

# Webinar

## ULI British Columbia: Coffee and Conversations with Carl Johannsen

Date: January 19, 2021

00:00:08 --> 00:00:11: OK, so good morning everyone. It looks like people are  
 00:00:11 --> 00:00:13: still trickling in from the waiting room,  
 00:00:13 --> 00:00:16: so we're going to give him a couple of minutes  
 00:00:16 --> 00:00:17: or.  
 00:00:17 --> 00:00:18: Yeah, just as they join.  
 00:00:28 --> 00:00:31: So good morning, thank you all for attending another edition  
 00:00:31 --> 00:00:35: of coffee and conversations hosted by the Urban Land  
 Institute,  
 00:00:35 --> 00:00:37: an generously sponsored by Tony.  
 00:00:37 --> 00:00:40: We'd like to give thanks and acknowledge that we were  
 00:00:40 --> 00:00:44: speaking from the unceded territory of the curtsey Kwantlen  
 Matzke,  
 00:00:44 --> 00:00:47: an Semiahmoo First Nations people.  
 00:00:47 --> 00:00:50: We're seeing a lot of familiar people here this morning,  
 00:00:50 --> 00:00:52: but for those of you that are new,  
 00:00:52 --> 00:00:54: this is calling from stations,  
 00:00:54 --> 00:00:57: which is you'll ibc's monthly or monthly early morning coffee  
 00:00:58 --> 00:01:00: event where real estate professionals,  
 00:01:00 --> 00:01:03: an urban professionals, can drop in to meet other like  
 00:01:03 --> 00:01:07: minded colleagues for their contact base and share their  
 thoughts  
 00:01:07 --> 00:01:10: and ideas about industry issues and things that we were  
 00:01:10 --> 00:01:14: very passionate about and also learn and engage with a  
 00:01:14 --> 00:01:16: leader in this field.  
 00:01:16 --> 00:01:19: Um, what do you be putting on these monthly events  
 00:01:19 --> 00:01:23: online until in person events are approved but we will  
 00:01:23 --> 00:01:27: have events every month for the next year at least.  
 00:01:27 --> 00:01:30: We want to give special thanks to Carl for taking  
 00:01:30 --> 00:01:32: time is busy schedule to be here with us today.  
 00:01:32 --> 00:01:36: Also a huge shout out to the coffee and conversations

00:01:36 --> 00:01:39: team all over tenant Ann Rand off Leaf organizing today's  
00:01:39 --> 00:01:40: event.  
00:01:40 --> 00:01:43: Other upcoming UI events to note on February 10th July  
00:01:43 --> 00:01:46: is hosting a seminar with Mr Wilkinson on Canada's Climate  
00:01:46 --> 00:01:49: action plan and we're going to find out what that  
00:01:49 --> 00:01:53: means for cities and on February 11th you Ally hosts  
00:01:53 --> 00:01:56: Mayor Linda Buchanan with City of North Van.  
00:01:56 --> 00:02:01: Um? And then she's going to be discussing their economic  
00:02:01 --> 00:02:02: recovery plan.  
00:02:02 --> 00:02:04: A couple of housekeeping things we encourage.  
00:02:04 --> 00:02:07: I'm going to turn their camera on just to make  
00:02:07 --> 00:02:09: the same as real as can possibly be.  
00:02:09 --> 00:02:11: But if you're not comfortable with it,  
00:02:11 --> 00:02:13: 'cause it is the morning,  
00:02:13 --> 00:02:17: you're still a bit of bad hair that is perfectly  
00:02:17 --> 00:02:17: OK.  
00:02:17 --> 00:02:21: We will have control over everyone's audio,  
00:02:21 --> 00:02:24: so will be muting everyone.  
00:02:24 --> 00:02:27: And Carl will be taking questions at the end.  
00:02:27 --> 00:02:29: So for questions as you go,  
00:02:29 --> 00:02:30: you may have a question.  
00:02:30 --> 00:02:33: Feel free to send a message to either write off  
00:02:33 --> 00:02:34: or all over,  
00:02:34 --> 00:02:37: and we can kind of act as the gatekeeper just  
00:02:37 --> 00:02:40: so everyone isn't unmuting and checked.  
00:02:40 --> 00:02:42: Ask questions at the same time.  
00:02:42 --> 00:02:45: Arm.  
00:02:45 --> 00:02:46: So little bit about Carl,  
00:02:46 --> 00:02:48: who is here with us today at the City of  
00:02:48 --> 00:02:49: Langley.  
00:02:49 --> 00:02:52: Carl leads a team responsible for processing development  
00:02:52 --> 00:02:56: applications,  
00:02:56 --> 00:02:58: building pyramids, developing land use and community  
00:02:58 --> 00:03:01: planning policies,  
00:03:01 --> 00:03:03: and issuing business licenses of Carls.  
00:03:03 --> 00:03:06: Obviously quite busy Prior to joining City of Langley,  
00:03:06 --> 00:03:08: Carl worked at the city of White Rock for 2  
00:03:08 --> 00:03:12: 1/2 years as the Director of Planning and Development  
00:03:12 --> 00:03:15: Services.  
00:03:12 --> 00:03:15: He also worked at the column for five years as  
00:03:15 --> 00:03:18: the manager of Community Planning and Development and  
00:03:18 --> 00:03:21: Manager of  
00:03:21 --> 00:03:24: Development Services and the City of Avatar for eight years,

00:03:15 --> 00:03:18: including. The role of director of Community Planning.  
00:03:18 --> 00:03:21: So they'll fairly do Carl if you would like to  
00:03:21 --> 00:03:24: introduce yourself and give a bit about your background,  
00:03:24 --> 00:03:28: who you are and how you came to be with  
00:03:28 --> 00:03:29: us here today.  
00:03:29 --> 00:03:34: Great thank you Christopher. Can everyone hear me OK?  
00:03:34 --> 00:03:36: Alright, I see nods all around,  
00:03:36 --> 00:03:40: so good morning. Thank you very much for having me  
00:03:41 --> 00:03:42: here this morning.  
00:03:42 --> 00:03:47: It's definitely a privilege to be speaking at AULI event  
00:03:47 --> 00:03:51: and thanks to the organizers Christopher Oliver,  
00:03:51 --> 00:03:57: an random Randolph for organizing this and putting  
everything together.  
00:03:57 --> 00:03:59: Also, thanks to you Ally Ann,  
00:03:59 --> 00:04:05: its sponsors, including ANI, noted in the background behind  
me.  
00:04:05 --> 00:04:08: So again, it's it's an honor to be here,  
00:04:08 --> 00:04:12: and I also note that we have Mayor Val Vandebroek,  
00:04:12 --> 00:04:16: the mayor of City of Langley in attendance today.  
00:04:16 --> 00:04:18: So good morning mayor Val.  
00:04:18 --> 00:04:21: And I also notice that we have Jack Nicholson in  
00:04:21 --> 00:04:22: the crowd.  
00:04:22 --> 00:04:25: So welcome Jack. Just see the picture there.  
00:04:25 --> 00:04:29: I like the touch. So as Christopher said,  
00:04:29 --> 00:04:30: yes. As you all know,  
00:04:30 --> 00:04:35: the Director of Development services at City Langley had  
been  
00:04:35 --> 00:04:36: here since.  
00:04:36 --> 00:04:41: August of 2019, and responsible for processing development  
applications,  
00:04:41 --> 00:04:46: community planning. My team also does building permits,  
00:04:46 --> 00:04:51: building inspections and licensing, and so this morning I'll be  
00:04:51 --> 00:04:54: talking a little bit about myself.  
00:04:54 --> 00:04:56: My journey from you know,  
00:04:56 --> 00:05:01: through education experience to where I am today and also  
00:05:01 --> 00:05:05: talk about some major projects that I worked on during  
00:05:05 --> 00:05:06: my career and.  
00:05:06 --> 00:05:08: Sort of reflect on what.  
00:05:08 --> 00:05:10: What were the major issues?  
00:05:10 --> 00:05:13: What kind of decisions were made,  
00:05:13 --> 00:05:15: and what were the outcomes.  
00:05:15 --> 00:05:18: So where we have some issues or sometimes problems,  
00:05:18 --> 00:05:22: what were the solutions that came out of that?

00:05:22 --> 00:05:26: And you know. Also, I think Christopher Randolph and Oliver  
00:05:26 --> 00:05:30: also looking for me to talk about a little bit  
00:05:30 --> 00:05:33: about where I see the industry going and changing,  
00:05:33 --> 00:05:35: you know, in the short term,  
00:05:35 --> 00:05:37: and a long term so.  
00:05:37 --> 00:05:41: And I can also provide some tips and advice about  
00:05:41 --> 00:05:43: things I've learned in my career.  
00:05:43 --> 00:05:47: You know, some situations that have come up that might  
00:05:47 --> 00:05:49: think twice about now.  
00:05:49 --> 00:05:52: Maybe it should have been a different path or or  
00:05:52 --> 00:05:56: maybe something should have been done early on to prevent  
00:05:56 --> 00:05:58: some issues coming up.  
00:05:58 --> 00:06:00: But it's, it's all a learning journey,  
00:06:00 --> 00:06:04: right? And that's something that.  
00:06:04 --> 00:06:08: Is a good thing. That's where we're always learning,  
00:06:08 --> 00:06:11: and that's part of what we do in our in  
00:06:11 --> 00:06:12: our daily lives.  
00:06:12 --> 00:06:16: So so now getting into the first part here.  
00:06:16 --> 00:06:21: So just starting a little bit about my education and  
00:06:21 --> 00:06:22: experience.  
00:06:22 --> 00:06:25: So I went to school for about 11 years to  
00:06:25 --> 00:06:28: get the necessary training and experience,  
00:06:28 --> 00:06:32: and I'm not saying that's necessary for everyone here,  
00:06:32 --> 00:06:35: but it was a little bit of a journey and  
00:06:36 --> 00:06:39: I think you know sometimes there's a few twists,  
00:06:39 --> 00:06:43: twists and turns, and sometimes some Revel revelation,  
00:06:43 --> 00:06:47: some good and bad, that sort of set out where  
00:06:47 --> 00:06:49: your pass is going to go,  
00:06:49 --> 00:06:52: and I think in in the winter of 1992 I  
00:06:52 --> 00:06:54: was preparing for my.  
00:06:54 --> 00:06:56: Winter exams or fall exams at UBC.  
00:06:56 --> 00:06:58: And and I had what I like to call the  
00:06:58 --> 00:07:02: moment where I initially chosen to study geology and for  
00:07:02 --> 00:07:05: some reason I was always interested in that,  
00:07:05 --> 00:07:09: but I had actually done really well in geography and  
00:07:09 --> 00:07:11: human geography in high school,  
00:07:11 --> 00:07:13: so I was kind of running counter to what I  
00:07:14 --> 00:07:14: was doing,  
00:07:14 --> 00:07:17: but I wanted to try something new and it was.  
00:07:17 --> 00:07:20: It was clear to me that it just wasn't working  
00:07:20 --> 00:07:24: so that that night I decided to change my academic  
00:07:24 --> 00:07:24: path and.

00:07:24 --> 00:07:27: Move forward into a geography degree.  
00:07:27 --> 00:07:30: Finished with that in urban economic geography,  
00:07:30 --> 00:07:34: UBC and then moved on to the University of Windsor,  
00:07:34 --> 00:07:37: where I had the privilege of also taking class at  
00:07:37 --> 00:07:39: Wayne State University in Detroit.  
00:07:39 --> 00:07:44: They had a mutual sharing agreement which unfortunately  
they didn't  
00:07:44 --> 00:07:45: tell anyone in the office.  
00:07:45 --> 00:07:48: There when I showed up with my with my tuition  
00:07:48 --> 00:07:51: bill and they wanted to charge me,  
00:07:51 --> 00:07:54: I think it was \$1500 for a class because the  
00:07:54 --> 00:07:57: exchange rate was so poor at the time back in  
00:07:57 --> 00:07:58: 98 so.  
00:07:58 --> 00:08:02: Took a little bit of negotiation and reminding that I  
00:08:02 --> 00:08:04: could pay Canadian funds for that,  
00:08:04 --> 00:08:07: but that was kind of funny so I finished off  
00:08:08 --> 00:08:12: that Masters degree with a study of new urbanist  
communities  
00:08:12 --> 00:08:15: in Markham ON just outside of Toronto.  
00:08:15 --> 00:08:19: And that really set a real passion for urban design  
00:08:19 --> 00:08:22: and sort of emerging emphasis on more walkable,  
00:08:22 --> 00:08:27: more sustainable communities. So really focused on that  
and.  
00:08:27 --> 00:08:31: I also sort of had a decision point there where  
00:08:31 --> 00:08:32: you know I I could,  
00:08:32 --> 00:08:35: you know, start working and I did.  
00:08:35 --> 00:08:40: I actually started working at the Essex Region Conservation  
Authority,  
00:08:40 --> 00:08:43: which is in Ontario. They have these at the County  
00:08:43 --> 00:08:47: level or the regional district level here in BC.  
00:08:47 --> 00:08:51: Akin to that they have organizations that look after  
watersheds  
00:08:51 --> 00:08:54: and wetlands and that sort of thing.  
00:08:54 --> 00:08:56: So I actually my first job there.  
00:08:56 --> 00:09:01: Coming out of Grad school was actually actually volunteer.  
00:09:01 --> 00:09:04: So that was a little bit of a moment,  
00:09:04 --> 00:09:06: you know, a little bit of a humbling moment.  
00:09:06 --> 00:09:09: So you get this. All this education.  
00:09:09 --> 00:09:11: And here you are volunteering.  
00:09:11 --> 00:09:14: But you know what? It was extremely valuable to do  
00:09:14 --> 00:09:17: that and to approach them and ask for that because  
00:09:17 --> 00:09:20: I ended up getting a job and working on a  
00:09:20 --> 00:09:22: Detroit River Heritage Rivers Project,

00:09:22 --> 00:09:27: which was actually a great experience working with elected officials

00:09:27 --> 00:09:28: and that sort of thing.

00:09:28 --> 00:09:30: So I gained a lot of experience.

00:09:30 --> 00:09:34: It wasn't. You know the best paying job in the world,

00:09:34 --> 00:09:37: but it was a job and it got me the

00:09:37 --> 00:09:39: experience to go where I wanted to go.

00:09:39 --> 00:09:42: And at that point also I was really into urban

00:09:42 --> 00:09:43: design.

00:09:43 --> 00:09:44: Really wanted to learn more.

00:09:44 --> 00:09:47: So I made the decision to go back to UBC

00:09:47 --> 00:09:50: and that was a little bit tough because you know,

00:09:50 --> 00:09:54: gone to school already for eight years and going back for another Masters degree.

00:09:54 --> 00:09:55: You know, I think some people my family were like

00:09:55 --> 00:09:59: how long is going to kick the can down the

00:09:59 --> 00:10:01: road but I.

00:10:01 --> 00:10:02: Get the bullet and went for it.

00:10:02 --> 00:10:05: Anna, I really think it benefited.

00:10:05 --> 00:10:09: My career so you know, and as a parallel path it

00:10:09 --> 00:10:12: was blessed to get on as a forest firefighter with

00:10:12 --> 00:10:16: the BC Forest Service on their initial attack crew back

00:10:16 --> 00:10:19: in 1995, so that helped too to finance my my

00:10:19 --> 00:10:23: schooling and I was a pretty tough job and it

00:10:23 --> 00:10:26: also speaks to knowing what you're getting yourself into.

00:10:26 --> 00:10:30: Being prepared for something because the first fitness test

00:10:30 --> 00:10:34: we

00:10:34 --> 00:10:35: had to run.

00:10:35 --> 00:10:38: I think there was 13 of us and only two

00:10:38 --> 00:10:39: of us made it.

00:10:39 --> 00:10:41: And it was myself and another person,

00:10:41 --> 00:10:44: and they muttered to me after the test that maybe

00:10:44 --> 00:10:46: I should stop smoking,

00:10:46 --> 00:10:47: and they promptly threw up.

00:10:47 --> 00:10:50: And I think that I wasn't feeling too well either.

00:10:50 --> 00:10:53: And I seem to remember that maybe I should have

00:10:53 --> 00:10:57: researched into what the fitness test entailed before I took

00:10:57 --> 00:10:57: it.

00:10:57 --> 00:11:01: But nevertheless I got into the Forest Service five years

00:11:01 --> 00:11:02: as a firefighter,

00:11:02 --> 00:11:05: and then actually the most important part of it was

00:11:05 --> 00:11:09: getting into management was involved in managing fire

crews and  
00:11:09 --> 00:11:10: fires and.  
00:11:10 --> 00:11:13: And it's sort of a little bit of a paramilitary  
00:11:13 --> 00:11:15: organization in terms of how it's laid out.  
00:11:15 --> 00:11:18: Who reports to who and that sort of thing.  
00:11:18 --> 00:11:19: And I found that to be very,  
00:11:19 --> 00:11:23: very valuable in terms of learning how to do management  
00:11:23 --> 00:11:24: in my planning career,  
00:11:24 --> 00:11:27: ending up being a manager myself in planning and ending  
00:11:27 --> 00:11:30: up to where I am now as a director.  
00:11:30 --> 00:11:32: So you know whether lessons out of that is that  
00:11:32 --> 00:11:36: sometimes you have other jobs or or other interests,  
00:11:36 --> 00:11:39: or what. Whatever the experience you get for that is  
00:11:39 --> 00:11:41: transferable into your chosen.  
00:11:41 --> 00:11:44: Sealed Air careers. So from there I went to start  
00:11:44 --> 00:11:48: on the private sector after I retired from the Forest  
00:11:48 --> 00:11:51: Service and work for IBI Group and that was a  
00:11:51 --> 00:11:55: really intense year. A Goodyear goal of opportunities to work  
00:11:55 --> 00:11:58: on a lot of transit oriented design projects,  
00:11:58 --> 00:12:02: development projects, urban design, that sort of thing.  
00:12:02 --> 00:12:05: So it was a really good experience and then I  
00:12:05 --> 00:12:09: had the opportunity to jump into the public sector in  
00:12:09 --> 00:12:09: 2000.  
00:12:09 --> 00:12:12: At the end of 2004 early 2000.  
00:12:12 --> 00:12:13: Ivan and I never looked back,  
00:12:13 --> 00:12:16: so I was able to to go to the city  
00:12:16 --> 00:12:18: of Abbotsford were actually I was raised.  
00:12:18 --> 00:12:20: I was born in Winnipeg,  
00:12:20 --> 00:12:22: but I spend most my childhood now.  
00:12:22 --> 00:12:25: It's for it, so it was really neat being able  
00:12:25 --> 00:12:27: to plan in your own community.  
00:12:27 --> 00:12:30: And Interestingly, I was able to.  
00:12:30 --> 00:12:33: Have some influence at at an early stage by being  
00:12:33 --> 00:12:34: a part of the OCP,  
00:12:34 --> 00:12:38: the new official Community plan for rabbits for their steering  
00:12:38 --> 00:12:39: committee,  
00:12:39 --> 00:12:42: which had members of council and senior Staff Director's on  
00:12:42 --> 00:12:42: it.  
00:12:42 --> 00:12:47: So I had this opportunity to be able to influence.  
00:12:47 --> 00:12:51: You know, exert some influence in terms of trying to  
00:12:51 --> 00:12:55: get a little bit more urban design into the.  
00:12:55 --> 00:12:58: The the new document moving forward and you know it

00:12:58 --> 00:13:00: was a little bit of a little bit of luck.  
00:13:00 --> 00:13:03: Little bit of Providence that the the intent of the  
00:13:03 --> 00:13:06: OCP two was to abbottsford is growing bigger but not  
00:13:06 --> 00:13:06: better.  
00:13:06 --> 00:13:08: So how do we make it better?  
00:13:08 --> 00:13:10: And one of the big thrusts of it was coming  
00:13:10 --> 00:13:14: up with sort of pedestrian oriented urban design principles  
and  
00:13:14 --> 00:13:15: that sort of thing.  
00:13:15 --> 00:13:18: So we integrated at the OCP and we started working  
00:13:18 --> 00:13:22: with the development community and of course development  
is already  
00:13:22 --> 00:13:22: doing that,  
00:13:22 --> 00:13:25: but we want to make sure there was more consistent  
00:13:25 --> 00:13:26: application.  
00:13:26 --> 00:13:29: And that's where I really learned how to work with  
00:13:29 --> 00:13:33: with developers and architects on coming up with with design  
00:13:33 --> 00:13:36: solutions for particular sites.  
00:13:36 --> 00:13:38: So once I went from a planner ended up being  
00:13:38 --> 00:13:42: a director of Community planning at the city of Abbotsford.  
00:13:42 --> 00:13:44: They're really good to me,  
00:13:44 --> 00:13:47: bringing me up, giving me lots of opportunities.  
00:13:47 --> 00:13:50: I think there is a lot of opportunities through my  
00:13:50 --> 00:13:50: way,  
00:13:50 --> 00:13:53: and I think I said yes to most of 'em  
00:13:53 --> 00:13:54: and it was a little bit hard.  
00:13:54 --> 00:13:58: Sometimes I was put into quite an uncomfortable spot,  
00:13:58 --> 00:14:01: but sometimes we need to be put into a little  
00:14:01 --> 00:14:03: bit of an uncomfortable spot to,  
00:14:03 --> 00:14:06: you know, really, grab something and run with it an  
00:14:06 --> 00:14:07: an Excel at it.  
00:14:07 --> 00:14:10: And of course you know your mentors or supervisors aren't  
00:14:11 --> 00:14:14: going to put you into that uncomfortable spot unless they  
00:14:14 --> 00:14:16: don't think you can do it right?  
00:14:16 --> 00:14:18: So there's always that competency there.  
00:14:18 --> 00:14:21: There's that confidence, and I think you know as you  
00:14:21 --> 00:14:24: grow in your career and you started to move up  
00:14:24 --> 00:14:26: in the ranks and responsibility,  
00:14:26 --> 00:14:28: and you're bringing on younger people.  
00:14:28 --> 00:14:32: People with less experience would always say that it's it's  
00:14:32 --> 00:14:35: great to give them the opportunities to run with things  
00:14:35 --> 00:14:37: and and show what they can do.



00:14:37 --> 00:14:40: And So what it means to be part of a  
00:14:40 --> 00:14:40: team?  
00:14:40 --> 00:14:43: So after that I went to Coquitlam and primarily I  
00:14:43 --> 00:14:45: went there because he had Sky Train.  
00:14:45 --> 00:14:47: The Evergreen Line was announced in 2011,  
00:14:47 --> 00:14:50: so ended up there. 2012 used to be called an  
00:14:50 --> 00:14:53: Evergreen line in Coquitlam and you can see what's  
happening  
00:14:53 --> 00:14:54: there.  
00:14:54 --> 00:14:58: It's it's an incredible amount of new transit oriented  
development  
00:14:58 --> 00:14:59: happening around Sky Train,  
00:14:59 --> 00:15:03: so working on Burquitlam neighborhood plan will talk about a  
00:15:03 --> 00:15:04: little bit in moment.  
00:15:04 --> 00:15:07: Part in Creek, which is basically putting Port Moody on  
00:15:07 --> 00:15:09: the side of Burke Mountain.  
00:15:09 --> 00:15:10: Sort of a complete community,  
00:15:10 --> 00:15:13: I suggest. Looking at Burke Mountain Village,  
00:15:13 --> 00:15:16: the Staffon and Council there are doing great work and  
00:15:17 --> 00:15:20: coming up with a really neat mountain village up there.  
00:15:20 --> 00:15:23: So after Coquitlam, I went to White Rock and again  
00:15:23 --> 00:15:26: sort of landed at the tail end of an OCP  
00:15:26 --> 00:15:30: process there and quite a contentious process where there's  
sort  
00:15:30 --> 00:15:33: of been a struggle between low rise development,  
00:15:33 --> 00:15:36: high rise development in white rock for many years.  
00:15:36 --> 00:15:40: So that was that was an interesting.  
00:15:40 --> 00:15:44: Journey for sure and actually really had some good  
experience  
00:15:44 --> 00:15:49: there working on development projects in urban design  
projects.  
00:15:49 --> 00:15:53: With some of those high rise developments coming forward.  
00:15:53 --> 00:15:56: And of course in August 2019 at the opportunity to  
00:15:56 --> 00:15:58: come to the City of Langley.  
00:15:58 --> 00:16:01: And as we know that the story Langley Sky Train  
00:16:01 --> 00:16:04: is planned to come to the city and have its  
00:16:05 --> 00:16:08: terminus station at 203 St just by the casino in  
00:16:08 --> 00:16:11: the downtown, we called the Gateway Station.  
00:16:11 --> 00:16:16: Gateway to the region, and it's something that aligns with  
00:16:16 --> 00:16:18: councils and mayor valves.  
00:16:18 --> 00:16:20: A vision for a new OC.  
00:16:20 --> 00:16:24: P for the city and recognizing that you know the  
00:16:24 --> 00:16:28: city is sort of at this Nexus point between you

00:16:28 --> 00:16:28: know,  
00:16:28 --> 00:16:32: Vancouver North of the Fraser and the Fraser Valley.  
00:16:32 --> 00:16:36: So you know, City of Langley is quite a compact  
00:16:36 --> 00:16:37: urban area.  
00:16:37 --> 00:16:42: Very mixed use. Got really strong job market highways.  
00:16:42 --> 00:16:43: All that sort of stuff.  
00:16:43 --> 00:16:47: It's really primed for a lot of good growth coming  
00:16:47 --> 00:16:48: coming forward,  
00:16:48 --> 00:16:52: and we'll talk about that in a moment.  
00:16:52 --> 00:16:54: So with all that being said,  
00:16:54 --> 00:16:58: maybe if Christopher if I could share my screen and  
00:16:58 --> 00:17:01: maybe run through some slides and just run through some  
00:17:01 --> 00:17:05: projects that I've been involved in in various cities.  
00:17:05 --> 00:17:07: Please. You see, like I said,  
00:17:07 --> 00:17:11: picture is worth 1000 words so it would be good  
00:17:12 --> 00:17:14: to see and OK here we go.  
00:17:14 --> 00:17:17: OK, so just let me what I'll do is I'll.  
00:17:17 --> 00:17:23: Turn off my video. And then bring this up too.  
00:17:23 --> 00:17:25: Slideshow.  
00:17:32 --> 00:17:34: OK so can everyone see that?  
00:17:38 --> 00:17:40: OK, I see thumbs up.  
00:17:40 --> 00:17:45: Alright, so I'll start off with a project that I  
00:17:45 --> 00:17:46: worked on.  
00:17:46 --> 00:17:48: In Abbotsford back in 20,  
00:17:48 --> 00:17:54: between 2010 and 2012, and council had a vision for  
00:17:54 --> 00:17:56: a new mixed use.  
00:17:56 --> 00:18:00: Neighborhood around the University of the Fraser Valley,  
00:18:00 --> 00:18:02: so this is Hwy 1 here where my arrow is  
00:18:02 --> 00:18:06: in McCallum Interchange and University of Fraser Valley's  
00:18:06 --> 00:18:07: the back.  
00:18:07 --> 00:18:11: There you can see a metal Baker so looking southeast  
00:18:11 --> 00:18:12: here so.  
00:18:12 --> 00:18:15: What the idea here was was at the University appraised  
00:18:15 --> 00:18:18: value of fee was planning to grow expand.  
00:18:18 --> 00:18:21: The city also had a major transit line running along  
00:18:21 --> 00:18:24: McCallum to King Rd to the University.  
00:18:24 --> 00:18:27: Of course it was a major transit destination,  
00:18:27 --> 00:18:29: having a upass program recently passed,  
00:18:29 --> 00:18:32: so we wanted to we had the mandate to come  
00:18:32 --> 00:18:35: up with a vision for new growth in this area  
00:18:35 --> 00:18:38: and something that would support the University,

00:18:38 --> 00:18:42: but also support that create that transit supportive density.  
00:18:42 --> 00:18:45: Found the major transit corridor in the city,  
00:18:45 --> 00:18:48: which of course ran from USB along South Fraser Way  
00:18:48 --> 00:18:50: and over to the High Street Mall at the Mount  
00:18:51 --> 00:18:52: Lemmon Interchange.  
00:18:52 --> 00:18:55: And. What we wanted to do here was to paint  
00:18:55 --> 00:18:57: a picture for the development community.  
00:18:57 --> 00:19:00: Of course the neighborhood there and the University,  
00:19:00 --> 00:19:03: the residents that live in the area.  
00:19:03 --> 00:19:07: The business is about what could happen here and we  
00:19:07 --> 00:19:08: wanted to also.  
00:19:08 --> 00:19:11: You know one of the conduct conundrums we were facing  
00:19:11 --> 00:19:12: at time was,  
00:19:12 --> 00:19:14: you know, are we to be pushing,  
00:19:14 --> 00:19:18: you know wood frame development is that dense enough or  
00:19:18 --> 00:19:22: should we be going with concrete high rises that we  
00:19:22 --> 00:19:22: had?  
00:19:22 --> 00:19:25: We had a number of high rise applications in the  
00:19:25 --> 00:19:27: process at the time.  
00:19:27 --> 00:19:31: Interestingly, only one of 'em advanced to construction  
because the  
00:19:31 --> 00:19:32: cost of you know,  
00:19:32 --> 00:19:36: a concrete condo was actually about the same as a  
00:19:36 --> 00:19:37: single family home.  
00:19:37 --> 00:19:40: It was very difficult to compete in that market.  
00:19:40 --> 00:19:43: So. What we what we thought we would do is  
00:19:43 --> 00:19:46: we would really focus on urban design and look at  
00:19:47 --> 00:19:47: it.  
00:19:47 --> 00:19:51: Transit supportive density, but in wood frame development  
so you  
00:19:51 --> 00:19:54: can see here a lot of the development here is  
00:19:54 --> 00:19:58: taking advantage of the six story height limit in the  
00:19:58 --> 00:20:01: building code emerging at the time it was.  
00:20:01 --> 00:20:04: It was an emerging technology to build up to six  
00:20:04 --> 00:20:05: stories wood frame.  
00:20:05 --> 00:20:09: So we made sure that we communicated that quite directly  
00:20:09 --> 00:20:11: in the vision here.  
00:20:11 --> 00:20:13: To make sure that we had that we were meeting  
00:20:13 --> 00:20:15: at vision about transits for density,  
00:20:15 --> 00:20:18: but also creating some of those realistic for the Development  
00:20:18 --> 00:20:18: Committee.  
00:20:18 --> 00:20:20: Because if the numbers don't pencil,

00:20:20 --> 00:20:22: oh if the pro formas don't work,  
00:20:22 --> 00:20:24: then you're not going to have a project you know  
00:20:24 --> 00:20:27: you're not going to be able to fulfill your vision  
00:20:27 --> 00:20:27: right?  
00:20:27 --> 00:20:30: And we did a market study to provide the quantitative  
00:20:30 --> 00:20:33: data behind it and add something that urbanised did for  
00:20:33 --> 00:20:33: us.  
00:20:33 --> 00:20:35: So you know the team we did quite a consultation  
00:20:35 --> 00:20:39: process with the University and residents and land owners  
and  
00:20:39 --> 00:20:41: developers and we came up with this vision.  
00:20:41 --> 00:20:43: But we also want to make sure that there was  
00:20:43 --> 00:20:45: a little bit of aspiration there.  
00:20:45 --> 00:20:48: Where we did show a few concrete high rises and  
00:20:49 --> 00:20:52: to show how those could fit into the greater urban  
00:20:52 --> 00:20:56: design an the framework of the neighborhood and we also  
00:20:56 --> 00:21:00: use, you know, so this is the the plan view  
00:21:00 --> 00:21:03: of some of the new development areas prior to the  
00:21:03 --> 00:21:06: vision or at the time a lot of it was.  
00:21:06 --> 00:21:09: There was a few residential areas.  
00:21:09 --> 00:21:13: There's a big old movie theater with a huge parking  
00:21:13 --> 00:21:13: lot.  
00:21:13 --> 00:21:17: The University was considering expanding too.  
00:21:17 --> 00:21:21: The East, now they've they're actually just expanding on their  
00:21:21 --> 00:21:22: own campus for now,  
00:21:22 --> 00:21:25: but there's a lot of sort of low density commercial  
00:21:25 --> 00:21:27: industrial projects,  
00:21:27 --> 00:21:30: so we took the initiative to come up with some.  
00:21:30 --> 00:21:32: You know, urban design, walkable,  
00:21:32 --> 00:21:36: certain new urbanist approach. St Friendly development in  
these areas  
00:21:37 --> 00:21:39: where there was a lot of you know the streets  
00:21:40 --> 00:21:41: weren't as friendly.  
00:21:41 --> 00:21:44: You can see down here in the lower right corner.  
00:21:44 --> 00:21:48: This was King Rd opposite UFB opposite the new stadium.  
00:21:48 --> 00:21:50: Actually it it still looks like that today,  
00:21:50 --> 00:21:53: but we wanted to paint a picture of how it  
00:21:53 --> 00:21:55: could look into future showing.  
00:21:55 --> 00:21:59: You know what frame development fronting the street  
generous pedestrian  
00:21:59 --> 00:22:01: realm you know transit priority.  
00:22:01 --> 00:22:04: Again just trying to paint that picture and I had  
00:22:04 --> 00:22:05: a great staff there.

00:22:05 --> 00:22:09: Great community planning team that we're able to put these  
00:22:09 --> 00:22:10: together,  
00:22:10 --> 00:22:12: but we also want to show a little bit of  
00:22:12 --> 00:22:13: you know,  
00:22:13 --> 00:22:15: maybe it possibly for a high rise.  
00:22:15 --> 00:22:18: So in the back there where there is a lot  
00:22:18 --> 00:22:21: of old commercial and industrial.  
00:22:21 --> 00:22:22: And of course, it's not.  
00:22:22 --> 00:22:25: It's not inconsequential. Activity is good activity,  
00:22:25 --> 00:22:28: but of course we know that you know things change,  
00:22:28 --> 00:22:32: overtime, properties, redeveloped, so you put forward a  
vision for  
00:22:32 --> 00:22:33: that.  
00:22:33 --> 00:22:36: So this was another idea of a residential street,  
00:22:36 --> 00:22:37: so and it was interesting.  
00:22:37 --> 00:22:40: The general manager at the at the time,  
00:22:40 --> 00:22:44: Jay tightrope, he said crawl in 2012 when we brought  
00:22:44 --> 00:22:45: this to council.  
00:22:45 --> 00:22:47: Said ten years from now,  
00:22:47 --> 00:22:49: we're going to have coffee on King Rd.  
00:22:49 --> 00:22:51: At one of these new coffee shops.  
00:22:51 --> 00:22:54: So it's 2020 and it looks like some parts of  
00:22:54 --> 00:22:56: this are starting to come to life,  
00:22:56 --> 00:22:59: so these are some Google Earth Google Map images of  
00:22:59 --> 00:23:03: some of the new construction that's occurred since since the  
00:23:03 --> 00:23:07: vision was approved and then the great staff and counseled  
00:23:07 --> 00:23:10: Abbotsford brought forward a neighborhood plan to put the  
meat  
00:23:11 --> 00:23:13: on the bones and to enable development to happen.  
00:23:13 --> 00:23:16: So this is some of the new development up to  
00:23:16 --> 00:23:17: six stories.  
00:23:17 --> 00:23:21: Five stories here with commercial on the bottom around King  
00:23:21 --> 00:23:21: Rd.  
00:23:21 --> 00:23:24: And here is another shot of large property here was  
00:23:24 --> 00:23:28: belong to the 7th Day Adventist Church and they sold  
00:23:28 --> 00:23:31: per their property for new development here.  
00:23:31 --> 00:23:34: This is just on off the McCallum Interchange and in  
00:23:34 --> 00:23:37: the background here on the right hand side you can  
00:23:38 --> 00:23:41: see new development happening at the old cinema site.  
00:23:41 --> 00:23:44: So it's always tough to take photos in the winter,  
00:23:44 --> 00:23:47: and I actually went against my own advice and took  
00:23:47 --> 00:23:48: a picture into the sun,

00:23:48 --> 00:23:51: but I wanted to just show what was what was  
 00:23:51 --> 00:23:53: happening there so you know the issue here was you  
 00:23:53 --> 00:23:54: know,  
 00:23:54 --> 00:23:57: how do we create a vision that's realistic and will  
 00:23:57 --> 00:23:58: actually get built.  
 00:23:58 --> 00:24:01: And thankfully through the great work of further work of  
 00:24:01 --> 00:24:02: in Abbotsford.  
 00:24:02 --> 00:24:05: That and the development community is taking the risk to  
 00:24:05 --> 00:24:08: do this so you can see what's happened there.  
 00:24:08 --> 00:24:10: So moving on to Coquitlam,  
 00:24:10 --> 00:24:15: everyone of course is familiar with the Evergreen line running  
 00:24:15 --> 00:24:18: from low heat mall here just in the bottom left  
 00:24:18 --> 00:24:22: hand corner and then up North Row there's a station  
 00:24:22 --> 00:24:26: network Whitlow met Como Lake and Clark Rd.  
 00:24:26 --> 00:24:29: So I think everyone's familiar with the amount of growth  
 00:24:29 --> 00:24:30: that's happening there,  
 00:24:30 --> 00:24:33: and when I came to the city.  
 00:24:33 --> 00:24:37: They were working on a transit development strategy or  
 transit  
 00:24:37 --> 00:24:38: oriented development strategy,  
 00:24:38 --> 00:24:41: or TDs. This sort of set the land use groundwork  
 00:24:41 --> 00:24:44: for what was happening and there was a little bit  
 00:24:44 --> 00:24:47: of a challenge or quite a bit interesting challenges that  
 00:24:47 --> 00:24:50: see this diagram here shows a transit oriented development  
 approach  
 00:24:51 --> 00:24:54: where you have the higher densities around the station and  
 00:24:54 --> 00:24:56: then as you move away it's lower density and when  
 00:24:56 --> 00:24:59: you apply that, that sort of five minute walk around  
 00:24:59 --> 00:25:00: the station,  
 00:25:00 --> 00:25:01: you can see here the radius,  
 00:25:01 --> 00:25:04: but if you look closely alot of these.  
 00:25:04 --> 00:25:08: Buildings here were older rental buildings.  
 00:25:08 --> 00:25:11: And there was a lot of concern about displacement an  
 00:25:11 --> 00:25:14: at that time there was a lot of strata development  
 00:25:14 --> 00:25:15: happening.  
 00:25:15 --> 00:25:19: Rental development is very difficult to encourage developers  
 to do.  
 00:25:19 --> 00:25:22: It just wasn't working. And at the time Council was  
 00:25:22 --> 00:25:25: also quite divided over whether they wanted to require one  
 00:25:26 --> 00:25:28: to one rental replacement or not.  
 00:25:28 --> 00:25:30: And if they actually decided not to require it.  
 00:25:30 --> 00:25:33: So there's a little bit of a conundrum.  
 00:25:33 --> 00:25:36: So you know, this was the vision for new development

00:25:36 --> 00:25:37: in burquitlam,  
00:25:37 --> 00:25:40: you know. Focusing on that urban design and and the  
00:25:40 --> 00:25:40: towers here.  
00:25:40 --> 00:25:43: But of course the fear was it was all going  
00:25:43 --> 00:25:45: to be strata and all those rental buildings.  
00:25:45 --> 00:25:48: You know the residents would be displaced and it wouldn't  
00:25:48 --> 00:25:50: be renewing your rental housing stock,  
00:25:50 --> 00:25:53: which was really, really important.  
00:25:53 --> 00:25:56: So thankfully you know, working with the team there and  
00:25:56 --> 00:26:00: in Council we came up with a strategy through through  
00:26:00 --> 00:26:00: the 1st,  
00:26:00 --> 00:26:03: the TDs, the translator development strategy,  
00:26:03 --> 00:26:08: and ultimately the housing affordability strategy to provide a  
00:26:08 --> 00:26:08: bonus  
00:26:08 --> 00:26:08: of 1 FAR.  
00:26:08 --> 00:26:11: So I think that the maximum FA are there might  
00:26:11 --> 00:26:14: be up to five and a half now in the  
00:26:14 --> 00:26:17: burquitlam area and the intent there was to offer the  
00:26:17 --> 00:26:21: development community extra density if they build rental so  
00:26:21 --> 00:26:23: you  
00:26:21 --> 00:26:23: can build up to a certain.  
00:26:23 --> 00:26:26: Density I think 4 four and a half strata and  
00:26:26 --> 00:26:28: then you can do the extra.  
00:26:28 --> 00:26:30: You can grab the extra density but do it in  
00:26:30 --> 00:26:33: rental and it's been very very successful.  
00:26:33 --> 00:26:35: It was. It was a great sort of tool to  
00:26:35 --> 00:26:38: provide that incentive to the Development Committee,  
00:26:38 --> 00:26:41: but we're also creating a public good in terms of  
00:26:41 --> 00:26:44: getting renewed rental housing stock.  
00:26:44 --> 00:26:47: But of course that all doesn't work if you don't  
00:26:47 --> 00:26:50: have a very strong tenant relocation program and one that's  
00:26:50 --> 00:26:53: sensitive to the needs of the residents.  
00:26:53 --> 00:26:56: And that's something that I give a lot of credit  
00:26:56 --> 00:26:58: council to to push that forward,  
00:26:58 --> 00:27:01: and a staff there. So what you can see in  
00:27:01 --> 00:27:02: this picture,  
00:27:02 --> 00:27:04: of course, is Bose's Blue Sky development.  
00:27:04 --> 00:27:07: They were the first ones to go ahead with rent  
00:27:07 --> 00:27:09: rental replacement.  
00:27:09 --> 00:27:12: This building in the corner megusta Beady Bosa.  
00:27:12 --> 00:27:13: This ones mark on up here.  
00:27:13 --> 00:27:16: And that's a 49 floor building with Strata but a

00:27:17 --> 00:27:20: 16 Storey rental building beside it all in the same  
00:27:20 --> 00:27:20: project.  
00:27:20 --> 00:27:24: So you can see how that rental density has benefited  
00:27:24 --> 00:27:26: in the creation of new projects,  
00:27:26 --> 00:27:28: and in fact behind this development,  
00:27:28 --> 00:27:33: Concorde Pacific is doing a large redevelopment stage  
redevelopment of  
00:27:33 --> 00:27:36: Whitgift Gardens that will result in a huge amount of  
00:27:36 --> 00:27:37: rental density.  
00:27:37 --> 00:27:41: I think over 5000 units are in the pipeline or  
00:27:41 --> 00:27:43: under construction.  
00:27:43 --> 00:27:45: So just moving on to white Rock.  
00:27:45 --> 00:27:47: So this one here is this Ole and it's on  
00:27:47 --> 00:27:51: the corner of North Bluff and Johnson and this one  
00:27:51 --> 00:27:55: presented an interesting scenario where you can't see but  
behind  
00:27:55 --> 00:27:58: this as another high rise called the park Oceana,  
00:27:58 --> 00:28:01: and that one was there before and we had John  
00:28:01 --> 00:28:04: Rempel RDG come forward and say what they want to  
00:28:04 --> 00:28:04: do.  
00:28:04 --> 00:28:07: High Riser 26 stories but we had a policy in  
00:28:07 --> 00:28:10: white Rock because you know the views and of course  
00:28:10 --> 00:28:14: from the urban design we want to have separation between  
00:28:14 --> 00:28:15: the buildings.  
00:28:15 --> 00:28:19: Where we were trying to get 3030 meters separation  
between  
00:28:19 --> 00:28:20: high rises.  
00:28:20 --> 00:28:23: So in this case, instead of having the building sort  
00:28:23 --> 00:28:25: of set back on a podium and looking at a  
00:28:26 --> 00:28:29: variance you know to reduce that distance between the  
buildings.  
00:28:29 --> 00:28:33: We actually suggested an. We provide some guidance.  
00:28:33 --> 00:28:35: The planning team Colonel Isaac part of that.  
00:28:35 --> 00:28:37: I don't know if he's on a call,  
00:28:37 --> 00:28:40: but he's the new director in White Rock is doing  
00:28:40 --> 00:28:41: a great job.  
00:28:41 --> 00:28:44: But what we did is we did some counter intuitive.  
00:28:44 --> 00:28:46: Our plans were calling for a Plaza.  
00:28:46 --> 00:28:50: On the corner of North Bluff and Johnson and what  
00:28:50 --> 00:28:53: we did is we actually asked the developer architect to  
00:28:53 --> 00:28:57: actually cantilever the building over the Plaza.  
00:28:57 --> 00:29:01: Whereas the plans that actually talked about pushing a  
building



00:29:01 --> 00:29:02: back from the Plaza,  
00:29:02 --> 00:29:05: so it's sort of two different means to get to  
00:29:05 --> 00:29:09: the same end where this building is under construction now,  
00:29:09 --> 00:29:11: and they're going to be able to get this great  
00:29:12 --> 00:29:14: open space with that sort of cap to it that  
00:29:14 --> 00:29:16: creates that neat outdoor room.  
00:29:16 --> 00:29:19: So this sort of demonstrates another opportunity,  
00:29:19 --> 00:29:22: and it worked for the developer too,  
00:29:22 --> 00:29:26: because they were able to maximize their views and the  
00:29:26 --> 00:29:27: site.  
00:29:27 --> 00:29:29: So just moving on to Langley here,  
00:29:29 --> 00:29:32: going to wrap up on this section soon,  
00:29:32 --> 00:29:35: but when I started Langley there was this very large  
00:29:35 --> 00:29:36: project.  
00:29:36 --> 00:29:40: Langley Lions at BC housings undertaking at 1000 unit  
Redevelopment  
00:29:40 --> 00:29:44: of Affordable Seniors Project Complex and right now is 500  
00:29:44 --> 00:29:45: units,  
00:29:45 --> 00:29:48: so they're going to add another 500 and they had  
00:29:48 --> 00:29:52: this concept for the first phase of redevelopment where you  
00:29:52 --> 00:29:55: can see these green buildings here.  
00:29:55 --> 00:29:58: One of the top here is an existing building and  
00:29:58 --> 00:29:59: they were going to.  
00:29:59 --> 00:30:01: They're going to add.  
00:30:01 --> 00:30:04: This one on the right hand side and another on  
00:30:04 --> 00:30:05: the left hand side.  
00:30:05 --> 00:30:08: But curiously there was these two bar buildings at the  
00:30:08 --> 00:30:09: bottom here,  
00:30:09 --> 00:30:11: so you know and we're really trying,  
00:30:11 --> 00:30:14: you know, with mayor and Council Langley really trying to  
00:30:14 --> 00:30:17: push the envelope in terms of design an you know,  
00:30:17 --> 00:30:20: and I understand where the you know the architect was  
00:30:20 --> 00:30:21: coming from.  
00:30:21 --> 00:30:23: It was a good way to add that density to  
00:30:23 --> 00:30:24: the site,  
00:30:24 --> 00:30:26: but we thought, well you know picture is 1000 words  
00:30:26 --> 00:30:29: and maybe we can work with the architect in a  
00:30:29 --> 00:30:32: developer BC housing to come up with something that's a  
00:30:32 --> 00:30:34: little bit more. Um, you know,  
00:30:34 --> 00:30:36: creates a little bit more green space,  
00:30:36 --> 00:30:39: creates a little bit more of a of a street  
00:30:39 --> 00:30:40: friendly urban design,

00:30:40 --> 00:30:42: so we suggested completing the quadrangle,  
00:30:42 --> 00:30:44: something you see a lot in in Europe,  
00:30:44 --> 00:30:47: and you know, serving University towns.  
00:30:47 --> 00:30:50: But it's a really good framework for situating buildings and  
00:30:50 --> 00:30:53: open spaces when you have these large projects,  
00:30:53 --> 00:30:56: because not only are you getting that street fronting ability,  
00:30:56 --> 00:31:00: but you're also creating these semi private or semi public.  
00:31:00 --> 00:31:03: However, you wanna look at it open spaces that really  
00:31:03 --> 00:31:04: create that that.  
00:31:04 --> 00:31:07: Nice area for the resonance and what that does is  
00:31:07 --> 00:31:11: you're able to take that density and just reshape it  
00:31:11 --> 00:31:13: into a different form.  
00:31:13 --> 00:31:16: One that has a better design outcome and this this  
00:31:16 --> 00:31:20: is a 3 dimensional diagram of the initial proposal and  
00:31:20 --> 00:31:23: this is what it looks like now with the suggestion  
00:31:23 --> 00:31:27: to create that quadrangle so you can see that central  
00:31:27 --> 00:31:30: open space and the framing of the street here and  
00:31:31 --> 00:31:33: I give a lot of credit to the architect,  
00:31:33 --> 00:31:37: Tys and Council. Game this third reading and we're just  
00:31:37 --> 00:31:39: working approval in principle,  
00:31:39 --> 00:31:42: so we're just working on the final phase is an,  
00:31:42 --> 00:31:45: you know there's in lightly it's it's tough because from  
00:31:45 --> 00:31:47: a development point of view,  
00:31:47 --> 00:31:49: as some of you, some of you will know that  
00:31:49 --> 00:31:51: soils are a little mushy here,  
00:31:51 --> 00:31:54: so either you're going to sort of set your your  
00:31:54 --> 00:31:56: parkade a little bit above grade,  
00:31:56 --> 00:31:58: because if you punch through a layer of clay,  
00:31:58 --> 00:32:00: you have to pile drive.  
00:32:00 --> 00:32:01: So here if your pile driving,  
00:32:01 --> 00:32:04: you're going to get into concrete,  
00:32:04 --> 00:32:06: and concrete hasn't come to Langley it.  
00:32:06 --> 00:32:08: We anticipate when Sky Train does come here.  
00:32:08 --> 00:32:11: Concrete will make sense, but in the mean time you  
00:32:11 --> 00:32:14: know the problem is is that we have buildings that  
00:32:14 --> 00:32:17: are sitting on top of parkades or partially extruded Perkins.  
00:32:17 --> 00:32:20: So what that means is that we have to pay  
00:32:20 --> 00:32:23: special attention on how those parkade walls are treated  
here.  
00:32:23 --> 00:32:25: So the solution was to come up with this.  
00:32:25 --> 00:32:28: Is Penny Farthing Apartments an old hotel side?  
00:32:28 --> 00:32:30: We just got approval in principle from Council,

00:32:30 --> 00:32:33: but you can see how we tiered ask the architect  
 00:32:33 --> 00:32:36: to tear the walls and provide that ground oriented.  
 00:32:36 --> 00:32:40: Unit treatment onto a major St here and also providing  
 00:32:40 --> 00:32:45: a level of detail and design material quality to really  
 00:32:45 --> 00:32:49: create that attractive edge to the buildings that because of  
 00:32:49 --> 00:32:54: soil conditions, it's it's. It's pretty common to have them  
 00:32:54 --> 00:32:55: extruded above ground,  
 00:32:55 --> 00:32:59: so as everyone knows we have the Sky train coming  
 00:32:59 --> 00:33:03: and you can see here this is the planned route  
 00:33:03 --> 00:33:06: from King George to the city Langley down at the  
 00:33:06 --> 00:33:10: bottom here. And of course we are updating and OCP  
 00:33:10 --> 00:33:12: and coming up with a new OC P.  
 00:33:12 --> 00:33:15: And you can see here this is our new updated  
 00:33:15 --> 00:33:18: land use plan and you can see the Sky Train  
 00:33:18 --> 00:33:20: are out here in the black dots.  
 00:33:20 --> 00:33:23: And sorry the black, the dashed line and the white  
 00:33:23 --> 00:33:25: dots are the station at 196 in 203.  
 00:33:25 --> 00:33:28: So as you know councils asked asked us in our  
 00:33:28 --> 00:33:30: consult MODIS to bring this forward.  
 00:33:30 --> 00:33:34: We wanted to make sure that we're consulting with  
 community  
 00:33:35 --> 00:33:37: and development community and residents.  
 00:33:37 --> 00:33:40: In businesses that you know what is this all going  
 00:33:40 --> 00:33:41: to look like?  
 00:33:41 --> 00:33:44: And because of our soils and we have the airport  
 00:33:44 --> 00:33:44: here,  
 00:33:44 --> 00:33:46: you know the transit oriented development,  
 00:33:46 --> 00:33:48: you know, once we get,  
 00:33:48 --> 00:33:51: you know beyond wood frame will always have wood frame  
 00:33:51 --> 00:33:52: construction here of course.  
 00:33:52 --> 00:33:54: But once we get into concrete,  
 00:33:54 --> 00:33:56: what what's that going to look like?  
 00:33:56 --> 00:33:59: It's it's probably going to be very similar to Richmond,  
 00:33:59 --> 00:34:01: and So what we did is we are consultant,  
 00:34:01 --> 00:34:05: came up with some great illustrations showing potential  
 development at  
 00:34:05 --> 00:34:07: the 196 and 203 station,  
 00:34:07 --> 00:34:08: but also along 200 St Wear.  
 00:34:08 --> 00:34:11: We're trying to come up with a new approach to  
 00:34:11 --> 00:34:13: creating more missing middle development.  
 00:34:13 --> 00:34:16: We have a lot of apartments in town.  
 00:34:16 --> 00:34:18: We have a lot of single family homes,

00:34:18 --> 00:34:20: but we don't have a lot of town houses and  
00:34:20 --> 00:34:21: sort of duplexes.  
00:34:21 --> 00:34:25: Triplexes that sort of thing which really is becoming the  
00:34:25 --> 00:34:27: new single family home because of affordability.  
00:34:27 --> 00:34:30: So we thought that we look at 200 St into  
00:34:30 --> 00:34:30: 8 streets,  
00:34:30 --> 00:34:34: which are major arterials and are going to have transit  
00:34:34 --> 00:34:35: service on them in the future.  
00:34:35 --> 00:34:40: Higher transit service and focusing townhouse development  
along those very  
00:34:40 --> 00:34:42: similar to what you see along Gravel,  
00:34:42 --> 00:34:45: Streeter or Oak Street. In Vancouver today,  
00:34:45 --> 00:34:49: so just showing some of the simulations here around  
Willowbrook  
00:34:49 --> 00:34:49: Mall.  
00:34:49 --> 00:34:52: The 196 street station nearest Fraser Highway.  
00:34:52 --> 00:34:55: The lines can be coming down Fraser Highway.  
00:34:55 --> 00:34:59: There is a station and that's what new transliterated village  
00:35:00 --> 00:35:01: could look like.  
00:35:01 --> 00:35:04: South of that 196 station there so that station is  
00:35:04 --> 00:35:07: going to be where the white spot is now.  
00:35:07 --> 00:35:10: So if you're in town and you want a burger,  
00:35:10 --> 00:35:13: so I suggest you get that burger before it becomes  
00:35:13 --> 00:35:15: Sky Train station.  
00:35:15 --> 00:35:18: And here where the station is coming into the downtown,  
00:35:18 --> 00:35:21: you can see here. Here's where the station is going  
00:35:21 --> 00:35:21: to be,  
00:35:21 --> 00:35:24: and this is an illustration showing that mix of you  
00:35:24 --> 00:35:26: know six Storey woodframe development.  
00:35:26 --> 00:35:30: But also you know 12 to 15 Storey concrete development,  
00:35:30 --> 00:35:33: but also showing that with that development you gotta have  
00:35:33 --> 00:35:33: amenities.  
00:35:33 --> 00:35:36: You gotta have those public open spaces.  
00:35:36 --> 00:35:39: You can have density without amenities so you can see  
00:35:39 --> 00:35:41: here some that some of the detail here for for  
00:35:42 --> 00:35:45: open spaces and there's the station in there and then  
00:35:45 --> 00:35:47: also with 200 St we have a lot of single  
00:35:47 --> 00:35:48: family homes that.  
00:35:48 --> 00:35:52: Have their driveways directly fronting or directly accessing  
the arterial,  
00:35:52 --> 00:35:55: which is a little bit of a dangerous situation.  
00:35:55 --> 00:35:57: You can see the sidewalk here,  
00:35:57 --> 00:35:59: could use a little bit of an improvement.

00:35:59 --> 00:36:02: So with the townhouse missing middle approach,  
00:36:02 --> 00:36:06: we're able to add incrementally new townhouse  
developments,  
00:36:06 --> 00:36:08: wider public Realm transit stops,  
00:36:08 --> 00:36:10: and that sort of thing.  
00:36:10 --> 00:36:14: So as I get into the the end of this  
00:36:14 --> 00:36:17: part of the talk.  
00:36:17 --> 00:36:19: Big thing here is that we want to make sure  
00:36:19 --> 00:36:21: that as the city develops,  
00:36:21 --> 00:36:22: you know Sky Train comes,  
00:36:22 --> 00:36:24: it grows. We're shaping growth,  
00:36:24 --> 00:36:27: wanting to make sure we have those great public places,  
00:36:27 --> 00:36:29: great and safe public places,  
00:36:29 --> 00:36:30: and we have a great template here.  
00:36:30 --> 00:36:32: This is on the left hand side,  
00:36:32 --> 00:36:35: the picture. Mcburney Plaza which is in our downtown.  
00:36:35 --> 00:36:39: It's an award winning public space that that council and  
00:36:39 --> 00:36:40: staff brought forward.  
00:36:40 --> 00:36:42: And it looks really great right now,  
00:36:42 --> 00:36:46: especially with we left the Christmas lights up a little  
00:36:46 --> 00:36:46: bit longer.  
00:36:46 --> 00:36:49: So if you have a chance to take a look  
00:36:49 --> 00:36:50: at that Langley,  
00:36:50 --> 00:36:52: and of course you know in our new OC,  
00:36:52 --> 00:36:56: periodic really emphasized the creation of new great public  
spaces,  
00:36:56 --> 00:37:00: and we've identified locations for future squares and plazas  
in  
00:37:00 --> 00:37:01: our OCP.  
00:37:01 --> 00:37:04: And I'm just going to put a little bit of  
00:37:04 --> 00:37:05: a plug for our OCP update.  
00:37:05 --> 00:37:08: We're about to release our draft document,  
00:37:08 --> 00:37:11: Anna survey, an virtual public open houses.  
00:37:11 --> 00:37:13: So stay tuned a couple of days,  
00:37:13 --> 00:37:16: you know. And if you want to see what we  
00:37:16 --> 00:37:16: we have,  
00:37:16 --> 00:37:19: just Google City of Langley OCP update.  
00:37:19 --> 00:37:23: That's easier than putting in the city.langley.bc.ca NN\\  
00:37:23 --> 00:37:27: everything so this will get you to the page and  
00:37:27 --> 00:37:31: just in terms of where where I think we're going.  
00:37:31 --> 00:37:34: You know? So these two images show a little bit  
00:37:34 --> 00:37:36: of dichotomy here.  
00:37:36 --> 00:37:39: Of course, the top one shows Metrotown downtown

Vancouver.

00:37:39 --> 00:37:43: I think our our future here is definitely things are  
00:37:43 --> 00:37:44: going to get denser.  
00:37:44 --> 00:37:46: Things are going to get higher.  
00:37:46 --> 00:37:50: I wouldn't be surprised to see 8200 Storey buildings here  
00:37:50 --> 00:37:53: in the next 20 years along our Sky Train network,  
00:37:53 --> 00:37:56: but we gotta make sure that as a city grows  
00:37:56 --> 00:38:00: that we have those great public places and especially with  
00:38:00 --> 00:38:02: you know in a short term with covid.  
00:38:02 --> 00:38:05: This is a shot of an outdoor restaurant set up  
00:38:05 --> 00:38:06: in New York City.  
00:38:06 --> 00:38:09: And Interestingly, this building in the background,  
00:38:09 --> 00:38:10: I cut the top of it off.  
00:38:10 --> 00:38:12: Is the Empire State Building.  
00:38:12 --> 00:38:16: So with all that density in Manhattan and Midtown,  
00:38:16 --> 00:38:19: they're able to have these green spaces for,  
00:38:19 --> 00:38:22: you know, in terms of the kovit approach of it  
00:38:22 --> 00:38:25: looks a little bit packed back there,  
00:38:25 --> 00:38:27: but if you looked at it from a plan view,  
00:38:27 --> 00:38:31: you'd see that people are sitting apart and you know  
00:38:31 --> 00:38:35: being able to still dine and support businesses and covid  
00:38:35 --> 00:38:36: environment.  
00:38:36 --> 00:38:40: But long term, you know having these great public places  
00:38:40 --> 00:38:43: is critical to make sure that we create.  
00:38:43 --> 00:38:48: Spaces that are walkable, they're sustainable and they're  
00:38:48 --> 00:38:48: accessible for  
00:38:48 --> 00:38:48: all.  
00:38:48 --> 00:38:52: So I will stop sharing and.  
00:38:52 --> 00:38:55: Pop back onto this and Christopher is there.  
00:38:55 --> 00:38:59: Is there anything you want me to stop with or  
00:38:59 --> 00:39:02: did you and stop for some questions or did you  
00:39:02 --> 00:39:05: want me just to maybe offer a few tips and  
00:39:05 --> 00:39:08: points of advice before we do some questions?  
00:39:08 --> 00:39:12: Let's go. Let's go one kind of elevator pitch kind  
00:39:12 --> 00:39:15: of question that I have for you and then some  
00:39:15 --> 00:39:19: of the audiences questions just being conscious of the time  
00:39:19 --> 00:39:23: I couldn't see it during your presentation.  
00:39:23 --> 00:39:26: And it is getting towards the latter half of it  
00:39:26 --> 00:39:26: all.  
00:39:26 --> 00:39:30: Also, I just want to say I appreciate the quadrangle  
00:39:30 --> 00:39:33: at the Langley Lions project.  
00:39:33 --> 00:39:35: I lived in one in Berlin and it was definitely

00:39:35 --> 00:39:38: the best kind of formal apartment I've ever been.

00:39:38 --> 00:39:39: OK, so the question for today,

00:39:39 --> 00:39:42: you know kind of 32nd response if you can do

00:39:42 --> 00:39:45: one so number people here work in the development history

00:39:45 --> 00:39:48: and our people here work in planning work in architecture

00:39:48 --> 00:39:50: will not. How can you?

00:39:50 --> 00:39:53: How do you suggest we best bridge the gap between

00:39:53 --> 00:39:54: private sector,

00:39:54 --> 00:39:56: public sector development and the city?

00:39:56 --> 00:39:58: How do we bridge this gap?

00:39:58 --> 00:40:01: How do we work Better Together?

00:40:01 --> 00:40:03: Yeah, and yeah I don't.

00:40:03 --> 00:40:05: I don't want to get into too many cliches here.

00:40:05 --> 00:40:07: But you know, in terms of health,

00:40:07 --> 00:40:09: asides might see each other.

00:40:09 --> 00:40:10: But I mean, First off,

00:40:10 --> 00:40:14: it's a partnership. You know we're all involved in shaping

00:40:14 --> 00:40:17: new growth and city building and providing a service to

00:40:17 --> 00:40:18: to the public.

00:40:18 --> 00:40:20: Whether it's on the public sector side,

00:40:20 --> 00:40:23: you know visualizing and regulating development,

00:40:23 --> 00:40:27: and on the development side providing a product for people

00:40:27 --> 00:40:30: to live in a high quality product that people live

00:40:30 --> 00:40:32: in to shop in to play in that sort of

00:40:32 --> 00:40:35: thing. Anne Anne, I would suggest that and I've seen

00:40:35 --> 00:40:38: it in some places where there is quite an animosity

00:40:38 --> 00:40:41: between planners and developers and and I would say you

00:40:41 --> 00:40:43: know, stop thinking about the other side.

00:40:43 --> 00:40:45: In the abstract. You know,

00:40:45 --> 00:40:48: like planners or flighty and unrealistic and were bureaucratic

and

00:40:48 --> 00:40:51: developers wear the Black Hat and all their concerted bills.

00:40:51 --> 00:40:54: You know his money and that sort of thing is

00:40:54 --> 00:40:58: a classic standoff between the regulator and the Investor

Slash

00:40:58 --> 00:40:59: creator if you will.

00:40:59 --> 00:41:01: So we need to reframe it and remember we're all

00:41:01 --> 00:41:02: human.

00:41:02 --> 00:41:05: We all deserve each other's respect.

00:41:05 --> 00:41:07: We need to understand that landing,

00:41:07 --> 00:41:10: like I said, it's it's a partnership and you can't

00:41:10 --> 00:41:12: do it without each other.

00:41:12 --> 00:41:14: We do rely on each other and we need to

00:41:14 --> 00:41:18: understand we have different but somewhat related education,

00:41:18 --> 00:41:21: an experience and we're always learning,

00:41:21 --> 00:41:24: so we need to learn about each other and understand

00:41:24 --> 00:41:28: what each others needs and wants are and come to.

00:41:28 --> 00:41:31: Dominate those and come up with mutually agreeable solution,

00:41:31 --> 00:41:34: and I think that you know on the planning side

00:41:34 --> 00:41:36: you know and on the Council side you want to

00:41:36 --> 00:41:37: make sure that you have.

00:41:37 --> 00:41:40: That's aspirational, but it's realistic,

00:41:40 --> 00:41:42: and it provides certainty for developers.

00:41:42 --> 00:41:43: You know they're wanting to,

00:41:43 --> 00:41:46: you know, put a huge amount of money into buying

00:41:46 --> 00:41:49: that \$50 million property and then taking on a massive

00:41:49 --> 00:41:50: bridge loan to build the project.

00:41:50 --> 00:41:53: You know, that's that's a huge amount of risk,

00:41:53 --> 00:41:55: which I think most people won't appreciate.

00:41:55 --> 00:41:56: I think is a planner.

00:41:56 --> 00:41:59: You need to appreciate the risk that developers take,

00:41:59 --> 00:42:00: and on the flip side,

00:42:00 --> 00:42:04: you know developers. New investors also got to see how

00:42:04 --> 00:42:04: you know.

00:42:04 --> 00:42:07: Council and staff are also bringing forward development,

00:42:07 --> 00:42:10: which they see is in the best interest of the

00:42:10 --> 00:42:14: community and sometimes it goes well and sometimes it doesn't.

00:42:14 --> 00:42:17: So knows it results in big backlash is you know.

00:42:17 --> 00:42:19: And things don't go as well as it is they

00:42:19 --> 00:42:20: could so you know,

00:42:20 --> 00:42:22: I would say I mean I mean beyond my 30

00:42:22 --> 00:42:23: seconds here,

00:42:23 --> 00:42:26: but I would say that the key principles always honest,

00:42:26 --> 00:42:30: open and Frank communication between planners and developers.

00:42:30 --> 00:42:33: And you know having an opportunity to speak at.

00:42:33 --> 00:42:35: Are you alive that, like this is is is a

00:42:35 --> 00:42:37: good way to do that and you know when a

00:42:37 --> 00:42:39: developer comes in and says I want to build here,

00:42:39 --> 00:42:41: you know at the City of Langley we always want

00:42:42 --> 00:42:44: to make sure that we're having a good conversation with

00:42:44 --> 00:42:46: him about parking density.

00:42:46 --> 00:42:48: You know design serve that they know these things up



00:42:48 --> 00:42:49: front.

00:42:49 --> 00:42:51: It's in our documents and as it works with the

00:42:51 --> 00:42:53: process then there's no surprises.

00:42:53 --> 00:42:56: Sometimes there are surprises, but if you have a good

00:42:56 --> 00:42:57: working late

00:42:57 --> 00:42:59: easier to work through those surprises.

00:43:02 --> 00:43:04: That's great, thank you. OK,

00:43:04 --> 00:43:06: so now with the the question answer period Oliver around

00:43:06 --> 00:43:09: off you have discussed with some of the attendees on

00:43:09 --> 00:43:12: which questions people ask so you can be there asking

00:43:12 --> 00:43:15: their behalf. Or you can meet them.

00:43:15 --> 00:43:16: You guys know the drill.

00:43:22 --> 00:43:27: Oliver, you have any? I have some so.

00:43:27 --> 00:43:30: I think we have a question from David.

00:43:30 --> 00:43:33: I'm going to unmute David,

00:43:33 --> 00:43:33: let's see.

00:43:39 --> 00:43:40: David, I'm gonna unmute you.

00:43:40 --> 00:43:43: Actually you can unmute yourself.

00:43:45 --> 00:43:46: Ask your question directly.

00:43:48 --> 00:43:52: I don't know if I assume everyone can hear me

00:43:52 --> 00:43:52: now.

00:43:52 --> 00:43:54: I can't see the videos.

00:43:54 --> 00:43:57: The question is, I know the Sky Train is planning

00:43:57 --> 00:43:58: to extend.

00:44:00 --> 00:44:04: To Lansing City Link or two or three years in

00:44:04 --> 00:44:08: a station by the current funding only goes.

00:44:08 --> 00:44:12: Now the rest of the funding is not really in

00:44:12 --> 00:44:16: or what's the city's plan to to get the extra

00:44:16 --> 00:44:16: funding.

00:44:16 --> 00:44:20: What's the most current status of that?

00:44:20 --> 00:44:23: Yes, good question. Thanks. As you might know,

00:44:23 --> 00:44:27: with the last election provincial election the NDP,

00:44:27 --> 00:44:29: which it which won the mandate,

00:44:29 --> 00:44:32: of course, did commit to bring into the line all

00:44:32 --> 00:44:36: the way out to Langley and basically finding a way

00:44:36 --> 00:44:37: to get the funding.

00:44:37 --> 00:44:41: And my understanding is that the project is now being

00:44:41 --> 00:44:44: led by the province and of course you know the

00:44:44 --> 00:44:47: interest is to to do it in in one phase

00:44:47 --> 00:44:50: 'cause it would be cheaper and more efficient to do

00:44:50 --> 00:44:51: that.

00:44:51 --> 00:44:55: There's all. You know a lot of engineering preliminary

engineering

**00:44:55 --> 00:44:59:** has been done for the phase between Fleetwood and Langley.

**00:44:59 --> 00:45:03:** But of course we need to have that contribution from

**00:45:03 --> 00:45:04:** the federal government.

**00:45:04 --> 00:45:08:** And I know that Mayor Balanan frozen Dan McCallum,

**00:45:08 --> 00:45:10:** you know from Syrian Township as well,

**00:45:10 --> 00:45:14:** are are working hard to to talk with our federal

**00:45:14 --> 00:45:16:** leaders and and the province,

**00:45:16 --> 00:45:19:** and we're confident that we'll be able to get the

**00:45:19 --> 00:45:21:** Sky train out here.

**00:45:21 --> 00:45:23:** And, you know, in the interim.

**00:45:23 --> 00:45:26:** We do have a high frequency transit line running down

**00:45:26 --> 00:45:30:** Fraser Highway already which is building that ridership is actually

**00:45:30 --> 00:45:33:** one of the highest ridership bus lines around besides the

**00:45:33 --> 00:45:36:** beeline. On Broadway, and so you know,

**00:45:36 --> 00:45:40:** we're also planning around that Annerose EP also anticipates that,

**00:45:40 --> 00:45:41:** so we are, you know,

**00:45:41 --> 00:45:45:** planning for Sky Train, but we're also not waiting for

**00:45:45 --> 00:45:45:** it,

**00:45:45 --> 00:45:47:** per say.

**00:45:47 --> 00:45:49:** Can I ask a further question to that?

**00:45:49 --> 00:45:53:** Has the city acquired those lands for those two stations

**00:45:53 --> 00:45:54:** in City of Langley?

**00:45:57 --> 00:46:01:** Yes, so the 196 station over at Willowbrook Mall.

**00:46:01 --> 00:46:03:** Interesting Lee is in a Township.

**00:46:03 --> 00:46:07:** The city portion is just South of that.

**00:46:07 --> 00:46:09:** What we call the Golden triangle.

**00:46:09 --> 00:46:13:** Now the 203 station close to the casino.

**00:46:13 --> 00:46:17:** Here the terminal station. That's something that Translink would be

**00:46:17 --> 00:46:18:** leading,

**00:46:18 --> 00:46:21:** or the province would be waiting for land acquisition.

**00:46:21 --> 00:46:23:** OK, thanks very much appreciate that.

**00:46:29 --> 00:46:31:** Got another question from Emily Emily.

**00:46:31 --> 00:46:34:** I'm gonna unmute you and you can go ahead and

**00:46:34 --> 00:46:35:** ask the question.

**00:46:38 --> 00:46:41:** Hi Carl, thank you so much sharing that my question

**00:46:42 --> 00:46:44:** was because I work for the City of Vancouver.

**00:46:44 --> 00:46:46:** Rezoning I do a lot of engagement.

**00:46:46 --> 00:46:50:** I'm really curious about the public engagement for the high

00:46:50 --> 00:46:54: density developments and frequent Langley and and how where people

00:46:54 --> 00:46:56: were people receptive to it,

00:46:56 --> 00:46:59: especially in a very predominantly low density.

00:46:59 --> 00:47:01: The area.

00:47:01 --> 00:47:06: Yes, so good question. And in burquitlam you know it was I think.

00:47:06 --> 00:47:07: You look bad. There's no land use pattern of the

00:47:07 --> 00:47:10: historical land use pattern.

00:47:10 --> 00:47:11: There was farms, it was submitted to single family homes

00:47:11 --> 00:47:14: and strip malls and an three story rental apartments.

00:47:14 --> 00:47:17: And it was like that for like 4050 years.

00:47:17 --> 00:47:21: And of course, with the talk of the Evergreen line,

00:47:21 --> 00:47:24: there was more substance of density coming,

00:47:24 --> 00:47:27: but I don't think there was a real appreciation of

00:47:27 --> 00:47:30: what that would actually result.

00:47:30 --> 00:47:32: And, and I think that as you know:

00:47:32 --> 00:47:34: went through quite a process there,

00:47:34 --> 00:47:36: like actually two successive process is with the TDs,

00:47:36 --> 00:47:39: the translator development strategy, and the book William

00:47:39 --> 00:47:44: Lewis Neighborhood

00:47:44 --> 00:47:44: Plan.

00:47:44 --> 00:47:48: And there's a lot of engagement with neighborhood associations that

00:47:48 --> 00:47:51: were quite active in the area and a lot of

00:47:51 --> 00:47:51: open houses.

00:47:51 --> 00:47:55: Alot alot of open houses so lot of opportunity for

00:47:56 --> 00:47:59: residents to come in and you know see the boards

00:47:59 --> 00:48:04: talk with the staff and understanding of what was being

00:48:04 --> 00:48:08: and why. You know we really went.

00:48:08 --> 00:48:12: Art on sort of the principles behind transparent development,

00:48:12 --> 00:48:15: but also making sure that it's guided by what we

00:48:15 --> 00:48:17: call the transition principle.

00:48:17 --> 00:48:20: Where you know the highest axes would be close to

00:48:20 --> 00:48:23: the station and as you move away from the station

00:48:23 --> 00:48:26: then it would come down and you know the Heights

00:48:26 --> 00:48:29: and that sort of thing would also come down.

00:48:29 --> 00:48:32: So that was awful in in gaining some,

00:48:32 --> 00:48:35: you know, social license to move ahead with that.

00:48:35 --> 00:48:39: And we also know the staffing counselor supported.

00:48:39 --> 00:48:41: You know, use of videos and that sort of thing

00:48:42 --> 00:48:43: that would help to explain.

00:48:43 --> 00:48:46: You know what usually happens around Sky Train,

00:48:46 --> 00:48:48: that sort of thing. And again,  
00:48:48 --> 00:48:51: I think having a solid policy during the rental housing  
00:48:51 --> 00:48:52: redevelopment,  
00:48:52 --> 00:48:56: antenna relocation as sort of thing was absolutely critical to  
00:48:56 --> 00:48:57: have that estimation.  
00:48:57 --> 00:49:01: Otherwise you would have a real problem in terms of  
00:49:01 --> 00:49:04: I think the Community would have pushed back a lot  
00:49:04 --> 00:49:05: more in Langley.  
00:49:05 --> 00:49:08: I think there's there's been a.  
00:49:08 --> 00:49:11: Tradition of high density development.  
00:49:11 --> 00:49:15: Here you know low density in terms of the wood  
00:49:15 --> 00:49:16: frame around.  
00:49:16 --> 00:49:20: You know the downtown Anna Citicorp and I think that  
00:49:20 --> 00:49:25: you know the introduction of of more density is not  
00:49:25 --> 00:49:29: as it's not impacting single family neighborhoods.  
00:49:29 --> 00:49:34: Not impacting rental existing rental buildings per say.  
00:49:34 --> 00:49:36: It probably will in the future,  
00:49:36 --> 00:49:40: but allow the areas around the Sky train stations in  
00:49:40 --> 00:49:43: the city and is a little bit of.  
00:49:43 --> 00:49:46: How can I say I wouldn't call it lock it,  
00:49:46 --> 00:49:50: just as the circumstance. Alot of its low density commercial  
00:49:50 --> 00:49:53: property that doesn't have residents there.  
00:49:53 --> 00:49:56: That that creates a little bit of an advantage,  
00:49:56 --> 00:49:58: but we also have to be mindful that we're not  
00:49:58 --> 00:50:00: just pushing businesses out,  
00:50:00 --> 00:50:02: so we want to make sure that with our new  
00:50:02 --> 00:50:05: land use plan that we have places for businesses.  
00:50:05 --> 00:50:07: You know, auto bodies and oil change places,  
00:50:07 --> 00:50:10: and that sort of thing to to find a place  
00:50:10 --> 00:50:12: to still occupying our in our community.  
00:50:15 --> 00:50:17: Thank you.  
00:50:17 --> 00:50:21: So Carl, we have a few more questions here.  
00:50:21 --> 00:50:24: So we're approaching the end of our event,  
00:50:24 --> 00:50:26: so if people need to drop off and head off  
00:50:26 --> 00:50:28: to their next meeting,  
00:50:28 --> 00:50:31: please go ahead. Would like to thank everyone for attending  
00:50:31 --> 00:50:33: our coffee and conversations events.  
00:50:33 --> 00:50:35: We will have more coming up.  
00:50:35 --> 00:50:38: Also want to thank Karl for joining us today and  
00:50:38 --> 00:50:39: speaking to us,  
00:50:39 --> 00:50:43: but some of the projects that he's been apart of  
00:50:43 --> 00:50:45: and his experiences.

00:50:45 --> 00:50:48: Carl, if people have any additional questions that they would  
00:50:48 --> 00:50:51: like to contact you directly after this is there.  
00:50:51 --> 00:50:54: Is there a good way to reach you?  
00:50:54 --> 00:50:57: Yes, absolutely you can give me a call at.  
00:51:00 --> 00:51:03: Put my number on the screen,  
00:51:03 --> 00:51:06: call me. I have something for you.  
00:51:06 --> 00:51:13: 6045142815 an my email is [email protected] .  
00:51:13 --> 00:51:17: So we will put the email in the chat so  
00:51:17 --> 00:51:19: people can have that.  
00:51:19 --> 00:51:24: And email or follow up with the recording.  
00:51:24 --> 00:51:27: That will be sent out at some point soon,  
00:51:27 --> 00:51:31: just so you can. You don't have to scramble through  
00:51:31 --> 00:51:33: the chat to find it.  
00:51:33 --> 00:51:36: And so call if you have a few more minutes  
00:51:36 --> 00:51:36: here.  
00:51:36 --> 00:51:38: If you have a meeting afterwards,  
00:51:38 --> 00:51:41: go ahead. But if you have a few few more  
00:51:41 --> 00:51:42: minutes,  
00:51:42 --> 00:51:45: I have a few more questions from if you speak  
00:51:45 --> 00:51:46: few attendees here,  
00:51:46 --> 00:51:49: well, I mean from.  
00:51:49 --> 00:51:50: Manuel so OK. He's driving.  
00:51:50 --> 00:51:54: So his question is how do you deal with discouragement  
00:51:54 --> 00:51:58: when you decide to go for your second Masters degrees  
00:51:58 --> 00:51:59: from your family?  
00:52:01 --> 00:52:05: Yeah, gosh, I hope you're not watching it be like  
00:52:05 --> 00:52:06: hey what did we say?  
00:52:06 --> 00:52:09: I think it was more of a sense that you  
00:52:09 --> 00:52:09: know,  
00:52:09 --> 00:52:11: OK, let's cool for awhile,  
00:52:11 --> 00:52:14: you know, take take an opportunity and get out into  
00:52:14 --> 00:52:17: workforce and do something and and you know,  
00:52:17 --> 00:52:20: I I I, I just was so interested in in  
00:52:20 --> 00:52:23: a new urbanism and and sort of the walkable sustainable  
00:52:24 --> 00:52:27: urban design that was really emerging in the late 90s.  
00:52:27 --> 00:52:29: And you know, I thought about.  
00:52:29 --> 00:52:32: I said, OK? Well, I I could go work and  
00:52:32 --> 00:52:35: you know I talked with a few people about it  
00:52:35 --> 00:52:36: and thought about it.  
00:52:36 --> 00:52:39: You know I could go work and then maybe go  
00:52:39 --> 00:52:42: back to school five years later or or 10 years  
00:52:42 --> 00:52:43: later.

00:52:43 --> 00:52:47: And I thought, well, the probability of that's probably lower  
00:52:47 --> 00:52:50: than actually just biting the bullet now and getting the  
00:52:50 --> 00:52:51: work done.  
00:52:51 --> 00:52:53: Going back to school. And you know,  
00:52:53 --> 00:52:57: also, you know the opportunity at UBC was to work  
00:52:57 --> 00:52:57: with,  
00:52:57 --> 00:53:00: you, know, Penny, Gurstein, and.  
00:53:00 --> 00:53:02: You know the other professors there.  
00:53:02 --> 00:53:06: You know. Even work with landscape architecture in  
architecture like  
00:53:06 --> 00:53:06: Doll,  
00:53:06 --> 00:53:08: I miss at the time and impact condom.  
00:53:08 --> 00:53:10: But.  
00:53:10 --> 00:53:13: You know also tailoring a curriculum that was really urban  
00:53:14 --> 00:53:14: design focused,  
00:53:14 --> 00:53:17: and that was an opportunity that was too good to  
00:53:17 --> 00:53:18: pass up,  
00:53:18 --> 00:53:19: so you know, I, I thought,  
00:53:19 --> 00:53:22: well, you know there might be some comments here,  
00:53:22 --> 00:53:24: but you gotta. You gotta push forward.  
00:53:24 --> 00:53:27: Sometimes you just say you know what I gotta do  
00:53:27 --> 00:53:29: this now and you know what it really was a  
00:53:30 --> 00:53:32: benefit to have that additional experience,  
00:53:32 --> 00:53:36: educational experience and background. And you know what  
I learned  
00:53:36 --> 00:53:37: so much from.  
00:53:37 --> 00:53:41: I actually took an architecture and landscape architecture  
course with.  
00:53:41 --> 00:53:43: Planners and I have to tell you in in the  
00:53:43 --> 00:53:47: space of three months the amount of learning and  
experience  
00:53:47 --> 00:53:51: I got on how to actually not only create policy,  
00:53:51 --> 00:53:54: but how to present it graphically and through plans and  
00:53:54 --> 00:53:56: pictures and simulations.  
00:53:56 --> 00:54:00: What I learned in Photoshop and PowerPoint was.  
00:54:00 --> 00:54:03: Immeasurable just put a shout out to my buddies,  
00:54:03 --> 00:54:05: Vince, and Eric. They know who they are,  
00:54:05 --> 00:54:07: but they taught me a lot about how to do  
00:54:07 --> 00:54:10: this stuff and it's really benefit in my career.  
00:54:12 --> 00:54:16: I have question next from an Alan so I'll just  
00:54:16 --> 00:54:17: unmute.  
00:54:17 --> 00:54:19: Oh yeah, muted himself, go ahead,  
00:54:19 --> 00:54:23: Alan. A curl.

00:54:23 --> 00:54:27: Just wondering. With Langley being right on the edge of  
 00:54:27 --> 00:54:29: the Livable region plan,  
 00:54:29 --> 00:54:32: how do you see yourself fitting into a regional context?  
 00:54:32 --> 00:54:37: And who do you think your partners will be?  
 00:54:37 --> 00:54:39: Yes thanks great question. Yeah,  
 00:54:39 --> 00:54:43: I think clearly you know the Township is is growing  
 00:54:44 --> 00:54:47: by leaps and bounds to the North of the city.  
 00:54:47 --> 00:54:52: New York sinanan Sooner Williams neighborhood and also  
 we'll be  
 00:54:52 --> 00:54:55: seeing growth to the South and Brookwood Fernridge,  
 00:54:55 --> 00:54:58: and so it's almost like a North South relationship in  
 00:54:59 --> 00:55:02: terms of how we're going to connect like there's going  
 00:55:02 --> 00:55:04: to be sort of a flow of of people,  
 00:55:04 --> 00:55:08: and you know, commuting patterns you know in in a  
 00:55:08 --> 00:55:12: North South sort of pattern along 200 and.  
 00:55:12 --> 00:55:14: You know, I guess 208 or yeah 28 how it  
 00:55:14 --> 00:55:18: runs along the Langley bypass and then through through  
 York  
 00:55:18 --> 00:55:21: Sinanan down South in Brookwood so we definitely see that  
 00:55:21 --> 00:55:23: sort of North South relationship.  
 00:55:23 --> 00:55:26: But that also means doesn't mean that we're not going  
 00:55:26 --> 00:55:28: to have relationship to the East.  
 00:55:28 --> 00:55:32: I think that we have transit connections.  
 00:55:32 --> 00:55:35: To abbotsford Aldergrove Abbotsford Chilliwack,  
 00:55:35 --> 00:55:37: there's a new bus system,  
 00:55:37 --> 00:55:39: the 66 that runs between Carvolth,  
 00:55:39 --> 00:55:43: Abbotsford and Chilliwack. So that's the start of something  
 there  
 00:55:43 --> 00:55:46: that we're going to see a lot more transit and  
 00:55:46 --> 00:55:48: transportation integration,  
 00:55:48 --> 00:55:51: and I know that. I mean there's plans to improve  
 00:55:51 --> 00:55:52: the freeway,  
 00:55:52 --> 00:55:55: including with high occupancy vehicle lanes.  
 00:55:55 --> 00:55:58: So again, that's sort of where the city is in  
 00:55:58 --> 00:55:59: this position of Nexus.  
 00:55:59 --> 00:56:01: You know, being in between,  
 00:56:01 --> 00:56:03: but also the center of.  
 00:56:03 --> 00:56:05: What's happening to the North,  
 00:56:05 --> 00:56:08: South and East? And of course we all know that's  
 00:56:08 --> 00:56:09: in a West.  
 00:56:09 --> 00:56:10: Surry is is it's own.  
 00:56:12 --> 00:56:14: Behemoth I guess I put down a good way.  
 00:56:14 --> 00:56:17: I mean not in a good way so we see

00:56:17 --> 00:56:20: ourselves as sort of a center point but.

00:56:20 --> 00:56:22: Having a Sky train line coming into the heart of

00:56:23 --> 00:56:25: it really the heart of it is where we see

00:56:25 --> 00:56:26: ourselves as a gateway.

00:56:29 --> 00:56:33: I have a quick question from Jessica Carl what is

00:56:33 --> 00:56:35: your most memorable project?

00:56:39 --> 00:56:42: Well, um.

00:56:42 --> 00:56:44: Probably I think I think good and bad,

00:56:44 --> 00:56:47: and I'll probably put this briefly,

00:56:47 --> 00:56:50: but in white Rock I had the challenge of when

00:56:50 --> 00:56:51: I came into the city.

00:56:51 --> 00:56:54: We had a couple of high rise proposals that were

00:56:54 --> 00:56:54: in,

00:56:54 --> 00:56:57: you know, sort of running in concert with the new

00:56:57 --> 00:57:00: OCP and in an area where the Heights were supposed

00:57:00 --> 00:57:03: to step down from 15 stories down to 12 stories.

00:57:03 --> 00:57:06: And in the plan, or actually down 2 to 8

00:57:06 --> 00:57:07: stories,

00:57:07 --> 00:57:11: I think it was, and these applications were for like

00:57:11 --> 00:57:11: 25 floors.

00:57:11 --> 00:57:14: So of course we had a part of the community,

00:57:14 --> 00:57:16: didn't want high rises at all.

00:57:16 --> 00:57:17: We had a, you know,

00:57:17 --> 00:57:19: a split council on that.

00:57:19 --> 00:57:22: Although the Council had one more vote to,

00:57:22 --> 00:57:25: you know to approve higher higher buildings,

00:57:25 --> 00:57:27: so we did quite a bit of research and thought

00:57:27 --> 00:57:28: what's a way to,

00:57:28 --> 00:57:31: you know, help you know this area.

00:57:31 --> 00:57:34: This stretch really needed some redevelopment as well.

00:57:34 --> 00:57:37: It was a little bit.

00:57:37 --> 00:57:39: There are some properties that were,

00:57:39 --> 00:57:41: you know, prime for redevelopment.

00:57:41 --> 00:57:44: So we came up with the did some analysis walk

00:57:44 --> 00:57:45: the neighborhood.

00:57:45 --> 00:57:47: You know, it's always about knowing your site.

00:57:47 --> 00:57:50: An Interestingly there was a large park in school,

00:57:50 --> 00:57:52: so I just to the South of it that really

00:57:52 --> 00:57:56: created this natural breakpoint between higher density,

00:57:56 --> 00:57:57: high rise and lower density,

00:57:57 --> 00:57:59: low rise further down the Hill.

00:57:59 --> 00:58:01: So we use that as a basis to say,



00:58:01 --> 00:58:04: you know, maybe we should allow for high rise,  
00:58:04 --> 00:58:08: higher density development. But let's let's sort of Capita 1210  
00:58:08 --> 00:58:09: to 12 stories.  
00:58:09 --> 00:58:12: We talked it over with the developers and you know  
00:58:12 --> 00:58:15: we were able to come up with a process where  
00:58:15 --> 00:58:18: they were able to get a reasonable amount of Sfar,  
00:58:18 --> 00:58:21: but also to sculpt their buildings down to 12 and  
00:58:21 --> 00:58:24: 10 stories and use that green space as a breakpoint.  
00:58:24 --> 00:58:26: Again, almost like a, you know.  
00:58:26 --> 00:58:30: Probably stretching the metaphor a little bit here are the  
00:58:30 --> 00:58:30: analog,  
00:58:30 --> 00:58:33: but so, like in Central Park where you have you  
00:58:33 --> 00:58:34: know your high density,  
00:58:34 --> 00:58:37: or, say David Lam Park or something like that where  
00:58:37 --> 00:58:39: you have taller buildings,  
00:58:39 --> 00:58:42: you know around the park and then it steps down.  
00:58:42 --> 00:58:45: The town house is something we also did in Burquitlam  
00:58:45 --> 00:58:48: actually use Cottonwood Park as a break point between  
00:58:48 --> 00:58:51: some  
00:58:48 --> 00:58:51: of the really high buildings and some of the lower  
00:58:51 --> 00:58:55: buildings. Now it's also memorable because when new  
00:58:55 --> 00:58:57: Council came  
00:58:55 --> 00:58:57: in they actually down zoned.  
00:58:57 --> 00:59:00: One of the projects that I worked really hard on  
00:59:00 --> 00:59:03: to get to that compromise point and that actually went  
00:59:03 --> 00:59:05: back to six stories.  
00:59:05 --> 00:59:06: So that was, you know,  
00:59:06 --> 00:59:10: on on the good side the challenging side getting something  
00:59:10 --> 00:59:10: approved.  
00:59:10 --> 00:59:14: But then you know having a change in leadership and  
00:59:14 --> 00:59:14: direction,  
00:59:14 --> 00:59:18: having to help the Council bring down one of those  
00:59:18 --> 00:59:18: projects.  
00:59:18 --> 00:59:21: So down to a different height so you know that's  
00:59:21 --> 00:59:23: democracy and work right?  
00:59:23 --> 00:59:26: And I guess at the end of the day.  
00:59:26 --> 00:59:29: We all work in a democracy in our elected officials  
00:59:29 --> 00:59:29: or councils,  
00:59:29 --> 00:59:33: represent our citizens, and they are the ones that make  
00:59:33 --> 00:59:34: the tough decisions.  
00:59:34 --> 00:59:38: Well, I was going to say that's coincidentally also my  
00:59:38 --> 00:59:39: most memorable project.

00:59:39 --> 00:59:44: Hi Jessica, I know you did not a good work  
00:59:44 --> 00:59:45: on that so.  
00:59:45 --> 00:59:49: OK um. So we have a few more questions here.  
00:59:49 --> 00:59:50: I know we're at the top of the hour.  
00:59:53 --> 00:59:56: Call do you do you have to head it onto  
00:59:56 --> 00:59:59: your next meeting or I actually do so I'm I'm  
00:59:59 --> 01:00:02: actually just getting a phone call from Deputy City Clerk  
01:00:02 --> 01:00:06: here asking me to join the Council agenda meeting so  
01:00:06 --> 01:00:08: I do have to go unfortunate.  
01:00:08 --> 01:00:10: But of course if there's more questions,  
01:00:10 --> 01:00:12: please forward in my way.  
01:00:12 --> 01:00:14: OK, so yeah, I think this is a good cut  
01:00:14 --> 01:00:15: off point.  
01:00:15 --> 01:00:18: Thank you very much for speaking to us Carl.  
01:00:18 --> 01:00:21: And for those of you who were able to air  
01:00:21 --> 01:00:22: questions asked.  
01:00:22 --> 01:00:26: We will distribute contact information for Carl,  
01:00:26 --> 01:00:29: so you can ask him directly after the meeting.  
01:00:29 --> 01:00:33: Thank you and have a good rest of your day.  
01:00:33 --> 01:00:35: Thank you very much. Thanks for having me have a  
01:00:35 --> 01:00:36: good day everyone.  
01:00:36 --> 01:00:37: Thanks Carl.

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