



## REGULAR MEETING OF TOWNSHIP COUNCIL

### FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, April 29, 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, S. Ferguson, M. Kunst, B. Martens, M. Pratt, 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 –  
April 29, 2024**

<https://youtu.be/gTp-asHTjnY?t=1021>

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 April 29, 2024.

**CARRIED**

#### **B. PUBLIC INPUT OPPORTUNITY**

**1. Development Permit Application No. 101424  
(449991 BC Ltd. / Focus Architecture Inc. /  
20733 – 78 Avenue)**

**Report 24-58**

File CD 08-23-0193

<https://youtu.be/gTp-asHTjnY?t=1032>

Moved by Councillor Rindt,

Seconded by Councillor Pratt,

That Council authorize issuance of Development Permit No. 101424 to  
449991 BC Ltd. for property located at 20733 – 78 Avenue subject to the  
following conditions:

## **B. PUBLIC INPUT OPPORTUNITY**

- a. Building and signage 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. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
- d. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
- e. Registration of a restrictive covenant requiring a minimum of 31 units to be provided as adaptable housing.
- f. Discharge of no build covenant CA7218435.
- g. All refuse areas to be located within buildings and/or in enclosures 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 on-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.

### **AMENDMENT**

Moved by Councillor Baillie,  
Seconded by Councillor Rindt,  
That condition "h" be added which states:

h) provision of emergency vehicle only access (including review of and any required on-site design modifications) at the north end of the site.

**CARRIED**

### **MAIN MOTION, AS AMENDED**

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

## B. PUBLIC INPUT OPPORTUNITY

### Submissions from the public:

1. N. Hayward, a Langley resident, was in attendance and commented on the narrowness of the laneway and visibility concerns. She further expressed concerns about increased traffic and extending the laneway.
2. P. Homan, a Langley resident, was in attendance and commented on extending the laneway, increased traffic and the need for a proper fire lane.
3. P. Homan, on behalf of K. Dunbar, a Langley resident, was in attendance and commented on the loss of privacy, the height of the buildings, the impact on property values, and opening up the laneway.
4. J. Brayshaw, a Langley resident, was in attendance and commented on safety code concerns and the reliance on contractor declarations. He suggested the Township inspect the buildings at all stages of construction.

The following written submissions were received from the public:

1. Colin Hogan, Principal, FOCUS Architecture, addressing some of the concerns raised by the public.
2. V. Singapuri, a Langley resident, expressing concerns about the proposed road extension, steepness of the underground ramps, and potential fire hazards.
3. R. Bornhauser, a Langley resident, expressing concerns about increased traffic, overcrowding at local schools and hospitals, and environmental concerns.
4. G. and J. Tu, Langley residents, expressing concerns about obstructing views, traffic congestion, and increased density.
5. V. and A. Matties, Langley residents, expressing concerns about increased traffic.
6. A. Cheung, a Langley resident, expressing concerns about increased traffic on the expanded lane in-between the units.
7. C. and D. Tal, Langley residents, expressing concerns about the lane between Yorkson A and B being deemed a road, increased traffic and road safety.
8. J. Brayshaw, a Langley resident, expressing concerns about ensuring that all safety codes and regulations are followed, and concerns about the laneway that is planned between the two buildings.
9. H. Thiessen, a Langley resident, expressing concerns about the lane being only 20 feet wide between the buildings and traffic flow issues. He asked for a "Local Traffic Only" sign at the driveway entrance at 77B Avenue and that traffic lights or a traffic circle be installed at 77B and 207, plus a speed hump to slow traffic in the lane.
10. C. and K. Broyles, Langley residents, expressing concerns about the street width, the steepness of the underground ramps making it impossible for an exiting vehicle to stop before entering the driveway, and increased traffic and congestion in the laneway.

## **B. PUBLIC INPUT OPPORTUNITY**

11. 11. D. and S. Foster, Langley residents, expressing concerns about the proposed through road, parking for businesses, and fire safety concerns.
12. M. Yu, a Langley resident, expressing concerns about increased traffic and density, and lack of nearby greenspace.

### **Explanation by the proponent.**

C. Hogan, Focus Architecture, was in attendance and stated that the Yorkson Downs proposal is significantly less dense than what is permitted. He commented that the average setback of the buildings is 15 metres and that the fire safety measures will meet all building codes. He further stated that the proposed access roadway will facilitate increased traffic and emergency vehicles.

## **C. PUBLIC HEARING**

1. **Migrant Agricultural Worker Accommodation Farm Bylaw  
Bylaw No. 6004  
Report 24-66  
File BLSI BA000002  
<https://youtu.be/gTp-asHTjnY?t=3192>**

**“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment  
(Migrant Agricultural Worker Accommodation) Farm Bylaw No. 6004”**

### **Explanation – Bylaw No. 6004**

S. Richardson explained that Bylaw No. 6004 amends Township of Langley Zoning Bylaw 1987 No. 2500 with an objective to bring the Zoning Bylaw to current standards to house migrant agricultural workers in the Rural Zones working under the Federal Seasonal Agricultural Worker Program (SAWP).

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

The following written submissions were received from the public:

1. Township of Langley Agricultural Advisory Committee, providing comments for Council to consider regarding the Bylaw.
2. R. Driediger, a Langley farmer, asking that any changes to the wording of the bylaw include the foreign worker programs included in SAWP.

### **MOTION**

Moved by Councillor Rindt,  
Seconded by Councillor Baillie,

## C. PUBLIC HEARING

That Council consider third reading of “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Migrant Agricultural Worker Accommodation) Farm Bylaw No. 6004”.

**CARRIED**

### **MOTION**

Moved by Councillor Rindt,

Seconded by Councillor Pratt,

That Council give third reading of “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Migrant Agricultural Worker Accommodation) Farm Bylaw No. 6004”.

**CARRIED**

## 2. Housing Actions: Family-Friendly Units

**Bylaw No. 5994**

**Report 24-40**

File BLSI LSP00009

<https://youtu.be/gTp-asHTjnY?t=3275>

**“Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994”**

### **Explanation – Bylaw No. 5994**

S. Richardson explained that Bylaw No. 5994 updates the housing policy in the Official Community Plan to include minimum requirements for the provision of two- and three-bedroom units in new apartment development.

### **Submissions from the public.**

The following written submission was received from the public:

1. Annika Nunan, Urban Development Institute, expressing concern that setting an average unit size will result in developers building homes that are too large for families to afford or attain, and asked Council to consider removing the average unit size requirement.

### **MOTION**

Moved by Councillor Baillie,

Seconded by Councillor Rindt,

That Council consider third and final reading of “Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994”

**CARRIED**

### **MOTION**

Moved by Mayor Woodward,

Seconded by Councillor Rindt,

That Council give third and final reading of “Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment Bylaw No. 5994”

**C. PUBLIC HEARING**

**AMENDMENT**

Moved by Mayor Woodward,  
Seconded by Councillor Rindt,  
That the overall average project unit size be changed to 67.35 square metres,  
725 square feet.

**CARRIED**

Councillor Martens opposed

**MAIN MOTION, AS AMENDED**

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

**CARRIED**

**D. TERMINATE**

Moved by Councillor Rindt,  
Seconded by Councillor Bailie,  
That the meeting terminate at 8:08pm.

**CARRIED**

CERTIFIED CORRECT:

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Mayor

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Township Clerk