



REGULAR EVENING MEETING OF COUNCIL

Monday, July 9, 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 - July 9, 2018

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held July 9, 2018.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - June 25, 2018

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held June 25, 2018.

Attachments: [B.1 06 25 Regular Evening Minutes.pdf](#)

B.2 Public Hearing Meeting - June 25, 2018

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held June 25, 2018.

Attachments: [B.2 06 25 Public Hearing Minutes.pdf](#)

C. PRESENTATIONS

D. DELEGATIONS

D.1 Don Bassani File 0550-07

Recommendation: Request by Don Bassani, to appear before Council to discuss changing the land density and floor space ratio from medium to high density for property located at 7883 - 199 Street.

Attachments: [D.1 Don Bassani.pdf](#)

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Rezoning Application No. 100510
(Wickramaratne / 26489 Fraser Highway
Bylaw No. 5400
Report 18-100
File CD 13-19-0336**

Recommendation: That Council give first and second reading to Rezoning Bylaw No. 5400 rezoning 1,126 square metres (12,118 square feet) of land in Aldergrove located at 26489 Fraser Highway to Community Care Facility Zone P-2R, subject to the following development prerequisites being satisfied prior to final reading:

1. Building plans being in compliance with Zoning Bylaw No. 2500, the BC Building Code, Fire Code (including installation of fire suppression sprinklers) and the Community Care and Assisted Living Act requirements, to the acceptance of the Township;
2. Reconstruction of the frontage road along the frontage of the property to a modified lane standard (TLR-13) to the acceptance of the Township;
3. Upgrade the existing storm sewer connection in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
4. Upgrade existing municipal water connection to accommodate fire protection in accordance with the Building and Fire Codes and the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
5. Provision of a report from a qualified Professional Engineer regarding the adequacy of the existing water main and existing sanitary sewer connection for the intended use;
6. Submission of a site specific on-site servicing and stormwater management plan and drainage certificate, 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;
7. Submission of a soils report from a qualified Professional Engineer indicating the minimum road structure required for the proposed frontage road;
8. Provision of the required replacement trees being secured in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
9. 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; and further

10. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;

Although not part of the rezoning requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

1. Provision of final landscape design drawings in accordance with the Zoning Bylaw and security to the acceptance of the Township;
2. Provision of a final tree management plan incorporating tree retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township; and further

That Council authorize staff to schedule the required public hearing.

Explanation - Bylaw No. 5400

Bylaw 2018 No. 5400 rezones a 1,126 square metres (12,118 square feet) parcel of land located at 26489 Fraser Highway to Community Care Facility Zone P-2R to permit operation of a group children's day care facility.

Attachments: [F.1 cd Wickramante RZ.pdf](#)

**F.2 Rezoning Application No. 100491
(Platinum Group / 2740 - 200 Street,
2748 - 202 Street, 20065 and 20287 - 27 Avenue)
Bylaw No. 5402
Bylaw No. 5403
Report 18-101
File CD 07-23-0070**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Platinum Group) Bylaw 2018 No. 5402, rezoning 6.47 ha (15.98 ac) of land at 2740 - 200 Street, 2748 - 202 Street, 20065 and 20287 - 27 Avenue, in the Brookwood Fernridge Community Plan area to Residential Zone R-1D, to accommodate a 66 lot single family subdivision, subject to the following development prerequisites being satisfied prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw 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 a Stormwater Management Plan demonstrating how the 2, 5, and 100 year post development stormwater flows will be managed to pre-development conditions in accordance with the Fernridge Stormwater Management Plan, including provision of detention pond and / or other facilities to the acceptance of the Township;
 4. Provision of road dedications, widenings, and necessary traffic improvements for 200 Street, 201 Street, 202 Street, 203 Street, 204 Street, 27 Avenue, and 27A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Brookwood-Fernridge Community Plan, to the acceptance of the Township;
 5. Dedication and construction of a 4.5 metre wide street greenway on the east side of 200 Street and the west side of 204 Street to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
 6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
 7. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting access to 200 Street for proposed lots 1 and 66;
 - b. Prohibiting access to 204 Street for proposed lot 65;
 - c. Requiring three (3) lots to be constructed in compliance with the Adaptable Housing Requirements of Schedule 2 in the Township of Langley Official Community Plan; and
 - d. Restricting left hand turning movements from 27 Avenue onto and from 200 Street;
 8. Registration of an exterior design control agreement ensuring that high quality building design and site development standards are implemented;
 9. Registration of a restrictive covenant on proposed lot 66, pursuant to Section 219 of the Land Title Act restricting building construction (i.e. "no building") until such time as subdivision of lot 66 and 2706 - 200 Street and required servicing has been satisfied to the acceptance of the Township in accordance with the Township's Subdivision and Development Servicing Bylaw 2011 No. 4861 and the Township's Zoning Bylaw 1987 No. 2500;
 10. Execution and registration of a Phased Development Agreement between the Township and the applicant with respect to Community Amenity Contributions;
 11. Provision of an overall layout plan for the area identified as LCR3 and LCR7N_L in the Fernridge Integrated Stormwater Management

Plan, including roads, greenways, environmental setbacks, land use and conceptual servicing to the acceptance of the General Manager of Engineering and Community Development; and

12. Payment of applicable, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council give first and second reading to Township of Langley Phased Development Agreement (Platinum Group) Bylaw 2018 No. 5403; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5402 and Phased Development Agreement Bylaw No. 5403.

Explanation - Bylaw No. 5402

Bylaw 2018 No. 5402 rezones 6.4 ha (15.9 ac) of land located at 2740 - 200 Street, 2748 - 202 Street, 20065 and 20287 - 27 Avenue to Residential Zone R-1D to permit the subdivision of 66 fee simple single family lots.

Explanation - Bylaw No. 5403

Bylaw 2018 No. 5403 authorizes the Township of Langley to enter into a phased development agreement with 1081769 BC Ltd (Platinum Group).

Attachments: [F.2 cd Platinum Group RZ.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**G.1 Highway Closure, Dedication Removal and Disposal (Silverbro)
Bylaw No. 5389
Report 18-21
File ADM 0890-45**

Recommendation: That Council give first, second and third reading to "Highway Closing and Dedication Removal (Silverbro) Bylaw 2018 No. 5389".

Explanation - Bylaw No. 5389

Bylaw No. 5389 authorizes the closure and highway dedication removal of a portion of road at Southridge Crescent and 216 Street.

Clerk's Note: No report is included in the Regular Evening agenda package as this was dealt with as a property matter.

Attachments: [G.1 Bylaw No. 5398 Silverbro Rd Closure.pdf](#)

- G.2** **Highway Closure, Dedication Removal and Disposal (Martini)**
 Bylaw No. 5405
 Report 18-24
 File ADM 0890-45

Recommendation: That Council give first, second and third reading to "Highway Closing and Dedication Removal (Martini) Bylaw 2018 No. 5405".

Explanation - Bylaw No. 5405

Bylaw 2018 No. 5405 authorizes the closure and highway dedication removal of that portion of 216 Street North of the property with civic address 10228 - 216 Street.

Clerk's Note: No report is included in the Regular Evening agenda package as this was dealt with as a property matter.

Attachments: [G.2 Bylaw No. 5405.Martini Road Closure.pdf](#)

- G.3** **Drainage Development Works Agreement Bylaw**
 (Vesta Properties (Latimer) Ltd.)
 Bylaw No. 5401
 Report 18-103
 File CD 08-26-0164

Recommendation: That Council give first, second and third reading to Drainage Development Works Agreement (Vesta Properties (Latimer) Ltd.) Bylaw 2018 No. 5401; and further

That Council authorize, upon adoption of Drainage Development Works Agreement (Vesta Properties (Latimer) Ltd.) Bylaw 2018 No. 5401, the execution of a Development Works Agreement with Vesta Properties (Latimer) Ltd. in the form of a document presented as Attachment A, for the provision of off-site drainage infrastructure for the northeast phase of the Latimer Neighbourhood Plan area.

Explanation - Bylaw No. 5401

Bylaw 2018 No. 5401 authorizes the execution of a Development Works Agreement between the Township of Langley and Vesta Properties (Latimer) Ltd. for the provision of Drainage Works in the Latimer 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.

Attachments: [G.3 cd Vesta Latimer DWA.pdf](#)

**G.4 88 Avenue and 217A Street
Sewer Local Area Service
Bylaw No. 5397
Report 18-104
File ENG 5320-020-SWR18-01**

Recommendation: That Council give first, second and third reading to Local Area Service Bylaw 2018 No. 5397.

Explanation - Bylaw No. 5397

Local Area Service Bylaw 2018 No. 5397 establishes the construction of approximately 157 metres of gravity sanitary sewer on 88 Avenue, east of 217A Street as a local area service and authorizes the recovery of the costs of constructing the local area service by means of a local service tax.

Attachments: [G.4 en Sewer LAS 88 and 217A.pdf](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

**H.1 Rezoning and Community Plan Amendment
Application No. 100140 and Development Permit
Application No. 100846
(Quadra Carvolth / 20292, 20320, 20346 and
20384 - 86 Avenue)
Bylaw No. 5374
Bylaw No. 5375
Report 18-77
File CD 08-26-0168**

Recommendation: That Council give third reading to "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 (Quadra Carvolth) Bylaw 2018 No. 5374"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Quadra Carvolth) 2018 Bylaw No. 5375".

Explanation - Bylaw No. 5374

Bylaw 2018 No. 5374 amends the Carvolth Neighbourhood Plan for 4.35 ha (10.76 ac) of land located at 20292, 20320, 20346 and 20384 - 86 Avenue to change the land use designations for portions of the site from Townhouse Residential and Medium Density Residential to High Density Residential, to adjust the boundaries of the High Street Mixed Use land use designation on the eastern phase

of the development, and to increase the floor space ratio permitted in the High Street Mixed Use land use designation. The amendments are required to facilitate a comprehensive development consisting of three (3) mixed use buildings fronting 86 Avenue, six (6) apartment buildings, and three (3) townhouse buildings fronting 204 Street. The development will contain 621 residential units and 1,893 square metres (20,375 square feet) of commercial space.

Explanation - Bylaw No. 5375

Bylaw 2018 No. 5375 rezones property located at 20292, 20320, 20346 and 20384 - 86 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD 122 to permit a comprehensive development consisting of three (3) mixed use buildings fronting 86 Avenue, six (6) apartment buildings, and three (3) townhouse buildings fronting 204 Street. The development will contain 621 residential units and 1,893 square metres (20,375 square feet) of commercial space.

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

Development Permit No. 100846

Running concurrently with this Bylaw is Development Permit No. 100846 (Quadra Carvolth / 20292, 20320, 20346 and 20384 - 86 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "AL";
- b. Provision of a minimum of one (1) 15 amp auto charge receptacle upgradeable to a 30 amp autocharge receptacle for each residential unit;
- c. Landscape plans being in substantial compliance with Schedules "AM" and "AY" 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;
- d. All signage being in substantial compliance with Schedules "A" through "AJ" and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments in substantial compliance with Schedule "AL" to the acceptance of the Township;
- f. All refuse areas to be located within the buildings to the acceptance of the Township;

- g. Registration of restrictive covenants to the acceptance of the Township:
 - i. prohibiting the townhouse unit garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
 - ii. defining the commercial vehicle access route restrictions for Building A;
 - iii. prohibiting the reliance on street parking;
 - iv. prohibiting access to 204 Street for the townhouse units; and,
 - v. securing the indoor age friendly amenity area including specific equipment allocations; and
- h. Registration of an access easement to secure access to the age friendly amenity area over the structured parking in Building A for use by all units within the development;

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 Energy Conservation and Greenhouse Gas Reduction DP100963;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. 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;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- g. 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, both with accompanying legal documents as required to the acceptance of the Township.

Attachments: [H.1 cd quadra carvolth ro dp.pdf](#)

**H.2 Rezoning Application No. 100508
(Trinity Western University / 22500 Block of 76A Avenue)
Bylaw No. 5369
Report 18-70
File CD 11-20-0054**

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Trinity Western University) Bylaw 2018 No. 5369".

Explanation - Bylaw No. 5369

Bylaw 2018 No. 5369 rezones a 1.77 ha (4.38 ac) parcel of land located at the 22500 block of 76A Avenue to Residential Institutional Zone P-3 to permit future university expansion.

Attachments: [H.2 cd TWU RZ.pdf](#)

**H.3 Murrayville Community Plan Amendment and
Rezoning Application No. 100148 and
Heritage Alteration Permit Application No. 100893
(Lanstone Homes (Murrayville) / 21812 - 48 Avenue)
Bylaw No. 5351
Bylaw No. 5352
Bylaw No. 5353
Report 18-76
File CD 10-31-0170**

Recommendation: That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Lanstone Homes (Murrayville) Ltd.) Bylaw 2018 No. 5351";

"Heritage Revitalization Agreement Authorization (Murrayville Elementary School) Bylaw 2018 No. 5352"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lanstone Homes (Murrayville) Ltd.) 2018 Bylaw No. 5353".

Explanation - Bylaw No. 5351

Bylaw 2018 No. 5351 amends the Murrayville Community Plan by changing the designation of 1.98 hectares (4.90 acres) of land located at 21812 - 48 Avenue from "School" to "Multi Family One" to allow for development of 6 residential units within the Murrayville Elementary School and 48 townhouses on the remainder of the site. Bylaw No. 5351 also schedules the Murrayville Elementary School and Belmont School oak trees as protected heritage property within

the Murrayville Heritage Conservation Area by adding these items to Appendix B "Scheduled Heritage Properties" and Map 4 of the Murrayville Community Plan.

Explanation - Bylaw No. 5352

Bylaw 2018 No. 5352 authorizes the Township to enter into a Heritage Revitalization Agreement with Lanstone Homes (Murrayville) Ltd. for the Murrayville Elementary School (originally known as the Belmont Superior School) located at 21812 - 48 Avenue. The Heritage Revitalization Agreement provides for the relocation, restoration, rehabilitation and continued protection of the heritage building for residential use.

Explanation - Bylaw No. 5353

Bylaw 2018 No. 5353 rezones property located at 21812 - 48 Avenue from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-120 to permit development of six (6) residential units in the historic Murrayville Elementary School and 48 townhouses on the remainder of the site.

Heritage Alteration Permit No. 100893

Running concurrently with this Bylaw is Heritage Alteration Permit No. 100893 (Lanstone Homes (Murrayville) / 21812 - 48 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "X" including demolition of those portions of the Murrayville Elementary school campus not included in Heritage Revitalization Agreement Bylaw No. 5352;
- b. Landscape plans being in substantial compliance with Schedules "Y" through "AC" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. All signage being in compliance with Schedule "X", the Township's Sign Bylaw and the Murrayville Heritage Conservation Area Design Guidelines;
- d. Rooftop and ground level mechanical and service equipment to be screened from view by compatible architectural and landscape treatments;
- e. All refuse areas not contained within a double car garage to be located in an enclosure and screened to the acceptance of the Township in substantial compliance with Schedule "X";

Although not part of the Heritage Alteration 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 Demolition permits for those portions of the Murrayville Elementary School campus not included in the Heritage Revitalization Agreement Bylaw No. 5352;
- b. Payment of supplemental Heritage Alteration Permit application fees, Murrayville Pedestrian Overpass Fee, Development Cost Charges, and Building Permit Administration Fees;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- e. Submission of a site specific on-site servicing and stormwater management plan, including onsite detention, 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. Registration of a restrictive covenant requiring onsite detention.

Attachments: [H.3 cd Lanstone Homes OCP RZ HAP HRA.pdf](#)

I. BYLAWS FOR FINAL ADOPTION

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

Recommendation: That Council give final reading to "Development Cost Charge Waiver for Affordable Housing Bylaw 2018 No. 5380".

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

**I.2 Rezoning Application No. 100418
 (Evans / 8650 - 217A Street)
 Bylaw No. 5133
 Report 15-23
 File CD 11-30-0020**

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Evans) Bylaw 2015 No. 5133".

Explanation - Bylaw No. 5133

Bylaw 2015 No. 5133 rezones property located at 8650 - 217A Street to Suburban Residential Zone SR-3A to accommodate a two (2) lot residential subdivision.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of March 30, 2015 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on April 13, 2015 with third reading given on April 27, 2015. In accordance with Council policy, staff advise that the public hearing for the Bylaw was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning sign(s) remained in place, the Bylaw was delayed due to complex engineering and servicing requirements.

Attachments: [I.2 cd rz 100418 Evans.pdf](#)

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER REPRESENTATIVES REPORT

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

M. OTHER BUSINESS

N. TERMINATE