



REGULAR EVENING MEETING OF COUNCIL

Monday, May 27, 2019 at 7:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - May 27, 2019

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held May 27, 2019.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - May 13, 2019

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held May 13, 2019.

Attachments: [B.1 05 13 Regular Evening Minutes.pdf](#)

B.2 Public Hearing Meeting - May 13, 2019

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held May 13, 2019.

Attachments: [B.2 05 13 Public Hearing Minutes.pdf](#)

C. PRESENTATIONS

D. DELEGATIONS

D.1 Jessica Yaniv File 0550-07

Recommendation: Request by Jessica Yaniv, to appear before Council to discuss establishing a SAFE+ program at Township of Langley schools.

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

D.2 Diane Gendron Bard in the Valley File 0550-07

Recommendation: Request by Diane Gendron, to appear before Council to thank them for their support of Bard in the Valley's Shakespearean production through the Township's Community Grant program.

Attachments: [D.2 Bard in the Valley.pdf](#)

**D.3 Randy Caine
Hempyz Gifts and Novelties
File 0550-07**

Recommendation: Request by Randy Caine, Hempyz Gifts and Novelties, to appear before Council to discuss retail cannabis sales.

Attachments: [D.3 Randy Caine.pdf](#)

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Tree Protection Bylaw
Bylaw No. 5478
Bylaw No. 5481
Bylaw No. 5482
Report 19-78
File CD BA000025**

Recommendation: That Council give first and second reading to Tree Protection Bylaw 2019 No. 5478;

That Council give first, second and third reading to Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2019 No. 5481;

That Council give first, second and third reading to Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2019 No. 5482; and

That Council authorize staff to schedule a Public Hearing for Bylaw 2019 No. 5478.

Explanation - Bylaw No. 5478

Bylaw 2019 No. 5478 is to regulate, prohibit and impose requirements for tree cutting and tree protection.

Explanation - Bylaw No. 5481

Bylaw 2019 No. 5481 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 by providing fine amounts and offences relating to Tree Protection Bylaw 2019 No. 5478.

Explanation - Bylaw No. 5482

Bylaw 2019 No. 5482 amends the Fees and Charges Bylaw 2007 No. 4616 by adding new fees and charges relating to Tree Protection Bylaw 2019 No. 5478.

Attachments: [F.1 cd Tree Protection Bylaw.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

G.1 Community Standards Bylaw
Bylaw No. 5448
Bylaw No. 5449
Report 19-79
File CD 3900-25

Recommendation: That Council give first, second and third reading to the Community Standards Bylaw 2019 No. 5448, which consolidates, repeals and replaces the Untidy and Unsightly Premises Bylaw 1982 No. 2092, Graffiti Bylaw 2008 No. 4627, Abandoned Properties Bylaw 2005 No. 4401 and Noise Control Bylaw 2015 No. 5172, and their respective amendments;

That Council give first, second and third reading to the Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2019 No. 5449; and

That Council approve revisions to the existing Noise Control Exemption Policy No. 08-110.

Explanation - Bylaw No. 5448

Community Standards Bylaw 2019 No. 5448 is a bylaw to regulate, prohibit and impose requirements in relation to noise, untidiness, unsightliness and abandonment of property in the Township of Langley, and it repeals and replaces the Corporation of the Township of Langley Noise Control Bylaw 2015 No. 5172 and all amending bylaws, the Corporation of the Township of Langley Untidy and Unsightly Premises Bylaw 1982 No. 2092 and all amending bylaws, the Corporation of the Township of Langley Graffiti Bylaw 2008 No. 4627 and all amending bylaws, and the Corporation of the Township of Langley Abandoned Properties Bylaw 2005 No. 4401 and all amending bylaws.

Explanation - Bylaw No. 5449

Bylaw 2019 No. 5449 updates the Township of Langley Bylaw Enforcement Bylaw 2008 No. 4703 to permit a violation of the Township of Langley Community Standards Bylaw 2019 No. 5448 to be addressed through the issuance of bylaw notice.

Attachments: [G.1 cd Community Standards Bylaw.pdf](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

**H.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 third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1074201 BC Ltd.) Bylaw 2019 No. 5453".

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.

Development Permit No. 100921

Running concurrently with this Bylaw is Development Permit No. 100921 (1074201 BC Ltd. / Interface Architecture Inc. / 20163 - 84 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. 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.

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

H.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 third 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.) 2019 Bylaw No. 5415".

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.

Development Permit No. 100927

Running concurrently with this Bylaw is Development Permit No. 100927 (Emporio Holdings Ltd. / 20203 - 84 Avenue) in accordance with Attachment A 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.

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

H.3

**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 third reading to "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".

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).

Development Permit No. 100978

Running concurrently with this Bylaw is Development Permit No. 100978 (Qualico Developments / 7720 and 7780 - 202A Street, and 7767 - 204 Street) 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. 100105

Running concurrently with this Bylaw is Development Variance Permit No. 100105 (Qualico Developments / 7720 and 7780 - 202A Street, and 7767 - 204 Street) in accordance with Attachment B 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 Lots 9, 10, 18 and 56, indicated on Schedule "A";
- 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, indicated on Schedule "A".

Attachments: [H.3 cd 08-23-0173 Qualico.pdf](#)

H.4

**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: 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 (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.

Attachments: [H.4 cd 08-23-0172 Pollyco.pdf](#)

I.1 BYLAWS FOR CONSIDERATION AT THIRD READING AND FINAL ADOPTION

I.1 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 third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Peraspera Holdings Ltd.) Bylaw 2019 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.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of April 15, 2019 attached to the bylaw have been satisfactorily addressed. The Public hearing for the bylaw was held on May 13, 2019.

Attachments: [I.1 cd Peraspera Holdings RZ.pdf](#)

J. BYLAWS FOR FINAL ADOPTION

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 Kwantlen First Nation Street Names in Fort Langley

Recommendation: Therefore be it resolved that staff be directed to review and report back as soon as practical, preferably before National Indigenous Peoples Day on Friday, June 21st, with input and recommendation(s) to Council on the practicality and potential process for the following initiatives:

A. To formally rename Glover Road north of the Jacob Haldi Bridge to Kwantlen Boulevard, or an alternative name otherwise acceptable to the Kwantlen First Nation and the Township of Langley; and

B. To add interpretive road name signage in the Halkomelem language of the Kwantlen First Nation with the current, official English versions within the boundaries of:

i. the Fort Langley commercial area in close proximity to the current (and potentially new) Fort Langley Centennial Museum; or

ii. the Fort Langley "peninsula," including Bedford Landing and Brae Island;

to be confirmed and finalized in partnership with the Kwantlen First Nation, local expert(s), and the Township of Langley, completed and installed within 2019.

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

N.2 Langley RCMP

Recommendation: Whereas the Township of Langley has had an excellent working relationship with the RCMP;

Whereas our neighbour, the City of Surrey, has indicated (although not fully enacted) that they will be implementing a Surrey Municipal Police Force; and

Whereas this can have both a staffing and financial effect on the Township of Langley, Integrated Policing Units, E-Division building in Surrey, 911 E-Comm, and other services;

Therefore be it resolved that Council request the Langley RCMP provide a report outlining the potential impact on the Township of Langley and make a presentation to Council at an upcoming Regular Evening Council meeting.

O. TERMINATE