



MINUTES OF A PUBLIC HEARING MEETING

Monday, January 13, 2020

7:00 p.m.

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

Present: Mayor van den Broek
Councillor Albrecht
Councillor James
Councillor Martin
Councillor Pachal
Councillor Storteboom

Absent: Councillor Wallace

Staff Present: F. Cheung, Chief Administrative Officer
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
D. Leite, Director of Corporate Services
K. Kenney, Corporate Officer

Mayor van den Broek called the Public Hearing to order.

Mayor van den Broek read a statement regarding the procedure to be followed for the Public Hearing.

The Corporate Officer advised that notification of the Public Hearing had been publicized in the following manner:

Notices pertaining to all the bylaws were mailed December 30th and also hand delivered to properties within 100 metres of the subject properties. Newspaper advertisements were placed in the January 3rd and January 8th editions of the Langley Advance Times and notice was placed on the City Hall notice board and website on January 10th.

The Corporate Officer advised that no correspondence was received in relation to Bylaw No. 3113. Twenty-one pieces of correspondence were received in total in relation to Bylaws 3108, 3109 and 3110; with four pieces being included in the agenda package and 17 pieces circulated on-table to Council.

2. BUSINESS

a. Logan Avenue Apartments

1. Bylaw 3113 - Zoning Bylaw Amendment and Development Permit DP 05-19

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20350 & 20370 Logan Avenue from the C2 Service Commercial and CD12 Comprehensive Development Zones to the C1 Downtown Commercial Zone to accommodate a 6-storey, mixed-use development comprising 144 condominium apartments and 287 m² of commercial floor space.

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

Mr. Wykpis introduced Mr. Eric Potxleitner, Architect, Keystone Architecture and provided information on the proposed development as follows:

- Context Plans
- Site Plan
- P1 Level Plan
- 1st, 2nd and 3rd Floor Plans (3rd floor to 6th floor are the same)
- Building Elevations

Mr. Potxleitner provided information on the following:

- Street View rendering
- Commercial rendering
- Amenity rendering

Mr. Wykpis provided further information on the following:

- Landscape Plan
- Crime Prevention Through Environmental Design (CPTED) Principles incorporate into design
- Project Sustainability Principals.

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

Stephanie Reeky, 5450 203 St, asked what buildings are currently on the property.

Staff advised that there are two older commercial buildings on the site – Sunshine Autobody and Joe's Rental Equipment.

The Mayor called three times for speakers on the bylaw.

There were no further speakers.

b. Langley Lions Redevelopment Project

1. Bylaw 3108 - Official Community Plan Amendment - Langley Lions Housing

To amend City of Langley Official Community Plan Bylaw, 2005, No. 2600 in order to accommodate a 981-unit multi-phase redevelopment of the Langley Lions seniors housing complex located at 20355 and 20385 54 Avenue and 5421 204 Street. The amendments consist of the following:

- Section 16.0 Land Use Designations – the addition of a new Langley Lions Seniors District designation and related policies;
- Section 17.0 Development Permit Area Guidelines – the addition of a Langley Lions Seniors District Development Permit Area and guidelines;
- Schedule “A” – Land Use Designation Map - revised map including Langley Lions Seniors District land use designation.

2. Bylaw 3109 - Zoning Bylaw Amendment and Development Permit DP 04-19

To amend Zoning Bylaw, 1996, No. 2100 to create a CD70 Comprehensive Development zone to accommodate a 981 unit multi-phase redevelopment of the Langley Lions seniors housing complex and to rezone the properties located at 20355 and 20385 54 Avenue and 5421 204 Street to the new zone. Also, to approve the first phase of the redevelopment through the issuance of Development Permit DP 04-19 for an 8 story 101-unit rental apartment building.

3. Bylaw 3110 - Discharge of Land Use Contracts No. 16-73 and No. 11-75

To authorize the discharge of Land Use Contracts No. 16-73 and No. 11-75 from the property located at 20355 – 54 Avenue to facilitate a 981-unit multi-phase redevelopment of the Langley Lions seniors housing complex.

4. Langley Lions Redevelopment Project - Introduction of Proposed Development

The Mayor invited Carl Johannsen, Director of Development Services to introduce the Langley Lions Redevelopment Project:

- Bylaw 3108 - Official Community Plan Amendment
- Bylaw 3109 - Zoning Bylaw Amendment & Development Permit
- Bylaw 3110 - Discharge of Land Use Contracts No. 16-73 & 11-75

Mr. Johannsen advised that the three bylaws pertain land use, zoning and design with respect to the long term phased redevelopment of the Langley Lions senior housing complex, noting that the is being referred to as the seniors housing complex as that is how it's been referred to historically. It's the Langley Lions Housing Society that operates the site.

The bylaws, if approved would collectively enable redevelopment of the site over a 15 to 20 year period.

The purpose of each bylaw was provided as follows:

OCP Amendment Bylaw 3108

- Enable the increase the number of rental units on the site
- Identify the site as predominantly seniors housing complex
- Provide direction on site design.

Zoning Amendment Bylaw 3109

- Enable the redevelopment through a master plan approach
- Identifies the parameters regarding permitted uses, density, building height, and parking.

Land Use Contract Discharge Bylaw 3110

Discharge Land Use Contracts and enable the redevelopment to occur according to the master plan.

Development Permit is also being considered for the first phase – Birch Building replacement

Each new proposed building on the site will require its own Development Permit for the design of the building and each phase will also require a housing agreement bylaw to be approved by Council

The Director of Development Services invited the applicant to present the proposal.

Jeanette Dagenais, Executive Director, Langley Lions Housing Society, on behalf of the Langley Lions Housing Society, thanked

Council for supporting the non-market housing development project which she believes will make a real difference in the community by helping to address the increasing need for affordable housing for seniors and persons with disabilities. She introduced Dane K. Jansen, Principal and Glenn Gardner, Senior Associate, DYS Architecture, the project architects.

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

- Aerial Image
- Site Plan
- Existing unit count
- Existing conditions
- Langley Lions Phasing Plan – Phase 1
- Langley Lions Phasing Plan – Phase 2
- Langley Lions Phasing Plan – Phase 3
- Langley Lions Phasing Plan – Phase 4
- Langley Lions Phasing Plan – Phase 5
- Langley Lions Phasing Plan – Phase 6
- Proposed unit count
- Master Plan
- Master Plan Subdivision
- Future Fire Truck access
- Birch Replacement – Development Permit
- Birch Replacement – Site Section AA
- Phase 1 Birch Parking Plan
- Phase 1 Birch Ground Floor Plan
- Phase 1 Birch Fire Truck Access
- Birch Replacement Parking Plan
- Birch Replacement – Level 01 Plan
- Birch Replacement – Level 02-08 Plan (Typical)
- Birch Replacement – East Elevation rezoning
- Birch Replacement – West Elevation rezoning
- Birch Replacement – North and South Elevation rezoning
- Birch Perspectives looking southeast
- Birch Perspectives looking east
- Birch Perspectives looking northeast
- Birch Perspectives looking southwest
- Crime Prevention Through Environmental Design (CPTED) Principles incorporated into the design
- Sustainable Development – environment social economy culture
- Landscape Plan – Phase 1
- Traffic Management Plan

In response to questions from Council Mr. Jansen advised that:

- the term adaptable units means that the units can be adapted to accessible units;
- there is flexibility in the plan to reallocate space as required between car/bike/scooter parking over time as needed;
- electrical hook-ups and implementing a modified security plan would facilitate car sharing in the future.

5. Langley Lions Redevelopment Project - Public Input Opportunity

The Mayor invited those in attendance who deem their interest in property affected by the proposed OCP, Zoning and Land Use Contract Discharge bylaws and the proposed development permit for the Langley Lions Redevelopment Project to present their comments.

Deborah Silvester, 20461 Douglas Crescent, Langley, representing Board of Directors for Langley Care Society, read from correspondence submitted for the Public Hearing, highlighting the following:

- Langley Lodge is operated by the Langley Cares Society, not Fraser Health as noted in staff report;
- Langley Care Society not opposed to the proposed development, though have some concerns that she would like addressed with respect to:
 - height of the proposed Birch replacement – interference with Langley Lodge communications antenna;
 - single access to site and construction traffic volume – access and safety of staff and wear and tear on road surface; recommend applicant contact Langley Mall for access through south service lane to site;
 - limited on-street parking – potential for construction workers to use Lodge parking spaces; recommend applicant contact Langley Mall to use their parking during construction;
 - noise during and post construction; recommend applicant contact Langley Mall for access through south service lane to site;

- reduced sunlight for Langley Lodge courtyard garden due to shadowing.

Marilyn Fischer, 5475 201 Street, Langley, Board president, representing Triple A Senior Housing Society, read from correspondence submitted for the Public Hearing and highlighted the following:

- Does not fully support the proposed development due to various concerns with respect to density of the proposal; impact on economically vulnerable seniors;
- Recommends Council adjourn Public Hearing following all presentations and table decision on development pending the engagement of a social planning consultant to conduct a comprehensive community review of the proposed redevelopment.

Leslie Gaudette, 21054 46A Ave., Langley, representing the Board of the Langley Seniors Community Action Table (LSCAT), read from correspondence submitted for the Public Hearing and highlighted the following:

- referred to report prepared by LSCAT to document concerns of residents of the Langley Lions housing complex and results of the report;
- Have questions regarding the proposed tenant mix and rents payable as they feel the average rent proposed of \$901 for the 50% of units in the rent-geared-to-income category is much higher than the \$480 per month rent expected for a senior living on \$19,800 per year, the minimum income for OAS/GIS, with rent based on 30% of income;
- Unclear about what final mix of tenants in Birch building will be;
- Concern with social isolation reported by residents of the current complex and how this will be addressed in new complex;
- LSCAT supports proposal by Triple A Senior Housing's recommendation that City engage a social planning consultant to conduct a comprehensive community review of the proposed redevelopment.

- LSCAT requests that BC Housing and the City lead the formation of a community advisory committee to provide ongoing community input to the project.

Pamela Reid, 3718 206A Street, Langley, representing the Langley Senior Resources Society, provided the following comments:

- It is not clear whether proposed tenant ratios based on income is an improvement for low income seniors in terms of number of units;
- recommended interpretation by someone from social planning field of what is proposed in terms of residency ratios and implications for low income seniors dependent on access to low income housing;
- spoke in support of Triple A Senior Housing's recommendation that City engage a social planning consultant to conduct a comprehensive community review of the proposed redevelopment to better understand the implications for low income seniors dependent on subsidized housing at the complex and in the surrounding vicinity.

Jane Carter, 20385 54 Ave., Langley, provided the following comments:

- Resides in one of the Langley Lion's complexes, pleased to see reduced number of entrances and exits for proposed Birch building;
- Spoke in support of Triple A Senior Housing's recommendation that City engage a social planning consultant to conduct a comprehensive community review of the proposed redevelopment;
- Concerned regarding housing mix as a resident who lives on site;
- Concerned with density increase.

Don Stearns, 20165 68A Ave., Langley, Board member of the Langley Lions Housing Society, provided the following comments:

- Spoke in support of the proposed redevelopment;
- The current buildings are reaching end of life;
- New buildings will improve the esthetic look of the complex;

- Modernizing the buildings will improve the lives of the seniors living at the complex by having more modern, safe and secure housing;
- Professional team has put together long term plan for the complex to try and improve affordable living standards for seniors living in the city.

The Mayor called for further speakers who haven't spoken yet on the bylaws.

Debra Hauptman, 10505 Robertson St. Maple Ridge, Chief Executive Officer for the Langley Care Society that operates Langley Lodge, provided the following comments:

- Langley Lodge is directly on east side of the Birch building; the former Birch building was four stories, the new Birch building will be eight stories and will completely shade the Langley Lodge courtyard, negatively impacting the quality of life for Langley Lodge residents as it is the only outdoor space at the facility;
- Much effort has been made to improve the courtyard with flower gardens;
- Concern with construction vehicles using the Langley Lodge's north parking access and how that will be managed;
- Risk loss of revenue due to the Birch replacement blocking the communications antenna on the roof of the Langley Lodge;
- Request that Langley Lions and the developer work with Langley Lodge to see if there is way to minimize shade on their courtyard.

The Mayor called a second time for further speakers on the bylaws.

Shamir Bhatia, 475 Aubrey Place, Vancouver, provided the following comments:

- In order to clarify income concerns raised by some speakers, referred to a letter submitted by BC Housing as part of the Public Hearing which outlined the rental rate structure for the proposed Birch Building. He noted the rent structure as follows :

30% - Moderate Income (Affordable Market Rents)

50% - Rent Geared to Income (for which they will be not paying more than 30% of their income, not \$901) – for lower income levels

20% - Low Income Deep Subsidy – lowest incomes, such as tenants on income assistance.

- Read from BC Housing letter which stated the redevelopment would result in more subsidized housing units in the new building than in the old building and under the rental rate structure none of the subsidized tenants in the new Birch building will pay more than 30% of income for

The Mayor called a third time for further speakers on the bylaws.

Julius Wonsuk, Sherbrooke Street, New Westminster, advised he worked for Langley Lions and expressed support for the redevelopment.

Marilyn Fischer, 5475 201 Street, Langley, speaking a second time, provided the following comments:

- Suggested name of project site be changed from Langley Lions Seniors District to City Timbers Seniors District to reflect location of the development site;
- TASHS questions the 80% increase in density which is inconsistent with plans of other similar housing providers in Metro Vancouver;
- Comprehensive community consultation that they are requesting should include provision and access to amenities within and in support of tenants of the complex and other parameters suggested by community stakeholders should be considered;
- Read recommendations from her correspondence that was submitted as part of the Public Hearing as follows:
 - Failing adjournment of the Public Hearing pending the conduct of and presentation to Council and the community of a report of a community consultation and assessment of the Langley Lions senior housing redevelopment by a social planning consultant:
 - Scale back the redevelopment plan to 40 – 50 percent increase in density based on the

example of Brightside Community Homes Foundation.

- Increase low income deep subsidy tenant mix to reflect need of economically vulnerable seniors in the City of Langley and to reflect findings of pending BC government housing needs assessment.

The Mayor called a final time for further speakers on the bylaws.

There were no further speakers.

3. MOTION TO CLOSE PUBLIC HEARING

MOVED BY Councillor Pachal

SECONDED BY Councillor James

THAT the Public Hearing close at 8:13pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER