



MINUTES OF A PUBLIC HEARING MEETING

Monday, May 8, 2017

7:00 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

Present:

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

Staff Present:

F. Cheung, Chief Administrative Officer
D. Leite, Director of Corporate Services
R. Beddow, Deputy Director of Development Services
R. Bomhof, Director of Engineering, Parks and Environment
C. Daum, Recreation Supervisor
P. Kusack, Deputy Corporate Officer

Public:

4

1. **CALL TO ORDER**

Mayor Schaffer calls the Public Hearing to order.

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

The Corporate Officer advised that the public hearing was advertised in the following manner: Notices were sent to owners and occupiers within 100m of the subject properties and advertisements were placed in the April 27th and May 4th issues of the Langley Advance.

No correspondence was received for either bylaw.

2. **BUSINESS**

a. Bylaw 3019 - Zoning Amendment

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the property located at 19942 Brydon Crescent from RM1 Multiple Residential Low Density Zone to RM3 Multiple Residential High Density Zone to accommodate a 4-storey 54-unit condominium apartment development.

The Mayor invited Wes Friesen, Points West Architecture to present the proposed bylaw and development permit.

Mr. Friesen provided an overview of the proposed development and noted that a public information meeting was held to inform neighbours about the project. He reviewed the site plan, noting that there will be a large green space in the rear of the building. Further details included, below grade parking, floor plans, unit plans noting that there is a mix of units measuring from 450 sq ft to 1100 sq ft.; the elevations; and landscape plans.

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

Tony Taylor, 5460 199A Street: Mr. Taylor noted concern about the rate of redevelopment in the area resulting in nonstop construction in the neighbourhood for over 3 years. He advised Council that contractors park all day in front of the neighbouring homes and litter excessively. During the last phase of construction he advised City staff of this and he and his wife were assured that it would be addressed, however it was not. The contractors also arrive early and stand outside of their vehicles talking and disrupting the peace and quiet of the neighbours until they can start work at 7am. He felt that the City should take a larger role in enforcing compliance with regard to littering and noise during construction. He further noted that there is a lot of police activity due to the type of tenants in the neighbouring building, owned by the same developer, and he hoped that the new building would not be rented to the same type of tenant. It was also noted that he did not receive notice of the developer's neighbourhood meeting, he only received the City's public hearing notice.

Mayor Schaffer thanked Mr. Taylor for bringing these issues to City Council's attention and he agreed that the contractors should be respecting the neighbourhoods they are working in. The Chief Administrative Officer took note of the issues and City staff will address them and monitor the development as it progresses.

b. Bylaw 3021 - Zoning Amendment

To amend the Zoning Bylaw, 1996, No. 2100 to give the land adjacent to 20416 Park Avenue, a zoning designation of C1 – Downtown Commercial Zone. The land was formerly part of a lane and presently has no zoning designation.

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

There were no speakers.

3. **MOTION TO CLOSE PUBLIC HEARING**

Motion # 17/080

MOVED BY Councillor Martin

SECONDED BY Councillor van den Broek

THAT the Public Hearing close at 7:24 p.m.

CARRIED

MAYOR

CORPORATE OFFICER