



## MINUTES OF A PUBLIC HEARING MEETING

Monday, October 18, 2021

7:03 p.m.

Council Chambers, Langley City Hall  
20399 Douglas Crescent

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  
H. Gill, Manager of Engineering  
B. Zeller, Manager of Human Resources  
K. Kenney, 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 3184, 3185, and 3186 were placed in the October 7<sup>th</sup> and 14<sup>th</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.

She further advised that no correspondence had been received in relation to Bylaw No. 3184 and three pieces of correspondence were received in relation to

Bylaws 3185 and 3186, one of which was included in the agenda package and the other two, which were received after publication of the agenda, were circulated to Council via email.

## 2. **BUSINESS**

- a. Bylaw No. 3184 - Zoning Bylaw Amendment No. 180 (RZ06-21) and Development Permit DP 08-21

A bylaw to rezone properties located at **19959,19971,19985 – 56 Avenue; 5643 & 5647 - 200 Street** from the RS1 Single Family Residential Zone to the I1 Light Industrial Zone to accommodate a 2-building, 5,561 m<sup>2</sup> industrial-office development.

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

Mr. Johannsen provided information on the following:

- the application proposes a new industrial development consisting of approximately 60,000 sq. ft. of industrial and complementary office space;
- design features are consistent with new OCP development permit guidelines and highlight prominent intersection location and high-quality public realm;
- parking variance is proposed supported by professional traffic engineer's report; amount is actually above what is being contemplated in the City's new Zoning Bylaw to support the new OCP; the rate is consistent with that found in well established industrial areas;
- the City's Advisory Design Panel's recommendations were incorporated into the design drawings;
- minor work would need to be completed prior to consideration of development permit approval if the project proceeds, in order to facilitate emergency fire truck access off of 200 Street.

The Mayor invited the applicant to present the proposal:

Mr. Jack Priestley, Pre-construction Manager, Orion Construction provided an overview of the project, providing information on the following:

- Context Plan
- Existing Street Views
- Site Plan
- Building A Main Floor Plan
- Building A Second & Third Floor Plans
- Streetscape & Building Materials
- Building A Elevations

- Building B Main Floor Plans
- Building B Upper Floor Plans
- Building B Elevations
- Landscape Plan

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

John-Paul Skinner, strata president of the building at 5678 199 St. Langley, spoke regarding the following:

- expressed concern with potential for increased traffic on 199 St. due to having the access to and from the site off of 199 St. and potential for increased traffic by opening the back lane to the site which will negatively impact his building.

The Mayor called a second time for speakers on Bylaw 3184.

Richard Scholes, 5678 199 St . Langley, spoke regarding the following:

- asked if there were any tax implications to his property by having the zoning changed to light industrial for the subject properties.

Darrin Leite, Director of Corporate Services advised that the property taxes for his property are based on the class that the property is in and would not change unless a change to the zoning on his property was requested or if his property values were to increase because of the new development.

- his property has a special zoning with industrial at grade and residential above and doesn't want the zoning for it to change which would potentially result in his property taxes increasing.

In response to questions from Mr. Scholes, Carl Johannsen, Director of Corporate Services advised that:

- the entire area north of 56 Ave. and west of 200 St. is designated industrial in the Official Community Plan and the intent is to maintain industrial activity in this area and only the property owner can apply to change the zoning of their property so the I3 zoning designation of his property will not change even though the neighbouring development is going to be zoned I1;
- automotive service is a possible use under the I1 zoning.

Ryan Taylor, 19962 56 Ave. Langley, spoke regarding the following:

- asked the following questions:
  - what is the intended use of the space;
  - is the right in right out access point the only access to and from the site;
  - how has traffic management for this development been addressed;
  - has there been any consideration given with respect to security of the site (landscaping, lighting, cameras);

In response to questions from Mr. Taylor, Mr. Priestley advised that:

- the access off 56 Ave. will be right in only and the exit will be through the east/west lane, which is currently a gravel lane but as part of the development the applicant will be upgrading it to City road standards;
- a traffic impact assessment has been prepared that supports this use, noting that this type of development normally doesn't attract high traffic volume;
- although automotive services is one of the uses allowed under the zoning, given the size of the units it is unlikely; high tech manufacturing and building supplies storage are examples of the types of uses envisioned for this site.

Mr. Johannsen advised of the following:

- a requirement of all development applications is completion of a Crime Prevention Through Environmental Design (CPTED) site assessment which addresses such things as landscaping and lighting;
- the second and third floor office areas will allow for views of the parking area which will provide additional security for the site;
- the land use for this area is designated Industrial in the Official Community Plan.

Mr. Priestly advised of the following:

- installation of security cameras would be a decision of the owners of the units;
- security features such as balancing the glazing on windows while preserving transparency to allow eyes on the street and parking area have been incorporated into the design;
- indoor garbage and recycling storage have been provided for each unit to avoid having large bins on site, with the collection to occur on one day.

The Mayor called a third and final time for speakers on Bylaw 3184.

Sonia Madorsky 5489 201 St., Langley, spoke regarding the following:

- after confirming with the applicant that the units are to be for sale, not lease, asked how the City will ensure the owners use the indoor garbage and recycling receptacles and don't store garbage or other materials/vehicles outside the units;

In response to Ms. Madorsky, Mr. Johannsen advised that:

it will be the responsibility of the Strata Council to look after maintenance for the site; that it would be in the self-interest of the owners to keep the site clean; and there are City bylaws that can help support this; the City would follow up with the Strata if the City received complaints about the site.

Lauren O'Toole, 5678 199 St., Langley, spoke regarding the following:

- there is a great deal of property crime in the area which will need to be addressed;
- expressed concerns with potential for increased truck traffic in the area due to the industrial zoning and the in and out access points to the development, advising there is already a bottleneck that occurs between 199 St. and 200 St. on 56 Ave. and asked what safety measures would be taken, ex. new traffic light at the end of 199 St. on 56 Ave, new lighting

In response to Ms. O'Toole, Mr. Johannsen advised that:

- the land use for this area has been designated industrial for some time;
- there will be right in access to the development off 56 and access off the lane to 199 St.
- if there are a certain amount of trips that are expected to be generated by a proposed development, it triggers the requirement to conduct a traffic impact assessment which helps guide what traffic improvements may be needed. Mr. Hirod Gill, Manager of Engineering further advised that a traffic impact assessment would determine whether a traffic signal was warranted or not in order to have safe in and out access for the site.

John-Paul Skinner, strata president of the building at 5678 199 St. Langley, spoke regarding the following:

- requested clarification as to how far north the exit up the lane would extend.

In response to Mr. Skinner, Mr. Johannsen advised that:

- in terms of this development, the exit would go out along the lane to 199 St.;
- a traffic impact assessment will be undertaken to determine what improvements need to be made in the area;
- looking into the long-term future of the area, the intent would be to extend the road dedication along the lane to the north.

In response to a concern expressed by Mr. Skinner that he would not want the road to go through their building's parking lot as there is very little room for large trucks to maneuver, Mr. Priestley advised that given that development is not intended for large scale industrial uses, it is unlikely that large trucks would be accessing the site and there are no plans to extend the lane to the north; he further noted that the applicant is dedicating some land to be used for city road frontage upgrades.

There were no further speakers.

In response to questions from Council members, Mr. Johannsen advised that:

- the difference between the I3 zone and the I1 zone is that I3 is a unique industrial zone that was created as part of a live/work initiative, for example, it allows for multiple unit residential which isn't permitted in the I1 zone
- the permitted uses for the first level are similar for I3 and I1 zones; however, the I3 zone doesn't have the same types of permitted office uses, for example, no heavy industrial uses as they would not be compatible with residential uses permitted under that zone;
- this development is intended for light industrial uses fully contained in the units.

In response to a question from a Council member, Mr. Gill advised that the emergency vehicle access will be through 200 St. and that a lighting level analysis of the lanes would be undertaken as part of the Traffic Impact Assessment.

- b. Bylaw Nos. 3185 & 3186 – Official Community Plan Amendment No. 18 (OCP 05-21) and Zoning Bylaw Amendment No. 181 (RZ 07-21) and Development Permit DP 09-21

Bylaws to amend the Official Community Plan and Zoning Bylaw for the properties located at **5370 & 5380 200 Street, 5371 & 5381 200A Street, 20010 & 20020 Michaud Crescent, & 20031 53B Avenue.**

**Bylaw No. 3185** - A bylaw to amend City of Langley Official Community Plan Bylaw in order to designate the subject properties from the current designation of “High-Density Residential” to “Low Rise Residential” as proposed in, and consistent with, the draft new OCP expected to be adopted in 2021.

**Bylaw No. 3186** - A bylaw to amend City of Langley Zoning Bylaw to rezone the subject properties from the RS1 Single Family Residential Zone to CD78 Comprehensive Development Zone to accommodate a 6-storey, 113-unit apartment development.

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

Mr. Johannsen provided information on the following:

- the proposal is for a 6-storey, 113-unit apartment building
- the application requires an Official Community Plan (OCP) amendment along with a rezoning and development permit as the proposed density, in terms of the units, is higher than what is permitted in the current OCP;
- the proposed new OCP land use of Low-Rise Residential is intended to accommodate the proposed density and height of the application which is consistent with the new OCP which permits a maximum of 2.1 floor area ration (FAR) and six stories for this area;
- the proposal was well received by the Advisory Design Panel;
- the applicant has incorporated the majority of the recommendations of the panel into their drawings;
- the applicant has reviewed their landscape plan and will provide further comments on this during their presentation;
- the proposed residential parking rate is consistent with the rates being proposed for the new Zoning Bylaw and recent applications in the area;
- the application requires a visitor parking variance;
- there is a minor variance that was not previously noted in the report with respect to the maximum amount of vertical bike parking spaces.

The Mayor invited the applicants to present the proposal.

Eric Poxleitner, Keystone Architecture  
Heather Green, Keystone Architecture  
Carly Leakey, Tannin Developments  
Rob Workman Tannin Developments

Ms. Green provided an overview of the application, providing information on the following:

- Project Data
- Context
- Transit 10 Minute Radius Map
- Site Plan
- Parkade Plan
- Floor Plans
- Site Sections
- Exterior Elevations
- Renderings
- Planter Sections

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

Sonia Madorsky 5489 201 St., Langley, spoke regarding the following:

- requested clarification as to whether this development would be a rental or strata building and what the designations are of the other three buildings in close proximity to this proposed development and also the designation for the proposed development on 53A Avenue.

In response to Ms. Madorsky's questions, Ms. Green advised that this building would be rental and the other three buildings were also rental. Mr. Johannsen advised that, with respect to the remaining land assembly on 53A, the decision as to whether it would be a strata or rental building would be up to the applicant when they bring their building proposal forward.

- expressed concern that her building, which has 22 units, is being dwarfed by these new rental buildings which have a much higher number of units and asked if this type of high occupancy rental development was the vision for this area.

In response to Ms. Madorsky's question, Mr. Johannsen advised that the intent of both the current and new OCP is to provide a vision spanning the next 20 to 30 years for future growth and development in the city and this area is designated for up to 6 storey apartments and the area north of Michaud is designated for up to 12 stories.

- expressed concerns with growing number of homeless individuals in the area as more development occurs, especially in the park and at night, and asked what the City is doing to address this issue.

In response to Ms. Madorsky's question, Francis Cheung, Chief Administrative Officer advised that:

- this issue is not the subject of this public hearing so would be agreeable to discuss this issue with Ms. Madorsky at another time;
  - homelessness in the city is a complex and challenging issue and local governments don't have a lot of resources or jurisdiction to deal with these types of issues;
  - the City does work with the RCMP and various social service agencies to find solutions; however, there are no simple answers to address the homeless issues in the city.
- there are individuals who are living in their cars in the area and sleeping in their cars in the park overnight;
  - there are not enough parking spaces currently so the lack of parking will only get worse as further development occurs, therefore, would the City considering moving to permit parking.

In response to Ms. Madorsky's question, Mr. Johannsen advised that these types of urban developments are designed with Crime Prevention Through Environmental Design (CPTED) principles which includes ensuring that there are eyes on the street; as the City grows there will be further attention on parking management;

Mr. Rick Bomhof, Director of Engineering, Parks and Environment further advised that there is a request in the budget for next year to complete a parking study in the city that will include review of such topics as permit parking, limited time parking, and pay parking.

- dedicated bike storage space in the building is a great idea as without a designated storage space, bikes often end up getting stored on balconies which doesn't look attractive and which is why many owned buildings will not allow residents to store bikes on their balconies.

The Mayor called a second time for speakers on Bylaws 3185 and 3186.

Jim West 5430 201 St. spoke regarding the following:

- expressed concerns regarding the combination of excessive speed of vehicles using the right turn lane on 200 St. onto Michaud Crescent and the number of obstructions obscuring the drivers' view of the crosswalk there when they make the turn, resulting in a lack of safety for those using the crosswalk; the City needs to ensure there are proper

sightlines for this crosswalk which is used by many people to access Bryden Park;

- expressed concern with the increase in demand for on-street parking in the area, which he feels is partly due to the fact that The Point building was sold to another owner who started charging residents for the parking in the building;
- expressed concern with service and emergency vehicles parking and taking up the full lane.

In response to Mr. West's questions, Mr. Bomhof advised that:

- staff are aware of the speeding issue on Michaud Crescent and have a concept plan for making improvements to make it a true greenway;
- as part of this development, the City is working with the developer on this intersection to narrow that section and remove the right turn lane so vehicles won't be able to build up speed coming around the corner onto Michaud Crescent;
- there is a loading stall within the surface parking area of this development so vehicles don't have to park on the street; if the budget is approved for the parking study it would also consider loading/pick-up/drop-off issues.

Sonia Madorsky 5489 201 St., Langley, spoke regarding the following:

- the crosswalk at 201A and Michaud Crescent also needs safety improvements as vehicles travel at high speeds through it.

The Mayor called a third and final time for speakers on Bylaws 3185 and 3186.

There were no further speakers.

In response to questions from Council members, Ms. Carley Leakey, Tannin Developments, advised that:

- while some artificial turf has been removed from the plan, it still is included in the dog run area and on ground floor patios;
- the rationale for keeping the artificial turf in these areas is that the aesthetics are better as it looks like grass, the developer has tried other materials such as gravel for similar areas in other developments and has found that these areas end up getting kicked around and look messy;
- engineered wood product was considered for the dog run area but was not chosen due to maintenance and accessibility issues;
- sod was not chosen for the first-floor patios based on experience with using it in other developments; it doesn't hold up over time and takes a large amount of chemicals to maintain it which was considered equally

as harmful to the environment as the potential for artificial turf to break down over time;

- the patio areas were not filled with plantings in order to allow room for children to play.

In response to questions from a Council member, staff advised that:

- the intent is that the island for the right-hand turn lane onto Michaud will be removed to facilitate extension of the boulevard area and sidewalk;
- once the island is gone, the current cross walk in the area north of Michaud Crescent heading south will be replaced with a curb bulge and two crosswalks north and south of Michaud.

**3. MOTION TO CLOSE PUBLIC HEARING**

It was MOVED and SECONDED

THAT the Public Hearing close at 8:24pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER