



REGULAR EVENING MEETING OF TOWNSHIP COUNCIL

Monday, September 12, 2016 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 - September 12, 2016

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held September 12, 2016.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - July 25, 2016

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held July 25, 2016.

Attachments: [B.1 07 25 Regular Evening Minutes.pdf](#)

C. PRESENTATIONS

D. DELEGATIONS

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

- G.1 Highway Closure, Dedication Removal and Disposal
(Township)
Bylaw No. 5239
File ADM 0890-45**

Recommendation: That Council give first, second and third reading to "Highway Closing and Dedication Removal (Township) Bylaw 2016 No. 5239".

Explanation - Bylaw No. 5239

Bylaw 2016 No. 5239 authorizes the closure and highway dedication removal of a portion of road at Telegraph Trail and 96 Avenue.

Clerk's Note: No report is included in the Regular Evening agenda package as this was dealt with as a property matter.

Attachments: [G.1 Bylaw 2016 No. 5239](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING**I. BYLAWS FOR FINAL ADOPTION**

- I.1 Rezoning and Community Plan Amendment Application
No. 100133 and Development Permit Application No. 100798
(Willoughby Walk / Focus Architecture / 7800 Block 208 Street)
Bylaw No. 5197
Bylaw No. 5198
Report 16-46
File CD 08-24-0078**

Recommendation: That Council give final 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 (Willoughby Walk / Focus Architecture) Bylaw 2016 No. 5197"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Willoughby Walk / Focus Architecture) Bylaw 2016 No. 5198".

Explanation - Bylaw No. 5197

Bylaw 2016 No. 5197 amends the Yorkson Neighbourhood Plan to allow consideration of residential buildings of up to six (6) storeys in height adjacent to 208 Street on the western portion of property located at 7864 - 208 Street.

Explanation - Bylaw No. 5198

Bylaw 2016 No. 5198 rezones property located at 7846 - 208 Street and vacant land in the 7800 block of 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-109 to permit a comprehensive residential development consisting of a minimum of 191 units in a six (6) storey apartment building, and a maximum of 118 three (3) storey townhouse units.

Development Permit No. 100798

That Council authorize issuance of Development Permit No. 100798 (Willoughby Walk / Focus Architecture / 7800 Block 208 Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "AE";
- b. Landscaping plans being in substantial compliance with Schedules "AF" through "AM", and in compliance with the Township's Street Tree and Boulevard Planting Policy and Child Friendly Amenity Area requirements, to the acceptance of the Township;
- c. Section 107.5(7) of the Township's Zoning Bylaw No. 2500 being varied to allow 43 small car resident parking spaces in the apartment building;
- d. All signage being in substantial compliance with Schedules "H", "V" and "AE" and the Township's Sign Bylaw,
- e. All refuse areas to be located in underground garages or screened enclosures; and,
- f. All rooftop mechanical equipment to be screened.

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, Development Cost Charges, 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 and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- c. Landscaping and boulevard treatment being secured by letter of credit; and
- d. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of April 25, 2016 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on May 9, 2016 with third reading given on May 30, 2016.

Attachments: [I.1 cd willoughby walk focus ro dp.pdf](#)

I.2

**Rezoning and Community Plan Amendment
Application No. 100122 and
Development Permit Application No. 100773
(East Gordon Developments Ltd. / 208 St and 72 Ave / Lattice)
Bylaw No. 5202
Bylaw No. 5203
Report 16-50
File CD 08-13-0083**

Recommendation: That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (East Gordon Developments) Bylaw 2016 No. 5202"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (East Gordon Developments) Bylaw 2016 No. 5203".

Explanation - Bylaw No. 5202

Bylaw 2016 No. 5202 amends the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan to allow development of a six (6) storey mixed used building with ground floor commercial and 53 residential units and 84 townhouse units on lands at the southeast corner of 208 Street and 72 Avenue.

Explanation - Bylaw No. 5203

Bylaw 2016 No. 5203 rezones vacant land in the 7100 block of 208 Street from Suburban Residential Zone SR-2 and Residential Compact Lot Zone R-CL(B) to Comprehensive Development Zone CD-110 to permit a comprehensive mixed use development consisting of a maximum of 84 three (3) storey townhouse units and a six (6) storey mixed use building comprised of ground floor commercial space and a minimum of 53 units.

Development Permit No. 100773

That Council authorize issuance of Development Permit No. 100773

(East Gordon Developments Ltd. / 208 St and 72 Ave / Lattice) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "AG";
- b. Landscaping plans being in substantial compliance with Schedules "AH" through "AN", and in compliance with the Township's Street Tree and Boulevard Planting Policy and Child Friendly Amenity Area requirements, to the final acceptance of the Township;
- c. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- d. All rooftop mechanical equipment to be screened or integrated with the roof form in a manner consistent with the overall architecture of the building; and,
- e. Signage being in substantial compliance with Schedule "I" and in compliance with the Township's Sign Bylaw.
- f. Final approval being obtained from Transport Canada with respect to the height of the building in relation to the Langley Municipal Airport, including incorporation of any recommendations from the federal agencies into the final development plans;

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, Development Cost Charges, and Building Permit Administration Fees;
- b. Compliance with the Township's Basic Adaptable Housing Requirements Policy 07-617 for mixed use unit type E (5 units) and for townhouse units 18, 19, 23 and 61;
- 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 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. 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;
- f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

- g. Landscaping and boulevard treatment being secured by letter of credit.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of May 9, 2016 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on May 30, 2016 with third reading given on June 13, 2016.

Attachments: [I.2 cd East Gordon Dev RO DP.pdf](#)

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER REPRESENTATIVES REPORT

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

M. OTHER BUSINESS

N. TERMINATE