



**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, JUNE 12, 2019
7:01 PM**

Present: Councillor Rudy Storteboom (Chair)
Councillor Nathan Pachal (Vice-Chair)
Adrian Brugge
Jen Cook
Ellen Hall
Mike Haney
Constable Berthier Kyobela
Dan Millsip
School Trustee Tony Ward
Trish Wong

Absent: John Beimers

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

1) APPROVAL OF AGENDA

MOVED BY Commission Member Wong
SECONDED BY Commission Member Haney

THAT the agenda for the June 12, 2019 Advisory Planning
Commission meeting be approved.

CARRIED

2) RECEIPT OF MINUTES

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Wong

THAT the minutes for the May 8, 2019 Advisory Planning Commission
meeting be received.

CARRIED

2) **REZONING APPLICATION RZ 03-19**
DEVELOPMENT PERMIT APPLICATION DP 03-19
20209, 20219, 20225, 20237 – 53A Avenue

Roy Beddow, Deputy Director of Development Services & Economic Development, provided a brief overview of the planning context for the proposed Rezoning and Development Permit applications.

Mr. Beddow introduced Lukas Wykpis, Project Manager, Keystone Architecture.

Tim Kroeker, President, Redekop Kroeker Development Inc. and Eric Poxleitner, Architect, Keystone Architecture were also in attendance.

Mr. Wykpis presented the application, providing an overview of the building with details on the following:

- Context Plan;
- Building height rationale;
- 53A Avenue streetscape;
- Site plan;
- P1 level plan;
- L1 floor plan;
- Upper floor plans;
- Building elevations;
- 3D massing perspectives;
- Building materials;
- Landscape plan;
- CPTED principles;
- Sustainability principles;
- OCP requirements;
- Traffic management plan;
- a public information meeting was held June 6 which 3 people attended; notices were distributed to approximately four hundred residences.

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

- in response to a request from the Fire Department the applicant is widening the laneway at the back to 8m;
- road dedication of 0.6m will be required along frontage of the development for future road widening;
- a small number of steps are required to access green spaces and amenities at the back of the building;
- green spaces were deliberately not designated for a specific use with the intent that it be left up to the owners to decide how they'd like to use those spaces;

- due to soil conditions in the area the parkade can't be fully sunk underground so the parkade has to be raised, requiring a perimeter wall to be built at ground level at a height of 5 feet; upper level units should be able to see over the perimeter wall in order to have eyes on the street; however, first floor units may not be able to see over the wall; the wall has to be that height to maintain appropriate head room in the parkade;
- landscaping at the back of the building is minimal to open up the area a bit more;
- bicycle storage in the parkade consists of bike racks not individual lockers;
- ramps meet all handicapped accessibility codes;
- the BBQ amenity area is 20' x 20' and the grassy area is approximately 25' x 40' and are not connected to the amenity room on the first floor;
- lighting at the back near the parkade will consist of in-wall lighting and some lighting along the walkway;
- the demolition of houses on the site was completed two months ago and no vermin issues were identified at that time;
- there will be no loss of street parking as a result of this development;
- there are two EV charging stations and rough-ins for all other parking spaces so should an owner with a disability require an EV charging station in a handicapped stall it can be installed;
- the conduit for the EV charging station rough-ins is common and it would be up to the strata as to how charging stations would be added and managed;
- the machine room identified in the parking site plan may end up not being required and so that area would become part of the lobby, further opening up site lines in the parkade;
- access to the complex will be by fob; CCTV will also be installed throughout, including entrances and exits and visitor parking area; each floor cannot have its own fob as there are rules about not locking stairwells to the lobby;
- there are storage lockers on the first floor as well as in the parkade; in addition, some units have their own storage rooms within.

Commission members provided comments to the applicant as follows:

- individual lockers for bikes would be more secure than bike racks;
- it is desirable to have ground floor units have walkout connections to public sidewalks in accordance with CPTED principles;

- stairs are needed from greenspace to the amenity room;
- consider installing CCTV for area of complex where blind spot will be due to perimeter wall and installing extra lights and landscaping as further deterrents.

Mr. Wykpis, Mr. Kroeker and Mr. Poxleitner left the meeting.

In response to a question from a Commission member, staff and the Vice-Chair advised that, although density is increasing in the city, it is not currently meeting projected growth targets as family sizes are not as big as what was projected and, because properties within the city are all developed, only redevelopment of existing properties can occur. Overall, because development comes in fits and starts, by the time of the next census the city may have caught up to its growth targets.

Staff responded to further questions from Commission members, advising that:

- the City has factored in the greater requirements for utilities due to increased density and staff are working with BC Hydro to determine electricity requirements due to more and more EV charging stations being installed in the city; further, staff will be considering utility infrastructure requirements as part of the OCP review;
- engineering staff have confirmed there is enough capacity to handle the increase in traffic that will occur on 203 Street as a result of this new building;
- additional eyes on the back of the building will be provided by residents living in the building across the lane, thereby providing an additional measure of security.

Commission members discussed whether the city will have enough amenities as the population increases with a subsequent suggestion from the Vice-Chair that the City look to the City of North Vancouver, a municipality roughly the size of the City of Langley but with a larger population, to help guide what the city will need in terms of amenities as its population grows as well as reviewing the City's current recreation and culture master plan.

MOVED BY Commission Member Wong
SECONDED BY Commission Member Haney

THAT Rezoning Application RZ 03-19 and Development Permit Application DP 03-19 to accommodate a 5-storey, 69-unit condominium apartment development located at 20209, 20219, 20225, 20237 – 53A Avenue be approved, inclusive of building height and setback 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

There was unanimous consent to add an item to the Agenda – Nikomekl River District Neighbourhood Plan.

4) NIKOMEKL RIVER DISTRICT NEIGHBOURHOOD PLAN:

Mr. Beddow advised of an upcoming workshop and an open house on the Nikomekl River District Neighbourhood Plan to seek community input into the development of neighbourhood plan concepts for the area:

- Workshop: June 25, 9am-12pm, Mackie Room, Coast Hotel & Convention Centre, Langley City, 20393 Fraser Hwy. (Advance registration required)
- Open House: June 26, 6pm-8pm, Main Floor, Langley City Hall, 20399 Douglas Crescent

Mr. Beddow advised that this project is one of the recommendations out of the City's Nexus of Community visioning plan to better utilize the City's waterfront as a valued amenity and plan a neighbourhood around it. Advisory Planning Commission members are invited to attend both the workshop and open house with pre-registration being required for the workshop. Registration can be completed online on the City's website.

5) NEXT MEETING:

September 11, 2019 (Tentative)

6) **ADJOURNMENT**

MOVED BY Commission Member Hall
SECONDED BY Commission Member Wong

THAT the meeting adjourn at 7:59 P.M.

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

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

Certified Correct