



REGULAR EVENING MEETING OF COUNCIL

Monday, January 27, 2020 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 - January 27, 2020**
7:00pm approximately

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held January 27, 2020.

B. ADOPTION OF MINUTES

- B.1** **Regular Evening Council Meeting - January 13, 2020**
7:02pm approximately

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held January 13, 2020.

Attachments: [B.1 01_13 Regular Evening Minutes.pdf](#)

- B.2** **Public Hearing Meeting - January 13, 2020**
7:05pm approximately

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held January 13, 2020.

Attachments: [B.2 01_13 Public Hearing Minutes.pdf](#)

C. PRESENTATIONS

D. DELEGATIONS

- D.1** **Jeff Baker**
Willoughby Residents Association
File 0550-07
7:10pm approximately

Recommendation: Request by Jeff Baker, on behalf of the Willoughby Residents Association, to appear before Council to discuss key survey results and issues of concern for the Willoughby community.

Attachments: [D.1 Jeff Baker.pdf](#)

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

- F.1 Rezoning Application No. 100573 and
Development Permit Application Nos. 101094 and 101095
(Janda Group Holdings Inc. / 3100 - 272 Street)
Bylaw No. 5550
Report 20-07
File CD 13-20-0152
7:20pm approximately**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Janda Group Holdings) Bylaw 2020 No. 5550, amending Comprehensive Development Zone CD-31, to increase the maximum permitted height from six-storeys to 12-storeys, to facilitate the development of a 10-storey mixed use building with a parkade and future 12-storey residential 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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Completion of Section 4.2 Servicing and Infrastructure requirements of the Aldergrove Community Plan;
4. Provision of road dedications, widenings, and necessary traffic improvements for 272 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Aldergrove Community Plan;
5. Registration of all purpose statutory rights of ways securing public access over the public pedestrian connections, Aldergrove Town Centre Drive and north/south vehicular connection (shown adjacent to Building D on Schedule "F" of Development Permit No. 101094);
6. Provision of a traffic impact study from a qualified professional Engineer;
7. 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);
8. Compliance with Age Friendly Amenity Area requirements;
9. Registration of restrictive covenants:

- a. identifying the units (minimum 10% of apartment units) required in accordance with the Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan for Phase 1;
- b. restricting turning movements to right in/out at the northern most 272 Street access (located adjacent to Building B as shown on Schedule "F" of Development Permit No. 101094)
- 10. Compliance with the requirements of the Township's 5% Neighbourhood Park Land Acquisition Policy;
- 11. Payment of applicable, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges;

That Council consider the applicant's request in relation with the proposed parking structure and direct staff to refer the related municipal contribution portion of associated costs to the 2021 budget process for consideration;

That Council, at time of final reading of Rezoning Bylaw No. 5550, authorize issuance of Development Permit No. 101094 (Phase 1 - Buildings A, B, C and D), subject to the following conditions being to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

- a. Building plans being in substantial compliance with Schedules "A" through "V";
- b. Section 107.5 of Township Zoning Bylaw No. 2500 being varied for parallel parking space width from a minimum 2.75 m to 2.1m as shown in Schedule "F" of Development Permit No. 101094;
- c. Landscape plans being in substantial compliance with Schedules "W" through "DD" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
- d. All signage being in compliance with Schedules "U" and "V" and the Township's Sign Bylaw, 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 sign area of 10 m² (107.6 ft²) for 'Aldergrove Town Centre' signage as shown on Schedule "U";
- e. Mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments;
- f. All refuse areas to be located within the buildings;

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. 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;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- 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;
- f. 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;

That Council at time of final reading of Rezoning Bylaw No. 5550 authorize issuance of Development Permit No. 101095 subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) consistent with Schedules A and B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- b. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842 (as amended), including registration of restrictive covenant, enhancement and restoration plan and completion timeline, fencing and signage, and security;
- 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; and further

That Council authorize staff to schedule the public hearing for the rezoning bylaw in conjunction with the hearing for proposed Development Permit Nos. 101094 and 101095.

Explanation - Bylaw No. 5550

Bylaw 2020 No. 5550 amends the Comprehensive Development Zone CD-31 by amending Section 931.6 to change the permitted height for two (2) buildings from 6 storeys to 10 storeys and 12 storeys.

Attachments: [F.1 cd Aldergrove Mall Janda Holdings.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**G.1 2020 Development Cost Charges Bylaw
Bylaw No. 5555
Report 20-06
File CD BA000026
7:25pm approximately**

Recommendation: That Council abandon Langley Development Cost Charges Bylaw 2019 No. 5470; and further

That Council give first, second and third reading to the Langley Development Cost Charges Bylaw 2020 No. 5555.

Explanation - Bylaw No. 5555

Bylaw 2020 No. 5555 repeals the Langley Development Cost Charges Bylaw 2012 No. 4963 and amendments thereto and establishes a new Development Cost Charges Bylaw.

Attachments: [G.1 cd 2020 DCC Bylaw.pdf](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

**H.1 Rezoning Application No. 100597 and
Development Permit Application No. 101139
(Sunlife Assurance Company of Canada Inc. /
20090 - 91A Avenue)
Bylaw No. 5545
Report 19-194
File CD 08-35-0261
7:30pm approximately**

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sunlife Assurance Company of Canada Inc.) Bylaw 2019 No. 5545".

Explanation - Bylaw No. 5545

Bylaw 2019 No. 5545 amends the Comprehensive Development Zone CD-29 by adding Group Children's Daycare to the list of permitted uses to accommodate a proposed daycare facility at 20090 - 91A Avenue.

Development Permit No. 101139

Running concurrently with this Bylaw is Development Permit No. 101139 (Sunlife Assurance Company of Canada Inc. / 20090 - 91A Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "C";
- b. Landscape plans being in substantial compliance with Schedule "D";
- c. All signage being in compliance with Schedules "A" through "C" and the Township's Sign Bylaw;
- d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- e. 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. Landscaping being secured by letter of credit at the Building Permit stage;
- b. Payment of applicable Development Cost Charges and Building Permit administration fees.

Attachments: [H.1 cd Sunlife Assurance RZ.pdf](#)

H.2

**Rezoning Application No. 100558 and
Development Permit Application No. 101060
(Narayan / Prasad / 19855 - 68 Avenue)
Bylaw No. 5543
Bylaw No. 5544
Report 19-193
File CD 08-15-0152
7:40pm approximately**

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Narayan / Prasad) Bylaw 2019 No. 5543"; and

"Township of Langley Phased Development Agreement (Narayan / Prasad) Bylaw 2019 No. 5544".

Explanation - Bylaw No. 5543

Bylaw 2019 No. 5543 rezones a portion of the property located at 19855 - 68 Avenue to Residential Zone R-1A and Residential Compact Lot Zone R-CL(B) to permit the subdivision of five fee simple single family lots.

Explanation - Bylaw No. 5544

Bylaw 2019 No. 5544 authorizes the Township of Langley to enter into a phased development agreement with Narayan and Prasad.

Development Permit No. 101060

Running concurrently with this Bylaw is Development Permit No. 101060 (Narayan / Prasad / 19855 - 68 Avenue) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all residential lots, ensuring that the building design and site development standards are high quality, consistent with other lots and development, and conform with the single family development permit guidelines contained in the Willoughby Community Plan;
- b. Section 401.5 - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum rear lot line setback requirement from 6.0 metres to 4.5 metres for the principal building (existing house) on proposed Lot 2.

Attachments: [H.2 cd Narayan Prasad RZ DP.pdf](#)

**H.3 Rezoning Application No. 100521 and
Development Permit Application Nos. 100997, 101156 and
Development Variance Permit No. 100116
(Waterstone Anderson Ltd. / 7491 - 198B Street and
7500 Block of 198B Street)
Bylaw No. 5534
Bylaw No. 5535
Report 19-202
File CD 08-22-0085
7:50pm approximately**

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Waterstone Anderson Ltd.) Bylaw 2019 No. 5534"; and

"Township of Langley Phased Development Agreement
(Waterstone Anderson Ltd.) Bylaw 2019 No. 5535".

Explanation - Bylaw No. 5534

Bylaw 2019 No. 5534 rezones 4.29 ha (10.6 ac) of land at 7491 - 198B Street and 7500 Block of 198B Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A), R-CL(B) and R-CL(SD) to accommodate a mixed residential development consisting of 83 lots (47 single family lots and 36 semi-detached lots).

Explanation - Bylaw No. 5535

Bylaw 2019 No. 5535 authorizes the Township of Langley to enter into a phased development agreement with Waterstone Anderson Ltd. and 1078289 BC Ltd.

Development Permit No. 100997

Running concurrently with this Bylaw is Development Permit No. 100997 (Waterstone Anderson Ltd. / 7491 - 198B Street and 7500 Block of 198B Street) (proposed single family lots) 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 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 11.4 of the Latimer 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;

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.

Development Permit No. 101156

Running concurrently with this Bylaw is Development Permit No. 101156 (Waterstone Anderson Ltd. / 7491 - 198B Street and

7500 Block of 198B Street) (streamside protection) 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 Township;
- b. Township 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 Variance Permit No. 100116

Running concurrently with this Bylaw is Development Variance Permit No. 100116 (Waterstone Anderson Ltd. / 7491 - 198B Street and 7500 Block of 198B Street) (lot depth variance) in accordance with Attachment C subject to the following conditions:

- a. Section 405.9 - Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front loaded lot depth requirement in the Residential Compact Lot Zone R-CL(B) from 25 metres to 24.2 metres for proposed Lots 1 - 4 and 42 - 45 as indicated in Schedule "A".

Attachments: [H.3 cd Waterstone Anderson RZ DP DVP.pdf](#)

H.4

**Rezoning Application No. 100494
Development Permit Application No. 101140 and
Development Variance Permit Application No. 100114
(Wesmont Homes (76 Avenue) Ltd. / 20525 - 76 Avenue)
Bylaw No. 5540
Bylaw No. 5546
Report 19-199
File CD 08-23-0162
8:00pm approximately**

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Wesmont Homes (76 Avenue) Ltd.) Bylaw 2019 No. 5540"; and

"Township of Langley Phased Development Agreement (Wesmont Homes (76 Avenue) Ltd.) Bylaw 2019 No. 5546".

Explanation - Bylaw No. 5540

Bylaw 2019 No. 5540 rezones 1.01 ha (2.5 ac) of land at 20525 - 76 Avenue and a portion of 20495 - 76 Avenue from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH) to accommodate 12 single family residential lots, 6 semi-detached lots and 7 rowhouse lots.

Explanation - Bylaw No. 5546

Bylaw 2019 No. 5546 authorizes the Township of Langley to enter into a phased development agreement with Wesmont Homes (76 Avenue) Ltd.

Development Permit No. 101140

Running concurrently with this Bylaw is Development Permit No. 101140 (Wesmont Homes (76 Avenue) Ltd. / 20525 - 76 Avenue) (form, siting and character) 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. Building plans being in substantial compliance with Schedules "A" through "S";
- c. On-site landscaping plans being in substantial compliance with Schedules "T" 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;

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. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(SD) and R-CL(RH) zoned lots;
- b. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD) and

R-CL(RH);

- c. On-site landscaping to be secured by letter of credit at building permit stage;
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Variance Permit No. 100114

Running concurrently with this Bylaw is Development Variance Permit No. 100114 (Wesmont Homes (76 Avenue) Ltd. / 20525 - 76 Avenue) (siting variance) 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 lot line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 7, 8, 11, and 12.

Attachments: [H.4 cd Wesmont RZ DP DVP.pdf](#)

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

**I.1 Zoning Bylaw Update - Dwelling Unit Definition
Bylaw No. 5542
Report 19-201
File CD BA000029
8:10pm approximately**

Recommendation: That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dwelling Unit Definition) Bylaw 2019 No. 5542".

Explanation - Bylaw No. 5542

Bylaw 2019 No. 5542 amends Township of Langley Zoning Bylaw 1987 No. 2500 to establish the maximum size of the portion of a dwelling unit containing a second set of cooking facilities following changes to the British Columbia Building Code.

Attachments: [I.1 cd Zoning Bylaw Dwelling Unit Definition.pdf](#)

J. BYLAWS FOR FINAL ADOPTION

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