



## MINUTES OF A REGULAR COUNCIL MEETING

**Monday, April 8, 2019**

**7:00 p.m.**

**Council Chambers, Langley City Hall  
20399 Douglas Crescent**

Present: Mayor van den Broek  
Councillor Albrecht  
Councillor James  
Councillor Martin  
Councillor Pachal  
Councillor Wallace

Absent: Councillor Storteboom

Staff Present: F. Cheung, Chief Administrative Officer  
R. Beddow, Deputy Director of Development Services and  
Economic Development  
R. Bomhof, Director of Engineering, Parks and Environment  
K. Hilton, Director of Recreation, Culture and Community  
Services  
D. Leite, Director of Corporate Services  
K. Kenney, Corporate Officer

### **1. ADOPTION OF AGENDA**

- a. Adoption of the April 8, 2019 Regular Agenda

MOVED BY Councillor Albrecht

SECONDED BY Councillor James

THAT the April 8, 2019 agenda be adopted as circulated.

CARRIED

### **2. COMMITTEE OF THE WHOLE**

- a. Development Permit No. 15-18

20427, 20437, 20445, 20453, 20463 Park Avenue

Proposed new six (6) storey, 93-unit condominium development,  
consisting of 82 strata apartments and 11 strata townhouse units

Lukas Wykpis, Project Manager, and Steven Bartok, Architect, Keystone Architecture provided a presentation on aspects of the proposed development that are subject to approval under the development permit process:

- Context plan;
- Site plan;
- Parking plan;
- Floor plans;
- Building elevations;
- 3D massing perspectives;
- Landscape plans;
- Crime Prevention Through Environmental Design (CPTED) Principles;
- Project sustainability principles;
- Compliance with Official Community Plan;
- Traffic Management Plan.

The Mayor asked whether any correspondence had been received and whether there were any speakers on the speakers list in relation to the development permit application. The Corporate Officer advised that two pieces of correspondence had been received and had been circulated to Council and that there was one speaker on the speakers list.

Deborah Lee, 20460 Douglas Crescent, Langley, provided comments as follows:

- The developer has been responsive to concerns expressed by the residents of the neighbouring building (Serenade) and has addressed their concerns to their satisfaction.

Ms. Lee further asked:

- With respect to security between the two buildings, asked what kind of lighting will be installed either above the parkade ramp or on the sides of the building where visitor parking is?
- Where will construction equipment be stored?
- Is there going to be any gating or shrubbery at the back area of the building and if so has there been any thought given as to height to keep an open area so people can see above the gate or shrubbery?
- Will there be a security guard on site outside of construction hours?
- The siteline from the Serenade building parkade is limited; understand the developer will not be utilizing the full 3m area of their property adjacent to the Serenade's parkade?

In response to Ms. Lee's question the proponent advised that:

- work on the lighting design has not yet commenced; however, a significant amount of light from the building will be shed onto the parking areas and into the lane as well;
- all construction equipment will be stored on-site;
- there will be very little planting at the back of the building in accordance with CPTED principles;
- there will be security cameras installed and security personnel on site when no one is there;
- only 2m of the 3m area adjacent to the Serenade parkade ramp will be utilized so an additional 5 or 6 feet of additional asphalt will be added on the proponent's property that will widen out the area in the lane between the two parkades to allow for better maneuvering, as well an existing power pole in the area will be relocated that will also improve maneuverability.

The proponent and staff responded to questions from Council, advising that:

- the proponent has seen the correspondence addressed to Council from Telus regarding the proposal and will be meeting with Telus representatives on Friday;
- off-site parking will be made available for construction workers working on the site;
- the City will be responsible for maintenance of the small park being created by the proponent on City land located at the east edge of their property line.

Councillor Albrecht, Co-Chair of the Advisory Planning Commission of the day that reviewed this application, advised that the Commission was supportive of the development application and appreciative of the developer's responsiveness to addressing neighbour's concerns.

MOVED BY Councillor Albrecht  
SECONDED BY Councillor James

THAT the Committee of the Whole rise and report.

CARRIED

**3. ADOPTION OF THE MINUTES**

- a. Regular Meeting Minutes from March 25, 2019

MOVED BY Councillor Pachal  
SECONDED BY Councillor Albrecht

THAT the minutes of the regular meeting held on March 25, 2019 be adopted as circulated.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from March 25, 2019

MOVED BY Councillor Wallace  
SECONDED BY Councillor James

THAT the minutes of the special (pre-closed) meeting held on March 25, 2019 be adopted as circulated.

CARRIED

**4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE**

- a. Development Permit No. 15-18

20427, 20437, 20445, 20453, 20463 Park Avenue  
Proposed new six (6) storey, 93-unit condominium development,  
consisting of 82 strata apartments and 11 strata townhouse units.

MOVED BY Councillor Martin  
SECONDED BY Councillor James

THAT Development Permit Application DP 15-18 to accommodate a 6 Storey 93 unit strata development, consisting of 82 strata condominium apartments and 11 strata townhouse units, located at 20427, 20437, 20445, 20453, 20463 Park Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

In response to a question from a Council member, R. Beddow, Deputy Director of Development Services and Economic Development confirmed that the correspondence addressed to Mayor and Council from Telus had been forwarded to the proponent.

CARRIED

## 5. **DELEGATIONS**

### a. Langley Memorial Hospital Foundation

Kate Ludlam, Director, Fundraising and Donor Relations provided information on the new emergency department and MRI Suite currently under construction at Langley Memorial Hospital and fundraising campaign, including:

- background on building of Langley Memorial Hospital in 1948;
- Langley Memorial Hospital Foundation's monetary contributions;
- usage statistics on Langley Memorial Emergency Department and challenges;
- facilities to be provided in the new Emergency Department;
- two year construction timeline;
- the need for an MRI Suite in Langley;
- one year construction timeline;
- currently at 85 percent of goal of \$15 million campaign to build new ER and bring an MRI to Langley.

### b. Georgia Damianos

19897 56 Avenue - Additional Parking Request

Ms. Damianos requested Council convert the existing landscaped boulevard in front of the businesses located at 19897 56 Avenue to parking spaces, stating the following reasons:

- there is limited parking in the area;
- maintenance for the boulevard is \$400 per year and mostly belongs to the City;
- many businesses have not survived in that complex due to the lack of parking spaces in front of the building;
- In 1986 to 1987 she paid the City \$25,000 cash in lieu of parking for a restaurant she opened in another area of the city; she never saw the benefits of that;
- The area at the front of the businesses is a useless area;
- need to make it more convenient for customers to access their business.

In response to questions from Council, Ms. Damianos advised that:

- she is not the owner of the building;
- there is parking at the back of the building but not very much as there are residential units above the businesses who use that parking;
- the entrance for the business is at the front.

MOVED BY Councillor Martin  
SECONDED BY Councillor Albrecht

THAT the request from Georgia Damianos to convert the existing landscaped boulevard in front of the businesses located at 19897 56 Avenue to parking spaces be referred to staff for a report back to Council on the technical and economic feasibility of this request.

BEFORE THE QUESTION WAS CALLED Council members provided comments as follows:

- one of the options if an area wants a certain amenity is to enter into an area benefitting agreement given that part of the subject property is strata owned and part is city owned.
- as the City is currently looking at conducting a parking management study as part of its OCP and Zoning Bylaw review, it's important that we make sure we are looking at the whole city, not just one block at a time.

In response to a question from a Council member, Ms. Damianos confirmed that she was referring to removal of the landscaping in front of the businesses.

THE QUESTION WAS CALLED and the motion was

CARRIED

c. New Westminster & District Labour Council

Sharla Mauger, Delegate of the New Westminster & District Labour Council and President of CUPE Local 1260 and Dee Dee Bocker, Recording Secretary, CUPE Local 1260 provided a presentation on the Day of Mourning for Workers Killed and Injured on the Job, providing information on:

- the purpose of the Day of Mourning to remember workers killed and injured on the job and to rededicate ourselves to preventing future injuries through education;
- BC Federation of Labour's Health and Safety Centre's training and programs which are open to everyone;
- Alive After Five Young Worker Awareness Program of the BC Federation of Labour which trained young workers to speak to high school students in BC schools about health and safety and their rights as workers;
- weakening of regulations around working alone and at night;
- Unions and WorkSafe BC partnership with BC Labour Heritage Centre Society - Day of Mourning BC Schools Project

- Union members advocating for legislation and regulation to protect all workers in BC:
  - Making submissions on the Employment Standards Act during consultations this year;
  - Voted to support recommendations of “First Call BC Child and Youth Advocacy Coalition on Strengthening the Employment Standards Act”
  - Support CLC call for all governments to enforce the Westray provisions in the Criminal Code;
- call for investments by governments and employers in prevention, robust enforcement and punishment for employers who refuse to fulfill their duty to ensure a safe workplace;
- 150 workers in BC died in 2017 from workplace injuries or illness and 152912 injuries reported;
- everyone can help make a difference: be safety conscious and support accountability measures and health and safety education in your workplace;
- commemorate Day of Mourning for Workers Killed and Injured on the Job on April 28 at 11:00 am at Pier Park in New Westminster.

## 6. **MAYOR’S REPORT**

### a. Upcoming Meetings

Regular Council Meeting – April 29, 2019  
Regular Council Meeting – May 13, 2019

### b. Library Happenings - Councillor Martin

Join the Big Library Read!

Big Library Read is the first ever global ebook club. It’s a reading program that connects readers around the world to the same ebook at the same time without any wait lists or holds. The next title, Homes: A Refugee Story, is a Canada Reads 2019 selection. FVRL customers can sign out their copy at FVRL’s OverDrive page or on the Libby app, from April 1 to 15.

MedWatch - Tuesday, April 9, 1:00 pm – 2:00 pm

Within 48 hours of being hospitalized 50% of adults 65+ need someone to make a least 1 medical decision for them. Who will speak for you if you are unable to? Join us at the library to learn how to:

- Talk with family and health care providers about your healthcare wishes.
- Complete your MedWatch Emergency Health Plan documents.
- Have your medical info and health care decisions accessible to first responders and ER doctors.

Code with Ozobots - Thursday, April 11, 3:30 pm – 5:00 pm

Meet the Ozobots – the pocket-sized coding robots that come with infinite ways to play, create and share. These cute little robots will follow the lines you draw on paper, and respond to colour codes by changing their speed, direction or LED light colour. Once you learn the basics, you can program them through a series of challenges using drag-and-drop coding. This is a great introduction to coding, and computational thinking for kids in Grades 4 to 6. Presented in partnership with Science World BC.

Freshly Picked: An Afternoon with Jane Reid - Friday, April 26, 1:00 pm – 2:00 pm

In celebration of Earth Day, join us for a special event with Jane Reid, author of Freshly Picked: A Locavore's Love Affair with BC's Bounty. Jane became a local food fan after moving to British Columbia. After raising a family with her husband and working as a pharmacist for many years, Jane was able to combine her love of the written word with her passion for locally grown foods in her newest book.

Money Matters - Tuesdays from 10:00 am – 12:00 pm

Money Matters is an introductory financial literacy program designed for adult learners. These workshops reduce anxiety and increase your confidence in managing your money. Join us for one or more of these core program workshops.

1. Spending Plans and Budgeting (April 30)
2. Banking Basics (May 7)
3. Credit and Borrowing (May 14)
4. Savings and RESPs (May 21)

c. Engineering Update

Rick Bomhof, Director of Engineering, Parks and Environment provided an update on departmental activities as follows:

- City Park renewal project;
- MH D3 and storm trench;
- City Park Ball Field Preparations;
- Conder Park Trail – Stairs;
- LED Streetlight Replacements;
- New Memorial Bench Installed at Sendall Gardens;
- Annual cleaning of Sendall Gardens;
- Spring Banner installations;
- Brydon Lagoon Bank stabilization and viewing area;
- Abandoned Water Pump Station removal – 200 St. near Grade Crescent.



d. Earth Day - Monday, April 22 - Mayor van den Broek

Mayor van den Broek advised of the following events taking place in Langley in celebration of Earth Day (April 22, 2019):

Earth Day Native Planting & Invasive Species Removal at Brydon Lagoon

Date: Tuesday, April 23, 2019

Time: 9:00 am to 12:00 pm

Location: 198 A Street and 53 Avenue, Langley

City of Langley has partnered with Lower Mainland Green Team to bring the students of Langley City an Earth Day activity! Students, teacher and parents can register as a green team volunteer at: [greenteams.formstack.com](http://greenteams.formstack.com)

Pitch-in Day

Date: Saturday, April 27, 2019

Time: 9:00 am to 11:00 am

Location: City Park Gazebo, 4949 207 Street, Langley

Pitch-In and help clean up the parks and trails in your neighbourhood. Langley city staff will be on-site at the small picnic gazebo located in City Park near the main parking lot off of 207 Street, to provide you with the clean-up supplies and equipment to use for the day. No pre-registration required.

e. 2019 BC Mayors' Caucus - Mayor van den Broek

Mayor van den Broek advised she had recently attended the 2019 BC Mayors' Caucus in Prince George for three days, which brought together thirty mayors from around the province.

Sessions included:

- Emergency Management
- Clean BC Initiatives

She participated in a panel discussion on balancing social and economic prosperity, toured the District renewal energy system, and participated in a resolutions planning session.

**7. BYLAWS**

a. Bylaw 3102 - Tax Rate Bylaw

First, second and third reading of a bylaw to levy property value taxes for municipal purposes for the year 2019.

MOVED BY Councillor Pachal  
SECONDED BY Councillor Albrecht

THAT the bylaw cited as the "2019 Tax Rates Bylaw, 2019 No. 3102" be read a first time.

THAT the bylaw cited as the "2019 Tax Rates Bylaw, 2019 No. 3102" be read a second time.

THAT the bylaw cited as the "2019 Tax Rates Bylaw, 2019 No. 3102" be read a third time.

CARRIED

**8. ADMINISTRATIVE REPORTS**

a. Resurfacing of Douglas Park Tennis Court to Incorporate Pickleball Courts

MOVED BY Councillor Martin  
SECONDED BY Councillor Albrecht

THAT \$25,000 be allocated from the Enterprise fund to resurface the Douglas Park Tennis Court with the addition of Pickleball Courts overlaid on the Tennis Courts.

BEFORE THE QUESTION WAS CALLED staff responded to a question from a member of Council, advising that, although the impetus for the resurfacing of the tennis courts was to assist local pickleball players in holding a Charity Pickleball Tournament in the city this summer, the pickleball courts will continue to be used by pickleball players during good weather months year after year.

CARRIED

**9. NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion
- b. Correspondence
- c. New Business

**10. ADJOURNMENT**

MOVED BY Councillor Pachal

SECONDED BY Councillor James

THAT the meeting adjourn at 8:25 pm.

CARRIED

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MAYOR

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CORPORATE OFFICER