



## REGULAR MEETING OF TOWNSHIP COUNCIL

### FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, March 11, 2024 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, M. Kunst, B. Martens, M. Pratt, R. Rindt, and M. vanPopta

J. Chu, C. Kooner, and R. Zwaag

S. Little and K. Stepto

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

**1. Regular Meeting for Public Hearing and Development Permits –  
March 11, 2024**

[https://youtu.be/uw\\_IBfF0Vjw?t=496](https://youtu.be/uw_IBfF0Vjw?t=496)

Moved by Councillor Rindt,

Seconded by Councillor Baillie,

That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held March 11, 2024.

**CARRIED**

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

**1. Smith Neighbourhood Plan Update**

**Bylaw No. 5973**

**Report 24-25**

File LRP00010

[https://youtu.be/uw\\_IBfF0Vjw?t=520](https://youtu.be/uw_IBfF0Vjw?t=520)

**“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973”**

**Explanation – Bylaw No. 5973**

C. Kooner explained that Bylaw No. 5973 amends the Willoughby Community Plan by repealing and replacing the Smith Neighbourhood Plan and related

## B. PUBLIC HEARING

and consequential amendments to land use of the Willoughby Community Plan.

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

[https://youtu.be/uw\\_IBfF0Vjw?t=622](https://youtu.be/uw_IBfF0Vjw?t=622)

1. V. Venner, McElhanney Consultants, representing two local property owners, was in attendance and expressed concerns about the pocket park proposed for her clients' property and the effect on property values. The owners suggest moving the park north onto Township owned lands or to combine the pocket park with the Smith Athletic Park.
2. G. Samra, a local developer, was in attendance and expressed concerns about Floor Square Ratio designations.
3. A. Baker, Aplin Martin, representing two local property owners, was in attendance and commented on the property owners' concerns about the timing of the special study area and being able to develop their properties.
4. R. Bath, a Langley resident, was in attendance and expressed concerns about the timeline of the special study area.
5. A. Krayem, a Langley resident, was in attendance and requested that the pocket park be moved further south on the property, nearer to 72 Avenue. He further expressed concerns regarding the commercial designation on the back of the property and lack of parking for the commercial units. He proposed removing the commercial portion and returning to the original 2.4 Floor Square Ratio. He requested that staff review the CAC fees.

The following written submissions were received from the public:

1. T. McConnell, a Langley resident, expressing concerns that his and surrounding neighbours' lots have not been slated for development.
2. S. Family, Langley residents, expressing concerns about a part of their land being designated as parkland.
3. M. Wong, a Langley resident, inquiring about when schools will be built beside the athletic park.
4. M. Kim, a Langley resident, inquiring about the school plans for the area.
5. M. Hardy, representing owners in the area, expressing concerns about the area being in a special study zone and the impact on potential buyers.
6. J. Varying, a Langley resident, inquiring about whether there will be higher densities.
7. A. Tang, Senior Market Analyst, inquiring about the Township owned land at the northeast corner of 72 Avenue and 210 Street.
8. M. Parker, a Langley resident, suggesting that the mixed-use proposed at the corner of 76 Avenue and 208 Street, front 208A Street instead, across from the soccer campus.

**B. PUBLIC HEARING**

9. E. Vokes, a Langley resident, expressing concerns about lack of schools in the area.
10. W. Mkd, a Langley resident, expressing concerns about property values dropping.
11. S.H.10 Development Corp., landowners in the Smith Neighbourhood, expressing concerns about the one acre pocket park designated on their property.
12. G. Harhan, a Langley resident, expressing support for the mixed-use development near the Smith Soccer Fields.
13. D. Kask, a Langley resident, expressing concerns about single family detached homes becoming three residences under the new housing legislation, and that outdoor gyms will be part of the new playground equipment.
14. L. Arabasky, a Langley resident, expressing support for the apartment mixes use zoning proposal along 208A Street.
15. F. Wu, a Langley resident, expressing support for changing row-homes into mixed-use apartments on 208 Street and 76 Avenue.
16. M. Shin, a Langley resident, expressing concerns about 206 Street going through the neighbourhood as shown in the 2017 initial plan, but would rather expand 206A Street from 74B Avenue to 72 Avenue.
17. A. Krayem, a Langley resident, requesting that the pocket park be moved further south on the property, nearer to 72 Avenue, and expressing concerns about the commercial designation on the back of his property.

**C. TERMINATE**

Moved by Councillor Rindt,  
Seconded by Councillor Baillie,  
That the meeting terminate at 7:22pm.

**CARRIED**

CERTIFIED CORRECT:

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Mayor

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Township Clerk