



## MINUTES OF A PUBLIC HEARING MEETING

Monday, September 11, 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  
K. Hilton, Director of Recreation, Culture and Community Services  
C. Johannsen, Director of Development Services  
S. Kennedy, Fire Chief  
D. Leite, Director of Corporate Services  
D. Pollock, Acting Director of Engineering, Parks and Environment  
K. Kenney, Corporate Officer  
S. Paulson, Communications Officer

### 1. **LAND ACKNOWLEDGEMENT**

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.

### 2. **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 the Public Hearing was publicized in the following manner:

Newspaper advertisements were placed in the August 31<sup>st</sup> and September 7<sup>th</sup> editions of the Langley Advance Times.

Notices were mailed out to owners and occupants within 100m of the subject properties.

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.

The Corporate Officer advised that one piece of correspondence was received and is included in the council agenda.

### **3. BUSINESS**

a. Bylaw 3253 - Zoning Bylaw Amendment No. 196 & Development Permit No. 03-23

A bylaw to rezone the properties located at 20659, 20669 and 20679 Eastleigh Crescent from RM1 Multiple Residential Low Density Zone to CD90 Comprehensive Development Zone to accommodate two 6-storey, apartment buildings with a total of 171 units.

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

- The subject properties are designated Low Rise Residential in the City's Official Community Plan (OCP);
- This land use allows multi-family development up to six storeys in height and a maximum density of 2.1 floor area ratio (FAR);
- The proposed development, which is 2.1 FAR, comprising 171 dwelling units in two buildings, complies with the OCP but requires a CD zone to allow construction if the development is approved by Council;
- The applicant is also proposing variances regarding visitor parking, accessible parking spaces, and the width of small car spaces, as well as reduced resident parking, which is consistent with the draft Zoning Bylaw rates currently being contemplated;
- The application is also required by the OCP to replace the existing rental units on a one to one basis; the current building has 21 existing rental units, and the proposal has 21 purpose built rental units, which would need to be secured by a housing agreement if the project is approved by Council;
- This application is also required to implement a tenant relocation plan in accordance with Council Policy;
- Further details on this application are included in the staff report and explanatory memos in the agenda package;
- The applicant is also in attendance to present their proposal to Council.

Mayor Pachal invited the applicant to present the proposed development application:

In attendance were:

- Stanford Siu, Managing Director, Admiral Operations Ltd.
- Patrick Yang, Principal Architect, Pacific West Architecture Inc.
- Molly Liu, Landscape Architect, Durante Kreuk Ltd.
- Dora Wu, Tenant Relocation Coordinator, Admiral Operations Ltd.

Standford Siu, Development Manager for the project, advised that their presentation had three components:

- Presentation of architectural drawings
- Presentation of landscape designs
- Presentation of tenant relocation efforts

Mr. Siu introduced Patrick Yang.

Mr. Yang presented the architectural design of the project, providing information on the following:

- Site Context
- Site Plan
- Underground Parking Floor Plan
- First Floor Plan
- Second Floor Plan
- Third/Fourth Floor Plans
- Building Sections 1 and 2
- Building Elevations
- Street View
- Building Materials

Ms. Liu presented the landscape design, providing information on the following:

- Plant list
- Soil volume

Mr. Sanford provided information on their Tree Management Plan.

Ms. Wu provided information on the status of tenant relocation efforts.

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

Kyle Gauthier, 20240 54A Avenue, spoke regarding the following:

- approves of the amount of green space and open space; but feels there are too few parking stalls.

Steve Kao, 20771 Duncan Way, spoke regarding the following:

- he lives just behind this building;
- has concerns with noise and pollution during construction as another building under construction next to his building is very noisy on Saturdays, starting at 7:00 a.m.;
- concerned about vibrations occurring during construction and asked whether the builder would compensate neighbouring properties for any damage sustained due to vibrations;
- asked how much space there will be between his building and the new building and asked that tall growing trees be planted between the two buildings to provide privacy.

Mayor Pachal asked the applicant if they had any comments regarding the following issues raised by the speaker:

- noise pollution
- vibration
- trees
- what to do if there is damage
- construction management plan
- setback

In response, the applicant advised that:

- the plan is to retain the existing trees along the north property; accordingly, they will need to take down the existing fence at the north side property line in order to put tree protection around the existing trees; then a metal barrier fence will be erected between the two properties during construction; because of the root system of the trees, they are not building the parking underground to the property line; there will be a setback of 1.3m to allow for the survival of the existing trees; they will have a licensed arborist on-site to oversee the demolition, tree barrier, and fencing processes;
- the applicant must follow the City's Noise Bylaw which includes what time construction work may begin in the morning during weekdays and on Saturday;
- any issues with vibration causing damage to neighbouring properties would be handled on a case by case basis;
- contact information will be available at the site for anyone who wishes to report an issue to the developer during construction.

In response to a question from a Council member, the applicant advised that during construction, the developer could work out, on a case by case basis, accommodation for temporary construction cessation in order for a resident from a neighbouring building to hold an important social function, such as a wedding or family reunion.

Ruth Kao, 20771 Duncan Way, spoke regarding the following:

- lives exactly north of the property and asked if the fence on her property will be removed.

In response to questions from the speaker, the applicant advised that:

- during construction process the developer will need to take down the existing fence and place a tree barrier around each tree, and then will be putting temporary metal fencing around the site; after construction new fencing will be built between the two properties;
- the new fencing is proposed to be metal post with wood or composite wood infill.

Mrs. Kao further spoke regarding the following:

- requested the new fencing be wood composite so it won't degrade;
- is concerned that construction will bring rodent problems, so would like developer to mitigate this risk.

The applicant advised that they had heard from some tenants in the neighbouring property that demolition of another building in the area did cause an increase in rodents; accordingly, the applicant will add more rat traps to their site.

Carl Johannsen, Carl Johannsen, Director of Development Services further advised that:

- the City requires the applicant to conduct vector control before demolition;
- the City doesn't permit the use of wood fencing in new developments.

In response to further questions from the speaker regarding the potential for asbestos to be present in the building as it's an older building, and how neighbouring residents would be advised, the applicant advised that:

- after all tenants are out of the building, prior to getting a demolition permit, there is a salvage and abatement process they must undertake wherein each unit is tested to determine if there is asbestos; if asbestos is found, a hazmat team must be sent in to address the hazardous materials.

Mayor Pachal advised that when asbestos abatement is being undertaken at a property, there is usually caution tape and signs posted all around the site advising of this.

The applicant further advised that:

- prior to engaging in the hazardous material abatement process, the applicant must submit a notice of project to WorkSafe BC and they have to acknowledge this action; for a project of this scale, WorkSafe BC will likely send an officer to the site to acknowledge when the work begins and when it ends;
- normally the applicant must also hire a consultant to sign off on the work after it is complete.

Mayor Pachal noted that it's almost a certainty that this building will contain asbestos; therefore, information about the required asbestos abatement work will be posted at the site for neighbouring residents to view.

In response to further questions from the speaker, the applicant advised that:

- the anticipated timeline for commencement of construction and completion of the development is as follows:
  - tenants will be given four months notice by the end of this year;
  - by March/April all tenants will be out of the building;
  - April/ May begin asbestos abatement work;
  - May /June start excavation;
  - 24 to 30 months of construction;
- there shouldn't be much soil dust generated during the excavation process as the soil is very wet in that area; however, the applicant does have strict measures in place to mitigate silica dust, which is a dangerous dust generated when concrete and other materials have to be sanded;
- the applicant would like to get the speaker's contact information so they can be in contact with her, and noting may letters have been sent out to neighbouring properties regarding this development;
- the applicant will be maintaining the existing trees which are on the neighbouring property; they will not be planting trees on their side of that property line as the existing trees need sun and space and enough room for their roots, which are already growing onto the applicant's property.

Carl Johannsen, Director of Development Services further advised that:

- staff asked the applicant to back the parkade away from these existing trees so they are protected and can continue to grow and provide privacy for the residents of the two buildings;
- there will be a cedar hedge between the fence and the parkade and trees will be planted on top of the parkade podium;
- there are going to be a large number of trees on the site; five will be on the north side.

In response to a question from the speaker, Mayor Pachal advised that a report of this meeting would be provided on the City's website and could also be obtained by contacting the Administration Department.

Mayor Pachal called a second time for speakers on the bylaw.

There were no speakers.

Mayor Pachal called a third and final time for speakers on the bylaw.

There were not further speakers

Mayor Pachal invited Council members to ask questions and provide comments.

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

- the Fire Department's suggestion that a larger lockbox be considered for the site is still being worked on by the engineering team;
- it has been made clear to tenants of the building that tenants that have lived in the building for up to five years will receive a minimum compensation; there are some tenants that have lived in the building longer than five years; they are all aware of what their compensation will be.

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

- a traffic impact assessment will be required for the site;
- parking on a municipal street is open to all members of the public; it's not uncommon that, as areas become denser, it does become a bit more of a challenge to park;
- currently there are three separate townhouse buildings, each with their own driveway; should this development be approved, the access for the new development will be 6m wide on the north west side of the property, resulting in the remainder of the frontage being able to accommodate additional parking, likely ten to eleven additional vehicles; this is consistent with what is happening along the rest of Eastleigh Crescent;
- most of the properties to the south have access to a lane in the back or will have access in the future.

Council members provided the following comments:

- should have more three bedroom units to replace current three bedrooms being torn down;
- contact residents of the adjacent property regarding the fence being torn down to come up with fencing design together;
- provide Council with a traffic impact assessment prior to third reading of the bylaw;
- reestablish links that aren't working in the electronic Tenant Occupancy Report form on the applicant's website, in particular, the City's Tenant Relocation Policy as tenants are required to acknowledge that they have read the policy;
- there are several clauses from Council's Tenant Relocation Policy that are missing from the menu for Tenant Relocation Plan on the applicant's website; as an example, under Mutual Agreement and Tenancy, one of the clauses from the City's policy is missing; important to rectify;
- provide link to City's website for official PDF of the City's Tenant Relocation Policy.

4. MOTION TO CLOSE PUBLIC HEARING

It was MOVED and SECONDED

THAT the Public Hearing close at 7:50 pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER