



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, April 1, 2019 at 8:50 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 - April 1, 2019

Moved by Councillor Ferguson,
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 April 1,
2019.

CARRIED

B. DEVELOPMENT PERMITS

B.1 Heritage Alteration Permit Application No. 101033 (Aitcheson / 21485 - 48 Avenue) Report 19-46 File CD 08-01-0108

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council authorize issuance of Heritage Alteration Permit No. 101033
for property located at 21485 – 48 Avenue, to facilitate demolition of an
existing single family dwelling and construction of a new single family
dwelling, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “C”;
- b. On-site landscape plans and tree management 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. 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;

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. 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;
 - b. Written confirmation from the owner and Landscape Architect or Arborist that tree protection fencing is in place;
 - c. Installation of an on-site infiltration system in accordance with the Subdivision and Development Servicing Bylaw 2011 No. 4861; and
 - d. Payment of applicable administration fees.
- Submissions from the public:

There were no submissions received from the public.

CARRIED

**B.2 Development Variance Permit Application No. 100099
(DLRL Investments Ltd. / 20467 - 92A Avenue)
Report 19-48
File CD 08-35-0268**

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council consider Development Variance Permit No. 100099 for property located at 20467 92A Avenue, to facilitate a subdivision into three (3) lots, subject to the following:

- a. Section 110.1 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirements in the Residential Zone R-1E from 22 m (72 ft) to 19.8 m (65 ft) as indicated in Schedule A; and
- b. Registration of an exterior design control agreement at the time of subdivision, to the acceptance of the Township; and further

That Council authorize issuance of Development Variance Permit No. 100099 for property located at 20467 – 92A Avenue.

Submissions from the public:

The following written submissions were received from the public:

1. R. Buttazzoni, a Langley resident, stating that this development variance permit will negatively impact his property.

CARRIED

Councillors Arnason and Richter opposed

C. PUBLIC HEARING

C.1

Rezoning Application No. 100512

Development Permit Application No. 100969

(Khotso Investment Ltd. / 8157 - 198A Street)

Bylaw No. 5446

Report 19-34

File CD 08-27-0063

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Khotso Investment Ltd.) Bylaw 2019 No. 5446”

Explanation – Bylaw No. 5446

S. Richardson explained that Bylaw 2019 No. 5446 rezones a 1.0 ha (2.4 ac) site located at 8157 – 198A Street to Comprehensive Development Zone CD-135 to facilitate development of a two storey 2,305 square metres (24,811 square feet) group children’s daycare building. 87 public notices were mailed out.

Development Permit No. 100969

Running concurrently with this Bylaw is Development Permit No. 100969 (Khotso Investment Ltd. / 8157 – 198A 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 “K” and in compliance with the Township’s Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- c. Provision of final tree retention, replacement, protection details and security 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 Schedules “D” and in compliance with the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
- 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. 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;
- e. Payment of supplemental Development Permit application fees;
- f. Payment of applicable Development Cost Charges and Building Permit administration fees.

Submissions from the public:

There were no submissions received from the public.

**C.2 Official Community Plan Amendment and
Rezoning Application No. 100155 and
Development Permit Application No. 100942
(1041129 BC Ltd. / 19875, 19887, and 19929 - 75A Avenue)
Bylaw No. 5439
Bylaw No. 5440
Report 19-37
File CD 08-22-0082**

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1041129 BC Ltd.) Bylaw 2019 No. 5439”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1041129 BC Ltd.) Bylaw 2019 No. 5440”

Explanation – Bylaw No. 5439

S. Richardson explained that Bylaw 2019 No. 5439 amends the designation of a portion of property located at 19875 – 75A Avenue in the Willoughby Community Plan and the Latimer Neighbourhood Plan to accommodate a townhouse development on lands located at 19875, 19887, and 19929 – 75A Avenue. 42 public notices were mailed out.

Explanation – Bylaw No. 5440

S. Richardson explained that Bylaw 2019 No. 5440 rezones 1.13 ha (2.80 ac) of land at 19875, 19887, and 19929 – 75A Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 61 townhouse units

Development Permit No. 100942

Running concurrently with this Bylaw is Development Permit No. 100942 (1041129 BC Ltd. / 19875, 19887, and 19929 – 75A Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “P”;
- b. On-site landscaping plans being in substantial compliance with Schedules “Q” through “R”, 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.

Submissions from the public:

The following written submissions were received from the public:

1. C. Renker, a Langley resident, expressing concerns about the impact this development will have on wildlife and the serenity of the neighbourhood.

C.3

**Rezoning Application No. 100529 and
Development Permit Application No. 101008
(CrewH (Redwood Park) Homes Ltd. / 21750 - 96 Avenue)
Bylaw No. 5454
Report 19-36
File CD 11-31-0045**

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (CrewH (Redwood Park) Homes Ltd.) Bylaw 2019 No. 5454"

Explanation – Bylaw No. 5454

S. Richardson explained that Bylaw 2019 No. 5454 rezones property located at 21750 – 96 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-34 to facilitate a fourteen (14) unit townhouse development. 134 public notices were mailed out.

Development Permit No. 101008

Running concurrently with this Bylaw is Development Permit No. 101008 (CrewH (Redwood Park) Homes Ltd. / 21750 – 96 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "I";
- b. Landscape plans being in substantial compliance with Schedules "J" through "P" 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;

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, applicable Development Cost Charges, and Building Permit administration fees;
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- 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, both with accompanying legal documents as required, to the acceptance of the Township.

Submissions from the public:

1. D. Waymark, a Langley resident, was in attendance and stated opposition due to lack of parking in the area, the impact on the environmentally sensitive area, and the potential for flooding on his property.
2. C. Burris, a Langley resident, was in attendance and expressed concerns about the use of a common driveway for three developments and traffic impacts.

The following written submissions were received from the public:

1. Doug Hawley, Redwoods Golf Course, expressing support for the application, but want to see the Redwood trees along 88 Avenue protected before demolition of the site starts.
2. D. and J. Waymark, Langley residents, stating opposition due to lack of parking, impact on the environmentally sensitive area, and potential flooding of their property.

Explanation by the proponent:

C. Hogan, Focus Architecture, was in attendance and commented that the subject site has a dedicated environmental area, that the project is providing more parking than required, that the Redwood Trees have prohibited access to 96 Avenue, and that the road access through the site could have traffic calming.

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Long,
That the meeting terminate at 9:21pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk