REGULAR EVENING MEETING OF COUNCIL

Monday, September 11, 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, M. Sparrow, and B. Whitmarsh

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

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - September 11, 2017

Moved by Councillor Fox,
Seconded by Councillor Arnason,
That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held September 11, 2017.
CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - July 24, 2017

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That Council adopt the Minutes of the Regular Evening Council meeting held July 24, 2017.
CARRIED

B.2 Public Hearing Meeting - July 24, 2017

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That Council adopt the Minutes of the Public Hearing meeting held July 24, 2017.
CARRIED

C. PRESENTATIONS

D. DELEGATIONS

D.1 **Emmy Skates**
Gateway of Hope
File 0550-07

Emmy Skates, Executive Director, Gateway of Hope, appeared before Council to discuss how the Township of Langley's contributions for the past 10 years have assisted and benefited the community and request continuing financial support as the current funding commitment has concluded. She reported that in 2009, the Township of Langley committed $1 million to the Gateway of Hope. These funds provide community meals, back to school supplies for children, Christmas food hampers, home and clothing item vouchers redeemable at Salvation Army thrift stores, affordable cooking programs, and sends children to summer camp. She asked Council to consider an additional five year commitment of $100,000 per year, when the current 10 year commitment ends.

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

F.1 **Murrayville Community Plan Amendment and**
Rezoning Application No. 100141 and
Development Permit Application No. 100857
(Zenterra / 4800 Block of 221 Street)
Bylaw No. 5310
Bylaw No. 5311
Report 17-94
File 11-06-0205

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 (Zenterra) Bylaw 2017 No. 5310, changing the designation of 1.28 hectares (3.18 acres) of land located at the 4800 block of 221 Street from "Institutional" to "Multi Family Three", and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra) Bylaw 2017 No. 5311 rezoning the lands from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-104, subject to the following 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. Design and construction of a 3.0 metre wide pedestrian walkway on the north side of 49 Avenue and on the east side of the site north of 48A Avenue, and reconstruction as needed of the 1.8 metre wide pedestrian walkway on the east side of the site between 48A Avenue and 48 Avenue all to the acceptance of the Township;
4. Modification of CA4909272, as appropriate, to align with the final pedestrian walkway design;
5. Provision of final off-site servicing landscape design drawings including street trees, sidewalk and pedestrian walkway materials and layout, fencing, signage, landscaping details and security to the acceptance of the Township;
6. Provision of a final tree management plan incorporating tree retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
7. Registration of restrictive covenants acceptable to the Township:
a. Prohibiting access from the site to 221 Street and 48 Avenue;
b. Identifying the five (5) apartment units and four (4) townhouse units required to be built with adaptable design features in accordance with Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
c. Prohibiting reliance on off-site parking;
d. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
e. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
8. As per the proposal, provision of a $100,000 community amenity contribution towards the construction of landscape improvements on Township owned lands to the east and northeast of the subject development;
9. Payment of applicable 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 (Zenterra) Bylaw 2017 No. 5310 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 requirement of Official Community Plan Consultation Policy (07-621);

That Council authorize issuance of Development Permit No. 100857 at time of final reading of Bylaw No. 5311, subject to the following conditions:

a. Building plans being in compliance with Schedules “A” through “O”;
b. Landscape plans being in substantial compliance with Schedules “P” through “S” 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 compliance with Schedule “S” and the Township’s Sign Bylaw;
d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
e. All refuse areas to be located underground or 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. Payment of supplemental Development Permit application fees, the Murrayville Pedestrian Overpass Fee, Development Cost Charges, and Building Permit Administration Fees;
b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
c. Written confirmation from owner and landscape architect or arborist that the 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. Registration of a restrictive covenant requiring onsite detention; and further

That Council authorize staff to schedule the required public hearing for the Community Plan amendment and rezoning bylaws in conjunction with the hearing for proposed Development Permit No. 100857.
CARRIED

Councillor Arnason opposed

F.2 **Rezoning Application No. 100441**
(Hub Engineering / 525618 BC Ltd. /
3514, 3520, 3560 & 3584 - 200 Street &
20076 - 36 Avenue & 20121 - 35 Avenue)
Bylaw No. 5308
Bylaw No. 5309
Report 17-95
File 07-26-0150

Moved by Councillor Fox,
Seconded by Councillor Sparrow,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (525618 BC Ltd.) Bylaw 2017 No. 5308, rezoning 4.26 ha (10.5 ac) of land at 36 Avenue and 200 Street in the Brookswood-Fernridge Community Plan area, to Residential Zone R-1D and Civic Institutional Zone P-1 to accommodate a 43 lot single family subdivision, 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 a Stormwater Management Plan demonstrating how the 2, 5, and 100 year post development stormwater flows will be managed to pre-development conditions in accordance with the Anderson Creek Stormwater Management Plan, including provision of detention pond and / or other facilities to the acceptance of the Township;
4. Provision of road dedications, widening's, and necessary traffic improvements for 200 Street, 35 Avenue and 36 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Brookswood Fernridge Community Plan, to the acceptance of the Township;
5. Provision of a right of way and construction of a 4.5 metre wide street greenway on the east side of 200 Street and the south side of 36 Avenue to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
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. Registration of restrictive covenants acceptable to the Township:
a. Requiring setbacks to be taken from interior edge of right of way for greenway.
b. Prohibiting access to 200 Street and 36 Avenue for all proposed lots.
c. Requiring two (2) lots to be constructed in compliance with the Adaptable Housing Requirements of Schedule 2 in the Township of Langley Official Community Plan
8. Registration of an exterior design control agreement ensuring that high quality building design and site development standards are implemented;
9. Execution and registration of a Phased Development Agreement between the Township and the applicant with respect to Community Amenity Contributions;
10. Provision of an overall layout plan for the area generally bounded by 200 Street to 203 Street and 36 Avenue to 32 Avenue, previously referred to as the B-4 neighbourhood plan area, including roads, greenways, environmental setbacks, land use and conceptual servicing to the acceptance of the General Manager of Engineering and Community Development; and
11. Payment of applicable, 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 give first and second reading to Township of Langley Phased Development Agreement (525618 BC Ltd.) Bylaw 2017 No. 5309; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5308 and Phased Development Agreement Bylaw No.5309.
CARRIED

Councillors Arnason, Davis, and Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

H.1 **Rezoning Application No. 100475**
(Township of Langley / 26316 - 30A Avenue)
Bylaw 5278
Report 17-75
File CD 10-24-0072

Moved by Councillor Long,
Seconded by Councillor Arnason,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw 2017 No. 5278".
CARRIED

H.2 **Official Community Plan Amendment and**
Rezoning Application No. 100142
Development Permit Application No. 100841
(Leavitt Holdings Inc. / 24389 Fraser Highway and 3939 - 224 Street)
Bylaw No. 5287
Bylaw No. 5288
Report 17-76
File CD 10-27-0057

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Leavitt Holdings Inc.) Bylaw 2017 No. 5287" and "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Leavitt Holdings Inc.) Bylaw 2017 No. 5288".

Development Permit No. 100841

Running concurrently with this Bylaw is Development Permit No. 100841 in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedules "A" through "E";
b. On-site landscaping plans being in substantial compliance with Schedules "G" through "K", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection), to the acceptance of the Township;
c. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
d. All refuse to be located in an enclosure and screened in a location to

the acceptance of the Township; and further
e. All signage being in compliance with Schedule “F” and the Township’s Sign Bylaw.

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 and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
d. Submission 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; and
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

REFERRAL
Moved by Councillor Arnason,
Seconded by Councillor Richter,
That OCP Amendment and Rezoning Application No. 100142, and Development Permit Application No. 100841 be referred to staff to address concerns raised at the Public Hearing regarding sound mitigation and training schedule.
DEFEATED

Councillors Davis, Long, Quaale, Richter, Sparrow, and Whitmarsh opposed

REFERRAL
Moved by Councillor Long,
Seconded by Councillor QUaale,
That OCP Amendment and Rezoning Application No. 100142, and Development Permit Application No. 100841 be referred to staff to discuss with the proponent restricting the uses to office and indoor training
CARRIED

Councillor Davis, Richter, and Whitmarsh opposed

I. BYLAWS FOR FINAL ADOPTION

I.1 Official Community Plan Amendment and Rezoning Application No. 100089 Development Permit Application No.100683 (Sekhon / 20987 - 83 Avenue) Bylaw No. 4932 Bylaw No. 4933 Report 12-63 File CD 08-25-0086

Moved by Councillor Long,
Seconded by Councillor Sparrow,
That Council give final reading to "Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Sekhon) Bylaw 2012 No. 4932"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sekhon) Bylaw 2012 No. 4933".
CARRIED

Councillor Arnason opposed

Development Permit No. 100683

Moved by Councillor Quaale,
Seconded by Councillor Sparrow,
That Council authorize issuance of Development Permit No. 100683 (Sekhon / 20987 – 83 Avenue) in accordance with Attachment A subject to the following conditions:

a. An exterior design control agreement shall be entered into for all R-CL(A), R-CL(B), and R-CL(CH) zoned lands, ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;

b. Township of Langley Zoning Bylaw 1987 No. 2500 is varied as follows:
i) for proposed Lots 34 and 37 (as shown on Schedule A), Section 406.3(2) is varied to read "rear loaded lot means a lot to which vehicular access for parking purposes is provided from a flanking street";
ii) for proposed Lot 13 (as shown on Schedule A), Section 406.9(1) is varied to reduce the required Minimum Lot Depth from 30.0 metres to 28.0 metres; and

iii) for proposed Manorhome Lot (Units 9 to 12 as shown on Schedule A), Section 408.9 is varied to reduce the required Minimum Lot Depth from 32.0 metres to 30.0 metres.
CARRIED

Councillor Arnason opposed

J. MAYOR AND COUNCIL REPORT

Mayor Froese attended several events during the course of his duties including BC Cranberry Field Day, Langley Hospice Garden Party, Tournament of Hope, and the Langley Good Time Cruise-In.

K. METRO VANCOUVER REPRESENTATIVES REPORT

Mayor Froese distributed the Metro Vancouver 2016 Census of Agriculture Results report to Council. He noted that the Township of Langley has the most farming activity in Metro Vancouver.

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

M. OTHER BUSINESS

M.1 Brookswood-Fernridge Community Plan

Moved by Councillor Davis,
Seconded by Councillor Richter,
Whereas a special meeting was held on July 11th, 2017 to consider further amendments to the final reading prior to adoption of the draft Brookswood/Fernridge OCP;

Whereas by resolution Council endorsed a new public hearing to consider further public input on the draft OCP;

That substantive further clarification and details from the Brookswood Fernridge Community Association regarding zoning, aquifer protection, cluster development and other related issues have been developed in the interim, which information would best be considered by amendment, as a whole;

Therefore, be it resolved that Council receive the attached amendments further to their over-all consideration prior to the Public Hearing on September 12th, 2017.
CARRIED

Councillor Whitmarsh presented the following Notice of Motion for consideration at the next Regular Evening Council meeting:

M.2 Gateway of Hope Delegation

That the Gateway of Hope request for a further five year commitment of $100,000 per year, be referred to the 2018 budget process.

N. TERMINATE

Moved by Councillor Long,
Seconded by Councillor Davis,
That the meeting terminate at 8:20pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk