



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, March 11, 2019 at 8:29 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

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

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 - March 11, 2019

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That Council adopt the agenda and receive the agenda items of the
Regular Meeting for Public Hearing and Development Permits held March
11, 2019.

CARRIED

B. DEVELOPMENT PERMITS

B.1 Development Permit Application No. 100994 (Integrated Construction / 5762 - 268 Street) Report 19-31 File CD 14-07-0051

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No. 100994 to
0827532 BC Ltd. for property located at 5762 – 268 Street, subject to the
following conditions:

- a. Building plans being in compliance with Schedules “A” through “D”;
- b. Landscape plans being in substantial compliance with Schedules “B” and “E” and in compliance with the Township’s Street Tree and Boulevard Planting Policy 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 "C" through "D" and the Township's Sign Bylaw;
 - e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "A" through "D";
 - f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
 - g. All outdoor storage areas being covered by a dust free surface;
 - h. All chain link fences being black vinyl with black posts and rails; and further
 - i. Section 111.3 of the Township of Langley Zoning Bylaw No. 2500 being varied from a minimum 3.0 metre in depth landscaping area along the rear and interior side lot line in an industrial zone to permit a 1.54 metre in depth landscaping area as shown in Schedule "E".

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.
- 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. On-site landscaping being secured by a letter of credit at the Building Permit stage; and further
- 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.

Submissions from the public:

There were no submissions received from the public.
CARRIED

C. PUBLIC HEARING

**C.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**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Yorkson Medical Ltd.) Bylaw 2019 No. 5447”

Explanation – Bylaw No. 5447

S. Richardson explained that Bylaw 2019 No. 5447 rezones property located in the 7900 block of 206 Street from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-89 to permit development of a four storey mixed used building. 799 public notices were mailed out.

Development Permit No. 101014

Running concurrently with this Bylaw is Development Permit No. 101014 (Yorkson Medical Ltd. / 7900 Block 206 Street) 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 “L”, and in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, 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.

Submissions from the public:

1. B. Hill, a Langley resident, was in attendance and stated that the traffic in this area is very congested and that increasing density will contribute to the problem.
2. K. Grewal, a Langley resident, was in attendance and expressed concerns about traffic in the area.

The following written submission was received from the public:

1. B. Hill, a Langley resident, expressing concerns about density and the impact on transportation and infrastructure in the area.

COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Ferguson declared a Conflict of Interest under Section 100 of the Community Charter, and left the meeting at 8:39pm.

**C.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**

“Langley Official Community Plan Bylaw 1988 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”

Explanation – Bylaw No. 5444

S. Richardson explained that Bylaw 2019 No. 5444 amends the Gloucester Industrial Park Community Plan by designating property located at 26550 Gloucester Way from Service Commercial to Service & General Industrial. 67 public notices were mailed out.

Explanation – Bylaw No. 5445

S. Richardson explained that Bylaw 2019 No. 5445 rezones 1.52 ha (3.76 ac) of land at 26550 Gloucester Way from Service Commercial Zone C-3 to Service Industrial Zone M-1A to accommodate two industrial buildings. 67 public notices were mailed out.

Development Permit No. 100768

Running concurrently with this Bylaw is Development Permit No. 100768 (Beedie Development Group / 26550 Gloucester Way) in accordance with Attachment A 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.

Submissions from the public:

The following written submission was received from the public:

- 1. L. and T. Lightfoot, Langley residents, requesting that the lot line adjustment and removal of the registered easement be made a condition of the rezoning.

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That the meeting terminate at 8:41pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk