



Township of Langley REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, January 11, 2021 at 7:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

Clerk's Note: The meeting was conducted with Council members and staff attending electronically as per Ministerial Order 192/2020.

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. Little, S. Richardson, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Meeting for Public Hearing and Development Permits - January 11, 2021

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
January 11, 2021.
CARRIED

B. DEVELOPMENT PERMITS

C. PUBLIC HEARING

- C.1 Official Community Plan Amendment and
Rezoning Application No. 100193 and
Development Permit Application No. 101154
(Christian Life Assembly / 21277 - 56 Avenue)
Bylaw No. 5673
Bylaw No. 5674
Bylaw No. 5675
Report 20-160
File CD 08-12-0034**
- "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment

(Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Christian Life Assembly) Bylaw 2020 No. 5673”;

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Christian Life Assembly) Bylaw 2020 No. 5674”; and

“Township of Langley Housing Agreement (Christian Life Assembly) Bylaw 2020 No. 5675”

Explanation – Bylaw No. 5673

S. Richardson Bylaw 2020 No. 5673 amends the Murrayville Community Plan by amending the land use designation and amending the “Multi Family Two” designation to permit a density of 83 units per hectare (34 units per acre) on a portion of property located at 21277 – 56 Avenue. 696 public notices were mailed out.

Explanation – Bylaw No. 5674

S. Richardson Bylaw 2020 No. 5674 rezones a 1.19 ha (2.94 ac) portion of land located at 21277 – 56 Avenue Street from Civic Institutional Zone P-1 and Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-156 and Civic Institutional Zone P-1 to accommodate 98 apartment units. Error! Reference source not found.

Explanation – Bylaw No. 5675

S. Richardson Bylaw 2020 No. 5675 authorizes the Township of Langley to enter into a Housing Agreement with Christian Life Assembly to secure rental housing and affordable rental units on the subject property.

Development Permit No. 101154

Running concurrently with this Bylaw is Development Permit No. 101154 (Christian Life Assembly / 21277 – 56 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule “A”;
- b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
- c. Section 107.5(7) of the Township’s Zoning Bylaw No. 2500 being varied to permit a maximum of 23% of the required residential apartment parking spaces to be small car parking;
- 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 Schedule "A";
- f. All refuse areas to be located in an enclosure and screened;
- g. Final approval being obtained from Transport Canada with respect to the height of the building in relation to the Langley Municipal Airport, including incorporation of any recommendations from the federal agencies into the final development plans; and

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. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. 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;
- 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;
- f. Payment of applicable Development Cost Charges, Murrayville Pedestrian Overpass fee, and Building Permit administration fees.

Submissions from the public:

The following written submissions were received from the public:

- 1. S. Hermiston, a Langley resident, expressing concerns about securing the perimeter of the pond for safety reasons and not jeopardizing the wildlife that lives around the pond.
- 2. P. and K. Worsley-Brown, Langley residents, expressing concerns about the balconies and windows overlooking, Sharon Village, the tall trees being preserved to provide privacy, and installing exterior and parking light fixtures that do not increase light pollution.
- 3. Sharon Village Housing Society, expressing concerns about the security around the body of water at the top north end of the building plan, especially if there are going to be children in the housing unit.
- 4. T. and L. Rathjen, Langley residents, expressing concern about the safety of the pond and adequate fencing.

5. F. Cudlipp, a Langley resident, expressing concerns about the increased traffic on 56 Avenue between the Langley Bypass and 216 Street.
6. S. Mann, a Langley resident, expressing support for the application.
Explanation by the proponent:

P. Fassbender, President, CLA Housing Society Board, was in attendance and reported that a virtual townhall meeting was held in November and was well attended. He stated that the pond on the property has been in existence for over 40 years with no incident, and that they will be putting a perimeter fence in place around their project. He further stated that the riparian areas will be protected as well as many trees on the site. Additional trees and landscaping will be installed to encourage wildlife.

MOTION

Moved by Councillor Richter,
Seconded by Councillor Whitmarsh,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Christian Life Assembly) Bylaw 2020 No. 5673";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Christian Life Assembly) Bylaw 2020 No. 5674"; and

"Township of Langley Housing Agreement (Christian Life Assembly) Bylaw 2020 No. 5675".

CARRIED

MOTION

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council grant third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Christian Life Assembly) Bylaw 2020 No. 5673";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Christian Life Assembly) Bylaw 2020 No. 5674"; and

"Township of Langley Housing Agreement (Christian Life Assembly) Bylaw 2020 No. 5675".

CARRIED

C.2 Hospital Parking Requirement
Bylaw No. 5646
Report 20-157
File CD / ENG BA000033

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hospital Parking) Bylaw 2020 No. 5646”

Explanation – Bylaw No. 5646

S. Richardson explained Bylaw 2020 No. 5646 amends Sections 102 and 107 to include a definition for the term hospital and to establish a parking requirement specifically for a hospital.

Submissions from the public:

There were no submissions received from the public.

MOTION

Moved by Councillor Arnason,

Seconded by Councillor Davis,

That Council consider third and final reading of “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hospital Parking) Bylaw 2020 No. 5646”

CARRIED

MOTION

Moved by Councillor Davis,

Seconded by Councillor Whitmarsh,

That Council grant third and final reading of “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hospital Parking) Bylaw 2020 No. 5646”

CARRIED

C.3 Non-Medical Cannabis Retail Sales
Development Applications (Group 2)
Bylaw No. 5666
Report 20-163
File CD BA000027

“Township of Langley Land Use Contract No. 76 Authorization Bylaw 1977 No. 1692 Amendment (Valley Properties Ltd.) Bylaw 2020 No. 5666”

Explanation – Bylaw No. 5666

S. Richardson explained that Bylaw 2020 No. 5666 amends Land Use

Contract No. 76 by adding cannabis retail as a site specific permitted use on a portion of the property located at 6225 – 200 Street. 590 public notices were mailed out.

That Council, at time of final reading of the above referenced Bylaw, should the application be endorsed by Council and the provincial Liquor and Cannabis Control Branch to proceed, adopt the following resolution:

“That Council has considered and ENDORSED the request by ____ to locate a non-medical cannabis retail store at____, Langley, as meeting the objectives of the Cannabis Retail Sales Policy No. 07-410.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the cannabis retail store; the proximity of the store to other special or recreational facilities and public buildings; the size of the store; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council as part of a public input opportunity, the records of which are provided as attachments to this resolution. ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Cannabis Control and Licensing Act Regulations.”

Submissions from the public:

The following written submission was received from the public:

1. Lindsay Mearns, Director, Valley Properties, Willowbrook Park Shopping Centre, expressing support for the application, as this government operated retail cannabis store represents security and stability from a tenancy and good neighbour perspective.
2. S. Koop, a Langley resident, stating that there are better places suited for this type of business that are not near residential housing and schools.
3. L. Girnis, a Langley resident, expressing opposition to this application as it too near the recreation centre, schools, churches, and daycares.
4. J. Turner, a Langley resident, expressing opposition to this application as it too near the recreation centre, schools, churches, and daycares.
5. C. Wright-Kooner, a Langley resident, expressing opposition to this application as it too near the recreation centre, schools, churches, and daycares.

D. TERMINATE

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That the meeting terminate at 7:22pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk