



REGULAR EVENING MEETING OF COUNCIL

Monday, October 1, 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 - October 1, 2018

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held October 1, 2018.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - September 17, 2018

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held September 17, 2018.

Attachments: [B.1 09 17 Regular Evening Minutes.pdf](#)

B.2 Public Hearing Meeting - September 17, 2018

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held September 17, 2018.

Attachments: [B.2 09 17 Public Hearing Minutes.pdf](#)

C. PRESENTATIONS

C.1 Team Tardi

Recommendation: Mayor and Council to present members of the Team Tardi Curling Team with achievement certificates.

C.2 Langley Thunder Bantam B

Recommendation: Mayor and Council to present members of the Langley Thunder Bantam B Lacrosse Team with achievement certificates.

C.3 Aldergrove Dodgers Midget AA

Recommendation: Mayor and Council to present members of the Aldergrove Dodgers Midget AA Baseball Team with achievement certificates.

D. DELEGATIONS

D.1 **Roberta Lee**
 File 0550-07

Recommendation: Request by Roberta Lee, to appear before Council to discuss Local Area Service project on 232 Street.

Attachments: [D.1 Roberta Lee.pdf](#)

D.2 **Tim Lounsbury**
 File 0550-07

Recommendation: Request by Tim Lounsbury, to appear before Council to discuss governance.

Attachments: [D.2 Tim Lounsbury.pdf](#)

E. REPORTS TO COUNCIL

E.1 **Development Permit Application No. 100917**
 (Quartermine Holdings Ltd. / 8000 Block 199 Street)
 Report 18-141
 File CD 08-27-0061

Recommendation: That Council authorize issuance of Development Permit No. 100917 to Quartermine Holdings Ltd. for property located at the 8000 Block of 199 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 Schedules "I" through "K" and in compliance with the Township's Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- c. Provision of final tree retention, replacement, protection details and security 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 Schedules "C" and "E" through "G" and in compliance with the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be 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

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. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- d. An erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. 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;
- f. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the General Manager of Engineering and Community Development and incorporation of its recommendations into the final development design;
- g. Payment of supplemental Development Permit application fees; and
- h. Payment of applicable Development Cost Charges and Building Permit administration fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [E.1 cd Quatermine Holdings DP.pdf](#)

**E.2 Development Permit Application No. 101004
(Beedie Development Group / 5864 - 274 Street)
Report 18-140
File CD 14-08-0046**

Recommendation: That Council authorize issuance of Development Permit No.101004 to 161884 Canada Inc. for property located at 5864 - 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. All signage being in compliance with Schedules "B" through "D", the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
- d. Registration of a cross access easement over Lot 1 and Lot 2 as

shown on Schedule "B";

- 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. 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. 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 in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. Register a restrictive covenant pursuant to Section 219 of the Land Title Act regarding on site biofiltration and infiltration systems;
- e. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- f. 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; and
- g. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [E.2 cd Beedie Dev DP.pdf](#)

E.3

**Development Permit Application No. 100886
(1106231 BC Ltd. / Mara + Natha Architecture Ltd. /
3212 - 260 Street)
Report 18-142
File CD 10-25-0044**

Recommendation: That Council authorize issuance of Development Permit No. 100886 (as amended) to 1106231 BC Ltd., in accordance with Attachment A to this report for property located at 3212 - 260 Street, 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 Schedule "J";
- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) to the acceptance of the Township;
- d. Section 702.5 a) Siting of Buildings and Structures of the Township of Langley Zoning Bylaw No. 2500 varied from 10.0 m (32.8 ft) for the front lot line to 5.0 m (16.4 ft);
- e. All signage being in compliance with Schedule "I" and in compliance with the Township's Sign Bylaw;
- f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- g. 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. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and/or extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw to the acceptance to the Township;
- b. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- c. An erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. Registration of restrictive covenants pursuant to Section 219 of the Land Title Act for storm water detention facilities and individual

- on-site infiltration systems;
- e. Onsite landscaping being secured by a letter of credit at the building permit stage;
- f. Secure registration of a 1.0 m all-purpose Statutory Right of Way along the 260 Street frontage;
- g. 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;
- h. Payment of supplemental Development Permit application fees; and
- i. Payment of applicable Development Cost Charges and Building Permit administration fees.

Attachments: [E.3 cd Mara Natha Architecture DP.pdf](#)

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

- H.1 **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: That Council give third reading to "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.

Attachments: [H.1 cd 662834 BC Ltd.pdf](#)

H.2

**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: That Council give third reading to "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.

Attachments: [H.2 cd archwood rz dp.pdf](#)

H.3

**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: 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 (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.

Attachments: [H.3 cd Vesta Phase 7 OCP RZ DP.pdf](#)

H.4

**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: That Council give third reading to "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.

Attachments: [H.4 cd shepherd of the valley ro dp.pdf](#)

I. BYLAWS FOR CONSIDERATION AT THIRD READING AND FINAL ADOPTION

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

Recommendation: That Council give third and final reading to "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 2017 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.

Clerk's Note: Section 480 of the Local Government Act allows Council to adopt a bylaw at the same meeting at which the bylaw passed third reading. Please note that there were no development prerequisites listed in the Community Development Division report to Council of July 23, 2018 attached to the bylaw. The Public Hearing for the bylaw was held on September 17, 2018.

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

J. BYLAWS FOR FINAL ADOPTION

J.1 Williams Neighbourhood Plan
Bylaw No. 5334
Bylaw No. 5335
Bylaw No. 5336
Report 18-41
File CD LRP00012

Recommendation: That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Amendment) Bylaw 2018 No. 5334";

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335"; and

Development Application and Fee Bylaw 1987 No. 2470 Amendment Bylaw 2018 No. 5336.

Explanation - Bylaw No. 5334

Bylaw 2018 No. 5334 amends the Official Community Plan by adjusting the configuration of the land use designation at the interface between the neighbourhoods of Yorkson and Williams, resulting in boundary and land use changes from Urban to Mixed Employment and Mixed Employment to Urban in the Williams Neighbourhood area.

Explanation - Bylaw No. 5335

Bylaw 2018 No. 5335 amends the Willoughby Community Plan by incorporating the Williams Neighbourhood Plan and related amendments to the land use and road classification provisions of the Willoughby Community Plan. Development permit provisions of the Willoughby Community Plan are also amended, including new design guidelines for outdoor employee amenity spaces, strengthening refinements for agricultural edge and escarpment protection, and the expansion of the Energy Conservation and GHG Emission Reduction Development Permit Area to include the Williams Neighbourhood Plan area.

Explanation - Bylaw No. 5336

Bylaw 2018 No. 5336 provides a Neighbourhood Planning Administration Fee for the Williams Neighbourhood Plan.

Clerk's Note: Please note that final reading and adoption of the Williams Neighbourhood Plan is pending approval by Metro Vancouver at the Board meeting scheduled for September 28, 2018.

Attachments: [J.1 Williams Community Plan.pdf](#)

**J.2 Highway Closure, Dedication Removal and Disposal (McCall)
Bylaw No. 5354
Report 18-07
File ADM 0890-45**

Recommendation: That Council give final 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.

Attachments: [J.2 Bylaw No 5354 McCall.pdf](#)

**J.3 Bylaw Notice Enforcement Bylaw Amendment
Bylaw No. 5412
Report 18-133
File CD 3900-02**

Recommendation: That Council give final reading to "Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amending Bylaw. 2018 No. 5412".

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: [J.3 Bylaw Notice Enforcement Bylaw Amendment.pdf](#)

J.4

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

Recommendation: That Council give final 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

Clerk's Note: Staff recommend the following amendment:
That Bylaw No. 5417 be amended to provide the Langley Rod and Gun Club with a 100% exemption for the 2019 tax year.

Attachments: [J.4 Permissive Tax Exemptions.pdf](#)

J.5 **Heritage Property Maintenance Standards**
Bylaw No. 5376
Bylaw No. 5377
Report 18-143
File CD 6800-03

Recommendation: That Council give final reading to Heritage Property Maintenance Standards Bylaw 2018 No. 5376 and Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2018 No. 5377.

Explanation - Bylaw No. 5376

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

Explanation - Bylaw No. 5377

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

Attachments: [J.5 cd Heritage Property Mngt Standards.pdf](#)

J.6 **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 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 (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 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.

Development Permit No. 100875

That Council authorize issuance of 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 "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.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 25, 2018 attached to the Bylaws have been secured by registration of a restrictive covenant prohibiting development of the lands and building on the lands until such time as the development prerequisites have been satisfied. The Public Hearing for the Bylaws was held on July 9, 2018 with third reading given on September 17, 2018.

Attachments: [J.6 cd Polygon Union Park Homes Ltd..pdf](#)

J.7

**Official Community Plan Amendment and
Rezoning Application No. 100085
Development Permit Application No. 100674
(216 Fraser Ventures Ltd. / 21671 Fraser Highway)
Bylaw No. 5251
Bylaw No. 5252
Report 16-135
File CD 11-06-0037**

Recommendation: That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (216 Fraser Ventures Ltd.) Bylaw 2016 No. 5251"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (216 Fraser Ventures Ltd.) Bylaw 2016 No. 5252".

Explanation - Bylaw No. 5251

Bylaw 2016 No. 5251 amends the Murrayville Community Plan by re-designating a portion of property located at 21671 Fraser Highway, and an unconstructed portion of road immediately to the north, from Commercial to Multi Family One. The amendment will facilitate the development of a 24 unit townhouse project.

Explanation - Bylaw No. 5252

Bylaw 2016 No. 5252 rezones a 0.54 hectare (1.33 acre) site (consisting of land located at 21671 Fraser Highway and a portion

of road immediately to the north) to Comprehensive Development Zone CD-77 to permit a residential development consisting of 24 townhouse units.

Development Permit No. 100674

That Council authorize issuance of Development Permit No. 100674 (216 Fraser Ventures Ltd. / 21671 Fraser Highway) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "G"; and
- b. On-site landscaping plans being in substantial compliance with Schedules "H" through "J", 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. 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, Murrayville Pedestrian Overpass Fees and building permit administration fees.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of December 12, 2016 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on January 17, 2017 with third reading given on January 30, 2017. 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 due to requirements related to off-site servicing.

Attachments: [J.7 cd 216 Fraser Ventures Ltd..pdf](#)

J.8

**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 final 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

That Council authorize issuance of 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.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 11, 2018 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on June 25, 2018 with third reading given on July 9, 2018.

Attachments: [J.8 cd Quadra Carvolth.pdf](#)

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER REPRESENTATIVES REPORT

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

The following item has been brought forward from the September 24, 2018 Special Closed Meeting for public information:

M.1 Investigation Report Respecting Social Media Interaction and Related Allocations**Recommendation:** MOTION

That Council

(a) Accept the findings of the July 11, 2018 report of investigator Donovan Plomp, under the Township's Respectful Workplace Policy, that Councillor Richter's actions impacted the workplace (REDACTED as per FOIPPA s. 22(1)) for members of staff (REDACTED as per FOIPPA s. 22(1));

(b) Censure Councillor Richter;

(c) Mandate in depth training of the Respectful Workplace Policy for Councillor Richter;

(d) Mandate a workshop for all Council members in the Respectful Workplace Policy;

(e) (REDACTED as per FOIPPA s. 22(1)); and

(f) Release this resolution to the public, subject to redaction of personal information under the FOIPOP Act.

CARRIED

Section 90(1) (g) Legal

N. OTHER BUSINESS

At the September 17, 2018 Regular Evening Meeting of Council, Councillor Fox provided the following Notice of Motion:

N.1 Council Terms

Recommendation: Whereas Council terms are now four years in length; and

Whereas Council members run with a platform containing ideas, projects, and initiatives they wish to see achieved, and this should be able to be accomplished within a 16 year period of time;

Therefore be it resolved that the Election Bylaw be changed to a maximum limit of four terms.

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

N.2 Remembrance Day Ceremonies

Recommendation: Whereas there are now three well attended Remembrance Day Ceremonies within the Township of Langley;

Whereas these ceremonies and fly overs provide an opportunity for citizens of the Township to honour those members of the armed forces who have sacrificed their lives; and

Whereas each of these ceremonies incorporates a fly over by the Fraser Blues Formation Demonstration Team for which the various ceremony organizers are requested to donate to the team to aid in cost recovery;

Therefore be it resolved that the Township of Langley provide a donation from the Council Contingency fund to the Fraser Blues Formation Demonstration Team to fund the fly overs at the three ceremonies.

N. TERMINATE