



MINUTES OF A PUBLIC HEARING MEETING

Monday, May 13, 2019

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
R. Beddow, Deputy Director of Development Services and
Economic Development
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community
Services
D. Leite, Director of Corporate Services
K. Kenney, 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 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 30, 2019. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the May 8, 2019 and May 10, 2019 editions of the Langley Advance Times.

2. BUSINESS

- a. Bylaw 3101 - Zoning Bylaw Amendment and Development Permit No. 01-19

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20755, 20765 Douglas Crescent and 5453 – 208 Street from RS1 Single Family Residential Zone to RM2 Medium Density Residential Zone to accommodate a 34 unit, four (4) storey condominium apartment development.

The Mayor invited David Danyluk, Architect to present the proposed bylaw and development permit application.

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

- Context Plan;
- Site Plan;
- Basement/Parkade Plan;
- Ground (Main) Floor Plan;
- 2nd, 3rd and 4th Floor Plans;
- Roof Plan;
- South view rendering from Douglas Crescent;
- Building section – looking West;
- Street elevations – South and East;
- West and Lane (North) Elevations;
- CPTED and Sustainability provisions;
- Landscaping;
- Road dedication at lane;
- Public information meeting which 9 people attended and provided comments.

General Contractor, Marvin Job of MDM Construction, provided information on:

- Construction logistics;
- Preliminary Traffic Plan.

The Mayor asked if there was anyone on the speakers list

The Corporate Officer advised that there was one speaker on the speakers list and that two pieces of correspondence had been received and circulated to Council.

Randy Terrace, 20786 Fraser Hwy., representing Henderson's Langley Funeral Home, which is located adjacent to the subject property,

expressed concern with construction activities potentially negatively impacting his business, in particular:

- having the alley blocked which is used by his clients and residents of the two adjacent properties;
- the potential for disruption of power to his business if damage occurs to powerlines that are in close proximity to the construction area;
- parking spaces in his parking lot being used by residents if construction workers take up all the on-street parking spots nearby.

In response to questions from Council, staff advised that:

- Engineering staff will be discussing with BC Hydro the possibility of placing powerlines underground; noting it would be an expense for the developer to have this done; however, it was further noted that there is a provision in the City's engineering requirements that the developer provide cash in lieu for future undergrounding of overhead powerlines on the proposed frontage of the development and staff will be investigating whether undergrounding is feasible in the lane and/or on Douglas Crescent; however, ultimately it will be up to BC Hydro to decide whether to underground its powerlines and if so, where that will occur.
- final paving in front of the development will be held off until the rest of the paving work on Douglas crescent is completed.

Mr. Danyluk advised that once the main structure of the building is up, the applicant may be able to expedite completion of the paving work referred to by staff.

3. MOTION TO CLOSE PUBLIC HEARING

MOVED BY Councillor James

SECONDED BY Councillor Wallace

THAT the Public Hearing close at 7:30 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER