



REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, December 4, 2023 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

C. Kooner

S. Little and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

<https://youtu.be/itq-JCN5-tA?t=312>

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 – December 4, 2023

<https://youtu.be/itq-JCN5-tA?t=526>

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive the agenda items of the
Regular Meeting for Public Hearing and Development Permits held
December 4, 2023.

CARRIED

B. PUBLIC HEARING

1. Revisions to the Proposed Williams Neighbourhood

Plan Update

Bylaw No. 5799

Report 23-249

File BLSI LRP00012

<https://youtu.be/itq-JCN5-tA?t=543>

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799”

Explanation – Bylaw No. 5799

C. Kooner explained that Bylaw No. 5799 amends the Willoughby Community Plan by incorporating the Williams Neighbourhood Plan and related and consequential amendments to land use of the Willoughby Community Plan. 923 Public Notices were sent out.

Submissions from the public:

1. N. Clarke, Corporate Legal Counsel for Lorval Capital Management Ltd., was in attendance and expressed concerns regarding lack of early and ongoing consultation with local residents and stated that the landowners object to the Williams Neighbourhood Revision. She requested that the Township withdraw and rescind the proposed Williams Neighbourhood Revision.
2. S. Bouchard, COO Lorval Developments, was in attendance and stated that 15 acres of the plan have been changed from light industrial to civic use. Eight acres have already received third reading for a movie studio expansion, and seven acres are over a pond. He further commented on development of the pond and the surrounding area that will be served. He asked if there would be a better place to place the proposed civic works yard? He requested that the Williams Neighbourhood Revision be deferred or amended to remove the civic works yard and to follow through with the original proposed pond.
3. J. Pernu, McElhanney Consulting, was in attendance and expressed concerns with the location of roundabouts on the south side of 80 Avenue. He asked Council to consider revising the road networks and layouts.

The following written submissions were received from the public:

1. E. Vogt, a Langley resident, expressing concerns about the narrow roads handling additional traffic, and access to a proposed development at 212 Stret and 83 Avenue.
2. K. Broyles, a Langley resident, asking if a new recreation centre is planned for the area.
3. C. Loong, Senior Planner, TransLink, providing feedback on the Williams Neighbourhood Plan amendment.

B. PUBLIC HEARING

4. A. Sivia, Sivia Construction, asking Council to consider removing the policy regarding having rear entrance doors on all units.
5. M. Fang, a Langley resident, expressing concerns about blocking sunlight, inconsistent architecture, lack of privacy, and blocking the mountain view.
6. D. Kask, a Langley resident, commending Council for considering the comments from the last public hearing and the revisions made.
7. Lawson Lundell Law Corporation, Counsel to G&T Martini Holdings and other owners of the majority of lands located north of 80th Avenue in the Williams Neighbourhood, expressing opposition to the proposed Williams Neighbourhood Revision.
8. N. and N. Cicuto, Langley residents, thanking Council for increasing the buffer zone on 216 Street, and expressing concerns about high density going deeper towards the centre of Williams residential area, and asking for a heavier emphasis on retaining mature trees.
9. N. Clarke, Corporate Legal Counsel for Lorval Capital Management Ltd., expressing concerns regarding lack of early and ongoing consultation with local residents and stating that the landowners object to the Williams Neighbourhood Revision.

MOTION

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council consider third and final reading of “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799”.

CARRIED

Councillors Kunst and Richter opposed

MOTION

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council grant third and final reading of “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799”; and

That Council adopt the Willoughby Greenway Amenity Policy No. 07-234, as amended; and

That Council adopt the Community Amenity Contributions Policy No. 07-166, as amended.

AMENDMENT

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799” be amended to reduce the minimum

B. PUBLIC HEARING

percentage of family-friendly units (three or more bedroom units) from 20% to 10% in Section 5.6.1 (Policy 12), Section 5.6.2 (Policy 11), and Section 5.7 (Policy 8.f) of the proposed Williams Neighbourhood Plan.

CARRIED

Councillors Kunst and Richter opposed

AMENDMENT

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799” be amended to remove the requirement for rear entrance for dwelling units in the form of ‘swing doors’ that is separate from vehicular parking and access points from Section 5.5.2 (Policy 3.d) and Section 5.5.1 (Policy 4.d) of the proposed Williams Neighbourhood Plan.

CARRIED

Councillors Kunst and Richter opposed

DEFERRAL

Moved by Councillor Kunst,
Seconded by Councillor Richter,
That consideration of third and final reading of “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799”, as amended, be deferred for legal advice.

DEFEATED

Mayor Woodward and Councillors Ferguson, Pratt, Rindt, and vanPopta opposed

DEFERRAL

Moved by Councillor Martens,
Seconded by Councillor Kunst,
That consideration of third and final reading of “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799”, as amended, be deferred until the first Regular Council meeting in January 2024.

DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Pratt, Rindt, and vanPopta opposed

MAIN MOTION, AS AMENDED

The question was called on the Main Motion, as amended, and it was
CARRIED

B. PUBLIC HEARING

Councillors Kunst, Martens, and Richter opposed

C. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That the meeting terminate at 7:52pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk