



# REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, September 9, 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

**Monday, September 30, 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 -  
September 9, 2019**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held September 9, 2019.

**B. DEVELOPMENT PERMITS****B.1 Development Permit Application No. 101066  
(Gateway 200 Business Park Ltd. / 19864 - 84 Avenue)  
Report 19-137  
File CD 08-27-0065**

**Recommendation:** That Council authorize issuance of Development Permit No. 101066 to Gateway 200 Business Park Ltd., for property located at 19864 - 84 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 Schedule "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 Schedule "H" and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- g. All chain link fences being black vinyl with black posts and rails;
- h. Section 111.3 of the Township of Langley Zoning Bylaw No. 2500 being varied from a minimum 2.0 metre depth in landscaping area along the interior side lot line in a commercial zone to permit a 1.85 metre depth in landscaping area as shown in Schedule "G", and along the rear lot line to permit a varying depth from 2.0 metre to 0.6 metre as shown in Schedule "G"; and
- i. 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 Energy Conservation and GHG Emissions Reduction Development Permit No. 101067;
- b. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- 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. Protection of existing neighbouring trees and construction of retaining walls along side lot lines in compliance with required geotechnical and arborist reports;
- g. Payment of supplemental Development Permit application fees; and
- h. Payment of applicable Development Cost Charges and Building Permit administration fees.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [B.1 cd DP Gateway 200 Business Park.pdf](#)

## **C. PUBLIC HEARING**

- C.1                      Rezoning Application No. 100555 and  
Development Permit Application No. 101052  
(Shen/Fung / 20343 - 72 Avenue)  
Bylaw No. 5495  
Report 19-124  
File CD 08-23-0186**

**Recommendation:** "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Shen/Fung) Bylaw 2019 No. 5495"

Explanation - Bylaw No. 5495

Bylaw 2019 No. 5495 rezones 0.4 ha (1.1 ac) of land located at 20343 - 72 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-132 to accommodate 66 apartment units.

## Development Permit No. 101052

Running concurrently with this Bylaw is Development Permit No. 101052 (Shen/Fung / 20343 - 72 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "G";
- b. Landscape plans being in substantial compliance with Schedule "H" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
- 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);
- 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;
- f. All refuse areas to be located in an enclosure and screened; and
- g. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;

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

- a. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. 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;
- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [C.1 cd RZ DP Shen Fung.pdf](#)

**C.2                    Zoning Bylaw 2019 Update  
Bylaw No. 5490  
Report 19-118  
File CD OB00003**

**Recommendation:** "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zoning Bylaw 2019 Update) Bylaw 2019 No. 5490"

Explanation - Bylaw No. 5490

Bylaw 2019 No. 5490 involves amendments to Township of Langley Zoning Bylaw 1987 No. 2500 necessary to allow for efficient administration of the bylaw and to reflect current Council policies. This is a continuation of the process started in 1987 with the adoption of the Consolidated Zoning Bylaw.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [C.2 cd Zoning Bylaw 2019 Update.pdf](#)

**C.3                    Official Community Plan Amendment and  
Rezoning Application No. 100160 and  
Development Permit Application Nos. 100971,  
101091 and 101092  
(Mitchell Latimer 80 / 197 Inc. / 19648 and  
19678 - 80 Avenue and 7661 - 197 Street)  
Bylaw No. 5491  
Bylaw No. 5492  
Report 19-127  
File CD 08-22-0083 / 0091**

**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"

(Mitchell Latimer 80 / 197 Inc.) Bylaw 2019 No. 5491"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Latimer 80 / 197 Inc.) Bylaw 2019 No. 5492"

Explanation - Bylaw No. 5491

Bylaw 2019 No. 5491 amends the Willoughby Community Plan and Latimer Neighbourhood Plan to allow a townhouse and single family development on lands located at 19648 and 19678 - 80 Avenue and 7661 - 197 Street.

Explanation - Bylaw No. 5492

Bylaw 2019 No. 5492 rezones 7.78 ha (19.23 ac) of land located at 19648 and 19678 - 80 Avenue and 7661 - 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lots Zone R-CL(A), R-CL(B), R-CL(SD), and Comprehensive Development Zone CD-131 to accommodate 21 single family lots, 38 semi-detached units, and 106 townhouses.

Development Permit No. 100971

Running concurrently with this Bylaw is Development Permit No. 100971 (Mitchell Latimer 80 / 197 Inc. / 19648 and 19678 - 80 Avenue and 7661 - 197 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 Compact Lot Zone R-CL(A) and R-CL(B);
- b. On-site landscaping plans being in substantial compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

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

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and

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

Development Permit No. 101091

Running concurrently with this Bylaw is Development Permit No. 101091 (Mitchell Latimer 80 / 197 Inc. / 19648 and 19678 - 80 Avenue and 7661 - 197 Street) 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 General Manager of Engineering and Community Development;
- b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- 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 SPEAs; 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. 101092

Running concurrently with this Bylaw is Development Permit No. 101092 (Mitchell Latimer 80 / 197 Inc. / 19648 and 19678 - 80 Avenue and 7661 - 197 Street) in accordance with Attachment C subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "CC";
- b. On-site landscaping plans being in substantial compliance with Schedules "DD" through "FF", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

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

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;

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

Submissions from the public.

Explanation by the proponent.

**Attachments:** [C.3 cd Mitchell Grp Ph 2.pdf](#)

#### C.4

**Heritage Revitalization Agreement  
Application No. 100574 - Rizun Residence  
(Mitchell Latimer 80 Inc. / 19678 - 80 Avenue)  
Bylaw No. 5493  
Report 19-125  
File CD 08-22-0092 / 6800-25-RIZ01**

**Recommendation:** "Heritage Revitalization Agreement Authorization Bylaw (Rizun Residence) 2019 No. 5493"

Explanation - Bylaw No. 5493

Bylaw 2019 No. 5493 authorizes the Township to enter into a Heritage Revitalization Agreement with Mitchell Latimer 80 Inc. for the Rizun Residence located at 19678 - 80 Avenue. The Heritage Revitalization Agreement provides for the relocation, rehabilitation, restoration and continued protection of the heritage building for use as a single-family residence.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [C.4 cd HRA Rizun Residence.pdf](#)

#### **D. TERMINATE**