



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, July 8, 2019 at 9:06 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 - July 8, 2019

Moved by Councillor Davis,
Seconded by Councillor Long,
That Council adopt the agenda and receive the agenda items of the
Regular Meeting for Public Hearing and Development Permits held July 8,
2019.

CARRIED

B. DEVELOPMENT PERMITS

B.1 Development Permit Application No. 101084 (TDL Group Corp. / 5100 Block of 272 Street) Report 19-110 File CD 14-05-0099

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No.101084 to TDL
Group Corp. for property located in the 5100 block of 272 Street, subject to
the following conditions:

- a. Section 702A.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to increase the maximum height from 12 m to 12.52 m in the M-2A Zone as indicated in Schedules “A” through “G”;
- b. Building plans being in substantial compliance with Schedules “A” through “G”;

- c. Landscape plans being in substantial compliance with Schedule "H" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- 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. All signage being in compliance with Schedules "A" and "C", the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
- f. Comply with all conditions of Restrictive Covenant BB0880062;
- g. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule "F";
- h. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened to the acceptance of the Township;
- i. All chain link fences being black vinyl with black posts and rails; and
- j. All outdoor storage areas being covered by a dust free surface.

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. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- b. Replacement trees being secured by a letter of credit in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- c. 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;
- d. Register a restrictive covenant pursuant to Section 219 of the Land Title Act regarding on site biofiltration and infiltration systems;
- e. On-site landscaping being secured by a letter of credit at the Building Permit stage; and
- f. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.

Submissions from the public:

There were no submissions received from the public.

CARRIED

C. PUBLIC HEARING

**C.1 Rezoning Application No. 100564
Development Variance Permit Application No. 100100
(Amundson / 4685 - 224 Street)
Bylaw No. 5479
Report 19-103
File CD 10-31-0172**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Amundson) Bylaw 2019 No. 5479”

Explanation – Bylaw No. 5479

S. Richardson explained that Bylaw 2019 No. 5479 rezones 0.14 hectares (0.34 acres) of land at 4685 – 224 Street from Suburban Residential Zone SR-1 to Residential Zone R-1D, to accommodate a two (2) lot residential subdivision. 55 public notices were mailed out.

Development Variance Permit No. 100100

Running concurrently with this Bylaw is Development Variance Permit No. 100100 (Amundson / 4685 – 224 Street) in accordance with Attachment A subject to the following conditions:

1. 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-1D from 18.25 m (60 ft) to 15.24 m (50 ft) as indicated on Schedule A; and
2. Registration of an exterior design control agreement at the time of subdivision, to the acceptance of the Township.

Submissions from the public:

The following written submissions were received from the public:

1. A. Sievert, a Langley resident, expressing support for the application.
2. I. Gibb, a Langley resident, expressing support for the application.

Explanation by the proponent:

K. Alberts, on behalf of the owners, was in attendance and stated that 10 neighbours have indicated their support for the rezoning.

**C.2 Official Community Plan Amendment and
Rezoning Application No. 100187
(Oakbrook Foundation / 23400 - 44 Avenue)
Bylaw No. 5486
Bylaw No. 5487
Report 19-104
File CD 10-33-0091**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Oakbrook Foundation) Bylaw 2019 No. 5486”; and

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment
(Rural Plan) Bylaw 1993 No. 3250 Amendment (Oakbrook Foundation)
Bylaw 2019 No. 5487”

Explanation – Bylaw No. 5486

S. Richardson explained that Bylaw 2019 No. 5486 rezones property located at 23400 – 44 Avenue in the rural area to Civic Intuition Zone P-1 to accommodate development of a private school. The bylaw further amends the text of the Rural RU-1 Zone to reduce the minimum parcel size provision on a site specific basis to accommodate subdivision of the undeveloped portion of the property. 117 public notices were mailed out

Explanation – Bylaw No. 5487

S. Richardson explained that Bylaw 2019 No. 5487 amends the Rural Plan by adding provisions to the Small Farms/Country Estates designation to accommodate creation of a lot less than 1.7 ha (4.2 acres) for development of a private school at a site located at 23400 – 44 Avenue.

Submissions from the public:

1. C. Fortin, a Langley resident, was in attendance and stated her support for the school and suggested a community garden also be included and continuing the sidewalk.
2. M. Sergi, a Langley resident, was in attendance and expressed concerns regarding increased traffic and noise, and asked for access to the school to be from Fraser Highway, not 44 Avenue.
3. S. Mitchell, a Langley resident, was in attendance and expressed support for the school as it will save Langley students commuting to Abbotsford.
4. C. Warren, a Langley resident, was in attendance and expressed support for the school moving to Langley.
5. D. Warren, a Langley resident, was in attendance and expressed

support for the school as it provides personal attention for students.

6. E. Warren, a Langley resident, was in attendance and expressed support for the school.

7. C. Green, a Langley resident, was in attendance and expressed support for the school. He stated that this school does not use busses to transport kids to school.

8. K. Jelay, a Langley resident, was in attendance and stated support for the school but expressed concerns regarding the traffic pattern around the school.

9. P. Fletcher, a Langley resident, was in attendance and stated support for the school.

The following written submissions were received from the public:

1. M. Sergi, a Langley resident, was in attendance and expressed concerns regarding increased traffic and noise, and asked for access to the school to be from Fraser Highway, not 44 Avenue.

Explanation by the proponent:

P. Giesbrecht, Giesbrecht and Company, was in attendance and stated that the application will provide a central location for students and will also be a good addition to the community. He stated that the school will be drawing from well water, in the beginning, until municipal water is available along Fraser Highway. A holding tank will be on site for fire oppression. A school policy will be established that prohibits driving through the adjacent mobile home park to access and exit the school. The proponent will be upgrading 44 Avenue, including sidewalks.

R. Robertson, Building Committee, was in attendance and stated that the school is looking forward to moving to the Langley area.

C.3 Heritage Revitalization Agreement (Parry-Evans Residence)

Bylaw No. 5227

Report 19-98

File CD 08-23-0126 / RZ 100427 / 6800-25-THO01

“Heritage Revitalization Agreement Authorization Bylaw (Parry-Evans Residence) 2019 No. 5227”

Explanation – Bylaw No. 5227

S. Richardson explained that Bylaw 2019 No. 5227 authorizes the Township to enter into a Heritage Revitalization Agreement with Garcha Properties Ltd. and Garcha Properties (Yorkson) Ltd. for the Parry-Evans

Residence located at 7649 -208 Street. The Heritage Revitalization Agreement provides for the relocation, restoration and continued protection of the heritage building for use as a single-family residence. 456 public notices were mailed out.

Submissions from the public:

The following written submissions were received from the public:

1. M. Akhbari and S. Hoseini, Langley residents, disagreeing with the relocation of the heritage building and stating that they believe their interest in their property would be affected by the proposal.
2. K. Razayan and V. Haseini, Langley residents, disagreeing with the relocation of the heritage building and writing that they believe their interest in their property would be affected by the proposal.
3. R. Craik, a Langley resident, indicating that the Parry-Evans Residence will not fit in with the modern looking nearby buildings and will affect the property values.
4. A. Johnson, a Langley resident, supporting the move of the structure and stating a need to maintain heritage.

**C.4 Rezoning Application No. 100488 and
Development Permit Application No. 100904
(Carvolth Developments Ltd. / 20161 and 20187 - 86 Avenue)
Bylaw No. 5485
Report 19-102
File CD 08-26-0195**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Carvolth Developments Ltd.) Bylaw 2019 No. 5485”

Explanation – Bylaw No. 5485

S. Richardson explained that Bylaw 2019 No. 5485 rezones a 2.0 ha (4.8 ac) assembly located at 20161 and 20187 – 86 Avenue to Comprehensive Development Zone CD-138 to facilitate development of a four-storey office building with ground floor commercial space and a three-storey office building. 60 public notices were mailed out.

Development Permit No. 100904

Running concurrently with this Bylaw is Development Permit No. 100904 (Carvolth Developments Ltd. / 20161 and 20187 – 86 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 “K” through “P” 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 the Township’s Sign Bylaw and Schedule “I”;
- 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. 101051;
- 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.

The following written submissions were received from the public:

- 1. Willoughby Residents Association asking that the project only be approved with the following conditions for the developer:
 - a. That the sidewalks on 86 Avenue to the east, as far as 202 Street, be

completed in the same form and specifications as the remainder of 86 Avenue.

b. Extend the same sidewalk completion to the west, as far as 201 Street, also in the same form and specifications as the remainder of 86 Avenue.

Explanation by the proponent:

T. Bontkes was in attendance and commented that 145 significant trees will be removed and that 214 replacement trees will be planted. The creek is not being removed. Green roofs are not being considered as there is ample green space and balcony space being provided.

**C.5 Rezoning Application No. 100450 and
Development Permit Application Nos. 100825 and 101057
(Mitchell Latimer 73 Inc. / 7331, 7337, 7371, 7393 and
7415 - 198B Street and 7400 Block of 197 Street)
Bylaw No. 5484
Report 19-99
File CD 08-22-0071**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Latimer 73 Inc.) Bylaw 2019 No. 5484”

Explanation – Bylaw No. 5484

S. Richardson explained that Bylaw 2019 No. 5484 rezones 7.43 ha (18.35 ac) of land at 73A and 75 Avenues from 196 to 198B Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(B) and R-CL(SD) to accommodate 70 single family lots and 62 semi-detached lots. 365 public notices were mailed out.

Development Permit No. 100825

Running concurrently with this Bylaw is Development Permit No. 100825 (Mitchell Latimer 73 Inc. / 7331, 7337, 7371, 7393 and 7415 – 198B Street and 7400 Block of 197 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 Compact Lot Zone R-CL(B);
- b. Building plans being in substantial compliance with Schedules “A” through “N”;
- c. On-site landscaping plans being in substantial compliance with Schedules “O” 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. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(SD) zoned lots;
- c. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD);
- d. On-site landscaping to be secured by letter of credit at 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
- f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 101057

Running concurrently with this Bylaw is Development Permit No. 101057 (Mitchell Latimer 73 Inc. / 7331, 7337, 7371, 7393 and 7415 – 198B Street and 7400 Block of 197 Street) in accordance with Attachment B subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township;
- b. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

Submissions from the public.

The following written submissions were received from the public:

1. Maxine Charlton, M-3 Mangement Inc., expressing support for the project.
2. Nick Tilstra, Silverwynde Properties, expressing support for the project as it will provide affordable housing for the Willoughby Community.
3. T. and B. Mithrush, Langley residents, expressing support for this project as it will provide affordable housing for young families.
4. Ryan Jones, Infinity Properties, expressing support for the project as it will provide much needed roadway improvements in the area.
5. R. and M. Butler, Langley residents, expressing support for the project.

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Long,
That the meeting terminate at 10:10 pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk