



## REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, July 9, 2018 at 8:10 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

R. Seifi

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

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

#### **A.1 Regular Meeting for Public Hearing and Development Permits - July 9, 2018**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Fox,  
That Council adopt the agenda and receive the agenda items of the  
Regular Meeting for Public Hearing and Development Permits held July 9,  
2018.

CARRIED

### **B. DEVELOPMENT PERMITS**

#### **B.1 Development Permit Application No. 100920 (BDC (Langley Property) Ltd. / 9228 - 200 Street) Report 18-99 File CD 08-35-0124**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Sparrow,  
That Council authorize issuance of Development Permit No. 100920 to  
BDC (Langley Property) Ltd. for property located at 9228 – 200 Street  
subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “F”;
- b. Landscape plans being in substantial compliance with Schedule “G” and in compliance with the Township’s Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. All signage being in compliance with Schedules “A” through “F” and the

Township's Sign Bylaw;

- d. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- e. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act to restrict left hand turning movements from the subject site onto and from 200 Street and 92A Avenue;
- f. All outdoor refuse areas to be located in an enclosure and screened to the acceptance of the Township as shown on Schedule "F";
- g. All chain link fences being black vinyl with black posts and rails; and
- h. 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. 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;
- b. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- c. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township;
- e. Confirmation from a Qualified Professional that a contaminated site investigation has been completed for the site and proposed development complies with the provincial Contaminated Sites Regulation;
- f. 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; and
- g. Payment of supplemental Development Permit, Development Cost Charges, and building permit administration fees.

Submissions from the public:

There were no submissions received from the public.

CARRIED

**C. PUBLIC HEARING**

**C.1            Rezoning 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**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Inc.) 2018 Bylaw No. 5381”

Explanation – Bylaw No. 5381

S. Richardson explained that Bylaw 2018 No. 5381 rezones property located at 20235 and 20263 - 72B Avenue, 20244, 20276, and 20348 – 73A Avenue from Suburban Residential SR-2 to Comprehensive Development Zone CD-124 to permit a comprehensive residential development consisting of 22 two (2) storey townhouses, 80 three (3) storey townhouses, and a 75 unit four (4) storey apartment building. 103 Public Notices were mailed out.

Development Permit No. 100916

Running concurrently with this Bylaw is Development Permit No. 100916 (Essence Properties Inc. / 20235 and 20263 – 72B Avenue, 20276, 20244 and 20348 – 73A Avenue) in accordance with Attachment A 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.

Submissions from the public:

The following written submissions were received from the public:

1. Cynthia Hamilton, President, Willoughby Residents Association, requesting that Essence Properties be required to put in sidewalks and bike lanes on the north and south side of 73A Avenue from the project down to the next development, on the east side of 202A Street, and on both sides of 72B Avenue.

**C.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**

“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 (QC Holdings Ltd.) Bylaw 2018 No. 5393”

Explanation – Bylaw No. 5393

S. Richardson explained that Bylaw 2018 No. 5393 amends Section 6.1.2.3 Street Type 3 – 208 Street Multi-Way to allow modification of the 208 Street road typology fronting the site. 725 Public Notices were mailed out.

Development Permit No. 100902

Running concurrently with this Bylaw is Development Permit No. 100902 (QC Holdings Ltd. / 20727 Willoughby Town Centre Drive) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “H”;
- b. Landscape plans being in substantial compliance with Schedules “I” through “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.

Submissions from the public:

There were no submissions received from the public.

**C.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**

“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. Phase 5) Bylaw 2018 No. 5386”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd. Phase 5) 2018 Bylaw No. 5387”

Explanation – Bylaw No. 5386

S. Richardson explained that Bylaw 2018 No. 5386 amends the Latimer Neighbourhood Plan to allow consideration of six (6) storey residential building heights for apartment buildings and three (3) storey residential buildings heights for townhouse units proposed by Vesta Properties. 67 public notices were mailed out.

Explanation – Bylaw No. 5387

S. Richardson explained that Bylaw 2018 No. 5387 rezones 2.27 ha (5.62 ac) of land located at 8242, 8262 – 200 Street and 20059 – 82 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-125 to permit 186 apartment units in two (2) buildings and 56 townhouse units in (10) buildings. 67 public notices were mailed out.

Development Permit No. 100929

Running concurrently with this Bylaw is Development Permit No. 100929 (Vesta Properties Ltd. / 20059 – 82 Avenue and 8242 and 8262 – 200 Street) in accordance with Attachment A 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.

Development Permit No. 100934

Running concurrently with this Bylaw is Development Permit No. 100934 (Vesta Properties Ltd. / 20059 – 82 Avenue and 8242 and 8262 – 200 Street) in accordance with Attachment B 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.

Submissions from the public:

The following written submissions were received from the public:

1. Cynthia Hamilton, President, Willoughby Residents Association, requesting that Vesta Properties be required to put in sidewalks and bike lanes on both sides of 84 Avenue from 208 Street to 204 Street, and the same on 82 Avenue.

2. Ryan Thé, Director, Development, Wesgroup Properties, stating support as the proposed office component will add to the existing commercial uses in the area, and the proposed residential uses will help bring on additional housing supply in a constrained market.

**C.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**

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Vesta Properties Ltd. Phase 6) Bylaw 2018 No. 5398”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd. Phase 6) 2018 Bylaw No. 5399”

Explanation – Bylaw No. 5398

S. Richardson explained that Bylaw 2018 No. 5374 amends the Carvolth

Neighbourhood Plan for 3.87 ha (9.56 ac) of land located at 8304, 8336 and 8384 – 200 Street and 20080 – 84 Avenue to change the land use designations for portions of the site from Townhouse Residential to Medium Density Residential and from Office / Mixed Use 1 to High Street Mixed Use, and to increase the floor space ratio permitted in the Medium Density Residential and Office Mixed Use 1 designations. The amendments are required to facilitate a comprehensive development consisting of four (4) mixed-use buildings, four (4) apartment buildings, and two (2) office buildings. The development will contain 499 residential units, 3,398 square metres (36,585 square feet) of commercial space and 10,033 square metres (108,003 square feet) of office space. 83 Public Notices were mailed out.

Explanation – Bylaw No. 5399

S. Richardson explained that Bylaw 2018 No. 5399 rezones property located at 8304, 8336 and 8384 – 200 Street and 20080 – 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD 126 to permit a comprehensive development consisting of four (4) mixed use buildings, four (4) apartment buildings, and two (2) office buildings. The development is proposed to contain 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. 83 Public Notices were mailed out.

A definition of floor space ratio is included in this bylaw to allow for consistent interpretation.

Development Permit No. 100889

Running concurrently with this Bylaw is Development Permit No. 100889 (Vesta Properties Ltd. Phase 6 / 8304, 8336 and 8384 – 200 Street and 20080 – 84 Avenue) in accordance with Attachment A 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.

Submissions from the public:

The following written submissions were received from the public:

1. Ryan Thé, Director, Development, Wesgroup Properties, stating support as the proposed office component will add to the existing commercial uses in the area, and the proposed residential uses will help bring on additional housing supply in a constrained market.

**C.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**

“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 (Polygon Union Park Homes Ltd.) Bylaw 2018 No. 5383”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Polygon Union Park Homes Ltd.) 2018 Bylaw No. 5384”

Explanation – Bylaw No. 5383

S. Richardson explained that Bylaw 2018 No. 5383 amends the Willoughby Community Plan and the Yorkson Neighbourhood Plan to allow development of a six (6) storey apartment development on lands located at 20712 – 82 Avenue, 8117, 8151 and 8173 – 208 Street. 1,656 public notices were mailed out.

Explanation – Bylaw No. 5384

S. Richardson explained that Bylaw 2018 No. 5384 rezones property located at 20712 – 82 Avenue, 8117, 8151 and 8173 – 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-123 to permit an apartment development consisting of 589 apartment units in four (4) six (6) storey buildings. 1,656 public notices were mailed out.

Development Permit No. 100875

Running concurrently with this Bylaw is Development Permit No. 100875 (Polygon Union Park Homes Ltd. / 20712 – 82 Avenue and 8117, 8151 and 8173 – 208 Street) in accordance with Attachment A 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.

Submissions from the public:

1. D. Powell, a Langley resident, was in attendance and stated that he moved into this area as he was told that future development would be townhomes, not a six storey apartment. He further commented on the increased traffic area and lack of parking. He is against this development.
2. P. Benwick, a Langley resident, was in attendance and stated his disappointment in this proposal. He commented on the narrowness of 207 Street and increased traffic in the area. He asked Council to not over-develop this small area. He further commented that residents in the area were told that only three storeys were going to be built.
3. S. Koop, a Langley resident, was in attendance and expressed concerns about increased traffic on 207 Street, the parking ratio, and access to the development. She requested that staff discuss the use of 207 Street with the residents of Parkside 2.
4. W. and J. McMillan, Langley residents, were in attendance and stated their disappointment in this amendment to the Official Community Plan. They stated that when they purchased their home in Parkside 2 they were told that Union Park would be townhomes, not six storey apartment buildings. They further commented on the increased traffic on 207 Street with this proposal.

5. D. Zizek, a Langley resident, was in attendance and stated his opposition to this proposal as he was told the development would be townhomes, not apartments. He commented on increased density and the impact on 207 Street and lack of parking.
6. R. Kellington, a Langley resident, was in attendance and expressed concerns about the narrowness of 207 Street and increased traffic. He asked Council to decreased the density and improve the traffic in the area.
7. T. Grubert, a Langley resident, was in attendance and asked Council to not approve this development. He commented on congestion in the area, traffic safety for school children, and increased density.
8. S. Francis, a Langley resident, was in attendance and stated his support of this proposal as it will provide affordable housing for first time buyers and is in close proximity to transit.
9. K. Cartier, a Langley resident, was in attendance and stated his support as it provides affordable housing for first time buyers. He further stated that parking is better in a condo as it is provided underground and does not take up space on the street.
10. S. Yaworski, a Langley resident, was in attendance and stated that she bought her townhouse based on being told that the surrounding developments would be townhomes, not apartments. She asked Council to not approve this Community Plan Amendment.
11. K. Shewan, a Langley resident, was in attendance and expressed concerns regarding traffic safety on 207 Street and on 208 Street between Mufford Avenue and 83 avenue. She asked Council to build the road infrastructure before the condos.
12. B. Krop, a Langley resident, was in attendance and expressed concerns regarding traffic safety on 207 Street and property values.
13. J. Dickie, a Langley resident, was in attendance and expressed concerns regarding noise, traffic safety, and school overcrowding.
14. B. Piparow, a Langley resident, was in attendance and stated his support of this development as it will provide affordable housing for first time buyers.
15. R. Koop, a Langley resident, was in attendance and asked Council to drive along 207 Street.
16. A. Krohl, a Langley resident, was in attendance and expressed concerns regarding traffic safety on 207 Street.
17. R. Archibald, Senior Vice President of Sales for Polygon Homes, was in attendance and stated that Polygon Homes provides full disclosure on neighbouring land uses for potential home buyers.
18. L. Kellington, a Langley resident, was in attendance and asked Council to move the access to the development from 207 Street to another street.
19. R. Adam, a Langley resident, was in attendance and expressed concerns regarding lack of infrastructure in the area.
20. D. Powell spoke for a second time and commented that the original plan from Polygon was for 3 storey townhomes. He further commented on

emergency vehicles trying to use 207 Street.

21. D. Zizek spoke for a second time and commented that the Yorkson Neighbourhood has reached its capacity for six storey apartment buildings. He further commented on the negative impact on property values. He suggested reducing the apartment height to three or four storeys with flat roofs on the western and southern sides.

22. K. Shewan spoke for a second time and asked that a committee be formed for residents to work with Polygon to address concerns. She further asked that infrastructure be put in before development.

23. B. Krop spoke for a second time and stated that the area is already too dense.

The following written submissions were received from the public:

1. W. Weidemann, a Langley resident, stating support for the project as more density will enhance the local shopping areas and transit will be close by.
2. M. and J. Dickie, Langley residents, expressing concerns about increased density and traffic, location of garage entrance, noise, school capacity, and height of the building.
3. S. Wallace, a Langley resident, stating support for the project.
4. C. and D. Auric, Langley residents, expressing concerns about increased traffic, width of 207 Street, and lack of parking in the area.
5. N. Cicuto, Vancouver Electric Vehicle Association and Langley resident, stating support for the project due to the electric vehicle charging infrastructure proposed.
6. E. Lassen, a Langley resident, stating support for the project due to the amount of outdoor space and the longevity of keeping the community appealing.
7. C. Conci, a Langley resident, stating support as this development will help support the surrounding commercial developments and it offers a variety of housing options for different income levels.
8. T. Grubert, a Langley resident, stating opposition due to congested streets, safety for school children crossing 82 Avenue, change to the the original Neighbourhood Plan, and an apartment complex is out of character in the area.
9. J. and T. Taylor, Langley residents, stating opposition due to congestion, pedestrian safety, changing the original Neighbourhood Plan, and strain on infrastructure.
10. D. Hill, a Langley resident, stating opposition due to increased traffic on 207 Street and obstructing the view of surrounding complexes.
11. A. and B. Harrison, Langley residents expressing concerns about changing the building height from three storeys to six and the width of 207 Street.
12. M. Simpson, a Langley resident, stating opposition due to increased

traffic, school capacity, and the width of 207 Street.

13. T. Hammar, a Langley resident, stating opposition due to increased traffic and blocking the view of surrounding complexes.

14. Cynthia Hamilton, President, Willoughby Residents Association, requesting that Polygon be responsible to put in sidewalks, bike lanes and other facets on the east side of 208 Street in front of Willoughby Hall and from 83 Avenue to 80 Avenue, and on the north and south side of 82 Avenue to 204 Street.

15. P. Benwick, a Langley resident, expressing concerns about changing the height of the building from three storeys to six, increased traffic, noise, parking, and increased density.

16. J. Remier, a Langley resident, stating support for the project as it will provide affordable housing for first time buyers.

17. L. and S. Olfert, Langley residents, expressing concern about increased density and the impact on traffic, crime, and property values.

18. John Anders, Qualico, Chow, & Li Yorkson LLP (developer of the Willoughby Town Centre, stating support for the project.

19. R. Rushner, a Langley resident, stating opposition due to safety concerns regarding 207 Street and the Parkside 2 existing entrance/exit ramp.

20. P. Culili, a Langley resident, expressing concerns about narrow streets and overcrowding in schools.

21. T. Elliston, a Langley resident, expressing concerns about increased density, traffic and congestion on 207 Street, and school capacity.

22. M. and M. Phaneuf, Langley residents, expressing concerns about increased density and traffic safety, and increased density and school capacity.

23. K. Shewan, a Langley resident, expressing concerns regarding safety on 207 Street. She asked Council to build the infrastructure prior to building the development.

24. W. and J. McMillan, Langley residents, expressing concerns regarding amending the Official Community Plan. They stated that when they purchased their home in Parkside 2 they were told that Union Park would be townhomes, not six storey apartment buildings. They expressed concerns regarding on the increased traffic on 207 Street and safety concerns.

24. Craig Simms, Development Manager, Polygon Union Park Homes, addressing concerns regarding the capacity of 207 Street, length of time for construction, density, land use, and height of the buildings.

Explanation by the proponent:

Craig Simms, Development Manager, Polygon Homes, was in attendance and commented that the Yorkson Neighbourhood Plan allows for the increased density. He stated that a six storey flat roof and four storey



pitched roof have the same impact on sight lines. He stated that the setbacks have been increased from the surrounding complexes. As 207 Street will be reconfigured to provide access to the development, five additional visitor parking stalls will be provided for the neighbouring complex across 207 Street at no cost.

**D. TERMINATE**

Moved by Councillor Davis,  
Seconded by Councillor Fox,  
That the meeting terminate at 10:30pm.  
CARRIED

CERTIFIED CORRECT:

\_\_\_\_\_  
Mayor

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