



## MINUTES OF A PUBLIC HEARING MEETING

Monday, July 26, 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  
P. Kusack, Deputy Corporate Officer  
H. Gill, Manager of Engineering Services  
C. Johannsen, Director of Development Services

### 1. **CALL TO ORDER**

Mayor van den Broek calls the Public Hearing to order and began by acknowledging 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 procedure to be followed for the Public Hearing.

The Deputy Corporate Officer advised that notification of the Public Hearing had been publicized in the following manner:

Two newspaper advertisements for the each of the bylaws was placed in the July 15<sup>th</sup> and 22<sup>nd</sup> editions of the Langley Advance Times and notices were mailed out to owners within 100 m of the subject properties.

Notice of the Public Hearing was placed on the City's website and on the posting board on the first floor of City Hall.

The City has received the following correspondence:

Three pieces for Bylaw 3174;

Two pieces for Bylaw 3175;

Two pieces for Bylaw 3177; and

Zero correspondence for Bylaw 3178

## 2. **BUSINESS**

- a. Bylaw No. 3174 - Official Community Plan Amendment No. 15 (OCP 03-21)

A bylaw to amend City of Langley Official Community Plan Bylaw in order to incorporate provisions for higher-density low-rise residential uses at the properties addressed 20040-20070 53A Avenue & 20041-20071 53 Avenue.

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

Mr. Johannsen advised that an OCP amendment is required for the proposed development as the density, in terms of units, is higher than what is permitted in the current OCP. The proposed new land use for this application is Low Rise Residential, which is consistent with what is contained in 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.

- b. Bylaw 3175 - Zoning Amendment No. 177 (RZ-03-21) & Development Permit No. DP 04-21

A bylaw to rezone the properties located at 20040-20070 53A Avenue & 20041-20071 53 Avenue from the RS1 Single Family Residential zone to the CD76 Comprehensive Development zone to accommodate a 6-storey, 113-unit apartment development.

The Mayor invited Mr. Johannsen to present the proposed bylaw.

Mr. Johannsen advised that the development is a 6-storey, 113-unit apartment building. The applicant has agreed to provide a dedication on the east side of the proposed building to provide half the width of an 8m wide pedestrian/cycle greenway connection between 53 Avenue and 53A Avenue to improve walkability in the neighbourhood. The Advisory Design Panel approved the development and the applicant incorporated the Panel's recommendations.

The Mayor invited the following applicants to present the proposed bylaw:

Elena Topisirovic, Architectural Technologist, Keystone Architecture  
Eric Poxleitner, Senior Principal, Keystone Architecture & Planning

Jessica Thiessen, Landscape Architect, KD Planning & Design

Ms. Topisirovic provided information on the proposed development including:

- A various request from 23 parking space to 18 parking space to accommodate enhanced landscaping as requested by the ADP;
- Form and character of this, and other, developments in the area;
- Transit availability;
- Site plans;
- Parking;
- Elevations;
- Façade materiality;
- Fencing;
- Lighting;
- Landscaping;

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.

There were no speakers.

In response to a council inquiry about access to the storage and laundry areas, Ms. Topisirovic advised that unit type "C" was adjusted to allow access to both areas independently making it more functional.

c. Bylaw 3177 - Official Community Plan Bylaw Amendment No. 16 (OCP 04-21)

A bylaw to amend City of Langley Official Community Plan Bylaw in order to incorporate provisions for higher-density mixed-use development and amend the land use designation of the properties addressed 20137 & 20139 Fraser Highway, from the current designation of "Service Commercial" to "Transit-Oriented Core".

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

Mr. Johannsen advised that an OCP amendment is required for the proposed mixed use development application as the current OCP designation does not permit the proposed development. He advised that the proposed density and proposed redevelopment is well suited in the area as it is directly adjacent to the Fraser Highway corridor and will be a 5-10 minute walk from the future SkyTrain station.

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.

Mr. Feng: 212A Street, Langley, inquired how far the building would be set back from Fraser Highway. The applicant advised it would be 7.76m from the curb.

d. Bylaw 3178 - Zoning Bylaw Amendment NO. 178 (RZ 05-21) and Development Permit DP 07-21

A bylaw to rezone the properties located at 20137 & 20139 Fraser Highway from the C2 Service Commercial zone to the C1 Downtown Commercial zone to accommodate a 6-storey, 144-unit apartment and 841m<sup>2</sup> commercial mixed-use development.

Mr. Johannsen advised that the proposal is a 6-storey mixed use building with approximately 9000 square feet of commercial space, 144 residential units and a corner plaza at 201A Street and Fraser Highway. It aligns well with the new OCP and the proposed land use. It also includes parking variances which are consistent with those being considered in the new OCP for core locations with transit service, including a reduced rate for 1 bedroom, introducing shared commercial, visitor and residential parking. The Advisory Design Panel supported the application.

The Mayor invited the following applicants to present the proposed bylaw:

Luc Gosselin, CEO, Whitetail Homes  
Martin Veenhoven, Senior Project Manager, Keystone Architecture  
Clark Kavolinas, Landscape Architect, C. Kavolinas & Associates

Mr. Veenhoven provided information on the proposed development including:

- Renderings;
- Landscaping;
- Site Plan & Location;
- Variances;
- Design Rationale;
- Parking;
- Floor plans;
- Elevations;
- Façade

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.

There were no speakers.

In response to a council inquiry about access to the storage and laundry areas, Mr. Veenhoven advised that floor plans were adjusted to allow access to both areas independently making it more functional.

**3. MOTION TO CLOSE PUBLIC HEARING**

MOVED and SECONDED

THAT the Public Hearing close at 7:46pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

DEPUTY CORPORATE OFFICER