



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, January 13, 2020

8:14 p.m.

Council Chambers, Langley City Hall  
20399 Douglas Crescent

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

Absent: Councillor Wallace

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

- a. Adoption of the January 13, 2020 Regular Agenda

MOVED BY Councillor James

SECONDED BY Councillor Albrecht

THAT the January 13, 2020 agenda be adopted as circulated

CARRIED

## 2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from December 16, 2019

MOVED BY Councillor James

SECONDED BY Councillor Martin

THAT the minutes of the regular meeting held on December 16, 2019 be adopted as circulated.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from December 16, 2019

MOVED BY Councillor James

SECONDED BY Councillor Albrecht

THAT the minutes of the special (pre-closed) meeting held on December 16, 2019 be adopted as circulated.

CARRIED

### 3. **MAYOR'S REPORT**

a. Upcoming Meetings

Regular Council Meeting – January 27, 2020

Regular Council Meeting – February 10, 2020

b. Library Happenings - Councillor Martin

**Family Literacy Day – January 27, 2020**

Enter to win in Library or online. Contest runs January 2 to 31, 2020.

**Friends of the Library (1-2 pm) - Tuesday, January 21**

**Friends of the Library (1-2 pm) Tuesday, January 21**

Come check out the Friends of the Library group, which supports the library through advocacy, fundraising and assistance with various projects and programs.

The Friends meeting is followed by the Titles & Tea book club, which discusses each month's chosen work of fiction in a casual and welcoming setting.

**Let's Celebrate Chinese New Year!**

**Sunday, February 2, 1:30 – 3 pm**

Join us for a traditional performance featuring the Chinese lion dance and folk dance, followed by a special sign language presentation, calligraphy demonstration, and festive New Year goodies.

**Getting to Know Dementia**

**Monday, February 3, 1 – 3 pm**

Join a presenter from the Alzheimer Society of BC to enhance your knowledge of dementia, and learn about the different types of resources and support services available for people living with different stages of the disease.

**English Conversation Group**

**Tuesdays, February 4 – March 24, 10:30 am – 12:30 pm**

Practice and improve your English conversation in a supportive setting. Learn common vocabulary and phrases used at work and in everyday life. Presented in partnership with SUCCESS.

**Philosopher's Corner**  
**Thursday, February 6, 12:30 – 2 pm**

Join us for a discussion that is part of KPU's TALK series. February's discussion topic will be "Canadian Values; What Are They?"

Councillor Martin added that she had recently attended the graduation ceremony of Library Champions which is a three month program where immigrants can learn English. She has seen how this program has given recent immigrants as well as immigrants who have been in Canada for some time the confidence to go out in society after they have completed this program so it is a very worthwhile program. The next program in Langley is in October.

c. Debbie Froese – Mayor van den Broek

On behalf of Council, staff and the city, Mayor van den Broek offered condolences to Mayor Jack Froese from the Township of Langley and his family following the recent passing of his wife Debbie Froese. A celebration of life will be held Friday, January 24, 2020 at 2:00 pm at Christian Life Assembly.

d. Memorandum of Understanding – Mayor van den Broek

The Mayor advised that Council resolved that the following statement be released to the public:

Langley City Council has approved to enter into a Memorandum of Understanding ("MOU") between South Coast British Columbia Transportation Authority ("TransLink") and City of Langley for the Surrey Langley SkyTrain Project for the portion within City of Langley in order for TransLink to proceed with the next steps of the Surrey Langley SkyTrain ("SLS") Work Plan for completion and submission of a reference design and business case to the Federal and Provincial treasury boards in Spring 2020.

It is the expectation of the Mayors' Council that, prior to the SLS Project proceeding to issuance of a formal business case, TransLink and the City will enter into a MOU which will establish project objectives, scope, roles and responsibilities.

The MOU is a statement of intent summarizing the collective elements of TransLink and the City and to illustrate mutual support of the project. The MOU is intended to advance the development of the Supportive Policies Agreement and Municipal Access Agreement for the project. The following are the key elements of the MOU:

- Commitment by TransLink and the City;
- Project objectives and scope;
- TransLink's roles and general responsibilities;

- The City's roles and general responsibilities;
- Joint roles and responsibilities;
- Supportive Policies Agreement;
- Operations and Maintenance Centre (OMC);
- 196 Street and 203 Street station and transit exchange;
- Industrial Avenue Corridor; and
- Municipal Access Agreement.

The MOU reaffirms TransLink and the City's commitment to work collaboratively and support the project to extend the SkyTrain to Langley City. The City's commitment also includes development of updated land-use plans, transit-oriented land-use policies and affordable housing strategies, all of which are already underway as part of the Official Community Plan and Zoning Bylaw Updates and Nicomekl River District Neighbourhood Plan, and which will form part of the future Supportive Policies Agreement.

The MOU is not intended to create legal binding rights nor to fetter the powers of Council on approving future agreements and policies.

The MOU also demonstrates that Langley City is being proactive and taking a methodical approach to strengthen the business case to secure the remaining \$1.9 billion in the Phase Three Investment Plan to complete the SkyTrain extension to the City of Langley as one complete project.

#### **4. BYLAWS**

- a. Bylaw 3091 - Zoning Amendment and Development Permit No. 17-18

Final reading of a bylaw to rezone properties located at 5460, 5470, 5480, 5490, 5500, 5510 199A Street to accommodate a 5 storey, 104 unit condominium development

MOVED BY Councillor Pachal  
SECONDED BY Councillor Martin

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 159, 2019, No. 3091" be read a final time.

CARRIED

1. Development Permit No. 17-18

5460, 5470, 5480, 5490, 5500, 5510-199A Street

MOVED BY Councillor Martin

SECONDED BY Councillor James

THAT Development Permit Application DP-17-18 to accommodate a 5 storey, 104-unit condominium development located at 5460, 5470, 5480, 5490, 5500, 5510-199A Street 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.

CARRIED

5. **ADMINISTRATIVE REPORTS**

a. 2019 Annual Report for City Committees

MOVED BY Councillor Martin

SECONDED BY Councillor Pachal

THAT the 2019 Annual Reports for the following City Committees be received for information:

- Community Day Committee
- Youth Committee
- Magic of Christmas Parade Committee

CARRIED

6. **NEW AND UNFINISHED BUSINESS**

a. Motions/Notices of Motion

MOVED BY Councillor Pachal

SECONDED BY Mayor van den Broek

THAT City staff work with the Langley Lions Housing Society and its funding partners to ensure that, on average, 87% of the units in phase 1 and phase 2 of the Master Plan are for the exclusive residency of seniors. For example, phase 1 may have 80% and phase 2 may have 90% of units for the exclusive residency of seniors; and

THAT City staff work with the Langley Lions Housing Society and its funding partners to ensure that future phases have at least 87% of the units for the exclusive residency of seniors; and

THAT if future phases will have less than 87%, and more than 85% of the units for the exclusive use of seniors, that the Langley Lions Housing Society and its funding partners work with City Council and staff to find a mutually agreeable percentage, noting the importance of seniors housing for our community and Council's desire to maintain at least 87% of the units for the exclusive use of seniors.

BEFORE THE QUESTION WAS CALLED staff responded to questions from Council, advising that:

- the existing tenant breakdown on the site is 86.3% seniors and 13.7% under 55 and the proposed Birch building replacement is proposed to be 80% seniors and 20% under 55. In the staff report brought forward to Council on December 9th, staff recommended a proposed tenant breakdown of 85% seniors and 15% under 55 for the balance of the project, noting that the Birch replacement building has received the funding the Community Housing Fund that has an 80/20 split.
- the tenant mix percentage for the Birch building replacement was determined through the Community Housing Fund which is administered by BC Housing; however, future phases of the Langley Lions Housing complex redevelopment would each require their own housing agreement with tenant mix to be determined and which would require approval of Council.

Councillor Pachal spoke to his motion advising that the 80% tenant mix for Phase 1 has already been negotiated with the funding partners; the intent of his motion is to set the tenant mix higher than it is today and to ensure that the tenant mix for Phases 1 and 2 combined does not result in a net decrease in the 86%.

Discussion ensued regarding the merits of the motion.

In response to questions from a Council member, Councillor Pachal advised that this motion gives staff guidance in negotiating the tenant mix for future phases of the redevelopment which would then become be part of housing agreements, each of which would require approval of Council.

Further discussion ensued regarding ensuring the concerns of LSCAT and the Langley Care Society are being addressed.

THE QUESTION WAS CALLED and the motion was

CARRIED

b. Correspondence

1. Lower Fraser Valley Aboriginal Society - National Indigenous Peoples Day

Use of Douglas Park on the 3rd Saturday in June

c. New Business

7. **ADJOURNMENT**

MOVED BY Councillor Pachal  
SECONDED BY Councillor James

THAT the meeting adjourn at 8:35pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER