



MINUTES OF A PUBLIC HEARING MEETING

Monday, July 12, 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
D. Leite, Director of Corporate Services
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
P. Kusack, Deputy Corporate Officer
C. Johannsen, Director of Development Services

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 procedure to be followed for the Public Hearing.

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

Two newspaper advertisements for Bylaw 3173 was placed in the July 1st and 8th editions of the Langley Advance Times and notices were mailed out to owners within 100 m of the subject properties.

Notice of the Public Hearing was placed on the City's website, on the posting board on the first floor of City Hall as well as outside the entrance to City Hall.

No correspondence was received in relation to Bylaw No. 3173.

2. BUSINESS

- a. Bylaw No. 3173 - Zoning Bylaw Amendment (RZ 04-21) and Development Permit No. DP 05-21

A bylaw to rezone the properties located at 19665 and 19669 55A Avenue from the RS1 Single Family Residential Zone to the CD75 Comprehensive Development Zone to accommodate a 15-unit townhouse development.

The Mayor invited Carl Johannsen, Director of Development Services to present the proposed bylaw.

Mr. Johannsen advised that the applicant is proposing a 15 unit townhouse project with roof top patios the design elements reflect emerging policy directing coming from the new draft Official Community Plan and what is being proposed in the new Zoning Bylaw. The application has incorporated the recommendations from the Advisory Design Panel in site and landscape design including updating visitor parking spaces, enlarging private large spaces and improving privacy screens on the rooftop patios.

The Mayor invited the following applicants to present the proposed bylaw:

Fred Adab, Principal, F. Adab Architects Inc.
Azar Ahmadi, Senior Architectural Designer, F. Adab Architects Inc.
Meredith Mitchell, Principal, M2 Landscape Architecture

Mr. Adab provided information on the proposed development including:

- Project elevation renderings
- Site plan
- Design rationale
- Site characteristics
- Floor plans
- Exterior façade materials
- Unit Access
- Landscape details

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

The Deputy Corporate Officer advised that one piece of correspondence in opposition had been received by email and read it aloud for the benefit of Council's consideration.

3. MOTION TO CLOSE PUBLIC HEARING

It was MOVED and SECONDED

THAT the Public Hearing close at 7:27pm.

CARRIED

Signed:

MAYOR

Certified Correct:

DEPUTY CORPORATE OFFICER