



# REGULAR EVENING MEETING OF COUNCIL

Monday, September 17, 2018 at 7:00 PM  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

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## AGENDA

### A. ADOPTION AND RECEIPT OF AGENDA ITEMS

#### A.1 Regular Evening Council Meeting - September 17, 2018

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held September 17, 2018.

### B. ADOPTION OF MINUTES

#### B.1 Regular Evening Council Meeting - July 23, 2018

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

**Attachments:** [B.1 07 23 Regular Evening Minutes.pdf](#)

#### B.2 Public Hearing Meeting - July 23, 2018

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

**Attachments:** [B.2 07 23 Public Hearing Minutes.pdf](#)

### C. PRESENTATIONS

#### C.1 North Langley Thunder Supermites

**Recommendation:** Mayor and Council to present members of the North Langley Thunder Supermites Softball Team with achievement certificates.

#### C.2 Langley Xtreme 06

**Recommendation:** Mayor and Council to present members of the Langley Xtreme 06 Softball Team with achievement certificates.

**C.3 Heritage Building Recognition Plaques**

**Recommendation:** Mayor and Council to present the following recipients with Heritage Building Recognition Plaques:

- Morrison-Hadden Residence, Fort Langley, 9136 Church Street - Stephan Schigas (Owner)
- Saint Alban's Church, 3758 - 248 Street - Chris Boughen and Mike McManus on behalf of the Phelp Community Society

**D. DELEGATIONS****D.1 Marlene Best  
File 0550-07**

**Recommendation:** Request by Marlene Best, to appear before Council to discuss affordable housing.

**Attachments:** [D.1 Marlene Best.pdf](#)

**E. REPORTS TO COUNCIL****F. BYLAWS FOR FIRST AND SECOND READING****F.1 Temporary Use Permits  
Bylaw No. 5419  
Report 18-136  
File CD BA 000020**

**Recommendation:** That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 and Township of Langley Development Application Fee Bylaw 1987 No. 2470 (Temporary Use Permit) Bylaw 2018 No. 5419, for the purpose of establishing Temporary Use Permit provisions; and authorize staff to schedule the required Public Hearing.

Explanation - Bylaw No. 5419

Bylaw 2018 No. 5419 amends Township of Langley Zoning Bylaw 1987 No. 2500 and Township of Langley Development Application Fee Bylaw 1987 No. 2470 to designate areas where temporary uses may be allowed and establishes fees and procedures.

Clerk's Note: The required Public Hearing will be scheduled at the earliest possible opportunity after the October 2018 Municipal Election.

**Attachments:** [F.1 cd Temporary Use Permits.pdf](#)

**F.2**                            **Rezoning Application No. 100520**  
**(381282 BC Ltd. / Dhaliwal / 3227 - 264 Street)**  
**Bylaw No. 5404**  
**Report 18-131**  
**File CD 10-25-0037**

**Recommendation:** That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (381282 BC Ltd./Dhaliwal) Bylaw 2018 No. 5404 amending Comprehensive Development Zone CD-35 to add Community Commercial Zone C-2 uses to a portion of land located at 3227 - 264 Street, subject to the following development prerequisite being satisfied prior to final reading:

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

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5404.

Explanation - Bylaw No. 5404

Bylaw 2018 No. 5404 rezones an approximately 1.28 ha (3.17 ac) portion of a lot located at 3227 - 264 Street from Comprehensive Development Zone CD-35 to an amended Comprehensive Development Zone CD-35 uses including Community Commercial Zone C-2 uses.

Clerk's Note: The required Public Hearing will be scheduled at the earliest possible opportunity after the October 2018 Municipal Election.

**Attachments:** [F.2 cd Dhaliwal RZ.pdf](#)

**F.3**                            **Rezoning Application No. 100514 and**  
**Development Permit Application No. 100976**  
**(1133305 BC Ltd. / 20214 - 82 Avenue)**  
**Bylaw No. 5418**  
**Report 18-138**  
**File CD 08-26-0196**

**Recommendation:** That Council give first and second reading Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1133305 BC Ltd.) Bylaw 2018 No. 5418, rezoning 1.93 ha (4.77 ac) of land located at 20214 - 82 Avenue to Comprehensive Development Zone CD-130, to facilitate the development of 52 rowhouses, 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 for 202 Street and 81 and 82 Avenue (and adjacent lanes) 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;
  4. Dedication and construction of a 4.5 metre wide street greenway on both sides of 202 Street and the south side of 82 Avenue;
  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. Registration of restrictive covenants acceptable to the Township:
    - a. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
    - b. Identifying the units (minimum 5%) required to incorporate the Adaptable Housing Requirements;
  7. Compliance with the requirements of the Latimer Neighbourhood Plan Amenity Zoning Policy and Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;
  8. 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 at time of final reading of Rezoning Bylaw No. 5418 authorize issuance of Development Permit No. 100976, subject to the following conditions:

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

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the

following items will need to be finalized:

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Completion of the subdivision to create 52 rowhouse lots;
- c. Registration of party wall and common element maintenance agreements on the title of all lots;
- d. Registration of an easement securing the required visitor parking stalls;
- e. On-site landscaping to be secured by letter of credit at building permit stage;
- f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- 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, to the acceptance of the Township; and
- h. 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 rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100976, for the earliest possible opportunity after the October 2018 municipal elections.

Explanation - Bylaw No. 5418

Bylaw 2018 No. 5418 rezones 1.93 ha (4.77 ac) of land located at 20214 - 82 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-130 to permit 52 rowhouse units in 10 buildings.

Clerk's Note: The required Public Hearing will be scheduled at the earliest possible opportunity after the October 2018 Municipal Election.

**Attachments:** [F.3 cd 1133305 BC Ltd RZ DP.pdf](#)

**G. BYLAWS FOR FIRST, SECOND AND THIRD READING**

- G.1 Highway Closure, Dedication Removal and Disposal (McCall)**  
**Bylaw No. 5354**  
**Report 18-07**  
**File ADM 0890-45**

**Recommendation:** That Council give first, second and third reading to "Highway Closing and Dedication Removal (McCall) Bylaw 2018 No. 5354".

Explanation - Bylaw No. 5354

Bylaw 2018 No. 5354 authorizes the closure and highway dedication removal from a portion of lane at 198A Street and 38B Avenue.

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 5354.pdf](#)

- G.2 Bylaw Notice Enforcement Bylaw Amendment**  
**Bylaw No. 5412**  
**Report 18-133**  
**File CD 3900-02**

**Recommendation:** That Council give first, second and third reading to the Township of Langley Bylaw Notice Enforcement Bylaw 2008, No. 4703 Amendment Bylaw 2018 No. 5412 to incorporate additional penalty sections related to Building Bylaw 2008, No. 4642.

Explanation - Bylaw No. 5412

Bylaw 2018 No. 5412 updates the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 to provide additional ticketing provisions relating to the Building Bylaw 2008 No. 4642.

**Attachments:** [G.2 cd Bylaw Notice Enforcement Bylaw.pdf](#)

- G.3 2019 Permissive Tax Exemptions - Amending Bylaw 2018**  
**Bylaw No. 5417**  
**Report 18-126**  
**File FIN 1970-04**

**Recommendation:** That Council approve the addition of Christians' Gospel Society - 21586 44 Avenue for 2019 Permissive Tax Exemption under Church Tax Exemption Bylaw 2014, No. 5118;

That Council approve the addition of Aldergrove United Church - 27336 Fraser Highway for 2019 Permissive Tax Exemption to the Church Tax Exemption Bylaw 2014, No. 5118;

That Council approve the Langley Arts Council - 26700 29 Avenue for 2019 under Charitable and Not-For-Profit Organizations Tax Exemption Bylaw 2014, No. 5117;

That Council approve the addition of Encompass Support Services Society - 6275 203 Street for 2019 Permissive Tax Exemption as a Not-for-Profit for the Class 6 portion of the land and improvement that they occupy under Charitable and Not-For-Profit Organizations Tax Exemption Bylaw 2014, No. 5117;

That Council approve the addition of Horse Council of BC - 27336 Fraser Highway for 2019 Permissive Tax Exemption as a Not-for-Profit for 50% of the 46% occupied of the Class 6 portion under Charitable and Not-For-Profit Organizations Tax Exemption Bylaw 2014, No. 5117;

That Council approve Langley Elks Lodge #259 Foundation - 4044 200B Street increase from 28.5% of their space to 37.5% under Charitable and Not-For-Profit Organizations Tax Exemption Bylaw 2014, No.5117 as they have increased their size;

That Council approve a reduction of the Langley Rod and Gun Club - 3854 208 Street for 2019 Permissive Tax Exemption as a Not-for-Profit from 100% to 50% under Charitable and Not-For-Profit Organizations Tax Exemption Bylaw 2014, No.5117;

That Council remove the Calvary Baptist Church of Aldergrove - 27229 Fraser Highway from Church Tax Exemption Bylaw 2014, No. 5118 as it was sold to a private purchaser;

That Council remove the Langley Arts Council - 230-7888 200 Street from the Charitable and Not-For-Profit Organizations Tax Exemption Bylaw 2014, No.5117 as they will not be operating at this location for 2019; and

That Council give first, second, and third reading to Permissive Tax Exemption Amending Bylaw 2018 No. 5417.

Explanation - Bylaw No. 5417

Section 220 of the Community Charter provides for a mandatory tax exemption for buildings set apart for public worship. Section 224 (2) (f), (g) and (h) of the Community Charter provide for a permissive tax exemption for the surrounding lands to these exempt buildings.

Section 225 (3) of the Community Charter authorizes exemption of eligible heritage property from taxation, including the building, improvement and surrounding lands.

Bylaw 2018 No. 5417 provides for amendments to the following Permissive Tax Exemption Bylaws:

Churches Permissive Tax Exemption Bylaw 2014 No. 5118

- To add Christians' Gospel Society 21586 44 Avenue
- To add Aldergrove United Church 27336 Fraser Highway
- To remove Calvary Baptist Church of Aldergrove  
27229 Fraser Highway

Charitable and Not-For-Profit Organizations Tax Exemption Bylaw 2014, No. 5117

- To add Langley Art Council to 26700 29 Avenue
- To add Encompass Support Services Society 6275 203 Street
- To add Horse Council of BC 27336 Fraser Highway
- To change Langley Elks Lodge #259 Foundation from 28.5% to 37.5%
- To change Langley Rod and Gun Club from 100% to 50%
- To remove Langley Arts Council from 230-7888 200 Street

**Attachments:** [G.3 fin RPT 18-126 Permissive Tax Exemptions.pdf](#)

## **H. BYLAWS FOR CONSIDERATION AT THIRD READING**

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

**Recommendation:** That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Wickramaratne) Bylaw 2018 No. 5400".

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:** [H.1 cd Wickramante RZ.pdf](#)



**H.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 third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Platinum Group) Bylaw 2018 No. 5402"; and

"Township of Langley Phased Development Agreement (Platinum Group) 2018 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:** [H.2 cd Platinum Group RZ.pdf](#)

**H.3**                    **Rezoning Application No. 100131**  
**(Sandhill Homes Ltd. / 4400 Block of 222 Street)**  
**Bylaw No. 5379**  
**Report 18-72**  
**File CD 10-31-0164**

**Recommendation:** That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sandhill Homes Ltd.) Bylaw 2018 No. 5379".

Explanation - Bylaw No. 5379

Bylaw 2018 No. 5379 rezones property located in the 4400 block of 222 Street to Residential Zone R-1E to permit the subdivision of 13 fee simple single family lots.

Clerk's Note: The applicant indicates that as a Community Plan amendment is no longer required, development prerequisite #9: "Provision of a \$40,000 community amenity contribution for neighbourhood recreational amenities" is no longer being proposed.

**Attachments:** [H.3 cd Sandhill Homes RZ.pdf](#)

H.4

**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 18-135  
File CD 08-26-0135**

**Recommendation:** That Council give third reading to Township of 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 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Polygon Union Park Ltd.) Bylaw 2018 No. 5384, with revisions incorporated as directed by Council in response to input received at the Public Hearing held on July 09, 2018, to rezone approximately 4.05 ha (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 497 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 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; and
  - 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; and

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); and further

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 "H"; and
- b. On-site landscaping plans being in substantial compliance with Schedules "I" through "N", 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 "N" 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.

Explanation - Bylaw No. 5383

Bylaw 2018 No. 5383 amends the Willoughby Community Plan and the Yorkson Neighbourhood Plan to allow an 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 497 apartment units in two (2) four (4) storey buildings and two (2) six (6) storey buildings.

**Attachments:** [H.4 cd OCP RZ DP Polygon \(Union Park\).pdf](#)

**I. BYLAWS FOR FINAL ADOPTION**

- I.1**                    **Public Spaces Regulation Bylaw**  
**Bylaw No. 5298**  
**Bylaw No. 5297**  
**Bylaw No. 5305**  
**Report 18-111**  
**File ACCI 3900-25**

**Recommendation:** That Council give final reading to "Public Spaces Regulation Bylaw 2018 No. 5298";

"Bylaw Notice of Enforcement Bylaw 2018 No. 4703 Amending Bylaw No. 5297"; and

"Animal Control Bylaw 2005 No. 4440 Amendment Bylaw 2018 No. 5305".

Explanation - Bylaw No. 5298

Bylaw 2018 No. 5298 regulates the use of public spaces in the Township of Langley.

Explanation - Bylaw No. 5297

Bylaw 2018 No. 5297 updates the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 to remove references to the Parks Regulation Bylaw 1976 No. 1575 and to insert appropriate references to the Public Spaces Regulation Bylaw 2018 No. 5297.

Explanation - Bylaw No. 5305

Bylaw 2018 No. 5305 amends the Animal Control Bylaw 2005 No. 4440 as amended from time to time to be consistent with the Public Spaces Regulation Bylaw 2018 No. 5298 and the Township's practice of permitting dogs to be off-leash in specified areas of Township parks.

**Attachments:** [I.1 Public Spaces Regulation.pdf](#)

**I.2                    Extension of Tax Sale Redemption Period  
Bylaw No. 5413  
File FIN 1970-07**

**Recommendation:** That Council give final reading to "Extension of Tax Sale Redemption Period Bylaw 2018 No. 5413".

Explanation - Bylaw No. 5413

Bylaw 2018 No. 5413 authorizes an extension of 2017 Tax Sale redemption period for one year.

**Attachments:** [I.2 Extension of Tax Sale Redemption Period.pdf](#)

**I.3                    Land Use Contract Discharge Application No. 100415  
(Orca Pacific Development Inc. / 26791 Fraser Highway)  
Bylaw No. 5110  
Report 14-110  
File CD 13-19-0294**

**Recommendation:** That Council give final reading to "Township of Langley Land Use Contract No. 55 Discharge (Orca Pacific Development Inc.) 2014 Bylaw No. 5110".

Explanation - Bylaw No. 5110

Bylaw 2014 No. 5110 discharges Land Use Contract No. 55 from property located at 26791 Fraser Highway. Following the discharge, the lands will be subject to Residential Zone R-2.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of October 4, 2014 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on October 20, 2014 with third reading given on October 27, 2014. 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 remained in place, the Bylaw was delayed due to a change in ownership of the project. Also, please note that Development Variance Permit No. 100068 is no longer required.

**Attachments:** [I.3 Orca Pacific Development Inc.pdf](#)

**I.4 Official Community Plan Amendment and  
Rezoning Application No. 100100  
Development Permit Application No. 100714  
(McElhanney / 7642 - 206 Street,  
7725 - 208 Street and 7751 - 208 Street)  
Bylaw No. 5026  
Bylaw No. 5027  
Report 13-147  
File CD 08-23-0113**

**Recommendation:** That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (McElhanney) Bylaw 2013 No. 5026"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McElhanney) 2013 Bylaw No. 5027".

Explanation - Bylaw No. 5026

Bylaw 2013 No. 5026 amends the Yorkson Neighbourhood Plan to allow consideration of six (6) storey residential building heights for properties generally located west of 208 Street between 77A - 78 Avenue and the Willoughby Town Centre.

Explanation - Bylaw No. 5027

Bylaw 2013 No. 5027 rezones property located at 7642 - 206 Street, 7725 - 208 Street and 7751 - 208 Street in the Southwest Phase of Yorkson to Residential Compact Lot Zones R-CL(A) and R-CL(B), Comprehensive Development Zone CD-77 and two new Comprehensive Development Zones CD-95 and CD-96 to accommodate a mixed residential, townhouse and apartment development comprised of approximately 617 units (303 apartments, 239 townhouse units, 29 single family lots and a 46 unit multi-family strata site (16 detached units, 12 townhouse units (2 attached) and 18 townhouse units (minimum 3 units attached, maximum 4 units attached)).

Development Permit No. 100714

That Council authorize issuance of Development Permit No. 100714 (McElhanney / 7642 - 206 Street) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of December 16, 2013 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on January 20, 2014 with third reading given on February 3, 2014. In accordance with Council policy, staff advise that the public hearing for the Bylaws was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning signs remained in place, the Bylaws were delayed until the neighbourhood park and elementary school site for the Southwest Phase of Yorkson was secured to the acceptance of the Township and School District No. 35 and off-site engineering requirements were resolved.

**Attachments:** [I.4 cd rz McElhanney.pdf](#)

## **J. MAYOR AND COUNCIL REPORT**

## **K. METRO VANCOUVER REPRESENTATIVES REPORT**

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

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

### **L.1 Field Naming Request at Aldergrove Athletic Park**

**Recommendation:** That Council authorize staff to name the southeast grass soccer field at Aldergrove Athletic Park the "John Jones Field"; and

That Council authorize the expenditure of \$8,500 from Council Contingency to fund a new rock based sign to reflect the new field name.

CARRIED



**M. OTHER BUSINESS**

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

**M.1 Seniors Village Development**

**Recommendation:** Whereas manufactured home parks provide a unique and affordable residential opportunity within the community, especially for older adults, but resident's tenure is undermined by a lack of security by third party property ownership and changing market conditions;

Whereas the redevelopment of existing manufactured home parks creates housing insecurity;

Whereas the Township of Langley Housing Action Plan adopted by Council in 2013 identifies a short term objective of enhanced consideration with respect to the redevelopment of manufactured home parks, to include an array of affordable options;

Whereas it is necessary and desirable to ensure that seniors have a range of opportunities upon rezoning and redevelopment further to the Township of Langley's Manufactured Home Park Council Policy No. 07-121; and

Whereas these opportunities should either equal or approximate the lifestyle and relative economic framework derived from a manufactured home park;

Therefore be it resolved that Council direct staff to review the recent changes to the Brookwood Fernridge OCP in order to provide concrete options for a future Council's consideration, for the siting of a seniors village development component either on Township owned or private lands, to be advanced with financial partnering with senior levels of government and community amenity charges in order to build affordable housing for our most vulnerable residents who may be displaced by the redevelopment of any existing manufactured home park.

**M.2 New Hospital in the Township of Langley**

**Recommendation:** Whereas the Township of Langley is currently the fastest growing community by population in Metro Vancouver;

Whereas the Township's population grew by 12.6% between 2011 and 2016 according to census data and that population increase is anticipated to remain at 3% or more annually for the foreseeable future;

Whereas the Township is increasingly approving higher buildings with intensified density which includes approved and potential high-rise developments which will add significantly more residents over the next few years;

Whereas Langley Memorial Hospital is an aging institution with a limited footprint which is currently capable of only of incremental upgrades to meet current demand; and

Whereas good public policy requires that local governments work collaboratively with senior levels of government in order to ensure the health and safety of local residents and access to adequate local health care in a timely manner;

Therefore be it resolved that Council direct staff to correspond with the Ministry of Health and Fraser Health Authority senior executives in order to outline our concerns and to facilitate a framework for dialogue and focussed discussions regarding collaboration between our levels of government and the Fraser Health Authority in order to ensure that local development is rationally tied to the ability to provide adequate health care through the construction of a new hospital in Langley Township, or its near vicinity, in the foreseeable future.

Councillor Fox presented the following Notice of Motion within the deadlines according to Council's policy:

**M.3 Code of Conduct Bylaw**

**Recommendation:** Whereas the City of Port Moody has recently adopted (July 24th, 2018) a new 'Code of Conduct' Bylaw for Municipal Council members;

Whereas it is the first of its kind in our province, although modelled after a template used in Alberta; and

Whereas it incorporates mechanisms to hold Councillors accountable including the implementation of informal and formal complaint

processes as well as possible sanctions that may be imposed if a complaint is upheld;

Therefore be it resolved that staff review this 'Code of Conduct' Bylaw and report back as to its applicability for implementation in the Township of Langley, noting what its strengths are and what would need to happen for it to become a reality in the Township.

**N. TERMINATE**