



MINUTES OF A PUBLIC HEARING MEETING

Monday, September 25, 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
R. Beddow, Deputy Director of Development Services
D. Colthorp, Deputy Fire Chief
C. Daum, Recreation Supervisor
H. Gill, Manager of Engineering Services
C. Johannsen, Director of Development Services
K. Kenney, Corporate Officer
D. Leite, Director of Corporate Services
A. Metalnikov, Planner

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.

Mayor Pachal further acknowledged and spoke about the importance of the upcoming National Day for Truth and Reconciliation on September 30th.

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 14th and 21st 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.

One piece of correspondence was received and is included in the council agenda.

3. BUSINESS

a. Bylaw 3254 - Zoning Bylaw Amendment No. 197 and Development Permit No. 06-23

A bylaw to rezone the property located at 19948 55A Avenue from RS1 Single Family Residential Zone to CD91 Comprehensive Development Zone to accommodate a 6-storey, 126-unit apartment building.

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 Official Community Plan (OCP), which allows multi-family developments up to six stories in height with a density of 2.1 floor area ratio (FAR);
- the proposed development is 2.1 FAR, with 126 units in a six storey building, which complies with the OCP but requires a comprehensive development zone to accommodate the proposed development;
- the applicant is proposing variances regarding the length of accessible parking spaces, percent of, and the width of small car spaces, and the distance between parking spaces and walls, as well as a reduced amount of resident parking consistent with the draft Zoning Bylaw rates currently being contemplated;
- the applicant is in attendance to present their development proposal.

Mayor Pachal invited the applicant to provide an overview of the proposed development:

In attendance were:

- Andrew Cheung, Architect, Andrew Cheung Architects Inc.
- Cat Kuang, Project Designer/Project Manager, Andrew Cheung Architects Inc.
- Meredith Mitchell, Principal, M2 Landscape Architecture
- Tim Chen, Developer

Mr. Cheung presented an overview of the proposed development:

- Parking level
- Amenity room
- Site Plan
- Parking floor plan
- Ground floor plan
- Second floor plan
- Third to sixth floor plans
- North elevation
- South elevation
- East elevation
- Shadow study
- Renderings
- Energy and sustainability features

Ms. Mitchell provided an overview of the landscape plans and soil depth plans.

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

Sandy Dimond, 5381 207 Street, spoke regarding the following:

- is in favour of the development, in particular, the amount of greenery, provisions for traffic in the development, community areas, the landscaping, community garden planters;
- is in favour of taller residential buildings being built in the city; the community needs to be prepared for the influx of more people and traffic;
- personal safety of main floor units is important;
- wants the City to consider ways to ensure people of all races and cultures feel welcome in areas where densification is occurring.

Marco Schramm, 19939 55A Avenue spoke regarding the following:

- the building is beautiful and he is supportive of densification, but is opposed to it being six stories; would rather it be a four storey building or townhouses;

- is concerned with traffic and noise.

In response to a question from a Council member, Carl Johannsen, Director of Development Services advised that:

- for each development application, a traffic impact assessment must be undertaken to understand trips that might be generated and what kinds of transportation improvements would have to be made; this information is analyzed by staff as part of the application process;
- the developer and their contractors are expected to abide by the City's Noise Bylaw; the City will act upon any complaints;
- the developer is looking to secure off-street parking at the Bridge Church for trades working at the site.

Angela, speaking on behalf of the owner of 19900 and 19910 55A Avenue, the neighbouring properties to the proposed development, spoke regarding the following:

- the properties at 19900 and 19910 55A Avenue are the remaining single family homes on the block;
- the owner wishes to sell these properties but is having difficulty selling these properties for potential development due to the small lot size of the combined properties and development costs;
- the owner would like to know if the applicant would be interested in purchasing these neighbouring properties for more parking for their development.

In response to the speaker's comments, staff advised that:

- the City did ask the applicant if they wanted to assemble with the neighbouring lots and they declined to do so;
- in the current Zoning Bylaw, the minimum lot size for an apartment is 1850 sq. m.; however, as the OCP land use for this area allows both apartments and townhouses, in developing the new Zoning Bylaw, staff are considering reducing the minimum lot size, as it has been shown with examples in other municipalities that multi-family developments smaller than 1850 sq. m. are viable;
- in addition to minimum lot sizes, the City evaluates individual sites on a case-by-case basis, considering other factors such as dimension and shape; accordingly, staff did consider what could be done with these two remaining properties and had a concept prepared by an architect that did show a viable development for these two properties on their own comprising 15,000 sq. feet;
- there is another site nearby in the City that is 15,500 sq. feet that did have a development application for six stories;
- based on staff's analysis, staff would be comfortable with a development which is less than the current Zoning Bylaw's stated minimum lot size.

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

Ramnack, 5486 199A Street, spoke regarding the following:

- lives on the fifth floor behind the proposed development;
- as the proposed building is six storeys, believes that it will cast a shadow on his building and the townhouses across from his building;
- is concerned that the existing traffic/parking issues in the area will worsen with more people in area.

Chelsea Lowrey, 19936 56 Avenue spoke regarding the following:

- last year they purchased a unit in a new building in the area; there is not enough parking in her building for all residents; they own one stall but are parking their other vehicle on 55A Avenue;
- due to construction in the area, part of 55A Avenue has been closed, making it more difficult to find parking;
- concerned there will not be enough parking in the area, especially during construction.

In response to the speaker's comments, Hirod Gill, Manager of Engineering advised that:

- staff have not yet received the applicant's traffic control plan;
- staff require the applicant to provide a traffic impact assessment that meets the City's requirements and a construction traffic management plan, the intent of which is to make sure the impact on neighbours is minimal.

John Kim, 5486 199A Street, spoke regarding the following:

- lives right behind the proposed development;
- their parking lot is in the back alley; asked whether the alley will be blocked off during construction; vehicles can only make a right turn onto 55A Ave;
- is opposed to a six storey building; as he believes it will cause shadowing on his side of his building;

Jeannie, 5486 199A Street, spoke regarding the following:

- lives right behind the proposed development;
- is concerned the proposed six storey building will cast a shadow on her five storey building, including the garden beds at the back of their property;
- in order to get to 200 Street from 199A Street, residents in vehicles all have to make a left turn into an already congested street which is dangerous; concerned that additional vehicles will make it even more dangerous;

- six storey buildings do not look aesthetically pleasing; does not like the idea of buildings getting bigger and bigger in the area.

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

John, Kim, 5486 199A Street, speaking a second time, spoke regarding the following:

- noted that when they were digging to lay the foundation for the six storey building on Brydon Crescent, his whole building shook and cement cracks developed everywhere; is concerned that because this proposed development is also six storeys, that they will have to dig to the same depth and his building will sustain further sediment cracks.

In response to the speaker's comments, the applicant advised that:

- the underground parking for their development is only half a level down which is approximately 4 ½ to 5 feet down;
- the foundation is not very deep;
- they have ample room for shoring;
- will not be doing any piling;
- shadow studies have shown that their building will not cast shadows on neighbouring buildings.

Mr. Johannsen further advised that:

- during construction the City asks the developer to monitor vibration, noise impacts on adjacent properties; if staff do receive complaints, they follow up with the contractor right away to mitigate the issues;
- due to the amount of water in the soil in this area, it tends to conduct vibration;
- Based on the shadow study slides, it is physically impossible for shadow to be cast on the buildings to the south as the sun is to the south;

There were no further speakers.

In response to a question from a Council member, the applicant confirmed that during construction, there will be parking for trades off the street advised that.

In response to a request from a Council member, the applicant showed the shadow study slide again from their PowerPoint for members of the public.

4. **MOTION TO CLOSE PUBLIC HEARING**

It was MOVED and SECONDED

THAT the Public Hearing close at 7:47 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER