



REGULAR EVENING MEETING OF COUNCIL

Monday, January 14, 2019 at 7:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, S. Ferguson, M. Kunst, B. Long, K. Richter,
B. Whitmarsh, and E. Woodward

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

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - January 14, 2019

Moved by Councillor Long,
Seconded by Councillor Arnason,
That Council adopt the agenda and receive the agenda items of the
Regular Evening Council meeting held January 14, 2019.
CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - December 10, 2018

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council adopt the Minutes of the Regular Evening Council meeting
held December 10, 2018.
CARRIED

C. PRESENTATIONS

D. DELEGATIONS

D.1 Jessica Yaniv File 0550-07

Jessica Yaniv appeared before Council regarding a LGBTQ Advisory
Committee. She commented that she would like to see gender neutral
signage implemented in schools and civic facilities, and a staged rollout for
all public businesses and new public developments. She further

commented that the rights of the LGBTQ community should be protected

D.2 Cynthia Hamilton
Willoughby Residents Association
File 0550-07

Cynthia Hamilton, Willoughby Residents Association (WRA), appeared before Council regarding their 2018 annual survey. She stated that the WRA promotes and advocates for the health, safety, and well-being of residents in Willoughby. She commented that the WRA holds quarterly residents' meetings, an annual general meeting, and participated in Willoughby Dayz. In the spring of 2018, the WRA undertook an inaugural survey to learn about the community's make up, employment, and recreation patterns, and specific areas of both commendation and concerns.

D.3 Jeff Baker
Willoughby Residents Association
File 0550-07

Jeff Baker, Willoughby Residents Association (WRA), appeared before Council regarding their 2018 annual survey. He commented that 267 residents responded to the survey which represents almost 1% of total Willoughby population and 10% of Willoughby voters who participated in the 2018 municipal election. When asked what residents like most about the community the main responses were proximity to businesses, services, and schools, and a family friendly neighbourhood. The main concerns with the community were traffic and roads, density, and crime. The WRA is going to continue to focus on traffic movement and parking in 2019.

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

F.1 Rezoning Application No. 100513 and
Development Permit Application No. 100974
(Zenterra Developments (West End) Ltd. / 7507 - 200 Street)
Bylaw No. 5427
Report 19-04
File CD 08-22-0081

Moved by Councillor Whitmarsh,
Seconded by Councillor Long,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Developments (West End) Ltd.) Bylaw 2018 No. 5427, rezoning 1.56 ha (3.85 ac) of land located at 7507 – 200 Street to Comprehensive Development Zone CD-131 and CD-132, to facilitate the development of 38 townhouses and 115

apartments, subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Latimer Neighbourhood Plan requirements:
 - a. Secure a joint elementary school and neighbourhood park site including road dedications and construction of all associated works and services to the acceptance of the Township and School District in the Southwest Phase of the Latimer Neighbourhood Plan;
 - b. Secure a community stormwater detention site to serve the storm catchment area to the acceptance of the Township;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southwest Phase of the Latimer Neighbourhood Plan as required by the Latimer Neighbourhood Plan to the acceptance of the Township;
3. 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;
4. 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;
5. Provision of road dedications, widenings, and necessary traffic improvements for 199 Street and 200 Street and 75A 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;
6. Dedication and construction of a 15 metre wide street greenway on the west side of 200 Street;
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. Subdivision of the property into two (2) lots;
10. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking (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. Identifying the units (minimum 5% for townhouses, 10% for apartments) required to incorporate the Adaptable Housing Requirements;
11. Compliance with the requirements of the Latimer Neighbourhood Plan Amenity Zoning Policy and Community Amenity Contribution Policy (if

applicable) including payment of applicable amenity fees;
12. 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 at time of final reading of Rezoning Bylaw No. 5427 authorize issuance of Development Permit No. 100974, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "R";
- b. On-site landscaping plans being in substantial compliance with Schedules "S" through "V", 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 rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100974.

CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING**H. BYLAWS FOR CONSIDERATION AT THIRD READING****I. BYLAWS FOR FINAL ADOPTION****I.1 Highway Closure, Dedication Removal and Disposal
(Golden Spruce Nursery)****Bylaw No. 5425****Report 18-03****File ADM PM089045**

Moved by Councillor Arnason,

Seconded by Councillor Kunst,

That Council give final reading to "Highway Closing and Dedication Removal (Golden Spruce Nursery) Bylaw 2018 No. 5425".

CARRIED

I.2 Highway Closure, Dedication Removal and Disposal (Township)**Bylaw No. 5434****Report 18-39****File ADM PM002696**

Moved by Councillor Ferguson,

Seconded by Councillor Whitmarsh,

That Council give final reading to "Highway Closing and Dedication Removal (Township) Bylaw 2018 No. 5434".

CARRIED

I.3 Rezoning Application No. 100458**Development Variance Permit Application No. 100087****(Lebcac Developments Inc. / 8738 - 217A Street)****Bylaw No. 5284****Report 17-46****File CD 11-30-0023**

Moved by Councillor Long,

Seconded by Councillor Whitmarsh,

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lebcac Developments Inc.) 2017 Bylaw No. 5284".

CARRIED

Councillor Arnason opposed

Development Variance Permit No. 100087

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council authorize issuance of Development Variance Permit No. 100087 (Lebcac Developments Inc. / 8738 – 217A Street) in accordance with Attachment A subject to the following conditions:

a) Section 304.4 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum side lot line setback for a principal building in Suburban Residential Zone SR-3A zone from 3 m (9.84 ft) to 1.08 m (3.54 ft) for proposed Lot 1 as indicated in Schedule “A”; and from 3 m (9.84 ft) to 1.67 m (5.48 ft) for proposed Lot 2 as indicated in Schedule “A”.

CARRIED

Councillor Arnason opposed

J. MAYOR AND COUNCIL REPORT

Mayor Froese attended several events during the course of his duties including the Hometown Hockey Celebration.

K. METRO VANCOUVER REPRESENTATIVES REPORT

Mayor Froese and Councillors Arnason, Long, and Richter attended Metro Vancouver meetings.

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

The following item has been brought forward from the December 3, 2018 Special Closed meeting for public information.

L.1 Council Advisory Committee Appointments

That the following appointments to the Township of Langley Advisory Committees be brought forward at a future Regular Council meeting:

Agricultural Advisory and Economic Enhancement Committee

- John Caldarella
- Puneet Kathuria
- Tim Knight
- Barb Sharp

Board of Variance

- Cynthia Hamilton
- Tom Louie
- Doug Preddy

- Bob Wilson
- Pete Yakubuski

Heritage Advisory Committee

- Chris Boughen
- Gloria Doubleday
- Ted Lightfoot
- Wes Mufford
- Fred Pepin
- Michael Pratt
- Harold Whittell

Recreation, Culture and Parks Advisory Committee

- Earl Erickson
- Diane Gendron
- Michael Jackstien
- Kate Ludlam
- Michael Pratt
- Jonathan Wilkins

Seniors Advisory Committee

- Evan Brett
- Manjit Gill
- Shashank Hedao
- Shahin Soheili
- Gord Klassen

CP Rail Community Advisory Panel

- Shahin Soheili

CARRIED

Section 90(1) (a) Personnel

M. OTHER BUSINESS

Councillor Arnason presented the following Notice of Motion for consideration at the next Regular Evening Meeting:

M.1 Streamside Protection Regulations

Whereas The Township of Langley is governed by a Sustainability Charter which supports the preservation and enhancement of the natural environment, and

Whereas Schedule 3 of the Township's Official Community Plan provides for streamside protection regulations and riparian setbacks which currently

do not apply currently to lands located in the Gloucester Industrial Estates,
and

Whereas Technical report 807 (1978) for land development prepared by
the DFO currently forms the basis for development adjacent to fish bearing
streams in the Gloucester Industrial Estates, and

Whereas the Gloucester Community Plan Bylaw No. 2556 was adopted in
1988, and Council has not subsequently considered its provisions relative
to new policies and regulatory frameworks designed to enhance riparian
and wetland protection of watercourses throughout the Township,

Therefore be it resolved that Council direct staff, in consultation with the
DFO and consistent with provincial guidelines, to bring forward for Council
consideration an area plan review and draft amendment bylaw to facilitate
the adoption of the current Streamside Protection Regulations for the
entire Gloucester Community Plan area.

N. TERMINATE

Moved by Councillor Long,
Seconded by Councillor Kunst,
That the meeting terminate at 7:26pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk