



## MINUTES OF A PUBLIC HEARING MEETING

Monday, July 9, 2018

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. Bomhof, Director of Engineering, Parks and Environment  
K. Hilton, Director of Recreation, Culture and Community Services  
P. Kusack, Deputy Corporate Officer  
R. Beddow, Deputy Director of Development Services and Economic Development

### 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 Deputy 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 June 26<sup>th</sup>. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the June 28<sup>th</sup> and July 5<sup>th</sup> editions of the Langley Advance.

The Deputy Corporate Officer advised that one piece of correspondence was received for Bylaw 3068.

### 2. **BUSINESS**

#### a. Bylaw 3061 - Zoning Amendment Bylaw

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19727, 19737, 19755 and 19763 55 Avenue from RS1 Single Family Residential Zone to CD57 Comprehensive Development Zone to accommodate a 36 unit, 3 storey townhouse development.

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

Mr. Adab provided information on the proposed development including details pertaining to the following:

- unit size;
- parking;
- entry points;
- emergency service access;
- changes to the proposal which were made after the Advisory Planning Commission provided comments with regard to the design;
- energy saving components

Landscape design information included:

- additional trees were added to create a street front design;
- large tile patios, roof deck terraces for upper units;
- additional lighting at mailboxes, entries and parking areas;
- decorative entry points from the street
- attractive fencing and added landscaping to protect the privacy of the neighbouring development.

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

John Fuller, 9 – 19649 53 Ave:

Mr. Fuller introduced himself as the spokesperson for the neighbouring Huntsfield Green Development. Mr. Fuller supported the design and structure as presented by the architect, noting particular support for including 2 parking spaces per unit. The design ensured no patio space would be looking over the Huntsfield Green development and the roof top decks included 5' frosted glass railings to protect privacy further. He felt the whole area will be improved immensely by the good development in the area. He thanked the City for their work with the architect to create good developments for all involved.

Paul Fitzgerald - 1 – 19752 55A Avenue:

Mr. Fitzgerald lives in the complex to the north of the proposed development. He agreed that the design was nice and will beautify the area. He noted his personal background in construction and advised that the same developer built his building four years ago. He advised that the landscaping around his building is dying because there was not enough topsoil in the landscape areas at the development stage, adding to the issue that the ground is mostly sand and rock to start with. With little to no soil, there has been nowhere for the tree roots to go so they come back up above ground and eventually die. He dug down and found only one inch of topsoil and a lot of construction debris that was buried. For the

landscaping to survive in the new development, it will need more soil at the outset.

He further noted that a neighbouring development in mid-construction has crews working outside of the allowable hours consistently, delivery of equipment and materials late at night and very early in the morning and that activity is adversely affecting the peace and enjoyment of his residence. He noted concerns about worker safety on the site as well. He advised that the RCMP do not respond to his calls after hours and suggested that the city implement an evening shift for the bylaw department.

The Mayor invited other members of the public to the microphone to share their comments, however there were no further speakers.

b. Bylaw 3068 - Zoning Amendment

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20105, 20109, 20119 and 20129 53A Avenue from RS1 Single Family Residential Zone to CD60 Comprehensive Development Zone to accommodate a 48 unit, 4 storey condominium apartment building.

The Mayor invited Lukas Wykpis, Keystone Architecture to present the proposed bylaw and development permit application.

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

- location at 201A and 53 Avenue;
- site plan, with entry points and visitor parking and parkade access;
- 2500 sq ft of outdoor amenity space;
- 26 bike stalls, 17 storage lockers;
- Floor plans;
- Exterior elevations and materials;
- CPTED principles

Mr. Wykpis advised that the developer hosted an open house for neighbours to learn about the proposed development.

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

Carol Armstrong - 104 – 5360 201 Street:

Ms. Armstrong advised that she lives next to the proposed building in the Garden Grove townhouse complex and she noted the following concerns:

- Too large of a development for the size of the property;
- Increases an already densely populated area on a narrow road;
- Increased noise levels;
- Serious parking problems will worsen;

- Heavier traffic problems;
- Not enough green space and none included in the new development;
- Height of the building will eliminate sunlight to existing buildings on the north side;
- Concerns with access for emergency vehicles;

She asked Council to consider a smaller development for the site.

Julie Buxton – 102 – 5360 201 Street:

Ms. Buxton lives in the Garden Grove complex next to the proposed development and expressed concern about the amount of development in the area overall, noting that construction has been ongoing for four years. Currently the noise level is high and parking is unmanageable. She further noted that a newer building across from her unit has an exhaust system that runs night and day and the noise from that is very disturbing. The proposed development allows for one parking spot per unit which is of concern to her because most families in Langley have two cars. She encouraged Council to consider a townhouse development for this location instead of a condominium development.

Bridgette and Ed Weiss – 404 – 5430 201 Street:

Ms. Weiss noted that she shared the same view as the two previous speakers.

Heather Wozell - 5430 201 Street:

Ms. Wozell is also a Garden Grove Complex resident and shared her concern that the proposed development is four storeys, next to the two storey townhouse complex. She felt like it will loom over their complex blocking the sun from almost entirely. She also noted that the lane is very narrow and when cars are parked on both sides it will be difficult to pass each other. She was in favour of improving the neighbourhood with new development but with her concern about the size of the proposed building, she hoped Council would consider a lower complex.

Wayne Bermody - 5430 201 Street:

Also a Garden Grove resident, Mr. Bermody expressed concern about emergency vehicle access once the new building is built. He further noted that privacy will be lost with the trees that will be removed. He noted concern about increased traffic and a lack of parking for residents.

Brian Smythe – Keystone Architecture:

Mr. Smythe spoke to the concerns raised noting that the development has been limited to four storeys which is well within the current zoning bylaw. It was noted that it could have been five or six storeys. He further noted that the narrow laneway will be widened as a result of the new development and the parking provided does not include available street parking.

The Mayor invited other members of the public to the microphone to share their comments, however there were no further speakers.

c. Bylaw 3072 - Zoning Amendment

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5471 and 5481 199A Street from RS1 Single Family Residential Zone to CD61 Comprehensive Development Zone to accommodate a 13 unit, 3 storey townhouse development.

The Mayor invited Amir Moosavii, Wensley Architecture to present the proposed bylaw and development permit application.

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

- Noted that two single family lots were consolidated into one lot;
- 13 units across 3 clusters;
- 8m clearance has been provided for access for emergency vehicles;
- 90% of the units are 3 bedroom, promoting families to live there;
- Provided extra visitor parking and included an e-vehicle charging station;
- Storage units in underground;
- Private, fenced rear yard and private roof top decks;
- In favour of sustainability design features;
- Robust landscaping throughout the project

The Mayor invited those in attendance who deemed their interest in property affected by the proposed bylaw and development permit to present their comments. There were no speakers.

d. Bylaw 3074 - Zoning Amendment

To amend the Zoning Bylaw, 1996, No. 2100 to designate an un-zoned portion of road located adjacent to the lane off 204th Street and Park Avenue, dedicated by Plan EPP80213, to C1 Downtown Commercial Zone.

The Mayor invited Roy Beddow, Deputy Director of Development Services to speak to the proposed bylaw.

Mr. Beddow provided information on the proposed bylaw noting where the portion of lane is located. This rezoning will designate the un-zoned portion of the closed road, to the same zoning as the adjacent property.

Deborah Lee - 20460 Douglas Crescent:

Ms. Lee lives adjacent to the area in question in the Serenade building. She noted concern that taking 3 metres away from the existing 9 metre wide lane would make it very difficult to exit the Serenade parkade safely. Making turns from the parkade is difficult as visibility is limited. There is also a telephone pole in the middle of the lane that is difficult to maneuver around. She noted that police vehicles use the lane regularly and currently there is room to move over out of their way, if the lane is narrowed, that

may not be possible. Concern was also raised about the ability for fire trucks to access the back of the building with a narrowed lane.

Lydia Steer – 20460 Douglas Crescent:

Ms. Steer noted concern about the ability to safely exit from the parkade with a narrowed lane, noting that it's already difficult to exit safely. She noted that she expects the garbage trucks to have difficulty getting in and out as well. She asked Council to reconsider narrowing the lane.

The Mayor invited those in attendance who deemed their interest in property affected by the proposed bylaw and development permit to present their comments. There were no further speakers.

**3. MOTION TO CLOSE PUBLIC HEARING**

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Pachal

THAT the Public Hearing close at 8:08pm.

CARRIED

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MAYOR

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CORPORATE OFFICER