



MINUTES OF A PUBLIC HEARING MEETING

Monday, June 28, 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
C. Johannsen, Director of Development Services
R. Beddow, Deputy Director of Development Services
H. Gill, Manager of Engineering Services
A. Metalnikov, Planning Assistant II
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:

Two newspaper advertisements for Bylaws 3168 and 3169 were placed in the June 17th and 24th editions of the Langley Advance Times and notices were mailed out to owners within 100 m of the subject properties.

Three newspaper advertisements for Bylaw 3200 were placed in the June 10th, 17th and 24th editions of the Langley Advance Times.

Notice of the Public Hearing was placed on the City's website, on the posting board on the first floor of City Hall as well as outside the entrance to City Hall.

Four pieces of correspondence were received in relation to Bylaw No. 3168 and Bylaw No. 3169, three of which were included in the Agenda package and one, which was received after the agenda was published, had been circulated to Council via email.

Forty-two pieces of correspondence were received in relation to Bylaw No. 3200, twenty-one of which were included in the Agenda package and the rest, which were received after the agenda was published, had been circulated to Council via email.

2. BUSINESS

a. 20179, 20189, and 20199 53A Avenue

1. Bylaw 3168 - Official Community Plan Bylaw Amendment No. 14 (OCP 04-20)

A bylaw to amend City of Langley Official Community Plan Bylaw in order to incorporate provisions for higher-density mid-rise residential uses at the properties addressed 20179, 20189, and 20199 53A Avenue.

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

Mr. Johannsen advised that the proposed application which involves a 5 storey 56-unit residential building requires an OCP amendment, rezoning and a development permit application as the proposed unit density is about 8 percent higher, or about 4 units higher than the current OCP land use for this area.

The proposed new OCP land use of mid-rise residential for this proposal accommodates this proposed density and is consistent with the new draft OCP which envisions a density of 3.5 FAR and a maximum building height of 12 storeys in this area.

The rezoning application is proposing an FAR of 1.69.

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 the bylaw. There were no speakers.

2. Bylaw 3169 - Zoning Amendment No. 175 (RZ-08-20) & Development Permit No. DP 09-20

A bylaw to rezone the properties located at 20179, 20189, & 20199 53A Avenue from the RS1 Single Family Residential zone to the CD74 Comprehensive Development zone to accommodate a 5-storey, 56-unit apartment development.

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

Mr. Johannsen advised that the applicant is proposing a parking variance that is consistent with previous applications located in similar locations, located about a 10- minute walk from the future SkyTrain station at 203 St. and the Fraser Highway transit corridor.

The overall proposed parking amount is higher than what is contemplated for new OCP. The proposed reduced residential parking is also support by a professional transportation engineer's report.

The proposal was well received by the City's Advisory Design Panel and the applicant has incorporated the Panel's site design and landscaping recommendations into their drawings.

The Mayor invited the following applicant to present the proposed bylaw.

The following individuals, representing the applicant were in attendance:

Elena Topisirovic, Keystone Architecture (presenter)
Eric Poxleitner, Keystone Architecture
Tim Kroeker, Owner, RKDI

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

- Project data
- Public information Meeting held March 17 – no attendees
- Context and precedent images
- Transit 10 minutes radius map
- Site plan
- Shadow study
- Parkade plan
- Floor plans
- Site sections
- Exterior elevations
- Renderings

- Streetscapes
- Material board

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 the bylaw. There were no speakers.

b. New Official Community Plan Bylaw

1. Bylaw 3200 - Official Community Plan Bylaw

A bylaw to adopt a new Official Community Plan.

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

Mr. Johannsen advised that the new Official Community Plan and its appendices, the Nicomekl River District Neighbourhood Plan and District Policies is a culmination of almost a 2 ½ year process to develop these documents, involving 2 years of public consultation including public open houses, design charettes, on-line surveys and check-ins with Council. The engagement summary attached to the staff report details feedback from the public on the draft plans and updates that were made in response to this feedback.

He further advised that the OCP and Nicomekl River District Neighbourhood Plan are key actions arising from the Nexus of Community Vision adopted by Council in 2018.

He introduced Patrick Oystryk, MODUS, the consultant who prepared the OCP process and resulting documents.

Mr. Oystryk provided an overview of the process undertaken to develop both the OCP and Nicomekl River District Neighbourhood Plan, providing information on the following:

- New OCP: implementing the Nexus of Community Vision
- Key directions
- Land Use Plan
- OCP update project process
- Nicomekl River District Neighbourhood Plan project process
- Relationship between plans
- Designations vs. Zoning
- Community engagement activities
- Engagement stats from Phase 3

- Key takeaways from the survey
- Key takeaways from the Open Houses
- Referrals to outside bodies
- Key takeaways from referrals
- Key changes and updates
- Addressing concerns about the 200 & 208 Street corridors
- Addressing concerns about the new garden wild pathway
- Addressing safety
- Strengthening environmental policies
- Updates to DP Guidelines and District Policies
- Understanding servicing needs
- Major achievements
- Next Steps

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.

Rudy Ydenberg, 19760 51 Ave., spoke regarding the following:

- appreciates the comprehensiveness of OCP document;
- advised that he is not opposed to a path in principle; but concerned having the path between 200 St. and the south side of the Nicomekl which will come very near four properties;
- the proposed path would be no more than 20m from his property which creates privacy concerns;
- would want to keep the path dark at night so as not to impact wildlife but this would create security concerns for properties that would now become accessible due to the path;
- placing path on north side of the river would provide a natural barrier for those living on the south side between their properties and the public access and would eliminate any pinch points;
- path on north side would provide easier access to existing path;
- requested that the plan be amended to move path away from the south to the north side of the river.

Yvonne Kwan, 5239 197A St., who, because of technical issues, was unable to provide her comments verbally to Council, provided her input through the chat function as follows:

- On Page Plan: Official Community Plan, page 13, please define: Gentle density, environmental solutions to fight climate change, keep old trees, Greener housing

Mr. Johannsen advised that the term “gentle densification” includes a range of multi-family housing options and attached suites, accessory housing units and lower forms of multi-family housing such as townhomes, duplexes, triplexes and quadplexes and, as proposed in the urban residential land use in the plan, involve single detached home lots that have an additional garden suite in the back as a way to add another unit gently onto the site as opposed to large apartment buildings or towers that are typically seen around SkyTrain lines.

Mr. Oystryk advised that there is a section in the Division Policies on Environmental Solutions that Fight Climate Change which touches on a range of different policies that have tended to reduce Greenhouse Gas Emissions in the community.

Mr. Johannsen further advised of the following initiatives proposed to fight climate change:

- rapid transit options such as SkyTrain and frequent bus routes along 200th Street and 208th Street will greatly reduce the amount of cars and emissions during peak periods;
- expansion of EV charging stations in residential buildings and publicly accessible stations.

He further advised there are policies in the OCP that support reduced energy use and emissions in buildings through various means

Roxanne Hooper, 50A Avenue south of the flood plain, who was unable to stay for the remainder of the meeting, asked that her comments be provided to Council through the chat function as follows:

- This is a very exciting plan overall. Our family has been here for the better part of 30 years, and it’s an incredible neighbourhood and a beautiful area. I agree with what Terry is saying, as well as Rudy, Sandy, and Anne. This plan just needs some tweaks to take care of the property owners concerns about the trail proposed on the south side (west of 200th Street), more importantly, I think everyone shares

worries for the protection of wildlife, as well as preservation of the entire eco system along the Nicomekl flood plain. Please ensure this “jewel” is take care of from the onset. If damaged, it might never be restored. As well, it’s been mentioned that we need to ensure security and privacy for neighbours are heard – not only now, but moving forward.

Anne Lavack, 5280 201 St., spoke regarding the following:

- page 123 Land Use Map shows over 550 homes along 200 and 208 Streets are slated for ground-oriented development; however, these owners haven’t been property consulted regarding the OCP so are not aware of this potential change; City of Langley should have dropped off notices to these owners;
- realize the need for increased density along transit corridors, but while residential owners are not aware, speculators and developers are aware and are buying up properties along transit corridors and nearby cul de sacs and side streets;
- speculators and developers rent out these properties for extended periods of time until they choose to develop the lot into multi-family housing, resulting in unsightly properties in the neighbourhood for years at a time as renters do not have the same pride of ownership;
- building townhomes on large undeveloped lots is acceptable but issue is with townhouses being built on lots with existing houses;
- supports promoting single lot development instead of multi-lot development south of the Nicomekl with lots being redeveloped into duplexes, triplexes and quadplexes one lot at a time, which will achieve the density goals of the OCP much more quickly.

Mr. Johannsen advised of the following:

- One of the first principles for looking at ground-oriented development was to look at the rapid and frequent transit corridors off 200 and 208 Streets the fact that the single-family properties on these routes have direct driveway access onto these arterial streets;
- small scale, incremental townhouse development of ½ acre to an acre in size was considered a way to introduce gentle densification into the area south of the Nicomekl, provide more affordable housing options close to transit;

- as the townhouses would be accessed from back lanes, the driveways fronting the street could be removed and allow for updating of the street frontage;
- small scale townhouse developments can be built more quickly than larger townhouse developments; as part of approval of the development application, the existing houses would have to be demolished and the site cleaned before construction occurs;
- the ground-oriented land use designation supports the concept of single lot development providing a variety of options for homeowners such as duplexes and triplexes;
- the City has provided early and ongoing public consultation on the land use concepts;
- as the real estate market is quite hot right now for single family homes, it's quite likely that the single-family homes in question are being bought by those looking for a single-family home; ultimately the property owner has the power to decide when to sell, when to re-zone and when to develop;
- given the demand for missing middle housing options, it is unlikely that properties would remain undeveloped for years.

Mr. Oystryk advised that there are District Policies that speak directly to the 200 and 208 Street corridors as to where ground-oriented uses such as duplexes, triplexes may be supported.

Mr. Johannsen further advised of the following:

- the City takes very seriously concerns regarding speculators buying up properties and letting them deteriorate, which is why the City is looking at the smaller, incremental approach and being strategic in terms of identifying areas for redevelopment;
- not all renters can be painted with the same brush;
- the City has a Community Standards Bylaw to ensure properties are being maintained.

Terry Smith, who lives on the south side of the Nicomekl River, spoke regarding the following:

- supports making the Nicomekl flood plain accessible to citizens;
- putting path on north side of the Nicomekl would accomplish all the City's objectives and protect wildlife and provide security for residents living on the south side;
- there are riparian setback issues on the south side with several lots almost bordering the river;

- propose putting path on north side of the river and connect to City of Surrey's path that provides access to Hi-Knoll Park and Brydon Lagoon.

Mr. Johannsen provided information on the following:

- the Nicomekl River District Neighbourhood Plan is a land use plan but is also a public realm enhancement plan with conceptual trail improvements that could occur over time;
- the primary intent of this is a conceptual connection between 200 Street and 196 and Hi-Knoll Park;
- there are a number of steps that would have to be undertaken before any conceptual trail alignment were to move to the project stage, including environment, engineering feasibility, public consultation, scope and funding approval by Council.

Mr. Oystryk advised that in looking at the existing trail system, it was noted that there was already a path on the north side so there was an opportunity to add a path where one didn't exist and connect 200 Street to Hi-Knoll Park and that way create a loop for the public to utilize; the actual location of the pathway is to be determined based on environmental review and ensuring security and privacy of residents are prioritized.

Sandy Hanawalt, 5229 197A St., spoke regarding the following:

- appreciates all the work staff and City have done on this comprehensive long-term plan;
- in the engagement summary on Page 34, the change for FAR for ground-oriented housing from 1.6 to 1.2 on page 34 indicates it is only for south of the Nicomekl; that should be amended to include all areas;
- her residence borders Brydon lagoon and she has had no security issues; suggested a study be done to determine how many landowners have built into the flood plain, suggested there would be more protection for wildlife and the floodplain if owners weren't encroaching into that area
- would prefer two-storey unique town-home designs as seen in Township of Langley as opposed to three-story block concrete designs as seen in area of 55 Ave. and 198 Street;
- there is a lack of parking along 53 Ave. and 198 Street.

Mr. Oystryk advised of the following:

- the change in density for ground-oriented development was made based on feedback received through public engagement, the engagement summary reflects the draft plan at that point in time

which was subsequently changed for all ground oriented residential to reflect an FAR of 1.2;

- OCP contains specific guidelines for ground oriented residential which address some of the speaker's concerns.

Mr. Johannsen confirmed that there are 13 new guidelines to guide ground-oriented development including standards for design quality and attractiveness and that they are looking to ensure there is appropriate parking for townhouses north and south of the Nicomekl as part of the new Zoning bylaw.

Jennifer Teng, 20370 53 Ave., spoke regarding the following:

- just learned of this plan;
- lives in the area behind Portage Park, which is currently zoned as residential; however, OCP map shows it as becoming corner commercial and low-rise residential; is there a timeline for redevelopment of this area?

Mr. Oystryk advised that the low-rise and corner commercial designation is a long-term vision, and it would be up to the property owner to determine if and when they wanted to sell the property or redevelop it themselves. If the building is a rental property, there are rental policies in the OCP that speak to protecting renters.

Jason Melnick, 19810 53A Ave. spoke regarding the following:

- clarification needed on plan for pedestrian and vehicle access between 53 Ave. and 54 Ave. referenced in Appendix A on page 30 of the Nicomekl River District Neighbourhood Plan – concerned about extra traffic in his cul de sac, would cul de sac be eliminated if townhouses are allowed to be built;
- speculators have bought property in his neighbourhood due to piecemeal approach to development resulting in derelict properties and increased crime; these issues are unresolved despite calls to the City, Police and Fire.

Mr. Johannsen advised of the following:

- the land use in the speaker's neighbourhood that has been in effect for over a decade does permit townhouse development in that area as does the new OCP which is intended to be a long-term vision for future development which actually helps to avoid a piecemeal approach to redevelopment;
- the street connection referred to by the speaker would only occur if the subject properties were to redevelop at some time in the future

in order to enable better vehicle/pedestrian access ex. fire trucks, access to underground parking;

- the City worked very hard to resolve issues with the property owner of the problem property referred to by the speaker and it was subsequently resolved through a provincial government resolution process and the buildings were taken down as soon as possible;

Louise Badgley, living at the corner of 208 St. and 47 Ave., spoke regarding the following;

- a lot of the public weren't informed of this plan due to much of the public engagement happening during pandemic;
- the soil is clay based and poor in her area resulting in vibration and noise when construction has occurred on her street; suggested there should be investigation into this before undertaking major construction in her area;
- wants to ensure the greenbelt in her area which has mature trees and wildlife is protected;
- there continues to be speeding in her area despite installation of the traffic calming measure of a red flashing light.

Mr. Oystryk advised that the area near Grade Crescent and 47 Ave. is highlighted on the environmentally sensitive area map which means that if redevelopment were to occur in that area it would have to follow the natural environmental development permit guidelines which establish certain setbacks and environmental conditions for developments;

Mr. Johannsen further advised that any application for redevelopment that is adjacent to an environmentally sensitive area requires a study of the area by a qualified environmental professional to determine setbacks and no-go areas, in addition, the OCP identifies areas of high environmental sensitivity where development cannot occur.

Leslie Schellenberg 5311 198 St., spoke regarding the following:

- is a long-time resident in a neighbourhood that is one of the last affordable single detached neighbourhoods in the city;
- have seen in recent years these types of neighbourhoods torn down and replaced with condominiums and townhouses, concerned that with the proposed zoning changes there will be even more development like this;
- the cost of a house in her neighbourhood is approximately equivalent to a new townhouse but she has a yard and no strata fees, so this kind of housing is serving the missing middle homeowner;

- concerns with potential land speculation, increased traffic, parking congestion, pressure on existing city infrastructure, overcrowding of nearby school;
- not opposed to development but request only allowing ground-oriented development of two stories.

Mr. Ostryk advised of the following:

- the School District was consulted with regards to these plans, and they have indicated no concerns with the population growth in these various neighbourhoods and believe they can accommodate it through various means;
- the plans were established in consultation with the City's engineering department and the City's sub consultant Urban Systems to ensure that the growth plans are not overstressing current infrastructure and servicing in these neighbourhoods;
- it would be challenging to limit townhouse to two stories when single detached homes can be three stories; economic feasibility must be taken into account when developing townhouse as there needs to be a certain amount of density to make it feasible.

Ray Zanusso 19979 58A Ave., spoke regarding the following:

- reiterate comments by previous speakers regarding concerns with security and impact on the environment to develop path on southside of the Nicomekl;
- there are creeks near his property that feed into the Nicomekl that contain spawning Chum salmon;
- many deer frequent his backyard;
- was told by DFO that the natural cover that creates habitat for salmon cannot be disturbed; would like to see some documentation from DFO stating that they accept the form of construction the City is proposing for this area;
- not opposed to creating access to the Nicomekl floodplain for residents of the community but has privacy and security concerns with providing greater access to area so close to his property given the current challenges with property invasions by homeless individuals.

Mr. Ostryk advised of the following:

- development of the pathway would likely be done in conjunction with some form of ecological restoration as the City's watercourse assessment of the floodplain in that area showed that there's a considerable amount of grasslands

that are not native species to this particular floodplain which aren't helpful to salmon habitat, and which would benefit from more shade from trees and bushes around the Nicomekl. It was intended that as restoration work is done, that low impact type of interventions like a pathway could be developed so that people could learn a little bit about that ecological restoration work and understand why it's so important for that salmon habitat;

- The City did contact DFO to seek their input on the plan; however, they will not comment on general plans, only specific projects.

Mark Poehlke, 19685 51 Ave., spoke regarding the following:

- reiterated statements made by previous speakers regarding concerns with locating path south of the Nicomekl, particularly security concerns with having his property adjacent to the proposed pathway;
- if the only reason to have the path is to create a loop for everyone to enjoy it seems like a lot of time and expense;
- the water barrier contributes to safety for residents given how tinder dry the grasslands can get, so want to keep that natural barrier between his residence and the public who may be camping out in the summer;
- want to know who is paying for this path, will it just be City taxpayers or will there be partnership with Township of Langley and Surrey.

Mr. Oystryk advised of the following:

- the loop isn't the only reason that we would like to see this type of infrastructure put in place; it provides an opportunity for active transportation across the city with a fairly direct route from east to west and an opportunity for individuals to explore different ways of getting around in their community;
- in the face of climate change and trying to reduce car dependency it's an opportunity of pairing the pathway with things like ecological restoration and interpretive signage to raise greater awareness of these ecological concerns;
- many of the amenities identified in the Nicomekl River District Neighbourhood Plan are intended to be paid for through community amenity contributions as redevelopment occurs;
- in the last phase of engagement heard concerns around lighting of this area; we've incorporated some guidelines for

public amenities to ensure that they're not overly lit and if they are lit, to make sure that we're not harming wildlife.

Mr. Johannsen further advised of the following:

- the Nicomekl River District Neighbourhood Plan is conceptual and is intended to be a long-term vision and staff have received feedback and ideas with respect to the south side pathway; all options require a number of steps and review before going forward;
- the intent of the plans are to guide growth and change in the city over time especially with SkyTrain coming and, when planning for change in areas that haven't had it before, ensuring that new growth comes with community amenity contributions.

Rhianna Reddekopp, 5313 198A St., spoke regarding the following:

- bought her house because it was close to the floodplain and within walking distance to the downtown;
- knows that things are going to have to get denser;
- concern with plan to have lane accessing her cul de sac given the number of children who live and play there, it will make it dangerous for children.

Mr. Johannsen advised of the following:

- as a property owner you control the pace of what happens to your property, whether to stay, sell or redevelop;
- the purpose of the OCP and Nicomekl River District Neighbourhood Plan is to provide a longer-term game plan for if and when redevelopment occurs in that area;
- the proposed vehicle pedestrian connection for her area is something that would likely be put in at the tail end of the redevelopment of that entire neighbourhood and in phases as redevelopment occurs;
- as density increases in that area, it will be necessary to have that access through the block for pedestrians and also for fire trucks; traffic calming measure would be implemented to ensure that rat running does not occur, and it may be that initially the approach would be to just provide vehicle access from one end and bollard off the other end to just provide pedestrian and cyclist access until such time as it makes sense to have vehicle access.

Janeen Brodie, 5191 204 St., spoke regarding the following:

- her complex borders right onto Portage Park which on the plan show significant development in that area a lot of which seems to be City driven rather than owner directed. What is the timeline for these changes, for example before SkyTrain comes or after? As her strata is looking to expend a considerable amount of money to upgrade their properties, this will be important for them to know.
- there is an extensive path system that comes in through Portage Park and there are ongoing noise and security issues with younger people partying in them and then cutting through her complex afterward to go home.

Mr. Ostryk advised that, under provincial legislation, stratified developments must have 80% of the owners agree to redevelopment or devolution so it is up to the property owners, not the City to decide when redevelopment will occur.

Mr. Johannsen further advised that the plan for that area is a long term 30-year vision, and the intent of the plans is to ensure that when redevelopment happens it's undertaken in a coordinated manner.

Tani Hansen, 2009 45 Ave., spoke regarding the following:

- is very impressed with the depth and the thought that's gone into this plan;
- only found out about the plan for her area from Ann Lavack and she understands from staff comments that it looks like multi-family housing can't be prevented from occurring in her area;
- as she would be facing one of the potential townhouses proposed for 200 St. corridor, she is concerned that if they are going to have back lanes for example onto 200A that it will considerably increase traffic, parking, and noise issues;
- are any provision being made for keeping the trees in her area or are there any incentives for developers to keep them.

Mr. Ostryk advised of the following:

- the City does not want growth and density and these new housing forms to have a negative impact on the tree canopy and some of the environmental features that exist in the city especially next to next to the Nicomekl floodplain; accordingly, the following are important tools:

- the ability to have smaller developments allows for more trees to be retained;
- environmental development permit guidelines which speak to retaining significant trees and significant environmental features in certain areas;
- the creation of a forest management plan as a result of the OCP to protect and even enhance the tree canopy is something that we want to create

Mr. Johannsen further advised that there is specific wording in the District Policies with respect to retention of the mature trees along the 200 and 208 St. corridors and we want to also ensure new trees are planted to further enhance the tree canopy along these major corridors.

The Mayor called a second time for further speakers.

Anne Lavack, 5280 201 St., spoke regarding the following:

- the advantages of single lot development:
 - increased population density much more quickly with single lot development that begins almost immediately instead of waiting 10 to 15 to 20 years for townhouse development land assembly to occur
 - you can get affordable housing more quickly, homes with second suites, same density as townhouses
 - cleaner, more attractive
 - avoids increase in run down rentals while you wait for townhouse development
- 200 St. and 208 St. south of the Nicomekl should be showcases for single lot development;
- avoid what happened north of the Nicomekl;
- although there is a Community Standards Bylaw, people can't call bylaws every time they see something, and the deterioration of properties happens over time;
- people who live on 200 and 208 Streets are accustomed to pulling out onto these streets; she hasn't seen any statistics on traffic accidents in these areas;
- duplexes and triplexes are better way to revitalize this area;
- need to stop multi lot developments south of the Nicomekl river and limit development south of the Nicomekl to only single lot development;
- request that the OCP limit ground-oriented development to single family homes with suites, duplexes or triplexes.

The Mayor called a third and final time for speakers

Anne Lavack, 5280 201 St., spoke regarding the following:

- requested confirmation from staff that they had indicated that cul de sacs adjacent to the 200 and 208 Street corridors would be limited to single lot development and, if that was the case, requested that the land use map on page 123 of the OCP be amended to show areas of ground-oriented development that are single lot and areas of ground-oriented development that are multiple lot.

Mr. Johannsen advised as follows:

- the District Policies include specific policies for 200 St. and 208 St. that note that townhouses or rowhouses are not allowed in cul de sacs and that plex development is supported in cul de sac situations; that being said there is an additional policy that permits a developer who is looking to assemble lots and also close and purchase the cul de sac to create a single parcel for development; however, the likelihood of that happening is relatively low compared to the possibility of single lot development;
- the ground-oriented definition in the Nicomekl plan for specific areas does provide a little bit of opportunity for town houses and plexes in the same area but the intent is to emphasize town houses on the arterials where there are driveways that are directly accessing the arterials right now and looking to remove those and have new frontage put in; however, that requires a certain amount of scale of development with a small number of lots;
- we also want to make sure that plex developments are emphasized on cul de sacs;
- assembly north of the Nicomekl requires more units to make it economically feasible for developers which tends to slow down assembly whereas assembly south of the Nicomekl requires less units so those types of applications can move through the process more quickly.

There were no further speakers.

In response to a question from a Council member, Mr. Johannsen advised that when the OCP Bylaw is brought back to Council for consideration of further readings, Council may consider adoption of the OCP Bylaw as is, or consider amendments to the bylaw. Staff will provide, for Council's information, a summary of the input received at the Public Hearing and from the referrals.

3. MOTION TO CLOSE PUBLIC HEARING

It was MOVED and SECONDED

THAT the Public Hearing close at 10:00pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER