

# 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: Mycareer 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:

00:47:07 --> 00:47:10: You look bad. There's no land use pattern of the historical land use pattern.

00:47:10 --> 00:47:11:

00:47:11 --> 00:47:14: There was farms, it was submitted to single family homes and strip malls and an three story rental apartments.

00:47:14 --> 00:47:17:

00:47:17 --> 00:47:21: And it was like that for like 4050 years.

00:47:21 --> 00:47:24: And of course, with the talk of the Evergreen line,

00:47:24 --> 00:47:27: there was more substance of density coming,

00:47:27 --> 00:47:30: but I don't think there was a real appreciation of what that would actually result.

00:47:30 --> 00:47:32:

00:47:32 --> 00:47:34: And, and I think that as you know:

00:47:34 --> 00:47:36: went through quite a process there,

00:47:36 --> 00:47:39: like actually two successive process is with the TDs,

00:47:39 --> 00:47:44: the translator development strategy, and the book William Lewis Neighborhood Plan.

00:47:44 --> 00:47:44:

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 open houses.

00:47:51 --> 00:47:51:

00:47:51 --> 00:47:55: Alot alot of open houses so lot of opportunity for residents to come in and you know see the boards talk with the staff and understanding of what was being and why. You know we really went.

00:47:56 --> 00:47:59:

00:47:59 --> 00:48:04:

00:48:04 --> 00:48:08:

00:48:08 --> 00:48:12: Art on sort of the principles behind transparent development, but also making sure that it's guided by what we call the transition principle.

00:48:12 --> 00:48:15:

00:48:15 --> 00:48:17:

00:48:17 --> 00:48:20: Where you know the highest axes would be close to the station and as you move away from the station then it would come down and you know the Heights and that sort of thing would also come down.

00:48:20 --> 00:48:23:

00:48:23 --> 00:48:26:

00:48:26 --> 00:48:29:

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 that would help to explain.

00:48:42 --> 00:48:43:

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.

---

*This video transcript has been machine-generated, so it may not be accurate. It is for personal use only. Reproduction or use without written permission is prohibited. If you have a correction or for permission inquiries, please contact [\[email protected\]](#).*