



## MINUTES OF A PUBLIC HEARING MEETING

Monday, September 24, 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  
D. Leite, Director of Corporate Services  
G. Minchuk, Director of Development Services and Economic Development  
K. Hilton, Director of Recreation, Culture and Community Services  
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 11<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 September 13<sup>th</sup> and September 20<sup>th</sup> editions of the Langley Advance. No Correspondence was received.

### 2. **BUSINESS**

a. Bylaw 3077 - Zoning Bylaw Amendment and Development Permit

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5423, 5433, 19900, 19910, 19920, 19930 Brydon Crescent from RS-1 – Single Family Residential Zone to CD62 - Comprehensive

Development Zone to accommodate a 127 unit, 4 Storey condominium development.

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

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

- Neighbourhood information meeting held
- Street frontage rendering
- Colour scheme
- CPTED principles
- Sustainability design
- Site plan
- Parkade level summary
- 1<sup>st</sup> floor plan – compartment 1
- 1<sup>st</sup> floor plan – compartment 2
- Cross section
- Landscape plan
- Plant schedule
- Shrub plan
- Landscape details

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 McDonnell, 5443 Brydon Crescent, noted that there is limited street parking in the area and asked how many visitor spots are available in the development.

Mr. Friesen advised that there are 26 visitor spots.

The Mayor called for further speakers on the bylaw.

There were no further speakers.

Councillor Arnold, Chair of the Advisory Planning Commission, advised that this development was reviewed and supported by the commission.

In response to questions from Council, Mr. Friesen advised that:

- While the proponent hasn't considered light reflective roofing as part of the building design, he suspects the proponent would be willing to make adjustments to incorporate this as suggested by the commission;
- The Fire Department provided input into the proposal and as a result the 8m fire lane was incorporated into the design which is well above building code requirements;

- The minimal slope on the site allowed for parking at grade in front of the development.

**3. MOTION TO CLOSE PUBLIC HEARING**

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Martin

THAT the Public Hearing close at 7:19pm.

CARRIED

---

MAYOR

---

CORPORATE OFFICER