



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, May 13, 2019 at 8:23 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, and E. Woodward

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Meeting for Public Hearing and Development Permits - May 13, 2019

Moved by Councillor Arnason,
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 May
13, 2019.
CARRIED

B. DEVELOPMENT PERMITS

B.1 Development Variance Permit Application No. 100101 (Fraser Health Authority / 22051 Fraser Highway) Report 19-76 File CD 11-06-0178

Moved by Councillor Kunst,
Seconded by Councillor Ferguson,
That Council authorize issuance of Development Variance Permit No.
100101 for only the expansion of the main Langley Memorial Hospital
building to include a redeveloped 2,756 square metre (29,666 square foot)
Emergency Department and a new 225 square metre (2,422 square foot)
MRI Department at the property located at 22051 Fraser Highway to
reduce the parking and servicing requirements associated with the
Emergency Department Redevelopment and MRI Installation Projects as
follows:

- a. Section 107.3.b)iv) of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the required number of parking spaces by 141 parking spaces, subject to security of a Building Permit for an approximately 121 stall parking lot at the location shown in Schedule B, prior to acceptance of Final Inspection of the Building Permit for the Emergency Department Redevelopment Project;
- b. Section 6.5 of the Township of Langley Subdivision and Development Servicing Bylaw 2011 No. 4861 being varied to reduce the required Works and Services to that 90 metre (295 feet) portion of the site between the existing driveway and the new driveway on 221A Street as shown on Schedule C, subject to the applicant entering into a Servicing Agreement for the noted Works and Services, prior to acceptance of Final Inspection of the Building Permit for the Emergency Department Redevelopment Project; and further

That Council authorize staff to review the Township's parking requirements for "Government Institutional Buildings" and, if warranted, present an amendment to the Zoning Bylaw to define specific parking requirements for "Hospitals" for Council consideration.

Submissions from the public:

1. J. Yaniv, a Langley resident, was in attendance and commented that the hospital should not have parking fees.

CARRIED

MOTION

Moved by Councillor Woodward,

Seconded by Councillor Kunst,

That staff report back to Council whether a zoning amendment is warranted, or not.

CARRIED

C. PUBLIC HEARING

- C.1 Rezoning Application No. 100459 and
Development Permit Application No. 100921
(1074201 BC Ltd. / Interface Architecture Inc. /
20163 - 84 Avenue)
Bylaw No. 5453
Report 19-62
File CD 08-26-0180**

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1074201 BC Ltd.) Bylaw 2019 No. 5453"

Explanation – Bylaw No. 5453

S. Richardson explained that Bylaw 2019 No. 5453 rezones property located at 20163 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD 134 to permit a comprehensive development consisting of 42 townhouse units. 40 public notices were mailed out.

Development Permit No. 100921

Running concurrently with this Bylaw is Development Permit No. 100921 (1074201 BC Ltd. / Interface Architecture Inc. / 20163 - 84 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. All signage being in substantial compliance with Schedules “K”, “L” and “P”, and the Township’s Sign Bylaw;
- d. Mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township; and
- e. All refuse areas to be located within the buildings 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 Energy Conservation and Greenhouse Gas Reduction DP101018;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- 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;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- f. Written confirmation from owner and landscape architect or arborist

that the tree protection fencing identified in the tree management plan is in place; and

g. 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. J. Yaniv, a Langley resident, was in attendance and expressed concerns about the lack of lighting on 84 Avenue and suggested that a traffic light be installed at 202 Street and 84 Avenue.

**C.2 Official Community Plan Amendment and
Rezoning Application No. 100175 and
Development Permit Application No. 100927
(Emporio Holdings Ltd. / 20203 - 84 Avenue)
Bylaw No. 5362
Bylaw No. 5415
Report 19-65
File CD 08-26-0188**

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Emporio Holdings Ltd.) Bylaw 2019 No. 5362”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Emporio Holdings Ltd.) 2019 Bylaw No. 5415”

Explanation – Bylaw No. 5362

S. Richardson explained that Bylaw 2019 No. 5362 amends the Carvolth Neighbourhood Plan for 0.9 ha (2.3 ac) of land located at 20203 – 84 Avenue to increase the floor space ratio permitted in the High Density Residential land use designation. The amendment is required to facilitate the development of two (2) apartment buildings consisting of 173 apartment units. 25 public notices were mailed out.

Explanation – Bylaw No. 5415

S. Richardson explained that Bylaw 2019 No. 5415 rezones a property located at 20203 – 84 Avenue from Suburban Residential SR-2 to Comprehensive Development Zone CD-121 to permit development consisting of 173 apartment units in two (2) buildings.

Development Permit No. 100927

Running concurrently with this Bylaw is Development Permit No. 100927 (Emporio Holdings Ltd. / 20203 – 84 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “J”;
- b. Landscape plans being in substantial compliance with Schedules “K” and “L” 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. All signage being in compliance with the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules “A” through “J”;
- 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 Energy Conservation and Greenhouse Gas Reduction Development Permit No. 100928;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- d. 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;
- e. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- f. 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.

**C.3 Rezoning Application No. 100568
(Peraspera Holdings Ltd. / 1178562 BC Ltd. / 5451 - 275 Street)
Bylaw No. 5463
Report 19-64
File CD 14-05-0012**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Peraspera Holdings Ltd.) Bylaw 2019 No. 5463”

Explanation – Bylaw No. 5463

S. Richardson explained that Bylaw 2019 No. 5463 amends the zoning of an approximately 0.35 ha (0.86 ac) property located at 5451 – 275 Street to add cannabis testing and processing uses on a site specific basis to the list of uses permitted in the General Industrial M-2 Zone. 41 public notices were mailed out.

Submissions from the public:

1. D. Welsh, a Langley resident, was in attendance and expressed concerns about property values and odours.

Explanation by the proponent:

A. Hale, Peraspera Holdings Ltd., was in attendance and stated that they are not a growing facility but rather a processing plant, and will follow Metro Vancouver’s air quality regulations which include air abatement and frequent testing of the air filters etc.

**C.4 Official Community Plan Amendment and
Rezoning Application No. 100162
Development Permit Application No. 100978 and
Development Variance Permit Application No. 100105
(Qualico Developments / 7720 and 7780 - 202A Street, and
7767 - 204 Street)
Bylaw No. 5451
Bylaw No. 5452
Report 19-71
File CD 08-23-0173**

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5451”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5452”

Explanation – Bylaw No. 5451

S. Richardson explained that Bylaw 2019 No. 5451 amends the Willoughby Community Plan, Yorkson Neighbourhood Plan and Latimer Neighbourhood Plan by amending the land use designation of a portion of 7720 and 7780 – 202A Street, adding a portion of 7780 – 202A Street to Energy Conservation and GHG Emission Reduction Development Permit Area, removing a portion of 7720 – 202A Street from Energy Conservation and GHG Emission Reduction Development Permit Area and changing the Plan boundaries. 62 public notices were mailed out.

Explanation – Bylaw No. 5452

S. Richardson explained that Bylaw 2019 No. 5452 rezones 2.80 ha (6.92 ac) of land at 7720 and 7780 – 202A Street and 7767 – 204 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD) to accommodate a mixed residential development consisting of 56 lots (37 single family lots, 9 rowhouses and 10 semi detached lots).

Development Permit No. 100978

Running concurrently with this Bylaw is Development Permit No. 100978 (Qualico Developments / 7720 and 7780 – 202A Street, and 7767 – 204 Street) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Development Variance Permit No. 100105

Running concurrently with this Bylaw is Development Variance Permit No. 100105 (Qualico Developments / 7720 and 7780 – 202A Street, and 7767 – 204 Street) in accordance with Attachment B subject to the following conditions:

- a) Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 9, 10, 18 and 56, indicated on Schedule “A”;
- b) Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line (abutting a street) setback requirement from 3.0 metres to 2.5 metres on proposed Lots 9, 10, 18 and 56, indicated on Schedule “A”.

Submissions from the public:

There were no submissions received from the public.

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Long,
That the meeting terminate at 8:43pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk