



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, September 9, 2019 at 9:24 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, B. Long,
K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken

W. Bauer, S. Richardson, K. Stepto, and R. Zwaag

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Meeting for Public Hearing and Development Permits - September 9, 2019

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council adopt the agenda and receive the agenda items of the
Regular Meeting for Public Hearing and Development Permits held
September 9, 2019, as amended.
CARRIED

B. DEVELOPMENT PERMITS

B.1 Development Permit Application No. 101066 (Gateway 200 Business Park Ltd. / 19864 - 84 Avenue) Report 19-137 File CD 08-27-0065

Moved by Councillor Richter,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No. 101066 to
Gateway 200 Business Park Ltd., for property located at 19864 – 84
Avenue, subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “F”;
- b. Landscape plans being in substantial compliance with Schedule “G”
and in compliance with the Township’s Street Tree and Boulevard Planting
Policy, 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 "H" and the Township's Sign Bylaw;
 - e. Rooftop mechanical equipment to be 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;
 - g. All chain link fences being black vinyl with black posts and rails;
 - h. Section 111.3 of the Township of Langley Zoning Bylaw No. 2500 being varied from a minimum 2.0 metre depth in landscaping area along the interior side lot line in a commercial zone to permit a 1.85 metre depth in landscaping area as shown in Schedule "G", and along the rear lot line to permit a varying depth from 2.0 metre to 0.6 metre as shown in Schedule "G"; and
 - i. All outdoor storage areas being covered by a dust free surface.

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 GHG Emissions Reduction Development Permit No. 101067;
- b. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- c. Onsite landscaping being secured by a letter of credit at the building permit stage;
- d. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. 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;
- f. Protection of existing neighbouring trees and construction of retaining walls along side lot lines in compliance with required geotechnical and arborist reports;
- g. Payment of supplemental Development Permit application fees; and
- h. Payment of applicable Development Cost Charges and Building Permit administration fees.

Submissions from the public:

There were no submissions received from the public.

CARRIED

Councillor Woodward entered the meeting at 9:28pm.

C. PUBLIC HEARING

**C.1 Rezoning Application No. 100555 and
Development Permit Application No. 101052
(Shen/Fung / 20343 - 72 Avenue)
Bylaw No. 5495
Report 19-124
File CD 08-23-0186**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Shen/Fung) Bylaw 2019 No. 5495”

Explanation – Bylaw No. 5495

S. Richardson explained that Bylaw 2019 No. 5495 rezones 0.4 ha (1.1 ac) of land located at 20343 – 72 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-132 to accommodate 66 apartment units. 43 Public Notices were mailed out.

Development Permit No. 101052

Running concurrently with this Bylaw is Development Permit No. 101052 (Shen/Fung / 20343 – 72 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “G”;
- b. Landscape plans being in substantial compliance with Schedule “H” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
- 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);
- d. All signage being in compliance with the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- f. All refuse areas to be located in an enclosure and screened; and
- g. Preparation of a CPTED (Crime Prevention Through Environmental Design) report 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;
- 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 of Langley General Manager of Engineering and Community Development.

Submissions from the public:

There were no submissions received from the public.

The agenda order was varied.

**C.3 Official Community Plan Amendment and
Rezoning Application No. 100160 and
Development Permit Application Nos. 100971,
101091 and 101092
(Mitchell Latimer 80 / 197 Inc. / 19648 and
19678 - 80 Avenue and 7661 - 197 Street)
Bylaw No. 5491
Bylaw No. 5492
Report 19-127
File CD 08-22-0083 / 0091**

“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 (Mitchell Latimer 80 / 197 Inc.) Bylaw 2019 No. 5491”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Latimer 80 / 197 Inc.) Bylaw 2019 No. 5492”

Explanation – Bylaw No. 5491

S. Richardson explained that Bylaw 2019 No. 5491 amends the Willoughby Community Plan and Latimer Neighbourhood Plan to allow a townhouse and single family development on lands located at 19648 and 19678 – 80 Avenue and 7661 – 197 Street. 102 public notices were mailed out,.

Explanation – Bylaw No. 5492

S. Richardson explained that Bylaw 2019 No. 5492 rezones 7.78 ha (19.23 ac) of land located at 19648 and 19678 – 80 Avenue and 7661 – 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lots Zone R-CL(A), R-CL(B), R-CL(SD), and Comprehensive Development Zone CD-131 to accommodate 21 single family lots, 38 semi-detached units, and 106 townhouses. 102 public notices were mailed out.

Development Permit No. 100971

Running concurrently with this Bylaw is Development Permit No. 100971 (Mitchell Latimer 80 / 197 Inc. / 19648 and 19678 – 80 Avenue and 7661 – 197 Street) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A) and R-CL(B);
- b. On-site landscaping plans being in substantial compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

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

Development Permit No. 101091

Running concurrently with this Bylaw is Development Permit No. 101091 (Mitchell Latimer 80 / 197 Inc. / 19648 and 19678 – 80 Avenue and 7661 – 197 Street) in accordance with Attachment B subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the General Manager of Engineering and Community Development;
- b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- 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 SPEAs; 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.

Development Permit No. 101092

Running concurrently with this Bylaw is Development Permit No. 101092 (Mitchell Latimer 80 / 197 Inc. / 19648 and 19678 – 80 Avenue and 7661 – 197 Street) in accordance with Attachment C subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “CC”;
- b. On-site landscaping plans being in substantial compliance with Schedules “DD” through “FF”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. 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.

Submissions from the public:

The following written submission was received from the public:

1. Luigi Sulmona, Managing Director, Sulmona Holdings Ltd., expressing support for the proposal.

C.4

Heritage Revitalization Agreement

Application No. 100574 - Rizun Residence

(Mitchell Latimer 80 Inc. / 19678 - 80 Avenue)

Bylaw No. 5493

Report 19-125

File CD 08-22-0092 / 6800-25-RIZ01

"Heritage Revitalization Agreement Authorization Bylaw (Rizun Residence) 2019 No. 5493"

Explanation – Bylaw No. 5493

S. Richardson explained that Bylaw 2019 No. 5493 authorizes the Township to enter into a Heritage Revitalization Agreement with Mitchell Latimer 80 Inc. for the Rizun Residence located at 19678 – 80 Avenue. The Heritage Revitalization Agreement provides for the relocation, rehabilitation, restoration and continued protection of the heritage building for use as a single-family residence. 102 public notices were mailed out.

Submissions from the public.

There were no submissions received from the public.

COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter and left the meeting at 9:36pm.

C.2 Zoning Bylaw 2019 Update
Bylaw No. 5490
Report 19-118
File CD OB00003

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zoning Bylaw 2019 Update) Bylaw 2019 No. 5490”

Explanation – Bylaw No. 5490

S. Richardson explained that Bylaw 2019 No. 5490 involves amendments to Township of Langley Zoning Bylaw 1987 No. 2500 necessary to allow for efficient administration of the bylaw and to reflect current Council policies. This is a continuation of the process started in 1987 with the adoption of the Consolidated Zoning Bylaw.

Submissions from the public.

There were no submissions received from the public.

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That the meeting terminate at 9:37pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk