



REGULAR EVENING MEETING OF COUNCIL

Monday, January 14, 2019 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 - January 14, 2019

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held January 14, 2019.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - December 10, 2018

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held December 10, 2018.

Attachments: [B.1 12 10 Regular Evening Minutes.pdf](#)

C. PRESENTATIONS

D. DELEGATIONS

D.1 Jessica Yaniv File 0550-07

Recommendation: Request by Jessica Yaniv, to appear before Council regarding a LGBTQ Advisory Committee.

Clerk's Note: Continuation of delegation made to Council at the December 10, 2018 Regular Evening Council meeting.

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

D.2 Cynthia Hamilton Willoughby Residents Association File 0550-07

Recommendation: Request by Cynthia Hamilton, Willoughby Residents Association, to appear before Council regarding their 2018 annual survey.

Attachments: [D.2 Cynthia Hamilton.pdf](#)

D.3 **Jeff Baker**
Willoughby Residents Association
File 0550-07

Recommendation: Request by Jeff Baker, Willoughby Residents Association, to appear before Council regarding their 2018 annual survey.

Attachments: [D.3 Jeff Baker.pdf](#)

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

F.1 **Rezoning Application No. 100513 and**
Development Permit Application No. 100974
(Zenterra Developments (West End) Ltd. / 7507 - 200 Street)
Bylaw No. 5427
Report 19-04
File CD 08-22-0081

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Developments (West End) Ltd.) Bylaw 2018 No. 5427, rezoning 1.56 ha (3.85 ac) of land located at 7507 - 200 Street to Comprehensive Development Zone CD-131 and CD-132, to facilitate the development of 38 townhouses and 115 apartments, subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Latimer Neighbourhood Plan requirements:
 - a. Secure a joint elementary school and neighbourhood park site including road dedications and construction of all associated works and services to the acceptance of the Township and School District in the Southwest Phase of the Latimer Neighbourhood Plan;
 - b. Secure a community stormwater detention site to serve the storm catchment area to the acceptance of the Township;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southwest Phase of the Latimer Neighbourhood Plan as required by the Latimer Neighbourhood Plan to the acceptance of the Township;
3. 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;
4. 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;
5. Provision of road dedications, widenings, and necessary traffic improvements for 199 Street and 200 Street and 75A 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;
6. Dedication and construction of a 15 metre wide street greenway on the west side of 200 Street;
 7. 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;
 8. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
 9. Subdivision of the property into two (2) lots;
 10. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking (townhouse site) 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 (townhouse site);
 - c. Identifying the units (minimum 5% for townhouses, 10% for apartments) required to incorporate the Adaptable Housing Requirements;
 11. 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;
 12. 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. 5427 authorize issuance of Development Permit No. 100974, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "R";
- b. On-site landscaping plans being in substantial compliance with Schedules "S" through "V", 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 form 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. 100974.

Explanation - Bylaw No. 5427

Bylaw 2019 No. 5427 rezones 1.56 ha (3.85 ac) of land located at 7507 - 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 and CD-132 to accommodate 38 townhouses and 115 apartment units.

Attachments: [F.1 cd Zenterra Dev \(West End\).pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

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

Recommendation: That Council give final 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.

Attachments: [I.1 Bylaw No 5425.pdf](#)

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

Recommendation: That Council give final 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.

Attachments: [I.2 Bylaw No 5434.pdf](#)

**I.3 Rezoning Application No. 100458
Development Variance Permit Application No. 100087
(Lebcn Developments Inc. / 8738 - 217A Street)
Bylaw No. 5284
Report 17-46
File CD 11-30-0023**

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lebcn Developments Inc.) 2017 Bylaw No. 5284".

Explanation - Bylaw No. 5284

Bylaw 2017 No. 5284 rezones 0.68 hectares (1.69 acres) of land located at 8738 - 217A Street from Rural Zone RU-1 to Suburban Residential Zone SR-3A to accommodate a two (2) lot residential subdivision.

Development Variance Permit No. 100087

That Council authorize issuance of Development Variance Permit No. 100087 (Lebcn Developments Inc. / 8738 - 217A Street) in accordance with Attachment A subject to the following conditions:

- a) Section 304.4 (1) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum side lot line setback for a principal building in Suburban

Residential Zone SR-3A zone from 3 m (9.84 ft) to 1.08 m (3.54 ft) for proposed Lot 1 as indicated in Schedule "A"; and from 3 m (9.84 ft) to 1.67 m (5.48 ft) for proposed Lot 2 as indicated in Schedule "A".

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of May 8, 2017 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on May 29, 2017 with third reading given on June 12, 2017. In accordance with Council policy, staff advise that the public hearing for the Bylaw was held more than a year prior to the proposed final reading date. Resolution of the development prerequisite items was on-going and the on-site rezoning sign remained in place during this time.

Attachments: [I.3 cd Lebcan Dev RZ DVP.pdf](#)

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER REPRESENTATIVES REPORT

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

The following item has been brought forward from the December 3, 2018 Special Closed meeting for public information.

L.1 Council Advisory Committee Appointments

Recommendation: That the following appointments to the Township of Langley Advisory Committees be brought forward at a future Regular Council meeting:

Agricultural Advisory and Economic Enhancement Committee

- John Caldarella
- Puneet Kathuria
- Tim Knight
- Barb Sharp

Board of Variance

- Cynthia Hamilton
- Tom Louie
- Doug Preddy
- Bob Wilson
- Pete Yakubuski

Heritage Advisory Committee

- Chris Boughen
- Gloria Doubleday
- Ted Lightfoot
- Wes Mufford
- Fred Pepin
- Michael Pratt
- Harold Whittell

Recreation, Culture and Parks Advisory Committee

- Earl Erickson
- Diane Gendron
- Michael Jackstien
- Kate Ludlam
- Michael Pratt
- Jonathan Wilkins

Seniors Advisory Committee

- Evan Brett
- Manjit Gill
- Shashank Hedao
- Shahin Soheili
- Gord Klassen

CP Rail Community Advisory Panel

- Shahin Soheili

CARRIED

Section 90(1) (a) Personnel

M. OTHER BUSINESS**N. TERMINATE**