



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, May 8, 2017 at 7:00 PM
following the Regular Evening Council Meeting
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A Public Hearing is a statutory requirement under Section 464 of the Local Government Act, and must be held before third reading of a community plan, rural land use bylaw, zoning bylaw, land use contract amendment bylaw, heritage designation bylaw or heritage revitalization agreement bylaw which would change the use, or density of use, of property.

During a Public Hearing, Council acts in a quasi-judicial role for the purpose of allowing persons who believe their interest in property is affected by a bylaw, permit or other matter, to make representations to Council either orally or by written submission, or add comments or elaborate upon correspondence that may have already been presented to Council concerning the bylaws. It is important to note that Council is not in a position to receive any additional information on the bylaws following the Public Hearing, as dictated by case law.

The hearing procedure involves an explanation from the Community Development Division on the purpose of the proposed bylaws and to hear from individuals regarding the bylaws. In order to ensure that all interested parties have a reasonable opportunity to be heard, speakers are requested to keep representations as brief and succinct as possible and no longer than five minutes, excluding time required for questions from Council. Speakers will be asked to state their name, neighbourhood and city for the record and if referring to prepared remarks, to submit copies of these to the Township Clerk. Decorum must be maintained at all times, this includes refraining from applause, booing, or heckling.

To assist with large numbers of speakers, individuals may advise the Township Clerk and sign the speakers list prior to the commencement of the public hearing. The names on the speakers list will be read out during the hearing; however the Chair will also call for any other speakers wishing to present their views once the speakers on the list have all been heard. Individuals who have already addressed Council and wish to add further submissions will wait until the people that have not yet addressed Council have had an opportunity to speak. All submissions and speakers lists are considered part of the public record.

Council members should not express their views nor debate the bylaws, but may question speakers to clarify particular points in the submissions; further, no decisions will be made concerning the bylaws at this hearing, as third reading will be considered by Council at its next Regular Meeting to be held

Monday, May 29, 2017 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 - 65 Avenue, Langley, BC

A. ADOPTION AND RECEIPT OF AGENDA ITEMS**A.1 Regular Meeting for Public Hearing and Development Permits -
May 8, 2017**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held May 8, 2017.

B. DEVELOPMENT PERMITS**B.1 Development Permit Application No. 100855
(WMW Holdings Ltd. / 19923 - 80A Avenue)
Report 17-47
File CD 08-27-0059**

Recommendation: That Council authorize issuance of Development Permit No. 100855 to WMW Holdings Ltd. for property located at 19923 - 80A Avenue, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "I";
- b. Landscape plans being in substantial compliance with Schedule "J";
- c. Provision of final tree retention, replacement, protection details and security 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 Schedule "H" and in compliance with the Township's Sign Bylaw;
- 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; and
- 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 an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. 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 and an erosion and sediment control plan or exemption in

- accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. 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;
- e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the General Manager of Engineering and Community Development and incorporation of its recommendations into the final development design;
- f. Payment of supplemental Development Permit application fees; and
- g. Payment of applicable Development Cost Charges and Building Permit administration fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [B.1 cd WMW Holdings DP.pdf](#)

C. PUBLIC HEARING

- C.1 Rezoning and Community Plan Amendment Application
No. 100134 and Development Permit Application No. 100833
(Hudson and Singer Homes Ltd. / 7846 and 7858 - 208 Street)
Bylaw No. 5274
Bylaw No. 5275
Report 17-44
File CD 08-24-0074**

Recommendation: "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 (Hudson and Singer Homes Ltd.) Bylaw 2017 No. 5274"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hudson and Singer Homes Ltd.) 2017 Bylaw No. 5275"

Explanation - Bylaw No. 5274

Bylaw 2017 No. 5274 amends the Yorkson Neighbourhood Plan to allow an Apartment density of 235 units per hectare (95 units per acre) and consideration of residential buildings of up to six (6) storeys in height on the properties located at 7846 and 7858 - 208 Street.

Explanation - Bylaw No. 5275

Bylaw 2017 No. 5275 rezones property located at 7846 and 7858 - 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-114 to permit a comprehensive residential development consisting of 152 apartment units in two (2) six (6) storey buildings.

Development Permit No. 100833

Running concurrently with this Bylaw is Development Permit No. 100833 (Hudson and Singer Homes Ltd. / 7846 and 7858 - 208 Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "H";
- b. Landscape plans being in substantial compliance with Schedules "I" through "L", 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. All signage being in substantial compliance with Schedules "D" and "F" and the Township's Sign Bylaw;
- d. All refuse areas to be located in the underground parkade;
- e. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedule "M".

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.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.1 cd Hudson and Singer Homes.pdf](#)

C.2 **Smith Neighbourhood Plan**
Bylaw No. 5265
Report 17-36
File CD LRP00010

Recommendation: "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw 2017 No. 5265"

Explanation - Bylaw No. 5265

Bylaw 2017 No. 5265 amends the Willoughby Community Plan by incorporating the Smith Neighbourhood Plan and related amendments to the land use and road classification provisions of the Willoughby Community Plan. Development permit provisions of the Willoughby Community Plan are also amended, including the expansion of the Energy Conservation and GHG Emission Reduction Development Permit Area to include the Smith Neighbourhood Plan area.

Clerk's Note: Please refer to the Community Development Division memorandum regarding car-sharing opportunities, Item 6 on the May 4, 2017 Items Distributed to Council list.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.2 cd Smith NP.pdf](#)

D. TERMINATE