



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

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

**SEPTEMBER 14, 2016  
7:00 PM**

**Present:** Councillor Jack Arnold, Chairman  
Councillor Paul Albrecht, Vice-Chairman  
John Beimers  
Shelley Coburn, School District No. 35  
Brian Doyle  
Dave Humphries  
Hana Hutchinson  
Esther Lindberg  
George Roman  
Jamie Schreder

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

**Absent:** Corp. Steve McKeddie, Langley RCMP

1) **RECEIPT OF MINUTES**

MOVED BY Commission Member Coburn  
SECONDED BY Commission Member Hutchinson

THAT the minutes for the July 13, 2016 Advisory Planning Commission meeting be received as circulated.

Chairman Arnold reviewed the letter dated September 7, 2016 from Urban Design Group Architects Ltd. in response to the concerns expressed from the Advisory Planning Commission at the July 13, 2016 meeting relating to Development Permit Application DP 03-16. Chairman Arnold commended the response from the applicant to address the APC concerns.

**CARRIED**

2) **DEVELOPMENT VARIANCE PERMIT APPLICATION DVP 01-16  
20041 GRADE CRESCENT -H.Y.ENGINEERING LTD.**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced Lori Joyce, H.Y Engineering Ltd. Ms. Joyce presented the proposed development variance permit application. Following discussion regarding lot width and lot frontage it was:

MOVED BY Commission Member Schreder  
SECONDED BY Commission Member Humphries

That Development Variance Permit Application DVP 01-16 to vary the minimum lot width in the RS1 Zone from 16.0m to 14.5m and authorize a frontage exemption pursuant to Section 512 (2) of the Local Government Act relating to Lot 2 of the proposed two-lot subdivision located at 20041 Grade Crescent be approved.

CARRIED

OPPOSED: Member Doyle

3) **REZONING APPLICATION RZ 01-16 /DEVELOPMENT PERMIT  
APPLICATION DP 04-16 – 19660, 19674, 19680-55A AVENUE  
F.ADAB ARCHITECTS INC.**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed development and introduced Fred Adab, F. Adab Architects Inc. Mr. Adab presented the proposed development. Following extensive discussion regarding the site plan, landscaping plan, CPTED, streetscape, lane access, and exterior cladding, it was:

MOVED BY Commission Member Roman  
SECONDED BY Commission Member Lindberg

That Rezoning Application RZ 01-16 and Development Permit Application DP 04-16 to accommodate a 3-storey 19-unit townhouse development located at 19660, 19674, and 19680 -55A 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.

CARRIED

4) **REZONING APPLICATION RZ 02-16/DEVELOPMENT PERMIT APPLICATION DP 05-16 -20180, 20190, 20200, 20220-20224-53A AVENUE –KEYSTONE ARCHITECTURE**

The Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed development and introduced Lukas Wykpiś, Keystone Architecture. Mr. Wykpiś presented the proposed development. Following extensive discussion regarding the site plan, visitor parking, landscaping, CPTED, and exterior finishing, it was:

MOVED BY Commission Member Hutchinson  
SECONDED BY Commission Member Doyle

That Rezoning Application RZ 02-16/Development Permit Application DP 05-16 to accommodate a 4-storey 80 –unit condominium development located at 20180, 20190, 20200, 20220-20224 -53A 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.

**NEXT MEETING**

Thursday, October 13, 2016

5) **ADJOURNMENT**

MOVED BY Commission Member Humphries  
SECONDED BY Commission Member Schreder

THAT the meeting adjourn at 9 P.M.

CARRIED

  
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**ADVISORY PLANNING COMMISSION CHAIRMAN**

  
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**DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT**

*Certified Correct*