



REGULAR EVENING MEETING OF TOWNSHIP COUNCIL

Monday, September 12, 2016 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, S. Gamble, R. Seifi, and H. Tsikayi

W. Bauer, K. Stepto, and P. Tulumello

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - September 12, 2016

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That Council adopt the agenda and receive the agenda items of the
Regular Evening Council meeting held September 12, 2016.
CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - July 25, 2016

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes of the Regular Evening Council meeting
held July 25, 2016.

C. PRESENTATIONS

D. DELEGATIONS

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING**G.1 Highway Closure, Dedication Removal and Disposal
(Township)****Bylaw No. 5239****File ADM 0890-45**

Moved by Councillor Davis,

Seconded by Councillor Fox,

That Council give first, second and third reading to "Highway Closing and Dedication Removal (Township) Bylaw 2016 No. 5239".

CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING**I. BYLAWS FOR FINAL ADOPTION****I.1 Rezoning and Community Plan Amendment Application
No. 100133 and Development Permit Application No. 100798
(Willoughby Walk / Focus Architecture / 7800 Block 208 Street)****Bylaw No. 5197****Bylaw No. 5198****Report 16-46****File CD 08-24-0078**

Moved by Councillor Fox,

Seconded by Councillor Quaale,

That Council give 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 (Willoughby Walk / Focus Architecture) Bylaw 2016 No. 5197"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Willoughby Walk / Focus Architecture) Bylaw 2016 No. 5198".

CARRIED

Councillors Arnason, Davis, and Richter opposed

Development Permit No. 100798

Moved by Councillor Fox,

Seconded by Councillor Quaale,

That Council authorize issuance of Development Permit No. 100798 (Willoughby Walk / Focus Architecture / 7800 Block 208 Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "AE";
- b. Landscaping plans being in substantial compliance with Schedules "AF" through "AM", and in compliance with the Township's Street Tree and Boulevard Planting Policy and Child Friendly Amenity Area requirements, to the acceptance of the Township;
- c. Section 107.5(7) of the Township's Zoning Bylaw No. 2500 being varied to allow 43 small car resident parking spaces in the apartment building;
- d. All signage being in substantial compliance with Schedules "H", "V" and "AE" and the Township's Sign Bylaw,
- e. All refuse areas to be located in underground garages or screened enclosures; and,
- f. All rooftop mechanical equipment to be 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, Development Cost Charges, and Building Permit Administration Fees;
- b. 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;
- c. Landscaping and boulevard treatment being secured by letter of credit; and
- d. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

CARRIED

Councillors Arnason, Davis, and Richter opposed

**I.2 Rezoning and Community Plan Amendment
Application No. 100122 and
Development Permit Application No. 100773
(East Gordon Developments Ltd. / 208 St and 72 Ave / Lattice)
Bylaw No. 5202
Bylaw No. 5203
Report 16-50
File CD 08-13-0083**

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That Council give final reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (East Gordon Developments) Bylaw 2016 No. 5202”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (East Gordon Developments) Bylaw 2016 No. 5203”.
CARRIED

Councillors Arnason, Davis, Richter and Sparrow opposed

Development Permit No. 100773

Moved by Councillor Fox,
Seconded by Councillor Long,
That Council authorize issuance of Development Permit No. 100773 (East Gordon Developments Ltd. / 208 St and 72 Ave / Lattice) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “AG”;
- b. Landscaping plans being in substantial compliance with Schedules “AH” through “AN”, and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Child Friendly Amenity Area requirements, to the final acceptance of the Township;
- c. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- d. All rooftop mechanical equipment to be screened or integrated with the roof form in a manner consistent with the overall architecture of the building; and,
- e. Signage being in substantial compliance with Schedule “I” and in compliance with the Township’s Sign Bylaw.
- f. Final approval being obtained from Transport Canada with respect to

the height of the building in relation to the Langley Municipal Airport, including incorporation of any recommendations from the federal agencies into the final development plans;

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, Development Cost Charges, and Building Permit Administration Fees;
 - b. Compliance with the Township's Basic Adaptable Housing Requirements Policy 07-617 for mixed use unit type E (5 units) and for townhouse units 18, 19, 23 and 61;
 - 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 to the acceptance of the Township;
 - 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. 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;
 - 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. Landscaping and boulevard treatment being secured by letter of credit.
- CARRIED

Councillors Arnason, Davis, Richter, and Sparrow opposed

J. MAYOR AND COUNCIL REPORT

Mayor Froese attended several events during the course of his duties including Vancouver Zoo Lego Event, Brigade Days, WestGen Opening, Minto Cup, Women's Institute 25th Anniversary, and the Township of Langley Golf Tournament.

K. METRO VANCOUVER REPRESENTATIVES REPORT

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

M. OTHER BUSINESS

N. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Long,
That the meeting terminate at 7:16pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk