



## REGULAR MEETING OF TOWNSHIP COUNCIL

### FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, January 29, 2024 at 7:15pm  
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, K. Richter, R. Rindt,  
and M. vanPopta

S. Richardson

S. Little and K. Stepto

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

**1. Regular Meeting for Public Hearing and Development Permits –  
January 29, 2024**

[https://youtu.be/3kpz\\_BXFFUM?t=1305](https://youtu.be/3kpz_BXFFUM?t=1305)

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  
January 29, 2024.

**CARRIED**

Councillor Richter entered the meeting at 7:19pm.

#### **B. PUBLIC HEARING**

**1. Official Community Plan Amendment and  
Rezoning Application No. 100261 and  
Development Permit No. 101250 (1030643 BC Ltd. /  
Township of Langley / 20290 – 72 Avenue;  
7160 and 7185 – 202B Street)**

**Bylaw No. 5969**

**Bylaw No. 5970**

**Report 24-02**

File CD 08-14-0231

[https://youtu.be/3kpz\\_BXFFUM?t=1330](https://youtu.be/3kpz_BXFFUM?t=1330)

## **B. PUBLIC HEARING**

**“Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1030643 BC LTD.) Bylaw No. 5969”, “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1030643 BC LTD.) Bylaw No. 5970”**

### **Explanation – Bylaw No. 5969**

S. Richardson explained that Bylaw No. 5969 amends the Central Gordon Neighbourhood Plan for 0.97 ha (2.4 ac) of land located at 20290 – 72 Avenue, 7160 and 7185 – 202B Street by introducing a new ‘Medium Density Apartment’ designation. The amendments are required to facilitate the development of two (2) apartment buildings consisting of 260 apartment units. 298 Public Notices were mailed out.

### **Explanation – Bylaw No. 5970**

S. Richardson explained that Bylaw No. 5970 rezones 0.97 ha (2.4 ac) of land located at 20290 – 72 Avenue, 7160 and 7185 – 202B Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-199 to accommodate the development of 260 apartment units. 298 Public Notices were mailed out.

### **Development Permit No. 101250**

Running concurrently with this Bylaw is Development Permit No. 101250 (1030643 BC Ltd. / Township of Langley / 20290 – 72 Avenue; 7160 and 7185 – 202B 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:

- 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.

## B. PUBLIC HEARING

- 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 submissions were received from the public:

1. P. Sandgha, a Langley resident, expressing support for the project.
2. Berkley City Builders, expressing support for the project.
3. JSV Homes, expressing support for the project.
4. 1442942 BC Ltd., expressing support for the project.
5. G. Khangura, expressing support for the project.
6. 1348385 BC Ltd., expressing support for the project.
7. S. Gill, a Langley resident, expressing support for the project.
8. R. Bining, a Langley resident, expressing support for the project.
9. P. Sahota, a Langley resident, expressing support for the project.
10. PS Lalli, a Langley resident, expressing support for the project.
11. K. Sandhu, a Langley resident, expressing support for the project.
12. B. Cheema, a Langley resident, expressing support for the project.
13. R. Sandhu, a Langley resident, expressing support for the project.
14. A. Sandhu, a Langley resident, expressing support for the project.
15. G. Sandhu, a Langley resident, expressing support for the project.
16. B. Dhaliwal, a Langley resident, expressing support for the project.
17. S. Gill, a Langley resident, expressing support for the project.
18. J. Dhaliwal, a Langley resident, expressing support for the project.
19. G. Basran, a Langley resident, expressing support for the project.
20. P. Sahota, a Langley resident, expressing support for the project.
21. C. Toor, a Langley resident, expressing support for the project.
22. W. and S. Watson, Langley residents, stating opposition to having large, six-storey buildings in the area, as the loss of privacy will directly impact their property value.

### MOTION

Moved by Mayor Woodward,  
Seconded by Councillor Pratt,

That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1030643 BC LTD.) Bylaw No. 5969", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1030643 BC LTD.) Bylaw No. 5970".

### CARRIED

Councillor Richter opposed

## B. PUBLIC HEARING

### MOTION

Moved by Mayor Woodward,  
Seconded by Councillor Ferguson,  
That Council grant third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1030643 BC LTD.) Bylaw No. 5969”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1030643 BC LTD.) Bylaw No. 5970”.

### CARRIED

2. **Official Community Plan Amendment and Rezoning Application No. 100237 and Development Permit No. 101350 (ML Emporio Project Management Ltd. / 20117 – 84 Avenue) Bylaw No. 5974 Bylaw No. 5975 Report 24-03 File CD 08-26-0227 [https://youtu.be/3kpz\\_BXFFUM?t=1482](https://youtu.be/3kpz_BXFFUM?t=1482)**

**“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (ML Emporio) Bylaw No. 5974”,**

**“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (ML Emporio) Bylaw No. 5975”**

### **Explanation – Bylaw No. 5974**

S. Richardson explained that Bylaw No. 5974 amends the Carvolth Neighbourhood Plan for 0.95 ha (2.3 ac) of land located at 20117 – 84 Avenue to increase the floor space ratio permitted in the Medium Density Apartment land use designation. The amendment is required to facilitate the development of two apartment buildings consisting of 273 apartment units. 1,494 Public Notices were mailed out.

### **Explanation – Bylaw No. 5975**

S. Richardson explained that Bylaw No. 5975 rezones 0.95 ha (2.3 ac) of land located at 20117 – 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-200 to accommodate the development of 273 apartment units. 1, 494 Public Notices were mailed out.

## B. PUBLIC HEARING

### Development Permit No. 101350

Running concurrently with this Bylaw is Development Permit No. 101350 (ML Emporio Project Management Ltd. / 20117 – 84 Avenue) 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:

- 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:

There were no submissions received from the public.

### MOTION

Moved by Mayor Wooward,

Seconded by Councillor Rindt,

That Council consider third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (ML Emporio) Bylaw No. 5974”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (ML Emporio) Bylaw No. 5975”.

### CARRIED

Councillor Richter opposed

**B. PUBLIC HEARING**

**MOTION**

Moved by Mayor Woodward,  
Seconded by Councillor Rindt,  
That Council grant third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (ML Emporio) Bylaw No. 5974”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (ML Emporio) Bylaw No. 5975”.

**CARRIED**

**C. TERMINATE**

Moved by Councillor Baillie,  
Seconded by Councillor Rindt,  
That the meeting terminate at 7:24pm.

**CARRIED**

CERTIFIED CORRECT:

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Mayor

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