



# REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, July 9, 2018 at 7:00 PM  
following the Regular Evening Council meeting  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

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## AGENDA

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

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

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

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

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

**Monday, July 23, 2018 at 7:00pm**  
**Fraser River Presentation Theatre**  
**4th Floor, 20338 - 65 Avenue, Langley, BC**

**A. ADOPTION AND RECEIPT OF AGENDA ITEMS****A.1 Regular Meeting for Public Hearing and Development Permits -  
July 9, 2018**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held July 9, 2018.

**B. DEVELOPMENT PERMITS****B.1 Development Permit Application No. 100920  
(BDC (Langley Property) Ltd. / 9228 - 200 Street)  
Report 18-99  
File CD 08-35-0124**

**Recommendation:** That Council authorize issuance of Development Permit No. 100920 to BDC (Langley Property) Ltd. for property located at 9228 - 200 Street subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "F";
- b. Landscape plans being in substantial compliance with Schedule "G" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. All signage being in compliance with Schedules "A" through "F" and the Township's Sign Bylaw;
- d. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- e. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act to restrict left hand turning movements from the subject site onto and from 200 Street and 92A Avenue;
- f. All outdoor refuse areas to be located in an enclosure and screened to the acceptance of the Township as shown on Schedule "F";
- g. All chain link fences being black vinyl with black posts and rails; and
- h. 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. 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;

- b. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- c. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township;
- e. Confirmation from a Qualified Professional that a contaminated site investigation has been completed for the site and proposed development complies with the provincial Contaminated Sites Regulation;
- f. 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; and
- g. Payment of supplemental Development Permit, Development Cost Charges, and building permit administration fees.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [B.1 cd BDC \(Langley Property\).pdf](#)

## **C. PUBLIC HEARING**

**C.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:** "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Inc.) 2018 Bylaw No. 5381"

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.

Development Permit No. 100916

Running concurrently with this Bylaw is Development Permit No. 100916 (Essence Properties Inc. / 20235 and 20263 - 72B Avenue, 20276, 20244 and 20348 - 73A Avenue) in accordance with Attachment A 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.

Submissions from the public.

Explanation by the proponent.

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

**C.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:** "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 (QC Holdings Ltd.) Bylaw 2018 No. 5393"

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.

Development Permit No. 100902

Running concurrently with this Bylaw is Development Permit No. 100902 (QC Holdings Ltd. / 20727 Willoughby Town Centre Drive) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "H";
- b. Landscape plans being in substantial compliance with Schedules "I" through "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.

Submissions from the public.

Explanation by the proponent.

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

**C.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:** "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. Phase 5) Bylaw 2018 No. 5386"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd. Phase 5) 2018 Bylaw No. 5387"

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.

## Development Permit No. 100929

Running concurrently with this Bylaw is Development Permit No. 100929 (Vesta Properties Ltd. / 20059 - 82 Avenue and 8242 and 8262 - 200 Street) in accordance with Attachment A 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.

## Development Permit No. 100934

Running concurrently with this Bylaw is Development Permit No. 100934 (Vesta Properties Ltd. / 20059 - 82 Avenue and 8242 and 8262 - 200 Street) in accordance with Attachment B 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.

Submissions from the public.

Explanation by the proponent.

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

**C.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:** "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Vesta Properties Ltd. Phase 6) Bylaw 2018 No. 5398"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd. Phase 6) 2018 Bylaw No. 5399"

**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.

**Development Permit No. 100889**

Running concurrently with this Bylaw is Development Permit No. 100889 (Vesta Properties Ltd. Phase 6 / 8304, 8336 and 8384 - 200 Street and 20080 - 84 Avenue) in accordance with Attachment A 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.

Submissions from the public.

Explanation by the proponent.

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

**C.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:** "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 (Polygon Union Park Homes Ltd.) Bylaw 2018 No. 5383"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Polygon Union Park Homes Ltd.) 2018 Bylaw No. 5384"

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.

Development Permit No. 100875

Running concurrently with this Bylaw is Development Permit No. 100875 (Polygon Union Park Homes Ltd. / 20712 - 82 Avenue and 8117, 8151 and 8173 - 208 Street) in accordance with Attachment A 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.

Submissions from the public.

Explanation by the proponent.

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

#### **D. TERMINATE**