



REGULAR EVENING MEETING OF COUNCIL

Monday, July 22, 2019 at 7:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

- A.1 Regular Evening Council Meeting - July 22, 2019**
7:00pm approximately

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held July 22, 2019.

B. ADOPTION OF MINUTES

- B.1 Regular Evening Council Meeting - July 8, 2019**
7:02pm approximately

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held July 8, 2019.

Attachments: [B.1 07_08 Regular Evening Minutes.pdf](#)

- B.2 Public Hearing Meeting - July 8, 2019**
7:03pm approximately

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held July 8, 2019.

Attachments: [B.2 07_08 Public Hearing Minutes.pdf](#)

C. PRESENTATIONS

D. DELEGATIONS

- D.1 Jessica Yaniv**
File 0550-07
7:05pm approximately

Recommendation: Request by Jessica Yaniv, to appear before Council to discuss an "All-bodies Swim" event at Township of Langley civic pools.

Attachments: [D.1 Jessica Yaniv.pdf](#)

D.2 **Cheryl Wiens**
BC Greens of Langley
File 0550-07
7:10pm approximately

Recommendation: Request by Cheryl Wiens, BC Greens of Langley, to appear before Council to discuss carbon targets/budgets.

Attachments: [D.2 BC Greens of Langley.pdf](#)

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

F.1 **Rezoning Application No. 100555 and**
Development Permit Application No. 101052
(Shen/Fung / 20343 - 72 Avenue)
Bylaw No. 5495
Report 19-124
File CD 08-23-0186
7:20pm approximately

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Shen/Fung) Bylaw 2019 No. 5495, rezoning 0.4 ha (1.1 ac) of land located at 20343 - 72 Avenue to Comprehensive Development Zone CD -132, to facilitate the development of 66 apartment units, subject to the following development prerequisites being satisfied to acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. In accordance with the Central Gordon Estate Neighbourhood Plan requirements, secure a community stormwater detention site to serve the storm catchment area;
2. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of road dedications, widenings, and necessary traffic improvements for 72 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan;
5. Dedication and construction of a 4.5 metre wide street greenway on the north side of 72 Avenue to the acceptance of the Township,

- including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
 7. Compliance with Age Friendly Amenity Area requirements;
 8. Registration of restrictive covenants:
 - a. Identifying the units (10% of apartment units) required in accordance with the Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan;
 - b. Prohibiting access from 72 Avenue;
 9. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement, as needed) and the requirements of the Central Gordon Estate Amenity Zoning Policy including payment of applicable Central Gordon amenity fee; and
 10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5495 authorize issuance of Development Permit No. 101052 subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "G";
- b. Landscape plans being in substantial compliance with Schedule "H" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- d. All signage being in compliance with the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- f. All refuse areas to be located in an enclosure and screened; and
- g. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

- a. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) being secured by letter of credit, including payment of associated administration fees;
- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development; and further

That Council authorize staff to schedule the public hearing for the rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 101052.

Explanation - Bylaw No. 5495

Bylaw 2019 No. 5495 rezones 0.4 ha (1.1 ac) of land located at 20343 - 72 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-132 to accommodate 66 apartment units.

Attachments: [F.1 cd RZ DP Shen Fung.pdf](#)

**F.2 Zoning Bylaw 2019 Update
 Bylaw No. 5490
 Report 19-118
 File CD OB00003
 7:25pm approximately**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zoning Bylaw 2019 Update) Bylaw 2019 No. 5490, intended to clarify and update various sections of the Zoning Bylaw and authorize staff to schedule the required public hearing.

Explanation - Bylaw No. 5490

Bylaw 2019 No. 5490 involves amendments to Township of Langley Zoning Bylaw 1987 No. 2500 necessary to allow for efficient administration of the bylaw and to reflect current Council policies. This is a continuation of the process started in 1987 with the adoption of the Consolidated Zoning Bylaw.

Attachments: [F.2 cd Zoning Bylaw 2019 Update.pdf](#)

F.3

Official Community Plan Amendment and Rezoning Application No. 100160 and Development Permit Application Nos. 100971, 101091 and 101092 (Mitchell Latimer 80 / 197 Inc. / 19648 and 19678 - 80 Avenue and 7661 - 197 Street) Bylaw No. 5491 Bylaw No. 5492 Report 19-127 File CD 08-22-0083 / 0091 7:30pm approximately

Recommendation: That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Mitchell Latimer 80 / 197 Inc.) Bylaw 2019 No. 5491 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Latimer 80 / 197 Inc.) Bylaw 2019 No. 5492, rezoning 7.78 ha (19.23 ac) of land located between 76 and 80 Avenues from 196 to 197 Streets, to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and Comprehensive Development Zone CD-131, to facilitate the development of 21 single family lots, 38 semi-detached lots and 106 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. In accordance with the Latimer Neighbourhood Plan requirements:
 - a. Secure a joint elementary school and neighbourhood park site including road dedications and construction of all associated works and services in the Northwest Phase of the Latimer Neighbourhood Plan;
 - b. Secure a community stormwater detention site to serve the storm catchment area;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Northwest Phase of the Latimer Neighbourhood Plan (as required by the Latimer Neighbourhood

Plan);

3. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
4. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
6. Dedication and construction of a 4.5 metre wide street greenway on the south side of 80 Avenue, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
7. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
8. Registration of a cross access easement in favour of the Rizun Heritage Residence property over the proposed Townhouse site;
9. Registration of restrictive covenants:
 - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units (for townhouse, and semi-detached units);
 - c. Identifying the units (minimum 5%) required to comply with the adaptable housing requirements;
 - d. Prohibiting development of the semi-detached units until a Development Permit is issued for the lots proposed to be zoned R-CL(SD);
 - e. Identifying the Streamside Protection and Enhancement Areas;
 - f. Prohibiting clearing of the R-CL(A) and R-CL(SD) lots (with the exception of servicing areas) until such time as a final tree management plan incorporating tree retention, replacement protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), is accepted by the Township;
10. Council adoption of a Heritage Revitalization Agreement Authorization Bylaw with respect to restoration and relocation of the Rizun Heritage Residence;
11. Compliance with the Community Amenity Contributions Policy

(including Council adoption of a Phased Development Agreement, as needed) and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer amenity fee;

12. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

13. Dedication of Streamside Protection and Enhancement Areas, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Mitchell Latimer 80 / 197 Inc.) Bylaw 2019 No. 5491, is consistent with the Township's Five Year Financial Plan, as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5492 authorize issuance of Development Permit No. 100971 (single family lots) subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A) and R-CL(B);
- b. On-site landscaping plans being in substantial compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- d. Payment of supplemental development permit application fees,

Development Cost Charges, and building permit administration fees;

That Council at time of final reading of Rezoning Bylaw No. 5492 authorize the issuance of Development Permit No. 101091 (streamside protection), to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the General Manager of Engineering and Community Development;
- b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township;

That Council at time of final reading of Rezoning Bylaw No. 5492 authorize issuance of Development Permit No. 101092 (townhouse units) subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "CC";
- b. On-site landscaping plans being in substantial compliance with Schedules "DD" through "FF", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;

- d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

That Council authorize staff to schedule the required Public Hearing for the Community / Neighbourhood Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit Nos. 100971, 101091, and 101092; and further

That Council authorize the applicant to proceed with the preparation of the proposed community stormwater detention site following third reading, should such be granted, and in advance of final reading of Bylaw No. 5492 or Bylaw No. 5484 (ToL Project No. 08-22-0071) subject to the following conditions:

1. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
2. Fencing of Streamside Protection and Enhancement Development Permit Area boundary;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
4. Provision of a shoring plan, if required, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
5. Provision of Water Sustainability Act approvals to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
6. Within 48 hours of land clearing activity, provision of confirmation from a Qualified Environmental Professional that land clearing can proceed in accordance with provincial and federal legislation respecting migratory birds and bird nesting;
7. Provision of Traffic Management Plan and security to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
8. Confirmation by the applicant, to the acceptance of the Township of Langley General Manager of Engineering and Community

Development, that works undertaken prior to final reading of the bylaw is completely at applicant's risk and expense and in no way fetter Council's discretion in dealing with the rezoning application; and
9. Provision of a security bond to the acceptance of the Township of Langley General Manager of Engineering and Community Development.

Explanation - Bylaw No. 5491

Bylaw 2019 No. 5491 amends the Willoughby Community Plan and Latimer Neighbourhood Plan to allow a townhouse and single family development on lands located at 19648 and 19678 - 80 Avenue and 7661 - 197 Street.

Explanation - Bylaw No. 5492

Bylaw 2019 No. 5492 rezones 7.78 ha (19.23 ac) of land located at 19648 and 19678 - 80 Avenue and 7661 - 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lots Zone R-CL(A), R-CL(B), R-CL(SD), and Comprehensive Development Zone CD-131 to accommodate 21 single family lots, 38 semi-detached units, and 106 townhouses.

Attachments: [F.3 cd Mitchell Grp Ph 2.pdf](#)

F.4

**Heritage Revitalization Agreement
Application No. 100574 - Rizun Residence
(Mitchell Latimer 80 Inc. / 19678 - 80 Avenue)
Bylaw No. 5493
Report 19-125
File CD 08-22-0092 / 6800-25-RIZ01
7:35pm approximately**

Recommendation: That Council give first and second reading to Heritage Revitalization Agreement Authorization Bylaw (Rizun Residence) 2019 No. 5493 and authorize staff to schedule the Public Hearing.

Explanation - Bylaw No. 5493

Bylaw 2019 No. 5493 authorizes the Township to enter into a Heritage Revitalization Agreement with Mitchell Latimer 80 Inc. for the Rizun Residence located at 19678 - 80 Avenue. The Heritage Revitalization Agreement provides for the relocation, rehabilitation, restoration and continued protection of the heritage building for use as a single-family residence.

Attachments: [F.4 cd HRA Rizun Residence.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**G.1 Cannabis Production Farm Bylaw
Bylaw No. 5496
Bylaw No. 5497
Bylaw No. 5498
Report 19-119
File CD BA000023
7:40pm approximately**

Recommendation: That Council give first, second and third reading to Cannabis Production Farm Bylaw 2019 No. 5496;

That Council give first, second and third reading to the Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2019 No. 5497;

That Council give first, second and third reading to the Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2019 No. 5498; and further

That Council authorize staff to refer Cannabis Production Farm Bylaw 2019 No. 5496 to the Minister of Agriculture for approval.

Explanation - Bylaw No. 5496

Bylaw 2019 No. 5496 provides a Farm Bylaw pursuant to Sections 481, 551, 552 and 553 of the Local Government Act to regulate cannabis production as a farm use in the Agricultural Land Reserve in the Township of Langley.

Explanation - Bylaw No. 5497

Bylaw 2019 No. 5497 amends the Township of Langley Licencing Bylaw 2016 No. 5192 to provide for the issuance of business licences for cannabis production.

Explanation - Bylaw No. 5498

Bylaw 2019 No. 5498 updates the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 to permit a violation of the Township of Langley Cannabis Production Farm Bylaw 2019 No. 5496 to be addressed through the issuance of a bylaw notice.

Attachments: [G.1 cd Cannabis Production Farm Byaw.pdf](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

H.1 **Rezoning Application No. 100564**
Development Variance Permit Application No. 100100
(Amundson / 4685 - 224 Street)
Bylaw No. 5479
Report 19-103
File CD 10-31-0172
7:50pm approximately

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Amundson) Bylaw 2019 No. 5479".

Explanation - Bylaw No. 5479

Bylaw 2019 No. 5479 rezones 0.14 hectares (0.34 acres) of land at 4685 - 224 Street from Suburban Residential Zone SR-1 to Residential Zone R-1D, to accommodate a two (2) lot residential subdivision.

Development Variance Permit No. 100100

Running concurrently with this Bylaw is Development Variance Permit No. 100100 (Amundson / 4685 - 224 Street) in accordance with Attachment A subject to the following conditions:

1. Section 110.1 - Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirements in the Residential Zone R-1D from 18.25 m (60 ft) to 15.24 m (50 ft) as indicated on Schedule A; and
2. Registration of an exterior design control agreement at the time of subdivision, to the acceptance of the Township.

Attachments: [H.1 cd Amundson RZ DV.pdf](#)

H.2 **Official Community Plan Amendment and**
Rezoning Application No. 100187
(Oakbrook Foundation / 23400 - 44 Avenue)
Bylaw No. 5486
Bylaw No. 5487
Report 19-104
File CD 10-33-0091
8:00pm approximately

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Oakbrook Foundation) Bylaw 2019 No. 5486"; and

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Oakbrook Foundation) Bylaw 2019 No. 5487".

Explanation - Bylaw No. 5486

Bylaw 2019 No. 5486 rezones property located at 23400 - 44 Avenue in the rural area to Civic Intentional Zone P-1 to accommodate development of a private school. The bylaw further amends the text of the Rural RU-1 Zone to reduce the minimum parcel size provision on a site specific basis to accommodate subdivision of the undeveloped portion of the property.

Explanation - Bylaw No. 5487

Bylaw 2019 No. 5487 amends the Rural Plan by adding provisions to the Small Farms/Country Estates designation to accommodate creation of a lot less than 1.7 ha (4.2 acres) for development of a private school at a site located at 23400 - 44 Avenue.

Attachments: [H.2 cd OCP RZ Oakbrook Fdn.pdf](#)

H.3

**Heritage Revitalization Agreement
(Parry-Evans Residence)
Bylaw No. 5227
Report 19-98
File CD 08-23-0126 / RZ 100427 / 6800-25-THO01
8:10pm approximately**

Recommendation: That Council give third reading to "Heritage Revitalization Agreement Authorization Bylaw (Parry-Evans Residence) 2019 No. 5227".

Explanation - Bylaw No. 5227

Bylaw 2019 No. 5227 authorizes the Township to enter into a Heritage Revitalization Agreement with Garcha Properties Ltd. and Garcha Properties (Yorkson) Ltd. for the Parry-Evans Residence located at 7649 -208 Street. The Heritage Revitalization Agreement provides for the relocation, restoration and continued protection of the heritage building for use as a single-family residence.

Attachments: [H.3 cd HRA Parry-Evans Residence.pdf](#)

H.4

**Rezoning Application No. 100488 and
Development Permit Application No. 100904
(Carvolth Developments Ltd. / 20161 and 20187 - 86 Avenue)
Bylaw No. 5485
Report 19-102
File CD 08-26-0195
8:20pm approximately**

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Carvolth Developments Ltd.) Bylaw 2019 No. 5485".

Explanation - Bylaw No. 5485

Bylaw 2019 No. 5485 rezones a 2.0 ha (4.8 ac) assembly located at 20161 and 20187 - 86 Avenue to Comprehensive Development Zone CD-138 to facilitate development of a four-storey office building with ground floor commercial space and a three-storey office building.

Development Permit No. 100904

Running concurrently with this Bylaw is Development Permit No. 100904 (Carvolth Developments Ltd. / 20161 and 20187 - 86 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "I";
- b. Landscape plans being in substantial compliance with Schedules "K" through "P" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
- d. All signage being in compliance with the Township's Sign Bylaw and Schedule "I";
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "A" through "J";
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Issuance of Energy Conservation and Greenhouse Gas Reduction Development Permit No. 101051;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- d. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) being secured by letter of credit, including payment of associated administration fees;
- e. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- f. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Attachments: [H.4 cd RZ DP Carvolth Dev.pdf](#)

H.5

**Rezoning Application No. 100450 and
Development Permit Application Nos. 100825 and 101057
(Mitchell Latimer 73 Inc. / 7331, 7337, 7371, 7393 and
7415 - 198B Street and 7400 Block of 197 Street)
Bylaw No. 5484
Report 19-99
File CD 08-22-0071
8:30pm approximately**

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Latimer 73 Inc.) Bylaw 2019 No. 5484".

Explanation - Bylaw No. 5484

Bylaw 2019 No. 5484 rezones 7.43 ha (18.35 ac) of land at 73A and 75 Avenues from 196 to 198B Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(B) and R-CL(SD) to accommodate 70 single family lots and 62 semi-detached lots.

Development Permit No. 100825

Running concurrently with this Bylaw is Development Permit No. 100825 (Mitchell Latimer 73 Inc. / 7331, 7337, 7371, 7393 and 7415 - 198B Street and 7400 Block of 197 Street) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(B);
- b. Building plans being in substantial compliance with Schedules "A" through "N";
- c. On-site landscaping plans being in substantial compliance with Schedules "O" through "V", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(SD) zoned lots;
- c. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD);
- d. On-site landscaping to be secured by letter of credit at building permit stage;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 101057

Running concurrently with this Bylaw is Development Permit No. 101057 (Mitchell Latimer 73 Inc. / 7331, 7337, 7371, 7393 and 7415 - 198B Street and 7400 Block of 197 Street) in accordance with Attachment B subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township;
- b. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the

potential to impact on SPEAs; and
d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

Attachments: [H.5 cd RZ DP Mitchell Grp.pdf](#)

H.6

**Official Community Plan Amendment and
Rezoning Application No. 100162
Development Permit Application No. 100978 and
Development Variance Permit Application No. 100105
(Qualico Developments / 7720 and 7780 - 202A Street, and
7767 - 204 Street)
Bylaw No. 5451
Bylaw No. 5452
Report 19-71
File CD 08-23-0173
8:40pm approximately**

Recommendation: That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5451"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5452".

Explanation - Bylaw No. 5451

Bylaw 2019 No. 5451 amends the Willoughby Community Plan, Yorkson Neighbourhood Plan and Latimer Neighbourhood Plan by amending the land use designation of a portion of 7720 and 7780 - 202A Street, adding a portion of 7780 - 202A Street to Energy Conservation and GHG Emission Reduction Development Permit Area, removing a portion of 7720 - 202A Street from Energy Conservation and GHG Emission Reduction Development Permit Area and changing the Plan boundaries.

Explanation - Bylaw No. 5452

Bylaw 2019 No. 5452 rezones 2.80 ha (6.92 ac) of land at 7720 and 7780 - 202A Street and 7767 - 204 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD) to accommodate a mixed residential development consisting of 56 lots (37 single family lots, 9 rowhouses and 10 semi-detached lots).

Development Permit No. 100978

Running concurrently with this Bylaw is Development Permit No. 100978 (Qualico Developments / 7720 and 7780 - 202A Street, and 7767 - 204 Street) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Development Variance Permit No. 100105

Running concurrently with this Bylaw is Development Variance Permit No. 100105 (Qualico Developments / 7720 and 7780 - 202A Street, and 7767 - 204 Street) in accordance with Attachment B subject to the following conditions:

- a) Section 401.5 (1) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 9, 10, 18 and 56, indicated on Schedule "A";
- b) Section 401.5 (1) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line (abutting a street) setback requirement from 3.0 metres to 2.5 metres on proposed Lots 9, 10, 18 and 56, indicated on Schedule "A".

Clerk's Note: Please note that the bylaw related to the application had its Public Hearing on May 13, 2019 and the applicant requested postponement of third reading.

Attachments: [H.6 cd 08-23-0173 Qualico.pdf](#)

I. BYLAWS FOR FINAL ADOPTION

- I.1 Subdivision and Development Servicing Bylaw
Bylaw No. 5382
Report 19-111
File CD 3900-25
8:50pm approximately**

Recommendation: That Council give final reading to "Subdivision and Development Servicing Bylaw 2019 No. 5382".

Explanation - Bylaw No. 5382

Bylaw 2019 No. 5382 repeals the Corporation of the Township of Langley Subdivision and Development Servicing Bylaw 2011 No. 4861 and all amendments.

Attachments: [I.1 cd Sub Dev Serv Bylaw.pdf](#)

- I.2 Rezoning Application No. 100477 and
Development Permit Application No. 100895
(Archwood Developments Ltd. / 8485 - 204 Street,
20291, 20323, 20341 and 20365 - 84 Avenue)
Bylaw No. 5408
Report 18-117
File CD 08-26-0178
8:55pm approximately**

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Archwood Developments Ltd.) 2018 Bylaw No. 5408".

Explanation - Bylaw No. 5408

Bylaw 2018 No. 5408 rezones property located at 8485 - 204 Street, 20291, 20323, 20341 and 20365 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD 128 to permit a comprehensive development consisting of 183 townhouse units.

A definition of floor space ratio is included in this bylaw to allow for consistent interpretation.

Development Permit No. 100895

That Council authorize issuance of Development Permit No. 100895 (Archwood Developments Ltd. / 8485 - 204 Street, 20291, 20323, 20341 and 20365 - 84 Avenue) in accordance with Attachment A

subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "BB" subject to integration and Township acceptance of lot grading;
- b. Landscape plans being in substantial compliance with Schedules "BC" through "BG" and in compliance (subject to Township acceptance of lot grading) with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. All signage being in substantial compliance with Schedules "X", "AL" and "BB", and the Township's Sign Bylaw;
- d. Mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township;
- e. All refuse areas to be located within the buildings to the acceptance of the Township;
- f. Registration of restrictive covenants to the acceptance of the Township:
 - i. prohibiting the townhouse unit garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
 - ii. prohibiting reliance on street parking; and,
 - iii. prohibiting access to 204 Street for the townhouse units.

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Issuance of Energy Conservation and Greenhouse Gas Reduction DP101011;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- g. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and

Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, both with accompanying legal documents as required, to the acceptance of the Township.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of July 23, 2018 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the bylaw was held on September 17, 2018 with third reading given on October 1, 2018.

Attachments: [I.2 cd archwood rz dp.pdf](#)

- I.3 Official Community Plan Amendment and Rezoning Application No. 100115 and Development Permit Application No. 100768 (Beedie Development Group / 26550 Gloucester Way) Bylaw No. 5444 Bylaw No. 5445 Report 19-27 File CD 14-06-0128 9:00pm approximately**

Recommendation: That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Beedie Development Group) Bylaw 2019 No. 5444"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Beedie Development Group) Bylaw 2019 No. 5445".

Explanation - Bylaw No. 5444

Bylaw 2019 No. 5444 amends the Gloucester Industrial Park Community Plan by designating property located at 26550 Gloucester Way from Service Commercial to Service & General Industrial.

Explanation - Bylaw No. 5445

Bylaw 2019 No. 5445 rezones 1.52 ha (3.76 ac) of land at 26550 Gloucester Way from Service Commercial Zone C-3 to Service Industrial Zone M-1A to accommodate two industrial buildings.

Development Permit No. 100768

That Council authorize issuance of Development Permit No. 100768 (Beedie Development Group / 26550 Gloucester Way) in accordance

with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "C"
- b. Landscape plans being in substantial compliance with Schedule "D" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. All signage being in compliance with Schedules "A" and "C" and the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
- d. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- f. All outdoor storage areas being covered by a dust free surface;
- g. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- h. All chain link fences being black vinyl with black posts and rails; and
- i. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act to restrict left hand turning movements from the north driveway onto and from Gloucester Way;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Payment of supplemental Development Permit application fees and Building Permit administration fees;
- b. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township;
- c. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
- d. Submission of an Erosion and Sediment Control Plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. On-site landscaping being secured by a letter of credit at the Building Permit stage.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of February 25, 2019 attached to the Bylaw have been satisfactorily addressed. Please note that the matter raised by Council at the time of third reading has/have been addressed as follows:

The Beedie Development Group has contributed 0.5 acres of land adjacent to the north and east property lines of the Henry Leaf Heritage House, thereby creating a lot line adjustment in favour of the Township to the benefit of the historically significant Henry Leaf house.

The Public Hearing for the bylaws was held on March 11, 2019 with third reading given on April 1, 2019.

Attachments: [I.3 cd DP Beedie Development Group.pdf](#)

I.4

**Rezoning Application No. 100506 and
Development Permit Application No. 100949
(Hayer Builders Group (Frame Townhomes) Ltd. /
20088 - 82 Avenue)
Bylaw No. 5422
Report 19-28
File CD 08-26-0187
9:05pm approximately**

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hayer Builders Group (Frame Townhomes) Ltd.) Bylaw 2018 No. 5422".

Explanation - Bylaw No. 5422

Bylaw 2018 No. 5422 rezones 0.97 ha (2.40 ac) of land located at 20088 - 82 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 46 townhouses.

Development Permit No. 100949

That Council authorize issuance of Development Permit No. 100949 ((Hayer Builders Group (Frame Townhomes) Ltd. / 20088 - 82 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "N"; and
- b. On-site landscaping plans being in substantial compliance with Schedules "O" through "R", and in compliance with Subdivision and

Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of February 25, 2019 attached to the Bylaw have been satisfactorily addressed. Please note that Development Permit No. 100949 has been revised to include the drawings consistent with a February 25, 2019 Report to Council. The Public Hearing for the bylaw was held on January 14, 2019 with third reading given on February 25, 2019.

Attachments: [I.4 cd Hayer Homes Revised.pdf](#)

- I.5** **Official Community Plan Amendment and Rezoning Application No. 100146 and Development Permit Application No. 100889 (Vesta Properties Ltd. Phase 6 / 8304, 8336 and 8384 - 200 Street and 20080 - 84 Avenue) Bylaw No. 5398 Bylaw No. 5399 Report 18-97 File CD 08-26-0186 9:10pm approximately**

Recommendation: That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan)

Bylaw 2013 No. 4995 Amendment (Vesta Properties Ltd. Phase 6) Bylaw 2018 No. 5398"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd. Phase 6) 2018 Bylaw No. 5399".

Explanation - Bylaw No. 5398

Bylaw 2018 No. 5398 amends the Carvolth Neighbourhood Plan for 3.87 ha (9.56 ac) of land located at 8304, 8336 and 8384 - 200 Street and 20080 - 84 Avenue to change the land use designations for portions of the site from Townhouse Residential to Medium Density Residential and from Office / Mixed Use 1 to High Street Mixed Use, and to increase the floor space ratio permitted in the Medium Density Residential and Office Mixed Use 1 designations. The amendments are required to facilitate a comprehensive development consisting of four (4) mixed-use buildings, four (4) apartment buildings, and two (2) office buildings. The development will contain 499 residential units, 3,398 square metres (36,585 square feet) of commercial space and 10,033 square metres (108,003 square feet) of office space.

Explanation - Bylaw No. 5399

Bylaw 2018 No. 5399 rezones property located at 8304, 8336 and 8384 - 200 Street and 20080 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD 126 to permit a comprehensive development consisting of four (4) mixed use buildings, four (4) apartment buildings, and two (2) office buildings. The development is proposed to contain 499 apartment units, 3,398 square metres (36,585 square feet) of commercial space and 10,033 square metres (108,003 square feet) of office space.

A definition of floor space ratio is included in this bylaw to allow for consistent interpretation.

Development Permit No. 100889

That Council authorize issuance of Development Permit No. 100889 (Vesta Properties Ltd. Phase 6 / 8304, 8336 and 8384 - 200 Street and 20080 - 84 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "AM";
- b. On-site landscaping plans being in substantial compliance with Schedules "AN" through "AAA", and in compliance (subject to

Township acceptance of lot grading) with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

- c. All signage being in substantial compliance with Schedules "P" through "S", "X" through "AB", and "AG" through "AI", and with the Township's Sign Bylaw;
- d. Rooftop mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township;
- e. All refuse areas to be located within the buildings to the acceptance of the Township;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
- c. Landscaping and boulevard treatment being secured by letter of credit at building permit stage;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighbourhood Plan to the acceptance of the Township;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- f. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 28, 2018 attached to the bylaws have been satisfactorily addressed. The Public Hearing for the bylaws was held on July 9, 2018 with third reading given on July 23, 2018. In accordance with Council policy, staff advise that the Public Hearing for the bylaws was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was

on-going and the on-site rezoning signs remained in place, the bylaws were delayed due to servicing considerations associated with the site.

Attachments: [I.5 cd Vesta Phase 6.pdf](#)

I.6

**Rezoning Application No. 100529 and
Development Permit Application No. 101008
(CrewH (Redwood Park) Homes Ltd. / 21750 - 96 Avenue)
Bylaw No. 5454
Report 19-74
File CD 11-31-0045
9:15pm approximately**

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (CrewH (Redwood Park) Homes Ltd.) Bylaw 2019 No. 5454".

Explanation - Bylaw No. 5454

Bylaw 2019 No. 5454 rezones property located at 21750 - 96 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-34 to facilitate a fourteen (14) unit townhouse development.

Development Permit No. 101008

That Council authorize issuance of Development Permit No. 100889 (CrewH (Redwood Park) Homes Ltd. / 21750 - 96 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "I";
- b. Landscape plans being in substantial compliance with Schedules "J" through "P" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;

The IPCC report underscored the need to limit global warming to 1.5 degrees celsius within a strategic framework designed to reduce global net CO2 emissions by between 94% and 107% below 2010 levels, in order to reach negative net emissions by 2050;

A recent "Canada's Changing Climate Report" (CCCR) has stated that on average, Canada is experiencing warming at twice the rate of the rest of the world;

The world is currently on track for more than 3 degrees celsius warming based on existing policies and practices that do not meet any current benchmarks or targets outlined provincially, federally, or internationally in order to stave off the most catastrophic results of accelerated warming;

The cost incurred by climate change will be greater the less action we proactively take to mitigate and adapt to it. Among other things, climate change will test our diking systems, aquifers, and storm water and sewer systems. Some of the costs associated with climate inaction would be:

- 1) An estimated \$20+ billion in costs for the Lower Mainland to mitigate and rebuild affected areas subject to major coastal flooding,
- 2) Approximate cost of \$2 million a year to switch completely to GVRD water based on local aquifer depletion,
- 3) Economic costs related to the maintenance and replacement of sewer and water infrastructure with respect to storm water and other engineered structures affected by climate change,
- 4) Human and economic costs from heat waves and wildfires,
- 5) Healthcare costs associated with increased respiratory-related illnesses due to diminished air quality,
- 6) Increasing cost of dike construction and enhancement to protect personal property and infrastructure.

A growing list of cities across Canada, to now include Vancouver, Victoria, New Westminster, and Halifax have recently declared a "climate emergency" based on the scientific information and the moral imperative to enhance accelerated action on climate change; and

A growing legion of young people from across the globe, whose activities coalesced on March 15 as part of the newly declared "Fridays for Future" initiative, are demanding that their local governments take more immediate and aggressive action towards addressing and ameliorating this emergency;

Therefore be it resolved:

That Council acknowledge the climate emergency as evidenced by scientific studies and policy predictions that indicate dire consequences arising from the breakdown of a stable climate arising from unprecedented global warming;

That Council direct staff to establish a draft "carbon budget" for both corporate and community emissions related to planning and land development and to include a broader transportation analysis, which policies are aligned with limiting warming to the 1.5C predictive "safe" limit;

That staff report back annually as to the depletion of our remaining local carbon budget in order to facilitate "real time" policy decisions and potential trade-offs;

That staff prepare a presentation at a future CPC meeting further to the 2020 budget discussions in order to advance more prescriptive policies and initiatives across all departments, designed to accelerate actions in order to expeditiously adopt more policies under the on-going Climate Action Revenue Incentive Programme (CARIP), as well other carbon-related initiatives across the Township; and

That Council direct staff to undertake any actions, including research and investigation with respect to "best practices" as action items to meet these goals, in order to identify any and all opportunities that could be adopted to enhance climate mitigation and adaptation measures.

AMENDMENT

That the second paragraph be amended to include net zero carbon emission goal by 2050.

DEFEATED ON A TIE VOTE

Mayor Froese, Councillors Ferguson, Kunst and Whitmarsh opposed

REFERRAL

The motion be referred to the September 30, 2019 Council Strategic Priorities Workshop.

CARRIED

Councillors Richter and Arnason opposed

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER REPRESENTATIVES REPORT**M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS****N. OTHER BUSINESS**

Councillor Woodward presented the following Notices of Motion within the deadlines according to Council's policy:

**N.1 Neighbourhood Traffic Calming Policy Revision for School Sites
9:45pm approximately**

Recommendation: Whereas the Council Policy 05-110 Neighbourhood Traffic Calming requires a minimum petition of 67% for Council or community-initiated traffic calming installations;

Whereas in coordination and consultation with the Langley School District traffic calming measures are installed at new school locations within a process exclusive to this requirement, such as they have been installed in recent years for Yorkson Creek Middle School, Lynn Fripps Elementary and Richard Bulpitt Elementary; and

Whereas traffic calming measures for an estimated four (4) existing school site locations were funded by Council within the 2019 budget, yet may not proceed within a timely fashion, or at all;

Therefore be it resolved that staff be directed to:

1. Bring forward an amendment to the Council Policy 05-110 Neighbourhood Traffic Calming that excludes existing school site locations from Sections 4.3.3 and 4.3.4; and
2. Proceed with the installation of traffic calming measures for up to four (4) or more highest-priority existing school site locations (as funding permits) for improved child safety, as approved by Council within the 2019 budget, potentially completed by the start of the 2019-2020 school season.

**N.2 Public Consultation for Willoughby Arterial Road
Completion Policy
9:55pm approximately**

Recommendation: Whereas an updated major road funding model for 208 Street, other than only partially completed major arterial roads in Willoughby, and (potentially) the undeveloped areas of Brookwood/Ferridge, is a strategic priority of Langley Township Council;

Whereas for the Township of Langley to complete needed gaps in road and sidewalk infrastructure, the lack of a development-based funding source of the necessary land acquisition cost remains, as of yet, unsolved; and

Whereas the Report to Mayor and Council 19-113 dated July 8, 2019, reviewing the proposed Willoughby Arterial Road Completion Amenity Policy outlined within the Memo to Council dated April 8, 2019, has been received and considered by Council;

Therefore be it resolved that staff be directed to:

1. Draft and bring forward to Council for consideration a Willoughby Arterial Road Completion Amenity Policy document based on the staff analysis within the Report to Mayor and Council 19-113 dated July 8, 2019, with direction to lower the estimated per acre amenity fee overall by removing the following sections of arterial roads to be completed within the proposed amenity policy:

- a. 200 Street from 72 to 80 Avenue (-\$9.02M);
- b. 200 Street from 66 to 68 Avenue (-\$4.29M);
- c. 80 Avenue from 212 to 216 Street (-\$1.76M); and
- d. 212 Street Connector from 80 Avenue to the Smith Neighbourhood Plan boundary (-\$5.83M);

2. Engage with the development industry and community at-large regarding a Willoughby Arterial Road Completion Amenity Policy as soon as practical, but before or simultaneously with the commencement of the 2020 budget process.

O. TERMINATE