

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

Monday, November 18, 2019 at 9:37 PM  
 Fraser River Presentation Theatre  
 4th Floor, 20338 – 65 Avenue, Langley, BC

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**MINUTES**

PRESENT: Mayor J. Froese

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

R. Seifi

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

**A. ADOPTION AND RECEIPT OF AGENDA ITEMS****A.1 Regular Meeting for Public Hearing and Development Permits -  
November 18, 2019**

Moved by Councillor Arnason,  
 Seconded by Councillor Davis,  
 That Council adopt the agenda and receive the agenda items of the  
 Regular Meeting for Public Hearing and Development Permits held  
 November 18, 2019.  
 CARRIED

**COUNCILLOR DECLARES CONFLICT OF INTREST**

Councillor Ferguson declared a Conflict of Interest under Section 100 of the Community  
 Charter and left the meeting at 9:40pm.

**B. DEVELOPMENT PERMITS****B.1 Development Permit Application No. 101108  
(Beedie Development Group / 27400 Block of 60 Avenue)  
Report 19-178  
File CD 14-08-0049**

Moved by Councillor Davis,  
 Seconded by Councillor Whitmarsh,  
 That Council authorize issuance of Development Permit No.101108 to  
 161884 Canada Inc. for property located in the 27400 block of 60 Avenue,  
 subject to the following conditions:

a. Section 702A.5(e) – Siting of Buildings and Structures of Township of  
 Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the

minimum setback of a lot line abutting an RU Zone from 10.0m to 5.0m in the M-2A Zone as indicated in Schedule "B";

- b. Building plans being in substantial compliance with Schedules "A" through "E";
- c. 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;
- d. All signage being in compliance with Schedules "A" through "F", the Gloucester Development Permit Guidelines 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 indoors or alternatively in a substantial enclosure and screened to the acceptance of the Township;
- g. All chain link fences being black vinyl with black posts and rails; and
- h. 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. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- b. Replacement trees being secured by a letter of credit in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- c. 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;
- d. Register a restrictive covenant pursuant to Section 219 of the Land Title Act regarding on site detention, biofiltration and infiltration systems;
- e. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- f. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township; and
- g. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.

Submissions from the public:

There were no submissions received from the public.

CARRIED

Councillor Ferguson re-entered the meeting at 9:42pm.

### **C. PUBLIC HEARING**

**C.1            Official Community Plan Amendment and  
Rezoning Application No. 100184  
(Ganchar / 23600 - 23900 Blocks of 36A Avenue)  
Bylaw No. 5526  
Bylaw No. 5527  
Report 19-161  
File CD 10-28-0042**

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Ganchar) Bylaw 2019 No. 5526”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Ganchar) Bylaw 2019 No. 5527”

Explanation – Bylaw No. 5526

S. Richardson explained that Bylaw 2019 No. 5526 amends the Rural Plan by adding a provision to the Agricultural/ Countryside designation to provide for future rezoning to accommodate subdivision of each of the thirty-two (32) - one (1) acre fee simple lots created under NWD Plan 19218 into two lots for an area located outside the Agricultural Land Reserve on 36A Avenue between 236 and 240 Streets. 95 public notices were mailed out.

Explanation – Bylaw No. 5527

S. Richardson explained that Bylaw 2019 No. 5527 rezones eleven (11) properties located on 36A Avenue west of 240 Street to Rural Zone RU-3A to accommodate fee simple subdivision.

Submissions from the public:

There were no submissions received from the public.

**C.2        Rezoning Application No. 100549  
Development Permit Application No. 101039 and  
(Focus Architecture Inc. / 20584 - 80 Avenue)  
Bylaw No. 5519  
Bylaw No. 5520  
Report 19-170  
File CD 08-23-0153**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Focus Architecture Inc.) Bylaw 2019 No. 5519”; and

“Township of Langley Phased Development Agreement (Focus Architecture Inc.) Bylaw 2019 No. 5520”

Explanation – Bylaw No. 5519

S. Richardson explained that Bylaw 2019 No. 5519 rezones 0.96 ha (2.36 ac) of land at 20584 – 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-65 to accommodate a townhouse development consisting of 40 units. 873 public notices were mailed out.

Explanation – Bylaw No. 5520

S. Richardson explained that Bylaw 2019 No. 5520 authorizes the Township of Langley to enter into a phased development agreement with 0952721 BC Ltd., Amrosa Construction Inc., BMG Projects Inc., Chatha Enterprises Ltd., Dev Ventures Ltd., Kangstra Investments Ltd., Sangra Developments Inc. and Westcoast Horizon Developments Ltd.

Development Permit No. 101039

Running concurrently with this Bylaw is Development Permit No. 101039 (Focus Architecture Inc. / 20584 – 80 Avenue) 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 “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. 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.

Submissions from the public:

- 1. B. Hill, a Langley resident, was in attendance and expressed concerns regarding preserving the monkey tree on the property and the increased traffic in the area.

The following written submissions were received from the public:

- 1. L. Johnson, a Langley resident, expressing concerns about increased traffic in the area and asked Council to not allow more than one development to be built at a time.

Explanation by the proponent:

R. Wallace, Focus Architecture, was in attendance and stated that the monkey tree will be retained, if possible.

### C.3

**Official Community Plan Amendment and  
Rezoning Application No. 100177 and  
Development Permit Application No. 101023  
(Carvolth 86th Ave LP / 20148 and 20176 - 86 Avenue)  
Bylaw No. 5528  
Bylaw No. 5529  
Bylaw No. 5530  
Bylaw No. 5531  
Report 19-169  
File CD 08-26-0206**

“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 (Carvolth 86th

Ave LP) Bylaw 2019 No. 5528”;

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Carvolth 86th Ave LP) Bylaw 2019 No. 5529”;

“Township of Langley Phased Development Agreement (Carvolth 86th Ave LP) Bylaw 2019 No. 5530”; and

“Township of Langley Housing Agreement (Carvolth 86th Ave LP) Bylaw 2019 No. 5531”

Explanation – Bylaw No. 5528

S. Richardson explained that Bylaw 2019 No. 5528 amends the Carvolth Neighbourhood Plan for 1.9 ha (4.7 ac) of land located at 20148 and 20176 – 86 Avenue to change the land use designations for portions of the site from Medium Density Residential to High Density Residential, and to increase the floor space ratio permitted in the Work / Live Flex Use land use designation. The amendments are required to permit a comprehensive development consisting of four (4) apartment buildings and one (1) mixed use building. The development is proposed to contain 472 rental apartment units and 855 square metres (9,201 square feet) of commercial space. 79 public notices were mailed out.

Explanation – Bylaw No. 5529

S. Richardson explained that Bylaw 2019 No. 5529 rezones 1.9 ha (4.7 ac) of property located at 20148 and 20176 - 86 Avenue from Suburban Residential Zone SR-2 to a new Comprehensive Development Zone CD-140 to permit a development consisting of four (4) apartment buildings and one (1) mixed use building. The development is proposed to contain 472 rental apartment units and 855 square metres (9,201 square feet) of commercial space.

Explanation – Bylaw No. 5530

S. Richardson explained that Bylaw 2019 No. 5530 authorizes the Township of Langley to enter into a phased development agreement with Carvolth 86th Ave LP.

Explanation – Bylaw No. 5531

S. Richardson explained that Bylaw 2019 No. 5531 authorizes the Township of Langley to enter into a Housing Agreement with Carvolth 86th Ave LP to secure 472 rental housing units at 20148 and 20176 – 86 Avenue for a minimum of 20 years.

Development Permit No. 101023

Running concurrently with this Bylaw is Development Permit No. 101023 (Carvolth 86th Ave LP / 20148 and 20176 – 86 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “V”;
- b. Provision of the infrastructure (power supply, panels and ducting) for the future installation of a minimum of one (1) Level 2 EV charging facility parking stall per residential unit;
- c. Landscape plans being in substantial compliance with Schedules “W” through “AC” 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;
- d. All signage being in compliance with Schedules “A”, “G”, “R”, and “S” and the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments in substantial compliance with Schedule “S” to the acceptance of the Township; and,
- f. All refuse areas to be located within the buildings or screened in substantial compliance with Schedules “F” and “Q” 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 Energy Conservation and GHG Reduction Development Permit No. 101024;
- 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;

- 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, to the acceptance of the Township; and
- h. Security of Highway Use Permits for all canopies and signage that project over municipal road dedications.

Submissions from the public:

There were no submissions received from the public.

Explanation by the proponent:

D. Regher, Tannin Developments, was in attendance and commented that this will provide rental housing and commercial use on the ground floor. He made the following two requests to ensure economic viability of the project: firstly, an amendment of the proposed Housing Agreement for Building A from 20 to 10 years; and secondly exemption from CACs for the entire project.

#### **D. TERMINATE**

Moved by Councillor Davis,  
Seconded by Councillor Kunst,  
That the meeting terminate at 9:58pm.  
CARRIED

CERTIFIED CORRECT:

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Mayor

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Township Clerk