



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, May 8, 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  
R. Beddow, Deputy Director of Development Services  
R. Bomhof, Director of Engineering, Parks and Environment  
C. Daum, Recreation Supervisor  
P. Kusack, Deputy Corporate Officer

### 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 # 17/081

MOVED BY Councillor Albrecht

SECONDED BY Councillor Arnold

THAT Council commence Committee of the Whole.

**CARRIED**

#### a. Bylaw 3022 - Financial Plan Amendment

The Mayor invited Darrin Leite, Director of Corporate Services to present the proposed amendment.

The Director of Corporate Services advised that after approval of the Consolidated Financial Statements at the last meeting, the amendment is required to match the statements to the financial plan, authorizing the related expenditures.

Motion # 17/082

MOVED BY Councillor Pachal

SECONDED BY Councillor Martin

eSCRIBE Minutes

THAT Committee of the Whole rise and report.

CARRIED

**2. ADOPTION OF AGENDA**

- a. Adoption of the May 8, 2017 Regular Agenda

Motion # 17/083

MOVED BY Councillor van den Broek

SECONDED BY Councillor Pachal

THAT the May 8, 2017 agenda be adopted as circulated

CARRIED

**3. ADOPTION OF THE MINUTES**

- a. Regular Meeting Minutes from April 24, 2017

Motion # 17/084

MOVED BY Councillor van den Broek

SECONDED BY Councillor Pachal

THAT the minutes of the regular meeting held on April 24, 2017 be adopted as circulated.

CARRIED

- b. Public Hearing Meeting Minutes from April 24, 2017

Motion # 17/085

MOVED BY Councillor van den Broek

SECONDED BY Councillor Pachal

THAT the minutes of the public hearing meeting held on April 24, 2017 be adopted as circulated.

CARRIED

**4. BUSINESS ARISING FROM PUBLIC HEARING**

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

Motion # 17/086

MOVED BY Councillor Martin

SECONDED BY Councillor Storteboom

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

BEFORE THE QUESTION WAS CALLED there was discussion about how the developer’s public information meeting notification was distributed. Mr. Friesen, the applicant, noted that invitations were mailed to owners and occupiers of land based on the City’s 100m radius notification area. The people that attended the open house submitted their comments in writing and those can be forwarded to the City as part of the record.

In response to questions from Council it was noted that the building will be stratified, not rented; and part of the development is within an environmentally sensitive area and an ESA plan has been submitted for consideration.

Councillor Albrecht advised that the Advisory Planning Commission reviewed and approved the development.

It was further noted that the rate of redevelopment in the City is market driven and in supporting development, the City is trying to provide affordable housing options to its residents.

Council reiterated their support for respecting the neighbourhood with regard to noise, litter and parking when development is ongoing.

The Chief Administrative Officer confirmed that the developer will be advised of Council’s concerns at the pre-construction meeting stage.

The Mayor asked the applicant to forward the noted concerns about this development and those of the neighbouring building, to the owner.

THE QUESTION WAS CALLED and same was

CARRIED

b. Bylaw 3021 - Zoning Amendment

Third 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 # 17/087

MOVED BY Councillor Storteboom

SECONDED BY Councillor Albrecht

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

CARRIED

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

- a. Bylaw 3022 - Financial Plan Amendment  
Final reading of a bylaw to amend the 2016-2020 Financial Plan Bylaw.

Motion # 17/088

MOVED BY Councillor Martin

SECONDED BY Councillor Storteboom

THAT the bylaw cited as "Financial Plan 2016 - 2020 Bylaw, 2016, No. 2980, Amendment No. 2, Bylaw 3022" be read a final time.

CARRIED

**6. MAYOR'S REPORT**

- a. Upcoming Meetings  
Regular Council Meeting – May 29, 2017  
Regular Council Meeting – June 12, 2017 - Televised
- b. Metro Vancouver - Councillor Storteboom  
Councillor Storteboom reported that the very well attended Council of Councils information meeting took place at our Langley City Convention Centre, last Saturday, for representatives from the 21 municipalities, 1 treaty First Nation and 1 electoral area that make up Metro Vancouver. This semi-annual meeting as well as the Board in Brief Report for the most recent meetings of Metro Vancouver's Board of Directors makes City Council up-to-date. However, a few notes from the meeting are worth highlighting:
1. The Board presented preliminary results of the 2017 Homeless Count in Metro Vancouver that showed a 30% increase, overall, in the number of homeless people, counted in Metro Vancouver, since the previous count in 2014. The total number of homeless people in the Langleys has increased significantly from 92 in 2014 to 206 in just 3 years. However, the Langleys reported a 234% increase in the sheltering of homeless people. This is up from the 38 sheltered homeless people in 2014 to a total of 127 sheltered homeless people this year. As such, the Langley's recorded the largest percentage increase in sheltering homeless people for the region. The full and final report is expected to be released this summer.
  2. At this time of election in the Province of British Columbia, Metro Vancouver has prepared a publication called "Local Government Matters" to engage the provincial political parties by providing information about regional issues and asking about how the parties would deal with what is important to Metro municipalities.
  3. Metro Vancouver continues to advocate for substantial changes to the Home Owner Grant, Property Transfer Tax and School Property Tax to ensure that property taxation is fairer and more equitable for residents and businesses across the region.
- Also, at the Climate Action Committee, the BC Energy Step Code was introduced as a voluntary tool for local governments to use in order to encourage or even require the construction of more energy efficient buildings. The proposed Step Code supports the Building Act, by providing a consistent provincial standard for energy efficiency to

replace the wide range of existing policies and programs developed by local governments.

Last, a conversation around the Air Quality Permit Application process and specifically the applications from two facilities in Campbell Heights Industrial Park have been added to next month's meeting agenda

- c. Engineering Update - Rick Bomhof, Director of Engineering, Parks and Environment  
Mr. Bomhof provided an update including the following: lawn watering restrictions start May 15 and details of watering times are available on the City's website; traffic calming status update for 50<sup>th</sup> Avenue at Conder Park, 198<sup>th</sup> Street at Brydon Park and Michaud Cres and 201A St at Linwood Park; 56<sup>th</sup> Avenue project is underway from Glover Road at the Langley Bypass and completion is expected in September 2017; Penzer Action Park construction is well underway and a grand opening will take place June 29; Innes Plaza redevelopment; and the Linwood Park Addition has been awarded. He listed the current construction projects and the status of each of them.  
It was noted that the work done to the boulevard area on the east side of 208<sup>th</sup> Street is fabulous and has never looked better and the new signage recently installed in the floodplain is wonderful and a big improvement. Council is investing over \$3M in parks this year and the public will be very happy with it. Please pass on thanks to staff.  
There was discussion about the reconstruction of 48<sup>th</sup> Avenue and staff noted that a completion date will be passed on to Council. It was also noted that staff have done a great job of maintaining accessibility with ramps etc, to roads and sidewalks during construction in the past and Council hopes that will continue on the upcoming projects as well.  
Mayor Schaffer noted that construction in front of Simonds Elementary needs more flag people to maintain the safe flow of traffic and he requested City staff ensure that safety is a top priority in front of, and to and from, the school.
- d. Recreation Update - Christine Daum, Recreation Supervisor  
Ms. Daum highlighted the events happening around the City and at Timms Community Centre including fitness classes, weight room, the opening of Al Anderson Memorial Pool, Bike to Work Week on May 31; Food Truck Festival, June 3<sup>rd</sup>; and the Tri It Triathlon, June 11. She noted that a new Event Guide, which is a publication that highlights City events, is available at all City facilities for pick up and she encouraged members of the public have a look; Spring and Summer Recreation Guide is also available for pick up in facilities and online; Move for Health Day, May 10; City Walks, leaving from Douglas Park and Brydon Park are underway; and Funtastic Adventures Summer Day Camp are open for registration.

Mayor Schaffer advised the public that Metro Vancouver's Council of Councils meeting took place last week in the City of Langley.

He further noted that the Fraser Institute put out a list of the fastest development cities in the Metro area and Langley City was number one on the list. He thanked all staff that work hard to streamline permits and have them issued within two months.

**7. BYLAWS**

- a. Bylaw 3020 - Tax Rate Bylaw  
Final reading of a bylaw to levy property value taxes for municipal purposes for the year 2017.

Motion # 17/089

MOVED BY Councillor Martin

SECONDED BY Councillor van den Broek

THAT the bylaw cited as “2017 Tax Rate Bylaw, 2017, No. 3020” be read a final time.

CARRIED

**8. NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion

1. Development Permit No. 01-17  
To accommodate a 4-storey, 98 unit condominium apartment development at 5393, 5455-5457 201 Street.

Motion # 17/090

MOVED BY Councillor Martin

SECONDED BY Councillor Pachal

THAT Development Permit Application No. 01-17 to accommodate a 98 unit condominium apartment located at 5393, 5455-5457 - 201 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

- b. Correspondence

1. Vancouver Humane Society  
Meatless Monday Initiative

- c. New Business

Councillor Albrecht advised that Youth Week was very successful this past week as was the Langley Walk, both great events.

**9.     ADJOURNMENT**

MOVED BY Councillor Pachal

SECONDED BY Councillor van den Broek

THAT the meeting be adjourned at 8:08 p.m.

CARRIED

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MAYOR

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CORPORATE OFFICER