



# REGULAR EVENING MEETING OF COUNCIL

Monday, April 15, 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 - April 15, 2019**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held April 15, 2019.

#### **A.2 Day of Mourning**

**Recommendation:** A moment of silence will be observed for the annual Day of Mourning for workers killed and injured on the job.

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

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

**Recommendation:** That Council adopt the Minutes of the Regular Evening Council meeting held April 1, 2019.

**Attachments:** [B.1 04 01 Regular Evening Minutes.pdf](#)

#### **B.2 Public Hearing Meeting - April 1, 2019**

**Recommendation:** That Council adopt the Minutes of the Public Hearing meeting held April 1, 2019.

**Attachments:** [B.2 04 01 Public Hearing Minutes.pdf](#)

### **C. PRESENTATIONS**

#### **C.1 Community of Communities Mural Unveiling**

**Recommendation:** Presentation of the Community of Communities Mural unveiling.

#### **C.2 Credo Christian Senior Girls Basketball Team**

**Recommendation:** Mayor and Council to present the Credo Christian Senior Girls Basketball team with achievement certificates.



**C.3                      Langley Ukulele Ensemble**

**Recommendation:** The Langley Ukulele Ensemble to perform some of their songs from their upcoming May 11, 2019 concert.

Clerk's Note: Presentation was approved at the February 11, 2019 Regular Afternoon Council meeting.

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

**Recommendation:** Request by Jessica Yaniv, to appear before Council to discuss providing feminine hygiene products free of charge in schools and Township facilities.

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

**D.2                      Dianne Kask  
File 0550-07**

**Recommendation:** Request by Dianne Kask, to appear before Council to discuss the fee increase, access for those with disabilities, and lineups for the Otter Co-op Outdoor Experience water park.

**Attachments:** [D.2 Dianne Kask.pdf](#)

**D.3                      BC Greens of Langley  
File 0550-07**

**Recommendation:** Request by the BC Greens of Langley, to appear before Council to discuss climate change.

**Attachments:** [D.3 BC Greens.pdf](#)

**E. REPORTS TO COUNCIL****F. BYLAWS FOR FIRST AND SECOND READING****F.1                      Rezoning Application No. 100459 and  
Development Permit Application No. 100921  
(1074201 BC Ltd. / Interface Architecture Inc. /  
20163 - 84 Avenue)  
Bylaw No. 5453  
Report 19-62  
File CD 08-26-0180**

**Recommendation:** That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1074201 BC Ltd) Bylaw 2019 No. 5453, rezoning a 0.94 ha (2.34 ac) site located at 20163 - 84 Avenue, to Comprehensive Development Zone CD-134 to



facilitate development of 42 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. Provision of road dedications, widenings and necessary traffic improvements to the acceptance of the Township, including dedication of the north half of 84 Avenue, the west half of 201B Street, the south half of 85 Avenue and a full lane in accordance with the Township's Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan;
3. 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;
4. Dedication and construction of a 4.5m greenway on the north side of 84 Avenue in accordance with the Carvolth Neighbourhood Plan to the acceptance of the Township;
5. Provision of final off-site landscape design drawings including street trees, greenway and sidewalk materials and layout, intersection treatment, fencing, site furniture, landscaping details and security to the acceptance of the Township;
6. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
7. Security of final approval from the Ministry of Transportation and Infrastructure;
8. Security of senior government approvals for the removal of watercourses on and adjacent to the site in accordance with the Carvolth Neighbourhood Plan;
9. Registration of restrictive covenants to the acceptance of the Township:
  - a. identifying the minimum two (2) townhouse units required to be constructed with adaptable design features in accordance with Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan;
  - b. 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;
  - c. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces); and,
  - d. prohibiting reliance on street parking;
10. Registration of statutory rights of way to the acceptance of the Township securing public access over the public pedestrian



connection and securing the west half of the required lane;

11. Compliance with the Carvolth Greenway Amenity Zoning Policy No. 07-227, the Township's 5% Neighbourhood Park Land Acquisition Policy No. 07-231 and Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees to the acceptance of the Township; and

12. Payment of applicable supplemental rezoning fees, Carvolth Neighbourhood Planning Administration fee, site servicing review fee, ISDC review fee, Development Works Agreements (DWA) and Latecomer charges;

That Council authorize the issuance of Development Permit No. 100921, at time of final reading of Bylaw No. 5453, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "I";
- b. Landscape plans being in substantial compliance with Schedules "J" through "P" 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. All signage being in substantial compliance with Schedules "K", "L" and "P", 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; and,
- 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 Energy Conservation and Greenhouse Gas Reduction DP101018;
- 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; 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. 100921.

Explanation - Bylaw No. 5453

Bylaw 2019 No. 5453 rezones property located at 20163 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-134 to permit a comprehensive development consisting of 42 townhouse units.

**Attachments:** [F.1 cd Interface rz dp.pdf](#)

**F.2**

**Official Community Plan Amendment and  
Rezoning Application No. 100175 and  
Development Permit Application No. 100927  
(Emporio Holdings Ltd./ 20203 - 84 Avenue)  
Bylaw No. 5362  
Bylaw No. 5415  
Report 19-65  
File CD 08-26-0188**

**Recommendation:** That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Emporio Holdings Ltd.) Bylaw 2019 No. 5362 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Emporio Holdings Ltd.) Bylaw 2019 No. 5415 rezoning approximately 0.9 ha (2.3 ac) of land located at 20203 - 84 Avenue to Comprehensive Development Zone CD-121 to facilitate the development of two (2) apartment buildings consisting of 173 apartment units, 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. Provision of road dedications, widenings, and necessary traffic



improvements for the west half of 202 Street, east half of the lane between 84 Avenue and 85 Avenue, south half of 85 Avenue, and north half of 84 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan, to the acceptance of the Township;

3. 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;

4. Dedication and construction of a 4.5 metre wide street greenway on the north side of 84 Avenue to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;

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 covenant acceptable to the Township identifying the units (minimum 10% of apartment units) required in accordance with the Schedule 2 - Adaptable Housing Requirements for the Township's Official Community Plan;

8. Registration of statutory rights of way to the acceptance of the Township securing public access over the public pedestrian connections;

9. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;

10. Compliance with the requirements of the Carvolth Greenway Amenity Policy, Community Amenity Contribution Policy (if applicable) and the Township's 5% Neighbourhood Park Land Acquisition Policy to the acceptance of the Township;

11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Emporio Holdings Ltd.) Bylaw 2019 No. 5362, 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 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. 5415 authorize issuance of Development Permit No. 100927 subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "J";
- b. Landscape plans being in substantial compliance with Schedules "K" and "L" 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 the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "A" through "J";
- f. 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. Issuance of Energy Conservation and Greenhouse Gas Reduction Development Permit No. 100928;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- d. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) being secured by letter of credit, including payment of associated administration fees;
- e. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- f. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and further



That Council authorize staff to schedule the public hearing the neighbourhood plan amendment and for the rezoning bylaws in conjunction with the hearing for proposed Development Permit No. 100927.

Explanation - Bylaw No. 5362

Bylaw 2019 No. 5362 amends the Carvolth Neighbourhood Plan for 0.9 ha (2.3 ac) of land located at 20203 - 84 Avenue to increase the floor space ratio permitted in the High Density Residential land use designation. The amendment is required to facilitate the development of two (2) apartment buildings consisting of 173 apartment units.

Explanation - Bylaw No. 5415

Bylaw 2019 No. 5415 rezones a property located at 20203 - 84 Avenue from Suburban Residential SR-2 to Comprehensive Development Zone CD-121 to permit development consisting of 173 apartment units in two (2) buildings.

**Attachments:** [F.2 cd Emporio.pdf](#)

**F.3**

**Rezoning Application No. 100568**  
**(Peraspera Holdings Ltd. / 1178562 BC Ltd / 5451 - 275 Street)**  
**Bylaw No. 5463**  
**Report 19-64**  
**File CD 14-05-0012**

**Recommendation:** That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Peraspera Holdings Ltd.) Bylaw 2019 No. 5463 amending General Industrial Zone M-2 to add cannabis testing and processing uses as permitted uses on land located at 5451 - 275 Street, subject to the following development prerequisites being satisfied prior to final reading:

1. Construction of a sidewalk along 275 Street frontage in accordance with the Township's Subdivision and Development Servicing Bylaw;
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; and
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; and further



That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5463.

Explanation - Bylaw No. 5463

Bylaw 2019 No. 5463 amends the zoning of an approximately 0.35 ha (0.86 ac) property located at 5451 - 275 Street to add cannabis testing and processing uses on a site specific basis to the list of uses permitted in the General Industrial M-2 Zone.

**Attachments:** [F.3 cd Peraspera Holdings RZ 2.pdf](#)

**F.4**

**Official Community Plan Amendment and  
Rezoning Application No. 100162  
Development Permit Application No. 100978 and  
Development Variance Permit Application No. 100105  
(Qualico Developments / 7720 and 7780 - 202A Street, and  
7767 - 204 Street)  
Bylaw No. 5451  
Bylaw No. 5452  
Report 19-71  
File CD 08-23-0173**

**Recommendation:** That Council give first and second reading to the 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 (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5451 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5452, rezoning 2.8 ha (6.92 ac) of land located in the Yorkson Neighbourhood Plan Southwest Phase to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD), to accommodate a mixed residential development consisting of 56 lots (37 single family lots, nine (9) rowhouses and 10 semi-detached lots) 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 and Yorkson Engineering Services Plan, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan 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 203 Street, 203A Street, 204 Street, 77A Avenue and 78 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy to the acceptance of the Township;

4. Secure a 15 metre wide ecological greenway along a portion of the southern edge of the site consistent with the Yorkson Neighbourhood Plan greenway standards, to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, fencing, signage, landscape details and security;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
6. Registration of restrictive covenants acceptable to the Township:
  - a. Restricting development of semi-detached and rowhouse lots until a Development Permit is issued for the site;
  - b. Prohibiting clearing of the attached residential portion of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), is accepted by the Township;
  - c. Identifying the lots/units (minimum 5% of single family and attached residential lots) required to incorporate the Adaptable Housing Requirements;
  - d. Prohibiting driveway access to 204 Street and 78 Avenue;
7. Consolidation of the west portion of 7720 and 7780 - 202A Street and 7742 - 202A Street;
8. Registration of a statutory right of way between the subject site and 202A Street to allow pedestrian access from the ecological greenway to 202A Street;
9. Compliance with the Community Amenity Contribution Policy (if applicable) and the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable greenway amenity fees;
10. 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 consider that 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 (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5451 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. 5452 authorize issuance of Development Permit No. 100978 for the proposed single family portions of the development, subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

That Council at the time of final reading of Bylaw No. 5452 authorize the issuance of Development Variance Permit No. 100105 (siting variance) as follows:

- a) Section 401.5 (1) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 9, 10, 18 and 56;
- b) Section 401.5 (1) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line (abutting a street) setback requirement from 3.0 metres to 2.5 metres on proposed Lots 9, 10, 18 and 56; and further

That Council authorize staff to schedule the required Public Hearing for the Neighbourhood Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100978 and Development Variance Permit No. 100105.



**Explanation - Bylaw No. 5451**

Bylaw 2019 No. 5451 amends the Willoughby Community Plan, Yorkson Neighbourhood Plan and Latimer Neighbourhood Plan by amending the land use designation of a portion of 7720 and 7780 - 202A Street, adding a portion of 7780 - 202A Street to Energy Conservation and GHG Emission Reduction Development Permit Area, removing a portion of 7720 - 202A Street from Energy Conservation and GHG Emission Reduction Development Permit Area and changing the Plan boundaries.

**Explanation - Bylaw No. 5452**

Bylaw 2019 No. 5452 rezones 2.80 ha (6.92 ac) of land at 7720 and 7780 - 202A Street and 7767 - 204 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD) to accommodate a mixed residential development consisting of 56 lots (37 single family lots, 9 rowhouses and 10 semi-detached lots).

**Attachments:** [F.4 Qualico.pdf](#)

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

- G.1 Inclusion of a Representative from the  
Fraser Health Authority on the Seniors Advisory Committee  
Bylaw No. 5473  
Report 19-55  
File ADM 3900-25**

**Recommendation:** That Council give first, second and third reading to Council Advisory Committee Establishment Bylaw No. 4700, Amendment Bylaw 2019 No. 5473.

**Explanation - Bylaw No. 5473**

Bylaw 2019 No. 5473 amends the Council Advisory Committee Establishment Bylaw, as amended, to add a representative of the Fraser Health Authority as a non-voting member of the Seniors Advisory Committee.

**Attachments:** [G.1 adm SAC Membership Amendment.pdf](#)



**G.2**                      **2019 Langley Annual Rates and  
Tax Collection Bylaw for Universal Services  
Bylaw No. 5474  
Report 19-63  
File FIN 1970-02**

**Recommendation:** That Council give first, second, and third reading to the Langley Annual Rates and Tax Collection Bylaw 2019 No. 5474.

Explanation - Bylaw No. 5474

Bylaw 2019 No. 5474 provides for the 2019 levying of rates for General Municipal, Parks, Transportation, Stormwater, Regional Library and Greater Vancouver Regional District purposes.

The bylaw is a requirement of Section 197 of the Community Charter. The Community Charter states that this bylaw must be adopted after adoption of the Five Year Financial Plan and must be adopted by May 14th of each year.

**Attachments:** [G.2 fin Rpt 19-63 Annual Rates and Tax Collection Bylaw.pdf](#)

**G.3**                      **Sanitary Development Works Agreement Bylaw  
(South Brookwood Infrastructure Inc.)  
Bylaw No. 5472  
Report 19-68  
File CD 07-27-0082**

**Recommendation:** That Council give first, second, and third reading to Sanitary Development Works Agreement (South Brookwood Infrastructure Inc.) Bylaw 2019 No. 5472 and further;

That Council authorize, upon adoption of Sanitary Development Works Agreement (South Brookwood Infrastructure Inc.) Bylaw 2019 No. 5472 the execution of a Development Works Agreement with South Brookwood Infrastructure Inc. in the form of a document presented as Attachment A, for the provision of off-site sanitary infrastructure for the northwest quadrant of the Booth area of the Brookwood-Fernridge Community Plan.

Explanation - Bylaw No. 5472

Bylaw 2019 No. 5472 authorizes the execution of a Development Works Agreement between the Township of Langley and South Brookwood Infrastructure Inc. for the provision of sanitary works in the northwest quadrant of the Booth area of the Brookwood -



Fernridge Community Plan of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

**Attachments:** [G.3 cd South Brookwood Sanitary DWA.pdf](#)

**G.4**                      **Drainage Development Works Agreement Bylaw  
(South Brookwood Infrastructure Inc.)  
Bylaw No. 5471  
Report 19-67  
File CD 07-27-0082**

**Recommendation:** That Council give first, second, and third reading to Drainage Development Works Agreement (South Brookwood Infrastructure Inc.) Bylaw 2019 No. 5471 and further;

That Council authorize, upon adoption of Drainage Development Works Agreement (South Brookwood Infrastructure Inc.) Bylaw 2019 No. 5471 the execution of a Development Works Agreement with South Brookwood Infrastructure Inc. in the form of a document presented as Attachment A, for the provision of a community stormwater detention facility and off-site drainage infrastructure for the northwest quadrant of the Booth area of the Brookwood-Fernridge Community Plan.

Explanation - Bylaw No. 5471

Bylaw 2019 No. 5471 authorizes the execution of a Development Works Agreement between the Township of Langley and South Brookwood Infrastructure Inc. for the provision of drainage works in the northwest quadrant of the Booth area of the Brookwood Fernridge Community Plan of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

**Attachments:** [G.4 cd South Brookwood Drainage DWA.pdf](#)

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

**H.1**                      **Rezoning Application No. 100512  
Development Permit Application No. 100969  
(Khotso Investment Ltd. / 8157 - 198A Street)  
Bylaw No. 5446  
Report 19-34  
File CD 08-27-0063**

**Recommendation:** That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Khotso Investment Ltd.) Bylaw 2019 No. 5446".



Explanation - Bylaw No. 5446

Bylaw 2019 No. 5446 rezones a 1.0 ha (2.4 ac) site located at 8157 - 198A Street to Comprehensive Development Zone CD-135 to facilitate development of a two storey 2,305 square metres (24,811 square feet) group children's daycare building.

Development Permit No. 100969

Running concurrently with this Bylaw is Development Permit No. 100969 (Khotso Investment Ltd. / 8157 - 198A Street) in accordance with Attachment A 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 "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 "D" and in compliance with the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
- f. 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. 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 and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. 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;

e. Payment of supplemental Development Permit application fees;

f. Payment of applicable Development Cost Charges and Building Permit administration fees.

**Attachments:** [H.1 cd Khotso.pdf](#)

## H.2

**Official Community Plan Amendment and  
Rezoning Application No. 100155 and  
Development Permit Application No. 100942  
(1041129 BC Ltd. / 19875, 19887, and 19929 - 75A Avenue)  
Bylaw No. 5439  
Bylaw No. 5440  
Report 19-37  
File CD 08-22-0082**

**Recommendation:** That Council give third reading to "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 (1041129 BC Ltd.) Bylaw 2019 No. 5439"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1041129 BC Ltd.) Bylaw 2019 No. 5440".

Explanation - Bylaw No. 5439

Bylaw 2019 No. 5439 amends the designation of a portion of property located at 19875 - 75A Avenue in the Willoughby Community Plan and the Latimer Neighbourhood Plan to accommodate a townhouse development on lands located at 19875, 19887, and 19929 - 75A Avenue.

Explanation - Bylaw No. 5440

Bylaw 2019 No. 5440 rezones 1.13 ha (2.80 ac) of land at 19875, 19887, and 19929 - 75A Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 61 townhouse units

Development Permit No. 100942

Running concurrently with this Bylaw is Development Permit No. 100942 (1041129 BC Ltd. / 19875, 19887, and 19929 - 75A Avenue) in accordance with Attachment A subject to the following conditions:



- a. Building plans being in substantial compliance with Schedules "A" through "P";
- b. On-site landscaping plans being in substantial compliance with Schedules "Q" 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.

**Attachments:** [H.2 cd 1041129 BC Ltd - Focus 08-22-0082.pdf](#)

### H.3

**Rezoning Application No. 100529 and  
Development Permit Application No. 101008  
(CrewH (Redwood Park) Homes Ltd. / 21750 - 96 Avenue)  
Bylaw No. 5454  
Report 19-36  
File CD 11-31-0045**

**Recommendation:** That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (CrewH (Redwood Park) Homes Ltd.) Bylaw 2019 No. 5454".

Explanation - Bylaw No. 5454

Bylaw 2019 No. 5454 rezones property located at 21750 - 96 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-34 to facilitate a fourteen (14) unit townhouse development.



Development Permit No. 101008

Running concurrently with this Bylaw is Development Permit No. 101008 (CrewH (Redwood Park) Homes Ltd. / 21750 - 96 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "I";
- b. Landscape plans being in substantial compliance with Schedules "J" through "P" 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;

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. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- 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, both with accompanying legal documents as required, to the acceptance of the Township.

**Attachments:** [H.3 cd CrewH \(Redwood Park\) Homes Ltd rz dp.pdf](#)



**I. BYLAWS FOR CONSIDERATION AT THIRD READING AND FINAL ADOPTION**

- I.1                      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 repeal third reading to "Township of Langley Housing Agreement Bylaw 2018 No. 5414" which was granted by Council on October 1, 2018.

That Council give final 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

That Council give third and final reading to revised "Township of Langley Housing Agreement Bylaw 2018 No. 5414".

Clerk's Note: As Bylaw No. 5414 has been amended to reflect the legal description of the new parcel (Lot F Plan EPP89631) of the lands subject to the Housing Agreement, please repeal third reading of the original version of Bylaw No. 5414. Please note that all development prerequisites listed in the Community Development Division report to Council of July 23, 2018 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on September 17, 2018 with third reading given on October 1, 2018. Staff note that the legal description of the property subject to Housing Agreement Bylaw 2018 No. 5414 has been updated to reflect its application to only the portion of the property containing the affordable housing project rather than the entire parent property.

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

That Council authorize issuance of 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;
- g. Registration of a restrictive covenant requiring provision of stormwater infiltration measures to the acceptance of the Township.

**Attachments:** [I.1 cd Shepherd of the Valley.pdf](#)

## **J. BYLAWS FOR FINAL ADOPTION**

**J.1                      Development Cost Charge Waiver for  
Supportive Housing  
Bylaw No. 5462  
Report 19-51  
File CD BA000024**

**Recommendation:** That Council give final reading to "Development Cost Charge Waiver for Affordable and Supportive Housing Bylaw 2019 No. 5462".



Explanation - Bylaw No. 5462

Bylaw 2019 No. 5462 repeals and replaces Bylaw 2018 No. 5380. Bylaw 2019 No. 5462 adds additional provisions for supportive housing to the provisions originally introduced in Bylaw 2018 No. 5380.

**Attachments:** [J.1 DCC Waiver for Supportive Housing.pdf](#)

**J.2                    2019 Church Permissive Tax Exemptions - Amending Bylaws  
Bylaw No. 5464  
Report 19-43  
File FIN 1970-04**

**Recommendation:** That Council give final reading to "Church Permissive Tax Exemption Bylaw 2014 No. 5118 Amendment Bylaw 2019 No. 5464".

Explanation - Bylaw No. 5464

Bylaw 2019 No. 5464 amends the Church Permissive Tax Exemption Bylaw 2014 No. 5118 to align with how BC Assessment is currently interpreting our bylaw.

**Attachments:** [J.2 Church Permissive Tax Exemptions.pdf](#)

**J.3                    Langley Fees And Charges Bylaw Amendment  
Bylaw No. 5469  
Report 19-49  
File FIN 1810-20**

**Recommendation:** That Council give final reading to "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2019 No. 5469".

Explanation - Bylaw No. 5469

Bylaw 2019 No. 5469 amends the Fees and Charges Bylaw 2007 No. 4616, and its amendments, to add new fees or other adjustments to the following Schedules to address new or enhanced municipal services, and continuing the consolidation of the Township of Langley Fees and Charges Bylaw:

- ☐ Schedule 1:        RECREATION, CULTURE, AND PARKS
- ☐ Schedule 2:        CEMETERIES
- ☐ Schedule 3:        ANIMAL CONTROL
- ☐ Schedule 8:        TRANSPORTATION
- ☐ Schedule 11:       WATERWORKS
- ☐ Schedule 12:       SEWER

**Attachments:** [J.3 Fees and Charges Bylaw Amendment.pdf](#)



**J.4**

**Rezoning Application No. 100412 and  
Development Permit Application No. 100749  
(Sitelines / Milner Corner / 6800 Block of 216 St and Glover Rd)  
Bylaw No. 5124  
Report 14-124  
File CD 08-13-0077/78**

**Recommendation:** That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sitelines / Milner Corner) 2014 Bylaw No. 5124".

Explanation - Bylaw No. 5124

Bylaw 2014 No. 5124 rezones 0.47 ha (1.17 ac) of land located in the 6800 Block of 216 Street and Glover Road in Milner to Community Commercial Zone C-2B to facilitate development of a gas bar, restaurant and retail space.

Development Permit No. 100749

That Council authorize issuance of Development Permit No. 100749 (Sitelines / Milner Corner / 6800 Block of 216 St and Glover Rd) in accordance with Attachment A subject to the following conditions:

- a. Section 606.5a) of the Township Zoning Bylaw 1987 No. 2500 being varied from a minimum front lot line setback requirement of 7.5m to 5.8m as shown in Schedule "B";
- b. Building plans being in compliance with Schedules "A" through "F";
- c. Landscape plans being in substantial compliance with Schedules "G" through "I" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- d. All signage being in compliance with Schedules "B" through "F" and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "C" and "E";
- f. All refuse areas to be located in an enclosure and screened in compliance with Schedule "E";
- g. Registration of a restrictive covenant prohibiting reliance on off-site parking; and,
- h. Registration of a cross access easement between the northern and southern lot to share the northern driveway access to 216 Street.

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the



following items will need to be finalized:

- a. Payment of supplemental Development Permit application fees;
- b. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- d. Written confirmation from owner and landscape architect or arborist that the 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; and,
- f. Payment of applicable 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 December 8, 2014 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on January 12, 2015 with third reading given on January 26, 2015. 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. Although resolution of the development prerequisite items was on-going and the on-site rezoning signs remained in place, the Bylaw was delayed due to a change of ownership and completion of engineering and dedication requirements with the Ministry of Transportation and Infrastructure. Please place accompanying Development Permit No. 100749 on the same agenda for issuance by Council. Note that the location of the restaurant/retail building has shifted to accommodate required road dedications. Additionally, the colour and materials for one unit in the restaurant/retail building are updated to reflect a proposed tenant. These minor changes are reflected in revised Development Permit No. 100749.

**Attachments:** [J.4 cd Sitelines Milner Corner.pdf](#)



**J.5                      Rezoning Application No. 100439  
(Tribune Developments GP Inc. /  
19684 and 19724 - 32 Avenue)  
Bylaw No. 5221  
Report 16-61  
File CD 07-22-0026**

**Recommendation:** That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tribune Developments GP Inc.) Bylaw 2016 No. 5221"; and

Explanation - Bylaw No. 5221

Bylaw 2016 No. 5221 rezones 3.04 ha (7.52 ac) of land located at 19684 and 19724 - 32 Avenue to Residential Zone R-1D to permit the subdivision of 30 fee simple single family lots.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 13, 2016 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 June 27, 2016 with third reading given on July 11, 2016. 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. 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 extensive servicing requirements needed to service the catchment area offsite.

**Attachments:** [J.5 cd rz Tribune Developments GP Inc.pdf](#)

**J.6                      Rezoning Application No. 100437  
(Watt / 3134 - 196 Street)  
Bylaw No. 5228  
Report 16-66  
File CD 07-22-0025**

**Recommendation:** That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Watt) Bylaw 2016 No. 5228".

Explanation - Bylaw No. 5228

Bylaw 2016 No. 5228 rezones 0.97 ha (2.39 acres) of land located at 3134 - 196 Street to Residential Zone R-1D to permit the subdivision of 10 fee simple single family lots.



Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 27, 2016 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. Please note that the matter raised by Council at the time of third reading to require a tree replacement program equivalent to the number of significant trees identified as existing on the site based on the Integrated Site Design Concept Plan submitted by the applicant, has 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 11, 2016 with third reading given on July 25, 2016. 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. 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 extensive servicing requirements needed to service the catchment area offsite.

**Attachments:** [J.6 cd rz Watt 3134 - 196 Street.pdf](#)

**J.7**

**Rezoning Application No. 100438  
(505050 Development Corporation / Kooner /  
19685, 19721, 19769, 19779, 19803 - 32 Avenue)  
Bylaw No. 5223  
Report 16-70  
File CD 07-27-0079**

**Recommendation:** That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (505050 Development Corporation / Kooner) Bylaw 2016 No. 5223".

Explanation - Bylaw No. 5223

Bylaw 2016 No. 5223 rezones 6.63 ha (16.39 acres) of land located at 19685, 19721, 19769, 19779 and 19803 - 32 Avenue to Residential Zone R-1D to permit the subdivision of 72 fee simple single family lots.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 27, 2019 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. Please note that the matters raised by Council at the time of third reading to require a tree



replacement program equivalent to the number of significant trees identified as existing on the site based on the Integrated Site Design Concept Plan submitted by the applicant, and for completion of a Traffic Impact Study to analyze the traffic flows of the interior roads of the subdivision, has 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 11, 2016 with third reading given on July 25, 2016. 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. 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 extensive servicing requirements needed to service the catchment area offsite.

**Attachments:** [J.7 cd Rz Kooner.pdf](#)

**J.8                      Rezoning Application No. 100464  
(Blaauw / Triple J Poultry Farm Ltd. / Seymour /  
2865 / 2883 - 204 Street and 20291/20337/20387 - 28 Avenue)  
Bylaw No. 5289  
Report 17-69  
File CD 07-23-0067**

**Recommendation:** That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Blaauw / Triple J Poultry Farm Ltd. / Seymour) Bylaw 2017 No. 5289".

Explanation - Bylaw No. 5289

Bylaw 2017 No. 5289 rezones 5.76 ha (14.25 ac) of land located at 2865 and 2883 - 204 Street and 20291, 20337 and 20387 - 28 Avenue to Residential Zone R-1D to permit the subdivision of 56 single family lots.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 26, 2017 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on July 24, 2017 with third reading given on October 23, 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. 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 extensive servicing requirements needed to service the catchment area offsite.



**Attachments:** [J.8 cd rz Blaauw Triple J Poultry Farm Seymour.pdf](#)

**J.9                    Official Community Plan Amendment and  
Rezoning Application No. 100150 and  
Development Permit Application Nos. 100854 and 100870  
(Vesta Properties Ltd. / 20100 Block 84 Avenue)  
Bylaw No. 5339  
Bylaw No. 5340  
Bylaw No. 5349  
Report 18-27  
File CD 08-26-0183 / 0184 / 0190**

**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 (Vesta Properties Ltd.) Bylaw 2018 No. 5339";

"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 (Vesta Properties Ltd.) Bylaw 2018 No. 5340"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5349".

Explanation - Bylaw No. 5339

Bylaw 2018 No. 5339 amends the Carvolth Neighbourhood Plan by permitting the development of property at 20144 - 84 Avenue consistent with the density provisions of the Latimer Neighbourhood Plan when developed in conjunction with the properties 20166, 20178 and 20210 - 84 Avenue and Lot 139 EPP71810.

Explanation - Bylaw No. 5340

Bylaw 2018 No. 5340 amends the Latimer Neighbourhood Plan between the Single Family 3, Rowhouse / Townhouse A and Rowhouse / Townhouse B land use designations to accommodate a proposed rowhouse and townhouse development on lands located in the 20100 block of 83 Avenue.

Explanation - Bylaw No. 5349

Bylaw 2018 No. 5349 rezones 4.16 ha (10.28 ac) of land located in the 20100 block of 84 Avenue from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(RH) and Comprehensive



Development Zone CD-119 to accommodate 25 rowhouse lots and 153 townhouses.

Development Permit No. 100854

That Council authorize issuance of Development Permit No. 100854 (Vesta Properties Ltd. / 20100 Block 84 Avenue) in accordance with Attachment A 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" and "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;

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. Completion of the subdivision to create 25 rowhouse lots;
- c. Registration of party wall and common element maintenance agreements on the title of all lots;
- d. Registration of an easement securing the required visitor parking stalls;
- e. On-site landscaping to be secured by letter of credit at building permit stage;
- f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 100870

That Council authorize issuance of Development Permit No. 100870 (Vesta Properties Ltd. / 20100 Block 84 Avenue) in accordance with Attachment B subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "DD";
- b. On-site landscaping plans being in substantial compliance with Schedules "EE" through "HH", 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.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of March 5, 2018 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on March 19, 2018 with third reading given on April 9, 2018. 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 sign(s) remained in place, the Bylaws were delayed due to complicated servicing requirements associated with the site.

**Attachments:** [J.9 cd Vesta OCP RZ DP.pdf](#)

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

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

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



**N. OTHER BUSINESS**

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

**N.1 Willoughby Arterial Road Completion Amenity Policy**

**Recommendation:** Whereas the completion of the major road network in Willoughby is a critical public issue; and

Whereas reviewing how major roads are provided for is a strategic priority for Township of Langley Council;

Therefore be it resolved that staff be directed to draft and bring forward a new Willoughby Arterial Road Completion Amenity Policy in draft form, informed by the related memo to Council dated April 8, 2019, with a staff report and presentation for consideration by Council, as soon as practical.

**Attachments:** [N.1 2019-04-08 Willoughby Arterial Roads Amenity Policy.pdf](#)

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

**N.2 Accelerating Climate Action in the Township of Langley in Response to the Climate Emergency**

**Recommendation:** Whereas:

The Legislature of British Columbia and the House of Commons have acknowledged the growing urgency for further action based on current and predicted climate breakdown highlighted in the October 2018 "Intergovernmental Panel on Climate Change Report" (IPCC);

The IPCC report underscored the need to limit global warming to 1.5 degrees celsius within a strategic framework designed to reduce global net CO2 emissions by between 94% and 107% below 2010 levels, in order to reach negative net emissions by 2050;

A recent "Canada's Changing Climate Report" (CCCR) has stated that on average, Canada is experiencing warming at twice the rate of the rest of the world;

The world is currently on track for more than 3 degrees celsius warming based on existing policies and practices that do not meet any current benchmarks or targets outlined provincially, federally, or internationally in order to stave off the most catastrophic results of accelerated warming;



The cost incurred by climate change will be greater the less action we proactively take to mitigate and adapt to it. Among other things, climate change will test our diking systems, aquifers, and storm water and sewer systems. Some of the costs associated with climate inaction would be:

- 1) An estimated \$20+ billion in costs for the Lower Mainland to mitigate and rebuild affected areas subject to major coastal flooding,
- 2) Approximate cost of \$2 million a year to switch completely to GVRD water based on local aquifer depletion,
- 3) Economic costs related to the maintenance and replacement of sewer and water infrastructure with respect to storm water and other engineered structures affected by climate change,
- 4) Human and economic costs from heat waves and wildfires,
- 5) Healthcare costs associated with increased respiratory-related illnesses due to diminished air quality,
- 6) Increasing cost of dike construction and enhancement to protect personal property and infrastructure.

A growing list of cities across Canada, to now include Vancouver, Victoria, New Westminster, and Halifax have recently declared a "climate emergency" based on the scientific information and the moral imperative to enhance accelerated action on climate change; and

A growing legion of young people from across the globe, whose activities coalesced on March 15 as part of the newly declared "Fridays for Future" initiative, are demanding that their local governments take more immediate and aggressive action towards addressing and ameliorating this emergency;

Therefore be it resolved:

That Council acknowledge the climate emergency as evidenced by scientific studies and policy predictions that indicate dire consequences arising from the breakdown of a stable climate arising from unprecedented global warming;

That Council direct staff to establish a draft "carbon budget" for both corporate and community emissions related to planning and land development and to include a broader transportation analysis, which policies are aligned with limiting warming to the 1.5C predictive "safe" limit;



That staff report back annually as to the depletion of our remaining local carbon budget in order to facilitate "real time" policy decisions and potential trade-offs;

That staff prepare a presentation at a future CPC meeting further to the 2020 budget discussions in order to advance more prescriptive policies and initiatives across all departments, designed to accelerate actions in order to expeditiously adopt more policies under the on-going Climate Action Revenue Incentive Programme (CARIP), as well other carbon-related initiatives across the Township; and

That Council direct staff to undertake any actions, including research and investigation with respect to "best practices" as action items to meet these goals, in order to identify any and all opportunities that could be adopted to enhance climate mitigation and adaptation measures.

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

**N.3                      Adoption of a Tree Protection Bylaw**

**Recommendation:** Whereas there are many renewed concerns from Township residents about the lack of a Tree Protection Bylaw in the Township of Langley especially due to recent tree-cutting / clear-cutting activity;

Whereas several other municipal jurisdictions in the Lower Mainland have already adopted Tree Protection Bylaws over the last decade including Delta, Richmond, Vancouver, Surrey, Maple Ridge and Abbotsford;

Whereas the City of Richmond BC has very clear and concise Tree Protection Bylaw standards easily available to the public on their City website, and their Tree Protection Bylaw has been in place since 2006;

Whereas the previous Township of Langley Council referred the matter of a Tree Protection Bylaw to the current Township of Langley Council;

Whereas in January 2019, the current Township of Langley Council identified Tree and Canopy Protection in the Township as one of their top 6 priorities for this term;

Whereas staff have requested Township Council to provide more direction on this matter; and



Whereas the recently formed Brookwood-Fernridge Neighbourhood Planning Committees will also need direction and standards relative to their advisory work on these new Neighbourhood Plans;

Therefore be it resolved that the Township of Langley (TOL) Council:

1. Adopt and implement the City of Richmond's Tree Protection Bylaw 8057 including its updates since 2006, and its easily available and concise website "Bulletin" format for the public;

2. Request TOL staff to:

a) Bring forward such a Township of Langley (TOL) Tree Protection

Bylaw for First, Second and Third Reading on May 13, 2019;

b) Hold a Public Hearing on the proposed TOL Tree Protection Bylaw on May 27, 2019; and

c) Bring forward Final Reading of the proposed TOL Tree Protection Bylaw on June 10, 2019;

3. Request TOL staff to undertake an existing tree canopy review in the Township and to bring forward a Tree Canopy Protection Standard for the entire Township in the next 6-12 months, focusing first on the Brookwood-Fernridge area so that this standard is known by all the Brookwood-Fernridge Neighbour Planning Committees and TOL staff prior to the completion of their advisory work and Neighbourhood Plan recommendations to Council; and

4. Appoint an 8-12 month (maximum) Tree Protection Council Advisory Committee with broad-based representation from the entire Township in July 2020 to review both the 2019 TOL Tree Protection Bylaw and the subsequent 2019-2020 TOL Tree Canopy Protection Standard in order to ensure that the adopted 2019 TOL Tree Protection Bylaw is effective and that the Township's Sustainability Charter will be met for the current and future generations who live in all communities of the Township of Langley.

## **O. TERMINATE**