



MINUTES OF A PUBLIC HEARING MEETING

Monday, April 4, 2022

7:00 p.m.

Remote Video / Teleconference

Present: Mayor van den Broek
Councillor Albrecht
Councillor James
Councillor Martin (7:03 pm)
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

Mayor van den Broek began by acknowledging 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.

Mayor van den Broek read a statement regarding the procedure to be followed for the Public Hearing.

Councillor Martin entered the meeting.

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

Two newspaper advertisements for the bylaw were placed in the March 24th and March 31st 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.

Four pieces of correspondence were received, three of which were received after publication of the agenda and so were circulated to Council via email.

2. BUSINESS

a. Bylaw 3205 - Zoning Bylaw Amendment No. 187 and Development Permit No. 14-21

A bylaw to rezone the properties located at 5494-5508 Brydon Crescent & 19890 55A Avenue from RS1 Single Family Residential zone to the CD83 Comprehensive Development Zone to accommodate a 6-storey, 92-unit apartment development

Carl Johannsen, Director of Development Services provided a summary of the development application, providing information as follows:

- The six-story apartment development is consistent with the Official Community Plan which permits building heights of up to six stories in this area;
- this application was reviewed by the City's Advisory Design Panel and the applicant has incorporated the Panel's recommendations (as outlined in the Explanatory Memo contained in the agenda) into the architectural and landscape drawings;
- the design of the building maximizes setbacks from the recently completed townhouse development to the south and the east;
- a residential parking variance is proposed for a slightly lower studio and one-bedroom parking rate which is consistent with the direction that is being contemplated for the new Zoning Bylaw and is similar to recent applications in the area;
- the applicant is proposing a higher percentage of small car parking spaces - 45% relative to current limit of 40%, and a shorter accessible parking space, both of which are consistent with the direction being contemplated for the new Zoning Bylaw and supportable by staff.

The Mayor invited the applicant to speak to the proposed bylaw:

The following individuals were in attendance on behalf of the applicant:

Tim Kroeker, Redekop Kroeker Development Inc.
Kyle Nagtegaal, Keystone Architecture and Planning Inc.
Steve Bartok, Keystone Architecture and Planning Inc.

Mr. Nagtegaal provided information on the development as follows:

- Project Data
- Context Site
- Context Site & Aerial View
- Transit 10-minute Radius
- Site Plan
- Shadow Studies
- Parkade Plan
- Floor Plans
- Site Sections
- Exterior Elevations
- Material Board
- Renderings

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.

Albert Chiu, owner 19910 55A Ave. Langley, spoke regarding the following:

- has owned his property since 2016 which is located a short distance from two of the subject properties of this proposed rezoning;
- strongly opposes this rezoning as it will essentially orphan his property with his neighbour's property at 19900 55A Ave. between two developments, as the property to his right is part of another redevelopment of six properties located from 19920 to 19970 55A Ave. that was approved three years ago;
- his neighbour at 19900 is also a developer;
- through a realtor he has tried to sell his property for the past two years but because his property has been orphaned, he cannot get fair market value for his property because the only buyer who might be interested in his property is the owner of 19900 55A Ave., who has indicated to him that there is limited development potential in the combined square footage of the two properties;
- believes it is poor City planning to allow two orphaned properties between two developments as this has economic and aesthetic consequences for the owners of such properties;

- believes he is being taken advantage of by his neighbour who is a developer and therefore is more experienced in real estate transactions than he is as a first-time homeowner;
- believes it is unfair that he has to pay taxes on his property but has unequal bargaining power in terms of selling his property as a result of City Planning professionals approving two developments that resulted in his and his neighbour's properties being orphaned;
- his proposed solution is to combine his and his neighbour's property with the four lots that are being proposed for redevelopment as they are useable and in a prime location; noting that the City refused to orphan the property located at 5213 201A St. which is an unusable lot in a less desirable location.

Madison Reid, 5485 Brydon Crescent, Langley, spoke regarding the following:

- owns an apartment in The Wesley; moved in September, 2021;
- at time she purchased she noticed that the houses across the street were about to be demolished; so did her due diligence and was told that the redevelopment there would be townhouse which is why she bought this apartment;
- she would not have bought her apartment if she had known a six-storey building would be built there that will block any sunlight to her unit;
- doesn't begrudge development in the area but believes it is poorly planned in this area due to:
 - the number of five and six storey buildings in the area;
 - transit and parking issues;
- number of on-site parking spaces in these development are not realistic; due to the cost of housing, most studio and one-bedroom apartments have two people living in them who each have a car however, these types of units only come with one parking spot; as a result there has been a significant increase in people parking on the streets in this area;
- expressed concerns regarding:
- Brydon Crescent is not wide enough to accommodate the volume of parked cars; there isn't enough room for cars to pass by each other due to the number cars parked on the streets;
- due to all the construction going on in the area large dump trucks and other equipment have also blocked the road; there have been times when she couldn't access her parking garage;
- unless these parking issues are sorted out, they will only get worse if more multi-unit developments are permitted to be built in the area;

- expressed concern that the new development will completely block sunlight to buildings that are on the same side of the street as hers because these buildings are shorter than the proposed building.

Connie Rodrigues, 19830 56Ave, Langley, spoke regarding the following:

- expressed concern that traffic accidents in the area will increase if there is an increase in on-street parking as she currently has issues seeing on-coming traffic when pulling out of her complex due to cars being parked right to the corner.

In response to questions from Ms. Rodrigues, Mr. Nagtegaal advised that:

- it is intended that all trades get into the parkade as soon as possible so they are not parked on the street;
- this development allows for quite a bit of boulevard along Brydon Crescent where trucks can get off of the street;
- the developer will be taking steps to minimize parking in the neighbourhood during construction;
- garbage and recycling will be located in the parkade just off of the ramp;
- it is a bylaw requirement for all trucks to have flaggers and so will be closely monitored by the developer.

Ms. Rodrigues advised that the flagger requirement is not being followed.

Emily Girgulis, 5476 Brydon Crescent, Langley, spoke regarding the following:

- moved into the area in May, 2021;
- her biggest concerns are with parking as it is already a huge issue in the area and will only get worse when her building expands to phase 2 of construction;
- only five guest parking spots were allotted for both phase 1 and 2 of her complex which is not adequate as evidenced by people double parking in those spots, blocking the fire lane and creating potential for traffic accidents to occur;
- the lack of street parking is causing parking issues in her complex;
- she has almost been hit twice due to lack of visibility crossing the street due to cars and trucks being parked right up to the corner;
- due to the new development being a six-story building, it will block views and sunlight to her four-storey townhouse as well as the five-storey apartment building on the other side of the street and will also cause privacy issues as her townhouse has a rooftop patio which will be right next to this development; accordingly, believes this development should be a maximum of four-storeys.

Anastasiya Vedeneeva, 5485 Brydon Crescent, Langley, spoke regarding the following:

- is opposed to the development being six-stories;
- agree with previous speaker regarding concerns about this development blocking sunlight to neighbouring developments due to the height difference;
- this many stories should not be permitted as it doesn't match the heights of the surrounding developments;
- when she bought her unit, she was told only townhouses up to four stories would be built in the area;
- parking issues will only get worse during construction of this building;
- vehicles parking on the street right up to the entrance to her complex's parkade ramp are impeding visibility for residents when exiting the parkade and creating potential for traffic accidents to occur.

Bala Sai Vallabhaneni, 5476 Brydon Crescent, Langley, spoke regarding the following

- has the same concerns as previous speakers regarding:
 - parking issues
 - traffic hazards
 - lack of privacy for rooftop patios because of the height of the proposed development as compared to existing developments;
 - crowding of the area due to so many buildings in one area
- is totally opposed to this development.

The Mayor called a second time for speakers on the Bylaw 3205.

Connie Rodrigues, 19830 56Ave, Langley, spoke regarding the following:

- current parking issues will just be worsened when this six-storey development is built;
- neighbourhood is not what it used to be;
- dog owners don't pick up after their dogs and there are no bins for the dog waste;
- asked why the development can't be four floors instead of six.

Madison Reid, 5485 Brydon Crescent, Langley, spoke regarding the following:

- reiterated concerns that not enough on-site parking is being provided for these developments, which is causing severe safety issues due to the volume of cars being parked on the streets.

Ms. Castro, a real estate agent with Remax City Realty, spoke on behalf of her client Albert Chiu:

- she has been assembling some of the properties in this area;
- she has had Mr. Chiu's property listed for some time and they have worked in good faith with the neighbors and has also contacted the owners of the four properties that are the subject of tonight's Public Hearing to try to have Mr. Chiu's property included with the assembly;
- it doesn't make sense to leave these two properties together even though the City's OCP shows that the combined square footage of the two properties meets the minimum requirement for redevelopment;
- she and her client have worked in good faith for over 2 ½ years with all of the developers that have purchased most of the properties next to her client's property located at 19910 55A Ave. as well as the developer of the four properties that are the subject of tonight's Public Hearing and nobody has made any offers for her client's property or his and his neighbour's property, so her client feels quite stuck;
- she has spoken many times with the City's Planning Department to let them know what is going on;
- her and her client have worked in good faith the last 2 ½ years to have his property, or both his and his neighbour's properties included with the development with no offers being presented in 2 ½
- aesthetically, the two houses now look out of character for the area being the only single-family homes in the immediate area as the neighbouring single-family homes have been cleared for redevelopment.
- reiterated that one or both of these remaining properties should be included in one of these developments; otherwise these two remaining properties are essentially married to each other because neither can do anything if one of the two doesn't want to sell.

Emily Girgulis, 5476 Brydon Crescent, Langley, spoke regarding the following:

- parking issues in the area will become even worse when people move into the new developments that have been built in the area, in particular the 77- unit apartment building that's been built next to her townhouse development;
- reiterated concerns regarding people not picking up after their dogs and suggested the City provide waste bins in the area for this purpose; currently there are not garbage cans in the area;
- advised that her townhouse development was built poorly and many things were not built-in accordance with the BC Building code; has contacted the City to report these issues but have only received email response; no real assistance provided;
- wants to know what the City is going to do to keep people, particularly children living in the area safe during construction of this building;
- advised that during construction of her development, builders would throw debris from the rooftop into bin instead of using proper tube which she report to the City but no action was taken.

The Mayor called a third and final time for speakers on Bylaw 3205.

Vladislav Sokolov, 5476, Brydon Crescent Langley spoke regarding the following:

- reiterated concerns of previous speakers regarding:
 - people not picking up after their dogs;
 - lack of parking, particularly for guests;
- is opposed to the six-story development.

There were no further speakers.

The Mayor invited Council members to provide comments.

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

- they have not approached the church at this point to see if they can use their parking lot for trades parking during construction, but can and will do that;
- they do have some trades from the local area that will be working on the site which will help support local industry.

In response to a question, Mr. Johannsen advised that, in future, staff can include a section in their staff report identifying sustainability features being provided in these developments.

With respect to concerns raised about violations of the BC Building code by some developers and worksite safety, Mr. Johannsen advised that:

- all BC builders need to follow the BC Building Code and a multi-level inspection process is undertaken as buildings are constructed and it is expected developers would follow the requirements;
- he will look into the complaints that have been made to the City regarding infractions to the BC Building Code and worksite safety, noting tonight was the first time he heard about these complaints and the breadth of them;
- unsafe work practices are totally unacceptable;
- WorkSafe BC is responsible for dealing these types of issues, so if the City is made aware of safety issues, it reports them to WorkSafe BC;
- residents are encouraged to report issues to WorkSafe BC as well.

With respect to trades parking, Mr. Johannsen advised that:

- staff expect the developer to come up with a plan for trades parking to ensure trades' vehicles are off the street, which would be part of an overall construction management plan that would include such things as flaggers to ensure safe and regular traffic flows.

With respect to the concerns raised by Mr. Chiu and his realtor regarding his and his neighbour's property being orphaned due to neighbouring developments, he advised that:

- before assenting to bring forward the current development proposal that is the subject of this Public Hearing, staff had looked at the options for property assembly at this corner and have identified two to three scenarios where the two properties to the west could be assembled to come up with viable redevelopment;
- the site area and the East/West and North/South dimensions are large enough for either an apartment building or a townhouse complex with underground parking and an elevator, assuming that those two properties would be assembled together, which is what staff would require for development coming forward;

- in early days, staff did see some architectural concepts for these two properties so staff are reasonably confident that they are developable on their own.

3. **MOTION TO CLOSE PUBLIC HEARING**

It was MOVED and SECONDED

THAT the Public Hearing close at 7:58pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER