



## MINUTES OF A REGULAR COUNCIL MEETING

**Monday, November 20, 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  
R. Bomhof, Director of Engineering, Parks and Environment  
K. Hilton, Director of Recreation, Culture and Community Services  
D. Leite, Director of Corporate Services  
G. Minchuk, Director of Development Services and Economic Development  
R. Thompson, Fire Chief  
K. Kenney, Corporate Officer

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

- a. Adoption of the November 20, 2017 Regular Agenda

Motion #17/183

MOVED BY Councillor

SECONDED BY Councillor

THAT the November 20, 2017 agenda be adopted as circulated

CARRIED

Motion #17/184

MOVED BY Councillor van den Broek

SECONDED BY Councillor Martin

THAT Council commence Committee of the Whole.

CARRIED

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

### **a. Development Permit No. 10-17**

188 unit, 5-Storey Condominium Development at  
20702, 20678, 20688 Eastleigh Crescent  
*Presentation from Wes Friesen, Architect, Points West Architecture*

Mr. Wes Friesen, Architect, Points West Architecture Eastleigh, provided an overview of the Eastleigh Crescent project as follows:

- Eastleigh Crescent follows CPTED principles;
- Design features to promote sustainability;
- 56A Ave site plan;
- Parkade design;
- Floor plans for all five floors;
- East elevation;
- South elevation;
- West elevation;
- Unit designs;
- Exterior materials;
- Landscape plan.

Mayor Schaffer asked if any correspondence had been received with respect to the development permit application. Staff replied that one piece of correspondence had been received and had been circulated on-table to Council.

Mayor Schaffer called for public input on Development Permit No. 10-17. There was one speaker on the speakers list.

R. Welch, 223-26740 56 Ave., asked whether the vehicle entrance to the site would be off 56 Ave. or Eastleigh Crescent. Mr. Friesen advised that a pedestrian entrance would be off Eastleigh Crescent with lane access for traffic at the rear.

The Mayor called for further speakers on Development Permit No. 10-17. There were no speakers.

b. Development Permit No. 12-17

69 unit, 6-Storey Condominium Development at 20416 Park Avenue  
*Presentation from Steven Bartok, Architect, Keystone Architecture*

Mr. Steven Bartok, Architect, Keystone Architecture, provided an overview of the Legacy on Park Ave. project as follows:

- Images of other buildings used to come to design;
- Six story, 69 unit building;
- Context Plan;
- Site Plan;
- Floor Plans for all six floors;
- Parking design;
- Building elevations;
- Building materials;
- Building perspectives;
- Landscape plan;
- CPTED elements used in landscape design;
- Design features to promote sustainability.

Mayor Schaffer asked if any correspondence had been received with respect to the development permit application. Staff replied that two pieces of correspondence had been received and circulated on-table to Council in addition to the one piece of correspondence included in Council's agenda package.

Mayor Schaffer called for public input on Development Permit No. 12-17.

There was one speaker on the speakers list.

Linda Taylor, 20448 Park Ave., advised that she lived behind the project site at James Court and expressed concern with a lack of cleanliness and security on the building site which is attracting use by the homeless. She also expressed concern with the reduction in parking for her building and lack of lighting in the existing parking area. She further expressed her concern that the building design is not appropriate to the neighbourhood.

The Mayor called for further speakers on Development Permit No. 12-17. There were no speakers.

c. Development Permit No. 13-17

2,196 m<sup>2</sup> (23,639<sup>2</sup> foot) restaurant and casino addition at 20393 Fraser Highway

*Presentation from Will Esaw, Architect, MGBA Architecture*

Will Esaw, Architect, MGBA Architecture, provided an overview of the casino expansion project as follows:

- Site plan;
- Off-site works;
- Floor plans for restaurant/patio and lounge spaces;
- Landscape elements;
- Context Plan;
- Renderings of addition.

Mayor Schaffer asked if any correspondence had been received with respect to the development permit application. Staff replied that no correspondence had been received.

Mayor Schaffer called for public input on Development Permit No. 13-17. There were no speakers

Motion #17/185

MOVED BY Councillor Martin

SECONDED BY Councillor Albrecht

THAT the Committee of the Whole rise and report.

CARRIED

3. **ADOPTION OF THE MINUTES**

a. Regular Meeting Minutes from November 6, 2017

Motion #17/186

MOVED BY Councillor Albrecht

SECONDED BY Councillor Arnold

THAT the minutes of the regular meeting held on November 6, 2017 be adopted as circulated.

CARRIED

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

a. Development Permit No. 10-17

188 unit, 5-Storey Condominium Development at  
20702, 20678, 20688 Eastleigh Crescent

Motion #17/187

MOVED BY Councillor Martin

SECONDED BY Councillor Storteboom

THAT Development Permit Application DP 10-17 to accommodate a 188 unit, 5-Storey condominium development located at 20702, 20678 and 20688 Eastleigh Crescent 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.

BEFORE THE QUESTION WAS CALLED Councillor Pachal received clarification on the following:

- There will be 10 adaptable units;
- The old Cenotaph area is a separate piece of land.

Councillor Albrecht advised of the following:

- The Advisory Planning Commission was in support of the application;
- Appreciated that the proponent added more accessibility to the building, the wide range of unit sizes, four elevators, amenity on each floor and separate on-site enclosed raised walkway to the development.

Councillor Arnold received clarification that there was one accessible suite on each floor in each building.

Councillor Storteboom received clarification on the following:

- construction of the two buildings will be separated by a year; however, the second building will be a twin of the first;
- the smaller sized units will be for sale.

Councillor Storteboom suggested that additional rough-ins for electric car charging stations be considered.

Councillor van den Broek received clarification on the following:

- the laneway around the site is public so it will be open; however, the parkade above ground will be secured;
- the green space will be within the gated area.

THE QUESTION WAS CALLED and same was

CARRIED

b. Development Permit No. 12-17

69 unit, 6-Storey Condominium Development at 20416 Park Avenue

Motion #17/188

MOVED BY Councillor Martin

SECONDED BY Councillor van den Broek

THAT Development Permit Application DP 12-17 to accommodate a 69 unit, 6-Storey condominium development located at 20416 Park Avenue 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.

BEFORE THE QUESTION WAS CALLED Councillor van den Broek received clarification on the following:

- the laneway through the back of the site was open to neighbouring buildings;
- no safety concerns with respect to the empty lot next to the south parking lot as it is fully visible from the building;
- there will be fencing between properties and there will be fencing around the landscaping along 204<sup>th</sup>.

Councillor Pachal received clarification on the following:

- parking spaces for James Court will be maintained;
- permeable pavers will be used;
- sidewalk on Park Ave will be the main pedestrian walkway;
- a construction management plan will address noise, garbage, dust issues on the site.

Councillor Albrecht advised of the following:

- the Advisory Planning Commission supported the application;
- the building is far less dense than what is allowed for the site;
- the project is quality over quantity with adaptable units, amenity; area, accommodation for electric vehicles, building at grade, air conditioning in units;
- construction parking important so as not to negatively impact adjacent properties;
- suggested lane lighting needed.

Councillor Storteboom advised of the following:

- it's a unique looking building;
- electric car charging stations will be more in demand in the future, suggest providing more rough-ins for charging stations;
- important that the construction site be properly managed and positive relationships developed with neighbours moving forward.

Mayor Schaffer advised of the following:

- a high rise is permissible on that site; however, the developer has chosen to go with 6 stories;
- trust that the developer will take care of the management of the site issues to the satisfaction of the neighbouring properties;
- this development will likely increase properties values of neighbouring properties.

THE QUESTION WAS CALLED and same was

CARRIED

c. Development Permit No. 13-17

2,196 m<sup>2</sup> (23,639<sup>2</sup> foot) restaurant and casino addition at 20393 Fraser Highway

Motion #17/189

MOVED BY Councillor Albrecht

SECONDED BY Councillor Storteboom

THAT Development Permit Application DP 13-17 to accommodate a 2,196 m<sup>2</sup> (23,639 ft<sup>2</sup>) restaurant and casino addition located at 20393 Fraser Highway 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.

BEFORE THE QUESTION WAS CALLED Councillor Pachal received clarification that the events space will be part of the convention centre.

Councillor Storteboom received clarification that the Match patio area is going to be expanded.

Councillor Arnold advised that the Advisory Planning Commission supported the application. He received clarification that the expansion will increase the number of small car parking spaces to 9. Councillor Arnold recommended that use of the small parking spots on the site be enforced.

THE QUESTION WAS CALLED and same was  
CARRIED

**5. MAYOR'S REPORT**

a. Upcoming Meetings

Regular Council Meeting – December 4, 2017  
Regular Council Meeting – December 11, 2017

b. Metro Vancouver - Councillor Storteboom

Metro Vancouver is petitioning the B.C. government to make it easier for people to own electric vehicles.

The recent Union of B.C. Municipalities convention endorsed two resolutions, initiated by Metro Vancouver, that are aimed at addressing some challenges faced by electric vehicles (EV) owners, particularly in multi-family buildings, where there's often a lack of access to home charging.

The first resolution requests amendments to the BC Utilities Commission Act in order to allow for the resale of electricity, by Stratas, for electric vehicle charging.

The second resolution aims to address issues around providing reasonable access for electric vehicle charging in strata buildings.

With almost half of the region's households living in strata buildings, support for these resolutions will remove significant barriers to convenient electric vehicle charging for strata residents.

Last quarter, four percent of new vehicle sales in BC were electric or plug-in hybrid. The popularity of electric vehicles is growing quickly and with the introduction of these changes, our region will be better prepared to provide consumers with the option of choosing electric vehicle transportation.

In closing, please be advised that the next Metro Vancouver Board of Directors Meeting will be the 2018 Inaugural meeting at the new head office location located at 4370 Kingsway in Burnaby.



c. Library Happenings - Councillor Martin

The Playground at FVRL offers customers of all ages free access to fun and engaging STEAM (science, technology, engineering, arts, and mathematics) related learning experiences. The Playground features lending collections and in-library experiences.

City of Langley Library staff have been busy delivering popular programs using fun and exciting technologies from the Playground. Our green screen added an extra layer of fun to the Halloween makeup program. The VIVE virtual reality machines transported customers to all kinds of places at our launch event, and kids learned about coding using the Sphero SPRK+ robots on their Pro-D day. Watch for even more in the New Year!

Upcoming Programming Highlights:

Transcendental Meditation

Wednesday, November 22, 7:00 – 8:30 pm

Join us for an “Introduction to Transcendental Meditation” workshop. The presenter has more than 45 years of experience practicing TM and has taught the mechanics of TM to thousands of people. TM has been shown to increase creativity and energy as well as lower stress and anxiety.

LEGO Club

Monday, November 27, 4:00 – 5:30 pm

Love LEGO? We provide the LEGO; you bring your imagination! Come play, create, and experiment. LEGO Club is a fun afternoon program for all.

Scrabble Club

Every Wednesday, 1:30 - 3:30 pm

Come join us for a rousing game of Scrabble in the library!

Wednesday Wonders

Wednesday, November 29, 12:00 – 1:00 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 Wednesdays wonderful!

Understanding Arthritis

Thursday, November 30, 2:00 - 3:00 pm

Find out what is really happening in your body when we talk about arthritis. You will learn how to become a better self-manager with information on pain management, medications, exercise and complementary therapies. Registration is required.

Mayor Schaffer advised that Council members recently attended Douglas Day, a day to honour pioneers in the community, further advising that engagement with the community is important for council members who attend many functions throughout the year in the community.

## **6. BYLAWS**

### **a. Bylaw 3034**

First, second and third reading of a bylaw to amend the Council Procedure Bylaw

Motion #17/190

MOVED BY Councillor Pachal

SECONDED BY Councillor Storteboom

THAT the bylaw cited as "Council Procedure Bylaw, 2013, Amendment No. 2 Bylaw, 2017, No. 3034" be read a first time.

THAT the bylaw cited as "Council Procedure Bylaw, 2013, Amendment No. 2 Bylaw, 2017, No. 3034" be read a second time.

THAT the bylaw cited as "Council Procedure Bylaw, 2013, Amendment No. 2 Bylaw, 2017, No. 3034" be read a third time.

CARRIED

## **7. ADMINISTRATIVE REPORTS**

### **a. Approval for out of Province Travel – Fire Department Instructor's Conference**

Motion #17/191

MOVED BY Councillor Martin

SECONDED BY Councillor Albrecht

THAT Assistant Chief Scott Kennedy be authorized to attend the Fire Department Instructor's Conference in Indianapolis, Indiana April 23-28, 2018.

CARRIED

- b. Out of Province Conference - Chief Administrative Officer

Motion #17/192

MOVED BY Councillor Arnold

SECONDED BY Councillor Storteboom

THAT the Chief Administrative Officer be approved to attend the Canadian Association of Municipal Administrators Annual Conference in Fredericton, New Brunswick from May 28 to May 30, 2018 and the Federation of Canadian Municipalities Annual Conference in Halifax, Nova Scotia from May 31 to June 3, 2018.

CARRIED

- c. Community Emergency Preparedness Fund Grant Application

Motion #17/193

MOVED BY Councillor van den Broek

SECONDED BY Councillor Storteboom

THAT City Council support the application for a \$25,000 grant from the Community Emergency Preparedness Fund and to management of any grant monies received.

CARRIED

**8. NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion

- b. Correspondence

1. RCMP Quarterly Report - July 1 - September 30, 2017

2. Ministry of Children and Families

November - Adoption Awareness Month

- c. New Business

**9. ADJOURNMENT**

MOVED BY Councillor Pachal  
SECONDED BY Councillor van den Broek

That the meeting be adjourned at 8:14pm.

CARRIED

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MAYOR

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CORPORATE OFFICER