



# REGULAR EVENING MEETING OF COUNCIL

Monday, December 10, 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 - December 10, 2018**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held December 10, 2018.

### **B. ADOPTION OF MINUTES**

#### **B.1 Regular Evening Council Meeting - December 3, 2018**

**Recommendation:** That Council adopt the Minutes of the Regular Evening Council meeting held December 3, 2018.

**Attachments:** [B.1 12 03 Regular Evening Minutes.pdf](#)

#### **B.2 Public Hearing Meeting - December 3, 2018**

**Recommendation:** That Council adopt the Minutes of the Public Hearing meeting held December 3, 2018.

**Attachments:** [B.2 12 03 Public Hearing Minutes.pdf](#)

#### **B.3 Public Hearing Meeting - December 5, 2018**

**Recommendation:** That Council adopt the Minutes of the Public Hearing meeting held December 5, 2018.

**Attachments:** [B.3 12 05 Public Hearing Minutes.pdf](#)

### **C. PRESENTATIONS**

#### **C.1 DW Poppy Secondary School Choir**

**Recommendation:** Christmas performance by DW Poppy Secondary School Choir.

**D. DELEGATIONS****D.1 Jessica Yaniv  
File 0550-07**

**Recommendation:** Request by Jessica Yaniv, to appear before Council to discuss the installation of traffic lights at 84 Avenue and 204 Street and the introduction of a LGBT Advisory Committee.

**Attachments:** [D.1 Jessica Yaniv.pdf](#)

Clerk's Note: The customary agenda order has been varied to aid in having a full Council present for the final adoption of bylaws.

**E. BYLAWS FOR CONSIDERATION AT THIRD READING AND FINAL ADOPTION****E.1 Official Community Plan Amendment and  
Rezoning Application No. 100154  
(Provincial Rental Housing Corporation / 6465 - 201 Street)  
Bylaw No. 5391  
Bylaw No. 5392  
Report 18-151  
File CD 08-14-0068**

**Recommendation:** That Council give third and final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw No. 1991 No. 3008 Amendment (Provincial Rental Housing Corporation) Bylaw 2018 No. 5391"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Provincial Rental Housing Corporation) Bylaw 2018 No. 5392".

Explanation - Bylaw No. 5391

Bylaw 2018 No. 5391 amends the Willowbrook Community Plan by changing the designation of a property located at 6465 - 201 Street from Regional Commercial to Institutional to facilitate conversion of a former hotel to accommodate a supportive housing facility.

Explanation - Bylaw No. 5392

Bylaw 2018 No. 5392 rezones a property located at 6465 - 201 Street from Community Commercial Zone C-2 to Community Care Facility Zone P-2Q to permit 49 units of supportive housing.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of November 19, 2018 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaw(s) was held on December 5, 2018.

**Attachments:** [E.1 cd BC Housing RZ.pdf](#)

## **F. BYLAWS FOR FINAL ADOPTION**

**F.1                      2019 Revenue Anticipation Borrowing Bylaw  
Bylaw No. 5437  
Report 18-159  
File FIN 3900-25**

**Recommendation:** That Council give final reading to "2019 Revenue Anticipation Borrowing Bylaw 2018 No. 5437".

Explanation - Bylaw No. 5437

The purpose of Bylaw 2018 No. 5437 is to provide authorization to borrow funds between January 1, 2019 and December 31, 2019. As the Municipality does not receive property taxation revenue until tax collection time (May to late June), it may be necessary to borrow funds to meet the lawful expenditures of the Township and to pay amounts required to meet the Township's taxing obligations in relation to other public bodies.

**Attachments:** [F.1 Revenue Anticipation Borrowing Bylaw.pdf](#)

**F.2                      Development Application Procedures and Fees  
Bylaw No. 5428  
Report 18-161  
File CD BA000021**

**Recommendation:** That Council give final reading to "Development Application Procedures Bylaw 2018 No. 5428".

Explanation - Bylaw No. 5428

Bylaw 2018 No. 5428 establishes development application procedures, rescinds Township of Langley Development Application Fee Bylaw 1987 No. 2470, and amends Township of Langley Fees and Charges Bylaw 2007 No. 4616.

Clerk's Note: The bylaw received first, second and third readings at the December 3, 2018 Council meeting. Section 9.2 of the bylaw has been amended per Council's resolution of December 10, 2018 (to provide the applicant with 12 months before an application is considered inactive rather than 6 months). There are no outstanding items related to adoption of the bylaw.

**Attachments:** [F.2 Development Application Procedures and Fees.pdf](#)

**F.3**

**Rezoning Application No. 100479**  
**Development Variance Permit Application No. 100091**  
**(Hauser / Severide / 4506 - 4508 Southridge Crescent)**  
**Bylaw No. 5337**  
**Report 18-05**  
**File CD 07-36-0144**

**Recommendation:** That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hauser / Severide) Bylaw 2018 No. 5337".

Explanation - Bylaw No. 5337

Bylaw 2018 No. 5337 rezones 1.5 ha (3.7 ac) of land located at 4506 - 4508 Southridge Crescent to Residential Zone R-1E to facilitate a fourteen (14) lot single family residential subdivision.

Development Permit No. 100091

That Council authorize issuance of Development Permit No. 100091 (Hauser / Severide / 4506 - 4508 Southridge Crescent) in accordance with Attachment A subject to the following conditions:

- a. Section 402.4 - Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum front lot line setback requirement from 7.5 metres to 4.5 metres (abutting 215 Street), increase the flanking lot line setback requirement (abutting proposed cul-de-sac road) from 4.5 metres to 7.5 metres, and reduce the rear lot line setback from 7.5 metres to 1.5 metres for the principal building on proposed Lot 1, as indicated on Schedule "A";
- b. Subdivision and Development Servicing Bylaw 2011 No. 4861 is hereby varied to reduce the width of a local residential road from 20 metres to 18.6 metres.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of January 20, 2018 attached to the Bylaw have been satisfactorily addressed. Please note that the siting and lot coverage amendments approved by Council at the time of third reading have been addressed through registration of a restrictive covenant. The Public Hearing for the Bylaw was held on February 19, 2018 with third reading given on March 5, 2018.

**Attachments:** [F.3 cd Hauser Severide RZ DVP.pdf](#)

**F.4 Rezoning Application No. 100496 and  
Development Permit Application No. 100916  
(Essence Properties Inc. / 20235 and 20263 - 72B Avenue,  
20276, 20244 and 20348 - 73A Avenue)  
Bylaw No. 5381  
Report 18-88  
File CD 08-23-0164**

**Recommendation:** That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Inc.) 2018 Bylaw No. 5381".

Explanation - Bylaw No. 5381

Bylaw 2018 No. 5381 rezones property located at 20235 and 20263 - 72B Avenue, 20244, 20276, and 20348 - 73A Avenue from Suburban Residential SR-2 to Comprehensive Development Zone CD-124 to permit a comprehensive residential development consisting of 22 two (2) storey townhouses, 80 three (3) storey townhouses, and a 75 unit four (4) storey apartment building.

Development Permit No. 100916

That Council authorize issuance of Development Permit No. 100916 (Essence Properties Inc. / 20235 and 20263 - 72B Avenue, 20276, 20244 and 20348 - 73A Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "WW";
- b. Landscape plans being in substantial compliance with Schedules "XX" through "BBB" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the

Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;

- d. All signage being in compliance with Schedule "ZZ" and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township; and
- g. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the Township and incorporation of its recommendations into the final development design.

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

- a. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) being secured by letter of credit, including payment of associated administration fees;
- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

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 Bylaw 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 Bylaw was held on July 9, 2018 with third reading given on July 23, 2018.

**Attachments:** [F.4 cd Essence Properties RZ DP.pdf](#)

**G. REPORTS TO COUNCIL**

**G.1                      Development Permit Application No. 101037  
                              (Milner Ridge Enterprises Ltd. / 5368 - 273A Street)  
                              Report 18-163  
                              File CD 14-05-0082**

**Recommendation:** That Council authorize issuance of Development Permit No.101037 to Milner Ridge Enterprises Ltd. for property located in the 5368 - 273A 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 Schedules "E" and "F" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. All signage being in compliance with Schedules "A" and "C", the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
- d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule "D";
- e. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened to the acceptance of the Township;
- f. All chain link fences being black vinyl with black posts and rails; and further
- g. 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. On-site landscaping being secured by a letter of credit at the Building Permit stage; and further

e. 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:** [G.1 DP Milner Ridge Enterprises Ltd.pdf](#)

## **H. BYLAWS FOR FIRST AND SECOND READING**

**H.1                      Rezoning Application No. 100506 and  
Development Permit Application No. 100949  
(Hayer Builders Group (Frame Townhomes) Ltd. /  
20088 - 82 Avenue)  
Bylaw No. 5422  
Report 18-166  
File CD 08-26-0187**

**Recommendation:** That Council give first and second reading Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hayer Builders Group (Frame Townhomes) Ltd.) Bylaw 2018 No. 5422, rezoning 0.97 ha (2.40 ac) of land located at 20088 - 82 Avenue to Comprehensive Development Zone CD-131, to facilitate the development of 46 townhouses, 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 200A and 201 Street and 82 Avenue 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 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. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;



7. Registration of restrictive covenants acceptable to the Township:
  - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
  - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
  - c. Identifying the units (minimum 5%) required to incorporate the Adaptable Housing Requirements;
8. 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;
9. 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. 5422 authorize issuance of Development Permit No. 100949, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "N";
- b. On-site landscaping plans being in substantial compliance with Schedules "O" through "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. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. Payment of supplemental development permit application fees,

Development Cost Charges, and building permit administration fees; 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. 100949.

Explanation - Bylaw No. 5422

Bylaw 2018 No. 5422 rezones 0.97 ha (2.40 ac) of land located at 20088 - 82 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 46 townhouses.

**Attachments:** [H.1 cd Hayer RZ DP.pdf](#)

## **I. BYLAWS FOR FIRST, SECOND AND THIRD READING**

- I.1 Highway Closure, Dedication Removal and Disposal  
(Golden Spruce Nursery)  
Bylaw No. 5425  
Report 18-03  
File ADM PM089045**

**Recommendation:** That Council give first, second and third reading to "Highway Closing and Dedication Removal (Golden Spruce Nursery) Bylaw 2018 No. 5425".

Explanation - Bylaw No. 5425

Bylaw 2018 No. 5425 authorizes the closure and highway dedication removal from a portion of 236 Street at 72 Avenue.

Clerk's Note: No report is included in the Regular Evening agenda package as this was dealt with as a property matter on February 5, 2018.

**Attachments:** [I.1 adm Highway Closing and Dedication Removal.pdf](#)

- I.2 Highway Closure, Dedication Removal and Disposal  
(Township)  
Bylaw No. 5434  
Report 18-39  
File ADM PM002696**

**Recommendation:** That Council give first, second and third reading to "Highway Closing and Dedication Removal (Township) Bylaw 2018 No. 5434".

Explanation - Bylaw No. 5434

Bylaw 2018 No. 5434 authorizes the closure and highway dedication removal from a portion of road west of 206A Street in the 7400 block.

Clerk's Note: No report is included in the Regular Evening agenda package as this was dealt with as a property matter on November 19, 2018.

**Attachments:** [I.2 adm Highway Closing and Dedication Removal.pdf](#)

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

**J.1                      Rezoning Application No. 100518  
                              (1092215 BC Ltd / 26264 - 30A Avenue)  
                              Bylaw No. 5416  
                              Report 18-152  
                              File CD 10-24-0066**

**Recommendation:** That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1092215 BC Ltd) Bylaw 2018 No. 5416".

Explanation - Bylaw No. 5416

Bylaw 2018 No. 5416 rezones a 2.0 ha (5.0 ac) of land located at 26264 - 30A Avenue to General Industrial Zone M-2 to permit future industrial development.

**Attachments:** [J.1 cd 1092215 BC Ltd RZ.pdf](#)

**J.2                      Rezoning Application No. 100507 and  
                              Development Permit Application No. 100950  
                              (Essence Properties Inc. / 20139 and 20159 - 80 Avenue)  
                              Bylaw No. 5421  
                              Report 18-155  
                              File CD 08-26-0199**

**Recommendation:** That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Inc.) Bylaw 2018 No. 5421".

Explanation - Bylaw No. 5421

Bylaw 2018 No. 5421 rezones 1.98 ha (4.9 ac) of land located at 20139 and 20159 - 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 107 townhouses.

**Development Permit No. 100950**

Running concurrently with this Bylaw is Development Permit No. 100950 (Essence Properties Inc. / 20139 and 20159 - 80 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "Z";
- b. On-site landscaping plans being in substantial compliance with Schedules "AA" through "EE", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

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

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

**Attachments:** [J.2 cd Essence RZ DP.pdf](#)

**J.3**

**Official Community Plan Amendment and  
Rezoning Application No. 100169  
Brewery Lounge Endorsement Application No. 000040  
(Jackpot Properties Ltd. / 19664 - 64 Avenue)  
Bylaw No. 5431  
Bylaw No. 5432  
Bylaw No. 5433  
Report 18-154  
File CD 08-10-0056**

**Recommendation:** That Council give third reading to "Township of Langley Land Use Contract No. 74 Discharge (Jackpot Properties Ltd.) Bylaw 2018

No. 5431";

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw 1991 No. 3008 Amendment (Jackpot Properties Ltd.) Bylaw 2018 No. 5432"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Jackpot Properties Ltd.) Bylaw 2018 No. 5433".

Explanation - Bylaw No. 5431

Bylaw 2018 No. 5431 discharges Land Use Contract No. 74 from property located at 19664 - 64 Avenue. Following the discharge, the lands will be subject to Regional Commercial Zone C-1.

Explanation - Bylaw No. 5432

Bylaw 2018 No. 5432 amends the "Regional Commercial" designation of the Willowbrook Community Plan to allow brewing and distilling uses on a property located at 19664 - 64 Avenue and include the property in Development Permit Area "B".

Explanation - Bylaw No. 5433

Bylaw 2018 No. 5433 amends Regional Commercial Zone C-1 to permit brewing and distilling uses on property located at 19664 - 64 Avenue.

Brewery Lounge Endorsement Application No. 000040

That Council, upon final reading of the associated Bylaws, should they proceed, adopt the following resolution, should Council decide to endorse 1165774 BC Ltd.'s request:

"That Council has considered and ENDORSED the request by 1165774 BC Ltd. to locate a 110 person brewery lounge (55 person interior and 55 person patio) serving the Camp Beer Company located at 19664 - 64 Avenue, Langley, characterized as having liquor service from 10:00AM to 12:00AM seven days a week.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the brewery lounge; the proximity of the brewery lounge to other special or recreational facilities and public buildings; the person capacity of the brewery lounge; the hours of liquor service of the brewery lounge; 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 December 3, 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."

**Attachments:** [J.3 cd Jackpot Properties OCP RZ.pdf](#)

**J.4**

**Official Community Plan Amendment and  
Rezoning Application No. 100172 and  
Development Permit Application No. 100946  
(1131703 BC Ltd. / Dhillon / 21020 - 72 Avenue)  
Bylaw No. 5429  
Bylaw No. 5430  
Report 18-157  
File CD 08-13-0086**

**Recommendation:** That Council give third reading to "Langley Official Communitiy Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Dhillon) Bylaw 2018 No. 5429"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dhillon) Bylaw 2018 No. 5430".

Explanation - Bylaw No. 5429

Bylaw 2018 No. 5429 amends the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan to accommodate the proposed density of 11.5 units per hectare (4.5 units per acre) for the site and allow the development of eleven (11) single family lots.

Explanation - Bylaw No. 5430

Bylaw 2018 No. 5430 rezones property located at 21020 - 72 Avenue in the Northeast Gordon Estate Neighbourhood Plan area to Comprehensive Development Zone CD-133 to accommodate an eleven (11) lot single family subdivision.

Development Permit No. 100946

Running concurrently with this Bylaw is Development Permit No. 100946 (1131703 BC Ltd. / Dhillon / 21020 - 72 Avenue) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Comprehensive Development Zone CD-133 ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Sections 4.1.2.2 and 4.3.5 of the Willoughby Community Plan; and
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

**Attachments:** [J.4 cd Dhillon OCP RZ DP.pdf](#)

#### **K. MAYOR AND COUNCIL REPORT**

#### **L. METRO VANCOUVER REPRESENTATIVES REPORT**

#### **M. OTHER BUSINESS**

At the December 3, 2018 Regular Evening Meeting of Council, Councillor Richter provided the following Notice of Motion:

##### **M.1 Shepherd of the Valley Lutheran Church**

**Recommendation:** Whereas the issue of safer access to the Shepherd of the Valley Lutheran Church from 72 Avenue has not been fully fixed;

Be it resolved that Council ask staff to report back to Council on the feasibility of adding a roundabout to the intersection of 72 Avenue and 201 Street in order to solve traffic safety and property access issues in the area of the Shepherd of the Valley Lutheran Church at 20097 - 72 Avenue.

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

##### **M.2 Reduced Commercial Off-Street Parking Requirements for Downtown Aldergrove**

**Recommendation:** Whereas reduced commercial off-street parking requirements in Fort Langley are 50% of the those elsewhere throughout the Township of Langley, as outlined within Zoning Bylaw 2500, Section 107.1(2);

Whereas these reduced commercial off-street parking requirements have been one of the most instrumental, structural, positive bylaws responsible for the revitalization and increasing success of Fort Langley's commercial core area;

Whereas Aldergrove has immense potential to also experience similar private investment, revitalization and commercial success within its core area; and

Whereas the Aldergrove Core Area Plan (ACAP) policies 3.2.19, 3.2.23, 3.2.28 all clearly support and encourage the implementation of the same model for success based on reduced commercial parking requirements, clearly demonstrated and proven by the success within Fort Langley's commercial core;

Therefore be it resolved that staff be directed to propose an appropriate process, potentially in coordination with an external consultant, to consider the reduction of commercial off-street parking and loading requirements within the Aldergrove Core Area Plan area by up to 75%.

**N. TERMINATE**