



# REGULAR EVENING MEETING OF COUNCIL

Monday, February 25, 2019 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 - February 25, 2019**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held February 25, 2019.

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

#### **B.1 Regular Evening Council Meeting - February 11, 2019**

**Recommendation:** That Council adopt the Minutes of the Regular Evening Council meeting held February 11, 2019.

**Attachments:** [B.1 02 11 Regular Evening Minutes.pdf](#)

#### **B.2 Public Hearing Meeting - February 11, 2019**

**Recommendation:** That Council adopt the Minutes of the Public Hearing meeting held February 11, 2019.

**Attachments:** [B.2 02 11 Public Hearing Minutes.pdf](#)

### **C. PRESENTATIONS**

#### **C.1 Langley Fundamental Titans**

**Recommendation:** Mayor and Council to present the Langley Fundamental Titans Senior Boys team with achievement certificates.

### **D. DELEGATIONS**

#### **D.1 Andy Schildhorn Fort Langley Community Association File 0550-07**

**Recommendation:** Request by Andy Schildhorn, Fort Langley Community Association, to appear before Council to present the 2018 Fort Langley Community Association survey.

**Attachments:** [D.1 Andy Schildhorn.pdf](#)

**D.2 Karen Zukas  
Fort Langley Community Association  
File 0550-07**

**Recommendation:** Request by Karen Zukas, Fort Langley Community Association, to appear before Council to present the 2018 Fort Langley Community Association survey.

**Attachments:** [D.2 Karen Zukas.pdf](#)

**D.3 Jessica Yaniv  
File 0550-07**

**Recommendation:** Request by Jessica Yaniv, to appear before Council to discuss the Township of Langley's family admission structure for recreation facilities.

**Attachments:** [D.3 Jessica Yaniv.pdf](#)

**D.4 Langley Minor Lacrosse Association  
File 0550-07**

**Recommendation:** Request by the Langley Minor Lacrosse Association, to appear before Council to discuss the lack of dry floor time for lacrosse teams.

**Attachments:** [D.4 Langley Minor Lacrosse Association.pdf](#)

**E. REPORTS TO COUNCIL**

**F. BYLAWS FOR FIRST AND SECOND READING**

**F.1 Rezoning Application No. 100535 and  
Development Permit Application No. 101014  
(Yorkson Medical Ltd. / 7900 Block 206 Street)  
Bylaw No. 5447  
Report 19-23  
File CD 08-23-0132**

**Recommendation:** That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Yorkson Medical Ltd.) Bylaw 2019 No. 5447, rezoning a 0.22 ha (0.5 ac) site located in the 7900 block of 206 Street, to Comprehensive Development Zone CD-89 to facilitate development of a four storey mixed use building, 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 including a traffic signal at 206 Street and 80 Avenue and modifications of constructed works to suit the proposed development in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan, 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. Modification of the existing 4.5 metre wide street greenway on the south side of 80 Avenue to accommodate the proposed development to the acceptance of the Township;
4. Provision of final off-site landscape design plans including sidewalk alignment and intersection treatment, fencing, signage, landscaping details and security to the acceptance of the Township;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
6. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
7. Registration of legal documents acceptable to the Township as follows:
  - a. an access easement over the central drive aisle in the parking area in favor of Lot 1 Section 23 Township 8 NWD Plan NWP22305;
  - b. a restrictive covenant prohibiting access to and from the site to 80 Avenue;
  - c. a restrictive covenant prohibiting reliance on street parking on 80 Avenue and 206 Street;
  - d. identifying the units (minimum 10% of apartments) required to incorporate the Adaptable Housing Requirements;
  - e. discharge of right of way BB118799; and
  - f. discharge of restrictive covenant BB1189801;
8. Compliance with the requirements of the 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 Bylaw No. 5447 authorize the issuance of Development Permit No. 101014 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 Schedules "I" through "L", and in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree

Protection) and Street Tree and Boulevard Planting Policy, to the acceptance of the Township;

- c. All signage being in substantial compliance with Schedules "A", "C" through "F" and "H", and the Township's Sign Bylaw;
- d. All refuse areas to be located in the building and fully screened in substantial compliance with Schedule "B";
- e. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedules "F" and "J".

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, Development Cost Charges, and Building Permit Administration 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. 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;
- d. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the Tree Management Plan is in place; 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. 101014.

Explanation - Bylaw No. 5447

Bylaw 2019 No. 5447 rezones property located in the 7900 block of 206 Street from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-89 to permit development of a four storey mixed used building.

**Attachments:** [F.1 cd Yorkson Medical RZ DP.pdf](#)

**F.2                      Official Community Plan Amendment and  
Rezoning Application No. 100115 and  
Development Permit Application No. 100768  
(Beedie Development Group / 26550 Gloucester Way)  
Bylaw No. 5444  
Bylaw No. 5445  
Report 19-27  
File CD 14-06-0128**

**Recommendation:** That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Beedie Development Group) Bylaw 2019 No. 5444 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Beedie Development Group) Bylaw 2019 No. 5445, rezoning 1.52 ha (3.76 ac) of land located at 26550 Gloucester Way to Service Industrial Zone M-1A to facilitate the development of two (2) industrial buildings subject to the following development prerequisites being satisfied prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
2. Payment of applicable supplemental Rezoning fees;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Beedie Development Group) Bylaw 2019 No. 5444 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5445 authorize issuance of Development Permit No. 100768, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "C"
- b. Landscape plans being in substantial compliance with Schedule "D" 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" and the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
- d. 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;

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 outdoor storage areas being covered by a dust free surface;

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

h. All chain link fences being black vinyl with black posts and rails; and

i. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act to restrict left hand turning movements from the north driveway onto and from Gloucester Way;

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 and Building Permit administration fees;

b. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township;

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 to the acceptance of the Township;

d. 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;

e. On-site landscaping being secured by a letter of credit at the Building Permit stage; and further; and

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Beedie Development Group) Bylaw 2019 No. 5444, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Beedie Development Group) Bylaw 2019 No. 5445 in conjunction with the hearing for proposed Development Permit No. 100768.

Explanation - Bylaw No. 5444

Bylaw 2019 No. 5444 amends the Gloucester Industrial Park Community Plan by designating property located at

26550 Gloucester Way from Service Commercial to Service & General Industrial.

Explanation - Bylaw No. 5445

Bylaw 2019 No. 5445 rezones 1.52 ha (3.76 ac) of land at 26550 Gloucester Way from Service Commercial Zone C-3 to Service Industrial Zone M-1A to accommodate two industrial buildings.

**Attachments:** [F.2 cd DP Beedie Development Group.pdf](#)

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

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

**H.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 third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Developments (West End) Ltd.) Bylaw 2019 No. 5427".

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.

Development Permit No. 100974

Running concurrently with this Bylaw is Development Permit No. 100974 (Zenterra Developments (West End) Ltd. / 7507 - 200 Street) in accordance with Attachment A 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 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.

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

**H.2**  
**Tandem Parking**  
**Bylaw No. 5442**  
**Report 19-08**  
**File CD BA 000022**

**Recommendation:** That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tandem Parking) Bylaw 2019 No. 5442".

Explanation - Bylaw No. 5442

Bylaw 2019 No. 5442 amends Township of Langley Zoning Bylaw 1987 No. 2500 to provide for a 50 percent (50%) maximum for tandem parking spaces in a townhouse development.

**Attachments:** [H.2 cd Tandem Parking.pdf](#)

**H.3**  
**Rezoning Application No. 100506 and**  
**Development Permit Application No. 100949**  
**(Hayer Builders Group (Frame Townhomes) Ltd. /**  
**20088 - 82 Avenue)**  
**Bylaw No. 5422**  
**Report 19-28**  
**File CD 08-26-0187**

**Recommendation:** That Council give third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hayer Builders Group (Frame



Townhomes) Ltd.) Bylaw 2018 No. 5422, with revisions incorporated in response to Council comments received during their consideration of third Reading on January 21, 2019, to rezone 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; and

That Council at time of final reading of Rezoning Bylaw No. 5422 consider issuance of a revised Development Permit No. 100949 for the site consistent with the drawings provided in Attachment B to this report.

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.3 cd Hayer Homes Revised.pdf](#)

**I. BYLAWS FOR FINAL ADOPTION**

**J. MAYOR AND COUNCIL REPORT**

**K. METRO VANCOUVER REPRESENTATIVES REPORT**

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

**M. OTHER BUSINESS**

**N. TERMINATE**