



REGULAR EVENING COUNCIL MEETING

Monday, March 27, 2017 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 - March 27, 2017

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held March 27, 2017.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - March 6, 2017

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held March 6, 2017.

Attachments: [B.1 03 06 Regular Evening Minutes.pdf](#)

C. PRESENTATIONS

D. DELEGATIONS

D.1 Zosia Ettenberg Langley Volunteers File 0550-07

Recommendation: Request by Zosia Ettenberg, Langley Volunteers, to appear before Council to provide an update on Langley Volunteers and to promote their Meet and Greet on April 22, 2017.

Attachments: [D.1 Langley Volunteers.pdf](#)

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

- F.1 Official Community Plan Amendment and
Rezoning Application No. 100132 and
Development Permit Application Nos. 100808,
100822 and 100843
(Vesta Properties Ltd. / Lands between 82 and 84 Avenues
from 202 to 203 Street)
Development Variance Permit Application No. 100084
(Qualico Developments Ltd. Et Al / 20345 - 82B Avenue,
20349 / 20350 - 83A Avenue, 20347 / 20348 - 83B Avenue,
20344 - 84 Avenue)
Bylaw No. 5267
Bylaw No. 5268
Report 17-26
File CD 08-26-0164/ 0166/ 0182 /0193**

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 (Vesta Properties Ltd.) Bylaw 2017 No. 5267 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd.) Bylaw 2017 No. 5268 rezoning 8.93 ha (22.06 ac) of land located between 82 and 84 Avenues from 202 to 203 Streets to Residential Zone R-1A, Residential Compact Lot Zones R-CL(A), R-CL(SD) and R-CL(RH) and Comprehensive Development Zone CD-108, to facilitate the development of 73 single family lots, 39 rowhouse lots, 18 semi detached lots and 122 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the General Manager, Engineering and Community Development 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 to the acceptance of the Township and School District in the Northeast Phase of the Latimer Neighbourhood Plan;
 - b. Secure a community stormwater detention site to serve the storm catchment area to the acceptance of the Township;
 - c. Secure an approximately 4,047 square metres (1 acre) wildlife habitat patch and an approximately 4,047 square metres (1 acre) pocket park to the acceptance of the Township;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Northeast Phase of the Latimer Neighbourhood Plan (as required by the Latimer Neighbourhood

- Plan) to the acceptance of the Township;
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, to the acceptance of the Township;
 4. 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;
 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, to the acceptance of the Township;
 6. Dedication and construction of a 4.5 metre wide street greenway on the east side of future 202 Street and north side of 82 Avenue and a 15.0 metre wide street greenway on the east side of 200 Street to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
 7. Dedication and construction of an integrated habitat feature at 8278 - 200 Street, dedication and construction of a 1,779 square metre streamside habitat corridor on the south side of 84 Avenue, and enhancement of 2,471 square metres of streamside area on future Lot 62 Plan EPP (legal description to be determined) to the acceptance of the Township, including final acceptance of final on and off-site restoration and enhancement plans, fencing, signage, and security deposit;
 8. Approval of Rezoning Bylaw No. 5268 by the Ministry of Transportation and Infrastructure;
 9. 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), to the acceptance of the Township;
 10. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
 11. Registration of restrictive covenants acceptable to the Township:
 - 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, rowhouse and semi-detached units);
 - c. Identifying the units (minimum 5%) required to incorporate the Adaptable Housing Requirements;
 - d. Identifying the Streamside Protection and Enhancement Area on future Lot 62 Plan EPP (legal description to be determined);

12. Compliance with the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer amenity fee;
13. 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 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 (Vesta Properties Ltd.) Bylaw 2017 No. 5267 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. 5268 authorize issuance of Development Permit No. 100808 (proposed single family, compact lot, semi-detached and rowhouse development) 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 Zone R-CL(A);
- b. Building plans being in substantial compliance with Schedules "A" through "Y";
- c. On-site landscaping plans being in substantial compliance with Schedules "Z" through "DD", 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;
- d. Section 407.5 of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum accessory detached garage side lot line setback as indicated on Schedule "C";
- e. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(RH) and R-CL(SD);

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. Completion of the subdivision to create 73 single family lots, 39 rowhouse lots and 18 semi detached lots;
- c. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(RH) and R-CL(SD) zoned lots;
- 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;

That Council at time of final reading of Rezoning Bylaw No. 5268 authorize the issuance of Development Permit No. 100822 (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. Dedication and protection of Streamside Protection and Enhancement Development Permit Areas as shown on Schedule A to the acceptance of the Township;
- b. Streamside Restoration and Enhancement Works to be completed to the acceptance of the Township and in accordance with Envirowest Consultants Inc. assessment "Proposed Development-Latimer Phases 1 & 2, Langley, BC Streamside Protection Development Permit Application Revision 3" (March 7, 2017) and the following drawings (attached as Schedule A)
 - ☐ Envirowest Drawing No. 1102-07-27 Rev 01 "Required SPEAs", March 7, 2017;
 - ☐ Envirowest Drawing No. 1102-07-01 Rev 04 "Proposed SPEAs", March 7, 2017;
 - ☐ Envirowest Drawing No. 1102-07-15 Rev 05 "Streamside Enhancement and Restoration Plan", March 7, 2017;
 - ☐ Envirowest Drawing No. 1102-07-19 Rev 02 "Streamside Enhancement and Restoration Plan", March 7, 2017 (including westerly extension of the 9.5 metre wide habitat corridor on the south side of 84 Avenue);
- 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 the Streamside Protection and Enhancement Development Permit Area;
- 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;
e. Registration of a Restrictive Covenant for streamside protection on Future Lot 62 Plan EPP (legal description to be determined) (off-site);

That Council at time of final reading of Rezoning Bylaw No. 5268 authorize the issuance of Development Permit No. 100843 (proposed townhouse development), 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, to the acceptance of the Township;
- c. Registration of a public access right of way from 202 Street through the townhouse site to the Pocket Park;

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 at time of final reading of Rezoning Bylaw No. 5268 authorize the issuance of Development Variance Permit No. 100084 (siting variance for adjacent lots to east), as follows:

- a. Section 404.5 - Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum side lot line setback requirements (Abutting a Street) in the Residential Compact Lot Zone R-CL(A) from 2.5 metres to 1.2 for the

principal building and from 2.5 metres to 0.6 metres for a rear loaded detached accessory garage for Lots 100, 101, 114, 115 and 130 Section 26 Township 8 NWD Plan EPP41845;

b. Section 409.5 - Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum side lot line setback (Abutting a Street) requirements in Residential Compact Lot Zone R-CL(SD) from 2.5 metres to 1.2 metres for Lot 131 Section 26 Township 8 NWD Plan EPP41845; and further

That Council authorize staff to schedule the required Public Hearing for the Neighbourhood Plan amendment and rezoning bylaws in conjunction with the hearing for proposed Development Permit Nos. 100802, 100822, 100843 and Development Variance Permit No. 100084.

Explanation - Bylaw No. 5267

Bylaw 2017 No. 5267 amends the Latimer Neighbourhood Plan between the Single Family 3, Rowhouse / Townhouse A and Rowhouse / Townhouse B land use designations to accommodate a proposed single family residential, rowhouse, semi-detached and townhouse development on lands located between 82 and 84 Avenues from 202 to 203 Streets.

Explanation - Bylaw No. 5268

Bylaw 2017 No. 5268 rezones 8.93 ha (22.06 ac) of land located between 202 and 203 Streets from 82 to 84 Avenues from Suburban Residential Zone SR-2 to Residential Zone R-1A, Residential Compact Lot Zones R-CL(A), R-CL(SD) and R-CL(RH) and Comprehensive Development Zone CD-108 to accommodate 73 single family lots, 39 rowhouse lots, 18 semi-detached lots and 122 townhouses.

Attachments: [F.1 cd Vesta.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

G.1 2017 Local Area Service Tax Bylaw
Bylaw No. 5270
Bylaw No. 5271
Report 17-24
File FIN 1970-09

Recommendation: That Council give first, second, and third reading to the 27019 - 28 Avenue Ditch Infill Local Area Service Tax Bylaw 2017 No. 5270 and 52 Avenue from 237 Street to 240 Street Water Local Area Service Tax Bylaw 2017 No. 5271.

Explanation - Bylaw No. 5270

Bylaw 2017 No. 5270 provides for the imposition of a local area service tax for a property at 27019 - 28 Avenue benefitting from a ditch infill construction project. During 2017, a local area service project for the infill of a ditch was undertaken and completed pursuant to 'Local Area Service (27019 - 28 Avenue) Bylaw 2016 No. 5225'.

Explanation - Bylaw No. 5271

Bylaw 2017 No. 5271 provides for the imposition of a local area service tax for those properties on 52 Avenue from 237 Street to 240 Street affected by a water system service extension local area service. During 2012, a local area service project for the installation of a water main was undertaken and completed pursuant to 'Local Area Service (52 Avenue from 237 Street to 240 Street Water Main) Bylaw 2013 No. 5014'.

Attachments: [G.1 fin Local Area Service Tax Bylaw.pdf](#)

G.2 Langley Fees and Charges Bylaw Amendment
Bylaw No. 5273
Report 17-25
File FIN 1810-20

Recommendation: That Council give first, second and third reading to the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2017 No. 5273.

Explanation - Bylaw No. 5273

Bylaw 2017 No. 5273 amends the Fees and Charges Bylaw 2007 No. 4616, and its amendments, to add new fees or other adjustments to the following Schedules to address new or enhanced municipal services, and continuing the consolidation of the Township of Langley

Fees and Charges Bylaw:

- ☐ Schedule 1: RECREATION, CULTURE and PARKS
- ☐ Schedule 2: CEMETERIES
- ☐ Schedule 5: MISCELLANEOUS CORPORATE
- ☐ Schedule 7: FIRE
- ☐ Schedule 9: SOLID WASTE
- ☐ Schedule 11: WATERWORKS
- ☐ Schedule 12: SANITARY SEWER
- ☐ Schedule 13: STORMWATER

Attachments: [G.2 fin Fees and Charges 2017 Amendment Bylaw 5273.pdf](#)

G.3 Fort Langley BIA Enactment
Bylaw No. 5272
Report 17-30
File ADM 6750-01

Recommendation: That Council give first, second, and third reading to Fort Langley Business Improvement Area Bylaw 2017 No. 5272, to continue a Business Improvement Area in downtown Fort Langley for a three-year term.

Explanation - Bylaw No. 5272

Bylaw 2017 No. 5272 provides for the establishment of a Business Improvement Area or Association in Fort Langley and repeals Fort Langley Business Improvement Area Bylaw 2012 No. 4904.

Attachments: [G.3 adm Fort Langley BIA Enactment 2017-2019.pdf](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

I.1 Rezoning Application No. 100395
Development Permit Application No. 100728
(High Quality Homes Ltd. / 7179 - 197B Street)
Bylaw No. 5015
Report 13-80
File CD 08-15-0166

Recommendation: Recommendation that Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (High Quality Homes Ltd.) Bylaw 2013 No. 5015".

Explanation - Bylaw No. 5015

Bylaw 2013 No. 5015 rezones 0.40 ha (0.99 acres) of land located at 7179 - 196B Street to Residential Zone R-1A to

permit the subdivision of six fee simple single family lots.

Development Permit No. 100728

That Council authorize issuance of Development Permit No. 100728 (High Quality Homes Ltd. / 7179 - 197B Street) in accordance with Attachment A subject to the following conditions:

a. An exterior design control agreement shall be entered into ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with the single family development permit guidelines contained in the Willoughby Community Plan.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of July 8, 2013 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on September 23, 2013 with third reading given on September 30, 2013. In accordance with Council policy, staff advise that the public hearing for the Bylaw was held more than one year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning sign remained in place, the Bylaw was delayed due to a change in ownership of the project.

Attachments: [I.1 cd Highquality Homes RZ DP.pdf](#)

I.2

Rezoning Application No. 100443
Development Permit Application No. 100804
(Woodbridge NW (Yorkson) Ltd. / 20451 - 84 Avenue)
Bylaw No. 5220
Report 16-106
File CD 08-26-0134

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Woodbridge NW (Yorkson) Ltd.) Bylaw 2016 No. 5220".

Explanation - Bylaw No. 5220

Bylaw 2016 No. 5220 rezones property located at 20451 - 84 Avenue to Comprehensive Development Zone CD-77 to facilitate the development of 45 townhouse units.

Development Permit No. 100804

That Council authorize issuance of Development Permit No. 100804 (Woodbridge NW (Yorkson) Ltd. / 20451 - 84 Avenue) in accordance

with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "K"; and
- b. On-site landscaping plans being in substantial compliance with Schedule "L", 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. On-site landscaping to be secured by letter of credit at building permit stage;
- b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- c. 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
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Clerk's Note: The bylaw was initially considered by Council on July 25, 2016, and was referred to staff to work with the proponent to reduce tandem parking spaces and increase visitor and overall parking in the development. These items were dealt with through a revised submission, which was forwarded to Council along with Bylaw No. 5220 on October 17, 2016. Council granted first and second reading to Bylaw No. 5220 on October 17, 2016. Please note that all development prerequisites listed in the Community Development Division report to Council of October 17, 2016 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on November 7, 2016 with third reading given on November 21, 2016.

Attachments: [I.2 cd Woodbridge RZ 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**

At the March 6, 2017 Regular Evening Meeting of Council, Councillor Richter provided the following Notice of Motion:

M.1 Panhandle Lots

Recommendation: Whereas panhandle lots pay disproportionately lower servicing fees based on frontage while having access to the same amount of services; and

Whereas more applications for panhandle lots are appearing, particularly in rural areas;

Therefore be it resolved that Council ask staff for a report on the feasibility of equalizing or averaging frontage fees for panhandle lots for local area servicing.

Clerk's Note: Staff are currently reviewing LAS and enhancing the calculation process for these types of lots.

N. TERMINATE