



MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

**HELD IN LANGLEY CITY HALL
CKF COMMUNITY BOARDROOM**

**SEPTEMBER 14, 2016
7:00 PM**

- Present:** Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Shelley Coburn, School District No. 35
Brian Doyle
Dave Humphries
Hana Hutchinson
Esther Lindberg
George Roman
Jamie Schreder
- Staff:** Gerald Minchuk, Director of Development Services & Economic Development
- Absent:** Corp. Steve McKeddie, Langley RCMP

1) RECEIPT OF MINUTES

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Hutchinson

THAT the minutes for the July 13, 2016 Advisory Planning Commission meeting be received as circulated.

Chairman Arnold reviewed the letter dated September 7, 2016 from Urban Design Group Architects Ltd. in response to the concerns expressed from the Advisory Planning Commission at the July 13, 2016 meeting relating to Development Permit Application DP 03-16. Chairman Arnold commended the response from the applicant to address the APC concerns.

CARRIED

2) **DEVELOPMENT VARIANCE PERMIT APPLICATION DVP 01-16
20041 GRADE CRESCENT -H.Y.ENGINEERING LTD.**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced Lori Joyce, H.Y Engineering Ltd. Ms. Joyce presented the proposed development variance permit application. Following discussion regarding lot width and lot frontage it was:

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Humphries

That Development Variance Permit Application DVP 01-16 to vary the minimum lot width in the RS1 Zone from 16.0m to 14.5m and authorize a frontage exemption pursuant to Section 512 (2) of the Local Government Act relating to Lot 2 of the proposed two-lot subdivision located at 20041 Grade Crescent be approved.

CARRIED

OPPOSED: Member Doyle

3) **REZONING APPLICATION RZ 01-16 /DEVELOPMENT PERMIT
APPLICATION DP 04-16 – 19660, 19674, 19680-55A AVENUE
F.ADAB ARCHITECTS INC.**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed development and introduced Fred Adab, F. Adab Architects Inc. Mr. Adab presented the proposed development. Following extensive discussion regarding the site plan, landscaping plan, CPTED, streetscape, lane access, and exterior cladding, it was:

MOVED BY Commission Member Roman
SECONDED BY Commission Member Lindberg

That Rezoning Application RZ 01-16 and Development Permit Application DP 04-16 to accommodate a 3-storey 19-unit townhouse development located at 19660, 19674, and 19680 -55A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

CARRIED

4) REZONING APPLICATION RZ 02-16/DEVELOPMENT PERMIT APPLICATION DP 05-16 -20180, 20190, 20200, 20220-20224-53A AVENUE –KEYSTONE ARCHITECTURE

The Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed development and introduced Lukas Wykpis, Keystone Architecture. Mr. Wykpis presented the proposed development. Following extensive discussion regarding the site plan, visitor parking, landscaping, CPTED, and exterior finishing, it was:

MOVED BY Commission Member Hutchinson
SECONDED BY Commission Member Doyle

That Rezoning Application RZ 02-16/Development Permit Application DP 05-16 to accommodate a 4-storey 80 –unit condominium development located at 20180, 20190, 20200, 20220-20224 -53A Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development’s report.

NEXT MEETING

Thursday, October 13, 2016

5) ADJOURNMENT

MOVED BY Commission Member Humphries
SECONDED BY Commission Member Schreder

THAT the meeting adjourn at 9 P.M.

CARRIED

ADVISORY PLANNING COMMISSION CHAIRMAN

DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct