



## REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, February 25, 2019 at 8:20 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, S. Ferguson, M. Kunst, B. Long,  
K. Richter, and E. Woodward

K. Sinclair

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

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

#### **A.1 Regular Meeting for Public Hearing and Development Permits - February 25, 2019**

Moved by Councillor Kunst,  
Seconded by Councillor Davis,  
That Council adopt the agenda and receive the agenda items of the  
Regular Meeting for Public Hearing and Development Permits held  
February 25, 2019.

CARRIED

### **B. DEVELOPMENT PERMITS**

#### **B.1 Development Permit Application No. 101056 (Dialog Design / 2725312 / 2973758 Canada Inc / 19705 Fraser Highway) Report 19-20 File CD 08-10-0061**

Moved by Councillor Davis,  
Seconded by Councillor Kunst,  
That Council authorize issuance of Development Permit No. 101056 for  
proposed façade changes to the south and west elevations (vacant Sears  
store) of Willowbrook Mall located at 19705 Fraser Highway, 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";
- 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 "D" 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.

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 applicable Development Cost Charges and Building Permit Administration Fees.

Submissions from the public:

1. J. Yaniv, a Langley resident, was in attendance and stated that the building needs to be torn down.

CARRIED

**B.2            Development Permit Application No. 101009  
(20880 Holdings Ltd. / 7900 Block of 208 Street)  
Report 19-19  
File CD 08-24-0081**

Moved by Councillor Long,  
Seconded by Councillor Woodward,  
That Council authorize issuance of Development Permit No. 101009 to 20880 Holdings Ltd. for property located in the 7900 Block of 208 Street subject to the following conditions:

- a. Building and signage plans being in substantial compliance with Schedules "A" through "M";
- b. Landscape plans being in substantial compliance with Schedules "N" through "S" 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. 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 requiring a minimum of 31 units to be provided as adaptable housing, identifying the adaptable units and release of CA6216367; and
  - f. All refuse areas to be located within buildings and/or in enclosures and screened to the acceptance of the Township.

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

- a. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- b. 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;
- c. Submission of a site specific on-site servicing, including construction of the works within the existing access right of way, 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 applicable Development Cost Charges, supplemental development permit application fees and building permit administration fees.

Submissions from the public:

There were no submissions received from the public.

CARRIED

Councillor Davis opposed

### **C. PUBLIC HEARING**

- C.1            Rezoning Application No. 100542  
(Grant Street Development Corporation /  
1106662 BC Ltd. - 21615 Fraser Highway)  
Bylaw No. 5441  
Report 19-14  
File CD 11-06-0125**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1106662 BC Ltd.) Bylaw 2019 No. 5441”

Explanation – Bylaw No. 5441

S. Richardson explained that Bylaw 2019 No. 5441 amends Service Commercial Zone C-3 to permit a “licensee retail store” on property located at 21615 Fraser Highway. 335 public notices were mailed out.

Submissions from the public:

The following written submissions were received from the public:

1. A. Tecklenborg, Tech Construction LLP, expressing support for this bylaw amendment.
2. J. Whelband, a Langley resident, expressing support for this bylaw amendment.
3. J. McIntyre, a Langley resident, expressing support for this bylaw amendment.
4. T. Mackie, TRK Group, expressing support for this bylaw amendment.
5. K. Kovic, Niko’s Vacs to Wax Supply Ltd., expressing support for this bylaw amendment.
6. T. McHale, West Coast Metal Recycling Ltd., expressing support for this bylaw amendment.
7. G. Barker, Beach Travelers, expressing support for this bylaw amendment.
8. R. Reynolds, Skyquest Aviation Ltd., expressing support for this bylaw amendment.
9. M. Bledsoe, Elevate Physiotherapy and Wellness, expressing support for this bylaw amendment.
10. J. Beveridge, Hybrid Athletics Inc., expressing support for this bylaw amendment.
11. B. and S. Butler, Langley residents, expressing concerns about access off of 216 Street, and also the proximity to the seniors’ residence which could lead to noise, vagrancy, and increased crime.
12. S. Allenby, General Manager, Langley Golf Centre, expressing support for this bylaw amendment.
13. G. Klassen, Site Lines Architecture, expressing support for this bylaw amendment.

**D. TERMINATE**

Moved by Councillor Davis,  
Seconded by Councillor Kunst,  
That the meeting terminate at 8:30pm.  
CARRIED

CERTIFIED CORRECT:

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Mayor

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Township Clerk