



MINUTES OF A PUBLIC HEARING MEETING

Monday, June 14, 2021

7:00 p.m.

Remote Video / Teleconference

- Present: Mayor van den Broek
Councillor Albrecht
Councillor Martin
Councillor Pachal
Councillor Storteboom
Councillor Wallace
- Absent: Councillor James
- Staff Present: F. Cheung, Chief Administrative Officer
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
D. Leite, Director of Corporate Services
K. Kenney, Corporate Officer
P. Kusack, Deputy Corporate Officer
H. Gill, Manger of Engineering

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

1. **CALL TO ORDER**

Mayor van den Broek called the Public Hearing to order and 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 June 3rd and 10th 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 two pieces of correspondence had been received from Metro Vancouver and TransLink with respect to Bylaw 3163 and had been circulated to Council via e-mail.

2. BUSINESS

- a. Bylaw 3163 - City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 13, 2021

A bylaw to amend the Official Community Plan Bylaw to incorporate provisions for high-density mixed-use development and amend the land use designation of the subject property, 20059 Fraser Highway, from the current designation of "Service Commercial" to "Transit-Oriented Core".

The Mayor invited Carl Johannsen, Director of Development Services to provide an overview of the purpose of the Bylaw 3163.

Mr. Johannsen provided information on the proposal as follows:

- this OCP amendment application represents the first re-development to be proposed in the Fraser Industrial District in the new draft Official Community plan;
- an OCP amendment is necessary for this high-density mixed-use development as the application is in an area that is currently designated service-commercial in the current OCP;
- the proposed new OCP land use being proposed with this amendment is consistent with the land use designation in the new OCP which is transit oriented core and would support mixed use redevelopment and transit supportive densities up to five and a half floor area ratio or FAR;
- the density with this building is approximately 3.43 which would make it one of the highest density buildings in the city and is well suited in terms of its location being directly adjacent to the Fraser Highway transit corridor and within a 5-to-10-minute walk of the future 203 Street SkyTrain station;
- this OCP amendment application is being brought forward to enable this application to proceed prior to the adoption of the new OCP.

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.

The Mayor called a second and third time for speakers on Bylaw No. 3163.

There were no speakers.

In response to a question from a Council member, Mr. Johannsen advised that the applicant could speak to the specifics of the roof treatment when they provided their presentation for the next item on the agenda.

b. Bylaw No. 3164 - Zoning Bylaw 1996, No. 2100 Amendment No. 173, 2021

A bylaw to rezone the property located at 20059 Fraser Highway from the C2 Service Commercial Zone to the CD73 Comprehensive Development Zone to accommodate a 6-storey, 98-unit apartment and 390 m² commercial mixed-use development.

The Mayor invited Carl Johannsen, Director of Development Services to provide an overview of the purpose of the Bylaw 3164.

Mr. Johannsen provided information on the proposal as follows:

- the zoning bylaw amendment and development permit application proposes a 6-story mixed use building with approximately 4100 sq. feet of commercial space, 98 apartment units and rooftop amenity area;
- this proposal aligns with the proposed OCP land use in terms of density and mixed-use development and includes parking provisions that are being contemplated for the new zoning bylaw for core locations within a 5-to-10-minute walk of frequent transit including the existing bus service along Fraser Highway and the SkyTrain station planned at 203 Street;
- it also proposes a reduced parking rate for a one bedroom dwelling, small scale commercial, and visitor parking and also introduces the concept of shared residential visitor and commercial parking and also looks at an updated small car parking size and percentages that are consistent with other municipalities that have SkyTrain;
- the building's high density is also made possible by a zero-lot line design;
- rooftop and second story outdoor amenity areas complement the building;
- the application received the support of the Advisory Design Panel, and the applicant made a series of upgrades to design and refinements that reflect recommendations of the panel.

The Mayor invited the applicant to provide information on their proposed development.

In attendance were:

Martin Veenhoven, Senior Project Mgr., Keystone Architecture
Luc Gosselin, CEO, Whitetail Homes
Gerald Minchuk, Development Manager, Whitetail Homes
Tyler Tsang, Project Coordinator, Keystone Architecture

Mr. Veenhoven advised that, while they are not looking to achieve a particular environmental building standard, because part of the roof will be utilized as an amenity space, it will have a lighter finish than a conventional roof to ensure it is occupiable; the rest of the roof will also be treated in a lighter material as will the second level outdoor amenity space.

He further noted that the building design is intended to accentuate the drama of the unique trapezoidal shape of the building site which is seen as a gateway site to the City from the west.

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.

The Mayor called a second and third time for speakers on Bylaw No. 3164.

There were no speakers.

In response to a question from a Council member, Mr. Gosselin advised that if the development is approved, their intent would be to move forward with construction as soon as possible.

3. MOTION TO CLOSE PUBLIC HEARING

It was MOVED and SECONDED

THAT the Public Hearing close at 7:19pm.

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER