



MINUTES OF A PUBLIC HEARING MEETING

Monday, March 7, 2022

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, Deputy Fire Chief
D. Leite, Director of Corporate Services
H. Gill, Manager of Engineering
A. Metalnikov, Planner
K. Kenney, Corporate Officer
P. Kusack, Deputy Corporate Officer

Mayor van den Broek began by acknowledging that the land on which we gather is the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations

1. **CALL TO ORDER**

Mayor van den Broek called the Public Hearing to order.

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

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

Two newspaper advertisements for the bylaw were placed in the February 24th and March 3rd 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 and on the posting board on the first floor of City Hall.

One piece of correspondence was received in relation to Bylaw 3204 which was included in the agenda.

2. **BUSINESS**

- a. Bylaw 3204 - Zoning Bylaw Amendment No. 186 (RZ 15-21) and Development Permit DP 15-21

A bylaw to rezone the properties located at 20032 & 20038 56 Avenue from RS1 Single Family Residential zone to the CD82 Comprehensive Development Zone to accommodate a 6-storey, 49-unit apartment development.

Carl Johannsen, Director of Development Services provided a summary of the development application as follows:

- the development application was reviewed by the Advisory Design Panel and the applicant has incorporated the Panel's recommendations into their drawings including adjustments to balcony coverings, rooftop patio layout, adding more trees to the rooftop patio, and landscaping to the South facing surface parking deck;
- this application also proposes a residential parking variance involving the use of shoulder parking rates being contemplated for the new Zoning Bylaw for areas within a 10-minute walk of the Fraser Highway transit corridor and future sky train station;
- the property is located close to the future 200 St. transit corridor and these rates are consistent with those applied to recent applications nearby the applicant is also proposing a higher percentage of small parking spaces or 53% relative to the current 40% in the bylaw which is consistent with the direction that is being contemplated for the new Zoning Bylaw and other applications
- staff supports the application.

The Mayor invited the applicant to present the proposed bylaw.

The following individuals were in attendance on behalf of the applicant:

David Eaton, Architect, David Eaton Architect Inc.
Manpreet Singh, Architect, David Eaton Architect Inc.

Mr. Eaton advised he was available to answer any questions from the public and Council members.

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.

The mayor called three times for speakers on the proposal. There were no speakers.

3. MOTION TO CLOSE PUBLIC HEARING

It was MOVED and SECONDED

THAT the Public Hearing close at 7:09 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER