



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, September 17, 2018 at 7:00 PM
following the Regular Evening Council Meeting
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

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, October 1, 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 -
September 17, 2018**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held September 17, 2018.

B. PUBLIC INPUT OPPORTUNITY**B.1 Heritage Property Maintenance Standards
Bylaw No. 5376
Bylaw No. 5377
Report 18-68
File CD 6800-03**

Recommendation: "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.

Clerk's Note: Council requested a public input opportunity for the Heritage Property Maintenance Standards Bylaw at the June 25, 2018 Regular Evening Council meeting.

Submissions from the public.

Explanation by the proponent.

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

B.2 **Winery Lounge and Special Event Area**
Endorsement Application No. 000038
(Township 7 Vineyards & Winery / 21152 - 16 Avenue)
Report 18-128
File CD 07-12-0021

Recommendation: That Council consider the endorsement request for a new Winery Lounge and Winery Special Event Area for Township 7 Vineyards & Winery located at 21152 - 16 Avenue; and further

That Council adopt the following resolution, should it decide to endorse Township 7 Vineyards and Winery's request:

"That Council has considered and endorsed the request by Township 7 Vineyards and Winery to locate a 92 person winery lounge (48 person interior and 44 person patio) and a 100 person winery special event area serving the Township 7 Vineyards & Winery located at 21152 - 16 Avenue, Langley, characterized as having liquor service from 10:00AM to 10:00PM seven (7) days a week.

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

In endorsing this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on September 17, 2018 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 - 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

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

Submissions from the public.

Explanation by the proponent.

Attachments: [B.2 cd Twp 7 Vineyards and Winery.pdf](#)

C. DEVELOPMENT PERMITS**C.1 Development Permit Application No. 100913
(Beedie Development Group / 5910 - 274 Street)
Report 18-129
File CD 14-08-0044**

Recommendation: That Council authorize issuance of Development Permit No.100913 to 161884 Canada Inc. for property located at 5910 - 274 Street, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "D";
- b. Landscape plans being in substantial compliance with Schedule "E" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. Section 702A.5(a) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum setback of a front lot line from 10.0m to 5.0m in the M-2A Zone as indicated in Schedule "B";
- d. All signage being in compliance with Schedules "A" and "D", the Gloucester Development Permit Guidelines 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 indoors or alternatively in a substantial enclosure and screened to the acceptance of the Township;
- g. Registration of a cross access easement over Lot 1 and Lot 2 as shown on Schedule "B";
- h. All chain link fences being black vinyl with black posts and rails; and
- i. 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. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- b. Replacement trees being secured by a letter of credit in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- c. Submission of an erosion and sediment control plan or exemption

Schedule "E"; and

h. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;

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

- a. Payment of supplemental Development Permit application fees;
- b. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- d. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) being secured by letter of credit, including payment of associated administration fees;
- e. Written confirmation from owner and landscape architect or arborist that the 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; and
- g. Payment of applicable Development Cost Charges and Building Permit administration fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.2 cd Janda Group Holdings - ICE Dev.pdf](#)

D. PUBLIC HEARING

- D.1 Development Permit Area "H" /
Business Office Park Designation
Bylaw No. 5364
Bylaw No. 5365
Report 18-120
File CD BA000016**

Recommendation: "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (DP Area H) Bylaw 2018 No. 5364"; and

"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 (DP Area H) Bylaw 2018 No. 5365"

Explanation - Bylaw No. 5364

Bylaw 2018 No. 5364 amends the Willoughby Community Plan by updating the Development Permit Guidelines for DP Area "H" by:

- Converting the "Design Development Guidelines" document to be contained in the Willoughby Community Plan Area "H" guidelines
- Expanding the guidelines to address the lands west of 198A Street
- Removing reference to the "Mixed Use" designated lands
- Updating the guidelines to reflect the current Zoning Bylaw, Subdivision and Development Servicing Bylaw landscape requirements
- Removing the requirement for approval of the proposed buildings by a third party

Explanation - Bylaw No. 5365

Bylaw 2018 No. 5365 makes changes to the Latimer Neighbourhood Plan to change language in the plan to identify the Comprehensive Development CD-57 zone as a tool to guide a future CD zone for development west of 198A Street.

Submissions from the public.

Explanation by the proponent.

Attachments: [D.1 cd DP Area H.pdf](#)

D.2

**Official Community Plan Amendment and
Rezoning Application No. 100086
(662834 BC Ltd / Township of Langley / 5028 - 224 Street)
Bylaw No. 5409
Bylaw No. 5410
Report 18-118
File CD 11-05-0014**

Recommendation: "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (662834 BC Ltd.) Bylaw 2018 No. 5409"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (662834 BC Ltd.) Bylaw 2018 No. 5410"

Explanation - Bylaw No. 5409

Bylaw 2018 No. 5409 amends the Rural Plan by deleting the subject site (located at 5028 - 224 Street and the unconstructed road allowance immediately south) from the Rural Plan area, and amends the Murrayville Community Plan by extending the Plan Boundary to include the subject site, designating the site "Commercial" and including the site in Development Permit Area "B".

Explanation - Bylaw No. 5410

Bylaw 2018 No. 5410 rezones 0.45 ha (1.1 ac) of land located at 5028 - 224 Street to Service Commercial Zone C-3 to complete the 48 Avenue realignment project and permit future development of the subject lands.

Submissions from the public.

Explanation by the proponent.

Attachments: [D.2 cd 662834 BC Ltd.pdf](#)

D.3

**Rezoning Application No. 100477 and
Development Permit Application No. 100895
(Archwood Developments Ltd. / 8485 - 204 Street,
20291, 20323, 20341 and 20365 - 84 Avenue)
Bylaw No. 5408
Report 18-117
File CD 08-26-0178**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Archwood Developments Ltd.) 2018 Bylaw No. 5408"

Explanation - Bylaw No. 5408

Bylaw 2018 No. 5408 rezones property located at 8485 - 204 Street, 20291, 20323, 20341 and 20365 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD 128 to permit a comprehensive development consisting of 183 townhouse units.

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

Development Permit No. 100895

Running concurrently with this Bylaw is Development Permit No. 100895 (Archwood Developments Ltd. / 8485 - 204 Street, 20291, 20323, 20341 and 20365 - 84 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "BB" subject to integration and Township acceptance of lot grading;
- b. Landscape plans being in substantial compliance with Schedules "BC" through "BG" and in compliance (subject to Township acceptance of lot grading) 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 substantial compliance with Schedules "X", "AL" and "BB", and the Township's Sign Bylaw;
- d. 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;
- f. 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. prohibiting reliance on street parking; and,
 - iii. prohibiting access to 204 Street for the townhouse units.

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 DP101011;
- 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.

Submissions from the public.

Explanation by the proponent.

Attachments: [D.3 cd archwood rz dp.pdf](#)

D.4 Official Community Plan Amendment and Rezoning Application No. 100153 and Development Permit Application Nos. 100937 and 100938 (Vesta Properties Ltd. Phase 7 / 20039 - 84 Avenue and 20088 - 86 Avenue) Bylaw No. 5394 Bylaw No. 5395 Report 18-123 File CD 08-26-0144

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 7) Bylaw 2018 No. 5394"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd. Phase 7) 2018 Bylaw No. 5395"

Explanation - Bylaw No. 5394

Bylaw 2018 No. 5394 amends the Carvolth Neighbourhood Plan for 3.87 ha (9.56 ac) of land located at 20039 - 84 Avenue and 20088 - 86 Avenue to change the land use designation for a portion of the site from High Density Residential to Medium Density Residential, increase the permitted floor space ratios in both designations, increase the permitted height in the High Density Residential Designation from 18 storeys to 34 storeys and add a hotel / commercial use on a site specific basis to the "Work/Live Flex Use" designation.

Explanation - Bylaw No. 5395

Bylaw 2018 No. 5395 rezones property located at 20039 - 84 Avenue and 20088 - 86 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD 129 to permit a comprehensive development consisting of seven (7) buildings to facilitate 792 multi-family units and a future commercial / hotel. The development is proposed to contain 786 apartment, 6 townhouse units and a future commercial / hotel development.

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

Development Permit No. 100937

Running concurrently with this Bylaw is Development Permit No. 100937 (Vesta Properties Ltd. Phase 7 / 20039 - 84 Avenue and 20088 - 86 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "O";
- b. On-site landscaping plans being in substantial compliance with Schedules "P" through "R", 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 and Zoning Bylaw No. 2500 to the acceptance of the Township;
- c. All signage being in substantial compliance with Schedule "N" 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. Landscaping and boulevard treatment being secured by letter of credit at building permit stage;
- c. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighbourhood Plan to the acceptance

of the Township;

- d. Written confirmation from the owner and landscape architect or arborist that 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 in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 100938

Running concurrently with this Bylaw is Development Permit No. 100938 (Vesta Properties Ltd. Phase 7 / 20039 - 84 Avenue and 20088 - 86 Avenue) in accordance with Attachment B 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 "P", 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 and Township of Langley Zoning Bylaw No. 2500, to the acceptance of the Township;
- c. All signage being in substantial compliance with Schedule "K" 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. Landscaping and boulevard treatment being secured by letter of credit at building permit stage;
- c. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighbourhood Plan to the acceptance of the Township;

- d. Written confirmation from the owner and landscape architect or arborist that 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 in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [D.4 cd Vesta Phase 7 OCP RZ DP.pdf](#)

D.5

**Official Community Plan Amendment and
Rezoning Application No. 100163 and
Development Permit Application No. 101000
(Shepherd of the Valley Lutheran Church / 20097 - 72 Avenue)
Bylaw No. 5406
Bylaw No. 5407
Bylaw No. 5414
Report 18-124
File CD 08-23-0141**

Recommendation: "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Southwest Gordon Estate Neighbourhood Plan) Bylaw 1999 No. 3911 Amendment (Shepherd of the Valley Lutheran Church) Bylaw 2018 No. 5406";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Shepherd of the Valley Lutheran Church) 2018 Bylaw No. 5407"; and

"Township of Langley Housing Agreement Bylaw 2018 No. 5414"

Explanation - Bylaw No. 5406

Bylaw 2018 No. 5406 amends the Willoughby Community Plan by re-designating the western portion of property at 20097 - 72 Avenue from Residential to Multi Family and amends the Southwest Gordon Estate Neighbourhood Plan by re-designating the subject site from Institutional to Multi-Family "D". The amendments will facilitate the development of 82 apartment units and five single family dwellings.

Explanation - Bylaw No. 5407

Bylaw 2018 No. 5407 rezones the western portion of property located at 20097 - 72 Avenue from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-127 to permit a comprehensive residential development consisting of three (3) apartment buildings (82 apartment units) and five (5) single family lots.

Explanation - Bylaw No. 5414

Bylaw 2018 No. 5414 authorizes the Township of Langley to enter into a Housing Agreement with Shepherd of the Valley Lutheran Church to secure rental housing and affordable rental units on the subject property.

Development Permit No. 101000

Running concurrently with this Bylaw is Development Permit No. 101000 (Shepherd of the Valley Lutheran Church / 20097 - 72 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "H";
- b. On-site landscaping plans being in substantial compliance with Schedules "I" through "O", and in compliance (subject to Township acceptance of lot grading) with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), Township's Zoning Bylaw, and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;
- c. Section of 107.3.a) iii) of the Township's Zoning Bylaw No. 2500 being varied to reduce the total number of required parking spaces for apartment units from 111 to 101 spaces;
- d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- e. All refuse areas to be located underground or in an enclosure and screened to the acceptance of the Township;
- f. An exterior design control agreement being entered into for all proposed single family lots, ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development and conform to the single family development permit guidelines contained in the Willoughby Community Plan;

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 the building permit stage;
- b. 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;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- d. Provision of CPTED (Crime Prevention through Environmental Design) review of the development (including design and operation of parkades, elevators, pedestrian walkways / connections, amenity areas, playgrounds, and lighting) by a qualified CPTED professional (in consultation with the Langley RCMP), to the acceptance of the Township, including incorporation of CPTED recommendations into the final development plans;
- e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- f. Payment of supplemental Development Permit application fees, applicable Development Cost Charges and Building Permit Administration Fees; and,
- g. Registration of a restrictive covenant requiring provision of stormwater infiltration measures to the acceptance of the Township.

Submissions from the public.

Explanation by the proponent.

Attachments: [D.5 cd shepherd of the valley ro dp.pdf](#)

E. TERMINATE