



## REGULAR MEETING OF TOWNSHIP COUNCIL

### FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, November 20, 2023 at 7:00pm  
Fraser River Presentation Theatre  
4<sup>th</sup> Floor, 20338 – 65 Avenue, Langley, BC

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**PRESENT:** Mayor E. Woodward

Councillors T. Baillie, S. Ferguson, M. Kunst, B. Martens, M. Pratt, R. Rindt, and  
M. vanPopta

S. Richardson

S. Little and K. Stepto

### **ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES**

<https://youtu.be/AMC2K5fVDk?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=210>

Mayor Woodward acknowledged the Traditional Territories of the Coast Salish Peoples.

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

#### **1. Regular Meeting for Public Hearing and Development Permits – November 20, 2023**

<https://youtu.be/AMC2K5fVDk?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=234>

Moved by Councillor Rindt,  
Seconded by Councillor Pratt,  
That Council adopt the agenda and receive the agenda items of the  
Regular Meeting for Public Hearing and Development Permits held  
November 20, 2023.

**CARRIED**

## B. PUBLIC HEARING

1. **Official Community Plan Amendment and Rezoning Application No. 100247 and Development Permit Application No. 101379 (1364204 BC Ltd. / 8146 - 200 Street)**  
**Bylaw No. 5951**  
**Bylaw No. 5952**  
**Report 23-237**

File CD 08-26-0232

<https://youtu.be/AMC2K5lfVDk?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=260>

**“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 5951”, and**

**“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1364204 BC Ltd.) Bylaw No. 5952”**

### **Explanation – Bylaw No. 5951**

S. Richardson explained that Bylaw No. 5951 amends the Latimer Neighbourhood Plan to increase the permitted height on a portion of the property at 8146 – 200 Street. 1077 public notices were mailed out.

### **Explanation – Bylaw No. 5952**

S. Richardson explained that Bylaw No. 5952 rezones land located at 8146 – 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-198 to permit a comprehensive development consisting of an apartment building, townhouse units and live-work townhouse units.

### **Development Permit No. 101379**

Running concurrently with this Bylaw is Development Permit No. 101379 (1364204 BC Ltd. / 8146 - 200 Street) in accordance with Attachment B 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
- c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
- d. All rooftop mechanical equipment to be screened from view.

## B. PUBLIC HEARING

- 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 a site 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.
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

### Submissions from the public:

1. S. Stevenson, a Langley resident, was in attendance and commented on the increased density and livability of the area.

### MOTION

Moved by Councillor Rindt,

Seconded by Councillor vanPopta,

That Council consider third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 5951”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1364204 BC Ltd.) Bylaw No. 5952”.

**CARRIED**

### MOTION

Moved by Councillor vanPopta,

Seconded by Councillor Rindt,

That Council grant third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 5951”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1364204 BC Ltd.) Bylaw No. 5952”.

**CARRIED**

## B. PUBLIC HEARING

2. **Rezoning Application No. 100748 and Development Permit No. 101419 (Manorlane Properties (Willowbrook) / 6350 – 197 Street) Bylaw No. 5948 Bylaw No. 5949 Report 23-238 File CD 08-10-0042**  
<https://youtu.be/AMC2K5fVDk?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=840>

**“Township of Langley Land Use Contract No. 74 Discharge (Manorlane Properties (Willowbrook)) Bylaw No. 5948”, and**

**“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Manorlane Properties (Willowbrook)) Bylaw No. 5949”**

### **Explanation – Bylaw No. 5948**

S. Richardson explained that Bylaw No. 5948 discharges Land Use Contract No. 74 from property located at 6350 - 197 Street. 603 public notices were mailed out.

### **Explanation – Bylaw No. 5949**

S. Richardson explained that Bylaw No. 5949 rezones land at 6350 - 197 Street from Regional Commercial Zone C-1 to Comprehensive Development Zone CD-161 to accommodate 133 apartment units and 290 m<sup>2</sup> of commercial area.

### **Development Permit No. 101419**

Running concurrently with this Bylaw is Development Permit No. 101419 (Manorlane Properties (Willowbrook) / 6350 – 197 Street) in accordance with Attachment B 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
- c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
- d. All rooftop mechanical equipment to be screened from view.
- 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:

## **B. PUBLIC HEARING**

- 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 a site 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.
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

### **Submissions from the public:**

The following written submission was received from the public:

1. J. Craik, a Langley resident, expressing opposition due to the building height which will affect privacy and sunlight, increased traffic, construction for two years, and lack of parking.
2. H. De Leo, a Langley resident, expressing opposition to a six-storey building.
3. G. and S. Ayotte, Langley residents, expressing opposition to a six-storey building which will affect privacy and sunlight, and increase traffic.

### **MOTION**

Moved by Mayor Woodward,  
Seconded by Councillor Rindt,  
That Council consider third reading of "Township of Langley Land Use Contract No. 74 Discharge (Manorlane Properties (Willowbrook)) Bylaw No. 5948", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Manorlane Properties (Willowbrook)) Bylaw No. 5949".

**CARRIED**

### **MOTION**

Moved by Mayor Woodward,  
Seconded by Councillor Baillie,  
That Council grant third reading of "Township of Langley Land Use Contract No. 74 Discharge (Manorlane Properties (Willowbrook)) Bylaw No. 5948", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Manorlane Properties (Willowbrook)) Bylaw No. 5949".

**CARRIED**

**C. TERMINATE**

Moved by Councillor Rindt,  
Seconded by Councillor Baillie,  
That the meeting terminate at 7:16pm.

**CARRIED**

CERTIFIED CORRECT:

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Mayor

\_\_\_\_\_  
Township Clerk