



REGULAR EVENING MEETING OF COUNCIL

Monday, November 4, 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 - November 4, 2019**
7:00pm approximately

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held November 4, 2019.

B. ADOPTION OF MINUTES

- B.1** **Regular Evening Council Meeting - October 21, 2019**
7:02pm approximately

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held October 21, 2019.

Attachments: [B.1 10_21 Evening minutes.pdf](#)

- B.2** **Public Hearing Meeting - October 21, 2019**
7:03pm approximately

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held October 21, 2019.

Attachments: [B.2 10_21 Public Hearing minutes.pdf](#)

C. PRESENTATIONS

D. DELEGATIONS

- D.1** **Merle Campbell**
File 0550-07
7:05pm approximately

Recommendation: Request by Merle Campbell, to appear before Council to discuss a green initiative allowing residents to donate and plant living Christmas trees on Township land.

Attachments: [D.1 Merle Campbell.pdf](#)

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Rezoning Application No. 100549
Development Permit Application No. 101039 and
(Focus Architecture Inc. / 20584 - 80 Avenue)
Bylaw No. 5519
Bylaw No. 5520
Report 19-170
File CD 08-23-0153
7:10pm approximately**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Focus Architecture Inc.) Bylaw 2019 No. 5519, rezoning 0.96 ha (2.36 ac) of land located at 20584 - 80 Avenue in the Yorkson Neighbourhood Plan Southwest Phase, to Comprehensive Development Zone CD-65 to facilitate the development of 40 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 and Yorkson Engineering Services Plan;
2. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 206 Street and 80 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Dedication and construction of a 4.5 metre wide street greenway on the south side of 80 Avenue and the west side of 206 Street, 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 the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Compliance with Age Friendly Amenity Area requirements;
7. Registration of restrictive covenants acceptable to the Township:
 - a. identifying the lots/units (minimum 5% of single family and attached residential lots) required to incorporate the Adaptable Housing Requirements;

- b. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - c. prohibiting garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
 - d. requiring a non-disturbance area over the Streamside Protection and Enhancement Area, including final acceptance of streamside restoration and enhancement plans and details, streamside fencing, signage and security;
8. Compliance with the Community Amenity Contribution Policy (including Council adoption of a Phased Development Agreement), the Yorkson Greenway Amenity Zoning Policy, including payment of applicable greenway amenity fees, and the Township's 5% Neighbourhood Park Land Acquisition Policy;
9. 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 give first and second reading to Township of Langley Phased Development Agreement (Focus Architecture Inc.) Bylaw 2019 No. 5520;

That Council at time of final reading of Rezoning Bylaw No. 5519 authorize issuance of Development Permit No. 101039 subject to the following conditions:

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

d. 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 Rezoning Bylaw No. 5519 and Phased Development Agreement Bylaw No. 5520, in conjunction with the hearing for proposed Development Permit No. 101039.

Explanation - Bylaw No. 5519

Bylaw 2019 No. 5519 rezones 0.96 ha (2.36 ac) of land at 20584 - 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-65 to accommodate a townhouse development consisting of 40 units.

Explanation - Bylaw No. 5520

Bylaw 2019 No. 5520 authorizes the Township of Langley to enter into a phased development agreement with 0952721 BC Ltd., Amrosa Construction Inc., BMG Projects Inc., Chatha Enterprises Ltd., Dev Ventures Ltd., Kangstra Investments Ltd., Sangra Developments Inc. and Westcoast Horizon Developments Ltd.

Attachments: [F.1 cd Focus RZ DP.pdf](#)

**F.2 Official Community Plan Amendment and
Rezoning Application No. 100177 and
Development Permit Application No. 101023
(Carvolth 86th Ave LP / 20148 and 20176 - 86 Avenue)
Bylaw No. 5528
Bylaw No. 5529
Bylaw No. 5530
Bylaw No. 5531
Report 19-169
File CD 08-26-0206
7:20pm approximately**

Recommendation: That Council give first and second 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 (Carvolth 86th Ave LP) Bylaw 2019 No. 5528 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Carvolth 86th Ave LP) Bylaw 2019 No. 5529, rezoning 1.9 ha (4.7 ac) of land located at

20148 and 20176 - 86 Avenue to Comprehensive Development Zone CD-140, to allow for a comprehensive development consisting of 472 rental apartment units and 855 square metres (9,201 square feet) of commercial space in four (4) apartment buildings, one (1) amenity building and one (1) mixed use building, 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/right of way, widenings, and necessary traffic improvements for the west half of 201B Street, the lane between 85 and 86 Avenues, north half of 85 Avenue, and south half of 86 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. Provision of final on-site landscape and lot grading plans including integration of lot grading with ultimate design of 201B Street and proposed DP101023 to accommodate changes in elevation and to connect to the sidewalk and the street;
5. Provision of final off-site servicing landscape design drawings including street trees, sidewalk and public pedestrian connection materials and layout, fencing, signage, landscaping details and security to the acceptance of the Township;
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);
7. Written authorization from the owner of 20120 - 86 Avenue to remove trees on and near the common property line;
8. Compliance with Age Friendly Amenity Area requirements;
9. Registration of restrictive covenants:
 - a. identifying the units (15% of apartment units) proposed in accordance with the Schedule 2 - Adaptable Housing Requirements for the Township's Official Community Plan; and,
 - b. prohibiting reliance on street parking;
10. Registration of statutory rights of way securing:
 - a. Public access over the lane south of 86 Avenue; and,
 - b. Public access over the public pedestrian connections;

11. Provision of the following community amenity contributions:
 - a. 20 year rental Housing Agreement for the residential units in the development;
 - b. 15% (71 units) adaptable units (10% required);
 - c. Minimum of 316 square metres (3,400 square feet) of green roof on buildings B and C (drought tolerant sedum plants incorporated into growing mats);
 - d. Centralized rainwater collection system for buildings B, C, D, E and amenity with the collected rainwater re-used for irrigation;
 - e. Minimum of 1,128 square metres (12,137 square feet) of indoor amenity space (fully equipped gym, projection room with movie theatre, two (2) bedroom guest suite, daycare and common rooms);
 - f. Modified parkade design to accommodate waste management, parcel delivery and moving trucks in the P-3 parking level; and
 - g. Provision of the infrastructure (power supply, panels and ducting) for the future installation of a minimum of one (1) Level 2 EV charging facility parking stall per residential unit.
12. Security of final approval of Bylaw No. 5529 from the Ministry of Transportation and Infrastructure including provision of a Traffic Impact Study to the acceptance of the Ministry of Transportation and Infrastructure;
13. Compliance with the Community Amenity Contribution Policy (including entering into a Phased Development Agreement and completion of the contribution), the requirements of the Carvolth Greenway Amenity Zoning Policy (including payment of applicable greenway amenity fees) and the Township's 5% Neighbourhood Park Land Acquisition Policy (including completion of the contribution); and
14. Payment of applicable Carvolth Neighbourhood Plan fees, supplemental rezoning fees, site servicing review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges;

That Council give first and second reading to Township of Langley Phased Development Agreement (Carvolth 86th Ave LP) Bylaw 2019 No. 5530;

That Council give first and second reading to Township of Langley Housing Agreement (Carvolth 86th Ave LP) Bylaw 2019 No. 5531;

That Council at time of final reading of Rezoning Bylaw No. 5529 authorize issuance of Development Permit No. 101023 subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "V";
- b. Provision of the infrastructure (power supply, panels and ducting) for the future installation of a minimum of one (1) Level 2 EV charging

- facility parking stall per residential unit;
- c. Landscape plans being in substantial compliance with Schedules "W" through "AC" 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;
- d. All signage being in compliance with Schedules "A", "G", "R", and "S" and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments in substantial compliance with Schedule "S" to the acceptance of the Township; and,
- f. All refuse areas to be located within the buildings or screened in substantial compliance with Schedules "F" and "Q" 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 GHG Reduction Development Permit No. 101024;
- 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;
- 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
- h. Security of Highway Use Permits for all canopies and signage that project over municipal road dedications; and further

That Council authorize staff to schedule the public hearing for the Carvolth Neighbourhood Plan Amendment Bylaw, Rezoning Bylaw and Phased Development Agreement Bylaw in conjunction with the hearing for proposed Development Permit No. 101023.

Explanation - Bylaw No. 5528

Bylaw 2019 No. 5528 amends the Carvolth Neighbourhood Plan for 1.9 ha (4.7 ac) of land located at 20148 and 20176 - 86 Avenue to change the land use designations for portions of the site from Medium Density Residential to High Density Residential, and to increase the floor space ratio permitted in the Work / Live Flex Use land use designation. The amendments are required to permit a comprehensive development consisting of four (4) apartment buildings and one (1) mixed use building. The development is proposed to contain 472 rental apartment units and 855 square metres (9,201 square feet) of commercial space.

Explanation - Bylaw No. 5529

Bylaw 2019 No. 5529 rezones 1.9 ha (4.7 ac) of property located at 20148 and 20176 - 86 Avenue from Suburban Residential Zone SR-2 to a new Comprehensive Development Zone CD-140 to permit a development consisting of four (4) apartment buildings and one (1) mixed use building. The development is proposed to contain 472 rental apartment units and 855 square metres (9,201 square feet) of commercial space.

Explanation - Bylaw No. 5530

Bylaw 2019 No. 5530 authorizes the Township of Langley to enter into a phased development agreement with Carvolth 86th Ave LP.

Explanation - Bylaw No. 5531

Bylaw 2019 No. 5531 authorizes the Township of Langley to enter into a Housing Agreement with Carvolth 86th Ave LP to secure 472 rental housing units at 20148 and 20176 - 86 Avenue for a minimum of 20 years.

Attachments: [F.2 cd carvolth 86th ave ro dp.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**G.1 Fraser Valley Intermunicipal
Business Licence Program
Bylaw No. 5500
Report 19-168
File CD 3900-25
7:30pm approximately**

Recommendation: That Council give first, second and third reading to the Intermunicipal Business Licence Bylaw No. 2012 No. 4966 Amendment Bylaw 2019 No. 5500.

Explanation - Bylaw No. 5500

Bylaw 2019 No. 5500 updates the Township of Langley Intermunicipal Business Licence Bylaw to add the City of Merritt and the Village of Harrison Hot Springs to the Participating Municipalities.

Attachments: [G.1 cd FV Intermunicipal Business Licence Program.pdf](#)

**G.2 Township of Langley Council Procedure Bylaw 2016 No. 5199
Amendment Bylaw 2019 No. 5522
Bylaw No. 5522
Report 19-163
File ADM 3900-25
7:40pm approximately**

Recommendation: That Council give first, second and third reading to "Township of Langley Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw 2019 No. 5522".

Explanation - Bylaw No. 5522

Bylaw 2019 No. 5522 amends Council Procedure Bylaw 2016 No. 5199. The bylaw incorporates amendments to:

- ☐ Provide for the automatic release of specified items from Closed Council meetings;
- ☐ Permit Third, or Third and Final readings during a Public Hearing Council meeting;
- ☐ the Delegation process; and
- ☐ Housekeeping items.

Attachments: [G.2 adm Procedure Bylaw Amendment.pdf](#)

- G.3 Highway Closure, Dedication Removal and Disposal (Township)**
Bylaw No. 5525
Report 19-167
File ADM PM002850
7:50pm approximately

Recommendation: That Council give first, second and third reading to Highway Closure Dedication Removal Bylaw (Township) 2019 No. 5525.

Explanation - Bylaw No. 5525

Bylaw 2019 No. 5525 authorizes the closure and highway dedication removal from a portion of 29 Avenue between 272 Street and 273 Street.

Attachments: [G.3 adm Report to Council \(re Bylaw No. 5525\).pdf](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

- H.1 Rezoning Application No. 100545**
Development Permit Application No. 101026 and
Development Variance Permit Application No. 100112
(Qualico Developments / 7653 and 7675 - 204 Street)
Bylaw No. 5480
Bylaw No. 5505
Report 19-145
File CD 08-23-0183
8:00pm approximately

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5480"; and

"Township of Langley Phased Development Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5505".

Explanation - Bylaw No. 5480

Bylaw 2019 No. 5480 rezones 2.01 ha (4.99 ac) of land at 7653 and 7675 - 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 40 lots (30 single family lots, 4 rowhouses and 6 semi detached lots).

Explanation - Bylaw No. 5505

Bylaw 2019 No. 5505 authorizes the Township of Langley to enter into a phased development agreement with Qualico Developments (Vancouver) Inc.

Development Permit No. 101026

Running concurrently with this Bylaw is Development Permit No. 101026 (Qualico Developments / 7653 and 7675 - 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. 100112

Running concurrently with this Bylaw is Development Permit No. 100112 (Qualico Developments / 7653 and 7675 - 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 Lot 11, 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 for the principal building on proposed Lot 11, indicated on Schedule "A";
- 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 side lot line (abutting a street) setback requirement from 4.5 metres to 2.5 metres for the accessory detached garage on proposed Lot 24, indicated on Schedule "A";

d. 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 from 0.9 metres to 0.6 metres for the accessory detached garage on proposed Lots 24 and 25, indicated on Schedule "A".

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

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

**I.1 Rezoning Application No. 100583
(Volero Brands Inc. / 0833690 BC Ltd. /
1, 20133 - 102 Avenue)
Bylaw No. 5510
Report 19-149
File CD 09-02-0170
8:10pm approximately**

Recommendation: That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Volero Brands Inc.) Bylaw 2019 No. 5510".

Explanation - Bylaw No. 5510

Bylaw 2019 No. 5510 amends the zoning of a property located at 1, 20133 - 102 Avenue to accommodate federally licenced cannabis production uses on a site specific basis for a proposed 1,533 square metres (16,501 square feet) strata lot in an existing 4,466 square metres (48,072 square feet) industrial building located on the property.

Clerk's Note: Please note that there are no development prerequisites listed in the Community Development Division report to Council of September 30, 2019 attached to the Bylaw. The Public Hearing for the Bylaw was held on October 21, 2019.

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

**I.2 Low Carbon Mobility Plan: Electric Vehicles
Bylaw No. 5396
Report 19-143
File ENG 5280-01
8:20pm approximately**

Recommendation: That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Electric Vehicle Charging) Bylaw 2019 No. 5396".

Explanation - Bylaw No. 5396

Bylaw 2019 No. 5396 amends the Zoning Bylaw by incorporating provisions related to electric vehicle charging for residential uses.

Attachments: [1.2 en Low Carbon Mobility Plan Electric Vehicles.pdf](#)

J. BYLAWS FOR FINAL ADOPTION

J.1 **Official Community Amendment and
Rezoning Application No. 100097
Development Permit Application No. 100821
(Reno Investments 2011 Ltd. / 22310, 22322,
22338 and 22390 - 48 Avenue)
Bylaw No. 5280
Bylaw No. 5281
Report 17-60
File CD 10-31-0156
8:30pm approximately**

Recommendation: That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Reno Investments 2011 Ltd.) Bylaw 2017 No. 5280"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Reno Investments 2011 Ltd.) Bylaw 2017 No. 5281".

Explanation - Bylaw No. 5280

Bylaw 2017 No. 5280 amends the Murrayville Community Plan by re-designating the property located at 22310, 22322, 22338 and 22390 - 48 Avenue, from Commercial, Single Family Two and Development Permit Area C (Commercial) to Multi Family Two and Development Permit Area A (Residential). The amendment will facilitate the development of a 40 unit townhouse project.

Explanation - Bylaw No. 5281

Bylaw 2017 No. 5281 rezones a 0.80 hectare (1.97 acre) site (consisting of land located at 22310, 22322, 22338 and 22390 - 48 Avenue) to Comprehensive Development Zone CD 115 to permit a residential development consisting of 40 townhouse units.

Development Permit No. 100821

That Council authorize issuance of Development Permit No. 100821 (Reno Investments 2011 Ltd. / 22310, 22322, 22338 and 22390 - 48 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "J";
- b. On-site landscaping plans being in substantial compliance with Schedules "K" through "M", 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;
- d. 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, Murrayville Pedestrian Overpass Fees and building permit administration fees.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 12, 2017 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on June 26, 2017 with third reading given on July 10, 2017. In accordance with Council policy, staff advise that the public hearing for the Bylaws was held more than 1 year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning signs remained in place, the Bylaws were delayed due to ownership changes and timing of engineering drawing submissions from the applicant's consultants. Please note that the applicant has provided a contribution in the

amount of \$192,560 as community amenities in compliance with requirements of Community Amenity Contributions Policy No. 07-166, in order to advance final adoption of the subject Bylaws, based on the understanding that such payment would be returned to the applicant should Council, at a future date, decide to exempt the subject application from the requirements of the Policy.

Attachments: [J.1 cd Reno OCP RZ DP.pdf](#)

J.2

**Rezoning Application No. 100507 and
Development Permit Application No. 100950
(Essence Properties Inc. / 20139 and 20159 - 80 Avenue)
Bylaw No. 5421
Report 18-155
File CD 08-26-0199
8:35pm approximately**

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Inc.) Bylaw 2018 No. 5421".

Explanation - Bylaw No. 5421

Bylaw 2018 No. 5421 rezones 1.98 ha (4.9 ac) of land located at 20139 and 20159 - 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 107 townhouses.

Development Permit No. 100950

That Council authorize issuance of Development Permit No. 100950 (Essence Properties Inc. / 20139 and 20159 - 80 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "Z";
- b. On-site landscaping plans being in substantial compliance with Schedules "AA" through "EE", 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. 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; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of November 19, 2018 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on December 7, 2018 with third reading given on December 10, 2018. Please note that the applicant has provided a contribution in the amount of \$515,098 as community amenities in compliance with requirements of Community Amenity Contributions Policy No. 07-166, in order to advance final adoption of the subject Bylaws, based on the understanding that such payment would be returned to the applicant should Council, at a future date, decide to exempt the subject application from the requirements of the Policy.

Attachments: [J.2 cd Essence RZ DP.pdf](#)

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER REPRESENTATIVES REPORT

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

N. OTHER BUSINESS

O. TERMINATE