



REGULAR EVENING MEETING OF COUNCIL

Monday, February 10, 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 - February 10, 2020**
7:00pm approximately

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held February 10, 2020.

B. ADOPTION OF MINUTES

- A.1 **Regular Evening Council Meeting - January 27, 2020**
7:02pm approximately

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held January 27, 2020.

Attachments: [B.1 01_27 Regular Evening Minutes.pdf](#)

- A.2 **Public Hearing Meeting - January 27, 2020**
7:04pm approximately

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held January 27, 2020.

Attachments: [B.2 01_27 Public Hearing Minutes.pdf](#)

C. PRESENTATIONS

D. DELEGATIONS

E. REPORTS TO COUNCIL

- E.1 **Development Permit Application No. 101123**
(OCG Holdings Ltd. / 5075 - 275 Street)
Report 20-10
File CD 14-05-0071
7:05pm approximately

Recommendation: That Council authorize issuance of Development Permit No. 101123 to OCG Holdings Ltd. for property located at 5075 - 275 Street, subject to the following conditions, to the acceptance of the Township

of Langley General Manager of Engineering and Community Development:

- a. Building plans being in substantial compliance with Schedules "A" through "C";
- b. Landscape plans being in substantial compliance with Schedule "D" and in compliance with the Township's Street Tree and Boulevard Planting Policy;
- c. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- d. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened;
- e. All chain link fences being black vinyl with black posts and rails;
- f. Comply with all conditions of Restrictive Covenant BA602672; and
- g. 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 to the acceptance of the Township of Langley General Manager of Engineering and Community Development:

- a. Submission of a site specific on-site storm water management plan in accordance with the Subdivision and Development Servicing Bylaw;
- b. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
- c. On-site storm water detention and infiltration facilities including legal documents in accordance with Section D10 from the Subdivision and Development Servicing Bylaw; and
- d. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [E.1 cd OCG Holdings DP.pdf](#)

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Rezoning Application No. 100577 and
Development Variance Permit Application No. 100110
(Beach Bay Projects Inc. / 4634 - 217A Street)
Bylaw No. 5553
Bylaw No. 5554
Report 20-11
File CD 10-31-0171
7:15pm approximately**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Beach Bay Projects Inc.) Bylaw 2020 No. 5553, rezoning 0.41 ha (1.01 ac) of land located at 4634 - 217A Street to Residential Zone R-1D, to facilitate the development of six (6) single family lots, 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. Provision of road dedications, widenings, and necessary traffic improvements for 217A Street and 46A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Murrayville Community Plan;
4. 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);
5. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement, as needed);
6. Registration of a restrictive covenant securing an exterior design control agreement (informed by a neighbourhood character study) at the subdivision stage;
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, extraordinary charges (PDA legal review), Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, Murrayville

Pedestrian Overpass fee, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5553 authorize issuance of Development Variance Permit No. 100110 subject to the following condition:

a. Section 110.1 - Subdivision Requirements of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum frontage in the Residential R-1D Zone from 18.25 metres to 16.397 metres for proposed Lots 3 to 6, as indicated on Schedule "A";

That Council authorize first and second reading of Township of Langley Phased Development Agreement (Beach Bay Projects Inc.) Bylaw 2020 No. 5554; and further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5553 and Phased Development Agreement Bylaw No. 5554 in conjunction with the hearing for proposed Development Variance Permit No. 100110.

Explanation - Bylaw No. 5553

Bylaw 2020 No. 5553 rezones property located at 4634 - 217A Street to Residential Zone R-1D to permit the subdivision of six fee simple single family lots.

Explanation - Bylaw No. 5554

Bylaw 2020 No. 5554 authorizes the Township of Langley to enter into a phased development agreement with Beach Bay Projects Inc.

Attachments: [F.1 cd Beach Bay RZ DV.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

**H.1 Official Community Plan Amendment and
Rezoning Application No. 100171
Development Permit Application No. 101022
(1159338 BC Ltd. / 22356 - 48 Avenue)
Bylaw No. 5547
Bylaw No. 5548
Bylaw No. 5549
Report 20-03
File CD 10-31-0146
7:25pm approximately**

Recommendation: That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (1159338 BC Ltd.) Bylaw 2020 No. 5547";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1159338 BC LTD.) Bylaw 2020 No. 5548"; and

"Township of Langley Phased Development Agreement (1159338 BC Ltd.) Bylaw 2020 No. 5549".

Explanation - Bylaw No. 5547

Bylaw 2020 No. 5547 amends the Murrayville Community Plan by re-designating the property located at 22356 - 48 Avenue, from Commercial and Development Permit Area C (Commercial) to Multi Family Two and Development Permit Area A (Residential). The amendment will facilitate the development of a six unit townhouse project.

Explanation - Bylaw No. 5548

Bylaw 2020 No. 5548 rezones 0.12 ha (0.29 ac) of land located at 22356 - 48 Avenue from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-141 to accommodate 6 townhouse units.

Explanation - Bylaw No. 5549

Bylaw 2019 No. 5549 authorizes the Township of Langley to enter into a phased development agreement with 1159338 BC Ltd.

Development Permit No. 101022

Running concurrently with this Bylaw is Development Permit No. 101022 (1159338 BC Ltd. / 22356 - 48 Avenue) in accordance with Attachment A subject to the following conditions:

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

Attachments: [H.1 cd 1159338 BC Ltd.pdf](#)

I. BYLAWS FOR FINAL ADOPTION

- I.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
7:35pm approximately**

Recommendation: That Council give final 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

That Council authorize issuance of 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.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of December 16, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on January 13, 2020 with third reading given on January 27, 2020.

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

J. ITEMS FROM PRIOR MEETINGS

Councillor Woodward has requested the following motion be brought back for reconsideration:

**J.1 Motion to Reconsider
7:40pm approximately**

Recommendation: That Council reconsider the following motion:

Amendments for Willoughby Arterial Road Completion Amenity Policy

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.

DEFEATED

Mayor Froese and Councillors Arnason, Davis, Ferguson, Kunst, and Whitmarsh opposed

Attachments: [J.1 WARCAP.pdf](#)

Councillor Woodward presented the following Notice of Motion within the deadlines according to Council's policy:

**J.2 Brookwood-Fernridge Arterial Road Completion Amenity Policy
7:50pm 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.

Clerk's Note: Notice of Motion was withdrawn at the December 2, 2019 Regular Evening Council meeting.

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