



# REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, July 12, 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 26, 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 -  
July 12, 2021**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held July 12, 2021.

**B. BYLAWS FOR FIRST, SECOND AND THIRD READING****B.1 Highway Closure, Dedication Removal and Disposal  
(G&T Martini)  
Bylaw No. 5731  
Report C21-19  
File ADM PM002977**

**Recommendation:** That Council give first, second and third reading to "Highway Closing and Dedication Removal (G&T Martini) Bylaw 2021 No. 5731".

Explanation - Bylaw No. 5731

Bylaw 2021 No. 5731 authorizes the closure and highway dedication removal from a portion of 82 Avenue at 212 Street.

Clerk's Note: No report is included in the Regular Meeting for Public Hearing agenda package as this was dealt with as a property matter.

**Attachments:** [B.1 adm Road Closure G&T Martini.pdf](#)

**C. PUBLIC HEARING****C.1 Official Community Plan Amendment and  
Rezoning Application No. 100219 and  
Development Permit Application No. 101199  
(Quadra Holdings Ltd.) / 8264 - 208 Street and  
20880 - 83 Avenue)  
Bylaw No. 5725  
Bylaw No. 5726  
Bylaw No. 5727  
Report 21-88  
File CD 08-25-0110**

**Recommendation:** "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Quadra Homes Ltd.) Bylaw 2021 No. 5725"

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Quadra Homes Ltd.) Bylaw 2021 No. 5726"; and

"Township of Langley Housing Agreement (Quadra Homes Ltd.) Bylaw 2021 No. 5727"

Explanation - Bylaw No. 5725

Bylaw 2021 No. 5725 amends the Yorkson Neighbourhood Plan to increase the maximum permitted density to 82 units per acre, allow ground floor residential uses on the mixed use portion of the site and allow a maximum building height of six storeys for an apartment development on lands located at 8264 - 208 Street and 20880 - 83 Avenue.

Explanation - Bylaw No. 5726

Bylaw 2021 No. 5726 rezones land at 8264 - 208 Street and 20880 - 83 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-162 to accommodate 410 rental apartment units and 222 square metres of commercial area.

Explanation - Bylaw No. 5727

Bylaw 2021 No. 5727 authorizes the Township of Langley to enter into a Housing Agreement with 83 Apartments East Ltd. and 83 Apartments West Ltd. to secure rental housing and affordable rental units on the subject properties located at 8264 - 208 Street and 20880 - 83 Avenue.

Development Permit No. 101199

Running concurrently with this Bylaw is Development Permit No. 101199 (Quadra Holdings Ltd.) / 8264 - 208 Street and 20880 - 83 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being 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. All signage being in compliance with the Township's Sign Bylaw;
- d. All rooftop mechanical equipment to be screened from view; and
- e. 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.1 cd Quadra RO.pdf](#)

## **D. TERMINATE**