



MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL
CKF COMMUNITY BOARDROOM

WEDNESDAY, SEPTEMBER 11, 2019
7:00 PM

Present: Councillor Rudy Storteboom (Chair)
Councillor Nathan Pachal (Vice-Chair)
Councillor Paul Albrecht
Adrian Brugge
Jen Cook
Ellen Hall
Mike Haney
Dan Millsip
John Beimers

Absent: Trish Wong
School Trustee Tony Ward
Constable Berthier Kyobela

Staff: Carl Johannsen, Director of Development Services
Roy Beddow, Deputy Director of Development Services
Paula Kusack, Deputy Corporate Officer

Applicant: Dane Jansen, DYS Architecture
Glenn Gardner, DYS Architecture
Nate Mallari, DYS Architecture
Stuart Thomas, Terra Housing
Kelly Lin, Terra Housing
Marg Sherba, Langley Lions Housing Society Board Member
Sid Gullion, Langley Lions Housing Society Board Member

The Chair welcomed everyone and introduced the City's new Director of Development Services, Carl Johannsen. Mr. Johannsen provided a brief history of his employment and noted he's excited to be with the City.

1) **APPROVAL OF AGENDA**

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Haney

THAT the agenda for the September 11, 2019 Advisory Planning Commission meeting be approved.

CARRIED

2) **RECEIPT OF MINUTES**

MOVED BY Commission Member Cook
SECONDED BY Commission Member Brugge

THAT the minutes for the June 12, 2019 Advisory Planning Commission meeting be received.

CARRIED

3) **Official Community Plan (OCP) Amendment Application OCP 01-19** **Rezoning Application RZ 04-19 Development Permit Application DP 04-19** **Land Use Contract Application LUC 01-19** **5421 204 Street; 20455 and 20385 54 Avenue**

The Director of Development Services welcomed the consulting team from DYS Architecture and Terra Housing and provided an overview of the application noting it included a master planned redevelopment of the Langley Lions seniors housing complex and illustrated a high-level footprint which was consistent with the proposed OCP guidelines. He reviewed components of the development and noted that as a phased development, each phase would require its own development permit application. The project supports the renewal and expansion of much needed affordable housing and will benefit from being in close proximity to the planned rapid transit hub.

The Deputy Director of Development Services provided a brief overview of the development including the following:

- It is a large site at seven acres;
- Surrounding developments include a mixture of three and four storey buildings;
- It is located on the edge of the downtown core;
- Will be about 500m from the future skytrain location;
- The proposed development exceeds the maximum density currently allowed for the site and requires Official Community Plan and Zoning Bylaw amendments. A rezoning to a comprehensive development zone is proposed for the development to proceed;
- The site is also affected by Land Use Contracts which are still in effect today and registered against title. Development would require a discharge of the Land Use Contracts

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

Mr. Jansen presented the development. The intent is to replace the current housing and increase the stock along the way. He reviewed key elements of the development including:

- Retaining valuable open spaces;
- Improve vehicular access;

- Build in such a way as not to displace current residents from the site;
- First floor concrete and then timber for remaining floors.

He reviewed the order in which the buildings will be demolished and rebuilt through the phases. He noted that the last phase could be as many as fifteen storeys depending how Langley evolves between now and then.

Mr. Mallari provided some technical information about the timber construction, soil conditions and construction time. He reviewed the following details:

- Pedestrian access between buildings;
- Access points for the fire department;
- Amenity space;
- Parking plans;
- Elevations;
- Tree retention;
- Outer cladding.

Mr. Gardener reviewed the findings of the security consultant hired to provide input on Crime Prevention Through Environmental Design (CPTED) principles which included:

- Access control for pedestrians and vehicles;
- CCTV monitoring;
- Intercoms;
- Natural surveillance;
- Territoriality using landscape design;
- Lighting;
- Resident patios on both sides of the building to increase eyes on the property;
- Glazed vision panels in the parkade, improving sightlines;
- Anti-graffiti sealant on all exposed concrete;
- Latchable gates on all outdoor spaces.

It was noted that all of the security recommendations were incorporated into the development proposal.

Mr. Gardener further noted that they adhered to a Sustainability Checklist provided by the City which included the following provisions:

- Incorporate recycling for construction materials;
- Stormwater management plan;
- Heat recovery ventilation to have an onsite renewable energy system;
- Water conservation.

It was also noted that the phase one landscape plan includes an urban agriculture space.

The Chair invited members to discuss the form and character and site design of the proposed development with regard to phase one, Birch building replacement.

Discussion ensued about the following:

- Current number of units and proposed number of units;
- Upgrades and additions to neighbourhood amenities to accommodate the increase in density (sideswalks, street trees etc);
- Parking;
- Tenant demographic;
- Funding for the project.

Further discussion took place about the number of parking stalls proposed for the Birch building. It was noted that a parking study was conducted and the proposal reflects the recommended number of stalls. The project is mixed income rental housing and all of it is below market housing. Most residents that qualify for this housing do not have cars and the majority of the parking provided is to accommodate visitors. The current parking available at the Timbers building is underused.

There was discussion about the current and proposed tenant mix for the Birch building and the following was noted:

- Concern that the Low-Income Deep Subsidy allocation is too low in comparison to the needs in the community;
- Mix of senior versus non-senior tenants;
 - Mr. Thomas noted that the Langley Lions Housing Society Board commissioned a third-party firm to assess how safe the current tenants felt with the current tenant mix and eighty percent chose the highest safety ranking available in the survey. The Board is aware of the sensitivities and are training staff to better service the tenants.
 - Staff noted that when the development is presented to Council they will have more information on the income mix of existing tenants and age group of existing and future tenants.
- Focus of Langley Lions Senior Housing is to service individual seniors needing below market housing. Affordable housing for families is not their mandate.

With regard to the form and character of the proposed building it was noted that:

- The colours on the east and west elevations could be brightened up;
- Colour on the north and south sides could be broken up a little and brightened as well;
- Some balconies are boxed in. Would like to see some walls pulled back, while maintaining the overall design, to increase the visibility to the street without having to lean all the way over the balcony and also increase the amount of natural light in the unit.

Mr. Jansen noted that they are considering a green roof to retain water that would be reused for irrigation.

Additional comments included:

- The whole property will be rezoned at the phase one application, however staff noted that the comprehensive development zoning allows flexibility and

each phase will have its own development permit application where modifications can be made.

- Would like a 'seniors only' building considered in future phases;
- The buildings will be air conditioned;
- Project included LED lighting throughout;
- Ensure there is adequate sanitary and storm sewer capacity and water supply;
- Consider having the public hearing at a larger venue as a high turnout is expected;
- Pest management strategy needs to be in place during construction and relocation of current tenants;
- New building life is 60-65 years minimum
- Consider reducing required parking as the development is in close proximity to public transit;
- Tenant occupation for 'under 55 years of age' should be reduced to 10% of total, from the approximate 20% that is the current occupation.

The Chair thanked the consultant and the Lions board members adding that the housing society is valued in our community as they provide a very important service and the City looks forward to working with all the partners on this great addition to the community.

The applicants left the meeting at 8:20pm.

The Chair stated that he felt the proposed development is addressing a housing crisis need and felt that it was good for the City. He reminded members that they are considering amendments that will give approval in principle to the overall plan for the entire site. He invited members to speak to the proposal.

Councillor Pachal echoed the Chair's statement noting that the zoning amendment will set the stage for this and remaining phases of the development.

The Chair noted that the OCP will be redone in the near future however the amendment they are considering to accommodate this project will allow the development to get started.

Members discussed the following:

- More scooter parking would benefit the residents;
- Electrical plug ins to charge scooters;
- Demand for parking will decrease as mass transit opportunities in the City increase over time. Proposed parking is more than adequate;
- The close proximity to services will give residents more mobility;
- Fire and ambulance access. Staff noted the fire department has determined that there is adequate access.

Staff noted that parking ratios can be reviewed at the development permit application stage. There will be flexibility for parking as each phase develops. Zoning locks in use and density, not parking.

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Haney

1.THAT the Official Community Plan Amendment Application OCP 01-19, Rezoning Application RZ 04-19 and Land Use Contract Amendment Application LUC 01-19 for a 981-unit redevelopment of the Langley Lions seniors housing complex be approved, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services' report; and

2.THAT the proposed Langley Lions Master Plan and Development Permit Application DP 04-19 for an 8-storey, 101-unit first phase (Phase 1A - Birch Building replacement) be approved.

CARRIED

5) **NEXT MEETING:**

October 9, 2019 (Tentative)

6) **ADJOURNMENT**

MOVED BY Commission Member Haney
SECONDED BY Commission Member Cook

THAT the meeting adjourn at 8:50 P.M.

CARRIED

Rudy Storteboom

CHAIR



DIRECTOR OF DEVELOPMENT SERVICES

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