



REGULAR EVENING MEETING OF COUNCIL

Monday, July 23, 2018 at 7:00 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,
 M. Sparrow and B. Whitmarsh

M. Bakken, R. Seifi, and K. Sinclair

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - July 23, 2018

Moved by Councillor Whitmarsh,
 Seconded by Councillor Sparrow,
 That Council adopt the agenda and receive the agenda items of the
 Regular Evening Council meeting held July 23, 2018, as amended.
 CARRIED

Clerk's Note: Item H.2 was moved to third and final reading.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - July 9, 2018

Moved by Councillor Fox,
 Seconded by Councillor Arnason,
 That Council adopt the Minutes of the Regular Evening Council meeting
 held July 9, 2018.
 CARRIED

B.2 Public Hearing Meeting - July 9, 2018

Moved by Councillor Fox,
 Seconded by Councillor Arnason,
 That Council adopt the Minutes of the Public Hearing meeting held July 9,
 2018.
 CARRIED

Councillor Davis entered the meeting at 7:03pm.

C. PRESENTATIONS**D. DELEGATIONS****E. REPORTS TO COUNCIL****F. BYLAWS FOR FIRST AND SECOND READING**

**F.1 Development Permit Area “H” /
Business Office Park Designation
Bylaw No. 5364
Bylaw No. 5365
Report 18-120
File CD BA000016**

Moved by Councillor Quaale,
Seconded by Councillor Arnason,
That Council give first and second reading to Langley Official Community
Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan)
Bylaw 1998 No. 3800 Amendment (DP Area H) Bylaw 2018 No. 5364;

That Council give first and second reading to Langley Official Community
Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan)
Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw
2015 No. 5101 Amendment (Business Office Park) Bylaw 2018 No. 5365;

That Council consider that Bylaws No. 5364 and 5365 are consistent with
the Township’s Five Year Financial Plan as updated annually and with
Metro Vancouver’s Integrated Liquid Waste Resource Management Plan
and Integrated Solid Waste Resource Management Plan; and further

That Council authorize staff to schedule the required Public Hearing for
Willoughby Community Plan Amendment Bylaw No. 5364 and Latimer
Neighbourhood Plan Amendment Bylaw No. 5365.
CARRIED

**F.2 Official Community Plan Amendment and
Rezoning Application No. 100086
(662834 BC Ltd / Township of Langley / 5028 - 224 Street)
Bylaw No. 5409
Bylaw No. 5410
Report 18-118
File CD 11-05-0014**

Moved by Councillor Davis,
Seconded by Councillor Quaale,

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (662834 BC Ltd.) Bylaw 2018 No. 5409 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (662834 BC Ltd.) Bylaw 2018 No. 5410, to include a 0.24 ha (0.6 ac) portion of land located at 5028 – 224 Street and the 0.21 ha (0.5 ac) unconstructed road allowance immediately south in the Murrayville Community Plan, designate it as Commercial and include it as part of Development Permit Area 'B' and rezone the lands from Rural Zone RU-3 to Service Commercial Zone C-3, subject to the following development prerequisites being satisfied prior to final reading:

1. Provision of road dedications (including 20 metres for 48 Avenue, corner truncations at Fraser Highway and 48 Avenue) and necessary traffic improvements to the acceptance of the Township in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
2. Provision of a right of way over the existing stormwater detention facility north of 48 Avenue;
3. Submission of an application for subdivision consistent with the proposed amendments and zoning;
4. Apply for and obtain approval from Metro Vancouver for inclusion into the Fraser Sewerage Area boundary;
5. Approval of Bylaw No. 5410 by the Ministry of Agriculture;
6. Registration of restrictive covenants acceptable to the Township:
 - a) Prohibiting access to Fraser Highway from the subject site;
 - b) Prohibiting clearing of the site until such time as a final tree protection and replacement plan prepared in accordance with the Subdivision and Development Servicing Bylaw, Schedule I (Tree Protection) has been accepted by the Township;
 - c) Prohibiting issuance of a Building Permit until the following conditions have been satisfied:
 - i) Completion of a Servicing Agreement with the Township securing required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw to the acceptance of the Township;
 - ii) Submission of a site specific on-site servicing and stormwater management plan, including onsite detention may be required, 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;
 - iii) Construction of adequately sized service connections (water, sanitary and storm) to the future lot;
 - iv) Provision of a report from a qualified Professional Engineer for the

intended development proposal, in accordance with the Subdivision and Development Servicing Bylaw, regarding the adequacy of the existing watermain for the future lot;

- v) Registration of a restrictive covenant requiring onsite detention;
- 7. Payment of supplemental Rezoning and Site Servicing Review fees;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (662834 BC Ltd.) Bylaw 2018 No. 5409m is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and further

That Council authorize staff to schedule the required public hearing for the Murrayville Community Plan and Rural Plan amendment bylaw and rezoning bylaw.

CARRIED

F.3

**Rezoning Application No. 100477 and
Development Permit Application No. 100895
(Archwood Developments Ltd. / 8485 - 204 Street,
20291, 20323, 20341 and 20365 - 84 Avenue)
Bylaw No. 5408
Report 18-117
File CD 08-26-0178**

Moved by Councillor Fox,

Seconded by Councillor Whitmarsh,

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Archwood Developments Ltd.) Bylaw 2018 No. 5408, rezoning a 4.35 ha (10.76 ac) site located at 8485 - 204 Street, 20291, 20323, 20341 and 20365 - 84 Avenue, to Comprehensive Development Zone CD-128 to facilitate development of 183 townhouses, subject to the following development prerequisites being satisfied prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
2. Provision of road dedications, widenings and necessary traffic improvements to the acceptance of the Township, including dedication of the north half of 84 Avenue, the west half of 204 Street, the south half of 85 Avenue, the east half of 202B Street, and 203A Street in accordance

with the Township's Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan;

3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;

4. Dedication and construction of the Integrated Open Space in accordance with the Carvolth Neighbourhood Plan to the acceptance of the Township;

5. Dedication and construction of a 4.5m greenway on the north side of 84 Avenue in accordance with the Carvolth Neighbourhood Plan to the acceptance of the Township;

6. Provision of final off-site landscape design drawings including street trees, sidewalk and public pedestrian connection materials and layout, fencing, site furniture, interpretive/informational signage, wayfinding features, landscaping details and security to the acceptance of the Township;

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

8. Provision of final on-site landscape and lot grading plans including integration of lot grading with proposed DP100895 to accommodate changes in elevation, to transition to adjacent buildings and open spaces, and to connect to the sidewalk and the street to the acceptance of the Township;

9. Security of final approval from the Ministry of Transportation and Infrastructure;

10. Security of senior government approvals for the removal and relocation of watercourses located on and adjacent to the site to the Integrated Open Space in accordance with the Carvolth Neighbourhood Plan;

11. Registration of a restrictive covenant to the acceptance of the Township identifying the minimum eleven (11) townhouse units required to be constructed with adaptable design features in accordance with Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;

12. Registration of a statutory right of way to the acceptance of the Township securing public access over the public pedestrian connections;

13. Completion of all requirements and discharge of restrictive covenants BF480997 and T13842;

14. Compliance with the Carvolth Greenway Amenity Zoning Policy No. 07-227 and the Township's 5% Neighbourhood Park Land Acquisition Policy No. 07-231 to the acceptance of the Township; and

15. Payment of applicable supplemental rezoning fees, Carvolth Neighbourhood Plan fees, site servicing review fee, ISDC review fee, Development Works Agreements (DWA) and Latecomer charges;

That Council authorize the issuance of Development Permit No. 100895, at time of final reading of Bylaw No. 5408, subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “BB” subject to integration and Township acceptance of lot grading;
- b. Landscape plans being in substantial compliance with Schedules “BC” through “BG” and in compliance (subject to Township acceptance of lot grading) with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. All signage being in substantial compliance with Schedules “X”, “AL” and “BB”, and the Township’s Sign Bylaw;
- d. Mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township;
- e. All refuse areas to be located within the buildings to the acceptance of the Township;
- f. Registration of restrictive covenants to the acceptance of the Township:
 - i. prohibiting the townhouse unit garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
 - ii. prohibiting reliance on street parking; and,
 - iii. prohibiting access to 204 Street for the townhouse units.

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. Issuance of Energy Conservation and Greenhouse Gas Reduction DP101011;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. 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;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and

g. 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, both with accompanying legal documents as required, to the acceptance of the Township; and further,

That Council authorize staff to schedule the required public hearing for the Rezoning Bylaw in conjunction with the hearing for proposed Development Permit No. 100895.

CARRIED

**F.4 Official Community Plan Amendment and
Rezoning Application No. 100153 and
Development Permit Application Nos. 100937 and 100938
(Vesta Properties Ltd. Phase 7 /
20039 - 84 Avenue and 20088 - 86 Avenue)
Bylaw No. 5394
Bylaw No. 5395
Report 18-123
File CD 08-26-0144**

Moved by Councillor Whitmarsh,

Seconded by Councillor Fox,

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Vesta Properties Ltd. Phase 7) Bylaw 2018 No. 5394, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd. Phase 7) Bylaw 2018 No. 5395, rezoning 3.79 ha (9.37 ac) of land located at 20039 – 84 Avenue and 20088 – 86 Avenue to Comprehensive Development Zone CD-129, to facilitate the development of 792 multi-family units, subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Carvolth Neighbourhood Plan requirements, pursuant to Section 3.4.10, provide a “Master Plan for Tall Buildings and Large Sites” to the acceptance of the Township;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Carvolth Neighbourhood Plan (as required by the Carvolth Plan) to the acceptance of the Township;
3. A Servicing Agreement being entered into with the Township to secure required road upgrades including 84 Avenue, 85 Avenue, 86 Avenue, 201 Street and lanes along the western property line and from the west property line to 201 Street north of 85 Avenue and utility upgrades and extensions in accordance with the Township’s Subdivision and

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- Development Servicing Bylaw, to the acceptance of the Township;
4. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
 5. Submission of a traffic impact study and provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan, including 84 Avenue, 85 Avenue, 86 Avenue, 201 Street and lanes (adjacent to the west property line from 84 Avenue to 86 Avenue, and from the west property line to 201 Street north of 85 Avenue) to the acceptance of the Township;
 6. Dedication and construction of a 4.5 metre wide street greenway on the north side of 84 Avenue to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, fencing, signage, landscape details and security;
 7. Integration of lot grading with proposed Development Permit Nos. 100937 and 100938 to accommodate significant changes in elevation, to transition to adjacent buildings, open space and connect to the sidewalk and street the acceptance of the Township;
 8. Provision of an overall Age Friendly Area Masterplan to the acceptance of the Township;
 9. Approval of Rezoning Bylaw No. 5395 by the Ministry of Transportation and Infrastructure;
 10. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
 11. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
 12. Registration of restrictive covenants acceptable to the Township:
 - a. Securing the rental building (Area 1 – Westerly building) for a minimum 20 year timeline;
 - b. Securing cross-access easements for parkade accesses;
 - c. Identifying the units (minimum 10% for apartments) required to incorporate the Adaptable Housing Requirements;
 13. Provision of a \$150,000 contribution to the construction of amenities in the adjacent northeast Phase of the Latimer Neighbourhood Plan;
 14. Compliance with the requirements of the Carvolth Greenway Amenity Zoning Policy including payment of applicable amenity fees;
 15. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Vesta Properties Ltd. Phase 7) Bylaw 2018 No. 5394, is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5395 authorize issuance of Development Permit No. 100937 (four 6 storey apartment buildings south of 85 Avenue) subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "O";
- b. On-site landscaping plans being in substantial compliance with Schedules "P" through "R", and in compliance (subject to Township acceptance of lot grading) with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy and Zoning Bylaw No. 2500 to the acceptance of the Township;
- c. All signage being in substantial compliance with Schedule "N" and with the Township's Sign Bylaw;
- d. Rooftop mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township;
- e. All refuse areas to be located within the buildings 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Landscaping and boulevard treatment being secured by letter of credit at building permit stage;
- c. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighbourhood Plan to the acceptance of the Township;
- d. Written confirmation from the owner and landscape architect or arborist that 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. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council at time of final reading of Rezoning Bylaw No. 5395 authorize issuance of Development Permit No. 100938 (4, 26 and 34 storey apartment buildings north of 85 Avenue) subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “L”;
- b. On-site landscaping plans being in substantial compliance with Schedules “M” through “P”, and in compliance (subject to Township acceptance of lot grading) with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy and Township of Langley Zoning Bylaw No. 2500, to the acceptance of the Township;
- c. All signage being in substantial compliance with Schedule “K” and with the Township’s Sign Bylaw;
- d. Rooftop mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township;
- e. All refuse areas to be located within the buildings 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Landscaping and boulevard treatment being secured by letter of credit at building permit stage;
- c. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighbourhood Plan to the acceptance of the Township;
- d. Written confirmation from the owner and landscape architect or arborist that 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. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for the Carvolth Neighbourhood Plan amendment and rezoning bylaws in conjunction with the hearing for proposed Development Permit Nos. 100937 and 100938.

CARRIED

Councillor Richter opposed

F.5

**Official Community Plan Amendment and
Rezoning Application No. 100163 and
Development Permit Application No. 101000
(Shepherd of the Valley Lutheran Church / 20097 - 72 Avenue)
Bylaw No. 5406
Bylaw No. 5407
Bylaw No. 5414
Report 18-124
File CD 08-23-0141**

Moved by Councillor Quaale,
Seconded by Councillor Long,

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Southwest Gordon Estate Neighbourhood Plan) Bylaw 1999 No. 3911 Amendment (Shepherd of the Valley) Bylaw 2018 No. 5406, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Shepherd of the Valley) Bylaw 2018 No. 5407, rezoning the lands from Civic Institutional Zone P-1 to Comprehensive Development Zone CD – 127, to facilitate development of 82 affordable rental apartment units and five (5) single family lots, subject to the following prerequisites being satisfied prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure stormwater management and required service connections in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;

3. Provision of final off-site landscape design drawings including street trees, sidewalk and pedestrian walkway materials and layout, fencing, signage, landscaping details and security to the acceptance of the Township;
4. Provision of a final tree management plan incorporating tree retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
5. Execution of a Housing Agreement and adoption of related Bylaw 5414 pursuant to Section 483 of the Local Government Act, to limit rental occupancy of Buildings A, B, and C (as indicated in Development Permit No.101000) to qualified tenants and to limit rental occupancy of Building C to adults aged 55 years and older;
6. Registration of restrictive covenants acceptable to the Township:
 - a. Restricting left-hand turns on 72 Avenue to the development and prohibiting off-site parking on 72 Avenue;
 - b. Identifying nine (9) units and nine (9) parking stalls to be built with adaptable design features in accordance with Schedule 2 – Adaptable Housing Requirements of the Township’s Official Community Plan;
7. Payment of applicable supplemental Rezoning and Development Permit fees, Neighborhood Plan Administration Fee, Site Servicing Review fee, ISDC review fee, and compliance with the Township’s 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No.3800 Amendment (Southwest Gordon Estate Neighbourhood Plan) Bylaw 1999 No. 3911 Amendment (Shepherd of the Valley) Bylaw 2018 No. 5406, is consistent with the Township’s Five Year Financial Plan as updated annually and with Metro Vancouver’s Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council grant first and second reading to Housing Agreement (Shepherd of the Valley) Bylaw 2018 No. 5414 which authorizes a Housing Agreement to secure rental housing and affordable rental units on the subject property;

That Council authorize issuance of Development Permit No. 101000 at time of final reading of Bylaw No. 5407, subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “H”;
- b. On-site landscaping plans being in substantial compliance with Schedules “I” through “O”, and in compliance (subject to Township

acceptance of lot grading) with Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), Township's Zoning Bylaw, and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

- c. Section of 107.3.a) iii) of the Township's Zoning Bylaw No. 2500 being varied to reduce the total number of required parking spaces for apartment units from 111 to 101 spaces;
- d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- e. All refuse areas to be located underground or in an enclosure and screened to the acceptance of the Township;
- f. An exterior design control agreement being entered into for all proposed single family lots, ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development and conform to the single family development permit guidelines contained in the Willoughby Community Plan;

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. On-site landscaping to be secured by letter of credit at the building permit stage;
- b. 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;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- d. Provision of CPTED (Crime Prevention through Environmental Design) review of the development (including design and operation of parkades, elevators, pedestrian walkways / connections, amenity areas, playgrounds, and lighting) by a qualified CPTED professional (in consultation with the Langley RCMP), to the acceptance of the Township, including incorporation of CPTED recommendations into the final development plans;
- 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. Payment of supplemental Development Permit application fees, applicable Development Cost Charges and Building Permit Administration Fees; and,

g. Registration of a restrictive covenant requiring provision of stormwater infiltration measures to the acceptance of the Township; and further

That Council authorize staff to schedule the required public hearing for the Community and Neighbourhood Plan amendment and rezoning bylaws in conjunction with the hearing for proposed Development Permit No.

101000.

CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

G.1 Amendment to the Election and Political Sign Bylaw

Bylaw No. 5411

Report 18-108

File ADM 3900-25

That Council give first, second, and third reading to proposed “Township of Langley Election and Political Signs Bylaw 2015 No. 5034 Amendment Bylaw 2018 No. 5411”.

REFERRAL

Moved by Councillor Long,

Seconded by Councillor Fox,

That this motion be referred for consideration as part of the preparations for the 2022 Elections.

CARRIED

Councillors Arnason and Richter opposed

G.2 Public Spaces Regulation Bylaw

Bylaw No. 5298

Bylaw No. 5297

Bylaw No. 5305

Report 18-111

File ACCI 3900-25

Moved by Councillor Whitmarsh,

Seconded by Councillor Quaale,

That Council give first, second and third reading to the Township of Langley Public Spaces Regulation Bylaw 2018 No. 5298 which repeals and replaces Parks Regulation Bylaw 1976 No. 1575;

That Council give first, second and third reading to Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2018 No. 5297;

That Council give first, second and third reading to Township of Langley Animal Control Bylaw 2005 No. 4440 Amendment Bylaw 2018 No. 5305; and

That Council adopt the Park Permits Policy.
CARRIED

**G.3 Extension of Tax Sale Redemption Period
Bylaw No. 5413
File FIN 1970-07**

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council give first, second and third reading to "Extension of Tax Sale Redemption Period Bylaw 2018 No. 5413".
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

**H.1 Rezoning Application No. 100496 and
Development Permit Application No. 100916
(Essence Properties Inc. / 20235 and 20263 - 72B Avenue
20276, 20244 and 20348 - 73A Avenue)
Bylaw No. 5381
Report 18-88
File CD 08-23-0164**

Moved by Councillor Fox,
Seconded by Councillor Whitmarsh,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Inc.) 2018 Bylaw No. 5381".
CARRIED

Development Permit No. 100916

Running concurrently with this Bylaw is Development Permit No. 100916 (Essence Properties Inc. / 20235 and 20263 – 72B Avenue, 20276, 20244 and 20348 – 73A Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "WW";
- b. Landscape plans being in substantial compliance with Schedules "XX" through "BBB" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- 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 Schedule "ZZ" and the Township's Sign Bylaw;
 - e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
 - f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township; and
 - 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.

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. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. 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;
- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- 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.

H.2

Yorkson Neighbourhood Plan Amendment

Application No. 100149

Development Permit Application No. 100902

(QC Holdings Ltd. / 20727 Willoughby Town Centre Drive)

Bylaw No. 5393

Report 18-90

File CD 08-23-0127

Please see item I.1.

**H.3 Official Community Plan Amendment and
Rezoning Application No. 100165 and
Development Permit Application Nos. 100929 and 100934
(Vesta Properties Ltd. / 20059 - 82 Avenue and
8242 and 8262 - 200 Street)
Bylaw No. 5386
Bylaw No. 5387
Report 18-96
File CD 08-26-0202**

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That Council give third reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Vesta Properties Ltd. Phase 5) Bylaw 2018 No. 5386”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd. Phase 5) 2018 Bylaw No. 5387”.
CARRIED

Development Permit No. 100929

Running concurrently with this Bylaw is Development Permit No. 100929 (Vesta Properties Ltd. / 20059 – 82 Avenue and 8242 and 8262 – 200 Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “N”;
- b. On-site landscaping plans being in substantial compliance with Schedules “O” through “U”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist

that tree protection fencing identified in the tree management plan is in place;

- d. 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; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 100934

Running concurrently with this Bylaw is Development Permit No. 100934 (Vesta Properties Ltd. / 20059 – 82 Avenue and 8242 and 8262 – 200 Street) in accordance with Attachment B subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “H”;
- b. On-site landscaping plans being in substantial compliance with Schedules “I” through “O”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- d. 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;
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

**H.4 Official Community Plan Amendment and
Rezoning Application No. 100146 and
Development Permit Application No. 100889
(Vesta Properties Ltd. Phase 6 / 8304, 8336 and
8384 - 200 Street and 20080 - 84 Avenue)
Bylaw No. 5398
Bylaw No. 5399
Report 18-97
File CD 08-26-0186**

Moved by Councillor Whitmarsh,
Seconded by Councillor Quaale,
That Council give third reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Vesta Properties Ltd. Phase 6) Bylaw 2018 No. 5398”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd. Phase 6) 2018 Bylaw No. 5399”.
CARRIED

Councillor Richter opposed

Development Permit No. 100889

Running concurrently with this Bylaw is Development Permit No. 100889 (Vesta Properties Ltd. Phase 6 / 8304, 8336 and 8384 – 200 Street and 20080 – 84 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “AM”;
- b. On-site landscaping plans being in substantial compliance with Schedules “AN” through “AAA”, and in compliance (subject to Township acceptance of lot grading) with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;
- c. All signage being in substantial compliance with Schedules “P” through “S”, “X” through “AB”, and “AG” through “AI”, and with the Township’s Sign Bylaw;
- d. Rooftop mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township;
- e. All refuse areas to be located within the buildings 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- 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 building permit stage;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighbourhood Plan to the acceptance of the Township;
- e. Written confirmation from the owner and landscape architect or arborist that 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 supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

**H.5 Official Community Plan Amendment and
Rezoning Application No. 100144
Development Permit Application No. 100875
(Polygon Union Park Homes Ltd. / 20712 - 82 Avenue and
8117, 8151 and 8173 - 208 Street)
Bylaw No. 5383
Bylaw No. 5384
Report 18-87
File CD 08-26-0135**

Moved by Councillor Fox,
Seconded by Councillor Whitmarsh,
That Council give third reading to "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 (Polygon Union Park Homes Ltd.) Bylaw 2018 No. 5383"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Polygon Union Park Homes Ltd.) 2018 Bylaw No. 5384".

REFERRAL

Moved by Councillor Fox,

Seconded by Councillor Long

That Council refer this application to staff to address the comments and concerns raised at the Public Hearing held on July 9, 2018 with respect to density, building interface, and traffic by:

- Undertaking improvements to 207 Street to an equivalent municipal road standard, including pedestrian facilities, with appropriate connections, driveway ramps, and transition to adjacent sites and streets; and
- Revising the form, height, massing, and setback of proposed Buildings 3 and 4 to provide for the stepping up of these buildings from four to six storeys away from existing developments to the south and west respectively, to provide for an enhanced transitional form.

CARRIED

Councillors Long and Richter opposed

Development Permit No. 100875

Running concurrently with this Bylaw is Development Permit No. 100875 (Polygon Union Park Homes Ltd. / 20712 – 82 Avenue and 8117, 8151 and 8173 – 208 Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “M”;
- b. On-site landscaping plans being in substantial compliance with Schedules “N” through “R”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township; and
- c. All signage being in compliance with Schedule “S” and the Township Sign Bylaw.

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. On-site landscaping to be secured by letter of credit at building permit stage;
- b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- c. 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; and

d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

I. BYLAWS FOR THIRD AND FINAL READING

**I.1 Yorkson Neighbourhood Plan Amendment Application No. 100149
Development Permit Application No. 100902
(QC Holdings Ltd. / 20727 Willoughby Town Centre Drive)
Bylaw No. 5393
Report 18-90
File CD 08-23-0127**

Moved by Councillor Whitmarsh,
Seconded by Councillor Fox,
That Council give third and final reading to “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 (QC Holdings Ltd.) Bylaw 2018 No. 5393”.
CARRIED

Development Permit No. 100902

Moved by Councillor Long,
Seconded by Councillor Quaale,
That Council authorize issuance of Development Permit No. 100902 (QC Holdings Ltd. / 20727 Willoughby Town Centre Drive) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “H”;
- b. Landscape plans being in substantial compliance with Schedules “I” through “N” including custom lighting and benches, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Planting Policy, and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
- d. Payment of a non-refundable deposit for the replacement trees that are not provided on the subject site;
- e. Signage being in substantial compliance with Schedules “E” through “F” and the Township’s Sign Bylaw;

- f. Refuse areas being located inside the building or in a screened enclosure in compliance with Schedule “H”;
- g. Rooftop mechanical equipment being screened from view from adjacent properties and roads with compatible architectural treatments in compliance with Schedule “G”;
- h. Registration of a public access right of way over those portions of Lot 1 Plan NWP82374 (20722 - 80 Avenue) needed to connect the access roads;
- i. Registration of a restrictive covenant requiring that a minimum of nine (9) residential units be constructed with adaptable design features in accordance with Schedule 2 – Adaptable Housing Requirements of the Township’s Official Community Plan and identifying the adaptable units; and
- j. Discharge of right of way BB1492161.

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 all items listed in, and discharge of, restrictive covenant BB4047896 to the acceptance of the Township;
- b. Completion of all items listed in, and discharge of, restrictive covenant BB4047897 to the acceptance of the Township;
- c. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, and greenway on 208 Street fronting the site, 80 Avenue parking and sidewalk improvements in accordance with the Township’s Subdivision and Development Servicing Bylaw and Yorkson Neighbourhood Plan Engineering Services Plan, to the acceptance of the Township;
- d. Provision of temporary parking and sidewalk on 80 Avenue fronting 20722 - 80 Avenue, including registration of legal documents required to secure public access, to the acceptance of the Township;
- 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 with registration of legal documents as needed;
- f. Security of Highways Use Permits for all canopies and signage that project over municipal road dedications;
- g. Security of on-site landscaping by letter of credit at Building Permit stage;
- h. Written confirmation from the owner and Landscape Architect or Arborist that street tree protection fencing identified in the Tree Management Plan is in place; and
- i. Payment of supplemental Development Permit application fees,

Development Cost Charges, and Building Permit Administration Fees.
CARRIED

J. BYLAWS FOR FINAL ADOPTION

- J.1 Highway Closure, Dedication Removal and Disposal (Silverbro) Bylaw No. 5389**
Report 18-21
File ADM 0890-45

Moved by Councillor Davis,
Seconded by Councillor Fox,
That Council give final reading to "Highway Closing and Dedication Removal (Silverbro) Bylaw 2018 No. 5389".
CARRIED

Councillor Arnason opposed

- J.2 Highway Closure, Dedication Removal and Disposal (Martini) Bylaw No. 5405**
Report 18-24
File ADM 0890-45

Moved by Councillor Sparrow,
Seconded by Councillor Fox,
That Council give final reading to "Highway Closing and Dedication Removal (Martini) Bylaw 2018 No. 5405".
CARRIED

Councillors Arnason and Richter opposed

- J.3 Drainage Development Works Agreement Bylaw (Vesta Properties (Latimer) Ltd.)**
Bylaw No. 5401
Report 18-103
File CD 08-26-0164

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council give final reading to "Drainage Development Works Agreement (Vesta Properties (Latimer) Ltd.) Bylaw 2018 No. 5401".
CARRIED

**J.4 88 Avenue and 217A Street
Sewer Local Area Service
Bylaw No. 5397
Report 18-104
File ENG 5320-020-SWR18-01**

Moved by Councillor Davis,
Seconded by Councillor Quaale,
That Council give final reading to “Local Area Service Bylaw 2018 No. 5397”.
CARRIED

**J.5 Rezoning and Community Plan Amendment
Application No. 100073 and
Development Permit No. 100589
(0848368 BC Ltd / F. Adab Architects)
Bylaw No. 4820
Bylaw No. 4821
Report 10-65
File CD 08-14-0171**

Moved by Councillor Quaale,
Seconded by Councillor Fox,
That Council give final reading to “Langley Official Community Plan Bylaw, 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Southwest Gordon Estate Neighbourhood Plan) Bylaw 1999 No. 3911 Amendment (0848368 BC LTD / F. Adab Architects) Bylaw 2010 No. 4820”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0848368 BC LTD / F. Adab Architects.) Bylaw 2010 No. 4821”.
CARRIED

Councillor Davis opposed

Development Permit No. 100589

Moved by Councillor Whitmarsh,
Seconded by Councillor Fox,
That Council authorize issuance of Development Permit No. 100589 (0848368 BC LTD / F. Adab Architects) in accordance with Attachment B subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “E”;
- b. Final on-site landscaping plans being in substantial compliance with

Schedules “F” and “G”, and in compliance with the Township’s Tree Protection Bylaw, Child Friendly Amenity Area requirement and Street Tree and Boulevard Treatment policy, subject to final acceptance of the Township;

- c. Final compensation and enhancement plans being prepared for the Jeffries Brook riparian area;
- d. That Schedule B of the Township’s Streamside Protection Bylaw No. 4485 be varied to reduce the minimum streamside set back from the required 20.0 metres from top of bank, to a minimum 3.0 metres from top of bank, or 10.0 metres from edge of floodplain, whichever is greater;
- e. On-site landscaping to be secured by letter of credit at the building permit stage; and
- f. All garbage facilities and mechanical equipment to be located within buildings or 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. Payment of supplemental Development Permit application fees;
- b. Payment of applicable Development Cost Charges and Building Permit Administration Fees; and
- c. Submission of site specific Stormwater Management Plan in accordance with the Subdivision and Development Control Bylaw and an Erosion and Sediment Control Plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

CARRIED

Councillors Arnason and Davis opposed

J.6

Rezoning Application No. 100468

Development Permit Application No. 100909

(Township of Langley / 3350, 3400 and 3438 - 205 Street)

Bylaw No. 5303

Bylaw No. 5304

Report 17-85

File CD 07-26-0153

Moved by Councillor Fox,

Seconded by Councillor Quaale,

That Council give final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw 2017 No. 5303”; and

“Township of Langley Phased Development Agreement (Township of Langley) Bylaw 2017 No. 5304”.

CARRIED

Councillor Richter opposed

Development Permit No. 100909

Moved by Councillor Davis,

Seconded by Councillor Quaale,

That Council authorize issuance of Development Permit No. 100909 in accordance with Attachment B subject to the following conditions:

- a. Dedication and protection of Streamside Protection and Enhancement Development Permit Areas as shown on Schedule A to the acceptance of the Township;
- 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, including a restoration and enhancement plan for Streamside Protection and Enhancement Development Areas shown in Schedule A;
- 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 the Streamside Protection and Enhancement Development Permit Area; 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.

CARRIED

Councillors Arnason and Richter opposed

COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Whitmarsh declared a Conflict of Interest under Section 100 of the Community Charter and left the meeting at 7:52pm.

J.7

Rezoning Application No. 100508

(Trinity Western University / 22500 Block of 76A Avenue)

Bylaw No. 5369

Report 18-70

File CD 11-20-0054

Moved by Councillor Long,

Seconded by Councillor Sparrow,

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Trinity Western University) Bylaw 2018 No. 5369".

CARRIED

Councillor Whitmarsh re-entered the meeting at 7:53pm.

J.8 Rezoning Application No. 100447
Development Permit Application Nos. 100816 and 100819
(Infinity Properties Ltd. / 6910 - 200 Street)
Bylaw No. 5294
Report 18-04
File CD 08-14-0183

Moved by Councillor Long,
 Seconded by Councillor Fox,
 That Council give final reading to “Township of Langley Zoning Bylaw 1987
 No. 2500 Amendment (Infinity Properties Ltd.) Bylaw 2018 No. 5294”.
 CARRIED

Development Permit No. 100816

Moved by Councillor Fox,
 Seconded by Councillor Davis,
 That Council authorize issuance of Development Permit No. 100816
 (Infinity Properties Ltd. / 6910 – 200 Street) in accordance with Attachment
 A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “DD”;
- b. On-site landscaping plans being in substantial compliance with Schedules “EE” through “MM”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Planting Policy, subject to final acceptance of the Township; and
- c. On-site landscaping to be secured by letter of credit at the building permit stage.

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. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- b. 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;
- c. Written confirmation from the owner and landscape architect or arborist

that the tree protection fencing identified in the tree management plan is in place;

d. Landscaping and boulevard treatment being secured by letter of credit;

e. Payment of supplemental Development Permit application fees, Development Cost Charges, and applicable Building Permit administration fees.

CARRIED

Development Permit No. 100819

Moved by Councillor Fox,

Seconded by Councillor Davis,

That Council authorize issuance of Development Permit No. 100819

(Infinity Properties Ltd. / 6910 – 200 Street) to modify Streamside

Protection and Enhancement Area widths in accordance with Attachment

B subject to the following conditions:

a. Streamside Restoration and Enhancement Works to be completed to the acceptance of the Township and in accordance with Envirowest Consultants Inc. assessment "Proposed 51 Unit Development at 6910 - 200 Street, Langley, BC Updated Streamside Protection Development Permit Application Revision 3" (June 21, 2017) and the following drawings (attached as Schedule A):

- Envirowest Drawing No. 946-34-03 Rev 06 "Setbacks", March 29, 2017;

- Envirowest Drawing No. 946-34-01 Rev 09 "Habitat Impacts", June 19, 2017;

- Envirowest Drawing No. 946-34-04 Rev 07 "Streamside Enhancement and Restoration Plan", March 29, 2017;

- Envirowest Drawing No. 946-34-05 Rev 08 "Streamside Enhancement and Restoration Plan Specification and Details", June 15, 2017;

b. 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 the Streamside Protection and Enhancement Area;

c. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and

d. Dedication of Streamside Protection and Enhancement Areas in accordance with Schedule A.

CARRIED

K. MAYOR AND COUNCIL REPORT

Mayor Froese attended several events during the course of his duties including the Philip Jackman book launch, RCMP Cadet Camp Graduation Ceremony, Gapyeong Stone Monument Announcement, and Aldergrove Festival Days.

L. METRO VANCOUVER REPRESENTATIVES REPORT**M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS**

The following item has been brought forward from the July 9, 2018 Special Closed Council meeting for public information:

M.1 Gapyeong Stone Korean War Memorial

That Council direct staff to work with the Gapyeong Stone Committee to place a donated memorial stone, honouring the Canadian involvement in the Korean War, at Derek Doubleday Arboretum;

That Council direct staff to install interpretive signage for the Vimy Ridge Oak recently planted at Derek Doubleday Arboretum; and

That the anticipated costs of \$21,000, to place the stone and signage for the two projects, be funded from Council Contingency.

CARRIED

N. OTHER BUSINESS**N.1 Park Space in the Williams Neighbourhood Plan**

Moved by Councillor Davis,

Seconded by Councillor Arnason,

Whereas the Township of Langley is the fastest growing Municipality and as projected, Langley's population could potentially double within the next 30 years. This rapid growth can create challenges when developing new neighbourhoods and finding a balance with nature;

Whereas the Township of Langley "promotes" being a healthy, active community and prides itself on its parks, trails, and greenspaces;

Whereas research has shown that walking in forested areas decreases stress and anxiety and inspires better moods when compared to walking in busy urban areas; and

Whereas Mayor and Council just passed the new Williams Neighbourhood Plan and now is the time to put in more greenspace;

Therefore be it resolved that Council direct staff to look at putting in another five acre park complimenting the natural beauty of nature, and using the existing established trees and landscape.

REFERRAL

Moved by Councillor Long,
Seconded by Councillor Richter,
That this motion be referred to staff.
CARRIED

Mayor Froese and Councillors Quaale, Sparrow, and Whitmarsh opposed
Councillor Arnason provided the following Notices of Motion for consideration at the next Regular Evening Meeting:

N.2 Seniors Village Development

Whereas manufactured home parks provide a unique and affordable residential opportunity within the community especially for older adults, but resident's tenure is undermined by a lack of security by third party property ownership and changing market conditions, and

Whereas, the redevelopment of existing manufactured home parks creates housing insecurity; and

Whereas, the Township of Langley Housing Action Plan adopted by Council in 2013 identifies a short term objective of enhanced consideration with respect to the redevelopment of manufactured home parks, to include an array of affordable options; and

Whereas, it is necessary and desirable to ensure that seniors have a range of opportunities upon rezoning and redevelopment further the Township of Langley's Manufactured Home Park Council Policy No. 07 -121; and

Whereas, these opportunities should either equal or approximate the lifestyle and relative economic framework derived from a manufactured home park,

Therefore, be it resolved that Council direct staff to review the recent changes to the Brookwood Fernridge OCP in order to provide concrete options for a future Council's consideration, for the siting of a seniors village development component either on Township owned or private lands, to be advanced with financial partnering with senior levels of government and community amenity charges in order to build affordable housing for our most vulnerable residents who may be displaced by the redevelopment of any existing manufactured home park.

N.3 New Hospital in the Township of Langley

Whereas the Township of Langley is currently the fastest growing community by population in Metro Vancouver. and

Whereas, the Township's population grew by 12.6% between 2011 and 2016 according to census data, and that population increase is anticipated to remain at 3% or more annually for the foreseeable future; and

Whereas, the Township is increasingly approving higher buildings with intensified density which includes approved and potential high-rise developments which will add significantly more residents over the next few years; and

Whereas, Langley Memorial Hospital is an aging Institution with a limited footprint which is currently capable of only of incremental upgrades to meet current demand; and

Whereas, good public policy requires that local governments work collaboratively with senior levels of government in order to ensure the health and safety of local residents and access to adequate local health care in a timely manner;

Therefore, be it resolved that Council direct staff to correspond with the Ministry of Health and Fraser Health Authority senior executives in order to outline our concerns and to facilitate a framework for dialogue and focussed discussions regarding collaboration between our levels of government and the Fraser Health Authority in order to ensure that local development is rationally tied to the ability to provide adequate health care through the construction of a new hospital in Langley Township, or its near vicinity, in the foreseeable future.

O. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Fox,
That the meeting terminate at 8:23pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk