



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, May 8, 2017 at 7:48 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, M. Sparrow,
and B. Whitmarsh

M. Bakken and R. Seifi

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Meeting for Public Hearing and Development Permits - May 8, 2017

Moved by Councillor Quaale,
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 8,
2017.

CARRIED

B. DEVELOPMENT PERMITS

B.1 Development Permit Application No. 100855 (WMW Holdings Ltd. / 19923 - 80A Avenue) Report 17-47 File CD 08-27-0059

Moved by Councillor Quaale,
Seconded by Councillor Whitmarsh,
That Council authorize issuance of Development Permit No. 100855 to
WMW Holdings Ltd. for property located at 19923 – 80A Avenue, subject
to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “I”;
- b. Landscape plans being in substantial compliance with Schedule “J”;
- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) to the acceptance of the

Township;

- d. All signage being in compliance with Schedule “H” and in compliance with the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments; and
- f. All refuse areas to be located in an enclosure and screened 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 an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. 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;
- e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the General Manager of Engineering and Community Development and incorporation of its recommendations into the final development design;
- f. Payment of supplemental Development Permit application fees; and
- g. Payment of applicable Development Cost Charges and Building Permit administration fees.

Submissions from the public:

There were no submissions received from the public.

CARRIED

C. PUBLIC HEARING

**C.1 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**

“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”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hudson and Singer Homes Ltd.) 2017 Bylaw No. 5275”

Explanation – Bylaw No. 5274

R. Seifi explained that Bylaw 2017 No. 5274 amends the Yorkson Neighbourhood Plan to allow an Apartment density of 235 units per hectare (95 units per acre) and consideration of residential buildings of up to six (6) storeys in height on the properties located at 7846 and 7858 – 208 Street. 878 public notices were mailed out.

Explanation – Bylaw No. 5275

R. Seifi explained that Bylaw 2017 No. 5275 rezones property located at 7846 and 7858 – 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-114 to permit a comprehensive residential development consisting of 152 apartment units in two (2) six (6) storey buildings.

Development Permit No. 100833

Running concurrently with this Bylaw is Development Permit No. 100833 (Hudson and Singer Homes Ltd. / 7846 and 7858 - 208 Street) in accordance with Attachment A 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.

Submissions from the public:

1. A. Powell, a Langley resident, was in attendance and stated his opposition to the proposal as the building height could affect the privacy on his townhouse deck and block views, and expressed concerns about increased traffic.
2. D. Blacklock, a Langley resident, was in attendance and stated his opposition due to increased density and blocking site lines.
3. C. Lacey, a Langley resident, was in attendance and stated his support for the proposal.

The following written submissions were received from the public:

1. B. Bell, a Langley resident, expressing support for the development but expressed concerns about density, insufficient shopping and parking in the area, and greenways.
2. C. Costello, a Langley resident, stating opposition to a six storey building as it could block sunlight to his home and increase traffic in the area. He also asked for more green space in Willoughby.
3. N. Ruiter, a Langley resident, stating opposition due to increased traffic on 208 Street and lack of infrastructure.

Explanation by the proponent:

A. Scott, Lovick Scott Architects, was in attendance and commented that they have increased the set back from the edge of the building by 10 feet

which will increase the privacy of the townhouse roof decks to the south. She further commented that access to the complex will be off of 78B Avenue and that the units per acre are less than other surrounding buildings. The teal coloured siding has been removed and replaced with charcoal and the glazing on the sixth floor has been reduced and an overhang has been provided to soften the appearance of this element. They proposed the Community Amenity Contribution be used to provide a paved parking lot at Willoughby Hall.

C.2**Smith Neighbourhood Plan****Bylaw No. 5265****Report 17-36****File CD LRP00010**

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw 2017 No. 5265”

Explanation – Bylaw No. 5265

R. Seifi explained that Bylaw 2017 No. 5265 amends the Willoughby Community Plan by incorporating the Smith Neighbourhood Plan and related amendments to the land use and road classification provisions of the Willoughby Community Plan. Development permit provisions of the Willoughby Community Plan are also amended, including the expansion of the Energy Conservation and GHG Emission Reduction Development Permit Area to include the Smith Neighbourhood Plan area. 1051 public notices were mailed out.

Submissions from the public:

1. A. Krayem, a Langley resident, was in attendance and stated he is representing the neighbours in the northeast corner of the plan and that they would like to see the 6 UPA changed to 18-22 UPA townhouses. They feel that higher density would provide more affordable housing. He further asked that this area be included in the Richard Bulpitt Elementary School catchment area.
2. S. Mangat, a Langley resident, was in attendance and stated he wants higher density in the area to match the rest of the neighbourhood.
3. H. Stermsnig, a Langley resident, was in attendance and expressed concerns regarding residential compact lots not being permitted.

The following written submissions were received from the public:

1. Dr. Paul Becker, Fraser Health, stating no issues or concerns from a Fraser Health land, facilities, and infrastructure perspective.

2. Shannon Favaro, FortisBC, stating no objections to the neighbourhood plan.
3. R. Ally, a Langley resident, asking Council to allow higher density than the proposed six units per acre.
4. P. Tekatch, a Langley resident, asking for higher density and more affordable housing in the area.
5. M. Helle, a Langley resident, asking for the area bounded by 74-76 Avenues and from 208 to 210 Streets be designated townhomes at 22-25 UPA, as this is what exists to the immediate north in the Yorkson neighbourhood.
6. D. Henry, a Langley resident, asking for higher density in the area and to relocate the arterial road to 210 Street.
7. A. Soni, a Langley resident, expressing support for the Plan but asking for the boundary for the proposed commercial land use moved to his property line to the east.
8. M. Court, a Langley resident, asking Council to increase the current designation from 4-6 UPA to mirror the higher density built along 208, as well as on 76 Avenue.
9. J. Fifer, a Langley resident, expressing concerns about the road allowance on 209A Street.

Explanation by the proponent:

J. Chu, Manager, Long Range Planning, was in attendance and commented that residential compact lots are not permitted only in the single family detached (2.4 uph/6upa) designation.

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That the meeting terminate at 8:46pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk