



MINUTES OF A PUBLIC HEARING MEETING

Monday, May 10, 2021

7:00 p.m.

Remote Video / Teleconference

- Present: Councillor Wallace (Deputy Mayor)
Councillor Albrecht
Councillor James
Councillor Martin
Councillor Pachal
Councillor Storteboom
- Absent: Mayor van den Broek
- Staff Present: F. Cheung, Chief Administrative Officer
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
D. Leite, Director of Corporate Services
P. Kusack, Deputy Corporate Officer
K. Kenney, Corporate Officer

1. **CALL TO ORDER**

Deputy Mayor Wallace called the Public Hearing to order.

Deputy Mayor Wallace 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 bylaws was mailed to properties within 100 metres of the subject properties. Newspaper advertisements were placed in the April 29th and May 6th 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 one piece of correspondence was received in relation to Bylaw No. 3165 and was included in the Agenda package.

2. BUSINESS

a. Bylaw 3165 - Zoning Amendment Bylaw & Development Permit No. 08-20

A bylaw to rezone the property located at 5609 201A Street to accommodate at 5 storey, 62-unit apartment development.

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

Mr. Johannsen provided information on the proposal as follows:

- the applicant is proposing to rezone the properties to an RM3 zone with variances,
- the proposed setback variances are consistent with what is being considered for the draft Zoning Bylaw and the proposed parking variance involving a 10% reduction in parking spaces is less than what is being contemplated in the draft Zoning Bylaw; the proposed lower amount of indoor amenity space is off set by a very generous and multi-level outdoor amenity space provision;
- these proposed variances are supported by staff given the development's close proximity to frequent transit and future 203 Street SkyTrain station and a high-quality built form and site design consistent with the direction of the proposed OCP and new Zoning Bylaw;
- the application was received positively by the Advisory Design Panel (ADP) at its April 14th meeting and the applicant has incorporated ADP's recommendations into their updated drawings.

The Deputy Mayor invited the applicant to provide information on their proposed development.

The following individuals were in attendance:

Tony Osborn, Architect, Tony Osborn Architecture + Design Inc introduced Martin Kopecky, Intermediate Designer, Tony Osborn Architecture + Design Inc

Cameron Woodruff, Associate Landscape Architect, PMG Landscape Architects

Mike Guiel, President, Crossroads Enterprises (Owner of the property)

Mr. Osborn, the project architect, provided information on the proposed development as follows:

- Location map
- Massing diagram
- Sun diagram
- Rendering showing rooftop amenity spaces
- Rendering from corner of 56 Ave. and 201A St.

- Rendering on 56 Ave.
- Rendering on 201A St.
- Elevations
- Building materials
- Examples of materials on actual buildings
- Landscape drawings

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

Colette Welch, who lives on 56 Ave. kitty-corner to the proposed development, spoke regarding the following:

- asked Council to keep the height restriction of the building to four storeys as she bought her condominium in 2006 on the understanding that the City had a height restriction of four storeys for buildings;
- she and her neighbours will lose their mountain views if the building is six stories, and the view was one of the reasons she bought her unit;
- wants Langley to remain a small community and keep its small town feel and not become like Surrey;
- losing her view will affect the resale value of her unit, which isn't fair;
- Council should adhere to the current Zoning Bylaw.

Deputy Mayor Wallace called a second and third time for speakers on Bylaw 3165.

There were no further speakers.

3. MOTION TO CLOSE PUBLIC HEARING

It was MOVED and SECONDED

THAT the Public Hearing close at 7:19 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER