



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, June 26, 2017 at 8:31 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 and R. Seifi

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Meeting for Public Hearing and Development Permits - June 26, 2017

Moved by Councillor Quaale,
Seconded by Councillor Arnason,
That Council adopt the agenda and receive the agenda items of the
Regular Meeting for Public Hearing and Development Permits held June
26, 2017.

CARRIED

B. DEVELOPMENT PERMITS

B.1 Brewery Lounge Structural Change Endorsement Application No. 000030 (Trading Post Brewing Corporation / 107, 20120 - 64 Avenue) Report 17-65 File CD 08-11-0085

Moved by Councillor Quaale,
Seconded by Councillor Fox,
That Council has considered and ENDORSED the request by Trading Post
Brewing Corporation for the structural change (addition of a new licenced
area) for the existing Trading Post Brewing Corporation located at 107,
20120 – 64 Avenue, Langley.

In ENDORSING this request, Council deems that it has considered and
found acceptable the potential for noise and the impact on the community
if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Endorsement Hearing held on June 26, 2017 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations.

Submissions from the public:

There were no submissions received from the public.
CARRIED

Councillor Davis entered the meeting at 8:35pm.

C. PUBLIC HEARING

**C.1 Official Community 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 17-60
File CD 10-31-0156**

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 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”

Explanation – Bylaw No. 5280

S. Richardson explained that Bylaw 2017 No. 5280 amends the Murrayville Community Plan by re-designating the property located at 22310, 22322, 22338 and 22390 – 48 Avenue, from Commercial, Single Family Two and Development Permit Area C (Commercial) to Multi Family Two and Development Permit Area A (Residential). The amendment will facilitate the development of a 40 unit townhouse project. 518 Public Notices were mailed out.

Explanation – Bylaw No. 5281

S. Richardson explained that Bylaw 2017 No. 5281 rezones a 0.80 hectare (1.97 acre) site (consisting of land located at 22310, 22322, 22338 and 22390 – 48 Avenue) to Comprehensive Development Zone CD 115 to permit a residential development consisting of 40 townhouse units.

Development Permit No. 100821

Running concurrently with this Bylaw is Development Permit No. 100821 (Reno Investments 2011 Ltd. / 22310, 22322, 22338 and 22390 – 48 Avenue) in accordance with Attachment A 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.

Submissions from the public:

1. S. Zaitchikov, a Langley resident, was in attendance and commented on when he received notice of this hearing. He further expressed concerns about increased density and traffic in the area.

2. B. Gammer, a Langley business owner, was in attendance and expressed concerns regarding lack of parking in the area.
3. L. Sampson, a Langley resident, was in attendance and stated that more affordable housing is needed in Murrayville and that she is in support of the proposal.
4. J. Ingwersen, a Langley resident, was in attendance and commented that more infrastructure is needed in this area to support new residents. He further commented on when he received notice of this hearing.
5. S. Zaitchikov spoke for a second time and commented on increased traffic in the area.

The following written submissions were received from the public:

1. Anita Tito, GM of Hospitality Services, Avalon Gardens, expressing concerns about having sufficient parking in the development and on-street parking.
2. J. and C. Ingwersen, Langley residents, expressing concerns about privacy and a landscape buffer.

Explanation by the proponent:

T. Dickson, Barnett Dembeck Architects, was in attendance and stated that tandem garages are permitted under the current bylaw. The development will also provide the required, and additional, visitor parking. He further stated that the number of units has been reduced from 41 to 40.

J. Schater, was in attendance and commented that the setback is almost double the required amount.

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Long,
That the meeting terminate at 9:10pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk