



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, October 3, 2016

8:25 p.m.

Council Chambers, Langley City Hall  
20399 Douglas Crescent

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

Staff Present: D. Leite, Deputy 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

### 1. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from September 19, 2016

Motion #16/174

MOVED BY Councillor Pachal

SECONDED BY Councillor Martin

THAT the minutes of the regular meeting held on September 19, 2016 be adopted as circulated.

CARRIED

### 2. BUSINESS ARISING FROM PUBLIC HEARING

- a. Bylaw 2999 - Zoning Amendment Bylaw  
Third reading of a bylaw to amend City of Langley Zoning Bylaw to add a new Comprehensive Development Zone (CD43) (20180, 20190, 20200, 20210, 20220-20224 – 53A).

Motion #16/175

MOVED BY Councillor Martin

SECONDED BY Councillor Storteboom

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 131, 2016, No. 2999” be read a third time.

BEFORE THE QUESTION WAS CALLED

Councillor Albrecht advised the Advisory Planning Commission is supportive of the application and the developer has included many new features since the development was originally presented.

In response to questions, the developer advised approximately 30% of the parking spaces will be for small cars. There is no green space on the site but there is 2200 square feet of amenity space contained within the building.

In response to questions, the Director of Development Services and Economic Development advised of the difference between low, medium and high density residential multi-family development. He also advised the Official Community Plan is reviewed and updated on a regular basis.

THE QUESTION WAS THEN PUT AND

CARRIED with Councillor van den Broek opposed.

- b. Bylaw 2998 - Zoning Amendment Bylaw  
Third reading of a bylaw to amend the City of Langley Zoning Bylaw to add a new Comprehensive Development Zone (CD42). (19660, 19674 and 19680 -55A Avenue)

Motion #16/176

MOVED BY Councillor Albrecht

SECONDED BY Councillor Martin

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 130, 2016, No. 2998” be read a third time.

BEFORE THE QUESTION WAS CALLED

In response to questions, the developer advised there is a screening fence proposed but it is not a noise attenuation fence. Most of the patios will contain trees to help address privacy issues toward the south. He advised there will be privacy fence installed on top of the retaining wall and the laneway drainage issue will be addressed as needed.

Councillor Pachal stated traffic calming and parking issues are beyond this application and need to be addressed in this area. He believes the on-site parking provided through the application is sufficient for the number of proposed units.

Councillor Albrecht stated the Advisory Planning Commission endorsed the application but did question why the density was not higher to which the developer replied they felt this provided a nicer transition. A future connector to 55A Avenue needs to be considered.

Councillor Storteboom requested Engineering investigate the issues raised about the stability of the laneway. He would support deferring this item and sitting down with residents of Huntsfield Green to discuss their concerns but suggested bylaw enforcement be increased in this area.

In response to a question, the Director of Engineering, Parks and Environment advised the laneway and the retaining wall will be reviewed, designed and constructed to address any issues.

Councillor Martin stated there does appear to be an increase on traffic on 198th Street since the overpasses were constructed. Bylaw enforcement needs to be increased in this area.

Mayor Schaffer queried how the parkland is currently being utilized. He commended the developer for reducing the development on this property as it could have been much higher

CARRIED with Councillor van den Broek opposed.

### **3. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE**

- a. Bylaw 2997 - Financial Plan Amendment  
Final reading of a bylaw to amend the Financial Plan for 2015 - 2019.

Motion #16/177

MOVED BY Councillor Martin

SECONDED BY Councillor Storteboom

THAT the bylaw cited as "Financial Plan 2015-2019 Bylaw, 2015, No. 2951, Amendment No. 4 Bylaw, 2997" be read a final time.

CARRIED

### **4. MAYOR'S REPORT**

- a. Upcoming Meetings  
Regular Council Meeting – October 17, 2016  
Regular Council Meeting – November 7, 2016 - Televised

b. Metro Vancouver Update - Councillor Storteboom

- Langley City Council has received the most recent Metro Vancouver Report from the Chair. At the Metro Directors Meetings held on Friday, Sept.23, 2016 topics included a review of federal gas funding, a review of Metro fleet planning and acquisition, a commitment to developing an Ecological Health Plan, opening a conversation with the BC Minister of Community Sport and Cultural Development and the Minister of Agriculture requesting farm property tax reform for the Metro Vancouver region in keeping with a White Paper and report titled, “Encouraging Agricultural Production through Farm Property Tax Reform in Metro Vancouver” for greater and more practical efficiencies in using agricultural lands, awarding & renewing of land use agreements, updating personnel appointments and attending various closed sessions.
- Please be advised of the next scheduled Council of Councils Meeting is for Saturday, Oct. 22, 2016 at a location to be determined,
- Council is invited to attend the upcoming Zero Waste Conference that is scheduled for Thursday, November 3, 2016 at the Vancouver Convention Centre.

c. Tourism Langley Update - Councillor Martin

- The priority for staff remains in preparing all requirements are in place for the MRDT renewal. The City of Langley repeal date is July 1, 2017 and as a result, all pertinent documentation including support from the City Langley accommodation sector must be received by the Ministry of Finance and Destination BC by December 31st. This includes signatures in support of renewal from a minimum of 51% of the number of properties and 51% of the number of rooms from the City of Langley. As of today, that goal has been met in the City of Langley. Tourism Langley has been working closely with Gerald Minchuk in preparation of their scheduled presentation to Council on November 7th, including the request for a bylaw renewal to be effective for another five year period.
- September has also been extremely busy for staff with the ad sales of two publications that will be printed for early 2017 distribution. The annual visitor’s guide and the 3rd and revised edition of the Artisan Food & Wine Guide. Ad sales will be wrapping up for both publications by mid October. Support from Langley businesses has been most favorable.
- The organization has also ensured their 4th quarter marketing strategies and tactics are in place. This includes the launch of the new “Pause” campaign which will be mainly driven through social media advertising and complimented by some traditional advertising. Over the course of the next couple of months you may see increased awareness to Langley in publications such as this winter’s edition of the Westjet magazine, increased advertising in Washington State and Oregon and advertising at the Abbotsford International airport.

- Tourism Langley continues to strengthen alliances and build partnerships in sport tourism. Last week, they were instrumental in developing overnight stay packages with the Coast Cascades and the Vancouver Giants – a package that will ensure increased business to the City of Langley services.

d. Engineering Update  
Rick Bomhof, Director of Engineering, Parks and Environment

The Director of Engineering, Park and Environment stated:

- The City received a \$10,000 grant to complete Water and Sewer Master Plans
- The City also received a federal/provincial grant for \$2,988,000 for the 56<sup>th</sup> Avenue Roadwork and Utility Replacement
- Games tables have been installed at Douglas Park; fitness equipment will soon be installed around the pathway.
- The pedestrian bridge at Al Anderson Memorial Pool has been replaced with a metal structure.
- The watermain was replaced on 51<sup>st</sup> Avenue east of 208<sup>th</sup> Street through the walkway; repaving is scheduled for October but is weather dependent.

In response to questions, the Director of Engineering, Parks and Environment stated he will investigate the bridge deck surface at the pool to ensure a non-slip surface was installed.

e. Recreation Update  
Kim Hilton, Director of Recreation, Culture and Community Services

The Director of Recreation, Culture and Community Services stated:

- Fall Harvest Exhibit is currently on display on the first floor of City Hall.
- Haunted Maze is October
- Saturday, November 19 is an excursion to the Extreme Air Park.
- New wheelchair sports and activities programs; turnout has been great thus far.
- Drop-in volleyball is ongoing.
- Home Alone Program is offered for children aged 10 years and older.
- Badminton Court Rentals are available for 45 minute sessions.
- Childminding has been expanded at the Timms Community Centre during various hours.
- Babysitter Training is also offered for 11 to 16 year olds.
- Cardio Kick and Core is Thursdays 5:15 to 6:15 pm at Timms Community Centre
- Barre Strength & Balance is Tuesdays from 11:00 am to noon at Timms.
- Watercolour Painting Class is Thursdays from 1:00 to 3:00 pm.
- Youth night is offered Saturday evenings from 7:00 to 10:00 pm at Timms.

- f. UBCM Debrief - Mayor and Council
- Mayor Schaffer advised the City's resolution respecting commercial truck permitting passed however, the resolution respecting varied residential tax rates did not. He further advised the City has been able to obtain significant grants for a City the size of Langley.
  - Councillor Pachal noted there was significant discussion around the issue of homelessness which is a common challenge in municipalities throughout the province.
  - Councillor Martin stated she particularly enjoyed the forums discussing density in urban areas which the City of Langley has already done. She advised there were also many good discussions surrounding the issue of homelessness.
  - Councillor Storteboom stated the conference was very educational and it was interesting to learn of challenges experienced by other municipalities.
  - Councillor Albrecht noted he found it interesting to learn what other communities have tried, what has been successful and what has not.

g. Neighbourhood Meetings - Mayor Schaffer

Meeting #1 - Nicomekl & Douglas Neighbourhood: Wednesday, October 5, 2016  
from 6pm-8pm at Nicomekl Elementary School

Meeting #2 - Simonds & Blacklock Neighbourhoods: Wednesday, October 11,  
2016 from 6pm - 8pm at HD Stafford Middle School

Meeting #3 - Uplands & Alice Brown Neighbourhoods: Wednesday, October 19  
from 6pm - 8pm at Alice Brown Elementary School

## 5. **BYLAWS**

- a. Bylaw 2964  
First, second and third reading of a bylaw to close the road behind 20797 Langley Bypass.

Motion #16/178

MOVED BY Councillor Pachal

SECONDED BY Councillor van den Broek

THAT the bylaw cited as the "Road Closure Bylaw No. 2964, 2016" be read a first time.

THAT the bylaw cited as the "Road Closure Bylaw No. 2964, 2016" be read a second time.

THAT the bylaw cited as the “Road Closure Bylaw No. 2964, 2016” be read a third time.

CARRIED

**6. ADJOURNMENT**

Motion #16/179

MOVED BY Councillor van den Broek

SECONDED BY Councillor Storteboom

That the meeting be adjourned at 9:34 pm.

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MAYOR

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CORPORATE OFFICER