



MINUTES OF A PUBLIC HEARING MEETING

Monday, July 17, 2023

7:00 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

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

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:

Newspaper advertisements for all 3 bylaws were placed in the July 6 and July 13, 2023 editions of the Langley Advance Times.

For Bylaw 3245 - notices were mailed out to owners and occupants within 100m of the subject properties.

It was noted that because Zoning Amendment Bylaws 3247 (commercial uses) and 3251 (I1 Light Industrial) affect more than 10 or more parcels, owned by 10 or more owners, they do not require direct mail notices.

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

2. BUSINESS

a. Bylaw 3245 - Zoning Amendment No. 192 and Development Permit No. DP 02-23

A bylaw to rezone the properties located at 5404, 5406, 5408 and 5414 207 Street from RS1 Single Family Residential to CD88 Comprehensive Development to accommodate an 8-storey, 78-unit apartment development.

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

- Current zoning and OCP designations noting it allows multi family apartment dwellings and a maximum height of 12 stories;
- Density complies with OCP but requires a Comprehensive Development zone to accommodate the proposed rezoning
- Variance requested for parking

The Deputy Corporate Officer advised that there was five pieces of correspondence received all of which were circulated to council before the meeting and on table.

The Mayor invited the applicant to present the proposed bylaw:

Rajesh Kumar, Principal Architect, Kumar Architecture Ltd., representing the applicant, provided information on the development including the following:

- Development is comprised of 3 lots and a portion of a lot at 5414 207 Street.
- .6 acres in size
- Neighbouring properties are residential both single family and multifamily and commercial within walking distance
- 8 stories
- Townhouses on the main floor, apartments from 3-8 floors
- OCP allows up to 12 floors
- Lot coverage
- Unit density, Gross floor area, FAR, dwelling unit makeup
- Parking
- Outdoor and indoor amenity areas
- Bike parking and storage
- Locker storage
- Siting and building design
- Vehicular accessibility, e-bike charging
- Refuse, recycling and service areas
- Site / building / floor plans
- Elevations

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

Douglas Galbraith, representing Douglas Crescent Gardens strata, 20738 Douglas Crescent

- Already a lot of traffic on the one-way lane which will be behind the proposed development.
- The lane is not used as intended as cars go both directions on the narrow lane and people already park in front of their driveway.
- Increased traffic on the one-way lane will increase problems.
- The City did put up another sign to indicate the lane is one way, however it's not very effective and could be improved with additional clear signage
- Thought the limit was 6 stories in the area. At 8 stories the residents will look directly down onto their building eliminating any privacy.
- With another development, the developer took every tree out. There are some nice evergreens there now and he hoped they will be left.
- Increased traffic is a big concern.
- A lot of transient people that go to the back of Berry Road apartments. More units may increase this problem.

In response to questions about the one-way lane the Acting Director of Engineering, Parks & Environment advised:

- That a traffic impact assessment is required as part of the development, and is in progress.
- There may be some operational improvements the City can do in the short term to improve visibility.

In response to questions about the garbage and recycling storage the applicant advised:

The garbage & recycling facilities are only accessible on garbage day from the outside. On other days the overhead door will be closed and the bins will not be accessible from the lane.

Yanqun Wang – 5424 207 Street

- Owner of the property next to the subject property at 5414 207 Street.
- They are against the proposal as it will remove all privacy from their property.
- If the project is approved the market value of their home will decrease.

Cran Campbell – 5360 204 St

Mr. Campbell inquired if the units will be for sale or rental.

The applicant advised that two floors will be rental and six floors will be stratified.

- Any housing in Langley should have a portion of units set aside for subsidized rental housing.

- Affordable units should be available to all citizens, including pensioners and low-income earners.
- Seniors will be pushed out of City due to unaffordability and he felt that was wrong.
- With a shortage of land buildings will be demolished. What is going to be built to allow the existing people to continue to reside there?
- Where are low-income people going to live?
- All projects should have a portion of units set aside for subsidized housing.
- They are part of the community and need a place to live.
- He was opposed to any development that does not set aside units for subsidized housing.
- He is not against development, he is against any development that does not include units for low income people.

The Mayor advised that staff are currently working on a below market housing strategy.

Julie Butt, 20727 Douglas Crescent

- Felt that the size of the development will ruin the character of the existing neighbourhood.
- She is opposed to taking down large trees to enable development.
- She felt there is already too much traffic in the area and doesn't want more.

Tammy Jacobs, 20600 Douglas Crescent

- What are the development plans for the two houses north of the development site.

The Mayor advised that Council has not seen any applications for that area, however the City will ensure that there will be no orphaned lots left behind.

Staff advised that about 25% of the fourth lot (5414 207 Street) in the application is being used in the current development proposal. The remainder of that lot can be assembled with the two north properties to make a larger development that would suit a standard sized apartment building, noting there is a range in allowable heights from six to twelve stories.

- What is the plan for the 4 houses from the 4-plex at the corner of Douglas Crescent and 207th Street across from the church.

The Mayor advised that the City doesn't dictate when development occurs, it only set what is permitted to be built.

The Director of Development Services added that the Official Community Plan land use for that area is for up to 12 story buildings with commercial on the main floors and residential above.

The Mayor called for a second time for speakers, seeing none, he called for speakers for a third time.

Seeing no more speakers the Mayor invited comments from Council.

Councillor Wallace inquired if the existing trees will be retained?

The applicant advised that they are conducting an arbourist report and if they are healthy they will attempt to keep the trees.

Councillor Solyom asked for clarification on the lots and siting of the proposed application.

The Director of Development Services advised that the proposal includes 4 lots. The development would utilize 3 entire lots and about 25% of the 4th lot. The remainder of the 4th lot and the 2 additional lots left could be assembled to have enough space for a viable future development.

Mayor Pachal noted that the applicant will rough-in for air conditioning. He asked that the applicant consider installing air conditioning into the rental units.

b. Bylaw 3247 - Zoning Amendment Bylaw No. 193

A bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to include new General Regulations. (Beauty & Wellness Centre / Personal Health Enhancement Center)

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

The Director of Development Services provided the following:

- The proposed zoning amendment will add new commercial use definitions and 400m separation distance between certain commercial uses.
- This is primarily in response to Downtown Langley Business Association (DLBA) noting a high concentration of beauty, hair, nail and skin care salons and nonregistered massage therapy establishments.
- The DLBA requested that further regulation of these uses to maintain a balance of retail, restaurant and service businesses.
- The intent of zoning amendment is to maintain a good variety of businesses and to support and maintain the pedestrian streetscape in the downtown core.
- If the amendment is adopted by council, as with similar 400 metre separations, this will not impact current existing businesses.
- Further to the legislated required notice, 80 courtesy letters were sent out to affected businesses in the downtown.
- This is an interim zoning amendment as work on a new zoning bylaw is currently underway.

The Deputy Corporate Officer advised that there were five pieces of correspondence received, all of which was circulated to council before the meeting and on table.

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

Carole Ward, DLBA Chair, 19660 51 Avenue

- Requesting regulation from the city for the proliferation of the following business types: esthetic, beauty, nail salon, lashes, permanent makeup, facial, skin, body treatment and therapy, nails, hair removal, waxing, non-registered massage spas, hair salons and barbers.
- Essential businesses, they are not opposed to legal operations.
- Felt there are enough to satisfy the population of the community.
- Many vacancies are filled with these types of business.
- Important to maintain a variety of commercial businesses including restaurants, retail, services and novelties.
- Have used this strategy in the past to maintain variety and prevented overuse of specific uses.
- Healthy business districts has a variety of businesses and avoid over saturation of particular services.

The Mayor called for a second time for speakers, seeing none, he called for speakers for a third time.

Seeing no more speakers the Mayor invited comments from Council.

Mayor Pachal reiterated that an existing business in this category can continue to operate. He further noted that a business owner could sell the business and another business owner could operate it, if opened within six months.

c. Bylaw 3251 - Zoning Amendment Bylaw No. 195

A bylaw to amend the General Regulations, I1 Zone, adding accessory office uses, increased height (30m) and one space per 100m² minimum parking.

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

The Director of Development Services provided the following:

- The bylaw proposes updates to the I1 Light Industrial zone in response in to increasing industrial investment in the City.
- Update to the minimum parking requirement making the best use of land, provide more flexibility when adding more floor space to existing sites and enhance competitiveness.
- Will not force existing businesses to reduce parking, they can provide more parking if they choose to.
- Increase height of industrial buildings
- Introduce a small amount of office space

The Deputy Corporate Officer advised that there was no correspondence received for this bylaw amendment.

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

Jon Leugner, Senior Director of Real Estate, 5721 Production Way, NAIOP Vancouver Commercial Real Estate Development Association.

- In favour of the amendment and the update to the industrial zoning bylaw.
- In short supply of industrial lands
- Metro Vancouver members have an obligation to protect and intensify limited industrial lands left.
- 80% of industrial lands have been developed.
- Duty to protect these lands and make them as productive as possible.
- Changes can be simple but give flexibility of industrial densification.
- Proposed changes allow the City to be positioned to have simple and modern rezoning tools at it's disposal.
- Industrial lands are very valuable, and the flexibility will lead to more development, more jobs, increased tax base and more employees residing in the area, more people frequenting local businesses.
- Reduced parking minimums provides greater flexibility to utilize and intensify industrial job spaces.
- Regionally speaking, over supplied with parking and the space is not being utilized.
- Are encouraged by the changes proposed and look forward to the upcoming zoning review.

The Mayor called for a second time for speakers, seeing none, he called for speakers for a third time.

Seeing no more speakers the Mayor invited comments from Council.

Councillor Albrecht requested clarification on the next steps after the public hearing.

The Director of Development Services advised that once the public hearing is closed the commercial and industrial uses amendment bylaws will be brought back to Council for consideration of third and final reading on July 24th.

The first application before Council today, will go before Council for third reading and if given, the applicant must fulfill servicing agreements before the bylaw can be brought back to Council for adoption and approval of the development permit.

3. **MOTION TO CLOSE PUBLIC HEARING**

It was MOVED and SECONDED

THAT the Public Hearing close at 7:51pm.

CARRIED

Signed:

MAYOR

Certified Correct:

DEPUTY CORPORATE OFFICER