



MINUTES OF A PUBLIC HEARING MEETING

Monday, July 11, 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
 - K. Hilton, Director of Recreation, Culture and Community Services
 - P. Kusack, Deputy Corporate Officer
 - G. Flack, Deputy Director of Corporate Services
 - H. Gill, Manager of Engineering Services
 - C. Johannsen, Director of Development Services
 - S. Kennedy, Fire Chief
 - A. Metalnikov, Planner

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 Deputy 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 June 30th and July 7th editions of the Langley Advance Times and notices were mailed out to owners/occupiers 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.

Two (2) pieces of correspondence were received after publication of the agenda and were circulated to Council via email.

2. BUSINESS

- a. Bylaw 3216 - Zoning Amendment No 189 and Development Permit No. DP 05-22

A bylaw to rezone the properties located at 20121, 20131, 20141, 20151, 20161, 20171 – 53 Avenue from RS1 Single Family Residential zone to the CD85 Comprehensive Development Zone to accommodate a 5-storey, 93-unit rental apartment development.

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

- 5-storey, 93-unit apartment building utilizes a new laneway access to 53A Avenue, established by a previous application to the north which council has approved in principle.
- New laneway will enable properties to develop independently and will reduce vehicle traffic on 53 Avenue which has a school zone.
- Includes new sidewalks on 53 Avenue, retains existing on-street parking and provides additional on-street parking and contributes to a new crosswalk
- Supported by the Advisory Design Panel and the applicant has incorporated recommendations from the ADP
- Includes numerous sustainability measures and proposed parking variances consistent with the shoulder rates being considering in the new Zoning Bylaw.

The Mayor invited the applicant to speak to the proposed bylaw. The following individuals were in attendance on behalf of the applicant.

Kyle Nagtegaal, Keystone Architecture
Eric Poxleitner, Keystone Architecture
Clark Kavolinas, C. Kavolinas & Associates Inc
Tim Kroeker, Redekop Kroeker Development Inc
Bryan Smyth, Redekop Kroeker Development Inc

Mr. Nagtegaal provided information on the development as follows:

- Project Data
- Location
- Access Context Plan / Future Access Route
- Design Rationale focused on reducing the heat dome affect
- Site Plan
- Landscape Plan
- Combined Site Plan
- Outdoor Amenity Plan – visual and similar design between the subject site and the site to the north
- Shadow Study
- Parkade Plan
- Floor Plans

- Bike Storage and Maintenance space
- Exterior Elevations
- Renderings

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

There were no members of the public in attendance and therefore no speakers.

The Mayor called a second time for speakers on the Bylaw 3216.

The Mayor called a third time for speakers on the Bylaw 3216.

There were no speakers.

The Mayor invited Council members to provide comments.

In response to questions from Council members the applicant advised:

- they have taken steps above the BC Building Code to minimize sound transfer between units
- rental buildings typically charge an extra fee for parking spaces
- each unit can have on-site parking. By separating parking from rent people with no cars don't have to pay extra and those with more than one car have access to more than one spot. Provides flexibility.
- Solar panels will not be utilized in this project
- Individual postal storage for package delivery will not be provided specifically, however there is an opportunity for residents to access a few larger boxes that will be provided for package delivery.
- There will be a raised crosswalk installed between 200th Street and 201A Street. Existing speed humps will be moved further apart to maximize efficiency of the traffic calming and a traffic impact study will be done as part of the development to determine any further needs for traffic calming.

3. **MOTION TO CLOSE PUBLIC HEARING**

It was MOVED and SECONDED

THAT the Public Hearing close at 7:31pm

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER