



# REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, June 28, 2021 at 7:00 PM  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

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## 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 must 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. 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, July 12, 2021**

**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 -  
June 28, 2021**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held June 28, 2021.

**B. DEVELOPMENT PERMITS****C. PUBLIC HEARING****C.1 Official Community Plan Amendment and  
Rezoning Application No. 100217 and  
Development Permit Application No. 101107  
(Paddington Properties (NE Gordon) Ltd. /  
20617 and 20643 - 68 Avenue)  
Bylaw No. 5710  
Bylaw No. 5711  
Report 21-78  
File CD 08-14-0206**

**Recommendation:** "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5710"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5711"

Explanation - Bylaw No. 5710

Bylaw 2021 No. 5710 amends the Northeast Gordon Estate Neighbourhood Plan for lands located at 20617 and 20643 - 68 Avenue to increase the density allowable in the "Attached Single Family" and "Townhouse A" land use designations.

Explanation - Bylaw No. 5711

Bylaw 2021 No. 5711 rezones 20617 - 68 Avenue and a portion of 20643 - 68 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-160 to permit a comprehensive development consisting of 32 dwelling units.

## Development Permit No. 101107

Running concurrently with this Bylaw is Development Permit No. 101107 (Paddington Properties (NE Gordon) Ltd. / 20617 and 20643 - 68 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A";
- b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of an onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- 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.

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 Paddington Properties ocp rz dp.pdf](#)

**C.2**

**Rezoning Application No. 100598 and  
Development Permit Application No. 101141  
(Manorlane Properties (Willowbrook) Inc. / 6350 - 197 Street)  
Bylaw No. 5718  
Bylaw No. 5719  
Bylaw No. 5720  
Report 21-79  
File CD 08-10-0042**

**Recommendation:** "Township of Langley Land Use Contract No. 74 Discharge  
(Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5718";  
  
"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment  
(Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5719"; and  
  
"Township of Langley Housing Agreement (Manorlane Properties  
(Willowbrook) Inc.) Bylaw 2021 No. 5720"

Explanation - Bylaw No. 5718

Bylaw 2021 No. 5718 discharges Land Use Contract No. 74 from  
property located at 6350 - 197 Street.

Explanation - Bylaw No. 5719

Bylaw 2021 No. 5719 rezones land at 6350 - 197 Street from  
Regional Commercial Zone C-1 to Comprehensive Development  
Zone CD-161 to accommodate 133 apartment units and  
290 square metres of commercial area.

Explanation - Bylaw No. 5720

Bylaw 2021 No. 5720 authorizes the Township of Langley to enter  
into a Housing Agreement with Manorlane Properties (Willowbrook)  
Inc. to secure rental housing and affordable rental units on the  
subject property located at 6350 - 197 Street.

Development Permit No. 101141

Running concurrently with this Bylaw is Development Permit No.  
101141 (Manorlane Properties (Willowbrook) Inc. / 6350 - 197 Street)  
in accordance with Attachment A subject to the following conditions:

- a. Building plans in substantial compliance with Schedule "A";
- b. Landscape plans being in substantial compliance with  
Schedule "B" and in compliance with the Township's Street Tree and

Boulevard Planting Policy and Age Friendly Amenity Area requirements;

- c. Section 107.3 (iii) of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum number of required parking spaces from 1.5 to 1 space for all apartment units;
- d. All signage being in compliance with the Township's Sign Bylaw;
- e. All rooftop mechanical equipment to be screened from view; and
- f. All refuse areas to be located in an enclosure and screened.

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of an onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- 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.

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.2 cd Manorlane rz dp.pdf](#)

## **D. TERMINATE**