



REGULAR EVENING COUNCIL MEETING

Monday, June 26, 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 - June 26, 2017

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held June 26, 2017.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - June 12, 2017

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held June 12, 2017.

Attachments: [B.1 06 12 Regular Evening Meeting.pdf](#)

C. PRESENTATIONS

D. DELEGATIONS

D.1 Linda Nash File 0550-07

Recommendation: Request by Linda Nash, to appear before Council to discuss health and safety issues regarding the proposed truck route for 216 Street north.

Attachments: [D.1 Linda Nash.pdf](#)

D.2 Nathan Jones File 0550-07

Recommendation: Request by Nathan Jones, to appear before Council to discuss the 216 Street Interchange.

Attachments: [D.2 Nathan Jones.pdf](#)

**D.3 Marilyn Fischer
Triple A Senior Housing
File 0550-07**

Recommendation: Request by Marilyn Fischer, Triple A Senior Housing, to appear before Council regarding affordable housing.

Clerk's Note: Please refer to Item M.1.

Attachments: [D.3 Marilyn Fischer.pdf](#)

E. REPORTS TO COUNCIL

**E.1 Development Permit Application No. 100822
(Vesta Properties Ltd. / Lands between
82 and 84 Avenues from 200 to 203 Street)
Report 17-67
File CD 08-26-0164 / 0166 / 0182 / 0193**

Recommendation: That Council 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 4 (updated)" (June 9, 2017) and the following drawings (attached as Schedule A):
 - ☐ Envirowest Drawing No. 1102-07-27 Rev 01 "Required SPEAs", March 07, 2017;
 - ☐ Envirowest Drawing No. 1102-07-01 Rev 06 "Proposed SPEAs", May 24, 2017;
 - ☐ Envirowest Drawing No. 1102-07-15 Rev 06 "Streamside Enhancement and Restoration Plan", May 23, 2017
 - ☐ Envirowest Drawing No. 1102-07-19 Rev 04 "Streamside Enhancement and Restoration Plan", May 20, 2017;
- 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; and
e. Registration of a Restrictive Covenant for streamside protection on Future Lot 62 Plan EPP (legal description to be determined) (off-site).

Clerk's Note: Public input was received at the April 10, 2017 Public Hearing meeting. One speaker spoke in support of the related applications.

Attachments: [E.1_cd Vesta DP.pdf](#)

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Residential Sales Centres
Bylaw No. 5293
Report 17-72
File CD BA000013**

Recommendation: That Council give first and second reading to Township of Langley Residential Sales Centres Bylaw 2017 No. 5293, to add provisions concerning residential sales centres to the Township's Zoning Bylaw; and further

That Council authorize staff to schedule the required public hearing for Bylaw No. 5293.

Explanation - Bylaw No. 5293

Bylaw 2017 No. 5293 involves amendments to Township of Langley Zoning Bylaw 1987 No. 2500 necessary to allow for residential sales centres as a permitted use.

Attachments: [F.1_cd Residential Sales Centres.pdf](#)

**F.2 Rezoning Application No. 100464
(Blaauw / Triple J Poultry Farm Ltd. / Seymour /
2865 / 2883 - 204 Street and 20291 / 20337 / 20387 - 28 Avenue)
Bylaw No. 5289
Bylaw No. 5290
Report 17-69
File CD 07-23-0067**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Blaauw / Triple J Poultry Farm Ltd. / Seymour) Bylaw 2017 No. 5289, rezoning 5.76 ha (14.25 ac) of land at 2865 and 2883 - 204 Street and 20291, 20337 and 20387 - 28 Avenue in the Brookwood / Fernridge Community Plan area to Residential Zone R 1D to accommodate a 56 lot single family subdivision, subject to the following development prerequisites being satisfied prior to final reading:

1. 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;
2. 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;
3. Provision of a report demonstrating how the two, five, and 100 year post development flows will be managed to pre-development conditions in accordance with the Anderson Creek Stormwater Management Plan, including provision of detention pond and / or other facilities and a stormwater management plan, to the acceptance of the Township;
4. Provision of road dedications, widenings, and necessary traffic improvements for 28 and 29 Avenue, 202, 202A, 203, 203A and 204 Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Brookwood / Fernridge Community Plan, to the acceptance of the Township;
5. Dedication and construction of a 4.5 metre wide street greenway on the north side of 28 Avenue and the west side of 204 Street 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), to the acceptance of the Township;
7. Registration of an exterior design control agreement ensuring that high quality building design and site development standards are implemented;
8. Execution and registration of a Phased Development Agreement between the Township and the applicant with respect to Community Amenity Contributions;
9. Provision of an overall layout plan for the area identified as A3 in the Anderson Creek Integrated stormwater management plan, including roads, greenways, environmental setbacks, land use and conceptual servicing to the acceptance of the General Manager of Engineering and Community Development;
10. Payment of applicable 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 give first and second reading to Township of Langley

Phased Development Agreement (Blaauw / Triple J Poultry Farm Ltd./ Seymour) Bylaw 2017 No. 5290; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5289 and Phased Development Agreement Bylaw No. 5290.

Explanation - Bylaw No. 5289

Bylaw 2017 No. 5289 rezones 5.76 ha (14.25 ac) of land located at 2865 and 2883 - 204 Street and 20291, 20337 and 20387 - 28 Avenue to Residential Zone R-1D to permit the subdivision of 56 single family lots.

Explanation - Bylaw No. 5290

Bylaw 2017 No. 5290 authorizes the Township of Langley to enter into a phased development agreement with Ann Blaauw, Philip and Denise Seymour and Triple J Poultry Farm Ltd.

Attachments: [F.2 cd Triple J Poultry RZ.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**G.1 Bylaw Notice Enforcement Bylaw Amendment
(Soil Deposit and Removal)
Bylaw No. 5292
Report 17-70
File ENG 5280-14**

Recommendation: That Council give first, second and third reading to Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2017 No. 5292.

Explanation - Bylaw No. 5292

The purpose of Amendment Bylaw 2017 No. 5292 is to update the relevant infractions and offenses related to Soil Deposit and Removal Bylaw 2013 No. 4975 Amendment Bylaw 2015 No. 5120.

Attachments: [G.1 en Bylaw Notice Enforcement Bylaw.pdf](#)

**G.2 Highway Closing and Dedication Removal (Township)
Amendment
Bylaw No. 5295
Report 17-68
File ADM 0890-45**

Recommendation: That Council give first, second, and third reading to "Highway Closing and Dedication Removal (Township) Bylaw 2016 No. 5239 Amendment Bylaw No. 5295".

Explanation - Bylaw No. 5295

Bylaw 2017 No. 5295 amends the Highway Closing and Dedication Removal (Township) Bylaw 2016 No. 5239 to address revisions made to the Road Closure Plan and legal description of a 33' foot portion of Telegraph Trail being closed.

Attachments: [G.2 adm Hwy Closing and Dedication Removal.pdf](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

**I.1 Aldergrove Community Plan Amendment Application No. 100138
(Southwest Aldergrove / Area Between 24 and 26 Avenue from
266 to 268 Street)
Bylaw No. 5283
Report 17-50
File CD 13-19-0328**

Recommendation: That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Southwest Aldergrove) Bylaw 2017 No. 5283".

Explanation - Bylaw No. 5283

Bylaw 2017 No. 5283 amends the Aldergrove Community Plan to add sixteen (16) properties with a total area of 15.0 ha (37.0 ac) located between 24 and 26 Avenue from 266 to 268 Street into the Aldergrove Community Plan, and designate the subject lands for Low Density Residential purposes.

Clerk's Note: Please note that there are no development prerequisites listed in the Community Development Division report to Council of May 8, 2017. The Public Hearing for the Bylaw was held on May 29, 2017, with third reading given on June 12, 2017.

Attachments: [I.1 cd SW Aldergrove.pdf](#)

- I.2 Aldergrove Community Plan Amendment Application No. 100136
(Creekland Park Developments Ltd. / 2600 block of 268 Street)
Bylaw No. 5282
Report 17-49
File CD 13-19-0312**

Recommendation: That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Creekland Park Developments Ltd.) Bylaw 2017 No. 5282".

Explanation - Bylaw No. 5282

Bylaw 2017 No. 5282 amends the Aldergrove Community Plan to add a 3.0 ha (7.4 ac) property located in the 2600 block of 268 Street into the plan, designate the subject lands for Low Density Residential and Medium Density Residential purposes, include the site in Development Permit Area 'A' and add Townhouses as a permitted Unit Type in the Medium Density Residential and High Density Residential land use designations.

Clerk's Note: Please note that there are no development prerequisites listed in the Community Development Division report to Council of May 8, 2017. The Public Hearing for the Bylaw was held on May 29, 2017, with third reading given on June 12, 2017.

Attachments: [I.2 cd Creekland RO.pdf](#)

- I.3 Smith Neighbourhood Plan
Bylaw No. 5265
Bylaw No. 5266
Report 17-36
File CD LRP00010**

Recommendation: That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw 2017 No. 5265"; and

"Development Application and Fee Bylaw 1987 No. 2470 Amendment Bylaw 2017 No. 5266".

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.

Explanation - Bylaw No. 5266

Bylaw 2017 No. 5266 provides a Neighbourhood Planning Administration Fee for the Smith Neighbourhood Plan.

Clerk's Note: Please note that there are no development prerequisites listed in the Community Development Division report to Council of April 24, 2017. The Public Hearing for the Bylaw was held on May 8, 2017, with third reading given on June 12, 2017.

Attachments: [I.3 cd Smith Neighbourhood Plan.pdf](#)

I.4

**Official Community Plan Amendment and
Rezoning Application No. 100130
(Banicevic / 20563 - 70 Avenue and 7039 - 206 Street)
Bylaw No. 5176
Bylaw No. 5177
Report 16-03
File CD 08-14-0184**

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 (Banicevic) Bylaw 2016 No. 5176"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Banicevic) Bylaw 2016 No. 5177".

Explanation - Bylaw No. 5176

Bylaw 2016 No. 5176 amends the Northeast Gordon Estate Neighbourhood Plan by redesignating lands located at 20563 - 70 Avenue and 7039 - 206 Street from Residential to Residential Bonus Density 2 to facilitate a residential development consisting of 15 single family lots.

Explanation - Bylaw No. 5177

Bylaw 2016 No. 5177 rezones property located at 20563 - 70 Avenue and 7039 - 206 Street to Residential Compact Lot Zone R-CL(B) and Residential Zone R-1A to facilitate a residential development

consisting of 15 single family lots.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of January 11, 2016 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on January 25, 2016 with third reading given on February 15, 2016. 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 sign remained in place, the Bylaws were delayed by complexities associated with execution of a servicing agreement and legal documents.

Attachments: [I.4 RZ 100130 Banicevic.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 June 12, 2017 Regular Evening Meeting of Council, Councillor Arnason provided the following Notices of Motion:

M.1 Affordable Housing

Recommendation: Whereas the Township of Langley is a rapidly developing community and has advanced a number of new neighbourhood plans within the past few years;

Whereas housing affordability has been drastically reduced in parallel to our build-out due to market conditions of relatively low supply, high demand, and high property values, which forces have resulted in a current average price of one million dollars for a detached single family residential home and \$450-\$500 for a townhouse and \$300,00 for an average apartment;

Whereas the Township of Langley is mandated to provide a range of housing options further to the Housing Action Plan adopted in 2013, which plan outlines a strategy for the provision of affordable options and timelines; and

Whereas development applications continue to be processed without

a clear and concrete policy to ensure the optimization of the delivery of affordable housing within the Township as a necessary community good;

Therefore be it resolved that a future CPC meeting be convened to discuss and consider opportunities to create a framework for affordable housing protocols, to help to identify specific criteria, policies and negotiating tools in order to guide negotiations on re-zonings, to ensure the fair and equitable delivery of some affordable housing benefit through the rezoning process; and further

That this policy include an engagement strategy to include staff, developers, GVHBA, UDI, as well as local housing stakeholders and potential housing partners.

M.2**Policy Guidelines to Protect more Tree Canopy in the new Brookswood-Fernridge OCP**

Recommendation: Whereas Council has now received for consideration a draft OCP plan for the undeveloped areas of Brookswood-Fernridge;

Whereas many of the developable properties within the undeveloped area are heavily treed and the majority of the Township's coniferous forest reserves are located within the Brookswood-Fernridge area; and

Whereas it is deemed necessary and desirable to balance sustainability components with development to include financial, social, and ecological considerations further to the Sustainability Charter and other Township policies, which values include the protection of significant trees for ecological, wildlife, recreation and aesthetic reasons;

Therefore be it resolved that Council direct planning staff to draft specific criteria in order to provide a framework in which to protect more trees and give effect to the language of the draft OCP, which considerations may include:

1. establishing defined percentages of canopy that must be protected in single-family residential developments based on a calculation with respect to potential negotiated formulas such as credits for trees saved, setbacks and side yard adjustments;
2. reduced lot sizes with bonus density provisions for tree preservation under appropriate circumstances;
3. requirement for supplemental plantings in order to mitigate canopy

loss under prescribed circumstances and on a case by case basis;

4. utilization of community amenity charges to secure high value forested stands and habitat areas within developing neighbourhoods; and

5. all other best management practices as identified by staff in order to encourage the preservation of existing mature trees.

N. TERMINATE