



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, April 15, 2019 at 7:00 PM
following the Regular Evening Council Meeting
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A Public Hearing is a statutory requirement under Section 464 of the Local Government Act, and must be held before third reading of a community plan, rural land use bylaw, zoning bylaw, land use contract amendment bylaw, heritage designation bylaw or heritage revitalization agreement bylaw which would change the use, or density of use, of property.

During a Public Hearing, Council acts in a quasi-judicial role for the purpose of allowing persons who believe their interest in property is affected by a bylaw, permit or other matter, to make representations to Council either orally or by written submission, or add comments or elaborate upon correspondence that may have already been presented to Council concerning the bylaws. It is important to note that Council is not in a position to receive any additional information on the bylaws following the Public Hearing, as dictated by case law.

The hearing procedure involves an explanation from the Community Development Division on the purpose of the proposed bylaws and to hear from individuals regarding the bylaws. In order to ensure that all interested parties have a reasonable opportunity to be heard, speakers are requested to keep representations as brief and succinct as possible and no longer than five minutes, excluding time required for questions from Council. Speakers will be asked to state their name, neighbourhood and city for the record and if referring to prepared remarks, to submit copies of these to the Township Clerk. Decorum must be maintained at all times, this includes refraining from applause, booing, or heckling.

To assist with large numbers of speakers, individuals may advise the Township Clerk and sign the speakers list prior to the commencement of the Public Hearing. The names on the speakers list will be read out during the hearing; however, the Chair will also call for any other speakers wishing to present their views once the speakers on the list have all been heard. Individuals who have already addressed Council and wish to add further submissions will wait until the people that have not yet addressed Council have had an opportunity to speak. All submissions and speakers lists are considered part of the public record.

Council members should not express their views nor debate the bylaws, but may question speakers to clarify particular points in the submissions; further, no decisions will be made concerning the bylaws at this hearing, as third reading will be considered by Council at its next Regular Meeting to be held (unless otherwise resolved by Council)

Monday, May 13, 2019 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 - 65 Avenue, Langley, BC

A. ADOPTION AND RECEIPT OF AGENDA ITEMS**A.1 Regular Meeting for Public Hearing and Development Permits -
April 15, 2019**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held April 15, 2019.

B. DEVELOPMENT PERMITS**B.1 Development Variance Permit
Application No. 100085 (First Capital
(Langley Crossing) Corp. / 902, 6339 - 200 Street)
Report 19-61
File CD 08-10-0063**

Recommendation: That Council consider Development Variance Permit No. 100085 for property located at 902, 6339 - 200 Street, to accommodate existing fascia signage, subject to the following:

a. Section 8.1(2) - Signs in Commercial and Industrial Zones requiring a permit of the Township of Langley Sign Bylaw 2012 No. 4927 being varied to increase the maximum fascia sign area from 0.6 square metres / lineal metre (2 square feet / lineal foot) of wall length to 0.84 square metres / lineal metre (2.8 square feet / lineal foot) as indicated in Schedule A.

That Council adopt one of the following resolutions:

That Council not authorize issuance of Development Variance Permit No. 100085 for property located at 902, 6339 - 200 Street.

or

That Council authorize issuance of Development Variance Permit No. 100085 for property located at 902, 6339 - 200 Street.

Submissions from the public.

Explanation by the proponent.

Attachments: [B.1 cd First Capital dvp.pdf](#)

**B.2 Development Permit Application No. 101036
(Gateway 200 Business Park Ltd. / 19760 - 86 Avenue)
Report 19-58
File CD 08-27-0045**

Recommendation: That Council authorize issuance of Development Permit No. 101036 to Gateway 200 Business Park Ltd., for property located at 19760 - 86 Avenue, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "F";
- b. Landscape plans being in substantial compliance with Schedules "G" and in compliance with the Township's Street Tree and Boulevard Planting Policy, 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 Schedules "C" through "E" and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "A" through "F";
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- g. All outdoor storage areas being covered by a dust free surface;

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

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- c. Onsite landscaping being secured by a letter of credit at the building permit stage;
- 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. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;

- f. Payment of supplemental Development Permit application fees; and
- g. Payment of applicable Development Cost Charges and Building Permit administration fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [B.2 cd Gateway 200.pdf](#)

**B.3 Development Permit Application No. 100891
(449991 BC Ltd. / 20650 - 78 Avenue)
Report 19-57
File CD 08-23-0156**

Recommendation: That Council authorize issuance of Development Permit No. 100891 to 449991 B.C. Ltd. for the property located at 20650 - 78 Avenue, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "Y";
- b. Landscaping plans being in substantial compliance with Schedules "Z" through "AD" and in compliance with the Township's Street Tree and Boulevard Planting 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. 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;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Registration of restrictive covenants acceptable to the Township:
 - ☐ prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
 - ☐ prohibiting parking of vehicles on internal roads (other than in clearly identified parking spaces);
 - ☐ identifying the units (minimum 5%) to incorporate Adaptable Housing requirements.
- d. Tree management 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. Provision of security (cash-in lieu) for construction of ultimate public trail surface for pedestrian connection right of way between 206 Street and 207 Street;

f. Registration of a public pedestrian connection right of way between the subject property (Lot 33 Section 23 Township 8 New Westminster District Plan EPP72681) and the neighbouring property to the south (Lot 32 Section 23 Township 8 New Westminster District Plan EPP72681) and 78 Avenue and a pedestrian connection right of way between 206 Street and 207 Street, as shown on "Schedules "A", "Z" and "AA" included in Development Permit No.100891;

g. Registration of a reciprocal cross access easement for construction and maintenance purposes between the subject property (Lot 33 Section 23 Township 8 New Westminster District Plan EPP72681 and the property to the south (Legal Description Lot 32 Section 23 Township 8 New Westminster District Plan EPP72681);

h. Discharge of Restrictive Covenant CA 7218433; and

i. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [B.3 cd 449991 BC LTD.pdf](#)

C. PUBLIC HEARING

**C.1 Rezoning Application No. 100530 and
Development Permit Application No. 101083
(Castlehill Homes (Yorkson) Ltd.) / 8450 - 204 Street)
Bylaw No. 5450
Report 19-44
File CD 08-26-0209**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Homes (Yorkson) Ltd.) Bylaw 2019 No. 5450"

Explanation - Bylaw No. 5450

Bylaw 2019 No. 5450 rezones property located at 8450 - 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD 77 to permit a comprehensive development consisting of 38 townhouse units.

Development Permit No. 101083

Running concurrently with this Bylaw is Development Permit No. 101083 (Castlehill Homes (Yorkson) Ltd.) / 8450 - 204 Street) 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" through "P", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

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

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

Submissions from the public.

Explanation by the proponent.

Attachments: [C.1 cd Castlehill Homes \(Yorkson\) Ltd.pdf](#)

C.2

**Official Community Plan Amendment and
Rezoning Application No. 100179 and
Development Permit Application No. 100903
Development Variance Permit Application No. 100103
(Qualico Developments / 20544 and 20570 - 78 Avenue)
Bylaw No. 5426
Bylaw No. 5461
Report 19-50
File CD 08-23-0155**

Recommendation: "Langley Official Community Plan Bylaw No. 1979 No. 1842
Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800
Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030
Amendment (Qualico Developments (Vancouver) Inc. Bylaw 2019
No. 5426"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Qualico Developments (Vancouver) Inc. Bylaw 2019 No. 5461"

Explanation - Bylaw No. 5426

Bylaw 2019 No. 5426 amends Table 4.1 Residential Housing Mix and
Densities of the Yorkson Neighbourhood Plan concerning the type
mix provisions for lands designated Mixed Residential located at
20544 and 20570 - 78 Avenue. The amendment will allow the
development of 39 lots (22 single family lots, 11 rowhouse lots and
6 semi-detached lots).

Explanation - Bylaw No. 5461

Bylaw 2019 No. 5461 rezones properties located at 20544 and
20570 - 78 Avenue from Suburban Residential Zone SR-2 to
Residential Zone R-1 A, and Residential Compact Lot Zones
R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD) to permit a
comprehensive development consisting of 39 lots (22 single family
lots, 11 rowhouse and 6 semi-detached lots).

Development Permit No. 100903

Running concurrently with this Bylaw is Development Permit
No. 100903 (Qualico Developments / 20544 and 20570 - 78 Avenue)
in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all
lands zoned 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.

Development Variance Permit No. 100103

Running concurrently with this Bylaw is Development Variance Permit No. 100103 (Qualico Developments / 20544 and 20570 - 78 Avenue) in accordance with Attachment E subject to the following conditions:

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 Lot 28;

b. Section 401.5 (3) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement for a detached garage from 0.9 metres to 0.6 metres on proposed Lot 15;

c. Section 401.5 (3) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement for a detached garage from 0.9 metres to 0.6 metres and to reduce the side lot line setback requirement for a detached garage abutting a street from 4.5 metres to 2.5 metres on proposed Lot 33.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.2 cd 08-23-155 Qualico.pdf](#)

C.3

**Official Community Plan Amendment and
Rezoning Application No. 100158 and
Development Permit Application
Nos. 100967, 101079 and 101097
(Pollyco (Latimer) Ventures Ltd. / 7484, 7536, and
7570 - 200 Street, and 7441, 7495, and 7541 - 202A Street)
Bylaw No. 5465
Bylaw No. 5466
Report 19-53
File CD 08-23-0172**

Recommendation: "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

(Pollyco (Latimer) Ventures Ltd.) Bylaw 2019 No. 5465"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Pollyco (Latimer) Ventures Ltd.) Bylaw 2019 No. 5466"

Explanation - Bylaw No. 5465

Bylaw 2019 No. 5465 amends the Willoughby Community Plan and the Latimer Neighbourhood Plan between the Apartment-Mixed Use, Apartment, Live-Work (Townhouse), Single Family Residential 3, and Streamside Protection and Enhancement Areas to accommodate a proposed single family residential, rowhouse, semi-detached, Apartment - Mixed Use, Apartment (up to six storeys), Live-Work (Townhouse), and Townhouse development on lands located between 74A and 76 Avenues from 200 to 202A Streets.

Explanation - Bylaw No. 5466

Bylaw 2019 No. 5466 rezones land at 7484, 7536 and 7570 - 200 Street and 7441, 7495 and 7541 - 202A Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH); and Comprehensive Development Zone CD-136 to permit a comprehensive development consisting of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots), one (1) mixed use building including ground floor commercial space, two (2) apartment buildings, townhouse live-work units and townhouse units.

Development Permit No. 100967

Running concurrently with this Bylaw is Development Permit No. 100967 (Pollyco (Latimer) Ventures Ltd. / 7484, 7536, and 7570 - 200 Street, and 7441, 7495, and 7541 - 202A Street) (proposed single family lots) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all Residential Compact Lot R-CL(A) and R-CL(B) zoned lands, 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;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Development Permit No. 101079

Running concurrently with this Bylaw is Development Permit No. 101079 (Pollyco (Latimer) Ventures Ltd. / 7484, 7536, and 7570 - 200 Street, and 7441, 7495, and 7541 - 202A Street) (streamside protection) in accordance with Attachment B subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township;
- b. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842, including:
 - i. a restoration and enhancement plan for Streamside Protection and Enhancement Development Areas shown in Schedule A;
 - ii. a drainage management plan confirming offsite (upstream) flow paths will be maintained through the project site; and
 - iii. confirmation that on-site watercourse and SPEA relocations comply with senior government requirements for off-site watercourses and SPEAs.
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on the Streamside Protection and Enhancement Development Permit Area; and
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

Development Permit No. 101097

Running concurrently with this Bylaw is Development Permit No. 101097 (Pollyco (Latimer) Ventures Ltd. / 7484, 7536, and 7570 - 200 Street, and 7441, 7495, and 7541 - 202A Street) (proposed rowhouse and semi-detached lots) in accordance with Attachment C subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "II";
- b. On-site landscaping plans being in substantial compliance with Schedules "JJ" through "YY", 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;
- 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. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(RH) and R-CL(SD);

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. Completion of the subdivision to create 63 single family lots, 33 rowhouse lots and 42 semi-detached lots;
- d. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(RH) and R-CL(SD) zoned lots;
- 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.

Clerk's Note: Council by a 2/3 majority vote of the full Council, may choose to suspend the requirement that third reading occur at the next Regular Evening Council meeting, to permit consideration of this matter at the close of the Public Hearing.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.3 cd 08-23-0172 Pollyco.pdf](#)

D. TERMINATE