



MINUTES OF A PUBLIC HEARING MEETING

Monday, April 12, 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
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
P. Kusack, Deputy Corporate Officer
C. Johannsen, Director of Development Services
H. Gill.

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 April 1st and 8th 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 four pieces of correspondence have been all of which were circulated to Council.

2. BUSINESS

a. Bylaw 3159 - Official Community Plan Amendment

A bylaw to amend the Official Community Plan Bylaw in order to incorporate provisions for higher-density low-rise residential uses at the

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

Mr. Johannsen provided an overview of both the Official Community Plan Bylaw Amendment and Zoning Bylaw Amendment, advising that:

- The proposal on 207 Street is for 6-storey residential building with 68 units;
- The applicant has tailored their development to requirements of the draft new Official Community Plan (OCP) land use designation low-rise residential which supports 4 to 6 storey apartment buildings;
- the applicant has applied for an OCP amendment to allow their development to proceed through the current process ahead of adoption of the new OCP which is anticipated to occur in May of this year;
- the current OCP land use for this area is medium density residential which allows apartments up to 4 stories in height;
- the applicant is also proposing to re-zone the properties to a site-specific comprehensive development zone to accommodate the proposed land use;
- this new zone has been tailored after the preliminary draft zone that is being contemplated for the new Zoning Bylaw to accompany adoption of the new OCP and is also consistent with the urban design direction coming out of the draft OCP and Nicomekl River District Neighbourhood Plan;
- the applicant is proposing a residential parking amount that is about 4.7% less than the current Zoning Bylaw requirement;
- while technically a variance is not required for residential parking as it is a CD Zone, it's important to know that the proposed parking approach is supportable based on the proposal being located within a 10-minute walk of existing high frequency transit and the transit exchange at Logan Ave. and being located within a 10 to 15-minute walk to the planned 203 St. SkyTrain station as well as the downtown;
- the applicant is also proposing a minor variance to visitor parking and is slightly below the current rate of 2.0 per unit which is supportable given that a loading space has been brought into the application to ensure that loading doesn't occur on-street and two visitor spaces have been utilized for that;

- the application was received positively by the Advisory Design Panel (ADP) at its February meeting and the applicant has incorporated ADP recommendations into their updated drawings attached to the agenda.

The Mayor invited the applicant to present their development proposal.

Matthew Cheng, Architect, MCAI and Marlene Messer, Landscape Architect, PMG Landscape Architects were in attendance.

Mr. Cheng, spoke to the proposed development, providing information on the following:

- Developer is Anxin Projects Ltd.
- Public Information Meeting held July 11, 2002
- Concept site plan and architecture
- Project data:
 - Existing Zoning/Proposed Zoning
 - Total site area
 - Lot coverage
 - Building height
 - Total units
 - Indoor amenity space
 - Outdoor amenity space
 - Parking spaces
 - Bicycle spaces
 - Storage lockers
- Basement parkade
- Level 1 plan floor plan
- CPTED features
- Level 2 plan floor plan
- Level 3 & 4 floor plan
- Level 5 & 6 floor plan
- Roof deck floor plan
- Sustainability features
- Front elevation facing 207 St.
- Building entrance/townhouses detail
- Side elevation facing south lane
- Rear elevation facing east lane
- Side elevation facing north property line
- 3D model View along north of 207 St.
- 3D model view corner of south and east lane
- 3D model view along north of east lane
- 3D model view from corner of 207 St. and south lane
- External cladding elements
- Amenity landscape plan
- Roof deck plan and detail

In response to questions from a Council member, Mr. Hirod Gill, Manager of Engineering advised that:

- as this area is not within the bike network within the city there are no plans to have bike lanes along 207 St., it will be a shared car/bike lane;
- the City has applied for TransLink active transportation grants for projects in other areas of the city but not for this particular area;
- off-site drawings have not yet been received from the developer, but it is anticipated that there will be enough room to add more greenspace and landscaping as opposed to a bike lane as this area is not intended to have dedicated bike lanes.

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

There were no speakers.

In response to a question from a member of Council questions from Council members, Ms. Messer provided details of the landscape plan for the development.

Mr. Johannsen provided further comments in response to a previous question with respect to TransLink active transportation grants, advising that:

- as noted in the draft Nicomekl River District Neighbourhood Plan, there's proposed improvements to the trail network just south of this proposed development;
- as part of the development application, the applicant is required to provide improved frontage and there will be other frontage improvements in the area as other properties redevelop over time which the city wants to make sure there is a clear vision for in the new OCP and Nicomekl River District Neighbourhood Plan.

b. Bylaw 3160 - Zoning Amendment Bylaw & Development Permit No. 07-20

A bylaw to rezone the properties located at 5394, 5396, 5400, & 5402 – 207 Street from the RS1 Multiple Residential Low-Density zone to the CD72 Comprehensive Development zone to accommodate a 6-storey, 68-unit apartment development

The Mayor invited Mr. Johannsen and the applicant to speak to the bylaw.

Both indicated they had no further comments as they had provided their comments on this bylaw at the beginning of the meeting.

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

There were no speakers.

3. MOTION TO CLOSE PUBLIC HEARING

It was MOVED and SECONDED

THAT the Public Hearing close at 7:36pm.

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER