



## MINUTES OF A REGULAR COUNCIL MEETING

**Monday, February 10, 2020**  
**7:00 p.m.**  
**Council Chambers, Langley City Hall**  
**20399 Douglas Crescent**

Present: Mayor van den Broek  
Councillor Albrecht (7:01pm)  
Councillor James  
Councillor Martin  
Councillor Pachal  
Councillor Storteboom  
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  
G. Flack, Deputy Director of Corporate Services  
K. Kenney, Corporate Officer

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

- a. Adoption of the February 10, 2020 Regular Agenda

MOVED BY Councillor Pachal  
SECONDED BY Councillor Wallace

THAT the February 10, 2020 agenda be adopted as circulated

**CARRIED**

Councillor Albrecht entered the meeting.

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

A Committee of the Whole meeting provides Council the opportunity to hear input from the public and allows Council a greater opportunity to speak to and debate specific agenda items.

MOVED BY Councillor Storteboom  
SECONDED BY Councillor James

THAT Council commence Committee of the Whole.

**CARRIED**

a. Bylaw 3120 - Financial Plan Bylaw 2020 - 2024

Darrin Leite, Director of Corporate Services made a presentation on the 2020-2024 Financial Plan, highlighting information with respect to:

- Four proposed investment areas
  - Strategic Land Acquisition
  - Parks and Trails Improvements
  - Downtown Infrastructure Upgrades
  - City/recreation facilities expansion/enhancement;
- Capital Improvement Plan;
- Overview;
- Status Quo;
- Utilities;
- Service Level Increases
- Tax Rate Effect.

The Mayor asked if any correspondence had been received in relation to the proposed bylaw and whether there were any speakers on the speakers list to speak to the bylaw. The Corporate Officer advised that seven pieces of correspondence had been received and had been circulated to Council either in the agenda package or on-table and that there were three speakers on the speakers list.

The speakers on the speakers list were each called up to provide comments or questions on the Financial Plan Bylaw.

Scott Thompson, 4978 205A Street, Langley, provided the following comments:

- asked that Council defer the proposed borrowing for one year until there is further comprehensive consultation with the public;
- \$50 million represents a significant increase in property taxes, suggesting it represented \$2,000 per person;
- He just learned about the proposal, is concerned about the process;
- \$30 million in strategic land acquisitions doesn't include the capital costs for construction of facilities such as the proposed performing arts and cultural centre;
- question the market demand for a performing arts and cultural centre;
- suggested a proposed joint venture with Township of Langley and City of Surrey to build a regional performing arts and cultural centre;
- the City, through OCP and rezoning has all the tools it needs to control development;

- with respect to addressing the lift in land values, City of Vancouver is taking the total land lift and Surrey is considering doing the same, so why borrow money and pay interest and take risk when you can get entire land lift for nothing;
- casino proceeds should be used for these initiatives rather than borrowing;
- City has significant geotechnical issues preventing high density, would be more costly to have high rises, lower density means lower cost;
- suggest City re-establish city-owned development company so an annual dividend can be provided to the City and take debt off the books;
- City is debt-free, let's keep it that way.

Steve Wallace, 5379 205 Street, Langley circulated a handout to Council and provided the following comments:

- advised that the handout shows what the dollar amounts would be for him with 3% and 6% increases in his taxes over 15 years, noting the graphs don't include increases in property values;
- advised he was president of his strata and there are a lot of people this increase will really hurt;
- consider the effect this will have on senior citizens;
- noted the majority of seniors are renters rather than owners;
- insurance costs are going to increase in his apartment \$30 per month. Overall people will have \$100 less per month which will have a long term impact.

Warner Smith, 4655 204A Street, Langley provided the following comments:

- have been a business member of the community for 50 years;
- you think we have an unlimited amount of funds; people who make \$200k plus per year don't realize there are people who have to live on \$24k per year;
- future growth survey doesn't even represent this income level;
- cost of living increase is understandable;
- is against 6 to 7% increase;
- should look at ways to curb seniors tax increases;
- planning for SkyTrain should have started in 1989 when it came to Surrey instead of getting this expenditure now.

The Mayor invited members of the public in attendance to provide comments or questions on the Financial Plan Bylaw.

There were no further speakers.

MOVED BY Councillor Albrecht  
SECONDED BY Councillor James

THAT Committee of the Whole rise and report.

CARRIED

**3. ADOPTION OF THE MINUTES**

- a. Regular Meeting Minutes from January 27, 2020

MOVED BY Councillor Albrecht  
SECONDED BY Councillor Storteboom

THAT the minutes of the regular meeting held on January 27, 2020 be adopted as circulated.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from January 27, 2020

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Pachal

THAT the minutes of the special (pre-closed) meeting held on January 27, 2020 be adopted as circulated.

CARRIED

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

- a. Bylaw 3120 - Financial Plan Bylaw 2020 - 2024

Third reading of a bylaw to adopt the Financial Plan for 2020 – 2024

MOVED BY Councillor Pachal  
SECONDED BY Councillor Albrecht

THAT the bylaw cited as the “Financial Plan 2020 – 2024 Bylaw, 2020, No. 3120” be read a third time.

CARRIED

## **5. DELEGATIONS**

### **a. Anthony Butera**

#### **Request to Set Up a Retail Cannabis Dispensary**

Mr. Anthony Butera advised that he represented a group of legal cannabis growers that would like to enter into a business partnership with the City in which, in return for support from the City in terms of licensing such a business, the City would receive a percentage of the profits of the store.

In response to questions from Council, Mr. Butera advised that:

- currently they do not have any other stores, they are just a network of legal growers;
- he estimates the percentage of the profits the City would receive would be in the range of 25%;
- he will forward his business plan to Council for information.

## **6. MAYOR'S REPORT**

### **a. Upcoming Meetings**

Regular Council Meeting – February 24, 2020

Regular Council Meeting – March 9, 2020

### **b. Library Happenings - Councillor Martin**

#### **Next Reads**

Find your next great read! Subscribe to receive FVRL staff curated email newsletters, featuring new titles and good reads you may have missed.

#### **Valentine's Day Storytime & Craft**

Thursday, February 13, 10:30 – 11:30 am

Join us for a special extended Storytime filled with Valentine's Day fun! Read books, sing songs, and make cool Valentine's Day crafts to take home.

#### **Express Entry and BCPNP Workshop**

Thursday, February 13, 6:00 – 8:00 pm

Hear the latest information about immigration options for work permit holders and international students. Topics include application requirements, express entry and the BC Provincial Nominee Program.

#### **Family Photo Booth**

Saturday, February 15, 10:30 am – 4:00 pm

Our photo booth is the perfect way to create fun and everlasting memories with the whole family. Use the library's green screen technology to transport your family to your dream vacation destination.

Philosopher's Corner

Thursday, March 5, 12:30 – 2:00 pm

Join us for a discussion that is part of KPU's TALK series. March's discussion topic will be "Violence in Our Culture: What is it?"

c. Engineering Update

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

- flood pictures from early February
- retaining wall replacement (South of Nicomekl River and East of 203 Street)
- Douglas Park Community Garden
- Proposed Rotary Centennial Park Community Garden
- signal upgrade 53 Ave & 53A Ave (206 St)
- Nicholas Park washroom
- traffic signal at 203 St and Industrial Ave
- post top lights – LED retrofits
- sewer main cross- bore repair
- new SCADA system
- new service installation
- Christmas light cleanup & tagging
- Christmas light shots
- snow clearing
- filming in McBurney Plaza
- making use of outdoor fitness equipment at Douglas Park

In response to a question from a Council member, staff advised that it's not possible to dredge the river as a measure to address flooding as the municipality shares the river with other municipalities and dredging would impact those other municipalities. He further advised that the City has undertaken studies to address flooding including a proposal to install dykes that was not practical due to cost. Instead, the City has chosen to educate the public about living near a flood plain and the City provides assistance where possible.

## 7. **BYLAWS**

a. Bylaw 3103 - Zoning Amendment and Development Permit

Final reading of a bylaw to rezone properties located at 5443, 5453, 5461, 5469 Brydon Crescent from RS1 Single Family Residential Zone to RM3 High Density Residential Zone to accommodate a five (5) storey, 115 unit condominium apartment development

MOVED BY Councillor Pachal  
SECONDED BY Councillor Albrecht

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 163, 2019, No. 3103" be read a final time.

CARRIED

1. Development Permit No. DP 02-19

5443, 5453, 5461 & 5469 Brydon Crescent

MOVED BY Councillor Martin  
SECONDED BY Councillor Storteboom

THAT Development Permit Application DP 02-19 to accommodate a 5-storey, 115-unit condominium apartment development located at 5443, 5453, 5461 & 5469 Brydon Crescent be approved, inclusive of building height and setback variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development's report.

CARRIED

b. Bylaw 3106 - Zoning Amendment and Development Permit

Final reading of a bylaw to rezone the properties located at 20209, 20219, 20225, 20237 53A Avenue from RS1 Single Family Residential Zone to RM 3 High Density Residential Zone to accommodate a five (5) storey, 69 unit condominium apartment development

MOVED BY Councillor Albrecht  
SECONDED BY Councillor Pachal

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 164, 2019, No. 3106" be read a final time.

CARRIED

1. Development Permit No. DP 03-19

20209, 20219, 20225, 20237 53A Avenue

MOVED BY Councillor James

SECONDED BY Councillor Pachal

THAT Development Permit Application DP 03-19 to accommodate a 5-storey, 69-unit condominium apartment development located at 20209, 20219, 20225, 20237 – 53A Avenue be approved, inclusive of building height and setback variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development's report.

CARRIED

c. Bylaw 3119 - Advisory Planning Commission Establishment Bylaw No. 3100 Repeal Bylaw

Final reading of a bylaw to repeal the Advisory Planning Commission Bylaw and replace reference to Advisory Planning Commission with Advisory Design Panel in various bylaws

MOVED BY Councillor Pachal

SECONDED BY Councillor Martin

THAT the bylaw cited as "Advisory Planning Commission Establishment Bylaw, 2019, No. 3100, Repeal Bylaw, 2020, No. 3119" be read a final time.

CARRIED

8. **ADMINISTRATIVE REPORTS**

a. Out of Province Travel Request - Councillor Martin

MOVED BY Councillor Pachal

SECONDED BY Councillor Wallace

THAT Councillor Gayle Martin be authorized to attend the International Making Cities Livable Conference in Carmel, Indiana from June 2 to 6, 2020.

CARRIED



**9. NEW AND UNFINISHED BUSINESS**

a. Motions/Notices of Motion

b. Correspondence

1. Langley District Parent Advisory Council (DPAC)

Request to change bylaws to ensure that businesses within a 2 km radius of a school are restricted from selling vape products

MOVED BY Councillor Wallace

SECONDED BY Councillor Pachal

THAT staff investigate and report back to Council as part of the OCP update on the feasibility and implications of changing the City's applicable bylaws to restrict businesses within a 2 km radius of a school from selling vape products.

BEFORE THE QUESTION WAS CALLED in response to a question from a member of Council, staff advised that any stores currently selling vape products within a 2 km radius of a school would be grandfathered if the Zoning bylaw was amended.

THE QUESTION WAS CALLED and the motion was

CARRIED

c. New Business

**10. ADJOURNMENT**

MOVED BY Councillor James

SECONDED BY Councillor Pachal

THAT the meeting adjourn at 7:56pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER