



## MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL  
CKF COMMUNITY BOARDROOM

WEDNESDAY, MAY 8, 2019  
7:01 PM

**Present:** Councillor Nathan Pachal (Vice-Chair)  
John Beimers  
Jen Cook  
Mike Haney  
Constable Berthier Kyobela  
Dan Millsip  
Trish Wong

**Absent:** Councillor Rudy Storteboom (Chair)  
Adrian Brugge  
Ellen Hall  
School Trustee Tony Ward

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

- 1) **APPROVAL OF AGENDA**  
MOVED BY Commission Member Haney  
SECONDED BY Commission Member Millsip

THAT the agenda for the May 8, 2019 Advisory Planning  
Commission meeting be approved.

CARRIED

- 2) **RECEIPT OF MINUTES**

MOVED BY Commission Member Wong  
SECONDED BY Commission Member Haney

THAT the minutes for the April 10, 2019 Advisory Planning  
Commission meeting be received.

CARRIED

2) **REZONING APPLICATION RZ 02-19**  
**DEVELOPMENT PERMIT APPLICATION DP 02-19**  
**5443, 5453, 5461, 5469 Brydon Crescent**

The following introductions were made to the Commission:

Randy Dick, Prossimo Development Consulting Ltd.  
Peter Huggins, BHA Architecture  
Duff Marrs, BHA Architecture  
Clark Kavolinas, Kavolinas & Associates

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

Peter Huggins presented the application, providing an overview of the building with details on the following:

- Area plan;
- Site plan;
- Parking plan;
- Floor plans;
- Roof plan;
- Building sections.

Duff Marrs provided details on form and character with respect to the following:

- 3D massing studies (street elevations);
- Shadow studies;
- Exterior materials and colours.

In response to a question from a Commission member, Mr. Marrs advised that there is no access to the ravine that is behind the proposed building.

Clark Kavolinas, the project landscape architect, provided details on the landscape plan.

Mr. Marrs provided an overview of CPTED, security and sustainability features.

In response to questions from Commission members, the project architect and landscape architect advised that:

- The walk and bike scores are established through an algorithm that takes into account such factors as grade changes and number of pedestrian controlled intersections;

the score is out of 100 points and the highest score he has seen is 75 for a project in Vancouver;

- If the strata wished, one or more of the community spaces inside the building could be converted to a child friendly space; there isn't currently any outdoor child-friendly spaces in the project design as this was not a requirement of the City; further, many municipalities are gearing away from these amenities as stratas don't like the liability that comes with having such amenities and much of the time these spaces are not used.

The chair noted that the City will be spending several million dollars to upgrade the park in the area and that a pedestrian bridge will be built to connect to the park. In response to questions from Commission members, staff indicated on a map where the pedestrian bridge would be located and advised that the beginning and ending of the bridge haven't been determined as there is no actual design yet.

In response to further questions from Commission members, the project architect advised that:

- the developer is timing application for demolition permits to coincide with owners of the neighbouring houses vacating the premises so that the homes will not remain vacant for very long;
- the grassy areas in the front units are not actually sloped, they only appear that way on the renderings;
- as the area in front of the units at the front of the building is tiered, only the top tier would be usable by the owner, so that is the only area that would make sense to be grassed; other tier will have thorny plants to prevent loitering and access to patios;
- due to the large grade differential of the site, the developer decided to tier the front instead of having one big wall;
- the developer will look into installing a convex mirror outside the parkade exit ramp on the south east side to improve visibility for drivers exiting the parkade;
- the fire access lane cannot extend all the way to the back of the building as it cannot extend past the riparian line; however, there is still access to the back of the building for firefighters on foot;
- due to the thickness of the vegetation in the ravine behind the building, which includes blackberry bushes, the developer doesn't think that area will be accessible to individuals;
- the height of the wall at the back of the development varies from 1.5 m to 4m;

- there is nothing to stop building residents from using the 8m wide area where the fire truck lane entrance is;
- the developer will be getting input from the CPTED consultant on the height of the gate to the fire access lane to ensure it is of an adequate height;
- the purpose of the concrete slabs at the entrance is to bookend the entrance of the building so that it is more easily identifiable from the street; the handrails for the stairs also attach to the slabs;
- the patios do project beyond the units in accordance with CPTED principles.

In response to a question from a Commission member, staff advised that:

- as the infrastructure for electric vehicle (EV) charging stations is being added to most, if not all new developments, the City is working with BC Hydro so that BC Hydro can determine improvements required to the electrical grid to ensure there is enough capacity to accommodate this new infrastructure.

The developer further advised that shared load strategies are typically employed between charging stations to reduce total system load.

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

- there are currently no plans by the City to improve the walkway on the Hydro right of way path; however, the City is undertaking greenway plans for Michaud Crescent so this area would be a logical next step in that process;
- the reason there are only two EV charging stations included in the proposal is because that is all the City asked the developer to provide;
- the City does not require EV charging stations under its current Zoning Bylaw; however, the City is in the process of drafting a new Zoning Bylaw that does include a requirement for EV charging stations, so the City has begun to request voluntary compliance from developers to provide a minimum of two EV charging stations in their developments even though they are not a requirement under the current Zoning Bylaw;
- if the Commission believes there should be a higher number of EV charging stations required under the new Zoning Bylaw there will be opportunities to provide input into its drafting;
- the number of EV charging stations currently required by the City is not based on the number of parking spots in the development (i.e. not scalable);

- the water run-off from the roof will be detained before being released into the storm sewer which then drains into Brydon Creek, accordingly, the creek water level will not be adversely affected by this development being built near it.

The chair advised the applicant that typically Council will be asking the applicant to:

- find a place for the construction workers to park as parking on the street is unacceptable;
- make sure dust and debris in the neighbourhood is mitigated; and
- develop a traffic management plan.

Mr. Dick stated in response that the applicant would be preparing a construction and traffic management plan for the development.

Randy Dick, Peter Huggin, Duff Marrs and Clark Kavolinas left the meeting.

Commission members discussed the following:

- lack of child friendly amenities;
- concern with density of this project given the lack of amenities within walking distance of the development resulting in the need for more business in the area or better pedestrian connectivity to downtown; it was noted by staff that this area is designated for high density residential development and the City is planning to improve Michaud Crescent as a greenway connection to Downtown Langley;
- small size of some of the units allows for the creation of more units in the development resulting in more people being housed in a relatively small building footprint and using the limited amenities of the building and surrounding area.

MOVED BY Commission Member Millsip  
SECONDED BY Commission Member Wong

THAT Rezoning Application RZ 02-19 and Development Permit Application DP 02-19 to accommodate a 5-storey, 115-unit condominium apartment development located at 5443, 5453, 5461 & 5469 Brydon Crescent 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;

AND THAT the developer be encouraged to increase the number of electric vehicle charging stations.

BEFORE THE QUESTION WAS CALLED discussion ensued regarding:

- the cost of level 2 EV charging stations;
- having developers consider provision of child amenities in the future;
- having a percentage of required EV charging stations based on number of units in the new Zoning Bylaw.

THE QUESTION WAS CALLED and the motion was

CARRIED

There was unanimous consent to add an item to the Agenda – “Commission Members Attendance at Developer Information Meetings” at the request of a Commission member.

3) **COMMISSION MEMBERS ATTENDANCE AT DEVELOPER INFORMATION MEETINGS**

A Commission member asked whether it was permissible for commission members to attend development information meetings hosted by the developer.

Discussion ensued regarding the appropriateness of commission members attending non-City developer hosted information meetings with the consensus being it would not be appropriate for commission members to attend such meetings.

There was unanimous consent to direct staff to provide the Commission with some of the more recent reports of these meeting from developers that are provided to the City.

5) **Next Meeting:**

Wednesday, June 12, 2019

6) **ADJOURNMENT**

MOVED BY Commission Member Wong  
SECONDED BY Commission Member Haney

THAT the meeting adjourn at 8:33 P.M.

CARRIED



MAY 13, 2019

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**ADVISORY PLANNING COMMISSION CHAIRMAN**



May 10, 2019

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

*Certified Correct*