



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, July 12, 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

M. Bakken, R. Seifi, and J. Winslade

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 - July 12, 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 July
12, 2021.
CARRIED

B. BYLAWS FOR FIRST, SECOND AND THIRD READING

B.1 Highway Closure, Dedication Removal and Disposal (G&T Martini) Bylaw No. 5731 Report C21-19 File ADM PM002977

Moved by Councillor Kunst,
Seconded by Councillor Woodward,
That Council give first, second and third reading to "Highway Closing and
Dedication Removal (G&T Martini) Bylaw 2021 No. 5731".
CARRIED

Councillor Arnason opposed

C. PUBLIC HEARING

- C.1 Official Community Plan Amendment and
Rezoning Application No. 100219 and
Development Permit Application No. 101199
(Quadra Holdings Ltd.) / 8264 - 208 Street and
20880 - 83 Avenue)
Bylaw No. 5725
Bylaw No. 5726
Bylaw No. 5727
Report 21-88
File CD 08-25-0110**

“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 (Quadra Homes Ltd.) Bylaw 2021 No. 5725”

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Quadra Homes Ltd.) Bylaw 2021 No. 5726”; and

“Township of Langley Housing Agreement (Quadra Homes Ltd.) Bylaw 2021 No. 5727”

Explanation – Bylaw No. 5725

S. Richardson explained that Bylaw 2021 No. 5725 amends the Yorkson Neighbourhood Plan to increase the maximum permitted density to 82 units per acre, allow ground floor residential uses on the mixed use portion of the site and allow a maximum building height of six storeys for an apartment development on lands located at 8264 – 208 Street and 20880 – 83 Avenue. 1,865 Public Notices were mailed out.

Explanation – Bylaw No. 5726

S. Richardson explained that Bylaw 2021 No. 5726 rezones land at 8264 – 208 Street and 20880 – 83 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-162 to accommodate 410 rental apartment units and 222 square metres of commercial area.

Explanation – Bylaw No. 5727

S. Richardson explained that Bylaw 2021 No. 5727 authorizes the Township of Langley to enter into a Housing Agreement with 83 Apartments East Ltd. and 83 Apartments West Ltd. to secure rental

housing and affordable rental units on the subject properties located at 8264 – 208 Street and 20880 – 83 Avenue.

Development Permit No. 101199

Running concurrently with this Bylaw is Development Permit No. 101199 (Quadra Holdings Ltd.) / 8264 – 208 Street and 20880 – 83 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. All signage being in compliance with the Township’s Sign Bylaw;
- d. All rooftop mechanical equipment to be screened from view; and
- e. All refuse areas to be located in an enclosure and screened.

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of an onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- c. On-site landscaping to be secured by letter of credit at building permit stage;
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public:

1. D. Rossi, a Langley resident, was in attendance and expressed concerns about changing the zoning to increase the density, overcrowding in local schools, increased traffic on 208 Street, lack of parking, and the need for speed control on surrounding streets.

The following written submissions were received from the public:

1. S. Hall, a Langley resident, expressing concerns about increasing the population in the area, parking issues, increased crime and overcrowding in schools.
2. J. Chay, a Langley resident, expressing opposition due to increased

- population, lack of green spaces and parks, traffic congestion on 208, and overcrowding in schools.
3. V. Stolpner, a Langley resident, expressing opposition due to increased population, insufficient green space, and traffic congestion.
 4. C. Eberle, a Langley resident, expressing opposition due to safety issues, traffic congestion, and lack of green space.
 5. C. Roberts, a Langley resident, expressing opposition due to 208 Street not being widened and other insufficient infrastructure to support the population.
 6. T. Small, a Langley resident, expressing support as rentals and affordable housing are needed in Langley.
 7. D. Compston, a Langley resident, expressing concerns regarding lack of parking in the area and overcrowding in schools.
 8. V. Neff, a Langley resident, expressing concerns regarding the site heritage site being developed and lack of parking in the area.
 9. Y. and L. Schultz, Langley residents, expressing opposition due to over population and crowding in schools, fire risks, lack of infrastructure, and more childcare needed for the new families.
 10. M. Windover, a Langley resident, expressing opposition due effects on quality of life, increased traffic, lack of green space and infrastructure.
 11. C. Gray, a Langley resident, expressing concerns regarding parking and lack of infrastructure on 208 Street.
 12. D. and C. Allan, Langley residents, expressing concerns about the large number of rental units and the potential for crime, lack of infrastructure, transportation corridors, the need for more fire and police services, parking and parks.
 13. D. Rossi, a Langley resident, expressing concerns about parking, high density, school overcrowding, traffic and speed control.
 14. B. Kvist, President, Strata Corporation EPS 5236, expressing concerns about 208 Street, the need for more medical, fire, and police services, public transit, schools, recreation facilities, parking, and infrastructure.
 15. S. and Elizabeth Hodgson, Langley residents, expressing concerns about 208 Street, crime, schools, parking, parks and recreation, and asked Council to not proceed with the development proposal.
 16. L. Treleaven, a Langley resident, expression concerns about increased traffic, schools, hospital, fire, and police services and asked Council to reconsider the plan or decrease the number of buildings to leave some natural greenspace.
 17. J. Pyper, a Langley resident, expressing concerns about overcrowding in schools and opposed the project.
 18. H. Janzen, a Langley resident, expressing opposition due to increased traffic, parking shortages, lack of schools, parks, greenspace, and other infrastructure. He also commented that he property is zoned as "Heritage Mixed Use" and should remain as such.
 19. K. Martin, a Langley resident, expressing concerns about congested

roads, schools, and safety.

20. F. Ming, Langley residents, expressing concerns about the proposed 82 and 82 Avenue connector and the negative affect it will have when they develop their property. They also expressed concerns about safety, noise, and pollution during construction.

21. T, D. and C. Monette, Langley residents, expressing concerns about lack of infrastructure, parks, greenspace, parking. and schools.

22. K. Strafford, a Langley resident, expressing concerns about school, medical facilities, natural habitats for wildlife, recreational facilities and community services in general.

23. D. Aitken, a Langley resident, expressing opposition due to the retail space, the height of the buildings, and the increased density.

Explanation by the proponent:

S. Bouchard, Quadra Homes, was in attendance and commented that the area has always been designated for high density, that the proponent will be doing infrastructure upgrades, will provide a traffic circle in front of development, will provide the amount of parking required, and further stated that condominiums do not usually increase the number of students in local schools significantly.

MOTION

Moved by Councillor Whitmarsh,

Seconded by Councillor Kunst,

That Council consider third reading of “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 (Quadra Homes Ltd.) Bylaw 2021 No. 5725”;

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Quadra Homes Ltd.) Bylaw 2021 No. 5726”; and

“Township of Langley Housing Agreement (Quadra Homes Ltd.) Bylaw 2021 No. 5727”.

DEFEATED

Councillors Davis, Richter, and Woodward opposed

D. TERMINATE

Moved by Councillor Davis,

Seconded by Councillor Whitmarsh,

That the meeting terminate at 7:24pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk