



MINUTES OF A PUBLIC HEARING MEETING

Monday, July 10, 2023

7:00 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

- Present: Mayor Pachal
Councillor Albrecht
Councillor Mack
Councillor Solyom
Councillor Wallace
Councillor White
- Absent: Councillor James
- Staff Present: F. Cheung, Chief Administrative Officer
D. Leite, Director of Corporate Services
D. Pollock, Acting Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
D. Colthorp, Deputy Fire Chief
P. Kusack, Deputy Corporate Officer
C. Baird, Recording Secretary

Mayor Pachal began by acknowledging that the land on which we gather is on 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 Deputy 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 June 29 and July 6, 2023 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 and included in the agenda package. One additional piece of correspondence was received prior to the meeting and provided on table.

2. BUSINESS

- a. Bylaw 3237 - Zoning Amendment No. 191 and Development Permit No. DP 03-22

A bylaw to rezone the property located at 5360 204 Street (Pyramid Apartments) from RM2 Multiple Residential Medium Density to CD87 Comprehensive Development to accommodate a 12-storey, 370-unit apartment development, consisting of 317 condominium units and 53 rental units.

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

- the subject properties are zoned RM2 Multiple Residential Medium Density in the Zoning Bylaw and designated Mid-Rise Residential in the Official Community Plan (OCP);
- the land use allows a multi-family development to a maximum of 12 storeys and maximum density of 3.5 floor area ratio (FAR); the density of this development (3.48 FAR) with 370 units within a 12-storey building complies with the OCP, but exceeds the zoning for the site;
- a land use contract discharge bylaw is also required;
- the applicant also proposes variances for visitor parking, small car spaces and accessible parking stall length, as well as reduced parking consistent with the draft Zoning Bylaw;
- this application is required by the OCP to replace the existing units on the site, on a 1:1 basis;
- the existing building has 44 rental units and the applicant proposes 53 rental units;
- this application requires a tenant relocation plan, per Council policy; and
- further details and rationale for the proposed variances are included in the staff report.

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

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

Eric Poxleitner, Sr. Principal, Keystone Architecture & Planning
Noel Lim, Project Manager, Keystone Architecture & Planning
Tanya Baertl, Tenant Relocation Coordinator, REMI Realty
Luc Gosselin, CEO, Whitetail Homes

The applicant team provided information on the development regarding the following:

- a comprehensive development is proposed, in accordance with the OCP;
- the site is designated Mid-Rise Residential, and the site to the northwest is designated mid to high density transit-oriented for up to 15 storeys;
- there are nearby amenities (i.e. parks, schools, grocery stores, city hall, future SkyTrain station and current transit hub) all within a 5-10 minute walk;
- a report on traffic impacts has been prepared;
- a report and analysis has been done on the full site with regard to environment, wildlife and geotechnic matters which found no endangered animal habitats or streams on the site;
- there are 370 units, including 53 rental units, which exceeds the City's requirement of 45;
- parking conforms to the City's bylaws;
- a natural, curvilinear projection is proposed for the design;
- mixed amenity spaces are provided in and outside of the building;
- trees will be protected;
- a shadow study was prepared and required setbacks were increased as a courtesy to nearby neighbours;
- Community Amenity Contributions (CACs) will be provided to the City in the amount of \$740,000;
- a tenant relocation plan is in place and 6 tenant meetings have been held.

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

Joanne Barnhill, 20443 53 Avenue, Langley, spoke regarding the following:

- expressed concern regarding the two-story parkade, the site location being on a floodplain and lack of information on who would be responsible for a potential ground collapse;
- is opposed to removal of the trees;
- there is lack of parking;
- expressed concerns about required resources for new families, by the fire department, police department, schools and infrastructure.

In response to questions from Mayor Pachal, the applicant advised that:

- the floodplain has been considered. The parkade is above the floodplain level and engineers have confirmed the building is suitable for the site.
- arborist methods will be used and an arborist will be on-site.

James Hansen, 209A Crescent, Walnut Grove, Langley, representing Strong Towns Langley, spoke regarding the following:

- Strong Towns Langley is in support of increased density and proximity to transit;
- asked for future new developments to bring density in single family areas instead of only in current multi-family neighbourhoods.

Robert Ehman, 20443 53 Avenue, Langley, spoke regarding the following:

- is opposed to the proposal;
- expressed concerns regarding traffic, especially on 204 Street;
- there will be additional demands on the fire department and schools and wondered who will pay for additional costs.

In response to questions from Mayor Pachal, the applicant advised that:

- traffic monitoring was done for am/pm peak hours at 10:00am and 1:18pm which showed approximately 2 vehicles per minute.
- intersection studies were also conducted.

The Acting Director of Engineering, Parks and Environment advised that:

- staff haven't had an opportunity to review the traffic study in full;
- staff studies show the road can accommodate 600 to 800 vehicles per hour;
- there are no established standards for intersections.

Lin Maxwell, 20460 54 Avenue, Langley:

- is supportive of the proposal but wants to know what changed as the original proposal was for 2 storeys.

In response to a question from the Mayor, staff advised that:

- there was a public information meeting held early in the process which showed a concept for the site at that time. Since then the project has evolved.

Steve Wallace, 5379 205 Street, Langley, Strata Council President, spoke regarding the following:

- he is concerned about parking. By his calculation there would be an additional 400 to 800 cars;
- the building height is too high.

Eric Halinen, 20453 53 Avenue, Langley, spoke regarding the following:

- is opposed to the proposal;
- soil settling during construction and into perpetuity is a problem;
- is opposed to the installation of cell communication towers and asked if there was a plan for that;
- asked what plans are in place to support the growing community and rental concerns;
- we should be a transit-orientated community.

In response to a question from the Mayor, the applicant advised:

- soil conditions in Langley are challenging and shoring is complex, however the developer is required to maintain geotechnical standards.

Olivia Seriani, 5464 201A Street, Langley, spoke regarding the following:

- is in support of the proposal;
- more homes like this would allow others to afford homes in Langley.

Cran Campbell, 5360 204 Street, Langley, spoke regarding the following:

- looking for new housing is a lot of work and nothing is available; there's a waitlist for 1.5 to 5 years for availability;
- feels like a lot of information is being withheld by the developer and there are irregularities provided at the tenant meetings;
- expressed concern that copies of the tenant relocation form weren't provided to Council.

Roberto Cian, 20460 54 Avenue, Langley, spoke regarding the following:

- is in opposition to the proposal;
- expressed concern about the impact the change will make to a neighbourhood made up of many seniors. Is the owner of the building next to the proposed site;
- expressed concerns regarding the time it will take to construct the building due to impacts on mental stress from the construction process;
- population in that area is senior majority.

Sonja Madorsky, 5489 201 Street, Langley, spoke regarding the following:

- is in support of the proposal;
- people moving into Langley need somewhere to go and we need to increase density and building heights to provide affordable housing.

Sandra Shahin, 20433 53 Avenue, Langley, spoke regarding the following:

- wants a guarantee in writing that adjacent property owners will be covered for damages in the event of damage to land and buildings during construction.

The Director of Development Services advised that:

- proposals are reviewed by staff for approval and the applicant is to conform to required plans, and the developer is expected to liaise with neighbouring properties regarding construction, noise, and any impacts.

Tracy, 204 Street and 54 Avenue, Langley, spoke regarding the following:

- can we rescue people from a 12-storey building with our current fire department resources?

The Deputy Fire Chief advised that:

- standard precautions would be taken, including use of an aerial device that would reach 10 storeys and additional methods used by trained firefighters.

The Director of Development Services advised that:

- each building constructed in BC must comply with the BC Building Code for fire safety, exiting and combustibility;
- part of the OCP land use plan is to have the highest density buildings near transit and the core/Downtown, also within a 5 to 10 minute walk of future SkyTrain station;
- for reference, in 2020, Langley Lions was rezoned for four 8 storey buildings and two 15-storey buildings in 2020.

Colleen Landerville, 20420 54 Avenue, Langley, spoke regarding the following:

- expressed concerns about flooding in the underground parking area;
- additional traffic volume will be a problem.

Esther Lindberg, Eastleigh Crescent, Langley, spoke regarding the following:

- there is no need for cars in a seniors building in Langley;
- expressed concerns regarding the building height and site location;
- transit to shops and services is currently unreliable.

Linda Dennis, 20453 53 Avenue, Langley, spoke regarding the following:

- expressed concern regarding the shadow study;
- the building is too high.

Kathy Halinent, 20453 53 Avenue, Langley, spoke regarding the following:

- questioned how the developer is building beyond OCP requirements;
- expressed concern that the hospital is already beyond capacity;
- asked what schools would serve the new building;
- wants reassurance there won't be a flooding issue and would prefer the City to have an additional study for geographic impacts.

In response to a question from the Mayor, the applicant advised:

- units will range from studios up to 2 bedrooms;

In response to a question from the Mayor, the Director of Development Services advised that:

- the habitable area of the building must be above the floodplain level. A building permit won't be approved unless the building plan conforms to required flood control standards.

In response to a question from the Mayor, the Director of Development Services advised that:

- the City works closely with the School District to look at future developments to ensure planning needs will be met.
- the new Cloverdale hospital will be breaking ground this month.
- the developer is proposing variances to the OCP, including resident parking, and before a new zoning bylaw comes into effect, variances need to be considered.

Councillor Wallace left the meeting at 8:38 pm and returned at 8:41 pm.

Dawn Holt, 201A and 56 Avenue, Langley, spoke regarding the following:

- is in opposition due to noise, pollution and traffic;
- the building changes the neighbourhood character;
- upset that fixed income tenants are being displaced;
- expressed concerns regarding site stability and asked who will accept responsibility for issues.

Carolyn Jager, 20453 53 Avenue, Langley, spoke regarding the following:

- wants to know what side of the building rental units will be on;
- asked when demolition would begin;
- expressed concerned regarding traffic and the traffic study;
- is opposed to the building height.

In response to a question from the Mayor, the applicant advised:

- rental units will be on the southeast side of the building.

Mariane Ganzenberg, 20453 53 Avenue, Langley, spoke regarding the following:

- was disappointed with the developer information session and lack of additional communication;
- concerned with potential damages during construction;
- road infrastructure is terrible;
- questioned why there isn't one area in the city for all seniors.

In response to a question from the Mayor, the Director of Development Services advised that:

- in early-2020, Council zoned the Langley Lions site to increase the number of units, in a phased manner, over a 15-20 year period.

Councillor Mack left the meeting at 8:51 pm and returned at 8:55 pm.

Connie Berg, 401-20443 53 Avenue, Langley, spoke regarding the following:

- was disappointed with the developer information session and no communication was provided after that;
- concerned with potential damages to her building;
- road infrastructure is terrible;
- concerned how this will affect street parking.

In response to a question from the Mayor, the Director of Development Services advised that:

- the Building Code defines a combustible building as a wood-frame apartment, for example, and a non-combustible building is one constructed of steel or concrete. Construction, life safety and exiting requirements in the Building Code differ between the two, and these terms are commonly used to differentiate between wood frame and steel/concrete buildings.

Todd Dennis, 20453 53 Avenue, Langley, spoke regarding the following:

- concerned about potential damages to nearby buildings and construction noise;
- in favour of reduced parking spaces on site. Has the City encouraged the developer to reduce the number of parking spaces?

The Director of Development Services advised that:

- the applicant is proposing a 15% parking reduction, which works out to approximately 1.2 spaces per unit. A bike path will help provide better connectivity to nearby amenities.

Cran Campbell, Pyramid Apts 204 Street, Langley, spoke regarding the following:

- where are the tenants going to go?
- where will they go when there is no additional funding, high rents?
- opposed to small unit sizes; these are not homes where people will thrive; they'll just exist.

The Mayor invited members of the public to speak a third and final time regarding Bylaw 3237.

Robert Ehman, 20443 53 Avenue, Langley, spoke regarding the following:

- questioned the likelihood of a the Pennyfarthing situation happening again (shoring giving way / slide)

Joanne Barnhill, 211-20443 53 Avenue, Langley, spoke regarding the following:

- there has been no communication from the developer to the neighbouring strata building.

Claire Myles, 306-20433 53 Avenue, Langley, spoke regarding the following:

- visited a show home and saw how small the units are;
- expressed concern with loss of privacy;
- is opposed to the site location;
- noise pollution from traffic and traffic volume will increase.

The Mayor advised that:

- communication from Whitetail to Countryside Strata regarding safety and construction should occur.

Roberto Cian, 20460 54 Avenue, Langley, spoke regarding the following:

- wants this area to be saved for aging people;
- is opposed to the building height.

Mariane Ganzenberg, 20433 53 Avenue, Langley, spoke regarding the following:

- would like to see the current building remain in place and asked why the developer can't build 6 storeys here and build 12 storeys at another site they are also developing.

In response to a question from the Mayor, the applicant advised that:

- the density involved with 12 storeys makes the project viable;
- more homes are being provided and the OCP and City's bylaws set the density and that is being adhered to.

Mariane Ganzenberg, 20433 53 Avenue, Langley, spoke regarding the following:

- asked the City to reevaluate the rules as they're not working.

Kathy Halinent, 20453 53 Avenue, Langley, spoke regarding the following:

- expressed concern that she didn't have input into the current OCP;
- questioned if the hospital will have enough resources.

Connie Berg, 401-20443 53 Avenue, Langley, spoke regarding the following:

- expressed concern that the project is about the money, and not the people or affordability.

Cran Campbell, 5360 204 Street, Langley, spoke regarding the following:

- expressed concern that the applicant has to find apartments for current tenants, but there are no apartments available;
- this country has become unaffordable; residents need to be able to afford to live here and they shouldn't feel forced to leave their city.

Tina Dey, 5360 204 Street, Langley, Pyramid Apartments resident manager, spoke regarding the following:

- tenant relocation staff have been helpful with finding housing for tenants;
- half of the tenants don't show up to developer led tenant meetings;
- under old management the rents were not raised for a very long time, making the jump to current rental rates difficult;
- those tenants who have been relocated so far are happy where they are.

There being no further speakers, Mayor Pachal invited Council members to ask questions and provide comments.

In response to questions from Council members, the applicant advised that:

- all trades and consultants carry liability insurance;
- predictions on rental rates per sq. ft. are challenging and it's tough to say what the market will do;
- the tenant relocation plan information is updated on the website;
- for tenant relocation, current rates are paid;
- a vehicle rideshare program has not been considered for this project;
- the applicant intends to utilize a neighbouring parking lot to keep construction vehicles off City roads and the City's bylaws will be followed for noise, dust, etc., with bylaw variances requested as-needed in order to work late some days to get the project completed.

The Mayor advised that:

- staff will look into the cell tower concern;
- if we approve this, it would be nice to have air conditioning in the rental units;
- tenant relocation has to be completed prior to demolition;
- Council would like to see rainscreening added to the plans for outdoor amenity spaces prior to third reading of the bylaw.

In response to questions from Council members, staff advised that:

- the city doesn't have a resident-only parking requirement;
- a computer modelling exercise will be undertaken by the City to ensure condition and size of the structure are compliant, and the developer would have to upgrade infrastructure as needed;
- a meeting was held recently with the school district regarding planning and future population growth;
- staff asks applicants for shadow studies during the equinox;
- the applicant proposes to contribute \$740,000, which the City will use to maintain and improve public and open spaces, community facilities and parks;
- the standard end of tenancy requirement is 4 months' notice with 1 months' rent;
- staff will receive a report from the tenant relocation coordinator, which will include information on tenant relocation outcomes;
- staff will work with the contractor to help mitigate impacts in the vicinity of construction, including noise; a construction management plan is required to be approved by the city.

b. Bylaw 3238 - Discharge of Land Use Contract No. 25-76

A bylaw to authorize the discharge of Land Use Contract No. 25-76 from the property located at 5360 204 Street to enable the accommodation of a 12-storey, 370-unit apartment development, consisting of 317 condominium units and 53 rental units.

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

- this application is to discharge an existing land use contract.

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

There were no speakers.

3. MOTION TO CLOSE PUBLIC HEARING

It was MOVED and SECONDED

THAT the Public Hearing close at 10:02.

CARRIED

Signed:

MAYOR

Certified Correct:

DEPUTY CORPORATE OFFICER