



## MINUTES OF A PUBLIC HEARING MEETING

Monday, December 5, 2022

7:02 p.m.

Remote Video / Teleconference

Present: Councillor Albrecht  
Councillor James  
Mayor Pachal  
Councillor Wallace  
Councillor Mack  
Councillor White  
Councillor Solyom

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  
K. Kenney, Corporate Officer  
P. Kusack, Deputy Corporate Officer  
A. Metalnikov, Planner

Mayor Pachal 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 Pachal called the Public Hearing to order.

Mayor Pachal read a statement regarding the procedure 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 the bylaw were placed in the November 24<sup>th</sup> and December 1st 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.

Two pieces of correspondence were received after publication of the agenda and were circulated to Council via email.

## **2. BUSINESS**

- a. Bylaw 3221 - Zoning Amendment No. 190 (RZ04-22) and Development Permit No. DP 07-22

A bylaw to rezone the property located at 5302 – 200 Street; 20011, 20021, 20031 – 53 Avenue; 20030 – 53A Avenue from RS1 Single Family Residential zone to the CD86 Comprehensive Development zone to accommodate a 6-storey, 84-unit apartment development.

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

- the subject properties are zoned RS-1 Single Family Residential in the Zoning Bylaw and designated Low Rise Residential in the Official Community Plan which allows multi- family apartment development to a maximum building height of six stories and a maximum density of 2.1 floor area ratio (FAR);
- the density complies with the OCP but exceeds the RM-3 parameters in the Zoning Bylaw; accordingly a comprehensive development zone is necessary to accommodate the applicant's proposed rezoning of the site;
- the applicant is proposing variances for visitor parking and accessible parking stall length as well as reduced resident parking;
- further details and rationale for the proposed variances are included in the staff report.

The Mayor invited the applicant to present the proposed bylaw.

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

Fred Adab, F. Adab Architects Inc.  
Rod Moruyama, Landscape Architect,  
Gurvinder Dhillon, Red Cardinal Homes  
Karamveer Dhillon, Red Cardinal Homes

Mr. Adab, project architect, provided information on the development as follows:

- Aerial map of the site
- Site plan
- 1st Floor Plan
- 3<sup>rd</sup> Floor Plan
- 6<sup>th</sup> Floor Plan
- Roof Plan
- Perspective view from South-West corner (200 St. and 53 Ave.)
- Perspective view from South-East corners on 53 Ave.
- Birds-eye view from North-West corner over 200 St.
- Building elevations
- Material board
- Section A-A
- Section B-B
- Sustainability & green measures

Mr. Maruyama provided information on the landscape plan as follows:

- Overall landscape site plan
- Landscape plan – South
- Landscape lighting
- Green roof
- Materials

The Mayor called three times for speakers who deemed their interest in property affected by the proposed bylaw to present their comments.

There were no speakers

The applicant and staff responded to various questions from Council members, advising that:

- the green roof is composed of trays which are 14 square inches and 4 inches in depth, planted with drought tolerant low-profile plantings which cover the entire roof and require a minimal amount of maintenance;
- a hose bib provides for manual irrigation if required;
- the green roof was not designed to accommodate rooftop gardens; it would be problematic to add them in terms of complying with the Building Code;
- green roof supports storm water management, holding water for prolonged periods before dumping into city system;
- many of the plantings on the site are flowering perennials and trees which are all positive for insects, birds;
- the applicant doesn't know what the sale price of the units would be as the cost of construction is fluctuating a lot and doesn't know if a

realtor has been contacted yet; however, the cost of construction is \$280 per sq. ft. with the addition of 30% for soft costs, the total construction cost would be \$310 per sq. ft.;

- each unit will come with a parking space as part of the unit price; larger units will pay extra for additional parking spaces; any parking spaces left will be rented out to interested residents;
- during the building permit stage a traffic/construction management plan will be prepared by the applicant in consultation with the City;
- the units will have electric heating;
- staff have determined that the remaining lots to the north can be developed on their own when assembled together, as it will be wide enough to accommodate underground parking;
- when those properties are redeveloped there will be a pedestrian connection between 53A Ave. and 200A St.;
- the sidewalk on 200A Street will be concrete;
- the development provides 1, 2, and 3-bedroom units in order to meet diverse needs; the policy in every municipality now is to provide larger units as well as smaller units;
- the number of 3-bedroom units that can be provided is limited by the need to be able to provide windows in all the bedrooms; therefore these units can only be located on the top floor or corners of the building;
- all units will have functional air conditioning;
- given that a school is across the street, the applicant will consider, as part of the traffic management plan, having additional flaggers in the area;
- road network changes at 53A Ave. and 200A St. would involve removing the cul-de-sac in that area;
- the sidewalk on the north-east corner of 53A Ave. and 200A St. will remain open during construction.

**3. MOTION TO CLOSE PUBLIC HEARING**

It was MOVED and SECONDED

THAT the Public Hearing close at 8:00 pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER