



## REGULAR EVENING MEETING OF COUNCIL

Monday, February 25, 2019 at 7:00 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

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

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

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

#### **A.1 Regular Evening Council Meeting - February 25, 2019**

Moved by Councillor Kunst,  
Seconded by Councillor Davis,  
That Council adopt the agenda and receive the agenda items of the  
Regular Evening Council meeting held February 25, 2019, as amended.  
CARRIED

Clerk's Note: Item D.5 was added to the agenda.

### **B. ADOPTION OF MINUTES**

#### **B.1 Regular Evening Council Meeting - February 11, 2019**

Moved by Councillor Ferguson,  
Seconded by Councillor Davis,  
That Council adopt the Minutes of the Regular Evening Council meeting  
held February 11, 2019.  
CARRIED

#### **B.2 Public Hearing Meeting - February 11, 2019**

Moved by Councillor Ferguson  
Seconded by Councillor Davis,  
That Council adopt the Minutes of the Public Hearing meeting held  
February 11, 2019.  
CARRIED

**C. PRESENTATIONS****C.1 Langley Fundamental Titans**

Mayor and Council presented the Langley Fundamental Titans Senior Boys soccer team with achievement certificates.

**D. DELEGATIONS****D.1 Andy Schildhorn  
Fort Langley Community Association  
File 0550-07**

Karen Zucas, Fort Langley Community Association, appeared before Council to present the 2018 Fort Langley Community Association third annual survey. She reported that of the 535 respondents, walking/cycling, the heritage character, and sense of community were the most appreciated features of Fort Langley.

**D.2 Karen Zukas  
Fort Langley Community Association  
File 0550-07**

Andy Schildhorn, Fort Langley Community Association, appeared before Council to present the 2018 Fort Langley Community Association third annual survey. He reported that of the 535 respondents, maintaining the heritage character, vehicle traffic, and tree protection with development were the most important issues for Fort Langley.

**D.3 Jessica Yaniv  
File 0550-07**

Jessica Yaniv appeared before Council to discuss the Township of Langley's family admission structure for recreation facilities. She commented that currently the Township considers a family to be a combination of parents, guardians, or grandparents with children under the age of 19 who reside in the same household, with a maximum of two adults and three children per family group. She questioned why the Township chose three children as the maximum for a family.

**D.4 Langley Minor Lacrosse Association  
File 0550-07**

D. Buchan, Langley Minor Lacrosse Association, appeared before Council to discuss the lack of dry floor time for lacrosse teams. He reported that the Association has been given less dry floor space hours this year, as compared to previous years, and that this has caused them to limit their registration. He stated that they have lost practice space and two game

times per week due to George Preston Recreation Centre keeping the ice in the arena until the end of May. He further commented that the Association must play their games indoors in order to be sanctioned games. Practicing outdoors is not an issue. The Association is asking for the same amount of dry floor space as they have had in the past so they can accommodate the same amount of teams as they have had in previous years.

**D.5        Kris Sanders  
             0550-07**

Kris Sanders appeared before Council to discuss Project # 10-31-0165 Lynterra Development on 44A Avenue. He stated that this development causes water drainage onto his property on Benz Crescent and that the protected tree fencing keeps the fill out, but not the water. He further stated that the site appears to be in violation of their submitted Lot Grading Plan.

**E. REPORTS TO COUNCIL**

**F. BYLAWS FOR FIRST AND SECOND READING**

**F.1        Rezoning Application No. 100535 and  
             Development Permit Application No. 101014  
             (Yorkson Medical Ltd. / 7900 Block 206 Street)  
             Bylaw No. 5447  
             Report 19-23  
             File CD 08-23-0132**

Moved by Councillor Arnason,  
Seconded by Councillor Davis,  
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Yorkson Medical Ltd.) Bylaw 2019 No. 5447, rezoning a 0.22 ha (0.5 ac) site located in the 7900 block of 206 Street, to Comprehensive Development Zone CD-89 to facilitate development of a four storey mixed use building, 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 including a traffic signal at 206 Street and 80 Avenue and modifications of constructed works to suit the proposed development in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan, 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. Modification of the existing 4.5 metre wide street greenway on the south side of 80 Avenue to accommodate the proposed development to the acceptance of the Township;
4. Provision of final off-site landscape design plans including sidewalk alignment and intersection treatment, fencing, signage, landscaping details and security 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. Registration of legal documents acceptable to the Township as follows:
  - a. an access easement over the central drive aisle in the parking area in favor of Lot 1 Section 23 Township 8 NWD Plan NWP22305;
  - b. a restrictive covenant prohibiting access to and from the site to 80 Avenue;
  - c. a restrictive covenant prohibiting reliance on street parking on 80 Avenue and 206 Street;
  - d. identifying the units (minimum 10% of apartments) required to incorporate the Adaptable Housing Requirements;
  - e. discharge of right of way BB118799; and
  - f. discharge of restrictive covenant BB1189801;
8. Compliance with the requirements of the Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;
9. 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 Bylaw No. 5447 authorize the issuance of Development Permit No. 101014 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 "L", and in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) and Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- c. All signage being in substantial compliance with Schedules "A", "C" through "F" and "H", and the Township's Sign Bylaw;
- d. All refuse areas to be located in the building and fully screened in

substantial compliance with Schedule "B";

e. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedules "F" and "J".

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, Development Cost Charges, and Building Permit Administration Fees;
- 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 to the acceptance of the Township;
- 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;
- d. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the Tree Management Plan is in place; 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. 101014.

CARRIED

#### COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Ferguson declared a Conflict of Interest under Section 100 of the Community Charter, and left the meeting at 7:44pm.

**F.2            Official Community Plan Amendment and  
Rezoning Application No. 100115 and  
Development Permit Application No. 100768  
(Beedie Development Group / 26550 Gloucester Way)  
Bylaw No. 5444  
Bylaw No. 5445  
Report 19-27  
File CD 14-06-0128**

Moved by Councillor Davis,

Seconded by Councillor Kunst,

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Beedie Development Group)

Bylaw 2019 No. 5444 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Beedie Development Group) Bylaw 2019 No. 5445, rezoning 1.52 ha (3.76 ac) of land located at 26550 Gloucester Way to Service Industrial Zone M-1A to facilitate the development of two (2) industrial buildings subject to the following development prerequisites being satisfied prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
2. Payment of applicable supplemental Rezoning fees;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Beedie Development Group) Bylaw 2019 No. 5444 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 time of final reading of Rezoning Bylaw No. 5445 authorize issuance of Development Permit No. 100768, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "C"
- b. Landscape plans being in substantial compliance with Schedule "D" 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" and "C" and the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
- d. 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;
- 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 outdoor storage areas being covered by a dust free surface;
- g. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- h. All chain link fences being black vinyl with black posts and rails; and
- i. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act to restrict left hand turning movements from the north driveway onto and from Gloucester Way;

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 and Building Permit administration fees;
- b. 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;
- 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 to the acceptance of the Township;
- d. 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;
- e. On-site landscaping being secured by a letter of credit at the Building Permit stage; and further; and

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Beedie Development Group) Bylaw 2019 No. 5444, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Beedie Development Group) Bylaw 2019 No. 5445 in conjunction with the hearing for proposed Development Permit No. 100768.

CARRIED

Councillor Ferguson re-entered the meeting at 7:49pm.

#### **G. BYLAWS FOR FIRST, SECOND AND THIRD READING**

#### **H. BYLAWS FOR CONSIDERATION AT THIRD READING**

**H.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 Ferguson,  
Seconded by Councillor Kunst,  
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Developments (West End) Ltd.) Bylaw 2019 No. 5427".  
CARRIED

Development Permit No. 100974

Running concurrently with this Bylaw is Development Permit No. 100974 (Zenterra Developments (West End) Ltd. / 7507 – 200 Street) in accordance with Attachment A 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.

## **H.2**

### **Tandem Parking Bylaw No. 5442 Report 19-08 File CD BA 000022**

Moved by Councillor Kunst,  
Seconded by Councillor Davis,  
That Council give third AND FINAL reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tandem Parking) Bylaw 2019 No. 5442”.



**AMENDMENT**

Moved by Councillor Long,

Seconded by Councillor Davis.

That the amount of tandem parking be increased to 65%.

**DEFEATED**

Councillors Arnason, Davis, Kunst, Richter, and Woodward opposed

**AMENDMENT**

Moved by Councillor Woodward,

Seconded by Councillor Richter,

That the amount of tandem parking be reduced from 50% to 25%.

**DEFEATED ON A TIE VOTE**

Mayor Froese and Councillors Ferguson, Kunst, and Long opposed

**DEFERRAL**

Moved by Councillor Woodward,

Seconded by Councillor Arnason,

That this amendment be deferred to the March 11, 2019 Regular Evening Meeting.

**CARRIED**

Councillors Ferguson and Long opposed

**H.3**

**Rezoning Application No. 100506 and  
Development Permit Application No. 100949  
(Hayer Builders Group (Frame Townhomes) Ltd. /  
20088 - 82 Avenue)  
Bylaw No. 5422  
Report 19-28  
File CD 08-26-0187**

Moved by Councillor Kunst,

Seconded by Councillor Ferguson,

That Council give third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hayer Builders Group (Frame Townhomes) Ltd.) Bylaw 2018 No. 5422, with revisions incorporated in response to Council comments received during their consideration of third Reading on January 21, 2019, to rezone 0.97 ha (2.40 ac) of land located at 20088 - 82 Avenue to Comprehensive Development Zone CD-131, to facilitate the development of 46 townhouses, 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 for 200A and 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;

4. Dedication and construction of a 4.5 metre wide street greenway on the south side of 82 Avenue;

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. 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;

c. Identifying the units (minimum 5%) required to incorporate the Adaptable Housing Requirements;

8. 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;

9. 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

That Council at time of final reading of Rezoning Bylaw No. 5422 consider issuance of a revised Development Permit No. 100949 for the site consistent with the drawings provided in Attachment B to this report.

CARRIED

Councillors Arnason and Richter opposed

## **I. BYLAWS FOR FINAL ADOPTION**

**J. MAYOR AND COUNCIL REPORT**

Mayor Froese attended several events during the course of his duties including the Greater Langley Chamber of Commerce meeting, Metro Vancouver Council of Councils meeting, Coldest Night of Year Walk for the Homeless, and the Firefighters Appreciation Dinner.

**K. METRO VANCOUVER REPRESENTATIVES REPORT**

Councillor Ferguson reported that he attended a Metro Vancouver Board meeting.

**L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS****M. OTHER BUSINESS****M.1 BC Wide Audit of Compost and Mushroom Facilities**

Moved by Councillor Arnason,  
Seconded by Councillor Ferguson,  
That items # 22 and 23 from the February 21, 2019 Distribution List, and items #12 and 13 from the February 25, 2019 Distribution List be referred to the Agricultural Advisory and Economic Enhancement Committee for comment.  
CARRIED

Councillors Long and Woodward provided the following Notice of Motion for consideration at the March 11, 2019 Regular Evening Meeting:

**M.2 Priority Review for Aldergrove Town Centre**

Whereas everyone loves an amazing, fabulous, great idea to help downtown Aldergrove!; and

Whereas the revitalization of the downtown Aldergrove core area is a strategic priority for Township of Langley Council; and

Whereas a development application for the derelict "Aldergrove Mall" site is imminent, as announced by the proponent; and

Whereas the Aldergrove community has been awaiting revitalization of this part of downtown Aldergrove for many years, with little concrete action;

Therefore be it resolved that Staff are hereby directed to process the application for the upcoming "Aldergrove Town Centre" at 3100 272 Street with priority status, to be reviewed and referred to Council for its consideration as soon as possible, without delay.

**N. TERMINATE**

Moved by Councillor Davis,  
Seconded by Councillor Kunst,  
That the meeting terminate at 8:16pm.  
CARRIED

CERTIFIED CORRECT:

\_\_\_\_\_  
Mayor

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