



## MINUTES OF A PUBLIC HEARING MEETING

**Monday, October 23, 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
- R. Bomhof, Director of Engineering, Parks and Environment
- G. Flack, Deputy Director of Corporate Services
- K. Hilton, Director of Recreation, Culture and Community Services
- G. Minchuk, Director of Development Services and Economic Development
- K. Kenney, Corporate Officer

### **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 notification of the Public Hearing had been publicized in the following manner:

Notice was placed on the City Hall notice board on Tuesday, October 3<sup>rd</sup>. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and a newspaper advertisement was placed in the October 12<sup>th</sup> and 19<sup>th</sup> issues of the Langley Advance. One piece of correspondence had been received and had been circulated to Council on-table.

## **2. BUSINESS**

### **a. Bylaw 3027 - Zoning Amendment**

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the property located at 19753 55A Avenue from RS1 – Single Family Residential Zone to CD-49 Comprehensive Development Zone to accommodate a 14-unit townhouse development.

The Mayor invited Fred Adab, F. Adab Architects to speak to the proposed bylaw and development permit.

Mr. Adab provided information on the proposed development as follows:

- context photos of site with surrounding developments;
- site plan;
- project statistics, in particular that this phase has two car garages, 4 bedroom units;
- streetscape renderings;
- form and character of the building;
- exterior finishes;
- sustainability and green measures;
- crime prevention through environmental design.

Ruchir Dahl, Principal at Bent Picture Creative Ventures Landscape Architects advised that the principles of design are almost exactly the same as Phase 1 of the project;

Darren Sahota, property owner, read out a letter from his lawyer requesting that the City allow the property owner to submit their development permit application for approval pending eviction of the tenants currently occupying the property.

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

Janette Giffin, 21, 19741 55A Ave., referred to her correspondence submitted to Council advising that:

- she had purchased her trailer back in 1998 as it had a large yard for her dogs;
- she understands that the City is trying to increase the number of homes in the area; however, the trailer park homes were affordable housing;
- she doesn't see how she will be able to find a comparable replacement as her current home has such a large yard for a trailer pad;
- in reference to the policies included in her submission from the City of Surrey and Township of Langley as to their policies for redevelopment

of mobile home parks, that the City consider implementing similar policies for the remaining two homes at the site;

- she doesn't know how she will be able to afford to go anywhere else as her trailer is too old to be moved and, if she had to move farther out into the Fraser Valley to find affordable housing, she would also need to find another job;
- Council consider what her housing options would be to allow her to remain within the vicinity of her current home.

The Mayor called for further representations from those in attendance on the proposed bylaw and development permit. There were no further speakers.

Council provided the following comments and questions:

- Sections of the policies of the other municipalities submitted in Ms. Giffin's correspondence state that if there is to be redevelopment of a manufactured home park the developer has to offer some compensatory payment to the owners being evicted. Has Ms. Giffin been offered such compensation, to which Ms. Giffin advised that she was offered \$5,000 to leave early;
- If this development proposal is approved tonight Ms. Giffin has a year to find other accommodation;
- Whether Ms. Giffin has tried to negotiate better compensation from the developer, to which Ms. Giffin advised that she has not.
- Whether staff is aware how these voluntary compensation programs work in other municipalities, to which staff replied they are wide ranging in scope and nature;
- Whether this area is designated for higher density under the OCP, to which staff replied that yes, it is designated medium density residential.

### **3. MOTION TO CLOSE PUBLIC HEARING**

MOVED BY Councillor Storteboom

SECONDED BY Councillor Arnold

THAT the Public Hearing close at 7:27 p.m.

CARRIED

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MAYOR

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CORPORATE OFFICER