



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, December 11, 2017 at 8:23 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, C. Fox, B. Long, A. Quaale, K. Richter,
and M. Sparrow

M. Bakken and R. Seifi

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Meeting for Public Hearing and Development Permits - December 11, 2017

Moved by Councillor Sparrow,
Seconded by Councillor Arnason,
That Council adopt the agenda and receive the agenda items of the
Regular Meeting for Public Hearing and Development Permits held
December 11, 2017.
CARRIED

B. DEVELOPMENT PERMITS

B.1 Development Permit Application No. 100861 (Dialog Design / 19705 Fraser Highway) Report 17-130 File CD 08-10-0061

Moved by Councillor Sparrow,
Seconded by Councillor Fox,
That Council authorize issuance of Development Permit No. 100861 for
construction of a 19,509 square metres (210,000 square feet) expansion
on the north side of Willowbrook Mall located at 19705 Fraser Highway,
subject to the following conditions:

- a. Schedule C (Schedule of On-Site Parking Requirements for Shopping
Centre Complexes) of Land Use Contract 74 as amended being varied
from “the higher of 5.0 stalls per 1,000 square feet of gross leaseable
areas (GLA), or that ratio of spaces to GLA required by the Ministry of
Transportation and Highways” to 4.25 stalls per 1,000 square feet of gross

leasable area;

b. Schedule D (Building Development Requirements – Shopping Centre Commercial) of Land Use Contract 74 being varied from “No building which forms part of the shopping centre complex shall be constructed closer than 40 feet to any dedicated municipal street” to no building which forms part of the shopping centre complex shall be constructed closer than:

- i. 7.6 m (24.9 ft) from Willowbrook Drive to the northwest corner of building 1,
- ii. 2.8 m (9.3 ft) from Willowbrook Drive to the north side of building 2,
- iii. 2.0 m (6.5 ft) from Willowbrook Drive to the north side of building 3, and
- iv. 7.8 m (25.2 ft) from Willowbrook Drive to the north side of building 4.

all as shown on Schedules “J” through “L”;

c. Building plans being in substantial compliance with Schedules “A” through “U”;

d. Landscape plans being in substantial compliance with Schedule “V” through “AH” and the Township’s Street Tree and Boulevard Planting Policy to the final acceptance of the Township;

e. Provision of a final Tree Management Plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) to the acceptance of the Township;

f. All signage being in compliance with the Schedules “O” through “T” and the Township’s Sign Bylaw;

g. Rooftop mechanical equipment to be located so it is not visible from adjacent roads in substantial compliance with Schedule “N” and screened by compatible architectural treatments in substantial compliance with Schedule “M”; and,

h. All refuse areas to be located within a building in substantial compliance with Schedule “I” 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. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and connections in accordance with the Township’s Subdivision and Development Servicing Bylaw, to the acceptance of the Township;

b. 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;

c. Landscaping and boulevard treatment being secured by letter of credit

- at the Building Permit stage;
- d. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees;
 - e. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
 - f. 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 to the acceptance of the Township;
 - g. 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;
 - h. A Highways Use Permit being secured for any projections (i.e. canopies and signage) onto municipal roads, if any to the satisfaction of the Township;
 - i. Registration of a restrictive covenant restricting turn movements to and from the subject site;
 - j. Final approval from the Ministry of Transportation and Infrastructure; and,
 - k. Payment of supplemental Development Permit application fees and applicable Building Permit administration fees.

Submissions from the public

There were no submissions received from the public.

Explanation by the proponent.

Dave Miner, Dialog Design, presented a video of the proposed renovations to Willowbrook Mall.

AMENDMENT

Moved by Councillor Quaale,

Seconded by Councillor Sparrow,

That an additional condition be added that provides for future car sharing spaces in the design.

CARRIED

MAIN MOTION, AS AMENDED

The question was called on the Main Motion, as amended, and it was CARRIED

C. PUBLIC HEARING

**C.1 Brookwood-Fernridge Community Plan Amendment
 (Cedar Creek Estates Manufactured Home Park)
 Bylaw No. 5320
 Report 17-123
 File CD BA000015**

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment
 (Brookwood-Fernridge Community Plan) Bylaw 2017 No. 5300
 Amendment (Cedar Creek Estates Manufactured Home Park) Bylaw 2017
 No. 5320”

Explanation – Bylaw No. 5320

R. Seifi explained that Bylaw 2017 No. 5320 amends the Brookwood-Fernridge Community Plan by re-designating the Cedar Creek Estates Manufactured Home Park located at 3031 – 200 Street to Manufactured Home Park. 177 public notices were mailed out.

Submissions from the public.

1. T. Morrissey, a Langley resident, was in attendance and asked Council to leave this property to those living there now and for future seniors.
2. G. Beauchamp, a Langley resident, was in attendance and expressed concerns about Cedar Creek residents not having enough time to look at the owner's proposal.
3. Louie Bortolazzo, President Grappa Investments Corporation (owner), was in attendance and recommended a ten-year covenant on the property for no future development, and to leave the current OCP as is.

The following written submissions were received from the public:

1. Louie Bortolazzo, President Grappa Investments Corporation, asking Council to place a ten-year covenant on the property for no future development.
2. A. Morose, a Langley resident, expressing support for re-designating the mobile home park.
3. T. Morrissey, a Langley resident, was in attendance, asking Council to leave this property to those living there now and for future seniors.
4. R. Benson, a Langley resident, was in attendance and stated that he would like time to meet with the owner.
5. J. Long, a Langley resident, was in attendance and stated that he would like time to meet with the owner.
6. T. Morrissey spoke for a second time and stated that the owner has

been very cooperative.

ADJOURNMENT

Moved by Councillor Long,

Seconded by Councillor Arnason,

That the Public Hearing for Brookswood-Fernridge Community Plan Amendment (Cedar Creek Estates Manufactured Home Park) Bylaw No. 5320 be adjourned until February 19, 2018 in order for the owner to meet with the residents to discuss their concerns.

AMENDMENT

Moved by Councillor Richter,

Seconded by Councillor Arnason,

That the Public Hearing be adjourned until January 15, 2018.

DEFEATED

Mayor Froese and Councillors Davis, Fox, Long, Quaale and Sparrow opposed

ADJOURNMENT

The question as called on the adjournment to February 19, 2018, and it was

CARRIED**D. ADJOURNMENT**

The meeting was adjourned at 9:15pm.

CERTIFIED CORRECT:

Mayor

Township Clerk