



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, April 24, 2017

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
- D. Leite, Director of Corporate Services
- 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
- P. Kusack, Deputy Corporate Officer
- G. Flack, Deputy Director of Corporate Services
- G. Mallory, Manager of Parks Operations

### 1. **COMMITTEE OF THE WHOLE**

Council will move into a Committee of the Whole meeting. 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.

Motion # 017/064

MOVED BY Councillor van den Broek

SECONDED BY Councillor Martin

THAT Council commence Committee of the Whole.

**CARRIED**

- a. Development Permit No. 07-16, 20551 46A Avenue & 20566 Grade Crescent

The Mayor invited Raja Bains, Coastland Engineering with the assistance of the Director of Development Services, to present the proposed development.

The subject properties are within a development permit area in the City. The subdivision layout was presented and it was noted that all of the proposed lots are larger than the required minimum lot size. Access for each lot was reviewed and it was noted that the City required a tree protection and removal plan due to the necessity of removing 75 trees from the existing lot. As part of the comprehensive plan 25 trees will be replanted on site

and the City will receive cash in lieu to plant 50 trees in other areas in the City. The applicant designed the homes specifically for the five lots and noted they are estate style homes. Neighbours were notified of the proposal and have been supportive.

The Mayor invited members of the public to comment on the proposal.

Chris Marshall, 20615 46A Avenue: Cited no issue with the subdivision but expressed concern about the increased development on 46A Avenue overall. He felt that the road should be widened and curbed and that a boulevard should separate the curb from the sidewalk. He felt that would be more in line with the estate style zoning in the area.

The Mayor asked the Director of Development Services and the Director of Engineering to review the boulevard request and advise Mr. Marshall of the outcome.

Councillor van den Broek asked if it was possible to save more than 25 trees on the site and the developer agreed to review the plan and save as many as possible, but noted an arborist indicated that 25 trees were saveable.

Motion # 017/065

MOVED BY Councillor Arnold

SECONDED BY Councillor Storteboom

THAT Committee of the Whole rise and report.

CARRIED

**2. ADOPTION OF AGENDA**

- a. Adoption of the April 24, 2017 Regular Agenda

Motion # 017/066

MOVED BY Councillor Arnold

SECONDED BY Councillor Albrecht

THAT the April 24, 2017 agenda be adopted as circulated

CARRIED

**3. ADOPTION OF THE MINUTES**

- a. Regular Meeting Minutes from April 3, 2017

Motion # 017/067

MOVED BY Councillor Martin

SECONDED BY Councillor Pachal

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

CARRIED

**4. BUSINESS ARISING FROM PUBLIC HEARING**

a. Bylaw 3017 - Zoning Amendment

Third reading of a bylaw to amend the Zoning Bylaw to accommodate a 4-storey, 62 unit condominium apartment development at 5406, 5418-5420 198 Street and 19829-19831 54 Avenue.

Motion # 17/068

MOVED BY Councillor Albrecht

SECONDED BY Councillor Storteboom

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 134, 2017, No. 3017" be read a third time.

BEFORE THE QUESTION WAS CALLED Council asked that the lighting impacts on the neighbouring properties be assessed to ensure that exterior lighting will not impose on the neighbouring homes. It was further requested that staff contact the RCMP and ask that they continue monitoring 198<sup>th</sup> Street for speeding.

The Mayor noted that the area in front of Brydon Park is being considered for traffic calming measures.

THE QUESTION WAS CALLED and same was

CARRIED

b. Bylaw 3018 - Zoning Amendment

Third reading of a bylaw to amend the Zoning Bylaw to accommodate a 5-storey, 88 unit condominium apartment development at 5630 and 5640 201A Street.

Motion # 17/069

MOVED BY Councillor Martin

SECONDED BY Councillor Storteboom

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 135, 2017, No. 3018" be read a third time.

BEFORE THE QUESTION WAS CALLED it was clarified that the private lane off 56<sup>th</sup> Avenue beside the fish & chips restaurant is not an access point for this development. Access is from 201A Street to the lane south of the building, running east/west which will be widened to 6 metres, resurfaced and curbed.

It was requested that the developer pursue offsite parking solutions for the contractors when work begins noting that the reconstruction of Paddington Station is underway next door, creating a lot of contractor traffic. The Mayor thanked the project owners for assisting the previous tenants to relocate before starting the new project.

THE QUESTION WAS CALLED and same was

CARRIED

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

- a. Development Permit No. 07-16  
20551 46A Avenue & 20566 Grade Crescent

Motion # 17/070

MOVED BY Councillor Martin  
SECONDED BY Councillor Albrecht

THAT Development Permit Application DP 07-16 to accommodate a 5-lot subdivision of 20566 Grade Crescent and 20551-46A Avenue be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined by the Director of Development Services & Economic Development report.

BEFORE THE QUESTION WAS CALLED there was discussion about frontage requirements, sidewalks, boulevards, and tree retention/replacement.

THE QUESTION WAS CALLED and same was

CARRIED

**6. DELEGATIONS**

- a. Kristine Simpson, CPA, CA - BDO Canada  
City of Langley Audit Report

The Director of Corporate Services provided highlights of the City's financial position and introduced Ms. Simpson who presented the auditor's findings. She noted that the audit was substantially complete and thanked management for their cooperation during the process. BDO will provide a formal audit opinion shortly and noted that they were effectively and efficiently able to conduct their audit. They did not find any deficiencies with internal controls and there were no policy changes to note.

- i) Admin Report - Consolidated Financial Statements

Motion #17/071

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Pachal

THAT City Council approve the 2016 Consolidated Financial Statements.

CARRIED

**7. MAYOR'S REPORT**

- a. Upcoming Meetings  
Regular Council Meeting – May 8, 2017 - Televised  
Regular Council Meeting – May 29, 2017

b. Metro Vancouver Update - Councillor Storteboom

Metro Vancouver is rolling out a new awareness campaign with the hope of educating residents to stop dumping items down the drain that clog the municipal and regional sewer system. In fact, this is a national problem and the cost of dealing with this issue across Canada has been estimated at \$250 million per year.

Cultural groups are invited to apply for Metro Vancouver Regional Project Grants. These Regional Project Grants are available to support: research, create, produce, disseminate and develop projects for enlarging audiences, enabling staff and/or empowering administrative capacities. The per-project grants for 2017 will be awarded to a maximum of \$10,000.00 per successful application.

For more information, please contact Metro Vancouver at 604-432-6205 and ask for Judy Robertson. Please note that completed applications must be submitted by 4 pm, Wednesday, May 24, 2017.

"Immersion", the special musical collaboration between composer Jordan Nobles and Metro Vancouver, has won a 2017 JUNO Award for Classical Composition of the Year. This unique composition was performed and recorded in the huge Break Head Tank, before being put to use. The Break Head Tank is connected to one of the seven-kilometre Twin Tunnels that carry water from the Capilano reservoir to be treated at the Seymour-Capilano Filtration Plant.

Metro's Council of Councils will meet here in Langley City at our Cascades Convention Centre on Saturday. The Council of Councils is arranged to provide all municipally elected officials with an overview and update of important regional issues. The next meeting for the Board of Directors is scheduled for Friday.

c. Library Happenings - Councillor Martin

**Employment Skills for Teens** - May 4, May 16, May 30, 3:30 pm - 5:30 pm

This ongoing series of free workshops, presented by Avia Employment, gives teens the employment advice, specialized services and support they need to find a meaningful and rewarding job, whether just breaking into the job market or looking forward to a future career.

**Outreach to Willowbrook Mall** - Tuesday, May 9

Library staff and Friends of the Library volunteers will spend a full day at Willowbrook Mall in the lead-up to Mother's Day, distributing "Read Learn Play with Your Baby" books and literacy materials and making the public aware of the library's online resources, collections, programming and services. Outreach to busy venues like Willowbrook Mall connects the library with people who may not already be library users.

**Teen Advisory Group (TAG)** - Tuesday, May 30, 6:30 pm – 8:00 pm

TAG members meet to organize library programs for teens, volunteer as reading buddies and help with library events. Meetings are fun and always include snacks! TAG membership looks great on resumes and college applications, and all activities earn volunteer hours. Apply at the library. New members welcome!

**Essential Skills for Job Success** - Fridays, April 21–May 12, 10:30 am - 1:30 pm

This program runs for 3 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. Library staff will familiarize participants with Library resources and services that relate to literacy and employment.

**Wednesday Wonders** - Wednesdays April 4 – May 31 - 11:00 am – 12:00 pm

This is a drop-in program for adults and teens with developmental challenges and their caregivers. Participants join library staff for songs, stories, crafts, and other entertaining activities that make all of our Wednesday's wonderful.

- d. Youth Week May 1 - 7, 2017 - Mayor Schaffer  
Celebrate youth in our community during BC Youth Week, May 1-7 in the City of Langley. Youth Week is a celebration recognizing the value, diversity and positive contributions youth make in our community. Be sure to catch one of the many events including Community Garden Planting on May 1<sup>st</sup>, 3-on-3 Basketball Tournament on May 3<sup>rd</sup>, Art Show and Art Battle on May 4<sup>th</sup>, Amazing Race on May 5<sup>th</sup>, Youth Carnival and BBQ on May 6<sup>th</sup>, and the Langley Walk on May 7<sup>th</sup>. To find out more about Youth Week in Langley City visit [www.city.langley.bc.ca](http://www.city.langley.bc.ca).

## **8. BYLAWS**

- a. Bylaw 3014 - Zoning Amendment  
Final reading of a bylaw to amend the Zoning Bylaw to accommodate a 4-storey, 98 unit condominium apartment development at 5393, 5455-5457 201 Street.

Motion #17/072

MOVED BY Councillor Martin

SECONDED BY Councillor Albrecht

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 133, 2017, No. 3014" be read a final time.

CARRIED

- b. Bylaw 3019 - Zoning Amendment  
First and second reading of a bylaw to amend the Zoning Bylaw to accommodate a 4-storey, 54 unit condominium development at 19942 Brydon Crescent.

Motion #17/073

MOVED BY Councillor Martin

SECONDED BY Councillor Arnold

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 136, 2017, No. 3019" be read a first time.

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 136, 2017, No. 3019" be read a second time.

CARRIED

- c. Bylaw 3021 - Zoning Amendment  
First and second reading of a bylaw to amend the Zoning Bylaw to zone an unzoned portion of the land adjacent to 20416 Park Avenue to C1 - Downtown Commercial Zone.

Motion #17/074

MOVED BY Councillor Pachal

SECONDED BY Councillor van den Broek

THAT the bylaw cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 137, 2017, No. 3021” be read a first time.

THAT the bylaw cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 137, 2017, No. 3021” be read a second time.

CARRIED

- d. Bylaw 3020 - Tax Rate Bylaw  
First, second and third reading of a bylaw to levy property value taxes for municipal purposes for the year 2017.

Motion #17/075

MOVED BY Councillor Martin

SECONDED BY Councillor Storteboom

THAT the bylaw cited as “2017 Tax Rates bylaw, 2017, No. 3020” be read a first time.

THAT the bylaw cited as “2017 Tax Rates bylaw, 2017, No. 3020” be read a second time.

THAT the bylaw cited as “2017 Tax Rates bylaw, 2017, No. 3020” be read a third time.

CARRIED

- e. Bylaw 3022  
First, second and third reading of a bylaw to amend the 2016-2020 Financial Plan Bylaw.

Motion #17/076

MOVED BY Councillor Martin

SECONDED BY Councillor van den Broek

THAT the bylaw cited as “Financial Plan 2016 – 2020 Bylaw, 2016, No. 2980, Amendment No. 2 Bylaw, 3022” be read a first time.

THAT the bylaw cited as “Financial Plan 2016 – 2020 Bylaw, 2016, No. 2980, Amendment No. 2 Bylaw, 3022” be read a second time.

THAT the bylaw cited as “Financial Plan 2016 – 2020 Bylaw, 2016, No. 2980, Amendment No. 2 Bylaw, 3022” be read a third time.

CARRIED

**9. ADMINISTRATIVE REPORTS**

a. Hunter Park Task Group Recommendations Report

Motion #17/077

MOVED BY Councillor Albrecht

SECONDED BY Councillor Pachal

THAT Council approve the redevelopment plans for Hunter Park as recommended by the Hunter Park Redevelopment Task Group.

BEFORE THE QUESTION WAS CALLED the Manager of Parks provided a presentation on the Hunter Park redevelopment. Last year, parks staff discovered that many trees had laminated root rot, requiring their removal. It was sad to lose the urban forest, however it presented a great opportunity to redevelop the park. A task group was struck, an open house was conducted and the residents and public viewed the options for redevelopment. Based on overall input a park concept plan was developed and put forward. It included flowering trees, a meandering gravel path, grass areas, a low split rail wood fence, picnic tables, and benches made from the timber that came from the trees in the park. The task group unanimously supported the concept plan that was before council. Council was pleased with the results of the task group and the overall plan and thanked the volunteer members for their commitment to redevelop the park. Staff anticipates the project will get underway in the spring with tree planting in the fall.

THE QUESTION WAS CALLED and same was

CARRIED

b. Out of Province Travel Request - Gerald Minchuk

Motion #17/078

MOVED BY Councillor Martin

SECONDED BY Councillor Arnold

THAT the Director of Development Services & Economic Development, be authorized to attend the 54<sup>th</sup> International Making Cities Livable Conference in Santa Fe, New Mexico from October 2-6, 2017; and

THAT all expenses be paid from the Development Services & Economic Development Continuing Education/Travel account.

BEFORE THE QUESTION WAS CALLED it was noted that the director is attending the conference because McBurney Plaza is a finalist in the conference's Design Award Competition.

THE QUESTION WAS CALLED and same was

CARRIED



**10. NEW AND UNFINISHED BUSINESS**

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

**11. ADJOURNMENT**

Motion #17/079

MOVED BY Councillor Storteboom

SECONDED BY Councillor Arnold

THAT the meeting adjourn at 8:26 p.m.

CARRIED

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MAYOR

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CORPORATE OFFICER