



## REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, February 10, 2020 at 7:59 PM  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

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### MINUTES

PRESENT: Acting Mayor S. Ferguson,

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

M. Bakken and K. Sinclair

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

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

#### **A.1 Regular Meeting for Public Hearing and Development Permits - February 10, 2020**

Moved by Councillor Long,  
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  
February 10, 2020.

CARRIED

### **B. DEVELOPMENT PERMITS**

### **C. PUBLIC HEARING**

#### **C.1 Rezoning Application No. 100573 and Development Permit Application Nos. 101094 and 101095 (Janda Group Holdings Inc. / 3100 - 272 Street) Bylaw No. 5550 Report 20-07 File CD 13-20-0152**

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Janda  
Group Holdings Inc.) Bylaw 2020 No. 5550"

Explanation – Bylaw No. 5550

S. Richardson explained Bylaw 2020 No. 5550 amends the  
Comprehensive Development Zone CD-31 by amending Section 931.6 to  
change the permitted height for two (2) buildings from 6 storeys to 10

storeys and 12 storeys. 375 Public Notices were mailed out.

Development Permit No. 101094

Running concurrently with this Bylaw is Development Permit No. 101094 (Janda Group Holdings Inc. / 3100 – 272 Street) (Phase 1 – Buildings A, B, C and D), in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “V”;
- b. Section 107.5 of Township Zoning Bylaw No. 2500 being varied for parallel parking space width from a minimum 2.75 metres to 2.1 metres as shown in Schedule “F” of Development Permit No. 101094;
- c. Landscape plans being in substantial compliance with Schedules “W” through “DD” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
- d. All signage being in compliance with Schedules “U” and “V” and the Township’s Sign Bylaw, with the exception of the following variances:
  - i. Section 8.1.2 of the Township’s Sign Bylaw 2012 No. 4927 being varied to permit a maximum fascia sign area of 10 square metres (107.6 square feet) for ‘Aldergrove Town Centre’ signage as shown on Schedule “U”;
- e. Mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments;
- f. All refuse areas to be located within the buildings;

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. 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;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- e. 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;

f. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the Township and incorporation of its recommendations into the final development design.

Development Permit No. 101095

Running concurrently with this Bylaw is Development Permit No. 101095 (Janda Group Holdings Inc. / 3100 – 272 Street) in accordance with Attachment B subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) consistent with Schedules A and B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- 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 (as amended), including registration of restrictive covenant, enhancement and restoration plan and completion timeline, fencing and signage, and security;
- 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:

1. D. Kask, a Langley resident, was in attendance and stated support for the development as it will help revitalize Aldergrove and offers protection for the creek. She commented that the shared parkade is a good addition and essential for downtown Aldergrove.
2. M. Enzenhofer, a Langley resident was in attendance and expressed support for the project but has concerns about the increased density and the height of the 12 storey building.
3. D. Kearney, a Langley resident, was in attendance and expressed concerns about the 12 storey building and the increase of density and traffic in the area. He further commented that the 12 storey building will negatively affect his view and impede on his privacy.
4. A. Sigalet, a Langley resident, was in attendance and expressed support for this project as it will enhance Aldergrove and the parkade will help people use transit and access the businesses in the downtown core.
5. C. Fox, a Langley resident, was in attendance and expressed concerns

about the 180 stall parkade as a parking study has not been completed to prove that a parkade is necessary. He asked Council to move ahead with the project without the parkade and reduce the building height to six storeys.

6. M. Constapo, a Langley resident, was in attendance and commented that a parkade is needed in the area.

7. M. Pratt, a Langley resident and member of the Aldergrove Heritage Society, was in attendance and expressed support for the project, including the parkade.

8. B. Schneeberger, a Langley resident, was in attendance and expressed his support and asked Council to support the project.

The following written submissions were received from the public:

1. C. Olsson-Change, a Langley resident, expressing opposition to the parkade as it will encourage the use of more cars which bring exhaust and pollution, and also the lack of infrastructure to support an extra 5,000 people.

2. M. Enzenhofer, a Langley resident, expressing concerns regarding the number of buildings planned for a small area and the increased density, the height of the buildings, increased noise, and the tower being used for rental housing.

3. D. Kearney, a Langley resident, expressing concerns regarding the height of building and the negative affect it will have on the neighbors' view and privacy, the increase in density, noise, traffic and potentially garbage in the creek and greenspace.

4. J. Steeves, President of the Aldergrove Business Association, with some questions regarding the four level parkade and also expressing support for the project as it will benefit the local businesses.

5. L. Watson, a Langley resident, expressing opposition due to increased density, traffic, and crime and potential environmental impacts.

6. L. Lightfoot, a Langley resident, expressing support for this development as it will incorporate green roofs and encouraged the Township to have provision for storm water management and green roofs to be part of the assessment prior to the approval of all new and long range plans.

7. L. and M. Hicks, Langley residents, expressing concerns regarding the building height and the impact on the neighbours view and the surrounding ecosystems.

8. D. Kask, a Langley resident, expressing support for the project.

9. S. Mountenay, a Langley resident, expressing support for the project as it addresses a number of environmental concerns and social needs, such as stream-side protection, green roofs and is an age-friendly development offering many amenities.

Explanation by the proponent:

C. Hogan, Focus Architecture, was in attendance and commented that the site is currently zoned for the proposed density with six storeys and that they are asking for an additional six storeys which are permitted in the Aldergrove Core Plan. He further commented that the parking structure is also approved in the Aldergrove Core Plan and will benefit the area.

**D. TERMINATE**

Moved by Councillor Davis,  
Seconded by Councillor Arnason,  
That the meeting terminate at 8:55pm.  
CARRIED

CERTIFIED CORRECT:

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Mayor

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Township Clerk