



MINUTES OF A PUBLIC HEARING MEETING

Monday, September 17, 2018

7:00 p.m.

**Council Chambers, Langley City Hall
20399 Douglas Crescent**

Present:

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

Staff Present:

- F. Cheung, Chief Administrative Officer
- K. Hilton, Director of Recreation, Culture and Community Services
- D. Leite, Director of Corporate Services
- G. Minchuk, Director of Development Services and Economic Development
- B. Godlonton, Deputy Fire Chief
- K. Kenney, Corporate Officer

1. CALL TO ORDER

Mayor Schaffer read a statement regarding the procedures 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 September 4th. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the September 6th and September 13th editions of the Langley Advance. Two pieces of correspondence were received in relation to Bylaw No. 3081, one of which was included in the agenda package and one provided on table. One piece of correspondence was received for Bylaw 3083 and is on table.

2. BUSINESS

a. Bylaw 3078 - Zoning Amendment and Development Permit No. 13-18

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19610, 19618-26, 19630-32, 19638, and 19648-50 55A Avenue from RS1 Single Family Residential Zone and RM1 Multiple Residential Low Density Zone to CD63 Comprehensive Development Zone to accommodate a 41 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 re-zoning as follows:

- Context Plan
- Aerial map context photos
- Site Plan
- Perspective view rendering from 55A Ave.
- Coloured elevations
- Roof patio – section through roofs
- Exterior finishes
- Blocks 2 and 3 Floor Plans
- Blocks 4, 5, 6, 7 Floor Plans
- Design rationale

Representatives from PMG Landscape Architects provided information on:

- Landscape plan
- Laneway
- Retaining walls

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

Bill Donaldson, 76 – 19649 53rd Ave, Langley, stated that:

- he lives in Huntsfield Green located south of the development and the Huntsfield Green community is supportive of the design;
- fire and safety issues concerns with respect to the long laneway have been addressed through design of a road in the complex;
- appreciate there is 2 car parking for each unit to reduce need for on street parking.

Paul Fitzgerald, #1 – 19752 55A Ave. Langley, stated that:

- he likes the lane coming out on 55A Ave in terms of traffic flow and safety;
- is appreciative that allowable hours of construction are now being adhered to which are up to 7:00 pm Monday to Friday and up to 5:00 pm on Saturdays and there are no more deliveries of equipment taking place during the night;
- the development to the south has demolition trucks backing up on the street without flag people;
- there are issues with dust mitigation from other developments taking place on the street which is impacting residents.

The Mayor called for further representations on Bylaw 3078.

There were no further speakers.

- b. Bylaw 3081 - Zoning Amendment and Liquor Control and Licensing Act - New Manufacturer Brewery Lounge Licence Application

Bylaw Purpose:

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the property located at 20555 56 Avenue from C1 Downtown Commercial Zone to CD64 - Comprehensive Development Zone to accommodate a microbrewery.

Liquor Control and Licensing Act - New Manufacturer Brewery Lounge Licence Application:

Use: To accommodate a facility for the brewing of beer; lounge area for sampling product made on site; retail display area; and retail sales area.

The Mayor invited Bill Uhrich, Simcic and Uhrich Architects to speak to the proposed development.

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

- New micro-brewery proposed - Farm Country Brewing
- background on founders Travis and Arnold
- architectural firm specializes in micro-breweries
- Design concepts for interior and exterior
- Colour palette
- Branding concept
- Site concept

- Hours of operation
- Floor plan
- Front elevation
- Renderings of exterior and interior

Teri James, 201 20559 Fraser Hwy., Langley, on behalf of Downtown Langley Business Association, spoke in support of the re-zoning application citing the following reasons:

- Farm Country Brewing will be a positive addition to the business community;
- the business will have a responsible, family friendly environment;
- this business will contribute to the City's goal of creating a safe and inviting environment throughout the downtown during the day and in the evening.

Arnold Tobler, 18135 68A Ave., Surrey, the proponent, advised that Farm Country Brewing is looking forward to being a positive part of the community.

The Mayor called for further representations on Bylaw 3081.

There were no further speakers.

c. Bylaw 3082 - Zoning Amendment and Development Permit Application DP 14-18

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5475, 5483 and 5493 Brydon Crescent from RS1 Single Family Residential Zone to CD65 - Comprehensive Development Zone to accommodate a 78 unit, five (5) storey condominium apartment development.

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:

- Context Plan
- P2 Level Plan
- Floor plans for floors 1-5

Eric Poxleitner, Principal, Keystone Architecture, provide information on the proposed development as follows:

- Elevation renderings
- Renderings north east perspective
- North west perspective
- South east perspective
- South west perspective
- Exterior finishes
- Landscape Plan
- Project features
- Public information meeting held on August 7, which 3 people attended

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

Joanne MacDonell, Brydon Crescent, Langley, stated that:

- construction workers at the two developments at the end of the block are littering throughout the neighbourhood; request that the project manager(s) address this issue.

The Mayor called for further representations on Bylaw 3082.

There were no further speakers.

d. Bylaw 3083 - Discharge Land Use Contract 05-73

To discharge the Land Use Contract from 4538 204 Street to reveal the underlying RS1 Single Family Residential Zone to facilitate a building permit application for a secondary suite.

The Mayor invited Gerald Minchuk, Director of Development Services to present the proposed bylaw.

Mr. Minchuk advised that the purpose of the Discharge of Land Use Contract 05-73 is to accommodate a secondary suite.

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

There were no speakers.

e. Bylaw 3084 - Discharge Land Use Contract No. 01-73

To discharge the Land Use Contract from 4945 205A to reveal the underlying RS1 Single Family Residential Zone to facilitate a building permit application for a secondary suite.

The Mayor invited Gerald Minchuk, Director of Development Services to present the proposed bylaw.

Mr. Minchuk advised that the purpose of the Discharge of Land Use Contract 01-73 is to accommodate a secondary suite.

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

Doug Hasle, 205A Street, Langley, stated the following:

- multi-family dwellings and large houses don't fit into the neighbourhood;
- parking is already an issue in the neighbourhood, this adds to the issue.

Staff advised that since 2006 the City has been legalizing secondary suites in an effort to provide sustainable development, affordable housing in the city. To date the City has approved 477 secondary suites on single family lots. Each house with a secondary suite requires additional off-street parking.

Doug Hasle, 205A Street, Langley, asked where the parking would be located.

Staff advised that each single family lot has to have 2 parking spaces on the property. If it has a secondary suite, it would have to have 3 parking spaces on the property.

The Mayor called for further representations on Bylaw 3082.

There were no further speakers.

3. MOTION TO CLOSE PUBLIC HEARING

MOVED BY Councillor Storteboom

SECONDED BY Councillor van den Broek

THAT the Public Hearing close at 7:44 pm.

CARRIED

MAYOR

CORPORATE OFFICER