



# REGULAR EVENING MEETING OF COUNCIL

Monday, December 2, 2019 at 19:00  
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 - December 2, 2019**  
**7:00pm approximately**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held December 2, 2019.

### **B. ADOPTION OF MINUTES**

- B.1 Regular Evening Council Meeting - November 18, 2019**  
**7:02pm approximately**

**Recommendation:** That Council adopt the Minutes of the Regular Evening Council meeting held November 18, 2019.

**Attachments:** [B.1 11\\_18 Regular Evening Minutes.pdf](#)

- B.2 Public Hearing Meeting - November 18, 2019**

**Recommendation:** That Council adopt the Minutes of the Public Hearing meeting held November 18, 2019.

**Attachments:** [B.2 11\\_18 Public Hearing Minutes.pdf](#)

### **C. PRESENTATIONS**

### **D. DELEGATIONS**

### **E. REPORTS TO COUNCIL**

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

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

- G.1**                      **Drainage Development Works Agreement Bylaw  
(QRD Holdings (Willoughby) Inc.)  
Bylaw No. 5488  
Report 19-190  
File CD 08-14-0212  
7:05pm approximately**

**Recommendation:** That Council give first, second and third reading to Drainage Development Works Agreement (QRD Holdings (Willoughby) Inc.) Bylaw 2019 No. 5488; and further

That Council authorize, upon adoption of the Drainage Development Works Agreement (QRD Holdings (Willoughby) Inc.) Bylaw 2019 No. 5488, the execution of a Development Works Agreement with QRD Holdings (Willoughby) Inc., in the form of a document presented as Attachment A, for the provision of off-site drainage infrastructure for the area of Central Gordon in the Willoughby Community Plan.

Explanation - Bylaw No. 5488

Bylaw 2019 No. 5488 authorizes the execution of a Development Works Agreement between the Township of Langley and QRD Holdings (Willoughby) Inc. for the provision of Drainage Works in the Central Gordon Neighbourhood Plan area of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

**Attachments:** [G.1 cd QRD Holdings DWA.pdf](#)

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

- H.1**                      **Official Community Plan Amendment and  
Rezoning Application No. 100184  
(Ganchar / 23600 - 23900 Blocks of 36A Avenue)  
Bylaw No. 5526  
Bylaw No. 5527  
Report 19-161  
File CD 10-28-0042  
7:10pm approximately**

**Recommendation:** That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Ganchar) Bylaw 2019 No. 5526"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Ganchar) Bylaw 2019 No. 5527".

Explanation - Bylaw No. 5526

Bylaw 2019 No. 5526 amends the Rural Plan by adding a provision to the Agricultural/ Countryside designation to provide for future rezoning to accommodate subdivision of each of the thirty-two (32) - one (1) acre fee simple lots created under NWD Plan 19218 into two lots for an area located outside the Agricultural Land Reserve on 36A Avenue between 236 and 240 Streets.

Explanation - Bylaw No. 5527

Bylaw 2019 No. 5527 rezones eleven (11) properties located on 36A Avenue west of 240 Street to Rural Zone RU-3A to accommodate fee simple subdivision.

**Attachments:** [H.1 cd Ganchar OCP RZ.pdf](#)

**H.2**

**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  
7:20pm approximately**

**Recommendation:** That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Focus Architecture Inc.) Bylaw 2019 No. 5519"; and

"Township of Langley Phased Development Agreement (Focus Architecture Inc.) Bylaw 2019 No. 5520".

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.

**Development Permit No. 101039**

Running concurrently with this Bylaw is Development Permit No. 101039 (Focus Architecture Inc. / 20584 - 80 Avenue) in accordance with Attachment A 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.

**Attachments:** [H.2 cd Focus RZ DP.pdf](#)

**H.3**

**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  
7:30pm approximately**

**Recommendation:** That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan)

Bylaw 2013 No. 4995 Amendment (Carvolth 86th Ave LP) Bylaw 2019 No. 5528";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Carvolth 86th Ave LP) Bylaw 2019 No. 5529";

"Township of Langley Phased Development Agreement (Carvolth 86th Ave LP) Bylaw 2019 No. 5530"; and

"Township of Langley Housing Agreement (Carvolth 86th Ave LP) Bylaw 2019 No. 5531".

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.

Development Permit No. 101023

Running concurrently with this Bylaw is Development Permit No. 101023 (Carvolth 86th Ave LP / 20148 and 20176 - 86 Avenue) in accordance with Attachment A 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.

**Attachments:** [H.3 cd carvolth 86th ave ro dp.pdf](#)

## **I. BYLAWS FOR FINAL ADOPTION**

- I.1 Highway Closure, Dedication Removal and Disposal (Township)**  
**Bylaw No. 5525**  
**Report 19-167**  
**File ADM PM002850**  
**7:40pm approximately**

**Recommendation:** That Council give final reading to "Highway Closing and Dedication Removal (Township) Bylaw 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:** [I.1 adm Hwy Closure \(Township\).pdf](#)

- I.2 Commercial Vehicle Licencing Bylaw**  
**Bylaw No. 5532**  
**Report 19-174**  
**File CD 4320-01**  
**7:42pm approximately**

**Recommendation:** That Council give final reading to "Township of Langley Commercial Vehicle Licencing Repeal Bylaw 2019 No. 5532".

Explanation - Bylaw No. 5532

Bylaw 2019 No. 5532 is a bylaw to repeal the Township of Langley Commercial Vehicle Licencing Bylaw 1988 No. 2549 and all amendments.

**Attachments:** [I.2 cd Commercial Vehicle Licencing Repeal Bylaw.pdf](#)

**I.3**

**Rezoning Application No. 100530 and  
Development Permit Application No. 101083  
(Castlehill Homes (Yorkson) Ltd.) / 8450 - 204 Street)  
Bylaw No. 5450  
Report 19-44  
File CD 08-26-0209  
7:45pm approximately**

**Recommendation:** That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Homes (Yorkson) Ltd.) Bylaw 2019 No. 5450".

Explanation - Bylaw No. 5450

Bylaw 2019 No. 5450 rezones property located at 8450 - 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-77 to permit a comprehensive development consisting of 38 townhouse units.

Development Permit No. 101083

That Council authorize issuance of Development Permit No. 101083 (Castlehill Homes (Yorkson) Ltd.) / 8450 - 204 Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "L";
- b. On-site landscaping plans being in substantial compliance with Schedules "M" through "P", 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;  
d. 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 April 1, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on April 15, 2019 with third reading given on May 13, 2019.

**Attachments:** [I.3 cd Castlehill Homes \(Yorkson\) Ltd.pdf](#)

**I.4 Rezoning Application No. 100488 and  
Development Permit Application No. 100904  
(Carvolth Developments Ltd. / 20161 and 20187 - 86 Avenue)  
Bylaw No. 5485  
Report 19-102  
File CD 08-26-0195  
7:50pm approximately**

**Recommendation:** That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Carvolth Developments Ltd.) Bylaw 2019 No. 5485".

Explanation - Bylaw No. 5485

Bylaw 2019 No. 5485 rezones a 2.0 ha (4.8 ac) assembly located at 20161 and 20187 - 86 Avenue to Comprehensive Development Zone CD-138 to facilitate development of a four-storey office building with ground floor commercial space and a three-storey office building.

Development Permit No. 100904

That Council authorize issuance of Development Permit No. 100904 (Carvolth Developments Ltd. / 20161 and 20187 - 86 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "I";
- b. Landscape plans being in substantial compliance with Schedules "K" through "P" 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 the Township's Sign Bylaw and Schedule "I";

- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "A" through "J";
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township.

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

- a. Issuance of Energy Conservation and Greenhouse Gas Reduction Development Permit No. 101051;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- d. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) being secured by letter of credit, including payment of associated administration fees;
- e. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- f. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 24, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on July 8, 2019 with third reading given on July 22, 2019.

**Attachments:** [I.4 cd RZ DP Carvolth Dev.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 Notices of Motion within the deadlines according to Council's policy:

**M.1                      Amendments for Willoughby Arterial Road Completion  
                              Amenity Policy  
                              8:05pm approximately**

**Recommendation:** Therefore be it resolved that staff be directed to:

A. Prepare a revised draft Willoughby Arterial Road Completion Amenity Policy based on the November 18, 2019, Report to Council 19-181, for Council consideration and adoption, incorporating the following amendments:

1. Ensure property owners with arterial road frontage effectively continue with the current, established practice for the Willoughby area of ultimately dedicating the land required for the widening of an arterial road as a condition of development approval, with gross densities maintained;
2. Reimburse all development proponents as the program allows, subject to actual land, construction and interest costs, ensuring no net cost to the Township of Langley;
3. Revert to the Map of Priority Major Road Sections from July 8, 2019, Report to Council 19-113 indicating the arterial road sections to be included within the amenity policy; and
4. Add 72 Avenue between 202A Street and 208 Street, to the amenity policy;

B. Review and report back to Council on the potential to:

1. Further add the Willowbrook Connector and 208 Street from 64 Avenue to 68 Avenue to the policy; and
2. Apply the policy to all development applications currently in-stream and awaiting Council consideration, if the policy is ultimately approved by Council with amendments A(1) and A(2) outlined above.

**Attachments:** [M.1 cd Wby Arterial Rd Completion Amenity Policy.pdf](#)

**M.2                      Brookwood-Fernridge Arterial Road Completion Amenity Policy**  
**8:15pm approximately**

**Recommendation:** Whereas:

1. There is an accelerated, simultaneous neighbourhood planning process underway for the Brookwood-Fernridge area without a policy to ensure arterial roads can be completed as they are needed, without any cost to the Township of Langley taxpayer;
2. Reviewing how arterial roads are provided for along with development is a strategic priority for Township of Langley Council; and
3. For the undeveloped areas of Brookwood-Fernridge, it is important to learn from and correct the mistakes of the Willoughby development process that have arisen the past 10+ years;

Therefore be it resolved that staff be directed to prepare and include a draft Brookwood-Fernridge Arterial Road Completion Amenity Policy to form part of the neighbourhood planning process for Booth, Rinn and Fernridge for future public and Council consideration:

1. Based on the Willoughby Arterial Road Completion Amenity Policy from November 18, 2019, Report to Council 19-181, maintaining the following key principles:
  - a. That all developers should share the land cost burden for the widening of the arterial road network, not just those with arterial road frontage; and
  - b. That, if and when arterial roads are widened by the Township of Langley, should that be deemed necessary, all adopted gross densities should remain achievable,
2. Ensuring interest and administrative costs are accounted for and included within the amenity policy to ensure no net cost to the Township of Langley.

**M.3                      Langley SkyTrain Transit Corridor Land Value Increases**  
**Partnerships**  
**8:25pm approximately**

**Recommendation:** Whereas:

1. SkyTrain or other rapid transit infrastructure will likely extend to Langley City adjacent to the Township of Langley at some point in the

future along the Fraser Highway corridor through the Willowbrook area;

2. SkyTrain and other rapid transit infrastructure can significantly increase adjacent and nearby land values due to the expectation and likelihood of future density increases and other financially beneficial land use policy updates;

3. Private sector land speculation has had a significant impact on increasing land values aggravating the affordability crisis for everyday families and residents;

4. Increases in land value due to the construction of adjacent or nearby transit infrastructure such as SkyTrain is not captured by anyone except the private sector that may postpone or not pursue development awaiting land value lift increases to capture the majority of that additional land value with future transactions with limited social benefit;

5. The cost of the initial construction of nearby transit infrastructure such as SkyTrain is borne solely by taxpayers, especially in the Township of Langley with significant taxes remitted to Translink via property taxes and gas taxes with limited services in return, currently; and

6. Other municipalities such as the City of Surrey are currently preparing for the implementation of a 50-75% public share of any land lift value increase related to transit corridor accruing due to the construction of adjacent or nearby transit infrastructure, such as SkyTrain.

Therefore be it resolved that staff be directed to:

A. Review, consider and suggest the most appropriate process and timeline(s) to set a baseline land value in the Township of Langley, be it past and/or present to:

i. fairly capture up to a 75% share of the land value increases within the Township of Langley due to the adjacent or nearby transit infrastructure that is being contemplated and planned for the Willowbrook area;

ii. be referenced and relied upon by staff for public inquiries and future development applications or community plan reviews and update(s); and

B. Prepare a minor, interim amendment to the Willowbrook Community Plan for Council consideration to outline the Township of Langley's expectation to capture up to a 75% share of any lift in land value due to the transit infrastructure upgrades within the Willowbrook area that will likely be undertaken in some form in the future, subject to additional staff review and input to Council.

**N. TERMINATE**