



MINUTES OF A PUBLIC HEARING MEETING

Monday, December 5, 2016
7:00 p.m.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Mayor Schaffer
Councillor Arnold
Councillor Albrecht
Councillor Martin
Councillor Pachal
Councillor Storteboom
Councillor van den Broek

Staff Present:
D. Leite, Deputy Chief Administrative Officer
G. Minchuk, Director of Development Services and Economic Development
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
C. Mushata, Manager of Legislative Services

1. CALL TO ORDER

Mayor Schaffer called the Public Hearing to order.

Mayor Schaffer read a statement regarding the procedure to be followed for the Public Hearing.

The Corporate Officer advised that the Public Hearing was advertised as follows: a notice was placed on the City Hall Notice Board on Tuesday, November 22. Newspaper advertisements were placed in the November 25th and 30th issues of the Langley Times. Notices were also mailed and hand delivered to properties within 100 metres of the subject properties.

The Corporate Officer advised that two letters have been received. One has expressed concern about the need for additional parking in the area. The other cited various concerns.

2. BUSINESS

- a. Bylaw No. 3006 – Zoning Amendment and Development Permit DP 08-16
A proposal to amend the Zoning Bylaw to accommodate a 4-storey, 28 unit townhouse development at 5501 & 5503 198 Street; 5509 198 Street; and 19771 55 Avenue.

Mr. G. Vlieg of Creative Transportation Solutions and Ms. S. Chen presented details of the proposed development including results of the traffic study conducted.

In response to a question, Mr. Vlieg advised he conducted his site visit at two separate times which were at 4:30 and 8:00 p.m.

Mr. P. Fitzgerald, 19752 55A Avenue stated:

- As a resident, parking is not as easy as the traffic engineer has indicated.
- He believes the “No parking here to corner” signs need to be erected on both the north and south ends of the road to address sightline issues at corners.
- Access via the laneway is insufficient at 16 feet 5 inches and will create gridlock; it needs to be wide enough for two full size vehicles.
- Nobody will want to utilize the laneway and therefore will not park in their garages and exacerbate the on-street parking issues.
- The infrastructure needs to be constructed before more developments are constructed.

In response to the issues raised, Mr. Vlieg advised:

- A rear lane typical vehicle width is 2.2 metres for a total of 4.4 metres.
- The paved area of the rear laneway is typically 5 metres, leaving approximately 0.6 metres for passing.
- The issue of sightlines is typically addressed through no parking signage.
- A self-policing parking proposal has been developed through the placement of raised curb bulges to help prevent parking and improve sightlines.
- The majority of peak traffic volume will be one directional in the mornings and evenings.
- The unit garages will be constructed to accommodate larger type vehicles.

Councillor Martin asked staff provide a report as to whether yellow curbs can be painted on these streets to help address sightline issues.

The Deputy Chief Administrative Office advised the issue of yellow curbs will be considered during the review of traffic calming in this area.

Councillor Albrecht stated:

- The Advisory Planning Commission had question why the density had not been maximized on the site but he believes this is a nice transition in this area.
- He requested traffic counts be conducted in laneways at some point in future to ensure needs are being met.

In response to a question, Ms. Chen advised the additional apron parking spaces will be constructed 5.5 metres long in accordance with the City's bylaw.

Matt Weber, Project Manager, stated:

- The intent of the development is to provide affordable housing.
- The density was considered but the demographic that will be moving here are families that require this type of housing.

3. MOTION TO CLOSE PUBLIC HEARING

Motion #16/205

MOVED BY Councillor Storteboom

SECONDED BY Councillor Arnold

THAT the Public Hearing close at 7:54 pm.

CARRIED

MAYOR

CORPORATE OFFICER