2 m and from 7.5 m to 4.4 m on the lane side.

In response to a question from a Commission member, staff advised that, with respect to the position of the curb line, although they haven't received the off-site engineering design, they don't expect it to change.

In response to questions from Commission members, Mr. Danyluck advised that:

- there is more storage provided for the units than is required under the Building Code;
- various storage bins and units are available on each floor of the building and therefore each owner will require a fob that can access all floors not just their floor.
- access to the building by those using the handicapped stall at the back of the building is facilitated through a call box located at the back entrance to the building;
- there will be street parking on Douglas Crescent with the exception of curb bulges at intersections;

Commission members discussed the pros and cons of glassed in patios and potentially making better use of the rooftop area.

With permission of the Chair, Councillor Albrecht addressed the Commission and suggested the developer use a light colour for the rooftop in order to better reflect heat.

Mr. Danyluck and his client left the meeting.

In response to a question from a Commission member, staff advised that there will be opportunities for Commission members to provide input into what should be included as standard requirements for developments in the Zoning Bylaw (e.g. glazing of rooftop, electric vehicle charging stations, rough-ins for each parking stall) as part of the Zoning Bylaw/OCP review taking place this year.

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Cook

THAT Rezoning Application RZ 01-19 and Development Permit Application DP01-19 to accommodate a 4-storey, 34-unit condominium apartment development located at 20755, 20765 Douglas Crescent and 5453 – 208 Street be approved, inclusive of setback and lot coverage variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development's report.

CARRIED

7) **Next Meeting:**

Wednesday, May 8, 2019

It was noted that Councillor Pachal will chair this meeting as Councillor Storteboom will not be able to attend this meeting.

8) **ADJOURNMENT**

MOVED BY Commission Member Haney
SECONDED BY Commission Member Wong

THAT the meeting adjourn at 9:14 P.M.

CARRIED



ADVISORY PLANNING COMMISSION CHAIRMAN



**DEPUTY DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC
DEVELOPMENT**

Certified Correct