



REGULAR EVENING MEETING OF COUNCIL

Monday, September 9, 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 - September 9, 2019
7:00pm approximately

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held September 9, 2019.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - July 22, 2019
7:05pm approximately

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held July 22, 2019.

Attachments: [B.1 07_22 Regular Evening Minutes.pdf](#)

B.2 Public Hearing Meeting - July 22, 2019
7:08pm approximately

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held July 22, 2019.

Attachments: [B.2 07_22 Public Hearing Minutes.pdf](#)

C. PRESENTATIONS

C.1 Erik Brown

Recommendation: Mayor and Council to recognize Erik Brown for his role in the rescue mission to extricate 12 boys and their soccer coach from a flooded cave in Thailand.

D. DELEGATIONS

D.1 Teresa Penner
File 0550-07
7:10pm approximately

Recommendation: Request by Teresa Penner, to appear before Council to discuss Life App's event "A Celebration of Kindness".

Attachments: [D.1 Teresa Penner.pdf](#)

D.2 **McClughan Park Committee**
File 0550-07
7:20pm approximately

Recommendation: Request by the McClughan Park Committee, to appear before Council to discuss a proposal for a McClughan Park Learning Facility for students, community members and groups.

Attachments: [D.2 McClughan Park Committee.pdf](#)

D.3 **Peter Ash**
File 0550-07
7:30pm approximately

Recommendation: Request by Peter Ash, to appear before Council to discuss the public safety of Langley children when Township facilities are utilized.

Attachments: [D.3 Peter Ash.pdf](#)

D.4 **Sonia Singh and Neighbours**
File 0550-07
7:40pm approximately

Recommendation: Request by Sonia Singh and neighbours, to appear before Council to discuss the rain garden in the neighbourhood of 205 Street and 65 Avenue.

Attachments: [D.4 Sonia Singh et al.pdf](#)

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

F.1 **Rezoning Application No. 100533 and**
Development Permit Application No. 101077
(Castlehill Homes (Carvolth) Ltd. / 20179 - 84 Avenue)
Bylaw No. 5499
Bylaw No. 5506
Report 19-138
File CD 08-26-0185
7:50pm approximately

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5499 rezoning approximately 0.9 ha (2.3 ac) of land located at 20179 - 84 Avenue to Comprehensive Development Zone CD-139 to facilitate the development of 44 townhouse units, 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. Provision of road dedications, widenings, and necessary traffic improvements for the east half of 201B Street, 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;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
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);
6. Compliance with Age Friendly Amenity Area requirements;
7. Registration of restrictive covenants:
 - a. identifying the units (minimum 5% of townhouse units) required in accordance with the Schedule 2 - Adaptable Housing Requirements for 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;
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 Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement) and the requirements of the Carvolth Greenway Amenity Policy, Community Amenity Contribution Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy;
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 at time of final reading of Rezoning Bylaw No. 5499 authorize issuance of Development Permit No. 101077 subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "N";
- b. Landscape plans being in substantial compliance with Schedule "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 compliance with Schedule "O" 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 Development Permit No. 101078;
- 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, to the acceptance of the Township; and further

That Council give first and second reading to Township of Langley Phased Development Agreement (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5506; and further

That Council authorize staff to schedule the public hearing for the rezoning bylaw and Phased Development Agreement bylaw in conjunction with the hearing for proposed Development Permit No. 101077.

Explanation - Bylaw No. 5499

Bylaw 2019 No. 5499 rezones property located at 20179 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD 139 to permit a comprehensive development consisting of 44 townhouse units.

Explanation - Bylaw No. 5506

Bylaw 2019 No. 5506 authorizes the Township of Langley to enter into a phased development agreement with Castlehill Homes (Carvolth) Ltd.

Attachments: [F.1 cd Castlehill Carvolth.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**G.1 McLeod Athletic Park Capital Works Loan Authorization
Bylaw 2019 and Alternative Approval Process
Bylaw No. 5507
Report 19-135
File FIN 1760-20
7:55pm approximately**

Recommendation: That Council give first, second and third reading to the McLeod Athletic Park Capital Works Loan Authorization Bylaw 2019 No. 5507 for the purpose of borrowing funds in the amount of \$1.919 million for McLeod Athletic Park Capital Works project within the 2019 Parks Capital Program repayable from general revenue; and

That Council provide an Alternative Approval Process, in accordance with Section 86 of the Community Charter, for the McLeod Athletic Park Capital Works Loan Authorization Bylaw 2019 No. 5507 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

- a) Elector responses shall be in the form set out in Attachment "B".
- b) The deadline for the submission of elector responses forms shall

be 4:30 PM on Monday, November 29, 2019 (the "Deadline").

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published once each week for two consecutive weeks with the second publication being at least 30 days before the deadline.

d) This Alternative Approval Process applies to the entire area of the Township, and a fair determination of the total number of electors of the Township of Langley is 85,452.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the Community Charter.

Explanation - Bylaw No. 5507

Bylaw 2019 No. 5507 authorizes the Township of Langley to borrow \$1.919 million towards the estimated cost of constructing McLeod Athletic Park capital works.

Attachments: [G.1 fin McLeod Athletic Park Capital Works Loan Authorization](#)

G.2

Land Acquisition Loan Authorization Bylaw 2019 and Alternative Approval Process

Bylaw No. 5508

Report 19-136

File FIN 1760-20

8:05pm approximately

Recommendation: That Council authorize the reallocation of \$16.398 million budget authority within the existing 2019 capital budget to fund items considered and approved by Council after adoption of the Langley 2019 - 2023 Five-Year Financial Plan Bylaw 2019 No. 5455;

That Council give first, second and third reading to Land Acquisition Loan Authorization Bylaw 2019 No. 5508 for the purpose of borrowing funds in the amount of \$16.398 million for land acquisition capital project within the 2019 Land Acquisition Capital Program repayable from general revenue; and

That Council provide an Alternative Approval Process, in accordance with Section 86 of the Community Charter, for Land Acquisition Loan Authorization Bylaw 2019 No. 5508 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment "D".

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Monday, November 29, 2019 (the "Deadline").

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published once each week

for two consecutive weeks with the second publication being at least 30 days before the deadline.

d) This Alternative Approval Process applies to the entire area of the Township, and a fair determination of the total number of electors of the Township of Langley is 85,452.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the Community Charter.

Explanation - Bylaw No. 5508

Bylaw 2019 No. 5508 authorizes the Township of Langley to borrow \$16.398 million towards the estimated cost of land acquisition capital project.

Attachments: [G.2 fin Land Acquisition Loan Authorization Bylaw.pdf](#)

G.3

**Strategic Land Acquisition Loan Authorization Bylaw 2019 and
Alternative Approval Process
Bylaw No. 5509
Report 19-33
File FIN 1760-20
8:15pm approximately**

Recommendation: That Council give first, second and third reading to "Strategic Land Acquisition Loan Authorization Bylaw 2019 No. 5509", for the purpose of borrowing funds in the amount of \$67.67 million for a strategic land acquisition capital project within the 2020 Land Acquisition Capital Program repayable from general revenue and development cost charges; and

That Council provide an Alternative Approval Process, in accordance with Section 86 of the Community Charter, for the Strategic Land Acquisition Loan Authorization Bylaw 2019 No. 5509 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment "C".

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Monday, November 29, 2019 (the "Deadline").

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published once each week for two consecutive weeks with the second publication being at least 30 days before the deadline.

d) This Alternative Approval Process applies to the entire area of the Township, and a fair determination of the total number of electors of the Township of Langley is 85,452.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the Community Charter.

Explanation - Bylaw No. 5509

Bylaw 2019 No. 5509 authorizes the Township of Langley to borrow \$67.67 million towards the estimated cost of Strategic land acquisition capital project.

Clerk's Note: No report is included in the Regular Evening agenda package as this was dealt with as a property matter.

Attachments: [G.3 Strategic Land Acq Alternative Approval Process.pdf](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

**H.1 Rezoning Application No. 100489 and
Development Permit Application No. 100935
(Sikham / Saran / 20448, 20460 and 20492 - 74B Avenue)
Bylaw No. 5483
Report 19-106
File CD 08-23-0160
8:25pm approximately**

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sikham / Saran) Bylaw 2019 No. 5483".

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).

Development Permit No. 100935

Running concurrently with this Bylaw is Development Permit No. 100935 (Sikham / Saran / 20448, 20460 and 20492 - 74B 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 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.

Attachments: [H.1 cd Sikham RZ DP.pdf](#)

H.2

**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
8:35pm approximately**

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Group) Bylaw 2019 No. 5494".

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.

Development Permit No. 101006

Running concurrently with this Bylaw is Development Permit No. 101006 (Mitchell Group / between 198A and 200 Streets and 86 and 88 Avenues) in accordance with Attachment A 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.

Attachments: [H.2 cd Mitchell Grp RZ DP.pdf](#)

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

- I.1 **Rezoning Application No. 100580
(Urbanex Walnut Grove Development Corp. /
9497 - 201 Street)
Bylaw No. 5489
Report 19-107
File CD 08-35-0181
8:45pm approximately**

Recommendation: That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Urbanex) Bylaw 2019 No. 5489".

Explanation - Bylaw No. 5489

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

Clerk's Note: Please note that there are no development prerequisites listed in the Community Development Division report to Council of July 8, 2019 attached to the Bylaw. The Public Hearing for the Bylaw was held on July 22, 2019.

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

J. BYLAWS FOR FINAL ADOPTION

**J.1 Cannabis Production Farm Bylaw
Bylaw No. 5496
Bylaw No. 5497
Bylaw No. 5498
Report 19-119
File CD BA000023
8:55pm approximately**

Recommendation: That Council give final reading to "Township of Langley Cannabis Production Farm Bylaw 2019 No. 5496";

"Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2019 No. 5497";
and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2019 No. 5498"

Explanation - Bylaw No. 5496

Bylaw 2019 No. 5496 provides a Farm Bylaw pursuant to Sections 481, 551, 552 and 553 of the Local Government Act to regulate cannabis production as a farm use in the Agricultural Land Reserve in the Township of Langley.

Explanation - Bylaw No. 5497

Bylaw 2019 No. 5497 amends the Township of Langley Licencing Bylaw 2016 No. 5192 to provide for the issuance of business licences for cannabis production.

Explanation - Bylaw No. 5498

Bylaw 2019 No. 5498 updates the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 to permit a violation of the Township of Langley Cannabis Production Farm Bylaw 2019 No. 5496 to be addressed through the issuance of a bylaw notice.

Attachments: [J.1 Cannabis Production Farm Bylaw.pdf](#)

K. ITEMS FROM PRIOR MEETINGS

The following item was deferred at the July 22, 2019 Public Hearing Meeting:

K.1 **Heritage Alteration Permit**
Application No. 101082
(Statewood Properties Ltd. / 9123 and 9135 Church Street;
9148, 9150, 9205, 9213 and 9217 Glover Road; and
23272 Mary Avenue)
Report 19-121
File CD 11-33-0131
9:05pm approximately

Recommendation: That Council authorize issuance of Heritage Alteration Permit No. 101082 for property located at 9123 and 9135 Church Street; 9148, 9150, 9205, 9213 and 9217 Glover Road; and 23272 Mary Avenue, to allow demolition of buildings, subject to the following conditions:

- a. Demolition of buildings and structures as shown in Schedules "A" and "B";
- b. Restoration plans being in substantial compliance with Schedules "A" and "B" to the acceptance of the General Manager of Engineering and Community Development;
- c. Provision and maintenance of turf over the subject site in substantial compliance with Schedules "A" and "B";
- d. Retention of the existing trees on the subject sites until time of Heritage Alteration Permit issuance for redevelopment of the subject sites, subject to the conditions of the future Heritage Alteration Permit; and
- e. Provision of a final tree management plan incorporating tree retention, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the General Manager of Engineering and Community Development.

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

- a. Disconnection of municipal services;
- b. Security of a driveway removal permit;
- 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. Payment of applicable administration fees.

Attachments: [K.1 cd HAP Statewood.pdf](#)

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER REPRESENTATIVES REPORT

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

O. OTHER BUSINESS

P. TERMINATE