

CITY OF
LANGLEY



**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, AUGUST 8, 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
Ron Madsen
Dan Millsip

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

Absent: Constable Lisa Cormier, Langley RCMP
Kim Mullin
Jamie Schreder

1) **RECEIPT OF MINUTES**

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Madsen

THAT the minutes for the June 13, 2018 Advisory Planning Commission
meeting be received.

CARRIED

2) **REZONING APPLICATION RZ 11-18/DEVELOPMENT PERMIT APPLICATION DP 13-18- 19610, 19618-19626, 19630-19632, 19638, 19648-19650 -55A AVENUE & UNZONED PORTION OF CLOSED ROAD ON PLAN EPP83409**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Fred Adab, F..Adab Architects Inc. and Marlene Messer, PMG Landscape Architects who presented the proposed applications. Following discussion on building form and character, architectural design, lane closure, tandem parking, landscaping, Sustainability features, and CPTED security measures, it was:

MOVED BY Commission Member Madsen
SECONDED BY Commission Member Lubinich

OPPOSED BY Commission Member Millsp, Member Buhler

That Rezoning Application RZ 11-18/Development Permit Application DP 13-18 to accommodate a 3-storey, 41-unit townhouse development located at 19610, 19618-19626, 19630-19632, 19638, 19648-19650-55A Avenue & Un-zoned Portion of Closed Road On Plan EPP83409 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 10-18/DEVELOPMENT PERMIT APPLICATION DP 12-18- 5423, 5433, 19900, 19910, 19920, 19930 BRYDON CRESCENT & UNZONED PORTION OF CLOSED ROAD ON PLAN EPP73909**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Wes Freisen, Points West Architecture, who presented the proposed applications. Following discussion on site plan, building form and character, building exterior, parking, lane closure, new pedestrian walkway and bridge, site landscaping, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Buhler
SECONDED BY Commission Member Millsip

That Rezoning Application RZ 10-18/Development Permit Application DP 12-18 to accommodate a 127 unit, four-story condominium apartment located at 5423, 5433, 19900, 19910, 19920, 19930 Brydon Crescent & Un-zoned Portion

of Closed Road on Plan EPP73909 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

4) **REZONING APPLICATION RZ 13-18 - 20555-56 AVENUE**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed "microbrewery" Rezoning application, and introduced Bill Ulrich, Simcic & Ulrich Architects who presented the proposed application. Following discussion on proposed building tenant improvements, hours of operation, outdoor patio, occupant capacity, Provincial liquor licensing, it was:

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Buhler

That Rezoning Application RZ 13-18 to accommodate a 'microbrewery' located at 20555-56th Avenue 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

5) **REZONING APPLICATION RZ 14-18/DEVELOPMENT PERMIT APPLICATION DP 14-18- 5475, 5483, 5493-BRYDON CRESCENT**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning/Development Permit applications, and introduced Lukas Wykpis and Eric Poxleitner, Keystone Architecture & Planning Ltd. who presented the proposed applications. Following discussion on site plan, building form and character, landscaping, sustainability features and CPTED security measures, it was:

MOVED BY Commission Member Beimers
SECONDED BY Commission Member Lubinich

That Rezoning Application RZ 14-18/Development Permit Application DP 14-18 to accommodate a 78 unit, 5-storey townhouse development located at 5475, 5483, 5493- Brydon 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

Discussion:

Discussion ensued regarding the Council decision relating to tandem parking and that staff report back to the Advisory Planning Committee on action items arising from Committee motions.

Shelley Coburn, School District No. 35 Trustee expressed concerns the School District is facing due to significant development activity, reduced classroom sizes, and Provincial school funding.

6) Next Meetings:

Wednesday, September 12, 2018

7) ADJOURNMENT

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Buhler

THAT the meeting adjourn at 9:15 P.M.

CARRIED



ADVISORY PLANNING COMMISSION CHAIRMAN



DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

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