



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, MARCH 14, 2018  
7:00 PM**

**Present:** Councillor Jack Arnold, Chairman  
Councillor Paul Albrecht, Vice-Chairman  
John Beimers  
Trish Buhler  
Shelley Coburn, School District No. 35  
Kimberley Lubinich  
Constable Lisa Cormier, Langley RCMP  
Ron Madsen  
Kim Mullin  
Jamie Schreder

**Staff:** Gerald Minchuk, Director of Development Services & Economic  
Development

**Absent:** Dan Millsip

1) **RECEIPT OF MINUTES**

MOVED BY Commission Member Buhler  
SECONDED BY Commission Member Mullin

THAT the minutes for the February 14, 2018 Advisory Planning  
Commission meeting be received.

**CARRIED**

2) **REZONING APPLICATION RZ 03-18/DEVELOPMENT PERMIT APPLICATION DP 04-18-20689 & 20699 EASTLEIGH CRESCENT**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Brian Dagneault, Dagneault Planning Consultants Ltd., and Tim Ankenman, Ankenman Marchand Architects, who presented the proposed applications. Following discussion on building form and character, enhancing east and west elevation with more glazing, landscaping, substitute pavers or stamped concrete where artificial grass is proposed along laneways, parking and EV Stations, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler  
SECONDED BY Commission Member Lubinich

That Rezoning Application RZ 03-18/Development Permit Application DP 04-18 to accommodate a 23 unit, 3-storey townhouse development located at 20689 and 20699 Eastleigh Crescent 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 be approved.

CARRIED

3) **REZONING APPLICATION RZ 07-17/DEVELOPMENT PERMIT APPLICATION DP 11-17- 5520, 5521, 5511, 5501, 5491-199A STREET AND PORTION OF ROAD DEDICATED ON PLAN 33088**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Carl Humphrey, Senior Designer, Wensley Architecture Ltd. who presented the proposed applications. Following discussion on building form and character, landscaping, parking and EV Stations, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler  
SECONDED BY Commission Member Madsen

That Rezoning Application RZ 07-17/Development Permit Application DP 11-17 to accommodate a 39 unit, 3-storey townhouse development

located at 5520, 5521, 5511, 5501, 5491-199A Street and Portion of Road Dedicated on Plan 33088 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 be approved.

CARRIED

3) **REZONING APPLICATION RZ 04-18 -19868 LANGLEY BYPASS**

The Director Development Services & Economic Development provided a brief overview of the planning historical context for the proposed rezoning application, and introduced Fabian Leitner, Director of Development and Customer Care, Wesgroup, who presented the proposed rezoning application. Following discussion on minimum commercial unit size and overall project building form and character.

MOVED BY Commission Member Biemers  
SECONDED BY Commission Member Cormier

That Rezoning Application RZ 04-18 to allow a maximum of 25% of the total gross floor building area for individual commercial tenants to be less than 4,000 ft<sup>2</sup> for the development located at 19868 Langley Bypass 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) **Next Meeting:**

Wednesday, May 9th, 2018

5) **ADJOURNMENT**

MOVED BY Commission Member Schreder  
SECONDED BY Commission Member Coburn

THAT the meeting adjourn at 8:30 P.M.

CARRIED

*J. Arnold*

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**ADVISORY PLANNING COMMISSION CHAIRMAN**

*Enabel Minchuk*

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**DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT**

*Certified Correct*