

**REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING**

Monday, April 23, 2018 at 8:19 PM
 Fraser River Presentation Theatre
 4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

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

M. Bakken, S. Gamble, and R. Seifi

W. Bauer, R. Nelson, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS**A.1 Regular Meeting for Public Hearing and Development Permits - April 23, 2018**

Moved by Councillor Quaale,
 Seconded by Councillor Whitmarsh,
 That Council adopt the agenda and receive the agenda items of the
 Regular Meeting for Public Hearing and Development Permits held
 April 23, 2018.
 CARRIED

B. DEVELOPMENT PERMITS**B.1 Development Permit Application No. 100882
 (CHP Architects / 625692 BC Ltd. / 22575 Fraser Highway)
 Report 18-47
 File CD 10-32-0071**

Moved by Councillor Davis,
 Seconded by Councillor Long,
 That Council authorize issuance of Development Permit No.100882 to
 625692 BC Ltd. for property located at 22575 Fraser Highway subject to
 the following conditions:

- a. Building plans being in compliance with Schedules "A" through "E";
- b. Landscape plans being in substantial compliance with Schedules "F" and "G";
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree

- Protection), to the acceptance of the Township;
- d. All signage being in compliance with Schedules "C" through "E" and the Township's Sign Bylaw;
 - e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule "F";
 - f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township; and
 - g. All chain link fences being black vinyl with black posts and rails;

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.
- 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 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. 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;
- g. Payment of applicable Development Cost Charges and Building Permit administration fees; and
- h. Payment of the cost recovery fee for the overpass crossing of Fraser Highway.

Submissions from the public:

There were no submissions received from the public.

CARRIED

Councillor Davis declared a pecuniary interest in a property in the area of the Williams Plan by way of a leasehold interest to cut hay, but advised that upon receiving legal advice the interest was too small to constitute a conflict.

C. PUBLIC HEARING

**C.1 Williams Neighbourhood Plan
Bylaw No. 5334
Bylaw No. 5335
Report 18-41
File CD LRP00012**

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Amendment) Bylaw 2018 No. 5334”; and

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335”

Explanation – Bylaw No. 5334

R. Seifi explained that Bylaw 2018 No. 5334 amends the Official Community Plan by adjusting the configuration of the land use designation at the interface between the neighbourhoods of Yorkson and Williams, resulting in boundary and land use changes from Urban to Mixed Employment and Mixed Employment to Urban in the Williams Neighbourhood area. 939 Public Notices were mailed out.

Explanation – Bylaw No. 5335

R. Seifi explained that Bylaw 2018 No. 5335 amends the Willoughby Community Plan by incorporating the Williams Neighbourhood Plan and related amendments to the land use and road classification provisions of the Willoughby Community Plan. Development permit provisions of the Willoughby Community Plan are also amended, including new design guidelines for outdoor employee amenity spaces, strengthening refinements for agricultural edge and escarpment protection, and the expansion of the Energy Conservation and GHG Emission Reduction Development Permit Area to include the Williams Neighbourhood Plan area. 939 Public Notices were mailed out.

Submissions from the public:

1. K. Mitchell, Mitchell Group, Developer of the Williams Business Park and Retail Complex, was in attendance and stated that they want Williams to be a self-contained, walkable community with a neighbourhood retail

centre to meet community needs. The Coriolis Consulting Corp. report confirms that four square feet of grocery and 20 square feet of commercial per person are industry standard metrics. The proposed Commercial Project will have a neighbourhood retail complex up to 150,000 square feet with a grocery store of 40,000 feet.

2. P. O' Shea, a Langley resident, was in attendance and stated that the new Plan will help meet the shopping needs of local residents.

3. R. Butler, a Langley resident, was in attendance and stated support of the Plan as it will be a walkable community.

4. M. Mithrush, a Langley resident, was in attendance and stated support for the Plan as it will be a walkable community.

5. H. Stermshnig, a Langley resident, was in attendance and stated support for the Plan and commented that the Williams Commercial Centre will not compete with the Willoughby Town Centre.

6. R. Enns, a Langley resident, was in attendance and stated support for the Plan as it will provide affordable housing.

7. T. Mithrush, a Langley resident, was in attendance stated support for the Plan as it will provide affordable housing and shopping.

8. V. Forgac, a Maple Ridge resident, and Langley Business Owner, was in attendance and stated opposition to the Williams Commercial Area.

9. D. Martens, a Langley resident, was in attendance and stated support for the Plan as it will keep jobs closed to the living areas, provide convenient shopping, has a park and bike and pedestrian walkways, and logical road patterns to absorb and disperse the traffic coming from the new freeway interchange.

10. A. Ciavarella, a Langley residents, was in attendance and asked to cluster the density on their property by increasing the allowable density on the north-east section of their property. This would decrease the environmental footprint of development by allowing for the flexibility to utilize the land efficiently and still preserve some trees.

11. C. Ciavarella, a Langley resident, was in attendance and stated support for the Plan if they can cluster the density on the north-east section of their property.

12. H. Carter, Willoughby Town Centre, was in attendance and commented that the "Technical Background Report" states that the commercial node for the Williams Neighbourhood will not be intended for development as a major retail service commercial hub. The Williams Commercial Node is proposing retail offerings similar to those already present at Willoughby Town Centre. He stated that there is a high probability for sales erosion by any retail functions at the Williams Commercial Node.

13. C. Letourneur, MXD Development Strategists, was in attendance and commented that the Williams Neighbourhood Plan "Backgrounder" states that the Williams Neighbourhood was not intended to have large commercial space. He stated that any new retail space in the Williams Commercial Node will need to draw customer sales from the Willoughby

Community Primary Trade Area.

14. D. Mitten, a Langley resident, was in attendance and thanked staff for the engagement process with the public. He stated his support for the Plan as it will be a walkable community with local shopping.

15. M. Penalosh, Lloyd Real Estate Consulting, was in attendance and stated that retail competition is welcome but that the grocery store needs to be smaller.

16. A. Mykle, a Langley resident, was in attendance and stated support for the Plan.

17. A. Wang, a store owner in Willoughby Town Centre, was in attendance and stated that many Willoughby residents would like an indoor pool, more community services, more entertainment and shopping, and more daycares.

18. M. Anderson, a Langley resident, was in attendance and stated that she would like her property to be rezoned for townhouses.

19. J. Mica, a Langley resident, was in attendance and stated support for the Plan.

20. R. Tichauer, a Langley resident, was in attendance and stated support for the Plan and the Williams Town Centre.

21. H. Cheema, Owner of Independent Grocery Store in Willoughby Town Centre, was in attendance and stated that his grocery store is still underutilized. He stated that the proposed grocery in the Williams Neighbourhood is almost double the size of his store with less population.

22. D. Mitten, a Langley resident, was in attendance and stated support for the Plan as it will be a gateway community. He asked Council to support the Plan.

23. J. O'Shea, Mitchell Group, was in attendance and stated that the Willoughby and Walnut Grove neighbourhoods are underserved for grocery retail. Without a large grocery in Williams Neighbourhood, other retailers will not be attracted to the area. They believe there is enough population to support two grocery stores.

24. C. Mitchell, Mitchell Group, was in attendance and stated that a grocery store will succeed in the Williams Neighbourhood.

25. J. Way, a Langley resident, was in attendance and stated her support for the Plan as it will be a walkable community with a grocery store.

26. D. Coss, a Langley resident, was in attendance and stated support for the Williams Neighbourhood as it will be a walkable community.

27. R. O'Shea, a Langley resident, was in attendance and stated his support of the Plan and appreciated being part of the public input.

28. K. Robertson, Salmon River Enhancement Society, was in attendance and expressed concerns about the negative downstream effects and increased flooding in the Fort Langley floodplain.

29. N. Cicuato, a Langley resident, was in attendance and stated his support for the Plan but commented that electric vehicle charging stations should be a requirement at the retail outlets and each new home.

30. A. Twill, a Surrey resident, was in attendance and stated support for the Plan as it will be an asset for the Trinity Western University community to have access to a grocery store.

31. J. Pernu, McElhanney Consulting, was in attendance and stated that there is stakeholder support for a walkable community, that this will be a gateway community with access to Walnut Grove and Trinity Western University, and that the neighbourhood will provide employment for over 3,000 people in the area.

32. R. Jones, Qualico/Mitchell Partnership, was in attendance and stated that the Williams Neighbourhood will provide commercial, business employment, access to the new interchange, school, and parks. He expressed concerns about the Amenity Zoning Policy and the effect on housing affordability. He further noted that the park land in the proposed neighbourhood plan exceeds the limit provided for in the Local Government Act.

MEETING EXTENDED

Moved by Councillor Davis,

Seconded by Councillor Quaale,

That the meeting be extended to 11:30pm.

CARRIED

33. N. Cicuto, a Langley resident, was in attendance and stated support for the Plan.

34. K. Robertson spoke for a second time and stated that more treed areas should be conserved in the neighbourhood.

35. H. Carter spoke for a second time and stated that the Willoughby Town Centre is not looking for a monopoly on retail in the area. He stated that the issue is about the scale for the commercial node in Williams. He would like to have further dialogue with staff to discuss right-sizing of the commercial node.

36. K. Mitchell spoke for a second time and stated that the data supports multiple retail outlets in the area.

37. R. Jones spoke for a second time and stated that Qualico is in support of the Community Amenity Fee, but has issues with the rate compared to other communities.

38. C. Letourneur spoke for a second time and thanked Council and staff for the draft Williams Neighbourhood Plan.

39. H. Cheema spoke for a second time and stated that when grocery stores are in close proximity to each other, often one has to close.

40. A. Wang spoke for a second time and expressed concerns about retail competition so close to Willoughby Town Centre.

41. H. Stermshnig spoke for a second time.

42. M. Anderson spoke for a second time and stated that increasing density on her property will help preserve trees.

The following written submissions were received from the public:

1. D. Mitten, a Langley resident, stating support for the Plan as the residential densities and mix will create a vibrant and viable development.
2. B. Martens, a Langley resident, stating support for the Plan as it will contribute to the housing needs in the area and local residents will have access to shopping.
3. R. Smyth, a Langley resident, stating support for the Plan as it will have a walkable community with a variety of housing options.
4. R. Abbott, a Langley resident, stating support for the Plan as it will be a walkable community with amenities close to housing.
5. B. Mykle, a Langley resident, stating support as it will offer a variety of housing types and be a walkable community.
6. Seina Singleton, owner of Langley Dace Academy, stating support for the Plan.
7. N. Stripp, stating support as it will be a walkable community.
8. B. Mitten, a Langley resident, stating support for the Plan.
9. Doug Mitten, Prudential Power Play Realty and Langley resident, stating support for the Plan.
10. B. Martens, a Langley resident, stating support as it will contribute to the housing needs in the area.
11. D. Martens, a Langley resident, stating support for the Plan as it will bring jobs to the area and be a walkable community.
12. P. Stermshnig, a Langley resident, stating support as it will provide services in the area.
13. H. Stermshnig, a Langley resident, stating support for the Plan as it will provide green areas and walkways and be safe for walking and cycling.
14. N. Dhillon, a Langley resident, stating support for the Plan as the commercial zone will be an asset to the area.
15. K. Dhillon, a Langley resident, stating support for the Plan as the commercial zone will be an asset to the area.
16. D. Dhillon, a Langley resident, stating support for the Plan as the commercial zone will be an asset to the area.
17. G. Dhaliwal, a Langley resident, stating support for the Plan as the area needs more shopping and services.
18. G. Shaliwal, a Langley resident, stating support for the Plan as the area needs more shopping and services.
19. J. Dhaliwal, a Langley resident, stating support for the Plan as the area needs more shopping and services.
20. A. Dhaliwal, a Langley resident, stating support for the Plan as the area needs more shopping and services.
21. K. Dhaliwal, a Langley resident, stating support for the Plan as it will bring sidewalks, streetlights, and roads.
22. Jack Allpress, David Morris, Cheryl Yip, From Retail Advisors Inc.,

stating support for a large format grocery store in the area.

23. S. Palsenbarg, a Langley resident, stating support for the Plan as it will provide opportunity to live, work, and have retail all in one area.

24. Elliot Glassman, North Langley Shopping Centre, expressing concerns about the large-scale retail contained in the Plan.

25. A. and C. Ciavarella, Langley residents, asking to cluster the density on their property by increasing the allowable density on the north-east section of their property.

26. Board of Directors, Salmon River Enhancement Society, expressing concerns about the negative downstream effects and increased flooding in the Fort Langley floodplain.

27. Y. Xhen Deng, a Langley resident, stating opposition due to increased traffic, air pollution, and effect on property values.

28. Joanna Brownell, Manager, Partner Planning, TransLink, stating that the Williams Neighbourhood Plan is not identified in the Mayors' Council 10-year Vision for Metro Vancouver Transportation Plan. She also stated that the Plan's support for active transportation aligns with the goals of their Regional Transportation Strategy, and Translink recommends the development of high quality cycling facilities suitable for all ages and abilities.

29. R. Bosa, a Langley resident, expressing concerns about the location of the Pocket Park and the impact it will have on his three properties. He states he will be losing 5,607 square meters of developable land.

30. M. and A. Horbay, Langley residents, stating support for the Plan.

31. J. Howard, a Langley resident, stating support for the Plan as it will offer affordable housing and be a walkable community.

32. Roanna Cruz, Ministry of Transportation and Infrastructure, provided comments and stated there are concerns about the proposed traffic signal on 216 Street north of 80 Avenue as it is less than 300 metres from the 216 Street interchange. They recommend that the opportunity for a parallel route to 216 Street be maximized, and that direct access to 216 Street be minimized.

33. Brad Richter, RE/MAX Little Oak Realty, stating that this Plan is not walkable.

34. D. Marti, a Langley resident, stating support for the grocery store but have concerns about the industrial area bringing noise and traffic.

35. R. and T. Liedl, Langley residents, stating support and suggested that the business and commercial area be complete when traffic begins to flow off the freeway with the completion of the 216 interchange.

36. Hakam Cheema, Owner, Hakam's Independent Grocer, expressing concerns about not a large enough customer base to support his store.

37. Ken Mitchell, President, Mitchell Group, offering comments about the Williams Neighbourhood Plan and long term retail needs.

38. N. Cicuto, a Langley resident, offering support for the Plan with a few revisions of wording regarding the sustainable vision of the Plan, and upon

receipt of approval from the other agencies such as School District #35, TransLink, Metro Vancouver, ALC, Ministry of Agriculture, etc.

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Sparrow,
That the meeting terminate at 11:22pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk