



REGULAR EVENING MEETING OF COUNCIL

Monday, June 25, 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 - June 25, 2018

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held June 25, 2018.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - June 11, 2018

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held June 11, 2018.

Attachments: [B.1 06 11 Regular Evening Minutes.pdf](#)

B.2 Public Hearing Meeting - June 11, 2018

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held June 11, 2018.

Attachments: [B.2 06 11 Public Hearing Minutes.pdf](#)

C. PRESENTATIONS

D. DELEGATIONS

D.1 Mark Elyas KCD Consulting Inc. File 0550-07

Recommendation: Request by Mark Elyas, KCD Consulting Inc., to appear before Council to discuss provincially licensed cannabis retail stores.

Attachments: [D.1 Mark Elyas, KCD Consulting Inc.pdf](#)

D.2 Eric Woodward File 0550-07

Recommendation: Request by Eric Woodward, to appear before Council to discuss Heritage Property Maintenance Standards Bylaw 2018 No. 5376.

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

Attachments: [D.2 Eric Woodward.pdf](#)

D.3 **Doug Bilesky**
Patricia Community
File 0550-07

Recommendation: Request by Doug Bilesky, Patricia Community, to appear before Council to discuss odour, noise and air contaminants from a local cannabis operation.

Attachments: [D.3 Doug Bilesky.pdf](#)

D.4 **Allen Hoolaeff**
File 0550-07

Recommendation: Request by Allen Hoolaeff, to appear before Council to discuss outreach programs and housing for the homeless.

Attachments: [D.4 Allen Hoolaeff.pdf](#)

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

F.1 **Rezoning Application No. 100496 and**
Development Permit Application No. 100916
(Essence Properties Inc. / 20235 and 20263 - 72B Avenue,
20276, 20244 and 20348 - 73A Avenue)
Bylaw No. 5381
Report 18-88
File CD 08-23-0164

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Ltd.) Bylaw 2018 No. 5381 rezoning 2.4 hectares (5.9 ac) of land located at 20235 and 20263 - 72B Avenue, 20244, 20276, and 20348 - 73A Avenue to Comprehensive Development Zone CD -124, to facilitate the development of 102 townhouse units and 75 apartment units, subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Central Gordon Estate Neighbourhood Plan requirements, secure a community stormwater detention site to serve the storm catchment area to the acceptance of the Township;
2. 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;
3. 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;
4. Provision of road dedications, widenings, and necessary traffic improvements for 72B Avenue, 73A Avenue and 202A Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan, to the acceptance of the Township;
 5. Dedication and construction of a 4.5 metre wide street greenway on the east side of 202A Street and local gateway feature at 72B Avenue and 202A 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. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
 8. 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 units);
 - c. Identifying the units (minimum 5% of townhouse units and 10% of apartment units) required in accordance with the Schedule 2 - Adaptable Housing Requirements for the Township's Official Community Plan;
 9. Registration of a cross access easement in favour of the property located south of Lot C (20343 - 72 Avenue) for future access purposes to the acceptance of the Township;
 10. Compliance with the requirements of the Central Gordon Estate Amenity Zoning Policy including payment of applicable Central Gordon amenity fee;
 11. 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; and
 12. Consolidation of lands north of 72B Avenue into two (2) lots for the proposed townhouse developments.

That Council at time of final reading of Rezoning Bylaw No. 5381 authorize issuance of Development Permit No. 100916 subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "WW";
- b. Landscape plans being in substantial compliance with Schedules "XX" through "BBB" 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. 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 Schedule "ZZ" and 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;
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township; and
- g. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the Township and incorporation of its recommendations into the final development design.

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, applicable Development Cost Charges, and Building Permit administration fees;
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. 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;
- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- 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; and further

That Council authorize staff to schedule the public hearing for the

rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100916.

Explanation - Bylaw No. 5381

Bylaw 2018 No. 5381 rezones property located at 20235 and 20263 -72B Avenue, 20244, 20276, and 20348 - 73A Avenue from Suburban Residential SR-2 to Comprehensive Development Zone CD-124 to permit a comprehensive residential development consisting of 22 two (2) storey townhouses, 80 three (3) storey townhouses, and a 75 unit four (4) storey apartment building.

Attachments: [F.1 cd Essence Properties RZ DP.pdf](#)

F.2

**Yorkson Neighbourhood Plan Amendment Application
No. 100149 Development Permit Application No. 100902
(QC Holdings Ltd. / 20727 Willoughby Town Centre Drive)
Bylaw No. 5393
Report 18-90
File CD 08-23-0127**

Recommendation: That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (QC Holdings Ltd.) Bylaw 2018 No. 5393 to allow modification of the 208 Street road typology fronting the site;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (QC Holdings Ltd.) Bylaw 2018 No. 5393 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 and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at the time of final reading of Bylaw No. 5393 authorize the issuance of Development Permit No. 100902 for the proposed development 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 "N" including custom lighting and benches, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and

- Boulevard Planting Policy, and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. 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;
 - d. Payment of a non-refundable deposit for the replacement trees that are not provided on the subject site;
 - e. Signage being in substantial compliance with Schedules "E" through "F" and the Township's Sign Bylaw;
 - f. Refuse areas being located inside the building or in a screened enclosure in compliance with Schedule "H";
 - g. Rooftop mechanical equipment being screened from view from adjacent properties and roads with compatible architectural treatments in compliance with Schedule "G";
 - h. Registration of a public access right of way over those portions of Lot 1 Plan NWP82374 (20722 - 80 Avenue) needed to connect the access roads;
 - i. Registration of a restrictive covenant requiring that a minimum of nine (9) residential units be constructed with adaptable design features in accordance with Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan and identifying the adaptable units; and
 - j. Discharge of right of way BB1492161.

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. Completion of all items listed in, and discharge of, restrictive covenant BB4047896 to the acceptance of the Township;
- b. Completion of all items listed in, and discharge of, restrictive covenant BB4047897 to the acceptance of the Township;
- c. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, and greenway on 208 Street fronting the site, 80 Avenue parking and sidewalk improvements in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Neighbourhood Plan Engineering Services Plan, to the acceptance of the Township;
- d. Provision of temporary parking and sidewalk on 80 Avenue fronting 20722 - 80 Avenue, including registration of legal documents required to secure public access, to the acceptance of the Township;
- 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 with registration of legal documents as needed;
- f. Security of Highways Use Permits for all canopies and signage that project over municipal road dedications;
 - g. Security of on-site landscaping by letter of credit at Building Permit stage;
 - h. Written confirmation from the owner and Landscape Architect or Arborist that street tree protection fencing identified in the Tree Management Plan is in place; and
 - i. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees; and further

That Council authorize staff to schedule the required Public Hearing for Bylaw No. 5393 in conjunction with the hearing for proposed Development Permit No. 100902.

Explanation - Bylaw No. 5393

Bylaw 2018 No. 5393 amends Section 6.1.2.3 Street Type 3 - 208 Street Multi-Way to allow modification of the 208 Street road typology fronting the site.

Attachments: [F.2 cd QC Holdings Ltd NP DP.pdf](#)

F.3

**Official Community Plan Amendment and
Rezoning Application No. 100165 and
Development Permit Application Nos. 100929 and 100934
(Vesta Properties Ltd. / 20059 - 82 Avenue and 8242 and
8262 - 200 Street)
Bylaw No. 5386
Bylaw No. 5387
Report 18-96
File CD 08-26-0202**

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 2018 No. 5386, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5387, rezoning 2.27 ha (5.62 ac) of land located at 20059 - 82 Avenue and 8242 and 8262 - 200 Street to Comprehensive Development Zone CD-125, to facilitate the development of 56 townhouses and 186 apartments, subject to the following development prerequisites being satisfied prior to final reading:

1. 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;
2. 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;
3. 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;
4. Provision of road dedications, widenings, and necessary traffic improvements for 200, 201 Street and 82 Avenue 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;
5. Dedication and construction of a 15 metre wide street greenway on the east side of 200 Street and 4.5 metres wide on the north side of 82 Avenue;
6. Construction of a 572 square metre (6,157 square feet) urban rain garden on the project site to acceptance of the Township, including final acceptance of restoration and enhancement plans, and security deposit;
7. 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;
8. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
9. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking (apartment and townhouse site) 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 (townhouse site);
 - c. Registration of an access easement over the strata road on the townhouse lot in favour of the apartment lot for access;
 - d. Identifying the units (minimum 5% for townhouses, 10% for apartments) required to incorporate the Adaptable Housing Requirements;
 - e. Establishing rain garden maintenance and protection requirements;
10. Compliance with the requirements of the Latimer Neighbourhood Plan Amenity Zoning Policy including payment of applicable amenity fees;
11. 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 2018 No. 5386, 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. 5387 authorize issuance of Development Permit No. 100929 (proposed townhouse development), subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "N";
- b. On-site landscaping plans being in substantial compliance with Schedules "O" through "U", 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. 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; and
- 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. 5387

authorize the issuance of Development Permit No. 100934 (proposed apartment development), subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "H";
- b. On-site landscaping plans being in substantial compliance with Schedules "I" through "O", 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. 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; 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. 100929 and 100934.

Explanation - Bylaw No. 5386

Bylaw 2018 No. 5386 amends the Latimer Neighbourhood Plan to allow consideration of six (6) storey residential building heights for apartment buildings and three (3) storey residential buildings heights for townhouse units proposed by Vesta Properties.

Explanation - Bylaw No. 5387

Bylaw 2018 No. 5387 rezones 2.27 ha (5.62 ac) of land located at 8242, 8262 - 200 Street and 20059 - 82 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-125 to permit 186 apartment units in two (2) buildings and 56 townhouse units in (10) buildings.

Attachments: [F.3 cd Vesta Phase 5.pdf](#)

F.4

**Official Community Plan Amendment and
Rezoning Application No. 100146 and
Development Permit Application No. 100889
(Vesta Properties Ltd. Phase 6 / 8304, 8336 and
8384 - 200 Street and 20080 - 84 Avenue)
Bylaw No. 5398
Bylaw No. 5399
Report 18-97
File CD 08-26-0186**

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 (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5398, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5399, rezoning 3.87 ha (9.56 ac) of land located at 8304, 8336 and 8384 - 200 Street and 20080 - 84 Avenue to Comprehensive Development Zone CD-126 to facilitate the development of 499 apartment units, 3,398 square metres (36,585 square feet) of commercial space and 10,033 square metres (108,003 square feet) of office space, subject to the following development prerequisites being satisfied prior to final reading:

1. Completion of a Development Works Agreement (if required) securing off-site servicing to the Carvolth Neighbourhood Plan (as required by the Carvolth Plan) to the acceptance of the Township;
2. 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;
3. 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;
4. 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 Carvolth Neighbourhood Plan, including the east half of

- 200 Street, 200A Street, the west half of 201 Street, 83 Avenue and the south half of 84 Avenue to the acceptance of the Township;
5. Dedication and construction of a 15 metre wide street greenway on the east side of 200 Street;
 6. Construction of 607 square metres (6534 square feet) of urban rain garden on the project site to acceptance of the Township, including final acceptance of restoration and enhancement plans, and security deposit;
 7. Registration of a public access statutory right of way, finalization of lot grading and construction of a pocket park on the south side of the site to the acceptance of the Township;
 8. Approval of Rezoning Bylaw No. 5399 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. Registration of access easements over the parkade accesses for Phases 1A, 1B, 2 and 4;
 - b. Registration of a access easement for pedestrian access over Phase 1A in favour of 1B;
 - c. Identifying the units (minimum 10% for apartments) required to incorporate the Adaptable Housing Requirements;
 - d. Establishing rain garden maintenance and protection requirements;
 12. Provision of the following to the acceptance to the Township:
 - a. Provision of a promenade along the southern boundary of the site;
 - b. Provision of a \$150,000 contribution to the construction of amenities in the adjacent northeast Phase of the Latimer Neighbourhood Plan;
 13. Compliance with the requirements of the Carvolth Greenway Amenity Policy including payment of applicable amenity fees;
 14. 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 (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Vesta Properties Ltd. Phase 6) Bylaw 2018 No. 5398, 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. 5399 authorize issuance of Development Permit No. 100889 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "AM";
- b. On-site landscaping plans being in substantial compliance with Schedules "AN" through "AAA", and in compliance (subject to Township acceptance of lot grading) 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. All signage being in substantial compliance with Schedules "P" through "S", "X" through "AB", and "AG" through "AI", and with the Township's Sign Bylaw;
- d. Rooftop mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township;
- e. All refuse areas to be located within the buildings 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. 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;
- c. Landscaping and boulevard treatment being secured by letter of credit at building permit stage;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighbourhood Plan to the acceptance of the Township;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- f. 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;

g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for the Carvolth Neighbourhood Plan amendment and rezoning bylaws in conjunction with the hearing for proposed Development Permit No. 100889.

Explanation - Bylaw No. 5398

Bylaw 2018 No. 5374 amends the Carvolth Neighbourhood Plan for 3.87 ha (9.56 ac) of land located at 8304, 8336 and 8384 - 200 Street and 20080 - 84 Avenue to change the land use designations for portions of the site from Townhouse Residential to Medium Density Residential and from Office / Mixed Use 1 to High Street Mixed Use, and to increase the floor space ratio permitted in the Medium Density Residential and Office Mixed Use 1 designations. The amendments are required to facilitate a comprehensive development consisting of four (4) mixed-use buildings, four (4) apartment buildings, and two (2) office buildings. The development will contain 499 residential units, 3,398 square metres (36,585 square feet) of commercial space and 10,033 square metres (108,003 square feet) of office space.

Explanation - Bylaw No. 5399

Bylaw 2018 No. 5399 rezones property located at 8304, 8336 and 8384 - 200 Street and 20080 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD 126 to permit a comprehensive development consisting of four (4) mixed use buildings, four (4) apartment buildings, and two (2) office buildings. The development is proposed to contain 499 apartment units, 3,398 square metres (36,585 square feet) of commercial space and 10,033 square metres (108,003 square feet) of office space.

A definition of floor space ratio is included in this bylaw to allow for consistent interpretation.

Attachments: [F.4 cd Vesta Phase 6.pdf](#)

F.5

**Official Community Plan Amendment and
Rezoning Application No. 100144
Development Permit Application No. 100875
(Polygon Union Park Homes Ltd. / 20712 - 82 Avenue and
8117, 8151 and 8173 - 208 Street)
Bylaw No. 5383
Bylaw No. 5384
Report 18-87
File CD 08-26-0135**

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 (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Polygon Union Park Homes Ltd.) Bylaw 2018 No. 5383 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Polygon Union Park Ltd.) Bylaw 2018 No. 5384 rezoning 4.05 hectares (10.0 ac) of land located at 20712 - 82 Avenue and 8117, 8151 and 8173 - 208 Street to Comprehensive Development Zone CD-123, to facilitate the development of 589 apartment units, 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, to the acceptance of the Township;
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 road dedications, widenings, and necessary traffic improvements including closure of the existing intersection of 207 Street at 82 Avenue, registration of a public access all purpose right of way for realignment of 207 Street, dedication of the west half of 208 Street (including greenway), and the south side of 82 Avenue (including greenway) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and construction of a 4.5 metre wide street greenway fronting the site on the west side of 208 Street and the south side of 82 Avenue to the acceptance of the Township;
5. 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;

6. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
7. Consolidation of the four (4) lots into one (1) lot;
8. Registration of an all purpose public access right of way for realignment of 207 Street to 82 Avenue;
9. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - b. Prohibiting access from the site to 208 Street and prohibiting parking on 208 Street;
 - c. Identifying the units (minimum 10%) required in accordance with the Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan;
 - d. Registration of a 3.0 metre wide public access right of way for a greenlink between 208 and 207 Street along the southern property line of the site;
10. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; and
11. 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. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Polygon Union Park Homes Ltd.) Bylaw 2018 No. 5383 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 authorize the issuance of Development Permit No. 100875 at the time of final reading of Rezoning Bylaw No. 5384 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "M";
- b. On-site landscaping plans being in substantial compliance with Schedules "N" through "R", 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; and

- c. All signage being in compliance with Schedule "S" and the Township Sign Bylaw.

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; and further

That Council authorize staff to schedule the required Public Hearing for the Community / Neighbourhood Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100875.

Explanation - Bylaw No. 5383

Bylaw 2018 No. 5383 amends the Willoughby Community Plan and the Yorkson Neighbourhood Plan to allow development of a six (6) storey apartment development on lands located at 20712 - 82 Avenue, 8117, 8151 and 8173 - 208 Street.

Explanation - Bylaw No. 5384

Bylaw 2018 No. 5384 rezones property located at 20712 - 82 Avenue, 8117, 8151 and 8173 - 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-123 to permit an apartment development consisting of 589 apartment units in four (4) six (6) storey buildings.

Attachments: [F.5 cd Polygon OCP RZ DP.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

- G.1** **Development Cost Charge Waiver for
Affordable Housing
Bylaw No. 5380
Report 18-92
File CD BA 000019**

Recommendation: That Council pursuant to Section 563 of the Local Government Act give first, second and third reading to the Township of Langley Development Cost Charge Waiver for Affordable Housing Bylaw 2018 No. 5380, for establishment of requirements and conditions to waive development cost charges for not-for-profit rental housing.

Explanation - Bylaw No. 5380

Pursuant to Bylaw 2018 No. 5380, Council establishes requirements and conditions for a waiver of development cost charges for not-for-profit rental housing.

Attachments: [G.1 cd DCC Exemption for Affordable Housing.pdf](#)

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

- I.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 third and final reading to "Township of Langley Land Use Contract No. 19 Discharge (Schinkel/Sekhon) 2018 Bylaw 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.

Clerk's Note: Section 480 of the Local Government Act allows Council to adopt a zoning bylaw at the same meeting at which the bylaw passed third reading. Please note that there were no development prerequisites listed in the Community Development

Division report to Council of May 7, 2018 attached to the Bylaw. The Public Hearing for the Bylaw was held on June 11, 2018.

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

J. BYLAWS FOR FINAL ADOPTION

J.1 **Heritage Property Maintenance Standards**
Bylaw No. 5376
Bylaw No. 5377
Report 18-68
File CD 6800-03

Recommendation: That Council give final reading to "Heritage Property Maintenance Standards Bylaw 2018 No. 5376"; and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5377".

Explanation - Bylaw No. 5376

Bylaw 2018 No. 5376 establishes minimum standards of maintenance for protected heritage property that is designated as protected by a heritage designation bylaw or is within a heritage conservation area.

Explanation - Bylaw No. 5377

Bylaw 2018 No. 5377 updates the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 to permit a violation of the Township of Langley Heritage Property Maintenance Standards Bylaw 2018 No. 5376 to be addressed through the issuance of a bylaw notice.

Attachments: [J.1 cd Heritage Property Maintenance Standards.pdf](#)

J.2 **Langley Building Bylaw Amendment 2018**
Bylaw No. 5385
Report 18-71
File CD 3900-25

Recommendation: That Council give final reading to "Langley Building Bylaw 2008 No. 4642 Amendment Bylaw 2018 No. 5385".

Explanation - Bylaw No. 5385

Amendment Bylaw 2018 No. 5385 amends the Langley Building Bylaw 2008 No. 4642 to adopt the BC Energy Step Code as part of the 2012 BC Building Code requirements for new residential construction, as well as make amendments to the Green Building Permit Rebate Program amounts to coincide with revised industry methodology used to measure energy efficiency of buildings.

Attachments: [J.2 cd Building Bylaw Amendment 2018.pdf](#)

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER REPRESENTATIVES REPORT

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

The following items are brought forward from the June 11, 2018 Special Closed Council meeting for public information:

M.1 E-Comm Annual General Meeting

Recommendation: MOTION

That Council appoint Mayor Froese to attend the E-Comm AGM and act as the representative for the Township of Langley on the E-Comm Board.

CARRIED

M.2 Truck Routes

Recommendation: MOTION

Council received the legal opinion from Ian Moore, Lidstone & Company, regarding the Township of Langley's authority to regulate or prohibit truck traffic using the 216 Street Interchange.

CARRIED

N. OTHER BUSINESS

At the June 11, 2018 Regular Evening Meeting of Council, Councillor Arnason provided the following Notices of Motion:

N.1 Agricultural Impact Assessment

Recommendation: Whereas the Township of Langley endorsed the Agricultural Viability Strategy in 2013;

Whereas the Strategy underlines the importance of the protection of agricultural lands for farming and farm-related uses;

Whereas Council is receiving increased volumes for development proposals to remove and/or alienate lands from the ALR, thereby reducing over-all agricultural capacity and driving up agricultural land prices due to speculation; and

Whereas the Strategy identifies the objective of protecting agricultural land for agricultural purposes in the Township of Langley, and identified short term actions to complement this objective, to include the implementation of an "agricultural impact assessment process" (AIA), to be completed at the expense of the applicant and to be conducted by a qualified agrologist or equivalent, in order to address ways that an application for exclusion, non-farm use or subdivision is a benefit to agriculture;

Therefore be it resolved that Council direct staff to utilize the existing criteria within the Strategy as the framework for the AIA policy and that the resulting draft form a presentation to Council prior to consideration for formal adoption.

N.2

National Housing Strategy

Recommendation: Whereas it is necessary and desirable to create efficient and cost-effective opportunities to facilitate the Township of Langley's 2013 Housing Action Plan with respect to the provision of affordable housing options in the Township of Langley;

Whereas the Provincial and Federal governments have now defined and articulated a number of opportunities for local governments to receive funding through the National Housing Strategy, as well as the Province's Community Housing Fund and Housing Hub initiatives, in order to receive funds to facilitate this purpose;

Whereas provisions for partnering with community service groups, charities and non-profit organizations, faith-based and others, enhances the opportunities to build the required "income sensitive" or "below market" housing which is critically required; and

Whereas there are current challenges arising from the inflexible statutory framework of the Income Tax Act which have negatively impacted the ability of non-profits and registered charities wishing to undertake such development, which statutory framework has resulted in an inordinate barrier to uptake of these opportunities brought about by arcane tax rules that require extraordinary legal agreements which effectively drain the resources and capacity of the relevant partners;

Therefore be it resolved that Council request the relevant Agencies review and amend the Income Tax Act and its associated policies in order to reflect the need to remove the barriers as outlined in the "White Paper" on affordable housing, as presented at the BCNPHA Rent event in May of 2018, in order to enhance the potential for new affordable housing initiatives by non-profits and charities within the Township, and that this motion be forwarded to UBCM, FCM, the Federal Government, and the Federal Finance Department.

O. TERMINATE