



REGULAR COUNCIL MEETING AGENDA

Monday, November 7, 2016
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

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Rick Bomhof, Director of Engineering, Parks & Environment
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Rory Thompson, Fire Chief

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MINUTES OF A REGULAR COUNCIL MEETING

Monday, October 17, 2016

7:00 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

Present:

Mayor Schaffer
Councillor Arnold
Councillor Albrecht
Councillor Martin
Councillor Pachal
Councillor Storteboom
Councillor van den Broek

Staff Present:

F. Cheung, Chief Administrative Officer
G. Minchuk, Director of Development Services and Economic Development
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
C. Mushata, Manager of Legislative Services
Graham Flack, Deputy Director of Corporate Services

1. COMMITTEE OF THE WHOLE

Motion #16/180

MOVED BY Councillor Storteboom

SECONDED BY Councillor Pachal

THAT Council resolve into Committee of the Whole at 7:00 pm

CARRIED

a. Development Permit No. DP 06-16 - 20393 Fraser Highway

Mr. Leon Viger, Senior Project Manager, MGBA Architecture presented an overview of the proposed development at the Langley Casino highlighting the following:

- Some parking stalls will be removed to accommodate the addition but the overall provision of site parking will still be more than adequate.
- Two restaurants will be constructed; Atlas and Chow.
- The pedestrian entrances from Fraser Highway and Innes Corners will be maintained.
- The second floor patio will be a new space for weddings and other celebrations with both covered and open areas as well as raised garden beds to grow product for the restaurants.

- Taxi and other parking currently located to the south will be relocated to the west side of the building.
- There are pieces of existing fence along the west boundary, it will be enhanced to provide continuous fencing; there is an existing fence along Locke Lane that will be reinforced.
- The pedestrian walkway from Fraser Highway to the Atlas restaurant will be considered for enhancement as the design evolves.

b. Development Variance Permit No. DVP 02-16 - 20508 46A Avenue

Ms. Lori Joyce, Planner, HY Engineering Ltd. presented the proposed application to subdivide the existing lot to construct two new homes noting that a variance is being sought to reduce the required minimum lot width of each lot by 0.6 metres.

Ms. P. Milburn, 20460 46A Avenue, stated:

- She supports the application and does not believe that street parking will become a problem.

Motion #16/181

MOVED BY Councillor Martin

SECONDED BY Councillor Storteboom

THAT the Committee of the Whole rise and report.

CARRIED

2. ADOPTION OF AGENDA

a. Adoption of the October 17, 2016 Regular Agenda

Motion #16/182

MOVED BY Councillor Pachal

SECONDED BY Councillor Storteboom

THAT the October 17, 2016 agenda be adopted as circulated

CARRIED

3. ADOPTION OF THE MINUTES

a. Regular Meeting Minutes from October 3, 2016

Motion #16/183

MOVED BY Councillor Albrecht

SECONDED BY Councillor Arnold

THAT the minutes of the regular meeting held on October 3, 2017 be adopted as circulated.

CARRIED

- b. Public Hearing Meeting Minutes from October 3, 2016

Motion #16/184

MOVED BY Councillor Pachal

SECONDED BY Councillor van den Broek

THAT the minutes of the public hearing meeting held on October 3, 2016 be adopted as circulated.

CARRIED

4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

- a. Development Permit No. DP 06-16 - 20393 Fraser Highway

Motion #16/185

MOVED BY Councillor Martin

SECONDED BY Councillor van den Broek

THAT Development Permit Application DP 06-16 to accommodate a 2,142 m² (23,056 sq ft) restaurant and casino addition at 20393 Fraser Highway be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

BEFORE THE QUESTION WAS CALLED

In response to a question, the Director of Development Services stated staff will work with the developer to enhance the pedestrian walkway on the site and that additional bicycle parking will be provided as part of the servicing requirements.

THE QUESTION WAS THEN PUT AND

CARRIED

- b. Development Variance Permit No. DVP 02-16 - 20508 46A Avenue

Motion #16/186

MOVED BY Councillor Storteboom

SECONDED BY Councillor Arnold

THAT Development Variance Permit Application DVP 02-16 to vary the lot width in the RS1 Single Family Residential Zone from 16.0m to 15.4m relating to the proposed two-lot subdivision located at 20508-46A Avenue be approved.

CARRIED

5. **COMMUNITY SPOTLIGHTS**

- a. Ginger Sherlock, Langley Emergency Program Coordinator
The Great British Columbia Shake Out

Ms. G. Sherlock, Langley Emergency Program Coordinator provided information on the Great British Columbia Shake Out in which the City of Langley will be participating this Thursday at 10:20 am.

6. **MAYOR'S REPORT**

- a. Upcoming Meetings
Regular Council Meeting – November 7, 2016 - Televised
Regular Council Meeting – November 21, 2016
- b. Metro Vancouver - Councillor Storteboom
- There have been no Board of Directors Meeting or Climate Action Committee Meeting since our City Council's most recent regularly scheduled meeting,
 - City Council has received the most recent Board in Brief Report from Metro Vancouver via email and in their agenda package.
 - Reminder of the Council of Councils meeting scheduled for October 22 in Port Coquitlam as well as the Zero Waste Conference scheduled for November 3 in Vancouver.
 - There are excellent videos posted on the metrovancouver.org website including: Managing Rain on Residential Lots. This video outlines a draft regulation for managing stormwater on residential developments to reduce the impact of the paved and hard surface areas that are replacing older, smaller homes as we move toward increasing densities. Options being considered include thicker topsoil, disconnecting downspouts to storm sewer systems, using rain barrels and creating rain gardens.

- c. **Library Happenings - Councillor Martin**
Geek Club - Tuesday, November 1 - 6:30 pm – 8:00 pm
Tweens and Teens get together with library staff and see where the evening takes them – from games, snacks and crafting to discussions on interstellar travel – an hour and a half of unplanned activity.
Essential Skills for Job Success - Fridays, October 14, 21, and 28 - 11:30 am – 2:30 pm
This program runs for three hours each week and helps newcomers and Canadian-born adults improve their literacy skills in order to succeed in the workplace. It is free, and offered in cooperation with the Langley Literacy Network.
3-D Printer Demo - Saturday, October 22 - 2:00 pm – 4:00 pm
Come and be AMAZED by a 3D PRINTER in action. Watch and learn about how this technology works, learn about the software needed to design for the 3D printer and maybe even walk away with a small 3D printed memento. The Fraser Valley MakerSpace is proud to showcase one of its 3D printers made locally.
Prose Reading & Critique Group - 3rd Wednesday of each month - 7:00 pm - 8:30 pm
If writing is your passion, this is the gathering for you. Prose writers (new and experienced) of almost any genre will read their work publicly, followed by group feedback. Bring your latest composition and meet fellow authors. A partnership of the City of Langley Library and the Langley Writers Guild.
Wednesday Wonders! - Wednesdays, November 2 to 30, 11:00 am - 11:30 am
Have some fun at the library and make your Wednesday wonderful! Join library staff for songs, stories, crafts and other fun activities. This drop-in program is for teens and adults with developmental challenges and their caregivers.
New To BC – Library Champions - Mondays, 10:30 am – 2:30 pm
This is the group of volunteers who have signed up for the Library Champions initiative in Langley and who have been meeting on Mondays in the library. Sarwan Singh Randhawa, Community Librarian at Murial Arnason Library, has done much of the work of coordinating for the Langleys. Full information on the Library Champions initiative can be found through the Library Champions page on the New To BC website: <http://newtobc.ca/newcomer-resources/champions-project>
- d. **RCMP Quarterly Update - Superintendent Murray Power, OIC**
Superintendent Power provided the quarterly update highlighting the following:
- Theft from Auto and Auto Theft are up 50% and 65% respectively;
 - Property related offences increased to 41 occurrences in May this year as well as theft from auto increased to 73 occurrences in both May and June of this year;
 - Persons offences are running at approximately the five year average;
 - Occurrences of assaults and robberies are down;
 - Harassment cases show an increase of 275% however, this is a new category of reporting which will typically always show a high increase;
 - Property Crime incidents have increased in almost all categories;
 - All property offences are above the five year average all months in 2016;

- Both residential and commercial break and enter occurrences are down; and
- Street Checks by officer have increased significantly which may be a contributing factor in many of the reductions in offences.

In response to a question, Superintendent Power advised he will look at ways to quantify the number of calls they receive pertaining to homelessness and that they are waiting for direction as to the type of events at which Auxiliary Officers can volunteer.

7. BYLAWS

- a. Bylaw 3003
Final reading of a bylaw to exempt certain lands and improvements from municipal taxation for the year 2017.

Motion #16/187

MOVED BY Councillor Storteboom

SECONDED BY Councillor Albrecht

THAT the bylaw cited as “Permissive Tax Exemption Bylaw, 2016, No. 3003” be read a final time.

CARRIED

8. ADJOURNMENT

Motion #16/188

MOVED BY Councillor van den Broek

SECONDED BY Councillor Albrecht

THAT the meeting be adjourned at 8:18 pm

MAYOR

CORPORATE OFFICER



CITY OF LANGLEY

"The Place to Be!"

REQUEST TO APPEAR AS A DELEGATION / COMMUNITY SPOTLIGHT

To appear before Council as a Delegation or Community Spotlight at a Council Meeting, please submit a written request to the Corporate Officer by 12:00 p.m. noon on the Wednesday prior to the scheduled Council Meeting. You may complete this form or provide a letter however please ensure the letter contains the information requested on this form. You can submit your request by email to pkusack@langleycity.ca, in person or by mail at City Hall (20399 Douglas Crescent, Langley BC V3A 4B3), or by fax at 604-514-2838. A staff member will contact you to confirm the meeting date at which you are scheduled to appear before Council.

Council meetings take place at 7:00 p.m. in the Council Chambers on the second floor of Langley City Hall. Delegations are defined as an individual, group or organization making a request of Council. A Community Spotlight is an individual, group or organization providing information or updates on an event or activity. Delegations are limited to a five (5) minute presentation and Community Spotlights are limited to a ten (10) minute presentation. You may speak on more than one (1) topic but you must keep your presentation within the prescribed time limit.

Please attach any material that you wish Council to review in advance of the meeting to this form.

DATE: October 3, 2016 REQUESTED MEETING DATE: November 7, 2016

NAME: City of Langley Staff

TOPIC: Long Service Award Recognition



CITY OF LANGLEY

"The Place to Be!"

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Please attach any material that you wish Council to review in advance of the meeting to this form.

DATE: Oct.3/16

REQUESTED MEETING DATE: Nov. 7/16

NAME: Teri James

ORGANIZATION NAME: DLBA
(if applicable)

ADDRESS: 201-20559 Fraser Highway

CONTACT NUMBER: 604-539-0133

EMAIL ADDRESS: info@downtownlangley.com

TOPIC: Share with Council the success of the 2016 McBurney Plaza Summer Series and share some of the ideas for 2017

AUDIO/VISUAL NEEDS (if yes, specify) PowerPoint

ACTION YOU WISH COUNCIL TO TAKE: sit back and enjoy ☺

For Metro Vancouver meetings on Friday, October 28, 2016

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact Greg Valou, 604-451-6016, Greg.Valou@metrovanancouver.org or Kelly Sinoski, 604-451-6105, Kelly.Sinowski@metrovanancouver.org

Greater Vancouver Regional District

2016 Christmas Campaign – Create Memories, Not Garbage

RECEIVED

The Metro Vancouver Board received an update on the 2016 “Create Memories, Not Garbage” campaign, which this year will highlight examples of residents’ “Best Give Ever” to encourage people to celebrate the holidays with experiences, spending time with loved one or giving long-lasting gifts in a bid to reduce waste during the Christmas season.

The campaign, now in its sixth year, typically uses positive and humorous behaviour to inspire people to consider alternative, non-tangible gifts to celebrate the holidays. The campaign is part of Metro’s overall waste reduction and diversion targets established in the Integrated Solid Waste and Resource Management Plan.

Health and Economic Benefits of Sustainable Development and Transport Investment in the Lower Mainland Study

APPROVED

The Board will send a letter to B.C.’s health minister, recommending the province support the “Health and Economic Benefits of Sustainable Development and Transport Investment in the Lower Mainland Study,” while also directing staff to report back to the regional planning committee about Metro Vancouver’s involvement with the study.

The committee recommendation followed an Oct. 14, 2016 presentation from Dr. Larry Frank of the University of British Columbia.

National Housing Strategy Consultation Update

RECEIVED

The Board will write a letter to BC Housing to seek confirmation on the status of funding applications to BC’s new housing investment funds for affordable rental housing units.

Housing affordability remains a key public concern in the Metro Vancouver region. The 2016 federal budget committed the federal government to a Phase 1 investment in housing Canada-wide of \$2.3 billion, with about \$150 million allocated to B.C. over two years. The new government has also committed to the development of a National Housing Strategy for Phase 2 funding. B.C. was expected to submit its input to the federal government in October.

Sustainability Innovation Fund Policy Amendments**APPROVED**

The Board has approved amendments to the Regional District, Liquid Waste, and Water Sustainability Innovation fund policies, which were created in 2004 to support utility or regional district projects based on principles of sustainability. Board policies were adopted in 2014 to guide the use and management of the funds.

The amendments, recommended by the Climate Action Committee to encourage more innovative, multi-year projects and leverage additional funds from partners, are aimed at aligning the three policies to create a more integrated and flexible process. The Regional District fund, previously called the GVRD Sustainability Innovation Fund, was also renamed as part of the amendments to keep it consistent with the other policies.

Update on the Pan-Canadian Framework on Clean Growth and Climate Change and the BC Climate Leadership Plan**RECEIVED**

The Board received an update on the federal process for developing a Pan-Canadian Framework on Clean Growth and Climate Change and the BC Climate Leadership Plan, which is expected to present opportunities for local governments to advance their climate goals, by providing funding or specific policy development to accelerate actions in Metro's Integrated Regional Climate Action Strategy.

The federal and provincial governments are developing national and provincial climate plans, following the Paris Conference of the Parties to the UN Framework Convention on Climate Change (COP 21) in November 2015.

Update on the Regional Prosperity Initiative**APPROVED**

The Board endorsed the 2017 Regional Prosperity Initiative Work Plan and budget, as presented in an Oct. 6 report, which is aimed at providing opportunities for a new public-private collaboration on regional prosperity in Metro Vancouver.

The Regional Prosperity Initiative involves stakeholders from the private and public sector as well as academia, labour and community organizations to work together to improve and expand the prosperity of the Metro Vancouver region. A steering committee, slated to meet through the fall and into the spring of 2017 to come up with tangible proposals for a new public private collaboration, has already identified two potential projects: a regional mobile business licence and the development of a regional film permitting system, to help establish credibility of the organization.

2017 GVRD Function Budgets**APPROVED**

The Board approved a \$709.5 million budget for 2017, up 5.6 per cent from a year earlier, which means the average Metro Vancouver homeowner will pay an additional \$16 in taxes on an assessed \$860,000 home, for a total cost of \$452.

The increased budget reflects the costs of financing for the December 2014 purchase of the new head office, as well as 124 capital water projects and 167 sewer projects. The average homeowner will see water rates rise 3.2 per cent, or \$4, for a total of \$162, while sewer costs will go up 5.5 per cent, which equates to \$10, or \$190. Tipping fees remain unchanged, but regional district functions, which includes parks and air quality, will increase by 4.2 per cent, or \$2, to a total of \$44.

Metro Vancouver 2040: Shaping our Future Minor Amendment to Incorporate Updated Housing Demand Estimates**APPROVED**

The Board made a Type 3 Minor Amendment to the Metro Vancouver 2040, the regional growth strategy and will notify affected local governments, appropriate agencies, and the public.

The amendment incorporates updated housing demand estimates developed through the preparation of the new Regional Affordable Housing Strategy. The existing housing demand numbers were based on the 2006 Census, while the revised estimates (based on housing tenure and household incomes) were adopted by the Board on May 27, 2016, as part of the updated Regional Affordable Housing Strategy.

Greater Vancouver Regional District - Parks**Kanaka Creek Regional Park – Contribution Agreement for Operation of the Kanaka Creek Bell-Irving Hatchery****APPROVED**

The Board agreed to contribute \$21,000 to the Kanaka Education and Environmental Partnership Society to operate the Kanaka Creek Bell-Irving Hatchery for a one-year term, from Jan. 1, 2017 to Dec. 31, 2017.

Fish production, conservation and community involvement activities will continue to benefit Kanaka Creek Regional Park and the region. The \$21,000 contribution supplements a \$25,000

annual contribution from the Department of Fisheries and Oceans to fund a hatchery manager and related fish production and administration costs.

**Belcarra Regional Park - BC Hydro Metro North Transmission Project
Update and Implications**

APPROVED

The Board will write a letter to BC Hydro seeking clarification on its rationale for a separate route for the Metro North Transmission Project, a 230-kilovolt transmission line between Coquitlam and Vancouver that may include an additional right of way through Belcarra Regional Park.

BC Hydro is expected to make a decision this fall on one of three alternative routes, which include a five-kilometre splice through Belcarra Park. The Board is concerned the move could affect the environment and esthetics of the park. Staff was directed to forward any response to the Regional Parks Committee.

2017 GVRD Budget – Regional Parks

APPROVED

The Board approved a \$35,968,513 budget for Regional Parks in 2017, up 4.5% from a year earlier. Of that, \$11.3 million is earmarked for capital expenditures, including the Colony Farm Sheep paddocks trail, Burnaby Lake Still Creek bridge replacement, Pacific Spirit service yard replacement, Surrey Bend parking lot expansion and Derby Reach full service washroom.

Capital expenditures in the Regional Parks function are funded on a 'pay as you go' basis through contribution to capital reserves.

Greater Vancouver Water District

**Award of Contract Resulting from Tender No. 16-119: Construction of
Clayton Reservoir - Phase 1**

APPROVED

The Board has authorized a \$16,390,750 contract (exclusive of taxes) to Giffels Westpro Constructors Inc. for Phase 1 construction of the Clayton Reservoir, which is needed to boost the water supply to the growing municipalities of Surrey and Langley.

The new reservoir, slated for 72nd Avenue and 190th Street in Surrey, next to Hazelgrove Park, will have a storage capacity of 22.5 ML with provision for future expansion to increase the ultimate storage capacity at this site to 45 ML. It will replace the existing Clayton Tank, built in

1966, which does not meet current seismic standards and is not big enough to serve the increasing demand.

Giffels Westpro Constructors Inc. offered the lowest bid for the project, beating out Kenaidan Contracting Ltd. (\$17,137,000), NAC Constructors Ltd. (\$17,878,000), Graham Infrastructure LP (\$18,860,910) and Stuart Olson Construction Ltd. (\$18,914,675).

**Award of Contract Resulting from RFP No. 16-145: Coquitlam
Intake No. 2 – Project Definition**

APPROVED

The Board has authorized a contract of up to \$5,457,726 (exclusive of taxes) to CH2M Hill Canada Limited for Coquitlam Intake No. 2 – Project Definition, provided the required capital project budget increase receives approval from the Greater Vancouver Water District.

Metro Vancouver is seeking to develop and secure additional long term water supply capacity from the Coquitlam reservoir, which, along with the Capilano and Seymour reservoirs, provides clean, safe drinking water to 2.5 million residents across the region. CH2M Hill Canada Limited offered the lowest cost proposal for the project definition, which would define the scope of work including an indicative design, timeline and cost estimate for the proposed new intake, tunnel, and treatment.

**Award of Contract Resulting from RFP No. 16-145: Coquitlam Intake No. 2 –
Project Definition**

APPROVED

The Board has authorized the awarding of a contract of up to \$5,457,726 (exclusive of taxes) to CH2M Hill Canada Limited for Coquitlam Intake No. 2 – Project Definition, provided the required capital project budget increase receives approval from the Greater Vancouver Water District.

Metro Vancouver is seeking to develop and secure additional long term water supply capacity from the Coquitlam reservoir, which, along with the Capilano and Seymour reservoirs, provides clean, safe drinking water to 2.5 million residents across the region. CH2M Hill Canada Limited offered the lowest cost proposal for the project definition, which would define the scope of work including an indicative design, timeline and cost estimate for the proposed new intake, tunnel, and treatment.

Sustainability Innovation Fund Policy Amendments

APPROVED

The Board has approved amendments to the Regional District, Liquid Waste, and Water Sustainability Innovation fund policies, which were created in 2004 to support utility or

regional district projects based on principles of sustainability. Board policies were adopted in 2014 to guide the use and management of the funds.

The amendments, recommended by the Climate Action Committee to encourage more innovative, multi-year projects and leverage additional funds from partners, are aimed at aligning the three policies to create a more integrated and flexible process. The Regional District fund, previously called the GVRD Sustainability Innovation Fund, was also renamed as part of the amendments to keep it consistent with the other policies.

Delegation Executive Summaries Presented at Committee October 2016**RECEIVED**

The Board received for information a summary of a delegation to the Utilities Committee from Peter Steblin and David Marshall of the Canadian Water Network.

2017 GVWD Budget**APPROVED**

The Board set the Water Rate for 2017 at \$0.7641 per cubic metre for June through September; and \$0.6113 per cubic metre for January through May and October through December

Greater Vancouver Sewerage and Drainage District**Award of Contract Resulting from Tender No. 16-029: Sperling Pump Station Upgrading Project****APPROVED**

The Board authorized the awarding of a \$6,720,000 (exclusive of taxes) contract to NAC Constructors Ltd. for construction of the Sperling Pump Station upgrading project.

The project, which will replace the existing pump station built in 1963, will boost the pumping capacity from the current 520 l/s to 690 l/s and will be able to handle a projected increase in flows to beyond year 2050. It is expected to be built within two years and will be located on the existing site in Burnaby Lake Park near Still Creek. NAC Contractors beat out five others for the contract.

Fraser Sewerage Area Amendment – 20030 8th Avenue – Township of Langley**APPROVED**

The GVS&DD Board agreed to a request from the Township of Langley council to amend the Fraser Sewerage Area to include a property in the Township, at 20030 8th Avenue, after an analysis showed there were no significant impacts to the regional sewerage system and no financial impacts to the GVS&DD.

The approval followed a report presented to the GVRD Board on July 29, 2016. For a municipal property to receive sewerage services it must be located within one of Metro Vancouver's sewerage areas.

Municipal Programs and Policies to Encourage Recycling in the Multi-Family and Commercial/Institutional Sectors

RECEIVED

Metro Vancouver and member municipalities continue to work on programs to encourage recycling in single-family, multi-family and commercial/institutional sectors. A review of municipal bylaws and programs showed that the commercial/institutional sector is a key focus area to advance the region's diversion goals.

The GVS&DD Board will send a copy of the report, titled "Municipal Programs and Policies to Encourage Recycling in the Multi-family and Commercial/Institutional Sectors," dated Oct. 7, 2016, to all member jurisdictions and to the B.C. environment ministry, along with recycling and organics data for Multi-Family and Commercial/Institutional data in the Township of Langley.

APPROVED

Non-Ferrous Metal Recovery Project at the Metro Vancouver Waste-to-Energy Facility

The GVS&DD Board has authorized Covanta Burnaby Renewable Energy, ULC, to build a non-ferrous metal recovery system at the Metro Vancouver waste-to-energy facility at a cost of \$5,897,843 (excluding taxes), under the terms and conditions of existing contract.

The design is already complete and once the new system progresses, it is expected to result in 570-710 tonnes per year of additional ferrous and non-ferrous metal recovery, with a simple payback of 12-19 years. Additional benefits of recovering more metal include improvements to the bottom ash chemical and physical characteristics and boosting the potential to beneficially use the bottom ash. A third-party engineering firm has confirmed the expected costs and revenues are reasonable and Covanta is the appropriate party to complete the work.

Sustainability Innovation Fund Policy Amendments

APPROVED

The GVS&DD Board approved amendments to the Liquid Waste Sustainability Innovation Fund Policy, which has been in place since October 29, 2004, when the board approved the creation of a fund that would be "dedicated to funding projects based on the principles of sustainability."

Delegations Received at Committee October 2016**RECEIVED**

That Board received for information summaries of delegations to the Zero Waste Committee from:

- Dean Drysdale, Board Chair, FoamOnly Recycling Corp.
- Cynthia Shore, on behalf of Joe Casalini, Director of Business Development, RABANCO
- Corinne Atwood, Executive Director, BC Bottle and Recycling Depot Association

2017 GVS&DD Budgets – Liquid Waste and Solid Waste**RECEIVED**

The GVS&DD Board approved a \$235,025,023 liquid waste budget, up 8.7 per cent, in 2017. The increase will boost the sewer levy by \$10 for the average municipal household, up 5.5 per cent, for a total of \$190, over the previous year. Total capital expenditures in solid waste are slated to be \$26.7 million, up 55.2 per cent, or \$9.5 million. Tipping fees remain unchanged.

Cost Apportionment Bylaw Amendment**APPROVED**

The Greater Vancouver Sewerage and Drainage District Cost Apportionment Bylaw No. 283, 2014 contained two clauses with specific cost apportionment requirements for legacy facilities for which the conditions for allocation no longer exist. Debt related to the legacy Gleneagles Facilities and the legacy Pitt Meadows and Maple Ridge Facilities has been paid off.

The Board approved changes to the bylaw to remove references to these facilities.

GVS&DD Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 302, 2016**APPROVED**

The Board approved an updated tipping fees. Fees will remain the same in 2017 as in 2016, though there are several policy and operational changes.

Tipping Fee Bylaw provisions, effective January 1, 2017:

1. Tipping Fees to remain the same as in 2016 with the following exceptions:
 - i. Recycling Fee for Source-Separated Organic Waste, Green Waste and Clean Wood at North Shore Transfer Station to be reduced from \$71 per tonne to \$67 per tonne;
 - ii. Surcharge for Hazardous and Operational Impact Materials and Product Stewardship Materials to increase from \$50 to \$65 per occurrence; and
 - iii. Recycling Fee for Gypsum to be \$150 per tonne, with a minimum \$15 fee (including Transaction Fee);

2. Ability for General Manager of Solid Waste Services to waive fees and charges for loads from non-profit or volunteer community clean-up projects on public land in certain circumstances;
3. GVS&DD's costs of providing dedicated recycling depots at the North Shore and Coquitlam Transfer Stations are to be apportioned among participating municipalities on a population basis;
4. Weigh scales precision improved to 5 kg increments; and
5. Peak Hours definition change to exclude Statutory Holidays;

Furthermore, the Board adjusted the surcharge threshold for Food Waste to change from 25% to 5%, the surcharge threshold for Clean Wood to change from 10% to 5%, and added a new surcharges for Unsecured Loads, Personal Hygiene Products. The ban exemption for Wax Paper or Cardboard was also removed.

2017 GVS&DD Budgets – Liquid Waste and Solid Waste

RECEIVED

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Metro Vancouver Housing Corporation District

Payout of Heather Place Mortgage

APPROVED

The Metro Vancouver Housing Corp. Board authorized staff to pay out the existing CMHC mortgage on Heather Place, at 706-774 West 13th Ave., in Vancouver, estimated to be \$600,887 as of Oct. 1, 2016, plus \$14,721 in interest that would be paid to maturity, for a total of \$615,608. The payout is subject to confirmation of eligible reserve use under the Umbrella Agreement from BC Housing.

Heather Place is earmarked for redevelopment, with plans to build 67 units of rental housing in the first phase. However, for the development to proceed, certain legal agreements required by the City of Vancouver must be registered in first position against the Heather Place land titles, which requires the existing first mortgage be removed from priority position. There is no interest penalty in paying out the mortgage now, prior to maturity.

Prepayment of Section 27 CMHC Debentures

APPROVED

The Housing Corporation Board approved MVHC to apply to the Canada Mortgage Housing Corporation to prepay the Section 27 debentures on five Vancouver properties and obtain

financing through Metro Vancouver, contingent on approval by the Metro Board, to take advantage of current lower interest rates.

The federal government announced in June that it will provide \$150 million of funding over four years to allow prepayment of long-term debt held by CMHC without penalty so that social housing providers may access financing from the private market at lower interest rates. CMHC Section 27 debentures have a fixed-rate of eight per cent with expected maturities ranging from September 2026 to January 2029, compared with current available borrowing rates of 1.89 per cent to 2.49 per cent. The estimated net savings on a 10-year amortization internal mortgage at the current variable rate of 1.89 per cent is \$1.55 million. MVHC holds five properties eligible for prepayment: Earle Adams Village, Euclid Square, Grandview Gardens, Kelly Court and Semlin Terrace. The properties are on 60-year leases, with about 20 years left before the properties revert to the City of Vancouver.

2017 MVHC Budget

APPROVED

The Metro Vancouver Housing Corp. approved a \$41.1 million budget for 2017, up 1.3 per cent over the previous year, primarily driven by increases in contractor maintenance and materials costs, utilities, insurance and property taxes.

Operating expenditures comprise \$27.2 million of the \$41.1 million budget, while debt servicing and reserve fund contributions represent \$13.9 million in projected operating expenditures. Capital plans for 2017 include routine upgrades to flooring, appliances, kitchens and bathrooms, building envelope restoration (Regal Place, Tivoli Garden and Eastburn Square) and roofing replacements (Kingston Gardens, Maple Vine Court, Le Chateau Place, Hemlock Court and Alderwood Place, while the development budget is slated for phase one of the Heather Place redevelopment project.



EXPLANATORY MEMO

ACCOMMODATION TAX BYLAW, 2016 BYLAW NO. 3004

The purpose of Bylaw No. 3004 is to renew an additional two percent (2%) MRDT accommodation tax pursuant to the Provincial Sales Tax Act effective August 1, 2017.

The Municipal, Regional and District Tax (MRDT), previously known as the Additional Hotel Room Tax (AHRT) is a tax of up to 3% on the purchase of short-term (under 30 days) accommodation (fixed-room lodging of 4 or more rooms) imposed in specific geographic areas of the province on behalf of municipalities, regional districts or eligible entities. The funds paid to the City as the designated recipient under the provisions of the regulation shall be applied to tourism marketing, programs and projects.

The MRDT program was originally introduced in the province in 1987 and generates revenue for local tourism marketing. It is intended to help grow BC revenues: in particular local economies, visitation and jobs as well as amplify BC's tourism marketing efforts in an increasingly competitive marketplace.



ACCOMMODATION TAX BYLAW, 2016 BYLAW NO. 3004

A Bylaw to request the imposition of an additional accommodation tax pursuant to the
Provincial Sales Tax Act

1. Title

(1) This bylaw shall be cited as the “Accommodation Tax Bylaw, 2016, No. 3004.”

2. Administration

- (1) The Lieutenant Governor in Council is requested to make a regulation under Section 240 of the *Provincial Sales Tax Act* declaring that, effective August 1, 2017, Section 123(1) of the said Act applies in respect of accommodation purchased within the City of Langley.
- (2) The tax to be imposed under the regulation is requested to be two percent (2%) of the purchase price of the accommodation.
- (3) The funds paid to the City as the designated recipient under the provisions of the regulation shall be applied to tourism marketing, programs and projects.

READ A FIRST, SECOND AND THIRD TIME this day of , 2016.

ADOPTED this day of , 2016.

MAYOR

CORPORATE OFFICER



ECONOMIC DEVELOPMENT COMMITTEE REPORT

To: **Mayor Schaffer and Councillors**

Subject **Business Walk Program Update-2016**

From: Development Services & Economic Development
Department

File #: 6750.00

Doc #:

Date: October 27, 2016

COMMITTEE RECOMMENDATION:

THAT the report from the Economic Development Committee be received for information.

PURPOSE:

To inform City Council on the progress of the City's Economic Development Committee's Business Walk Program.

POLICY:

The notion to implement a "Business Walk Program" to obtain a pulse of the local business community and to understand issues and opportunities of the existing business community originated from the *Industrial Business Attraction & Expansion Study*, completed in December 2015.

BACKGROUND INFORMATION:

On February 11, 2016, the City's Economic Development Committee invited Lindsay Bisschop, Province of British Columbia, Regional Manager Lower Mainland Fraser Valley, Ministry of Jobs, Tourism and Skills Training and Responsible For Labour,



Economic Development Division to make a presentation on Business Retention & Expansion – Business Walk Programs.

Following the presentation, the Economic Development Committee selected the “Industrial Business Sector” for the first phase of the 2016 City Business Walk Program. Subsequently, staff created an Orientation Package and Business Walk Survey.

The Economic Development Committee partnered with Kwantlen Polytechnic University and conducted the following nine Industrial Sector Business Walks during the month of April, 2016.

- KCS Plastics Ltd.
- Fabrikem Manufacturing Ltd.
- Westman Steel/Canada Culvert
- Nahanni Truck & Trailer Repair Ltd.
- CKF Inc.
- Anotec Industries Ltd.
- Ipex Inc.
- National Glass Ltd.
- Ecco Heating Products Ltd.

Recently, the Economic Development Committee partnered with the Downtown Langley Business Association and conducted the following nine Commercial Sector Business Walks during the month of October, 2016.

- Sports Replay
- Ignite Café
- The Wickertree
- Viva Mexico
- All of Oils
- Wholesale Sports
- Travel Professionals International
- Auld Phillips
- Mastermind Toys



Summary:

In summary, the following common themes were identified through our “Business Walk Program”:

- Current state of businesses is very positive;
- “Location”, “Cost of Doing Business”, “Business friendly local government” and supportive “Downtown Langley Business Association”, were identified as what they liked most about doing business in the City of Langley;
- Most businesses identified they are experiencing recruitment challenges;
- Most businesses indicated that they are not considering future expansion at this time, primarily due to their recent expansion;
- Business Walk Businesses identified several issues leading to the following common themes: Increased business competition, Criminal activity increasing, Desire for freestanding reader-board signage, Union wages too high for small business to complete, Visible Homelessness, Improved Downtown sidewalk and lane maintenance, Negative impact on road construction, Cost of advertising, Desire to develop mentorship program for new businesses, Expand networking receptions and special events to enhance business awareness.

In closing, the 2016 City of Langley Business Walk Program was a very positive and informative initiative. Small business is the cornerstone of our community, driving the economy and creating jobs. We appreciated the participating businesses willingness to offer their respective issues and challenges, to enable us as a local government and business-friendly community to take or direct appropriate action. The Economic Development Committee intends to continue our Business Walk Program in 2017 to further enhance relationships and understanding.

Respectfully Submitted,



Councillor Gayle Martin
Chair Economic Development Committee





COMMITTEE REPORT

To: **Mayor Schaffer and Councillors**

Subject **Green Teams of Canada Partnership**

Report #: 16-041

File #: 0540.08

From: Parks, Recreation & Environment Advisory
Committee

Doc #:

Date: October 19, 2016

RECOMMENDATION:

THAT Council directs staff to explore a fee for service partnership with Green Teams of Canada to run habitat restoration events in the City of Langley each year.

PURPOSE:

To present a recommendation from the Parks, Recreation and Environment Advisory Committee requesting that staff explores a fee for service partnership with Green Teams of Canada.

POLICY:

Per the following excerpt from the committee Terms of Reference the committee is requesting Council approval to direct staff on this matter.

- (10) A Committee does not have the authority to commit funds, enter into contracts or commit the City to a particular course of action.



COMMENTS/ANALYSIS:

At the Parks, Recreation and Environment Advisory Committee meeting held on Oct. 6, 2016 a presentation was made by Lyda Salatian, Executive Director and Lower Mainland Manager of the Green Team of Canada. The following is an excerpt of the meeting minutes regarding this matter.

In January 2011, Lyda began the Lower Mainland Green Team (LMGT) by contacting parks staff in the Lower Mainland and asking if she could organize a group of volunteers to remove invasive plants, plant native plants and trees and pick up litter. Using the social media site www.meetup.com, Lyda began organizing volunteer work parties and had 23 people show up to the first event to pull ivy.

To date, the Lower Mainland Green Team has grown to 2,968 volunteers; run 255 activities in 16 municipalities; won one (1) national award and three (3) local awards; removed 87,000 pounds and 1,150 cubic meters of invasive species and planted 8,800 native plants species.

Activities are offered from March to July and September to November. Work parties are usually run on Saturdays and Sundays. Youth focused activities run on weekdays.

Two prior activities have been run in the City of Langley: Portage Park youth event – April 4, 2015 and Sendall Gardens ivy pull on July 6, 2013. LMGT has worked collaboratively with LEPS since 2012 and has received a letter of support from Langley Field Naturalists. They would like to propose the creation of a fee for service partnership with Green Teams of Canada to run habitat restoration activities in the City of Langley each year.

They propose that some of the benefit to the City is to engage citizens, especially youth; increase public education of the threat of invasive plants; media exposure for the City of Langley and its parks and provides great value as the cost is \$800.00 per event as they will contribute matching funds plus the in-kind use of volunteers. Additionally, the LMGT shows the impact of the work through a write-up and photo album with 50-150 photos immediately following each activity.

*MOVED BY Committee Member Burgess-Parker
SECONDED BY Committee Member Millsip*



THAT the Parks, Recreation and Environment Advisory Committee recommend that council direct staff to explore a fee for service partnership with Green Teams of Canada to run habitat restoration activities in the City of Langley each year.

BEFORE THE QUESTION WAS CALLED there was a motion to amend

MOVED BY Committee Member Wuest

SECONDED BY Committee Member Millsip

THAT the motion be amended by adding that the fee for service work parties target City of Langley volunteers as much as possible.

BEFORE THE QUESTION WAS CALLED ON THE AMENDMENT it was noted that youth focused events are coordinated with the local schools and only open to the community the event is held in. The weekend events are community focused however, they are open to anyone who may be interested in participating.

THE QUESTION WAS CALLED ON THE AMENDMENT and same was

DEFEATED

Committee Members: Burgess-Parker; Tod; McDowell; Marshall; Millsip and Butler opposed.

THE QUESTION WAS CALLED ON THE MAIN MOTION and the same was

CARRIED

STAFF COMMENT

Staff believes this is worth trying in 2017 and that the \$800 cost/event can be funded from the existing operating budget. The events will be monitored to see how effective they are and if we want to continue them in the future.

BUDGET IMPLICATIONS:

None



ALTERNATIVES:

Do not approve the motion.

Respectfully Submitted,



Councillor Paul Albrecht
Chair, Parks, Recreation & Environment Advisory Committee





REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Clean Water and Wastewater Fund
Application- Douglas Cres from 204 St to 208 St**

Report #: 16-042

File #: 5400.25

From: Rick Bomhof, Director of Engineering, Parks &
Environment

Doc #:

Date: October 26, 2016

RECOMMENDATION:

1. THAT City Council authorize staff to submit an application for grant funding for the Douglas Crescent Utilities Project through the Clean Water and Wastewater Fund; and
2. THAT City Council supports the project and commits to its share (\$660,000) of the project and;
3. THAT this project could not proceed without program funding and;
4. THAT without the grant funding the full scope of this project would not have otherwise been undertaken in fiscal years 2016-17 or 2017-18.

PURPOSE:

The purpose of this report is to request Council's endorsement to submit an application for the Douglas Crescent Utilities Project under the second intake of the Canada – British Columbia Clean Water and Wastewater Fund.



POLICY:

None.

COMMENTS/ANALYSIS:

Canada and British Columbia launched the Clean Water and Wastewater Fund (Fund) in September 2016. The Fund will help accelerate short-term local government investments, while supporting the rehabilitation of water, wastewater and stormwater infrastructure, and the planning and design of future facilities and upgrades to existing systems.

Canada and British Columbia governments are investing up to \$373.6 million under the Fund to support infrastructure projects in communities across the province. The Government of Canada will contribute \$225.1 million and the Province of British Columbia will contribute \$148.5 million to the total program funds.

The Fund offers funding up to a maximum of eighty-three percent (83%) of the total eligible project costs. Fifty percent (50%) is contributed by the Government of Canada and thirty-three percent (33%) by the Province of British Columbia.

The Fund will primarily focus investments on meeting immediate priorities for clean water and wastewater to support a cleaner and healthier environment for communities. These include:

- the rehabilitation and optimization of water, wastewater and stormwater-related infrastructure;
- improvement of asset management approaches including studies and pilot projects;
- planning for future upgrades to wastewater treatment and collection infrastructure to meet applicable regulatory requirements; and,
- new construction projects, including the construction of naturalized systems for management and treatment of wastewater and stormwater may also be considered if they can be completed within the program time-frame.



The application intake for the Fund has officially opened and will close on November 23, 2016. The City is eligible to make only one application to this fund under the current intake.

The City's proposed project is the Douglas Crescent Utilities Project, between 204 Street and 208 Street. The estimated value of rehabilitating the utilities (storm sewer, sanitary sewer and water) in this 0.75 kilometre section of roadway (including associated roadworks, i.e. repaving, replacing curb, gutter and sidewalks) is estimated at \$3.86 million¹. The City's 17% share or \$660,000 is already allocated within the City's Capital Improvement Plan (2016-2025).

Subject to Council approval, staff will complete the supporting documentation to submit the application prior to the November 23, 2016 deadline.

BUDGET IMPLICATIONS:

The funding application requires a Council resolution committing the proponent to contribute its share of the eligible project costs and all the ineligible costs for this project. The 2017 Projects in the Capital Improvement Plan are still subject to Council approval, so Council would be committing the City's share of the costs, in advance of approving the 2017 Capital Improvement Plan. If the application for this project is successful and the City's receives funding, staff would prepare a budget amendment in 2017 to add the 83% grant funding and increase the project budget to \$3.86 million.

ALTERNATIVES:

Not approve this project for grant application and/or direct staff to consider another project for an application.

¹ The current estimate of \$3.86 million is based on 70% design completion. The estimate may need to be adjusted after 100% design completion and staff will amend the project budget accordingly.



To: Mayor Schaffer and Councillors

Date: October 26, 2016

Subject: Clean Water and Wastewater Fund Application- Douglas Cres from 204 St to 208 St

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Respectfully Submitted,



Rick Bomhof, P.Eng.

Director of Engineering, Parks & Environment

I support the recommendation.



Francis Cheung, P. Eng.

Chief Administrative Officer





CITY OF LANGLEY
"The Place to Be!"

MOTION

THAT the Deputy Mayor be appointed as follows for the following terms:

Dec 1/16 – Jan 31, 2017: Councillor Val van den Broek

Feb 1 – Mar 31, 2017: Councillor Nathan Pachal

Apr 1 – May 31, 2017: Councillor Jack Arnold

Jun 1 – Jul 31, 2017: Councillor Paul Albrecht

Aug 1 – Sep 30, 2017: Councillor Rudy Storteboom

Oct 1 – Nov 30, 2017: Councillor Gayle Martin

Dec 1/17 – Jan 31, 2018: Councillor Nathan Pachal

Feb 1 – Mar 31, 2018: Councillor Val van den Broek

Apr 1 – May 31, 2018: Councillor Gayle Martin

Jun 1 – Jul 31, 2018: Councillor Rudy Storteboom

Aug 1 – Sep 30, 2018: Councillor Paul Albrecht

Oct 1 – Nov 4, 2018: Councillor Jack Arnold