



REGULAR EVENING MEETING OF COUNCIL

Monday, June 25, 2018 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, K. Sinclair, P. Tulumello, and J. Winslade

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - June 25, 2018

Moved by Councillor Fox,
Seconded by Councillor Whitmarsh,
That Council adopt the agenda and receive the agenda items of the
Regular Evening Council meeting held June 25, 2018.
CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - June 11, 2018

Moved by Councillor Davis,
Seconded by Councillor Sparrow,
That Council adopt the Minutes of the Regular Evening Council meeting
held June 11, 2018.
CARRIED

B.2 Public Hearing Meeting - June 11, 2018

Moved by Councillor Davis,
Seconded by Councillor Sparrow,
That Council adopt the Minutes of the Public Hearing meeting held June
11, 2018.
CARRIED

C. PRESENTATIONS

The agenda order was varied.

D. DELEGATIONS**D.2 Eric Woodward
File 0550-07**

Eric Woodward appear before Council to discuss Heritage Property Maintenance Standards Bylaw 2018 No. 5376. He asked Council to allow public input before this bylaw receives final adoption. He stated that this bylaw would require him to replace the wood on his boarded up buildings with polycarbonate which is much more expensive than plywood. Polycarbonate would allow passersby to see in to the derelict buildings. To repair these buildings would cost more than tearing down and building new. He would like to see a different solution to maintaining derelict buildings.

**D.3 Doug Bilesky
Patricia Community
Fil 0550-07**

Doug Bilesky, Patricia Community, appeared before Council to discuss odour, noise, and air contaminants from a local cannabis operation. He stated that the Patricia Community would like to create a committee to raise awareness and have their voices heard concerning industrial cannabis grow-op issues, to determine who the players are and their roles (Government, industry, communities), and to address the issues of the industrial cannabis grow-op. Some issues include: light, odour, noise, chemicals, eye sore, damage, and traffic.

N.3 Growing Cannabis on Agricultural Lands

MOTION

Moved by Councillor Long,

Seconded by Councillor Fox,

Whereas Agriculture Minister Lana Popham announced in January that an independent commission will consult with farmers and stakeholders across B.C. on the revitalization of the Agricultural Land Reserve; and

Whereas the highest and best use on agricultural land should be agricultural food production;

Therefore be it resolved that The Township write to Premier John Horgan and Minister Popham to place a moratorium on the growing and processing of cannabis on ALR land until the province consults with farmers, municipalities, industry, and the public; and further

That the letter be copied to local governments throughout the province requesting support, as well as to MLA's, the Lower Mainland Local

Government Association, and the Union of British Columbia Municipalities.
CARRIED

**D.4 Allen Hoolaeff
File 0550-07**

Allen Hoolaeff appeared before Council to discuss outreach programs and housing for the homeless. He commented on the importance of providing housing and rehabilitation for the homeless and reducing the stigma with homelessness. He stated that the BC Housing project at the Quality Inn is much needed in this community. He asked Council to further support this project.

**D.1 Mark Elyas
KCD Consulting Inc.
File 0550-07**

Mark Elyas, KCD Consulting Inc., appeared before Council to discuss provincially licensed cannabis retail stores. He commented that 30% of Canadians consume cannabis. He further stated that the Federal Cannabis Secretariat has the power to shut down the black market cannabis industry. He stated that municipalities can help with this by allowing access to legal cannabis stores.

The agenda order then resumed.

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Rezoning Application No. 100496 and
Development Permit Application No. 100916
(Essence Properties Inc. / 20235 and 20263 - 72B Avenue,
20276, 20244 and 20348 - 73A Avenue)
Bylaw No. 5381
Report 18-88
File CD 08-23-0164**

Moved by Councillor Fox,
Seconded by Councillor Whitmarsh,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Ltd.) Bylaw 2018 No. 5381 rezoning 2.4 hectares (5.9 ac) of land located at 20235 and 20263 – 72B Avenue, 20244, 20276, and 20348 – 73A Avenue to Comprehensive Development Zone CD –124, to facilitate the development of 102 townhouse units and 75 apartment units, subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Central Gordon Estate Neighbourhood Plan requirements, secure a community stormwater detention site to serve the storm catchment area to the acceptance of the Township;
2. 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;
3. 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;
4. Provision of road dedications, widenings, and necessary traffic improvements for 72B Avenue, 73A Avenue and 202A Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan, to the acceptance of the Township;
5. Dedication and construction of a 4.5 metre wide street greenway on the east side of 202A Street and local gateway feature at 72B Avenue and 202A Street 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. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
8. 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 (for townhouse units);
 - c. Identifying the units (minimum 5% of townhouse units and 10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements for the Township's Official Community Plan;
9. Registration of a cross access easement in favour of the property located south of Lot C (20343 – 72 Avenue) for future access purposes to the acceptance of the Township;
10. Compliance with the requirements of the Central Gordon Estate Amenity Zoning Policy including payment of applicable Central Gordon amenity fee;
11. 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; and

12. Consolidation of lands north of 72B Avenue into two (2) lots for the proposed townhouse developments.

That Council at time of final reading of Rezoning Bylaw No. 5381 authorize issuance of Development Permit No. 100916 subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "WW";
- b. Landscape plans being in substantial compliance with Schedules "XX" through "BBB" 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. 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 Schedule "ZZ" and 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;
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township; and
- g. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the Township and incorporation of its recommendations into the final development design.

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, applicable 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. 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;
- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- 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; and further

That Council authorize staff to schedule the public hearing for the rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100916.

CARRIED

**F.2 Yorkson Neighbourhood Plan Amendment Application
No. 100149 Development Permit Application No. 100902
(QC Holdings Ltd. / 20727 Willoughby Town Centre Drive)
Bylaw No. 5393
Report 18-90
File CD 08-23-0127**

Moved by Councillor Arnason,

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 1988 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (QC Holdings Ltd.) Bylaw 2018 No. 5393 to allow modification of the 208 Street road typology fronting the site;

That Council consider that 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 (QC Holdings Ltd.) Bylaw 2018 No. 5393 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 (07-160);

That Council at the time of final reading of Bylaw No. 5393 authorize the issuance of Development Permit No. 100902 for the proposed development 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 "N" including custom lighting and benches, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Planting Policy, and Age Friendly Amenity Area requirements, to the acceptance of the

Township;

- c. 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;
- d. Payment of a non-refundable deposit for the replacement trees that are not provided on the subject site;
- e. Signage being in substantial compliance with Schedules "E" through "F" and the Township's Sign Bylaw;
- f. Refuse areas being located inside the building or in a screened enclosure in compliance with Schedule "H";
- g. Rooftop mechanical equipment being screened from view from adjacent properties and roads with compatible architectural treatments in compliance with Schedule "G";
- h. Registration of a public access right of way over those portions of Lot 1 Plan NWP82374 (20722 - 80 Avenue) needed to connect the access roads;
- i. Registration of a restrictive covenant requiring that a minimum of nine (9) residential units be constructed with adaptable design features in accordance with Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan and identifying the adaptable units; and
- j. Discharge of right of way BB1492161.

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. Completion of all items listed in, and discharge of, restrictive covenant BB4047896 to the acceptance of the Township;
- b. Completion of all items listed in, and discharge of, restrictive covenant BB4047897 to the acceptance of the Township;
- c. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, and greenway on 208 Street fronting the site, 80 Avenue parking and sidewalk improvements in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Neighbourhood Plan Engineering Services Plan, to the acceptance of the Township;
- d. Provision of temporary parking and sidewalk on 80 Avenue fronting 20722 - 80 Avenue, including registration of legal documents required to secure public access, to the acceptance of the Township;
- 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 with registration of legal documents as needed;
- f. Security of Highways Use Permits for all canopies and signage that project over municipal road dedications;
 - g. Security of on-site landscaping by letter of credit at Building Permit stage;
 - h. Written confirmation from the owner and Landscape Architect or Arborist that street tree protection fencing identified in the Tree Management Plan is in place; and
 - i. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees; and further

That Council authorize staff to schedule the required Public Hearing for Bylaw No. 5393 in conjunction with the hearing for proposed Development Permit No. 100902.

CARRIED

**F.3 Official Community Plan Amendment and
Rezoning Application No. 100165 and
Development Permit Application Nos. 100929 and 100934
(Vesta Properties Ltd. / 20059 - 82 Avenue and 8242 and
8262 - 200 Street)
Bylaw No. 5386
Bylaw No. 5387
Report 18-96
File CD 08-26-0202**

Moved by Councillor Whitmarsh,
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 No. 1988 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5386, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5387, rezoning 2.27 ha (5.62 ac) of land located at 20059 – 82 Avenue and 8242 and 8262 – 200 Street to Comprehensive Development Zone CD-125, to facilitate the development of 56 townhouses and 186 apartments, subject to the following development prerequisites being satisfied prior to final reading:

1. Completion of a Development Works Agreement (if required) securing off-site servicing to the Northeast Phase of the Latimer Neighbourhood Plan as required by the Latimer Neighbourhood Plan to the acceptance of the Township;
2. 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;
3. 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;
 4. Provision of road dedications, widenings, and necessary traffic improvements for 200, 201 Street and 82 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, to the acceptance of the Township;
 5. Dedication and construction of a 15 metre wide street greenway on the east side of 200 Street and 4.5 metres wide on the north side of 82 Avenue;
 6. Construction of a 572 square metre (6,157 square feet) urban rain garden on the project site to acceptance of the Township, including final acceptance of restoration and enhancement plans, and security deposit;
 7. 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;
 8. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
 9. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking (apartment and townhouse site) 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 (townhouse site);
 - c. Registration of an access easement over the strata road on the townhouse lot in favour of the apartment lot for access;
 - d. Identifying the units (minimum 5% for townhouses, 10% for apartments) required to incorporate the Adaptable Housing Requirements;
 - e. Establishing rain garden maintenance and protection requirements;
 10. Compliance with the requirements of the Latimer Neighbourhood Plan Amenity Zoning Policy including payment of applicable amenity fees;
 11. 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 No. 1988 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5386, 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 at time of final reading of Rezoning Bylaw No. 5387 authorize issuance of Development Permit No. 100929 (proposed townhouse development), subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "N";
- b. On-site landscaping plans being in substantial compliance with Schedules "O" through "U", 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. 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; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

That Council at time of final reading of Rezoning Bylaw No. 5387 authorize the issuance of Development Permit No. 100934 (proposed apartment development), subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "H";
- b. On-site landscaping plans being in substantial compliance with Schedules "I" through "O", 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. 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; 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 Nos. 100929 and 100934.
CARRIED

Councillor Richter opposed

**F.4 Official Community Plan Amendment and
Rezoning Application No. 100146 and
Development Permit Application No. 100889
(Vesta Properties Ltd. Phase 6 / 8304, 8336 and
8384 - 200 Street and 20080 - 84 Avenue)
Bylaw No. 5398
Bylaw No. 5399
Report 18-97
File CD 08-26-0186**

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 No. 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan)

Bylaw 2013 No. 4995 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5398, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5399, rezoning 3.87 ha (9.56 ac) of land located at 8304, 8336 and 8384 – 200 Street and 20080 – 84 Avenue to Comprehensive Development Zone CD-126 to facilitate the development of 499 apartment units, 3,398 square metres (36,585 square feet) of commercial space and 10,033 square metres (108,003 square feet) of office space, subject to the following development prerequisites being satisfied prior to final reading:

1. Completion of a Development Works Agreement (if required) securing off-site servicing to the Carvolth Neighbourhood Plan (as required by the Carvolth Plan) to the acceptance of the Township;
2. 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;
3. 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;
4. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan, including the east half of 200 Street, 200A Street, the west half of 201 Street, 83 Avenue and the south half of 84 Avenue to the acceptance of the Township;
5. Dedication and construction of a 15 metre wide street greenway on the east side of 200 Street;
6. Construction of 607 square metres (6534 square feet) of urban rain garden on the project site to acceptance of the Township, including final acceptance of restoration and enhancement plans, and security deposit;
7. Registration of a public access statutory right of way, finalization of lot grading and construction of a pocket park on the south side of the site to the acceptance of the Township;
8. Approval of Rezoning Bylaw No. 5399 by the Ministry of Transportation and Infrastructure;
9. 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;
10. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
11. Registration of restrictive covenants acceptable to the Township:
 - a. Registration of access easements over the parkade accesses for Phases 1A, 1B, 2 and 4;

- b. Registration of a access easement for pedestrian access over Phase 1A in favour of 1B;
- c. Identifying the units (minimum 10% for apartments) required to incorporate the Adaptable Housing Requirements;
- d. Establishing rain garden maintenance and protection requirements;
- 12. Provision of the following to the acceptance to the Township:
 - a. Provision of a promenade along the southern boundary of the site;
 - b. Provision of a \$150,000 contribution to the construction of amenities in the adjacent northeast Phase of the Latimer Neighbourhood Plan;
- 13. Compliance with the requirements of the Carvolth Greenway Amenity Policy including payment of applicable amenity fees;
- 14. 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 No. 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Vesta Properties Ltd. Phase 6) Bylaw 2018 No. 5398, 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 at time of final reading of Rezoning Bylaw No. 5399 authorize issuance of Development Permit No. 100889 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "AM";
- b. On-site landscaping plans being in substantial compliance with Schedules "AN" through "AAA", and in compliance (subject to Township acceptance of lot grading) 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. All signage being in substantial compliance with Schedules "P" through "S", "X" through "AB", and "AG" through "AI", and with the Township's Sign Bylaw;
- d. Rooftop mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township;
- e. All refuse areas to be located within the buildings 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. 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;
- c. Landscaping and boulevard treatment being secured by letter of credit at building permit stage;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighbourhood Plan to the acceptance of the Township;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- f. 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;
- g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for the Carvolth Neighbourhood Plan amendment and rezoning bylaws in conjunction with the hearing for proposed Development Permit No. 100889.

CARRIED

Councillor Richter opposed

- F.5**
- Official Community Plan Amendment and**
 - Rezoning Application No. 100144**
 - Development Permit Application No. 100875**
 - (Polygon Union Park Homes Ltd. / 20712 - 82 Avenue and**
 - 8117, 8151 and 8173 - 208 Street)**
 - Bylaw No. 5383**
 - Bylaw No. 5384**
 - Report 18-87**
 - File CD 08-26-0135**

Moved by Councillor Whitmarsh,
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 No. 1988 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Polygon Union Park Homes Ltd.) Bylaw 2018 No. 5383 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Polygon Union Park Ltd.) Bylaw 2018 No. 5384 rezoning 4.05 hectares (10.0 ac) of land located at 20712 – 82 Avenue and 8117, 8151 and 8173 – 208 Street to Comprehensive Development Zone CD-123, to facilitate the development of 589 apartment 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 including closure of the existing intersection of 207 Street at 82 Avenue, registration of a public access all purpose right of way for realignment of 207 Street, dedication of the west half of 208 Street (including greenway), and the south side of 82 Avenue (including greenway) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and construction of a 4.5 metre wide street greenway fronting the site on the west side of 208 Street and the south side of 82 Avenue to the acceptance of the Township;
5. 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;
6. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
7. Consolidation of the four (4) lots into one (1) lot;
8. Registration of an all purpose public access right of way for realignment of 207 Street to 82 Avenue;
9. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - b. Prohibiting access from the site to 208 Street and prohibiting parking on

208 Street;

c. Identifying the units (minimum 10%) required in accordance with the Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan;

d. Registration of a 3.0 metre wide public access right of way for a greenlink between 208 and 207 Street along the southern property line of the site;

10. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; and

11. 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 No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Polygon Union Park Homes Ltd.) Bylaw 2018 No. 5383 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. 100875 at the time of final reading of Rezoning Bylaw No. 5384 subject to the following conditions:

a. Building plans being in substantial compliance with Schedules "A" through "M";

b. On-site landscaping plans being in substantial compliance with Schedules "N" through "R", 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; and

c. All signage being in compliance with Schedule "S" and the Township 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; and

d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for the Community / Neighbourhood Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100875.

CARRIED

Councillor Arnason opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**G.1 Development Cost Charge Waiver for
Affordable Housing
Bylaw No. 5380
Report 18-92
File CD BA 000019**

Moved by Councillor Arnason,
Seconded by Councillor Sparrow,
That Council pursuant to Section 563 of the Local Government Act give first, second and third reading to the Township of Langley Development Cost Charge Waiver for Affordable Housing Bylaw 2018 No. 5380, for establishment of requirements and conditions to waive development cost charges for not-for-profit rental housing.

CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR CONSIDERATION AT THIRD READING AND FINAL ADOPTION

**I.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 Fox,
Seconded by Councillor Quaale,
That Council give third and final reading to "Township of Langley Land Use
Contract No. 19 Discharge (Schinkel/Sekhon) 2018 Bylaw No. 5366".
CARRIED

Councillor Richter opposed

J. BYLAWS FOR FINAL ADOPTION

J.1 **Heritage Property Maintenance Standards**
Bylaw No. 5376
Bylaw No. 5377
Report 18-68
File CD 6800-03

Moved by Councillor Sparrow,
Seconded by Councillor Fox,
That Council give final reading to "Heritage Property Maintenance
Standards Bylaw 2018 No. 5376"; and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No.
5377".

REFERRAL

Moved by Mayor Froese,
Seconded by Councillor Sparrow,
That Heritage Property Maintenance Standards Bylaw 2018 No. 5376 be
referred to staff to provide a public input opportunity prior to final reading.
CARRIED

J.2 **Langley Building Bylaw Amendment 2018**
Bylaw No. 5385
Report 18-71
File CD 3900-25

Moved by Councillor Whitmarsh,
Seconded by Councillor Fox,
That Council give final reading to "Langley Building Bylaw 2008 No. 4642
Amendment Bylaw 2018 No. 5385".
CARRIED

K. MAYOR AND COUNCIL REPORT

Mayor Froese attended several events during the course of his duties
including the Khalsa School Achievement and Graduation Ceremony,
Chamber of Commerce Networking, BC India Networking Lunch, Langley

Central Rotary Installation, Peregrine House School Year End Ceremony,
and the Special Olympics Walkathon.

L. METRO VANCOUVER REPRESENTATIVES REPORT

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

The following items are brought forward from the June 11, 2018 Special Closed Council meeting for public information:

M.1 E-Comm Annual General Meeting

MOTION

That Council appoint Mayor Froese to attend the E-Comm AGM and act as the representative for the Township of Langley on the E-Comm Board.

CARRIED

M.2 Truck Routes

MOTION

Council received the legal opinion from Ian Moore, Lidstone & Company, regarding the Township of Langley's authority to regulate or prohibit truck traffic using the 216 Street Interchange.

CARRIED

N. OTHER BUSINESS

N.1 Agricultural Impact Assessment

Moved by Councillor Arnason,

Seconded by Councillor Davis,

Whereas the Township of Langley endorsed the Agricultural Viability Strategy in 2013;

Whereas the Strategy underlines the importance of the protection of agricultural lands for farming and farm-related uses;

Whereas Council is receiving increased volumes for development proposals to remove and/or alienate lands from the ALR, thereby reducing over-all agricultural capacity and driving up agricultural land prices due to speculation; and

Whereas the Strategy identifies the objective of protecting agricultural land for agricultural purposes in the Township of Langley, and identified short term actions to complement this objective, to include the implementation of an "agricultural impact assessment process" (AIA), to be completed at the expense of the applicant and to be conducted by a qualified agrologist or equivalent, in order to address ways that an application for exclusion,

non-farm use or subdivision is a benefit to agriculture;

Therefore be it resolved that Council direct staff to utilize the existing criteria within the Strategy as the framework for the AIA policy and that the resulting draft form a presentation to Council prior to consideration for formal adoption.

REFERRAL

Moved by Councillor Long,

Seconded by Councillor Fox,

That this motion be referred to the Agricultural Advisory and Economic Enhancement Committee for comment.

CARRIED

Mayor Froese and Councillors Arnason, Quaale, and Whitmarsh opposed

N.2 National Housing Strategy

Moved by Councillor Arnason,

Seconded by Councillor Richter,

Whereas it is necessary and desirable to create efficient and cost-effective opportunities to facilitate the Township of Langley's 2013 Housing Action Plan with respect to the provision of affordable housing options in the Township of Langley;

Whereas the Provincial and Federal governments have now defined and articulated a number of opportunities for local governments to receive funding through the National Housing Strategy, as well as the Province's Community Housing Fund and Housing Hub initiatives, in order to receive funds to facilitate this purpose;

Whereas provisions for partnering with community service groups, charities and non-profit organizations, faith-based and others, enhances the opportunities to build the required "income sensitive" or "below market" housing which is critically required; and

Whereas there are current challenges arising from the inflexible statutory framework of the Income Tax Act which have negatively impacted the ability of non-profits and registered charities wishing to undertake such development, which statutory framework has resulted in an inordinate barrier to uptake of these opportunities brought about by arcane tax rules that require extraordinary legal agreements which effectively drain the resources and capacity of the relevant partners;

Therefore be it resolved that Council request the relevant Agencies review and amend the Income Tax Act and its associated policies in order to

reflect the need to remove the barriers as outlined in the “White Paper” on affordable housing, as presented at the BCNPHA Rent event in May of 2018, in order to enhance the potential for new affordable housing initiatives by non-profits and charities within the Township, and that this motion be forwarded to UBCM, FCM, the Federal Government, and the Federal Finance Department.

CARRIED

N.4 Eric Woodward's Delegation

Moved by Councillor Richter,
Seconded by Councillor Long,
That the delegation from Eric Woodward regarding parking credits be referred to staff.

CARRIED

N.5 Crosswalk at 271 Street and Fraser Highway

Moved by Councillor Richter,
Seconded by Councillor Quaale,
That item #10 on the June 25, 2018 Distribution List be referred to staff.

CARRIED

N.6 Service of liquor on outside patios

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That item #11 on the June 21, 2018 Distribution List be referred to staff to amend the policy to permit patios on private and public lands and the service of alcohol thereon, provided the majority of the patio is on private lands, subject to compliance with Liquor Control Regulations.

CARRIED

O. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That the meeting terminate at 8:52pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk