



REGULAR EVENING MEETING OF COUNCIL

Monday, July 9, 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, and K. Sinclair

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - July 9, 2018

Moved by Councillor Arnason,
Seconded by Councillor Quaale,
That Council adopt the agenda and receive the agenda items of the
Regular Evening Council meeting held July 9, 2018.
CARRIED

B. ADOPTION OF MINUTES

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

Moved by Councillor Fox,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes of the Regular Evening Council meeting
held June 25, 2018, as amended.
CARRIED

B.2 Public Hearing Meeting - June 25, 2018

Moved by Councillor Fox,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes of the Public Hearing meeting held June
25, 2018.
CARRIED

C. PRESENTATIONS

D. DELEGATIONS**D.1 Don Bassani
File 0550-07**

Don Bassani appeared before Council to discuss changing the land density and floor space ratio for property located at 7883 – 199 Street. He asked Council to consider changing the density from medium to high and the floor space ratio to 2.25 as recommended to Council in 2009. The current floor space ratio restricts the number of units he can build on his property. He would like his floor space ratio to match the properties across the street.

E. REPORTS TO COUNCIL**F. BYLAWS FOR FIRST AND SECOND READING****F.1 Rezoning Application No. 100510
(Wickramaratne / 26489 Fraser Highway
Bylaw No. 5400
Report 18-100
File CD 13-19-0336**

Moved by Councillor Whitmarsh,
Seconded by Councillor Fox,

That Council give first and second reading to Rezoning Bylaw No. 5400 rezoning 1,126 square metres (12,118 square feet) of land in Aldergrove located at 26489 Fraser Highway to Community Care Facility Zone P-2R, subject to the following development prerequisites being satisfied prior to final reading:

1. Building plans being in compliance with Zoning Bylaw No. 2500, the BC Building Code, Fire Code (including installation of fire suppression sprinklers) and the Community Care and Assisted Living Act requirements, to the acceptance of the Township;
2. Reconstruction of the frontage road along the frontage of the property to a modified lane standard (TLR-13) to the acceptance of the Township;
3. Upgrade the existing storm sewer connection in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
4. Upgrade existing municipal water connection to accommodate fire protection in accordance with the Building and Fire Codes and the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
5. Provision of a report from a qualified Professional Engineer regarding the adequacy of the existing water main and existing sanitary sewer

connection for the intended use;

6. Submission of a site specific on-site servicing and stormwater management plan and drainage certificate, 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;
7. Submission of a soils report from a qualified Professional Engineer indicating the minimum road structure required for the proposed frontage road;
8. Provision of the required replacement trees being secured in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
9. 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; and further
10. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;

Although not part of the rezoning requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

1. Provision of final landscape design drawings in accordance with the Zoning Bylaw and security to the acceptance of the Township;
2. Provision of a final tree management plan incorporating tree retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township; and further

That Council authorize staff to schedule the required public hearing.

CARRIED

Councillor Arnason opposed

F.2

**Rezoning Application No. 100491
(Platinum Group / 2740 - 200 Street,
2748 - 202 Street, 20065 and 20287 - 27 Avenue)
Bylaw No. 5402
Bylaw No. 5403
Report 18-101
File CD 07-23-0070**

Moved by Councillor Whitmarsh,

Seconded by Councillor Fox,

That Council give first and second reading to Township of Langley Zoning

Bylaw 1987 No. 2500 Amendment (Platinum Group) Bylaw 2018 No. 5402, rezoning 6.47 ha (15.98 ac) of land at 2740 – 200 Street, 2748 – 202 Street, 20065 and 20287 – 27 Avenue, in the Brookwood Fernridge Community Plan area to Residential Zone R-1D, to accommodate a 66 lot single family subdivision, subject to the following development prerequisites being satisfied prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of a Stormwater Management Plan demonstrating how the 2, 5, and 100 year post development stormwater flows will be managed to pre-development conditions in accordance with the Fernridge Stormwater Management Plan, including provision of detention pond and / or other facilities to the acceptance of the Township;
4. Provision of road dedications, widenings, and necessary traffic improvements for 200 Street, 201 Street, 202 Street, 203 Street, 204 Street, 27 Avenue, and 27A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Brookwood-Fernridge Community Plan, to the acceptance of the Township;
5. Dedication and construction of a 4.5 metre wide street greenway on the east side of 200 Street and the west side of 204 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. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting access to 200 Street for proposed lots 1 and 66;
 - b. Prohibiting access to 204 Street for proposed lot 65;
 - c. Requiring three (3) lots to be constructed in compliance with the Adaptable Housing Requirements of Schedule 2 in the Township of Langley Official Community Plan; and
 - d. Restricting left hand turning movements from 27 Avenue onto and from 200 Street;
8. Registration of an exterior design control agreement ensuring that high quality building design and site development standards are implemented;
9. Registration of a restrictive covenant on proposed lot 66, pursuant to

Section 219 of the Land Title Act restricting building construction (i.e. “no building”) until such time as subdivision of lot 66 and 2706 – 200 Street and required servicing has been satisfied to the acceptance of the Township in accordance with the Township’s Subdivision and Development Servicing Bylaw 2011 No. 4861 and the Township’s Zoning Bylaw 1987 No. 2500;

10. Execution and registration of a Phased Development Agreement between the Township and the applicant with respect to Community Amenity Contributions;

11. Provision of an overall layout plan for the area identified as LCR3 and LCR7N_L in the Fernridge Integrated Stormwater Management Plan, including roads, greenways, environmental setbacks, land use and conceptual servicing to the acceptance of the General Manager of Engineering and Community Development; and

12. Payment of applicable, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township’s 5% Neighbourhood Park Land Acquisition Policy;

That Council give first and second reading to Township of Langley Phased Development Agreement (Platinum Group) Bylaw 2018 No. 5403; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5402 and Phased Development Agreement Bylaw No. 5403.

REFERRAL

Moved by Councilor Arnason,

Seconded by Councillor Richter,

That Rezoning Application No. 100491 and Bylaws No. 5402 and 5403 (Platinum Group) be referred to staff to work with the proponent to review the potential to retain more significant trees.

DEFEATED

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

MAIN MOTION

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

Councillors Arnason and Davis opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING**G.1 Highway Closure, Dedication Removal and Disposal (Silverbro)****Bylaw No. 5389****Report 18-21****File ADM 0890-45**

Moved by Councillor Fox,
Seconded by Councillor Sparrow,
That Council give first, second and third reading to "Highway Closing and Dedication Removal (Silverbro) Bylaw 2018 No. 5389".
CARRIED

Councillor Arnason opposed

G.2 Highway Closure, Dedication Removal and Disposal (Martini)**Bylaw No. 5405****Report 18-24****File ADM 0890-45**

Moved by Councillor Fox,
Seconded by Councillor Sparrow,
That Council give first, second and third reading to "Highway Closing and Dedication Removal (Martini) Bylaw 2018 No. 5405".
CARRIED

Councillors Arnason and Richter opposed

**G.3 Drainage Development Works Agreement Bylaw
(Vesta Properties (Latimer) Ltd.)****Bylaw No. 5401****Report 18-103****File CD 08-26-0164**

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council give first, second and third reading to Drainage Development Works Agreement (Vesta Properties (Latimer) Ltd.) Bylaw 2018 No. 5401;
and further

That Council authorize, upon adoption of Drainage Development Works Agreement (Vesta Properties (Latimer) Ltd.) Bylaw 2018 No. 5401, the execution of a Development Works Agreement with Vesta Properties (Latimer) Ltd. in the form of a document presented as Attachment A, for the provision of off-site drainage infrastructure for the northeast phase of the Latimer Neighbourhood Plan area.

CARRIED

Councillor Richter opposed

**G.4 88 Avenue and 217A Street
Sewer Local Area Service
Bylaw No. 5397
Report 18-104
File ENG 5320-020-SWR18-01**

Moved by Councillor Davis,
Seconded by Councillor Sparrow,
That Council give first, second and third reading to Local Area Service
Bylaw 2018 No. 5397.
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

**H.1 Rezoning and Community Plan Amendment
Application No. 100140 and Development Permit
Application No. 100846
(Quadra Carvolth / 20292, 20320, 20346 and
20384 - 86 Avenue)
Bylaw No. 5374
Bylaw No. 5375
Report 18-77
File CD 08-26-0168**

Moved by Councillor Sparrow,
Seconded by Councillor Fox,
That Council give third reading to “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 (Quadra Carvolth) Bylaw 2018 No. 5374”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Quadra
Carvolth) 2018 Bylaw No. 5375”.
CARRIED

Development Permit No. 100846

Running concurrently with this Bylaw is Development Permit No. 100846
(Quadra Carvolth / 20292, 20320, 20346 and 20384 - 86 Avenue) in
accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “AL”;
- b. Provision of a minimum of one (1) 15 amp auto charge receptacle
upgradeable to a 30 amp autocharge receptacle for each residential unit;

- c. Landscape plans being in substantial compliance with Schedules “AM” and “AY” 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;
- d. All signage being in substantial compliance with Schedules “A” through “AJ” and the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments in substantial compliance with Schedule “AL” to the acceptance of the Township;
- f. All refuse areas to be located within the buildings to the acceptance of the Township;
- g. Registration of restrictive covenants to the acceptance of the Township:
 - i. prohibiting the townhouse unit garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
 - ii. defining the commercial vehicle access route restrictions for Building A;
 - iii. prohibiting the reliance on street parking;
 - iv. prohibiting access to 204 Street for the townhouse units; and,
 - v. securing the indoor age friendly amenity area including specific equipment allocations; and
- h. Registration of an access easement to secure access to the age friendly amenity area over the structured parking in Building A for use by all units within the development;

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 Energy Conservation and Greenhouse Gas Reduction DP100963;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. 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;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and

g. 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, both with accompanying legal documents as required to the acceptance of the Township.

COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Whitmarsh declared a Conflict of Interest under Section 100 of the Community Charter, and left the meeting at 7:27pm.

**H.2 Rezoning Application No. 100508
 (Trinity Western University / 22500 Block of 76A Avenue)
 Bylaw No. 5369
 Report 18-70
 File CD 11-20-0054**

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That Council give third reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Trinity Western University) Bylaw 2018 No. 5369”.
CARRIED

Councillor Whitmarsh rejoined the meeting at 7:30pm.

**H.3 Murrayville Community Plan Amendment and
 Rezoning Application No. 100148 and
 Heritage Alteration Permit Application No. 100893
 (Lanstone Homes (Murrayville) / 21812 - 48 Avenue)
 Bylaw No. 5351
 Bylaw No. 5352
 Bylaw No. 5353
 Report 18-76
 File CD 10-31-0170**

Moved by Councillor Long,
Seconded by Councillor Quaale,
That Council give third reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Lanstone Homes (Murrayville) Ltd.) Bylaw 2018 No. 5351”;

“Heritage Revitalization Agreement Authorization (Murrayville Elementary School) Bylaw 2018 No. 5352”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lanstone Homes (Murrayville) Ltd.) 2018 Bylaw No. 5353”.

CARRIED

Councillor Arnason opposed

Heritage Alteration Permit No. 100893

Running concurrently with this Bylaw is Heritage Alteration Permit No. 100893 (Lanstone Homes (Murrayville) / 21812 – 48 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “X” including demolition of those portions of the Murrayville Elementary school campus not included in Heritage Revitalization Agreement Bylaw No. 5352;
- b. Landscape plans being in substantial compliance with Schedules “Y” through “AC” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. All signage being in compliance with Schedule “X”, the Township’s Sign Bylaw and the Murrayville Heritage Conservation Area Design Guidelines;
- d. Rooftop and ground level mechanical and service equipment to be screened from view by compatible architectural and landscape treatments;
- e. All refuse areas not contained within a double car garage to be located in an enclosure and screened to the acceptance of the Township in substantial compliance with Schedule “X”;

Although not part of the Heritage Alteration 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 Demolition permits for those portions of the Murrayville Elementary School campus not included in the Heritage Revitalization Agreement Bylaw No. 5352;
- b. Payment of supplemental Heritage Alteration Permit application fees, Murrayville Pedestrian Overpass Fee, Development Cost Charges, and Building Permit Administration Fees;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- e. Submission of a site specific on-site servicing and stormwater management plan, including onsite detention, 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. Registration of a restrictive covenant requiring onsite detention.

I. BYLAWS FOR FINAL ADOPTION

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

Moved by Councillor Whitmarsh,
Seconded by Councillor Quaale,
That Council give final reading to "Development Cost Charge Waiver for Affordable Housing Bylaw 2018 No. 5380".
CARRIED

**I.2 Rezoning Application No. 100418
(Evans / 8650 - 217A Street)
Bylaw No. 5133
Report 15-23
File CD 11-30-0020**

Moved by Councillor Davis,
Seconded by Councillor Fox,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Evans) Bylaw 2015 No. 5133".
CARRIED

J. MAYOR AND COUNCIL REPORT

Mayor Froese attended several events during the course of his duties including the Langley Education Centre Graduation, Canada Day Celebrations, Community Input Group Task Force meeting, Aldergrove Credit Union Community Centre and Otter Co-Op Outdoor Experience opening, and the Stakeholders Engagement Session.

K. METRO VANCOUVER REPRESENTATIVES REPORT

Councillor Long reported that he attended a Metro Vancouver Parks and a Zero Waste Meeting.

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

M. OTHER BUSINESS**M.1 Don Bassani Delegation**

Moved by Councillor Richter,
Seconded by Councillor Long,
That the delegation from Don Bassani regarding changing the land density
at 7883-199 Street be referred to staff.
CARRIED

M.2 Election Signs

Clerk's Note: This Notion of Motion was brought forward from the July 9,
2018 Regular Afternoon Meeting.

Moved by Councillor Richter,
Seconded by Councillor Long,
Whereas apparently election signs for the 2018 Municipal Election can be
erected starting September 4, 2018;

Whereas the nomination period for the 2018 Municipal Election does not
close until 4:00pm on Friday, September 14, 2018;

Whereas this Council has made changes to the election signs placement
bylaw as a result of the 2014 Municipal Election;

Whereas candidates declaring early for the 2018 Election would have a
definite advantage in sign placement over those candidates declaring later
in the nomination period and this is not fair;

Whereas seven weeks (September 4, 2018 to October 20, 2018) of
election signs is a much longer period of time for the community to
experience election signs compared to past municipal elections;

Therefore be it resolved that staff bring forward the necessary bylaw
changes to restrict the erection of election signs until after the nomination
period has closed or September 15, 2018 in the case of the 2018
Municipal Election.

AMENDMENT

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That the time period for election signs remain the same as in the past
bylaw which states that signs cannot be erected until 9:00am, 20 days
prior to the Municipal Election.
CARRIED

Councillor Richter opposed

MAIN MOTION, AS AMENDED

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

Councillor Davis provided the following Notice of Motion for consideration at the next Regular Evening Meeting:

M.3 Park Space in the Williams Neighbourhood Plan

Whereas the Township of Langley is the fastest growing Municipality and as projected, Langley's population could potentially double within the next 30 years. This rapid growth can create challenges when developing new neighbourhoods and finding a balance with nature;

Whereas the Township of Langley "promotes" being a healthy, active community and prides itself on its parks, trails, and greenspaces;

Whereas research has shown that walking in forested areas decreases stress and anxiety and inspires better moods when compared to walking in busy urban areas;

Whereas Mayor and Council just passed the new Williams Neighbourhood Plan and now is the time to put in more greenspace;

Therefore be it resolved that Council direct staff to look at putting in another five acre park complimenting the natural beauty of nature, and using the existing established trees and landscape.

N. TERMINATE

Moved by Councillor Fox,
Seconded by Councillor Davis,
That the meeting terminate at 8:04pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk