



MINUTES OF A PUBLIC HEARING MEETING

Monday, January 25, 2021

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
 - R. Bomhof, Director of Engineering, Parks and Environment
 - K. Hilton, Director of Recreation, Culture and Community Services
 - C. Johannsen, Director of Development Services
 - S. Kennedy, Acting Fire Chief
 - D. Leite, Director of Corporate Services
 - K. Kenney, Corporate Officer
 - P. Kusack, Deputy Corporate Officer

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 January 14th and 21st 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 correspondence was received from TransLink and Metro Vancouver in relation to Bylaw 3146 and three pieces of correspondence were received from members of the public in relation to both Bylaw 3146 and Bylaw 3147, all of which were circulated to Council.

2. BUSINESS

a. Bylaw 3146 - Official Community Plan Amendment Bylaw

A bylaw to amend City of Langley Official Community Plan Bylaw, 2005, No. 2600 to incorporate provisions for higher-density low-rise residential uses of up to six storeys in height and a maximum floor area ratio of 2.10 for the properties located at 20689 & 20699 Eastleigh Crescent.

The Mayor invited Carl Johannsen, Director of Development Services to provide an overview of the purpose of Official Community Plan Amendment.

Mr. Johannsen provided information on the Official Community Plan Amendment Bylaw, advising that this amendment involves adding a new low-rise residential land use to the current Official Community Plan (OCP) to accommodate the density and height of the proposed 6 storey apartment building with a density of 1.91 floor area ratio (FAR) which is consistent with what is being proposed in the new draft OCP which has recently been posted on the City's website for public review and comment.

Using an ortho map, Mr. Johannsen identified the subject site and proposed land use designations in the draft OCP advising that the new OCP will allow 6 storey low-rises in the area where the subject site is located but because there is a well-established neighbourhood to the north that includes 3 storey townhouse and apartments, which are not likely to change for many decades, the new OCP contains guidance for buildings to step down to a 4 storey expression along the north property line to create a good neighbour transition.

Accordingly, the proposed development reflects this step down to the north property line. In order for the proposal to proceed prior to the adoption of the new OCP, the applicant applied for an OCP amendment in the summer of 2020 to enable their proposal to enter the development application process ahead of the expected adoption of the new OCP which is anticipated in April of this year.

The applicant undertook public consultation on this proposal in August of last year and feedback from this consultation was used to tailor the design of their proposal.

Staff referred out to agencies as part of this OCP amendment and received comment back from Metro Vancouver and TransLink in support of the proposal.

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

Mr. Jurand Latek, 20669 Eastleigh Crescent, spoke in favour of the amendments indicating there is a need for more housing in this area, it is close to transit, and increased density is needed in order to improve the area.

Mayor van den Broek called a second time for further speakers.

Tony Louie, Eastleigh Crescent, spoke in support of the project, indicating that due to the population growth in Langley, there is a need for this type of low-rise, high density housing.

Ruth Kao, 220771 Duncan Way, asked whether the building is a rental property or private residential.

Mr. Johannsen advised that his understanding is that the building will be stratified.

Mayor van den Broek called a third and final time for further speakers.

There were no further speakers.

b. Bylaw 3147 - Zoning Amendment Bylaw

A bylaw to rezone the properties located at 20689 and 20699 Eastleigh Crescent from the RM1 Multiple Residential Low-Density Zone to the CD71 Comprehensive Development Zone to accommodate a 6-storey, 88-unit apartment development.

The Mayor invited Carl Johannsen, Director of Development Services to provide an overview of the purpose of Zoning Amendment Bylaw No. 3147.

Mr. Johannsen advised that the applicant wishes to rezone the subject properties to a site-specific comprehensive development zone as currently the City doesn't have an existing zone that can accommodate the proposed OCP land use referred to previously; however, this application is consistent with the zone that staff are anticipating to bring forward to accommodate this land use and the density of the proposal is actually less than the maximum density that is anticipated in the new zone.

In response to feedback received in the consultation phase, the applicant pulled back the north wall of their parkade about 1.5m from the rear property line to ensure large trees on the neighbouring property to the north aren't impacted during excavation, building and construction as these are a key part of maintaining the privacy between properties. The applicant is also designing the back of the building so as to ensure balconies are not directly facing buildings to the north and they are proposing a variance to have bicycle parking combined with their storage lockers given that the building sited in a challenging flood elevation area where that kind of storage can't be down below. There is no variance

required in parking for a comprehensive development zone; however the applicant is proposing about 4.7% less than what is required in the current bylaw in terms of parking, but given that the site is very close to the existing transit exchange and within a 10-minute walk to the future SkyTrain station, staff do not have a concern with the proposed parking reduction. The number of visitor parking spaces is consistent with the current bylaw. He further advised that the application was received positively by the Advisory Design Panel.

Mr. Johannsen advised that the applicant was in attendance to make a presentation to Council.

Kyle Nagtegaal, Project Manager, Keystone Architecture, introduced other attendees:

Stefan Ferrario, Owner, Redekop Ferrario Properties (Eastleigh) Corp.
Eric Poxleitner, Architect, Keystone Architecture
Clark Kavolinas, Landscape Architect, C. Kavolinas & Associates Inc.
Jess Dhillon, Manager, Development, Redekop Development Corp.

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

- Development statistics;
- Context map showing transit 10-minute radius from various amenities;
- Aerial view rendering;
- Site plan;
- Landscape plan;
- Shadow studies;
- Parkade floor plans;
- Floor plans;
- Public Information Meeting summary;
- Site sections;
- Exterior elevations;
- Material board;
- Eastleigh Crescent perspective;
- Amenity space;
- Rear perspective;
- Parking at rear.

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

Ruth Kao, 220771 Duncan Way, asked if there was a landscape screen to block the view of the garbage collection area from the neighbouring building to the north of the property and if so, what type of landscaping would be used and how tall it would be.

Mr. Nagtegaal confirmed that there would be a landscape screen for the garbage collection area and that a hedgerow was being proposed for the landscaping which would be tall enough to completely screen the garbage collection area from the neighbouring property to the north.

Ms. Kao, speaking a second time, asked when construction would commence and how long it would take to complete.

Mr. Johannsen advised of the following next steps in the rezoning process:

- Council to deliberate on third reading of the bylaw;
- Servicing agreement and other requirements will need to be fulfilled by the applicant prior to the bylaw being considered for adoption;
- Issuance of the development permit;
- Commencement of building permit process.

Mr. Nagtegaal advised that the construction is expected to take 18 months and would hopefully commence at the beginning of summer. He further advised that off-site parking for trades would be provided by the developer.

Ms. Kao, speaking a third time, expressed concern regarding potential noise and vibrations during construction and asked if the developer had assessed this impact on neighbouring properties.

Mr. Nagtegaal advised that no drilling or pounding of the foundation would be required for this development and that there will be signs posted around the construction site with a number that neighbours can call if they have any concerns with construction noise. He further advised that the developer will comply with all requirements of the Noise Bylaw.

Mayor van den Broek called a second time for speakers on the bylaw.

Jurand Latek, 20660 Eastleigh Crescent, spoke in support of the building design, indicating it was well thought out and would benefit the neighbourhood.

Mayor van den Broek called a third and final time for speakers on the bylaw.

There were no further speakers.

Mayor van den Broek asked if there were any questions from Council.

Council members reiterated the need to ensure that no street parking was permitted for trades working on-site.

3. **MOTION TO CLOSE PUBLIC HEARING**

It was MOVED and SECONDED

THAT the Public Hearing close at 7:43 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER