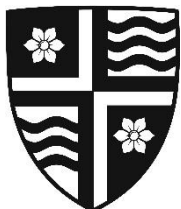


Township of  
**Langley**



Est. 1873

## **REGULAR MEETING OF TOWNSHIP COUNCIL**

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

Monday, June 28, 2021 at 7:00pm  
Fraser River Presentation Theatre  
4<sup>th</sup> Floor, 20338 – 65 Avenue, Langley, BC

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## **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, R. Seifi, P. Tulumello, and J. Winslade

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 – June 28, 2021**

Moved by Councillor Arnason,  
Seconded by Councillor Long,  
That Council adopt the agenda and receive the agenda items of the  
Regular Meeting for Public Hearing and Development Permits held June  
28, 2021.  
**CARRIED**

### **B. DEVELOPMENT PERMITS**

### C. PUBLIC HEARING

1. **Official Community Plan Amendment and Rezoning Application No. 100217 and Development Permit Application No. 101107 (Paddington Properties (NE Gordon) Ltd. / 20617 and 20643 - 68 Avenue) Bylaw No. 5710 Bylaw No. 5711 Report 21-78 File CD 08-14-0206**

**“Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5710”; and**

**“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5711”**

#### **Explanation – Bylaw No. 5710**

S. Richardson explained that Bylaw 2021 No. 5710 amends the Northeast Gordon Estate Neighbourhood Plan for lands located at 20617 and 20643 - 68 Avenue to increase the density allowable in the “Attached Single Family” and “Townhouse A” land use designations. 73 public notices were mailed out.

#### **Explanation – Bylaw No. 5711**

S. Richardson explained that Bylaw 2021 No. 5711 rezones 20617 - 68 Avenue and a portion of 20643 - 68 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-160 to permit a comprehensive development consisting of 32 dwelling units. 73 public notices were mailed out.

#### **Development Permit No. 101107**

Running concurrently with this Bylaw is Development Permit No. 101107 (Paddington Properties (NE Gordon) Ltd. / 20617 and 20643 - 68 Avenue) 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;

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:

### C. PUBLIC HEARING

- 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 onsite 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. W. Martin, a Langley resident, expressing concerns about all buildings being built to meet Step 5 and be Net Zero which means enough solar PV generation for 100% of each project, including EV charging.

#### **Explanation by the proponent:**

P. Siekam, Paddington Properties, was in attendance and commented that the architects have redesigned the project based on Council's comments at the June 14, 2021 Regular Meeting. The roof's have been altered to a gable style and the colour scheme has been altered. to complement the existing neighbourhood.

#### **MOTION**

Moved by Councillor Whitmarsh,

Seconded by Councillor Davis,

That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5710"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5711".

#### **CARRIED**

Councillors Arnason, Richter, and Woodward opposed

**C. PUBLIC HEARING****MOTION**

Moved by Councillor Ferguson,  
Seconded by Councillor Whitmarsh,  
That Council grant third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5710”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5711”.

**AMENDMENT**

Moved by Councillor Long,  
Seconded by Councillor Davis,  
That Council direct staff amend the Development Permit to include the revised drawings as presented at the Public Hearing and to work with the proponent to further improve the design prior to consideration of the Development Permit.

**CARRIED**

Councillors Arnason, Richter, and Woodward opposed

**MOTION DIVIDED**

Moved by Councillor Long,  
Seconded by Councillor Kunst,  
That the bylaws be voted on separately from the Development Permit.

**CARRIED**

Councillor Woodward opposed

**BYLAWS 5710 AND 5711**

That Council grant third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5710”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5711”.

**CARRIED**

Councillors Arnason, Richter, and Woodward

**DEVELOPMENT PERMIT NO. 101107, AS AMENDED**

The question was called on Development Permit No. 101107 at third reading, as amended, and it was

**CARRIED**

Councillors Arnason, Richter, and Woodward

**C. PUBLIC HEARING**

- 2. Rezoning Application No. 100598 and  
 Development Permit Application No. 101141  
 (Manorlane Properties (Willowbrook) Inc. / 6350 – 197 Street)  
 Bylaw No. 5718  
 Bylaw No. 5719  
 Bylaw No. 5720  
 Report 21-79  
 File CD 08-10-0042**

**“Township of Langley Land Use Contract No. 74 Discharge (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5718”;**

**“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5719”; and**

**“Township of Langley Housing Agreement (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5720”**

**Explanation – Bylaw No. 5718**

S. Richardson explained that Bylaw 2021 No. 5718 discharges Land Use Contract No. 74 from property located at 6350 – 197 Street.

**Explanation – Bylaw No. 5719**

S. Richardson explained that Bylaw 2021 No. 5719 rezones land at 6350 - 197 Street from Regional Commercial Zone C-1 to Comprehensive Development Zone CD-161 to accommodate 133 apartment units and 290 square metres of commercial area.

**Explanation – Bylaw No. 5720**

S. Richardson explained that Bylaw 2021 No. 5720 authorizes the Township of Langley to enter into a Housing Agreement with Manorlane Properties (Willowbrook) Inc. to secure rental housing and affordable rental units on the subject property located at 6350 - 197 Street.

**Development Permit No. 101141**

Running concurrently with this Bylaw is Development Permit No. 101141 (Manorlane Properties (Willowbrook) Inc. / 6350 – 197 Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans in substantial compliance with Schedule “A”;
- b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;

### C. PUBLIC HEARING

- c. Section 107.3 (iii) of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum number of required parking spaces from 1.5 to 1 space for all apartment units;
- d. All signage being in compliance with the Township's Sign Bylaw;
- e. All rooftop mechanical equipment to be screened from view; and
- f. All refuse areas to be located in an enclosure and 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. 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 onsite 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:**

- 1. L. Thain, a Langley resident, was in attendance and expressed opposition to the rezoning due to building height and blocking her view and sunlight. She asked Council to support the residents in the area who will be negatively affected by this rezoning and ask the developer to modify his plans.

The following written submissions were received from the public:

- 1. G. Ayotte, a Langley resident, expressing concerns about blocking sunlight on his property, the height of the building compared to surrounding buildings, and increased traffic.
- 2. E. and J. Craik, Langley residents, expressing opposition to the building being six storeys as it will negatively affect all of the apartment and condos facing south by limiting sunlight. They asked Council to approve three- four storeys only.
- 3. M. McCann, a Langley resident, expressing concerns about parking in the area, the building being too small for the area, and asked for Council to consider street permit parking.
- 4. M. Afari, a Langley resident, expressing concern about losing the peaceful environment void of criminal activities.
- 5. T. Coleman, a Langley resident, submitted a 50-signature petition against the application because of the height of the building, it being

**C. PUBLIC HEARING**

- a rental building with affordable housing, construction pollution, and surrounding building damage due to construction.
6. C. Tallman, a Langley resident, expressing concerns about construction pollution, the height of the building, damage to surrounding building, tree removal, drainage, and affect on property values.
  7. H. De Leo, a Langley resident, expressing opposition due to the height of the building, lack of privacy, reducing greenspace, increased noise, and the building blocking views.
  8. W. Martin, a Langley resident, expressing concerns about all buildings being built to meet Step 5 and be Net Zero which means enough solar PV generation for 100% of each project, including EV charging.
  9. J. Walesch, a Langley resident, saying she is in support of affordable housing, just not the height of the building which will block her light.
  10. L. Belland, a Langley resident, expressing opposition due to the height of the building and the surrounding buildings losing privacy.
  11. H. Davies, a Langley resident, expressing concerns about the building having affordable and rental housing, the height of the building, and increased traffic in the area.
  12. B. Leach, a Langley resident, expressing concerns about the height of the building, the negative impact on resale values of the surrounding buildings, and the closeness of all the buildings and fire risks.

**Explanation by the proponent:**

P. Fassbender, BM Group International, was in attendance and commented that the building height will be the same as the surrounding buildings due to its flat roof. This proposal speaks to the housing needs in the Township. 40 units will be below the standard rental rate. Landscaping includes a living wall to hide the entrance to the parking lot and an interior courtyard. The building will not include social housing. The form and design are a reflection of other designs in the Township. The developer is committed to the community and will own the building.

**D. TERMINATE**

Moved by Councillor Davis,  
 Seconded by Councillor Long  
 That the meeting terminate at 7:53pm.  
**CARRIED**

**June 28, 2021**

**Regular Meeting for Public Hearing and Development Permits**

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CERTIFIED CORRECT:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Township Clerk