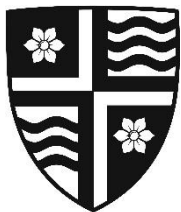


Township of  
**Langley**



Est. 1873

## REGULAR MEETING OF TOWNSHIP COUNCIL

### FOR THE PURPOSE OF PUBLIC HEARING AND DEVELOPMENT PERMITS

Monday, May 10, 2021 at 7:00pm  
Fraser River Presentation Theatre  
4<sup>th</sup> Floor, 20338 – 65 Avenue, Langley, BC

## MINUTES

Clerk's Note: The meeting was conducted with Council members and staff attending electronically as per Ministerial Order 192/2020.

**PRESENT:** Mayor J. Froese

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

M. Bakken and R. Seifi

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

### **A. ADOPTION AND RECEIPT OF AGENDA ITEMS**

#### **1. Regular Meeting for Public Hearing and Development Permits – May 10, 2021**

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 May 10,  
2021.

**CARRIED**

### **B. DEVELOPMENT PERMITS**

**C. PUBLIC HEARING**

1. **Official Community Plan Amendment and Rezoning  
Application No. 100207 and Development Permit  
Application No. 101106 (Streetside Developments /  
6884 and 6922 – 202B Street, 6883, 6933, 6941, and  
6961 – 204 Street, and Lands in the 6900 Block of 202B Street)  
Bylaw No. 5702  
Bylaw No. 5703  
Report 21-41  
File CD 08-14-0218**

**“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Streetside Developments (Central Gordon) Ltd.) Bylaw 2021 No. 5702”; and**

**“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Streetside Developments (Central Gordon) Ltd.) Bylaw 2021 No. 5703”**

**Explanation – Bylaw No. 5702**

S. Richardson explained that Bylaw 2021 No. 5702 amends the designation of a portion of properties located at 6941 and 6961 – 204 Street in the Central Gordon Estate Neighbourhood Plan to accommodate a townhouse development (including ten (10) live/work units) on lands located at 6884 and 6922 – 202B Street, 6883, 6933, 6941, and 6961 – 204 Street, and lands in the 6900 Block of 202B Street. 569 Public Notices were mailed out.

**Explanation – Bylaw No. 5703**

S. Richardson explained that Bylaw 2021 No. 5703 rezones land at 6884 and 6922 – 202B Street, 6883, 6933, 6941, and 6961 – 204 Street, and lands in the 6900 Block of 202B Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-159 to permit a comprehensive development consisting of 223 townhouse units and ten (10) live/work townhouse units.

**Development Permit No. 101106**

Running concurrently with this Bylaw is Development Permit No. 101106 (Streetside Developments / 6884 and 6922 – 202B Street, 6883, 6933, 6941, and 6961 – 204 Street, and Lands in the 6900 Block of 202B Street) in accordance with Attachment A subject to the following conditions:

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

**C. PUBLIC HEARING**

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 an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- c. On-site landscaping to be secured by letter of credit at building permit stage;
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

**Submissions from the public:**

The following written submissions were received from the public:

1. Dalvir Singh Sandhera, Apna Group, expressing support for the project as it conforms to the Neighbourhood Community Plan and will contribute to the future vision of the neighbourhood.
2. D. Bailey, a Langley resident, expressing concerns about roads not being wide enough to accommodate extra traffic and the strain on local schools with the increase of children.
3. C. McArthur, a Langley resident, expressing concerns about less street parking, depreciation of home values, and losing green space.
4. Harp Saran, Quarry-Rock Developments, expressing support for the project as it conforms to the Neighbourhood Community Plan and will contribute to the future vision of the neighbourhood.
5. B. Richert, a Langley resident, expressing concerns about the number of significant trees that have been removed.
6. W. Martin, a Langley resident, expressing concerns about fire prevention during construction and also asking for the building to be zero energy project and include EV charging stations with the parking,

**MOTION**

Moved by Councillor Long,

Seconded by Councillor Whitmarsh,

That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Streetside Developments (Central Gordon) Ltd.) Bylaw 2021 No. 5702"; and

**C. PUBLIC HEARING**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Streetside Developments (Central Gordon) Ltd.) Bylaw 2021 No. 5703”.

**CARRIED**

Councillor Woodward opposed

**MOTION**

Moved by Councillor Whitmarsh,

Seconded by Councillor Long,

That Council grant third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Streetside Developments (Central Gordon) Ltd.) Bylaw 2021 No. 5702”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Streetside Developments (Central Gordon) Ltd.) Bylaw 2021 No. 5703”.

**CARRIED**

Councillor Richter opposed

**D. TERMINATE**

Moved by Councillor Davis,

Seconded by Councillor Whitmarsh,

That the meeting terminate at 7:10pm.

**CARRIED**

CERTIFIED CORRECT:

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Mayor

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Township Clerk