



REGULAR EVENING MEETING OF COUNCIL

Monday, May 7, 2018 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 - May 7, 2018

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held May 7, 2018.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - April 23, 2018

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held April 23, 2018.

Attachments: [B.1 04 23 Regular Evening Minutes.pdf](#)

B.2 Public Hearing Meeting - April 23, 2018

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held April 23, 2018.

Attachments: [B.2 04 23 Public Hearing Minutes.pdf](#)

C. PRESENTATIONS

C.1 Langley Christian Lightning

Recommendation: Mayor and Council to present the Langley Christian Lightning Senior Girls Volleyball team with achievement certificates.

D. DELEGATIONS

D.1 Terry Metcalfe Langley Care Foundation File 0550-07

Recommendation: Request by Terry Metcalfe, Langley Care Foundation, to appear before Council to discuss Langley Lodge's programs and services, community grants and support from the Township of Langley.

Attachments: [D.1 Terry Metcalfe - Langley Care Foundation.pdf](#)

E. REPORTS TO COUNCIL

- E.1 Distillery and Brewery Lounge
Endorsement Application No. 000032
(Kealys Canada Craft Inc. / 301, 302, 303, and
304, 20381 - 62 Avenue)
Report 18-51
File CD 08-11-0089**

Recommendation: That Council consider the endorsement request for a new distillery and brewery lounge for Kealys Canada Craft Inc. located at 301, 302, 303 and 304, 20381 - 62 Avenue; and further

That Council adopt the following resolution, should it decide to endorse Kealys Canada Craft Inc.'s request:

"That Council has considered and ENDORSED the request by Kealys Canada Craft Inc. to locate a 50 person distillery and brewery lounge serving Kealys Canada Craft Inc. located at 301, 302, 303, and 304, 20381 - 62 Avenue, Langley, characterized as having liquor service from 9:00AM to 1:00AM seven days a week.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the distillery and brewery lounge; the proximity of the distillery and brewery lounge to other special or recreational facilities and public buildings; the person capacity of the distillery and brewery lounge; the hours of liquor service of the distillery and brewery lounge; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on May 7, 2018 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 - 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."

Submissions from the public.

Explanation by the proponent.

Attachments: [E.1 cd Kealys Distillery and Brew Lounge.pdf](#)

**E.2 Development Permit Application No. 100925
(Foundation Properties (Northpoint) Ltd. /
19933 - 88 Avenue)
Report 18-57
File CD 08-34-0080**

Recommendation: That Council authorize issuance of Development Permit No. 100925 to Foundation Properties (Northpoint) Ltd., for property located at 19933 - 88 Avenue, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "K";
- b. Landscape plans being in substantial compliance with Schedules "L" through "O";
- 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. Section 949.7 (Height of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 15 m (49.2 ft) to 26.6 m (87.3 ft);
- e. All signage being in compliance with Schedules "I" and "J" and in compliance with the Township's Sign Bylaw;
- f. 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
- g. 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. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- c. Onsite landscaping being secured by a letter of credit at the building permit stage;
- 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. Execution of a Servicing Agreement to secure required road and utility connection and extensions, and landscaping in accordance with

the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;

f. 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;

g. 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;

h. Payment of supplemental Development Permit application fees; and

i. Payment of applicable Development Cost Charges and Building Permit administration fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [E.2 cd Foundation Properties.pdf](#)

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Land Use Contract Discharge
Application No. 100516
(Schinkel/Sekhon / 27045 and 27137 - 27B Avenue)
Bylaw No. 5366
Report 18-52
File CD 13-19-0337**

Recommendation: That Council give first and second reading to Land Use Contract No. 19 Discharge (Schinkel/Sekhon) Bylaw 2018 No. 5366, discharging Land Use Contract No. 19 from two properties located at 27045 and 27137 - 27B Avenue; and further

That Council authorize staff to schedule the required public hearing for Land Use Contract Discharge Bylaw 2018 No. 5366.

Explanation - Bylaw No. 5366

Bylaw 2018 No. 5366 discharges Land Use Contract No. 19 from property located at 27045 - 27B Avenue and 27137 - 27B Avenue. Following the discharge, the lands will be subject to Residential Zone R-1B.

Attachments: [F.1 cd LUC Discharge Schinkel Sekhon.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

G.1 **General Local Government Election Bylaw Amendment and Information Pertaining to the 2018 Local Government Election Bylaw No. 5371**
Report 18-55
File ADM 4200-25-001

Recommendation: That Council give first, second and third reading to "Township of Langley General Local Government Election Bylaw 2010 No. 4844 Amendment Bylaw 2018 No. 5371".

Explanation - Bylaw No. 5371

Bylaw 2018 No. 5371 amends the General Local Government Election Bylaw 2010 No. 4844 by:

- ☐ Updating section numbers of the Local Government Act referenced;
- ☐ Limiting registration of electors to registration at the time of voting - previously this only applied to by-elections;
- ☐ Updating section 7 c) to incorporate changes as a result of the adoption of the Local Elections Campaign Financing Act.

Attachments: [G.1 adm 2018 Pre-Election Rpt.pdf](#)

G.2 **Bylaw Notice Enforcement Bylaw Amendment (Drinking Water Conservation)**
Bylaw No. 5372
Report 18-56
File ENG 5600-10

Recommendation: That Council give first, second and third reading to Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2018 No. 5372.

Explanation - Bylaw No. 5372

Bylaw 2018 No. 5372 updates the Bylaw Notice Enforcement Bylaw 2018 No. 4703 by updating relevant infractions and offenses related to the new Drinking Water Conservation Bylaw 2018 No. 5321.

Attachments: [G.2 en Bylaw Notice Enforcement \(Drinking Water\).pdf](#)

G.3 **Langley Sewerworks Regulation Bylaw**
Bylaw No. 5367
Bylaw No. 5373
Report 18-54
File ENG 5340-01

Recommendation: That Council give first, second and third reading to Langley Sewerworks Regulation Bylaw 2018 No. 5367; and further

That Council give first, second and third reading to Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2018 No. 5373.

Explanation - Bylaw No. 5367

Bylaw 2018 No. 5367 repeals and replaces Langley Sewerworks Regulation Bylaw 1998 No. 3701, and all amendments thereto.

Explanation - Bylaw No. 5373

Bylaw 2018 No. 5373 updates the Bylaw Notice Enforcement Bylaw 2008 No. 4703 by updating relevant infractions and offenses related to the new Langley Sewerworks Regulation Bylaw 2018 No. 5367.

Attachments: [G.3 en Sewerworks Regulation Bylaw.pdf](#)

G.4 **Drainage Development Works Agreement Bylaw**
(Qualico Developments (Vancouver) Inc.)
Bylaw No. 5370
File CD 08-26-0181

Recommendation: That Council give first, second and third reading to "Drainage Development Works Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2018 No. 5370".

Explanation - Bylaw No. 5370

Bylaw 2018 No. 5370 authorizes the execution of a Development Works Agreement between the Township of Langley and Qualico Developments (Vancouver) Inc. for the provision of Drainage Works in the Yorkson Neighbourhood Plan area of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

Clerk's Note: Drainage Development Works Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2018 No. 5370 is presented to repeal and replace a prior version of the Bylaw adopted in 2017 to reflect the accurate overall gross acreage.

Attachments: [G.4 Qualico DWA SW Yorkson Bylaw \(002\).pdf](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

H.1 Williams Neighbourhood Plan
Bylaw No. 5334
Bylaw No. 5335
Report 18-41
File CD LRP00012

Recommendation: That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Amendment) Bylaw 2018 No. 5334"; and

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335".

Explanation - Bylaw No. 5334

Bylaw 2018 No. 5334 amends the Official Community Plan by adjusting the configuration of the land use designation at the interface between the neighbourhoods of Yorkson and Williams, resulting in boundary and land use changes from Urban to Mixed Employment and Mixed Employment to Urban in the Williams Neighbourhood area.

Explanation - Bylaw No. 5335

Bylaw 2018 No. 5335 amends the Willoughby Community Plan by incorporating the Williams 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 new design guidelines for outdoor employee amenity spaces, strengthening refinements for agricultural edge and escarpment protection, and the expansion of the Energy Conservation and GHG Emission Reduction Development Permit Area to include the Williams Neighbourhood Plan area.

Attachments: [H.1 Williams Neighbourhood Plan.pdf](#)

I. BYLAWS FOR FINAL ADOPTION

- I.1 2018 Langley Annual Rates and Tax Collection Bylaw for
Universal Services
Bylaw No. 5363
Report 18-46
File FIN 1970-02**

Recommendation: That Council give final reading to "Langley Annual Rates and Tax Collection Bylaw 2018 No. 5363".

Explanation - Bylaw No. 5363

Bylaw 2018 No. 5363 provides for the 2018 levying of rates for General Municipal, Parks, Transportation, Stormwater, Regional Library and Greater Vancouver Regional District purposes.

The bylaw is a requirement of Section 197 of the Community Charter. The Community Charter states that this bylaw must be adopted after adoption of the Five Year Financial Plan and must be adopted by May 14th of each year.

Attachments: [I.1 Annual Rates and Tax Collection Bylaw.pdf](#)

- I.2 Langley Fees and Charges Bylaw Amendment
Bylaw No. 5368
Bylaw No. 5359
Report 18-50
File FIN 1810-20**

Recommendation: That Council give final reading to "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2018 No. 5368"; and

"Highway and Traffic Bylaw 2010 No. 4758 Amending Bylaw 2018 No. 5359".

Explanation - Bylaw No. 5368

Bylaw 2018 No. 5368 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 3: ANIMAL CONTROL
- ☐ Schedule 5: MISCELLANEOUS CORPORATE

- ☐ Schedule 6: POLICE
- ☐ Schedule 7: FIRE
- ☐ Schedule 8: TRANSPORTATION
- ☐ Schedule 10: FILMING
- ☐ Schedule 11: WATERWORKS
- ☐ Schedule 12: SEWER
- ☐ Schedule 13: STORMWATER

Explanation - Bylaw No. 5359

Bylaw 2018 No. 5359 amends the Township of Langley Highway and Traffic Bylaw 2010 No. 4758 to incorporate various housekeeping items, including removing associated application and permit fees previously consolidated within Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended, and associated penalties previously consolidated within Township of Langley Bylaw Enforcement Bylaw 2008 No. 4703, as amended.

Attachments: [I.2 Fees and Charges Amendment Bylaw.pdf](#)

I.3

**Official Community Plan Amendment and
Rezoning Application No. 100135
Development Permit Application Nos. 100836 and 100837
(Wesmont Homes (Yorkson) Ltd. / Township of Langley /
20511 - 82 Avenue and 20542 - 84 Avenue)
Bylaw No. 5325
Bylaw No. 5326
Report 17-132
File CD 08-26-0175**

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 (Wesmont Homes (Yorkson) Ltd.) Bylaw 2017 No. 5325"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Wesmont Homes (Yorkson) LTD.) Bylaw 2017 No. 5326".

Explanation - Bylaw No. 5325

Bylaw 2017 No. 5325 amends the Table 4.1 - Residential Housing Mix and Densities of the Yorkson Neighbourhood Plan to allow the development of 20511 - 82 Avenue and a portion of 20542 - 84 Avenue with one type of single family residential housing form at a proportion of 58% strata detached single family and 42% attached residential, and an overall density of 7.6 units per hectare (3.1 units per acre), and with one (1) unit type of single family and

one (1) unit type of attached residential. The amendment will allow the development of five (5) townhouse units and seven (7) strata detached single family units.

Explanation - Bylaw No. 5326

Bylaw 2017 No. 5326 rezones 0.48 ha (1.18 ac) of land located at 20511 - 82 Avenue and 20542 - 84 Avenue from Suburban Residential Zone SR-2 and Civic Institutional Zone P-1 to Comprehensive Development Zone CD-117 to accommodate 5 townhouses and 7 strata detached single family units.

Development Permit No. 100836

That Council authorize issuance of Development Permit 100836 (Wesmont Homes (Yorkson) Ltd. / Township of Langley / 20511 - 82 Avenue and 20542 - 84 Avenue) (Streamside Protection), to modify the SPEA widths in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, in accordance with Attachment A subject to the following conditions:

- a. Dedication and protection of Streamside Protection and Enhancement 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 - 20511 - 82 Avenue, Langley, BC Updated Streamside Protection Development Permit Application Revision 2" (June 29, 2017) including the following drawings (attached as Schedule A):
 - * Envirowest Drawing No. 2179-01-01, "Habitat Balance", Rev 03, June 26, 2017;
 - * Envirowest Drawing No. 2179-01-02 "Streamside Enhancement; and Restoration Plan", Rev 03, June 29, 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; and
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provision of copies of approvals/submissions to the Township.

Development Permit No. 100837

That Council authorize issuance of Development Permit 100837 (Wesmont Homes (Yorkson) Ltd. / Township of Langley / 20511 - 82 Avenue and 20542 - 84 Avenue) (Form and Character), in accordance with Attachment B subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "L"; and
- b. On-site landscaping plans being in substantial compliance with Schedule "M", 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: Please note that all development prerequisites listed in the Community Development Division report to Council of December 11, 2017 attached to the Bylaw have been satisfactorily addressed. Please note that the matter raised by Council at the time of third reading (i.e. "That the comments from Nat Cicuto, Yorkson Watershed Enhancement Society, be referred to the proponent's qualified environmental professional.") has been addressed by referring the comments to the project's qualified environmental professional as instructed. The Public Hearing for the Bylaws was held on January 15, 2018 with third reading given on January 29, 2018.

Attachments: [I.3 cd Wesmont Homes OCP RZ DP.pdf](#)

I.4

**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 final reading to "Langley Official Community Plan
Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan)
Bylaw 1998 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".

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.

Development Permit No. 100808

That Council authorize issuance of Development Permit No. 100808 (Vesta Properties Ltd. / Lands between 82 and 84 Avenues from 202 to 203 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 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.

Development Permit No. 100822

That Council authorize 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, in accordance with Attachment B 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).

Development Permit No. 100843

That Council authorize issuance of Development Permit No. 100843 (Vesta Properties Ltd. / Lands between 82 and 84 Avenues from 202 to 203 Street) in accordance with Attachment C 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.

Development Variance Permit No. 100084

That Council authorize issuance of Development Variance Permit No. 100084 (Qualico Developments Ltd. et al / 20345 - 82B Avenue, 20349 / 20350 - 83A Avenue, 20347 / 20348 - 83B Avenue, 20344 - 84 Avenue) in accordance with Attachment D subject to the following conditions:

- 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.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of March 27, 2017 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on April 10, 2017 with third reading given on April 24, 2017. 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 for the following reason:

- The development is the first application in the Northeast Phase of the Latimer Plan. As such, the rezoning requirements are more complex than typical, including requirements for securing a neighbourhood school and park site, a neighbourhood stormwater detention facility, a wildlife habitat patch and pocket park.

Attachments: [I.4 cd Vesta.pdf](#)

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER REPRESENTATIVES REPORT

L. ITEMS FROM PRIOR MEETINGS

Councillor Richter has requested the following Motion be brought back for reconsideration:

L.1 Motion to Reconsider

Recommendation: That Council reconsider the following motion:

Rezoning Application No. 100481 and
Development Permit No. 100898
(ICBC/Unitow / 20219 - 96 Avenue)
Bylaw No. 5306
Report 18-34
File CD 09-02-0167

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (ICBC/Unitow) 2018 Bylaw No. 5306".
CARRIED

Councillors Arnason, Richter, and Sparrow opposed

Development Permit No. 100898

Running concurrently with this Bylaw is Development Permit No. 100898 (ICBC/Unitow / 20219 - 96 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "E";
- b. Landscape plans being in substantial compliance with Schedules "K" through "M" 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 Schedules "F" through "J" and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "A" through "D";
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- g. All outdoor storage areas being covered by a dust free surface;

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;
- 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 to the acceptance of the Township;
- 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. 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;
- f. Payment of applicable Development Cost Charges, and Building

Permit administration fees; and
g. Site specific on-site servicing plan and an Erosion and Sediment Control Plan to the acceptance of the Township.

Attachments: [L.1 cd ICBC Unitow.pdf](#)

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

The following item has been brought forward from the April 23, 2018 Special Closed Council meeting for public information:

M.1 Community Input Group Task Force Appointments

Recommendation: That Council appoint the following individuals to the Community Group Input Task Force:

- ☐ Lilian Cazacu - Aldergrove
- ☐ Wayne Crossen - Brookwood-Fernridge
- ☐ Harold Whittell - Fort Langley
- ☐ Nolan Killeen - Murrayville
- ☐ Catherine Grey - Rural Area
- ☐ Mitchell Nurse - Walnut Grove
- ☐ Jordan Bateman - Willoughby-Willowbrook
- ☐ Bruce Heslop - Business - Aldergrove
- ☐ Steve Riley - Business - Brookwood-Fernridge
- ☐ Gareth Abreo - Business - Fort Langley
- ☐ Milt Kruger - Business - Murrayville
- ☐ Andrew Silver - Business - Walnut Grove
- ☐ Lance Verhoeff - Business - Willowbrook
- ☐ Carolyn MacLaren - Recreation and Cultural Community
- ☐ Tamara Jansen - Agricultural Community
- ☐ Barb Sharp - Chairperson

CARRIED

N. OTHER BUSINESS

At the April 23, 2018 Regular Evening Meeting of Council, Councillor Arnason provided the following Notice of Motion:

N.1 Affordable Housing

Recommendation: Whereas Mayor and Council have now received a CPC presentation from staff regarding affordable housing options;

Whereas Council deems that the provision of affordable housing options within the Township are a necessary and vital component of the common community good in order to support social sustainability;
and

Whereas concrete affordable housing strategies align with policy directives found within previously adopted Council Resolutions, including the Township of Langley Housing Action Plan, Sustainability Charter, and the nascent Social Sustainability Strategy;

Therefore be it resolved that Council direct staff to proceed with a "needs assessment" based on current TOL demographics, to inform a review of "best management practises" from Metro-wide communities in order to provide appropriate formulas and strategies and identify all relevant opportunities for the Township to collaborate and partner with senior levels of government and housing service providers, as well as the development community and community stakeholders, in order to achieve this necessary social goal in a fair and equitable manner.

O. TERMINATE