



MINUTES OF A PUBLIC HEARING MEETING

Monday, December 7, 2020

7:00 p.m.

Remote Video / Teleconference

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

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

1. **CALL TO ORDER**

Mayor van den Broek called the Public Hearing to order and acknowledged that the land on which we gather is the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

Mayor van den Broek 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:

A notice pertaining to the bylaws was mailed to properties within 100 metres of the subject properties. Newspaper advertisements were placed in the November 26th and December 3rd editions of the Langley Advance Times and a notice was placed outside of the entrance to City Hall and on the City's website.

The Corporate Officer further advised that six pieces of correspondence were received in relation to Bylaw Nos. 3142 and 3143 and were forwarded to Council via email.

2. BUSINESS

a. Bylaw 3142 - Zoning Amendment Bylaw & Development Permit No. 04-20

A bylaw to rezone properties located at 20222 56 Avenue & 20237 Michaud Crescent to accommodate a 6-storey, 213-unit rental apartment development and associated Michaud Park Community Garden expansion.

The Public Hearing recessed at 7:06 pm to allow staff to address some technical issues.

The Public Hearing resumed at 7:14 pm.

The Mayor invited Carl Johannsen, Director of Development Services provided an overview of the application.

Mr. Johannsen provided information on the proposed redevelopment of the West Country Inn site to accommodate a 6-storey, 213-unit rental apartment development with a below-market rent component and proposed land exchange that would expand the City's Michaud Park Community Garden and provide a pedestrian and vehicular access between the applicant's property on Michaud Crescent and 56th Avenue.

The Mayor invited the applicant, Kevin Hussey, Vice President, Development, Pennyfarthing Langley City Properties Ltd. to speak to the bylaw and development permit application.

Mr. Hussey introduced Joanna Niznik, Project Coordinator and Stephen Bartok, Architect, Keystone Architecture.

Ms. Niznik provided information on the proposed development as follows:

- stats;
- context – 5 and 10 minute walking radius map of site to amenities and transit;
- context – aerial view;
- site plan;
- Land swap diagram;
- shadow study;;
- massing strategy;
- parkade plans
- parking stats;
- program breakdown;
- level plans;
- site security and CPTED
- pedestrian / cycle routes;
- building sections;
- rendered exteriors;
- exterior elevations;

- community garden / access road;
- ground oriented units/ amenity;
- streetscape at 56th Ave looking S-W;
- aerial view of 56th Ave. streetscape;
- proposed accessway road;
- loading zone sightlines;
- rendered exteriors aerial views;
- sustainability;
- material board.

Meredith Mitchell, Keystone Developments provided information on the landscape plan for the site and expansion of the community garden space.

The Mayor invited those in attendance at the electronic meeting who deem their interest in property affected by the proposed bylaw to present their comments.

Colette Welch, 2200 56 Ave. Langley, provided comments as follows:

- appreciates the developer's work, and supports the development;
- has concerns regarding height of the building:
 - effect of shadowing on her building's greenspace impacting ability to grow plants;
 - potential for obstruction of some neighbours' mountain views;
- increase in traffic in the area where the roadway is proposed.

Mayor van den Broek called a second and third time for speakers on Bylaw 3142.

There were no further speakers.

In response to a question from a Council member, Mr. Hussey advised that the Metro Vancouver median income was used to establish the rental rates for the below-market units per CMHC guidelines.

b. Bylaw 3143 - Discharge of Land Use Contract No. 04-75

A bylaw to authorize the discharge of Land Use Contract No. 04-75 from the property located at 20222 56 Avenue and 20237 Michaud Crescent.

The Mayor invited Carl Johannsen, Director of Development Services to present the proposed bylaw.

Mr. Johannsen advised that the purpose of Bylaw No. 3143 was to authorize the discharge of an existing Land Use Contract on the subject property which currently allows only hotel, restaurant, and bar uses on the site. This early termination of the Land Use Contract is consistent with the province's initiative to terminate all Land Use Contracts in BC in 2024. This early termination of the Land Use Contract is necessary for redevelopment of the site.

The Mayor invited those in attendance at the electronic meeting who deem their interest in property affected by the proposed bylaw to present their comments.

The Mayor called three times for speakers on Bylaw No. 3143.

There were no speakers.

3. MOTION TO CLOSE PUBLIC HEARING

It was MOVED and SECONDED

THAT the Public Hearing close at 7:45pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER