



## REGULAR EVENING MEETING OF COUNCIL

Monday, May 7, 2018 at 7:00 PM  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

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### 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 J. Winslade

W. Bauer, J. Chu, S. Nam, R. Nelson, and K. Stepto

### **A. ADOPTION AND RECEIPT OF AGENDA ITEMS**

#### **A.1 Regular Evening Council Meeting - May 7, 2018**

Moved by Councillor Quaale,  
Seconded by Councillor Fox,  
That Council adopt the agenda and receive the agenda items of the  
Regular Evening Council meeting held May 7, 2018.  
CARRIED

### **B. ADOPTION OF MINUTES**

#### **B.1 Regular Evening Council Meeting - April 23, 2018**

Moved by Councillor Davis,  
Seconded by Councillor Quaale,  
That Council adopt the Minutes of the Regular Evening Council meeting  
held April 23, 2018.  
CARRIED

#### **B.2 Public Hearing Meeting - April 23, 2018**

Moved by Councillor Davis,  
Seconded by Councillor Quaale,  
That Council adopt the Minutes of the Public Hearing meeting held April  
23, 2018.  
CARRIED

**C. PRESENTATIONS****C.1           Langley Christian Lightning**

Mayor and Council presented the Langley Christian Lightning Senior Girls Volleyball team with achievement certificates.

**D. DELEGATIONS****D.1           Terry Metcalfe  
Langley Care Foundation  
File 0550-07**

Terry Metcalfe, Langley Care Foundation, appeared before Council to discuss Langley Lodge's programs, and services, community grants and support from the Township of Langley. He noted that the Langley Care Society is the non-for profit operator of Langley Lodge and provides services to the community, is financially stable with a range of funding sources, is a well-known industry leader, and has an effective and progressive governing body. He further commented that the Lodge has received a federal grant to run a Seniors Peer Outreach Program. Workers go to seniors homes who live alone and provide transportation for the individuals to attend activities at the Lodge.

**D.2           Marilyn Fischer  
Triple A Senior Housing  
File 0550-07**

Marilyn Fischer, Triple A Senior Housing, appeared before Council to discuss having a needs assessment done for affordable housing, including specific needs of seniors. She stated that there is insufficient affordable housing for seniors and that a 2014 survey indicates that 52% of seniors spend more than 30% of household income on shelter. Seniors with incomes of \$30,000 or less are not able to access affordable housing. She further stated that homelessness amongst seniors has risen. Triple A Senior Housing would like to see policies put in place to incentivize the development of affordable non-market housing for seniors or any other demographic. The Provincial Government has stated that communities must conduct a Needs Assessment before developing these policies, and Triple A would like to see this Needs Assessment completed soon.

**E. REPORTS TO COUNCIL**

**E.1            Distillery and Brewery Lounge  
Endorsement Application No. 000032  
(Kealys Canada Craft Inc. / 301, 302, 303, and  
304, 20381 - 62 Avenue)  
Report 18-51  
File CD 08-11-0089**

Distillery and Brewery Lounge  
Moved by Councillor Long,  
Seconded by Councillor Quaale,  
That Council consider the endorsement request for a new distillery and  
brewery lounge for Kealys Canada Craft Inc. located at 301, 302, 303 and  
304, 20381 – 62 Avenue; and further

That Council adopt the following resolution, should it decide to endorse  
Kealys Canada Craft Inc.'s request:

“That Council has considered and ENDORSED the request by Kealys  
Canada Craft Inc. to locate a 50 person distillery and brewery lounge  
serving Kealys Canada Craft Inc. located at 301, 302, 303, and 304, 20381  
– 62 Avenue, Langley, characterized as having liquor service from 9:00AM  
to 1:00AM seven days a week.

In ENDORSING this request, Council deems that it has considered and  
found acceptable the location of the distillery and brewery lounge; the  
proximity of the distillery and brewery lounge to other special or  
recreational facilities and public buildings; the person capacity of the  
distillery and brewery lounge; the hours of liquor service of the distillery  
and brewery lounge; potential traffic, noise and parking impacts; zoning;  
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 Licencing Hearing held on May  
7, 2018 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:

1. B. Mickleby, a Langley resident and business owner in the area, was in attendance and expressed concerns about lack of parking and homeless in the area.
2. K. Lang, a Langley resident and business owner in the area, was in attendance and expressed concerns about lack of parking and serving alcohol until 1:00am.

Explanation by the proponent:

M. Kealys, Kealys Canada Craft Inc., was in attendance and stated that craft distilleries are required to be in industrial areas and that the lounge will not be open past 10:00pm. He further stated that parking will not be an issue.

CARRIED

**E.2                    Development Permit Application No. 100925  
(Foundation Properties (Northpoint) Ltd. /  
19933 - 88 Avenue)  
Report 18-57  
File CD 08-34-0080**

Moved by Councillor Long,  
Seconded by Councillor Sparrow,  
That Council authorize issuance of Development Permit No. 100925 to  
Foundation Properties (Northpoint) Ltd., for property located at 19933 – 88  
Avenue, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “K”;
- b. Landscape plans being in substantial compliance with Schedules “L” through “O”;
- 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. Section 949.7 (Height of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 15 m (49.2 ft) to 26.6 m (87.3 ft);
- e. All signage being in compliance with Schedules “I” and “J” and in compliance with the Township’s Sign Bylaw;
- f. 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
- g. 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. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- c. Onsite landscaping being secured by a letter of credit at the building permit stage;
- d. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. Execution of a Servicing Agreement to secure required road and utility connection and extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- f. 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;
- g. 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;
- h. Payment of supplemental Development Permit application fees; and
- i. Payment of applicable Development Cost Charges and Building Permit administration fees.

Submissions from the public:

There were no submissions received from the public.

CARRIED

## **F. BYLAWS FOR FIRST AND SECOND READING**

### **F.1**

#### **Land Use Contract Discharge**

**Application No. 100516**

**(Schinkel/Sekhon / 27045 and 27137 - 27B Avenue)**

**Bylaw No. 5366**

**Report 18-52**

**File CD 13-19-0337**

Moved by Councillor Whitmarsh,

Seconded by Councillor Sparrow,

That Council give first and second reading to Land Use Contract No. 19 Discharge (Schinkel/Sekhon) Bylaw 2018 No. 5366, discharging Land Use Contract No. 19 from two properties located at 27045 and 27137 – 27B Avenue; and further

That Council authorize staff to schedule the required public hearing for Land Use Contract Discharge Bylaw 2018 No. 5366.  
CARRIED

Councillors Arnason and Richter opposed

#### **G. BYLAWS FOR FIRST, SECOND AND THIRD READING**

**G.1            General Local Government Election Bylaw Amendment and  
Information Pertaining to the 2018 Local Government Election  
Bylaw No. 5371  
Report 18-55  
File ADM 4200-25-001**

Moved by Councillor Davis,  
Seconded by Councillor Sparrow,  
That Council give first, second and third reading to “Township of Langley  
General Local Government Election Bylaw 2010 No. 4844 Amendment  
Bylaw 2018 No. 5371”.

**AMENDMENT**

Moved by Councillor Fox,  
Seconded by Councillor Quaale,  
That the order on the ballot be listed by a random draw instead of  
alphabetically.  
CARRIED

Councillors Arnason and Davis opposed

**MAIN MOTION, AS AMENDED**

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

**G.2            Bylaw Notice Enforcement Bylaw Amendment  
(Drinking Water Conservation)  
Bylaw No. 5372  
Report 18-56  
File ENG 5600-10**

Moved by Councillor Long,  
Seconded by Councillor Fox,  
That Council give first, second and third reading to Bylaw Notice

Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2018 No. 5372.  
CARRIED

**G.3        Langley Sewerworks Regulation Bylaw**  
**Bylaw No. 5367**  
**Bylaw No. 5373**  
**Report 18-54**  
**File ENG 5340-01**

Moved by Councillor Davis,  
Seconded by Councillor Quaale,  
That Council give first, second and third reading to Langley Sewerworks  
Regulation Bylaw 2018 No. 5367; and further

That Council give first, second and third reading to Bylaw Notice  
Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2018 No. 5373.  
CARRIED

**G.4        Drainage Development Works Agreement Bylaw**  
**(Qualico Developments (Vancouver) Inc.)**  
**Bylaw No. 5370**  
**File CD 08-26-0181**

Moved by Councillor Sparrow,  
Seconded by Councillor Quaale,  
That Council give first, second and third reading to "Drainage Development  
Works Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2018  
No. 5370".  
CARRIED

**H. BYLAWS FOR CONSIDERATION AT THIRD READING**

**H.1        Williams Neighbourhood Plan**  
**Bylaw No. 5334**  
**Bylaw No. 5335**  
**Report 18-41**  
**File CD LRP00012**

Moved by Councillor Davis,  
Seconded by Councillor Whitmarsh,  
That Council give third reading to "Langley Official Community Plan Bylaw  
1979 No. 1842 Amendment (Williams Amendment) Bylaw 2018 No. 5334";  
and

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment  
(Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams  
Neighbourhood Plan) Bylaw 2018 No. 5335".

**CHALLENGE TO THE CHAIR**

Councillor Richter challenged the Chair on his ruling on the Point of Order to hear staff's presentation regarding the Williams Neighbourhood Plan.

**SUSTAINED**

Councillors Arnason, Davis, and Richter opposed

**AMENDMENTS TO BYLAW No. 5335:****AMENDMENT #1**

Moved by Councillor Long,

Seconded by Councillor Richter,

That the following statement be added to Section 5.6.1 Neighbourhood Convenience Commercial, to the end of Policy #11:

"The maximum building height in the Neighbourhood Convenience Commercial designation is 3 storeys, and the maximum total floor area is 5,570 m<sup>2</sup> (60,000 ft<sup>2</sup>), which includes a maximum total floor area for a grocery use of (30,000 ft<sup>2</sup>), a maximum total floor area for office uses of 935m<sup>2</sup> (10,000 ft<sup>2</sup>), and a maximum total floor area for other retail uses of 935m<sup>2</sup> (10,000 ft<sup>2</sup>)."

**AMENDMENT TO AMENDMENT #1**

Moved by Councillor Whitmarsh

Seconded by Councillor Quaale,

That the maximum total floor area for a grocery use be 3,700 m<sup>2</sup> (40,000 ft<sup>2</sup>),

**CARRIED**

Councillors Arnason, Fox, Long and Richter opposed

**AMENDMENT #1, AS AMENDED**

The question was called on the Amendment #1, as amended, and it was **CARRIED**

Councillors Arnason, Long, and Richter opposed

**AMENDMENT #2**

Moved by Councillor Fox,

Seconded by Councillor Quaale,

That the following statement be added to Section 5.6.2 Mixed Use Commercial, to the end of Policy #14:

"The maximum building height in the Mixed Use Commercial designation is 2 storeys, and the maximum total floor area is 5,100 m<sup>2</sup> (75,000 ft<sup>2</sup>), which includes maximum total floor area for a hardware/improvement type use of



3,700 m2 (60,000 ft2) and a maximum total floor area for other office and retail uses of 1,400 m2 (15,000 ft2)."

**AMENDMENT TO AMENDMENT #2**

Moved by Councillor Richter,

Seconded by Councillor Arnason,

That the Mixed Use Commercial area include underground parking.

**FURTHER AMENDMENT TO AMENDMENT #2**

Moved by Councillor Richter,

Seconded by Councillor Arnason,

That the maximum building height in the Mixed Use Commercial designation be 3 storeys.

DEFEATED

Mayor Froese and Councillors Davis, Fox, Long, Quaale, Sparrow, and Whitmarsh opposed

**AMENDMENT TO AMENDMENT #2**

The question was called on the Amendment to Amendment #2 and it was DEFEATED

Mayor Froese and Councillors Davis, Fox, Quaale, and Sparrow opposed

**AMENDMENT #2**

The question was called on Amendment #2, and it was CARRIED

Councillors Arnason and Richter opposed

**AMENDMENT #3**

Moved by Councillor Long,

Seconded by Councillor Sparrow,

That the following statement be added to Section 5.7.1 Gateway, to the end of Policy #5:

"The maximum building height in the Gateway designation is 4 storeys, and the maximum total floor area is 16,735 m2 (180,000 ft2), which includes a maximum total floor area for a hotel/hospitality use of 8,000 m2 (86,000 ft2), a maximum total floor area for office uses of 7,800 m2 (84,000 ft2), and a maximum total floor area for service and retail commercial uses of 935 m2 (10,000 ft2)."

CARRIED

Councillor Arnason opposed

**AMENDMENT #4**

Moved by Councillor Sparrow,

Seconded by Councillor Quaale,

That “distillery” be added to the list of permitted uses in Section 5.7.2  
Business Park, Policy #13.

CARRIED

**AMENDMENT #5**

Moved by Councillor Quaale,

Seconded by Councillor Sparrow,

That the following policy be added to Section 5.3, General Land Use  
Policies:

“Provide for inclusion of electric vehicle charging infrastructure as part  
of residential, commercial, industrial and institutional developments to  
contribute to a sustainable transportation network.”

CARRIED

**AMENDMENT #6**

Moved by Councillor Sparrow,

Seconded by Councillor Whitmarsh,

That the following be added to Section 11.4 Development Prerequisites in  
the Residential District:

“Conduct a Transportation Impact Assessment (TIA) to determine the  
transportation impact associated with the CDP and identify necessary  
infrastructure upgrades and phasing of said improvements that are tied to  
the development and servicing phasing of the CDP. The TIA will be carried  
out independently by a qualified Engineering Consultant to be selected and  
managed by the Township of Langley. The TIA will be paid for in full by  
the proponent.”

CARRIED

**AMENDMENT #7**

Moved by Councillor Davis,

Seconded by Councillor Richter,

That the density at 7794 Morrison Crescent be increased to compensate  
for the inclusion of a road and possible future round-about.

**AMENDMENT TO AMENDMENT #7**

Moved by Councillor Richter,

Seconded by Councillor Arnason,

That the amendment also include tree preservation.

DEFEATED

Mayor Froese and Councillors Fox, Long, Quaale, and Sparrow opposed

**AMENDMENT #7**

The question was called on Amendment #7, and it was  
DEFEATED

Mayor Froese and Councillors Fox, Long, Quaale, and Sparrow opposed

**MEETING EXTENDED**

Moved by Councillor Quaale,  
Seconded by Councillor Davis,  
That the meeting be extended to 11:00pm.  
CARRIED

Councillor Richter opposed

**AMENDMENT #8**

Moved by Councillor Davis,  
Seconded by Councillor Richter,  
That the lots facing 216 Street from 80 Avenue to 76 Avenue be capped at  
six units per acre to eliminate rural/urban conflict.  
DEFEATED

Mayor Froese and Councillors Fox, Long, Quaale, Sparrow, and  
Whitmarsh opposed

**MEETING RECESSED**

The meeting recessed at 10:04pm.

**MEETING RECONVENED**

The meeting reconvened at 10:09pm.

**AMENDMENT #9**

Moved by Councillor Richter,  
Seconded by Councillor Davis,  
That a second park be included in the general vicinity as outlined by  
Councillor Davis.  
DEFEATED

Mayor Froese and Councillors Fox, Long, Quaale, Sparrow, and  
Whitmarsh opposed

**AMENDMENT #10**

Moved by Councillor Richter,

Seconded by Councillor Davis,

That the Rainwater Management Conveyance criteria be increased to include a 200-year rainfall event.

DEFEATED

Mayor Froese and Councillors Long, Quaale, Sparrow, and Whitmarsh opposed

**AMENDMENT #11**

Moved by Councillor Richter,

Seconded by Councillor Davis,

That green roofs be mandatory in the business park, gateway area, mixed use commercial, and neighbourhood convenience commercial areas.

**AMENDMENT TO AMENDMENT #11**

Moved by Councillor Long,

Seconded by Councillor Whitmarsh,

That the motion be amended as follows:

“That green roofs be utilized to the greatest extent possible in all non-residential areas”.

CARRIED

Mayor Froese and Councillors Quaale, Sparrow, and Whitmarsh opposed

**AMENDMENT #11, AS AMENDED**

The question was called on Amendment #11, as amended, and it was CARRIED

Mayor Froese and Councillors Quaale, Sparrow, and Whitmarsh opposed

**MAIN MOTION, AS AMENDED**

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

Councillor Richter opposed

**I. BYLAWS FOR FINAL ADOPTION****I.1**

**2018 Langley Annual Rates and Tax Collection Bylaw for Universal Services**

**Bylaw No. 5363**

**Report 18-46**

**File FIN 1970-02**

Moved by Councillor Long,  
Seconded by Councillor Davis,  
That Council give final reading to "Langley Annual Rates and Tax  
Collection Bylaw 2018 No. 5363".  
CARRIED

Councillor Richter opposed

**I.2        Langley Fees and Charges Bylaw Amendment**  
**Bylaw No. 5368**  
**Bylaw No. 5359**  
**Report 18-50**  
**File FIN 1810-20**

Moved by Councillor Sparrow,  
Seconded by Councillor Quaale,  
That Council give final reading to "Fees and Charges Bylaw 2007 No. 4616  
Amendment Bylaw 2018 No. 5368"; and

"Highway and Traffic Bylaw 2010 No. 4758 Amending Bylaw 2018 No.  
5359".  
CARRIED

**I.3        Official Community Plan Amendment and**  
**Rezoning Application No. 100135**  
**Development Permit Application Nos. 100836 and 100837**  
**(Wesmont Homes (Yorkson) Ltd. / Township of Langley /**  
**20511 - 82 Avenue and 20542 - 84 Avenue)**  
**Bylaw No. 5325**  
**Bylaw No. 5326**  
**Report 17-132**  
**File CD 08-26-0175**

Moved by Councillor Long,  
Seconded by Councillor Fox,  
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 (Wesmont Homes (Yorkson) Ltd.) Bylaw 2017 No. 5325"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Wesmont  
Homes (Yorkson) LTD.) Bylaw 2017 No. 5326".  
CARRIED

Councillors Arnason and Richter opposed

## Development Permit No. 100836

Moved by Councillor Fox,

Seconded by Councillor Quaale,

That Council authorize issuance of Development Permit 100836 (Wesmont Homes (Yorkson) Ltd. / Township of Langley / 20511 – 82 Avenue and 20542 – 84 Avenue) (Streamside Protection), to modify the SPEA widths in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, in accordance with Attachment A subject to the following conditions:

- a. Dedication and protection of Streamside Protection and Enhancement 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 - 20511 - 82 Avenue, Langley, BC Updated Streamside Protection Development Permit Application Revision 2" (June 29, 2017) including the following drawings (attached as Schedule A):
    - ☐ Envirowest Drawing No. 2179-01-01, "Habitat Balance", Rev 03, June 26, 2017;
    - ☐ Envirowest Drawing No. 2179-01-02 "Streamside Enhancement; and Restoration Plan", Rev 03, June 29, 2017;
  - 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; and
  - d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provision of copies of approvals/submissions to the Township.
- CARRIED

Councillors Arnason, Davis and Richter opposed

## Development Permit No. 100837

Moved by Councillor Fox,

Seconded by Councillor Quaale,

That Council authorize issuance of Development Permit 100837 (Wesmont Homes (Yorkson) Ltd. / Township of Langley / 20511 – 82 Avenue and 20542 – 84 Avenue) (Form and Character), in accordance with Attachment B subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "L"; and

b. On-site landscaping plans being in substantial compliance with Schedule "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 and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

CARRIED

Councillors Arnason, Davis and Richter opposed

**I.4      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 Long,

Seconded by Councillor Whitmarsh

That Council give final 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

Councillors Arnason, Davis and Richter opposed

Development Permit No. 100808

Moved by Councillor Whitmarsh

Seconded by Councillor Fox,

That Council authorize issuance of 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.

CARRIED

Councillors Arnason, Davis and Richter opposed

Development Permit No. 100822

Moved by Councillor Whitmarsh,

Seconded by Councillor Fox,

That Council authorize issuance of 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).  
CARRIED

Councillors Arnason, Davis and Richter opposed

Development Permit No. 100843

Moved by Councillor Whitmarsh,  
Seconded by Councillor Fox,  
That Council authorize issuance of 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.
- CARRIED

Councillors Arnason, Davis and Richter opposed

Development Variance Permit No. 100084

Moved by Councillor Whitmarsh,  
Seconded by Councillor Fox,  
That Council authorize issuance of 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.
- CARRIED

Councillors Arnason, Davis and Richter opposed

## **J. MAYOR AND COUNCIL REPORT**

Mayor Froese attended several events during the course of his duties including Municipal Awareness Day, Memory Grove Tree Planting, McHappy Day, Benches for Diversity dedication, and the Langley Walk.

### **MEETING EXTENDED**

Moved by Councillor Davis,  
Seconded by Councillor Long,  
That the meeting be extended to 11:15pm.  
CARRIED

## **K. METRO VANCOUVER REPRESENTATIVES REPORT**

## **L. ITEMS FROM PRIOR MEETINGS**

### **L.1 Motion to Reconsider**

Moved by Councillor Richter,  
Seconded by Councillor Arnason,

That Council reconsider the following motion:

Rezoning Application No. 100481 and  
Development Permit No. 100898  
(ICBC/Unitow / 20219 – 96 Avenue)  
Bylaw No. 5306  
Report 18-34  
File CD 09-02-0167

That Council give third reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (ICBC/Unitow) 2018 Bylaw No. 5306”.

Development Permit No. 100898

Running concurrently with this Bylaw is Development Permit No. 100898 (ICBC/Unitow / 20219 – 96 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “E”;
- b. Landscape plans being in substantial compliance with Schedules “K” through “M” and in compliance with the Township’s Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details 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 Schedules “F” through “J” and the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules “A” through “D”;
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- g. All outdoor storage areas being covered by a dust free surface;

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;
- b. 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;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- d. 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;

e. 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;

f. Payment of applicable Development Cost Charges, and Building Permit administration fees; and

g. Site specific on-site servicing plan and an Erosion and Sediment Control Plan to the acceptance of the Township.

DEFEATED

Mayor Froese and Councillors Fox, Long, Quaale, and Whitmarsh opposed

#### **M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS**

The following item has been brought forward from the April 23, 2018 Special Closed Council meeting for public information:

##### **M.1 Community Input Group Task Force Appointments**

That Council appoint the following individuals to the Community Group Input Task Force:

- Lilian Cazacu - Aldergrove
- Wayne Crossen – Brookwood-Fernridge
- Harold Whittell – Fort Langley
- Nolan Killeen - Murrayville
- Catherine Grey – Rural Area
- Mitchell Nurse – Walnut Grove
- Jordan Bateman – Willoughby-Willowbrook
- Bruce Heslop – Business - Aldergrove
- Steve Riley – Business – Brookwood-Fernridge
- Gareth Abreo – Business – Fort Langley
- Milt Kruger – Business - Murrayville
- Andrew Silver – Business – Walnut Grove
- Lance Verhoeff – Business - Willowbrook
- Carolyn MacLaren – Recreation and Cultural Community
- Tamara Jansen – Agricultural Community
- Barb Sharp - Chairperson

CARRIED

**N. OTHER BUSINESS****N.1 Affordable Housing**

Moved by Councillor Arnason,  
Seconded by Councillor Whitmarsh,  
Whereas Mayor and Council have now received a CPC presentation from staff regarding affordable housing options;

Whereas Council deems that the provision of affordable housing options within the Township are a necessary and vital component of the common community good in order to support social sustainability; and

Whereas concrete affordable housing strategies align with policy directives found within previously adopted Council Resolutions, including the Township of Langley Housing Action Plan, Sustainability Charter, and the nascent Social Sustainability Strategy;

Therefore be it resolved that Council direct staff to proceed with a “needs assessment” based on current TOL demographics, to inform a review of “best management practises” from Metro-wide communities in order to provide appropriate formulas and strategies and identify all relevant opportunities for the Township to collaborate and partner with senior levels of government and housing service providers, as well as the development community and community stakeholders, in order to achieve this necessary social goal in a fair and equitable manner.

**REFERRAL**

Moved by Councillor Long,  
Seconded by Councillor Quaale,  
That this motion be referred to staff for further information on the regulatory environment.  
CARRIED

Councillor Arnason opposed

**O. TERMINATE**

Moved by Councillor Davis,  
Seconded by Councillor Long,  
That the meeting terminate at 11:13pm.  
CARRIED

CERTIFIED CORRECT:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Township Clerk