



## **MINUTES OF A PUBLIC HEARING MEETING**

**Monday, October 15, 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  
R. Bomhof, Director of Engineering, Parks and Environment  
K. Hilton, Director of Recreation, Culture and Community Services  
D. Leite, Director of Corporate Services  
G. Minchuk, Director of Development Services and Economic Development  
K. Kenney, Corporate Officer

### **1. CALL TO ORDER**

MOVED BY Councillor Martin  
SECONDED BY Councillor Albrecht

THAT the Public Hearing on Bylaw No. 3088 and Bylaw No. 3067 be postponed until Council receives further information in order to make an informed decision on the proposed development, including receiving comments from all regulatory bodies and comments from staff after their review of all the engineering studies.

BEFORE THE QUESTION WAS CALLED discussion ensued regarding:

- concern that if further information was received from regulatory bodies and staff after close of the public hearing and third reading of the bylaws, that impacted the development, the public would not have an opportunity to provide further comment;
- what, if any information Council could receive after the bylaws receive third reading;
- given the importance of this development for seniors housing, want to ensure it is done right;



- need for more information to make an informed decision.

THE QUESTION WAS CALLED and the motion was

DEFEATED

Mayor Schaffer, Councillors Arnold, Pachal and van den Broek opposed

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 October 2<sup>nd</sup>. Notices were mailed and hand delivered to properties within 100 metres of the subject properties and newspaper advertisements were placed in the October 4<sup>th</sup> and October 11<sup>th</sup> editions of the Langley Advance. Five pieces of correspondence were received and were circulated on-table to Council.

## **2. BUSINESS**

### **a. Bylaw 3088 - Official Community Plan Amendment**

To amend the Official Community Plan in order to incorporate provisions for a new seniors care district on Old Yale Road. The provisions require the following amendments:

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

The Mayor invited Roy Beddow, Deputy Director of Development Services to present the proposed bylaw application.

Mr. Beddow made a presentation on the proposed Old Yale Road Seniors District, providing information on the following:

- Rosewood Seniors Centre –Official Community Plan
- Old Yale Road Seniors District – Existing Land Use
- Old Yale Road Seniors District – Study Area



- Old Yale Road Planning Study Objectives:
  - Review Proposed Rosewood Seniors Centre
  - Analyze Old Yale Road Context
  - Review Relevant Case Studies
  - Provide Recommendations
- Consultant Recommendations
- Land Use
- Density

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

B. Cunnin, 20111 53 Ave., Langley referred to the environmentally sensitive area mapping plan, and asked what has been done to manage risks associated with the proximity of this development to very sensitive ecosystems in the area.

Staff advised that this would be addressed in the Zoning Amendment application presentation and further advised that there were extensive requirements for complying with set-backs from the riparian area and also complying with the City's environmentally sensitive area mapping.

Mayor Schaffer called for further speakers on Bylaw 3088.

C. MacIntosh 21040 old Yale Road, stated the following:

- feel rushed, have had piecemeal information provided, don't know what it will mean for environment around us, want more information as I live next door, do I want to live in a home that is designated seniors district?
- homeless seniors can't afford places like this;
- have a lot of wildlife there, concerned about wildlife, environmental concerns for this area, what would be impact on river, 100 year old walnut tree in the area;
- have only seen 15 page document, my questions haven't been answered.

K. Mallar, 20969 52 Ave. Langley, stated the following:

- there is a lot of wildlife in the area;
- map doesn't show anything about what is going on with the creek, not shown on map;
- have lived there for 25 years;
- not opposed to it, but feel there is a better place for it;
- haven't seen anything from developer;
- not enough information, saw two drawings and that was it, need way more information.



M. Bledsoe, 5262 209 St., Langley, stated the following:

- there is a large amount of wildlife in the area including baby deer, beavers ducks, eagles, blue heron;
- concerns with flooding, flooding has affected neighbours' houses; if a big building goes in will that divert water more water onto our properties?
- every day there is always someone speeding through the area, will there be traffic calming in that area to protect kids?

Mayor Schaffer called for further speakers on Bylaw 3088.

There were no further speakers.

b. Bylaw 3067 - Zoning Amendment Bylaw and Development Permit

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20964, 20974, 20980, 21016, 21024 Old Yale Road from RS1 Single Family Residential Zone and the P2 Private Institutional/Recreation Zone to CD59 - Comprehensive Development Zone to accommodate a 292-unit seniors-oriented institutional and housing development consisting of a 28-bed long term care facility, 169 assisted living (congregate housing) units and 95 seniors-oriented multifamily residential units.

The Mayor invited Robert Billard, Billard Architecture to present the proposed bylaw and development permit application.

Mr. Billard provided information on the proposed seniors centre as follows:

- Comprehensive age in place facility;
- Building statistics;
- Site Plan;
- Creek – mandated to have 15.8 m riparian setback from top of creek;
- Two open houses held;
- Indoor and outdoor amenities;
- Flooding issues, water issue on site due to elevation, d working with geotechnical engineers to mitigate issues and storm water management;
- Design of building;
- Landscaping.

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



B. Cunnin, 20111 53 Ave., Langley stated that the City of Langley Environmentally Sensitive Area Mapping Study states a 30 m setback should be established for a Class A watercourse/ How was a smaller setback approved for this development? How are the endangered Coho salmon in this area being protected?

Mr. Jas Binpal, Binpal Engineering Ltd. advised that:

- was established from high water mark that follows the riparian area regulation;
- the province has accepted the riparian area regulations;

Staff clarified that this project satisfies both the provincial riparian area regulation setback and the City's environmental sensitive areas mapping; none of the proposed development areas are within ESA mapping area.

M. Fisher, 5475 201 S., Langley, speaking on behalf of Langley Seniors Community Action Table as a member and on behalf of Triple A Senior Housing as Chair, which advocates for affordable, accessible and appropriate housing for seniors in City of Langley, asked if changes to the design has incorporate any affordable rental units in the development.

Mr. Billard advised that at this point his client is looking at a business plan for that, working with Fraser Health and the assisted living group.

Ms. Fisher stated the following:

- attended open house, which was not easily accessible by seniors as it was held on the second floor of the building and there wasn't a elevator;
- Fraser Health Authority is focusing on provision of services to allow seniors to remain in their homes as long as possible rather than being admitted prematurely to assisted and long term care facilities. Living independently with community supports is much more cost effective and preferred by most seniors.
- on behalf of Triple A Senior Housing request City consider affordable rental housing that provides a safe environment for seniors to age in place, defer this Rezoning application and Development Permit until new Council is in place and until such time as the developer revises plan to increase the number of seniors oriented multi-family residential units with 20 percent of units allocated as rent geared to income units.

R. Wallace, 5500 206 St., Langley stated the following:

- has environmental concerns; developing on flood plain;
- would like to see a percentage of housing designated for affordable housing.



Mayor Schaffer called for further speakers on Bylaw 3067.

In response to a question from Council, Mr. Billard advised that the development is for seniors only.

In response to a question from Council, Mr. Minchuk advised that in order for Council to approve any changes to property use or amenities proposed for this facility in future, it would require an amendment to the Development Permit.

C. MacIntosh 21040 old Yale Road, stated the following:

- did not receive much advance notice of the two open houses; received notice of second open house the day of the open house, not everybody was informed in a timely manner;
- haven't been given all the information;
- this project will take a lot of pile driving, this will cause a lot of disruption to our lives; what will developer do to compensate for that?
- have noted since living in the area since 2003 that the creek has changed its course due to greenhouses and golf courses being put in; need comprehensive studies to determine how much more the creek will change due to this development;
- currently her property gets very mushy, neighbouring property floods; want to know more about flooding in the area and how removal of vegetation will affect flood level.

Mayor Schaffer called for further speakers on Bylaw 3067.

There were no further speakers.

**3. MOTION TO CLOSE PUBLIC HEARING**

MOVED BY Councillor Pachal

SECONDED BY Councillor Albrecht

THAT the Public Hearing close at 7:43pm.

CARRIED



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MAYOR

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CORPORATE OFFICER