



REGULAR EVENING COUNCIL MEETING

Monday, April 24, 2017 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,
and B. Whitmarsh

M. Bakken, S. Gamble, K. Sinclair, R. Seifi, and P. Tulumello

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - April 24, 2017

Moved by Councillor Arnason,
Seconded by Councillor Fox,
That Council adopt the agenda and receive the agenda items of the
Regular Evening Council meeting held April 24, 2017.
CARRIED

A.2 Day of Mourning

A moment of silence was observed for the annual Day of Mourning for
workers killed and injured on the job.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - April 10, 2017

Moved by Councillor Fox,
Seconded by Councillor Davis,
That Council adopt the Minutes of the Regular Evening Council meeting
held April 10, 2017.
CARRIED

B.2 Public Hearing Meeting - April 10, 2017

Moved by Councillor Fox,
Seconded by Councillor Davis,
That Council adopt the Minutes of the Public Hearing meeting held April
10, 2017.
CARRIED

C. PRESENTATIONS**C.1 Walnut Grove Gators Senior Boys Basketball Team**

Mayor and Council recognized the outstanding achievements of the Walnut Grove Gators Senior Boys Basketball team at the 2017 BC 4A Provincial Championships.

D. DELEGATIONS**E. REPORTS TO COUNCIL****F. BYLAWS FOR FIRST AND SECOND READING**

**F.1 Official Community Plan Amendment and
Rezoning Application No. 100097
Development Permit Application No. 100821
(Reno Investments 2011 Ltd. / 22310, 22322, 22338 and
22390 - 48 Avenue)
Bylaw No. 5280
Bylaw No. 5281
Report 17-39
File CD 10-31-0156**

Moved by Councillor Fox,

Seconded by Councillor Long,

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Reno Investments 2011 Ltd.) Bylaw 2017 No. 5280 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Reno Investments 2011 Ltd.) Bylaw 2017 No. 5281 rezoning 0.80 hectare (1.97 acre) of land located at 22310, 22322, 22338 and 22390 – 48 Avenue to Comprehensive Development Zone CD-115, to facilitate the development of 41 townhouse units, subject to the following development prerequisites being satisfied prior to final reading:

1. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements for 48 Avenue and 224 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Murrayville Community Plan, to the acceptance of

- the Township and consolidation of the lands into one (1) parcel;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
 5. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
 6. Registration of a cross access easement in favour of property at 22356 – 48 Avenue for future access purposes;
 7. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
 - c. Identifying the units (minimum 5%) required to incorporate Schedule 2 Adaptable Housing Requirement of the Official Community Plan;
 8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Reno Investments 2011 Ltd.) Bylaw 2017 No. 5280 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council authorize the issuance of Development Permit No. 100821 at the time of final reading of Rezoning Bylaw No. 5281 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "J";
- b. On-site landscaping plans being in substantial compliance with Schedules "K" through "M", 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;
- d. 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, Murrayville Pedestrian Overpass Fees and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for the Murrayville Community Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100821.

REFERRAL

Moved by Councillor Quaale,

Seconded by Councillor Richter,

That Bylaw No. 5280 and Bylaw No. 5281 be referred to staff to work the proponent to reduce the number of tandem parking garages and potentially market as single car garages.

CARRIED

Mayor Froese and Councillors Fox and Long opposed

F.2

Rezoning and Community Plan Amendment Application

No. 100134 and Development Permit Application No. 100833

(Hudson and Singer Homes Ltd. / 7846 and 7858 - 208 Street)

Bylaw No. 5274

Bylaw No. 5275

Report 17-44

File CD 08-24-0074

Moved by Councillor Fox,

Seconded by Councillor Quaale,

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan)

Bylaw 1988 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw

2001 No. 4030 Amendment (Hudson and Singer Homes Ltd.) Bylaw 2017 No. 5274 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hudson and Singer Homes Ltd.) Bylaw 2017 No. 5275 rezoning a 0.65 hectare (1.6 acre) site located at 7846 and 7858 - 208 Street to Comprehensive Development Zone CD-114 to facilitate development of 152 units in two (2) six (6) storey apartment buildings, subject to the following development prerequisites being satisfied prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements to the acceptance of the Township, including dedication of the east half of 208 Street (including greenway) and the south half of 78B Avenue along the effective frontages of the site in accordance with the Township's Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan;
4. Dedication and construction of a 4.5 metre wide street greenway on the east side of 208 Street to the acceptance of the Township;
5. Provision of final off-site landscape design plans including sidewalk alignment, fencing, signage, landscaping details and security to the acceptance of the Township;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
7. Completion of a lot consolidation of the two parent parcels;
8. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting access from the site to 208 Street and prohibiting parking on 208 Street;
 - b. Identifying the 16 units required to comply with Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
9. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy; including payment of applicable Yorkson amenity fee;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that 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 (Hudson and Singer Homes Ltd.) Bylaw 2017 No. 5274 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, and with the consultation requirements of Official Community Plan Consultation Policy (07-621);

That Council, at time of final reading of Bylaw No. 5275 authorize the issuance of Development Permit No. 100833 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "H";
- b. Landscape plans being in substantial compliance with Schedules "I" through "L", 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;
- c. All signage being in substantial compliance with Schedules "D" and "F" and the Township's Sign Bylaw,
- d. All refuse areas to be located in the underground parkade;
- e. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedule "M".

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 further

That Council authorize staff to schedule the required public hearing for the Neighbourhood Plan amendment and Rezoning Bylaws in conjunction with the hearing for proposed Development Permit No. 100833.

REFERRAL

Moved by Councillor Quaale

Seconded by Councillor Richter

That Bylaw No. 5274 and Bylaw No. 5275 be referred to staff to work with the proponent to address the community amenity contribution, and to change the exterior design of the building to better complement the other buildings in the area.

DEFEATED ON A TIE VOTE

Mayor Froese and Councillors Fox, Long, and Whitmarsh opposed

MAIN MOTION

The question was called on the Main Motion, and it was

DEFEATED ON A TIE VOTE

Councillors Arnason, Davis, Quaale, and Richter opposed

Clerk's Note: This item was brought back for reconsideration under item M.2.

F.3**Smith Neighbourhood Plan**

Bylaw No. 5265

Bylaw No. 5266

Report 17-36

File CD LRP00010

Moved by Councillor Quaale,

Seconded by Councillor Fox,

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw 2017 No. 5265 and authorize staff to schedule the required Public Hearing;

That Council give first, second, and third reading to Development Application and Fee Bylaw 1987 No. 2470 Amendment Bylaw 2017 No. 5266;

That Council approve the Smith Amenity Zoning Policy;

That Council consider Willoughby Community Plan Amendment Bylaw No. 5265 being consistent with the Township of Langley Financial Plan;

That Council consider Willoughby Community Plan Amendment Bylaw No. 5265 being consistent with Metro Vancouver Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan;

That Council authorize staff to update the Master Transportation Plan, as needed, to reflect the Smith Neighbourhood Plan; and further

That Council refer Bylaw No. 5265 to School District No. 35 Langley, TransLink, Metro Vancouver, the Federal Department of Fisheries and Oceans, Fraser Health and First Nations, as well as utility companies for comment.

AMENDMENT

Moved by Councillor Quaale

Seconded by Councillor Richter,

That section 8.5, "Parking and Transportation Demand Management", of the Willoughby Neighbourhood Plan (Smith), be amended to include car share programs and opportunities in secure and appropriate locations in multifamily developments.

DEFEATED ON A TIE VOTE

Mayor Froese and Councillors Fox, Long, and Whitmarsh opposed

MAIN MOTION

The question was called on the Main Motion, and it was
CARRIED

Councillor Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

G.1 Hotel Room Tax (2% Levy)

Bylaw No. 5285

File ADM 6900-02

Moved by Councillor Long,

Seconded by Councillor Whitmarsh,

That Council give first, second and third reading to "Hotel Room Tax (2% Levy) Bylaw 2016 No. 5255 Amendment Bylaw 2017 No. 5285".

CARRIED

Councillors Arnason, Davis, and Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

H.1 Official Community Plan Amendment and Rezoning Application No. 100132 and Development Permit Application Nos. 100808, 100822 and 100843 (Vesta Properties Ltd. / Lands between 82 and 84 Avenues from 202 to 203 Street) Development Variance Permit Application No. 100084

**(Qualico Developments Ltd. et al / 20345 - 82B Avenue,
20349 / 20350 - 83A Avenue, 20347 / 20348 - 83B Avenue,
20344 - 84 Avenue)**

Bylaw No. 5267

Bylaw No. 5268

Report 17-26

File CD 08-26-0164/ 0166/ 0182 /0193

Moved by Councillor Fox,

Seconded by Councillor Quaale,

That Council give third reading to "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 (Vesta Properties Ltd.) Bylaw 2017 No. 5267"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd.) Bylaw 2017 No. 5268".

CARRIED

Councillor Richter opposed

Development Permit No. 100808

Running concurrently with this Bylaw is Development Permit No. 100808 (Vesta Properties Ltd. / Lands between 82 and 84 Avenues from 202 to 203 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 Zone R-1A and Residential Compact Lot Zone R-CL(A);
- b. Building plans being in substantial compliance with Schedules "A" through "Y";
- c. On-site landscaping plans being in substantial compliance with Schedules "Z" through "DD", 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;
- d. Section 407.5 of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum accessory detached garage side lot line setback as indicated on Schedule "C";
- e. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(RH) and R-CL(SD);

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. Completion of the subdivision to create 73 single family lots, 39 rowhouse lots and 18 semi detached lots;
- c. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(RH) and R-CL(SD) zoned lots;
- d. On-site landscaping to be secured by letter of credit at building permit stage;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 100822

Running concurrently with this Bylaw is Development Permit No. 100822 (streamside protection), to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, in accordance with Attachment B subject to the following conditions:

- a. Dedication and protection of Streamside Protection and Enhancement Development Permit Areas as shown on Schedule A to the acceptance of the Township;
- b. Streamside Restoration and Enhancement Works to be completed to the acceptance of the Township and in accordance with Envirowest Consultants Inc. assessment "Proposed Development-Latimer Phases 1 & 2, Langley, BC Streamside Protection Development Permit Application Revision 3" (March 7, 2017) and the following drawings (attached as Schedule A)
 - Envirowest Drawing No. 1102-07-27 Rev 01 "Required SPEAs", March 7, 2017;
 - Envirowest Drawing No. 1102-07-01 Rev 04 "Proposed SPEAs", March 7, 2017;
 - Envirowest Drawing No. 1102-07-15 Rev 05 "Streamside Enhancement and Restoration Plan", March 7, 2017;
 - Envirowest Drawing No. 1102-07-19 Rev 02 "Streamside Enhancement and Restoration Plan", March 7, 2017 (including westerly extension of the 9.5 metre wide habitat corridor on the south side of 84 Avenue);
- 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 the Streamside Protection and Enhancement Development Permit Area;

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;

e. Registration of a Restrictive Covenant for streamside protection on Future Lot 62 Plan EPP (legal description to be determined) (off-site).

Development Permit No. 100843

Running concurrently with this Bylaw is Development Permit No. 100843 (Vesta Properties Ltd. / Lands between 82 and 84 Avenues from 202 to 203 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, to the acceptance of the Township;

c. Registration of a public access right of way from 202 Street through the townhouse site to the Pocket Park;

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.

Development Variance Permit No. 100084

Running concurrently with this Bylaw is Development Variance Permit No. 100084 (Qualico Developments Ltd. et al / 20345 – 82B Avenue, 20349 / 20350 – 83A Avenue, 20347 / 20348 – 83B Avenue, 20344 – 84 Avenue) in accordance with Attachment D subject to the following conditions:

- a. Section 404.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum side lot line setback requirements (Abutting a Street) in the Residential Compact Lot Zone R-CL(A) from 2.5 metres to 1.2 for the principal building and from 2.5 metres to 0.6 metres for a rear loaded detached accessory garage for Lots 100, 101, 114, 115 and 130 Section 26 Township 8 NWD Plan EPP41845;
- b. Section 409.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum side lot line setback (Abutting a Street) requirements in Residential Compact Lot Zone R-CL(SD) from 2.5 metres to 1.2 metres for Lot 131 Section 26 Township 8 NWD Plan EPP41845.

I. BYLAWS FOR FINAL ADOPTION

I.1 2017 Langley Annual Rates and Tax Collection Bylaw for Universal Services Bylaw No. 5279 Report 17-34 File FIN 1970-02

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That Council give final reading to “Langley Annual Rates and Tax Collection Bylaw 2017 No. 5279”.
CARRIED

Councillor Richter opposed

J. MAYOR AND COUNCIL REPORT

Mayor Froese attended several events during the course of his duties including the Literacy Circle opening at Derek Doubleday Arboretum, Plates and Glasses Fundraiser, Mostly British Car Show, and Memorial Tree Dedication.

K. METRO VANCOUVER REPRESENTATIVES REPORT

Councillor Fox commented on the Flushables Campaign.

Councillor Long reported that he is participating in a webinar on the Food Waste Reduction Strategy.

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS**M. OTHER BUSINESS****M.1 Safe Water Supply**

Moved by Councillor Arnason,
Seconded by Councillor Richter,
Whereas a safe water supply is fundamental to the health of the community and source protection must be a critical part of drinking water protection;

Whereas watershed and aquifer protection are vital to protect the integrity of drinking water;

Whereas thousands of users, including municipal, private and agricultural users reside in Brookwood/Fernridge and rely on the Brookwood aquifer for potable;

Whereas the Drinking Water Protection Act (2001) ensures the protection of potable water further to the interests of public health;

Whereas Section 31 of the Act states:

(1) The Minister may, by order made on the recommendation of the Provincial health officer, designate an area for the purpose of developing a drinking water protection plan for the area; and

(3) The Provincial health officer must consider whether to make a recommendation under this section if requested by a drinking water officer,

Therefore be it resolved that Council direct staff to correspond with the Fraser Health local drinking water officer with respect to concerns regarding the potential negative impact on the potable water supply further to the location of the proposed Ebco and Weir development applications in South Surrey, in and around the vulnerable and unconfined Brookwood aquifer.

CARRIED

Mayor Froese opposed

**M.2 Motion to Reconsider Rezoning and Community Plan Amendment
Application No. 100134 and Development Permit Application No.
100833 (Hudson and Singer Homes Ltd. / 7846 and 7858 - 208 Street),
Bylaw No. 5274 and Bylaw No. 5275**

Moved by Councillor Quaale,
Seconded by Councillor Whitmarsh,
That Rezoning and Community Plan Amendment Application No. 100134
and Development Permit Application No. 100833 (Hudson and Singer
Homes Ltd. / 7846 and 7858 - 208 Street), Bylaw No. 5274 and
Bylaw No. 5275 be reconsidered.
CARRIED

Councillor Arnason, Davis, and Richter opposed

The question was called on the motion:

That Council give first and second reading to Langley Official Community
Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan)
Bylaw 1988 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw
2001 No. 4030 Amendment (Hudson and Singer Homes Ltd.) Bylaw 2017
No. 5274 and Township of Langley Zoning Bylaw 1987 No. 2500
Amendment (Hudson and Singer Homes Ltd.) Bylaw 2017 No. 5275
rezoning a 0.65 hectare (1.6 acre) site located at 7846 and 7858 - 208
Street to Comprehensive Development Zone CD-114 to facilitate
development of 152 units in two (2) six (6) storey apartment buildings,
subject to the following development prerequisites being satisfied prior to
final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements to the acceptance of the Township, including dedication of the east half of 208 Street (including greenway) and the south half of 78B Avenue along the effective frontages of the site in accordance with the Township's Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan;
4. Dedication and construction of a 4.5 metre wide street greenway on the east side of 208 Street to the acceptance of the Township;
5. Provision of final off-site landscape design plans including sidewalk

alignment, fencing, signage, landscaping details and security to the acceptance of the Township;

6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
7. Completion of a lot consolidation of the two parent parcels;
8. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting access from the site to 208 Street and prohibiting parking on 208 Street;
 - b. Identifying the 16 units required to comply with Schedule 2 – Adaptable Housing Requirements of the Township’s Official Community Plan;
9. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy; including payment of applicable Yorkson amenity fee;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township’s 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that 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 (Hudson and Singer Homes Ltd.) Bylaw 2017 No. 5274 is consistent with the Township’s Five Year Financial Plan as updated annually and with Metro Vancouver’s Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, and with the consultation requirements of Official Community Plan Consultation Policy (07-621);

That Council, at time of final reading of Bylaw No. 5275 authorize the issuance of Development Permit No. 100833 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “H”;
- b. Landscape plans being in substantial compliance with Schedules “I” through “L”, 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;
- c. All signage being in substantial compliance with Schedules “D” and “F” and the Township’s Sign Bylaw,
- d. All refuse areas to be located in the underground parkade;
- e. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedule “M”.

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 further

That Council authorize staff to schedule the required public hearing for the Neighbourhood Plan amendment and Rezoning Bylaws in conjunction with the hearing for proposed Development Permit No. 100833.

CARRIED

Councillors Arnason, Davis, and Richter opposed

M.3 Car Share Opportunities

Moved by Councillor Quaale,
Seconded by Councillor Fox,
That the issue of Car Sharing be referred to staff.
CARRIED

N. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Fox,
That the meeting terminate at 8:22pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk