



MINUTES OF A PUBLIC HEARING MEETING

Monday, February 8, 2021

7:00 p.m.

Remote Video / Teleconference

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. Bomhof, Director of Engineering, Parks and Environment
C. Johannsen, Director of Development Services
S. Kennedy, Acting Fire Chief
D. Leite, Director of Corporate Services
H. Gill, Manager of Engineering
K. Kenney, Corporate Officer
P. Kusack, Deputy Corporate Officer

1. **CALL TO ORDER**

Mayor van den Broek called the Public Hearing to order and acknowledged that the land on which we gather is the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

Mayor van den Broek read a statement regarding the procedures to be followed for the Public Hearing.

The Corporate Officer advised that notification of the Public Hearing had been publicized in the following manner:

A notice pertaining to the bylaw was mailed to properties within 100 metres of the subject property. Newspaper advertisements were placed in the January 28th and February 4th editions of the Langley Advance Times and a notice was placed outside of the entrance to City Hall and on the City's website.

The Corporate Officer further advised that two pieces of correspondence were received from members of the public in relation to Bylaw 3144, and had been circulated to Council.

2. BUSINESS

a. Bylaw 3144 - Zoning Amendment Bylaw & Development Permit No. 06-20

A bylaw to rezone the properties located at 20172 53A Avenue from the RM1 Multiple Residential Low-Density Zone to the RM3 Multiple Residential High-Density Zone to accommodate a 5-storey, 18-unit apartment development.

The Mayor invited Carl Johannsen, Director of Development Services to provide an overview of the purpose of Zoning Bylaw Amendment and Development Permit application.

Mr. Johannsen provided information on the proposal, advising that because the parcel is too narrow for a typical apartment building and underground parkade configuration, several variances were required to provide enough building width and length to support viable re-development of the site. The applicant worked to incorporate recommendations of the Advisory Design Panel into the building design and the unique design allows for it to fit onto the site while providing adequate building separation from neighbouring residential buildings. He further advised that the visitor and residential parking variances were close to what the City currently requires and is a little above what is contemplated in the new Zoning Bylaw given the site's close proximity to the future SkyTrain station and existing transit.

The Mayor invited the applicant to present the proposed bylaw and Development Permit.

The following individuals were in attendance:

Jaswinder Gabri, Architect, AIBC, Flat Architecture

Rajinder Warraich Architect, AIBC, Flat Architecture

Clark Kavolinas Landscape Architect, C. Kavolinas & Associates

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

- Site plan
- Floor plans
- Elevations
- Entrance view
- North West side view
- North East side view
- Exterior Materials

The Mayor invited those in attendance at the electronic meeting who deemed their interest in property affected by the proposed bylaw to present their comments.

There were no speakers.

3. MOTION TO CLOSE PUBLIC HEARING

It was MOVED and SECONDED

THAT the Public Hearing close at 7:19pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER