



# REGULAR EVENING MEETING OF COUNCIL

Monday, July 8, 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 - July 8, 2019  
7:00pm**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held July 8, 2019.

### B. ADOPTION OF MINUTES

**B.1 Regular Evening Council Meeting - June 24, 2019  
7:03pm**

**Recommendation:** That Council adopt the Minutes of the Regular Evening Council meeting held June 24, 2019.

**Attachments:** [B.1 06\\_24 Regular Evening Minutes.pdf](#)

### C. PRESENTATIONS

**C.1 Rail Safety  
7:05pm**

**Recommendation:** Presentation by Mike LoVecchio, Director Government Affairs, Canadian Pacific, regarding rail safety, service and emergency response.

Clerk's Note: Council approved this presentation at the January 14, 2019 Regular Afternoon Council meeting.

### D. DELEGATIONS

**D.1 Charity Gosling  
File 0550-07  
7:45pm**

**Recommendation:** Request by Charity Gosling, to appear before Council to discuss a one-stop recycling facility.

**Attachments:** [D.1 Charity Gosling.pdf](#)

**D.2**                    **Wendy McMillan**  
**Cynthia Hamilton**  
**Willoughby Residents Association**  
**File 0550-07**  
**7:55pm**

**Recommendation:** Request by Wendy McMillan and Cynthia Hamilton, Willoughby Residents Association, to appear before Council to discuss dog signage at Yorkson Community park.

**Attachments:** [D.2 Willoughby Residents Association.pdf](#)

**D.3**                    **Patricia Tallman**  
**File 0550-07**  
**8:05pm**

**Recommendation:** Request by Patricia Tallman, to appear before Council to discuss prevention strategy management of abandoned pet rabbits and their offspring.

**Attachments:** [D.3 Patricia Tallman.pdf](#)

**D.4**                    **Andrew Gordon**  
**File 0550-07**  
**8:15pm**

**Recommendation:** Request by Andrew Gordon, to appear before Council to discuss the development of retail cannabis bylaws.

**Attachments:** [D.4 Andrew Gordon.pdf](#)

**D.5**                    **Misty vanPopta**  
**File 0550-07**  
**8:25pm**

**Recommendation:** Request by Misty vanPopta, to appear before Council to discuss the increased usage of the field at the Fort National Historic Site as an event space.

**Attachments:** [D.5 Misty vanPopta.pdf](#)

## **E. REPORTS TO COUNCIL**

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

**F.1**                    **Rezoning Application No. 100580**  
**(Urbanex Walnut Grove Development Corp. / 9497 - 201 Street)**  
**Bylaw No. 5489**  
**Report 19-107**  
**File CD 08-35-0181**  
**8:35pm**

**Recommendation:** That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (URBANEX) Bylaw 2019 No. 5489, amending Comprehensive Development Zone CD-14 to add group children's day care as a permitted use; and further

That Council authorize staff to schedule the required public hearing.

Explanation - Bylaw No. 5489

Bylaw 2019 No. 5489 amends the Comprehensive Development Zone CD-14 by adding group children's day care to the list of permitted uses to accommodate a proposed daycare facility at 9497 - 201 Street.

**Attachments:** [F.1 cd Urbanex RZ.pdf](#)

**F.2**                    **Rezoning Application No. 100489 and**  
**Development Permit Application No. 100935**  
**(Sikhram / Saran / 20448, 20460 and 20492 - 74B Avenue)**  
**Bylaw No. 5483**  
**Report 19-106**  
**File CD 08-23-0160**  
**8:45pm**

**Recommendation:** That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sikhram / Saran) Bylaw 2019 No. 5483, rezoning 1.47 ha (3.63 ac) of land located at 20448, 20460 and 20492 - 74B Avenue to Residential Compact Lot Zones R-CL(A), and R-CL(SD), to facilitate the development of 17 single family lots, and 12 semi detached lots, subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Latimer Neighbourhood Plan requirements secure a community stormwater detention site to serve the storm catchment area to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southeast Phase of the Latimer Neighbourhood Plan (as required by the Latimer Neighbourhood

Plan) to the acceptance of the Township of Langley General Manager of Engineering and Community Development;

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 of Langley General Manager of Engineering and Community Development;
4. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
5. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
6. 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 of Langley General Manager of Engineering and Community Development;
7. Registration of restrictive covenants acceptable to the Township of Langley General Manager of Engineering and Community Development:
  - a. Identifying the units (minimum 5%) required to incorporate the Adaptable Housing Requirements;
  - b. Prohibiting the development of secondary suites within individual units zoned Residential Compact Lot Zone R-CL(SD);
  - c. Prohibiting construction of the western portions of Lots 1, 13 and 22 shown on the site plan, until such time that the western portions of these lots are consolidated with the property to the west (20430 - 74B Avenue);
8. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement, as needed) and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer amenity fee;
9. Provision of an overall layout plan for the area south of 74B Avenue east of 204 Street in the Latimer Neighbourhood Plan area; and
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 at time of final reading of Rezoning Bylaw No. 5483 authorize issuance of Development Permit No. 100935 subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A);
- b. Building plans being in substantial compliance with Schedules "A" through "T";
- c. On-site landscaping plans being in substantial compliance with Schedules "U" and "V", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township of Langley;

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. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(SD) zoned lots;
- c. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD);
- d. On-site landscaping to be secured by letter of credit at building permit stage;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for the rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100935.

Explanation - Bylaw No. 5483

Bylaw 2019 No. 5483 rezones 1.47 ha (3.63 ac) of land at 20448, 20460 and 20492 - 74B Avenue from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to accommodate 29 lots (17 single family lots and 12 semi detached lots).

**Attachments:** [F.2 cd Sikham RZ DP.pdf](#)

**F.3 Rezoning Application No. 100584 and  
Development Permit Application No. 101006  
(Mitchell Group / Between 198A and 200 Streets and  
86 and 88 Avenues)  
Bylaw No. 5494  
Report 19-112  
File CD 08-27-0062  
8:55pm**

**Recommendation:** That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Group) Bylaw 2019 No. 5494, rezoning 5.67 ha (14.01 ac) of land located between 198A and 200 Streets and 86 and 88 Avenues, to Comprehensive Development Zone CD-138, to facilitate development of a 264 room hotel with banquet / conference facility and two (2) eleven (11) storey office buildings, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted 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;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan;
4. Dedication and construction of a 4.5 metre wide street greenway on the north side of 86 Avenue and south side of 88 Avenue, an 11.5 metre average street greenway on the west side of 200 Street, and 3 metre wide trails on the north and south side of the watercourse, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
5. Design and construction of a 0.19 ha (0.47 ac) plaza on the south side of 88 Avenue, including final acceptance of plaza landscape design plans, signage, landscape details and security;
6. Dedication of Streamside Protection and Enhancement Areas, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;

7. Completion of works in restrictive covenant CA3045672 to the acceptance of the Department of Fisheries and Oceans including discharge of the restrictive covenant prior to transfer of the lands to the Township;
8. 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);
9. Demolition of house and accessory buildings at 19881 - 86 Avenue;
10. Provision of written confirmation from the owner of 8615 - 200 Street (Chevron) that the proposed amendments to the site plan are supported including security of related access easements;
11. Registration of a restrictive covenant restricting access to the site from 200 Street to right in only as shown on the site plan;
12. Registration of easements:
  - a. Securing shared parking between the proposed lots as per the rationale for the parking variance;
  - b. Securing shared use of the proposed driveways by proposed lots 1 and 2;
  - c. Securing shared access to the common underground parkade for lots 1, 2 and 3.
13. Registration of statutory rights of way:
  - a. Securing public access to the plaza south of 88 Avenue,
  - b. Securing public access to 199 Street, and
  - c. For the stormwater outfall from the subject site to the watercourse.
14. Security of final approval from the Ministry of Transportation and Infrastructure which may include provision of a Traffic Impact Study, and final approval of off-site landscape design and driveway to the site from 200 Street by the Ministry of Transportation and Infrastructure;
15. Compliance with the Carvolth Greenway Amenity Zoning Policy No. 07-227;
16. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee and ISDC review fee;

That Council at time of final reading of Rezoning Bylaw No. 5494 authorize issuance of Development Permit No. 101006 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "N";
- b. On-site landscaping plans being in substantial compliance with Schedules "O" through "V", and in compliance with Subdivision and

Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

- c. All signage being in compliance with the Township's Sign Bylaw and Schedules "I" through "L" with the exception of the following variances:
  - i. Section 8.1.2 of the Township's Sign Bylaw 2012 No. 4927 being varied to permit a maximum fascia and projecting sign area of 26.28 square metres (283 square feet) for signs B3, B6, B7 and B8 combined on the office building as shown in Schedule "L";
  - ii. Section 8.1.5 of the Township's Sign Bylaw 2012 No. 4927 being varied to permit a maximum of six non-accessory tenant sign panels on proposed lot 1 (hotel lot) to a maximum total size of 10.6 square metres (114 square feet) as indicated for signs C1 and C4 in Schedule "L";
- d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "M" through "N";
- e. All refuse areas to be located underground, with the exception of staging areas, and screened to the acceptance of the Township.
- f. Section 107.3 of the Township's Zoning Bylaw No. 2500 being varied to reduce the required number of parking spaces for proposed lot 1 (hotel lot) from 415 to 177 parking spaces and for proposed lot 3 (office 2 lot) from 689 to 642 parking spaces.

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 No. 101109;
- b. Landscaping and boulevard treatment 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. 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. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the Township and incorporation of its recommendations into the final development design;
- 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

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

That Council authorize staff to schedule the required Public Hearing for the rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 101006; and further,

That Council consider authorizing the applicant to proceed with clearing and excavation of the subject site following third reading, should such be granted, and in advance of final reading of Bylaw No. 5494 and issuance of Development Permit No. 101006 subject to the following conditions:

1. 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 of Langley General Manager of Engineering and Community Development;
2. Fencing of Streamside Protection and Enhancement Development Permit Area boundary;
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 of Langley General Manager of Engineering and Community Development;
4. Provision of a shoring plan to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
5. Provision of Water Sustainability Act approvals to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
6. Provision of confirmation that any on-site groundwater wells have been decommissioned in accordance with provincial requirements;
7. Within 48 hours of land clearing activity, provision of confirmation from a Qualified Environmental Professional that land clearing can proceed in accordance with provincial and federal legislation respecting migratory birds and bird nesting;
8. Provision of Traffic Management Plan and security to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
9. Confirmation by the applicant, to the acceptance of the Township of Langley General Manager of Engineering and Community Development, that works undertaken prior to final reading of related

bylaw and issuance of Development Permit are completely at applicant's risk and expense and in no way fetter Council's discretion in dealing with the rezoning and Development Permit applications; and

10. Provision of a security bond to the acceptance of the Township of Langley General Manager of Engineering and Community Development.

Explanation - Bylaw No. 5494

Bylaw 2019 No. 5494 rezones rezoning 5.67 ha (14.01 ac) of land located between 198A and 200 Streets and 86 and 88 Avenues, to Comprehensive Development Zone CD-138 to facilitate development of a 264 room hotel with banquet / conference facility and two (2) eleven (11) storey office buildings.

**Attachments:** [F.3 cd Mitchell Grp RZ DP.pdf](#)

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

**G.1**                      **Subdivision and Development Servicing Bylaw**  
**Bylaw No. 5382**  
**Report 19-111**  
**File CD 3900-25**  
**9:05pm**

**Recommendation:** That Council give first, second and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382.

Explanation - Bylaw No. 5382

Bylaw 2019 No. 5382 repeals the Corporation of the Township of Langley Subdivision and Development Servicing Bylaw 2011 No. 4861 and all amendments.

**Attachments:** [G.1 cd Subd Dev Serv Bylaw.pdf](#)

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

**I. BYLAWS FOR FINAL ADOPTION**

- I.1                   **Tree Protection Bylaw**  
**Bylaw No. 5478**  
**Bylaw No. 5481**  
**Bylaw No. 5482**  
**Report 19-78**  
**File CD BA000025**  
**9:15pm**

**Recommendation:** That Council give final reading to "Tree Protection Bylaw 2019 No. 5478";

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2019 No. 5481"; and

"Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2019 No. 5482".

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.

Clerk's Note: At the June 24, 2019 Regular Evening Council meeting the "Tree" definition was amended to remove the words: "not including Alder, Birch, and Cottonwood trees".

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

**J. MAYOR AND COUNCIL REPORT****K. METRO VANCOUVER REPRESENTATIVES REPORT**

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

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

**M.1                      Public Art Funding Policy Amendment  
                                 9:40pm**

**Recommendation:** Whereas the unallocated funds from the "Nothing without Effort" Grant program are being transferred each year into a reserve for public art projects in our developed communities; and

Whereas there is no current, established program, criteria and methodology in place to award these funds to qualified public art projects within these communities;

Therefore be it resolved that staff be directed to report back to Council within 2019 with a proposed draft amendment to the Public Art Policy that will allow for funding of projects in Aldergrove, Brookwood, Fort Langley and Murrayville with the identification of potential public locations, anticipated community rotation and an ongoing application and award process.

**N. TERMINATE**