



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, February 10, 2020 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. Council may consider third reading, or third and final adoption, at this meeting or at its next Regular Meeting to be held:

Monday, February 24, 2020 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 -
February 10, 2020**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held February 10, 2020.

B. DEVELOPMENT PERMITS**C. PUBLIC HEARING**

**C.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**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Janda Group Holdings Inc.) Bylaw 2020 No. 5550"

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.

Development Permit No. 101094

Running concurrently with this Bylaw is Development Permit No. 101094 (Janda Group Holdings Inc. / 3100 - 272 Street) (Phase 1 - Buildings A, B, C and D), in accordance with Attachment A subject to the following conditions:

- 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 metres to 2.1 metres 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 square metres (107.6 square feet) 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.

Development Permit No. 101095

Running concurrently with this Bylaw is Development Permit No. 101095 (Janda Group Holdings Inc. / 3100 - 272 Street) in accordance with Attachment B 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.

Clerk's Note: Council may consider third reading of this application at the conclusion of the item's Public Hearing.

Submissions from the public.

Explanation by the proponent.

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

D. TERMINATE