MINUTES OF A REGULAR COUNCIL MEETING

Monday, February 19, 2018
7:00 p.m.
Council Chambers, Langley City Hall
20399 Douglas Crescent

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

Staff Present: F. Cheung, Chief Administrative Officer
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 February 19, 2018 Regular Agenda

MOVED BY Councillor van den Broek
SECONDED BY Councillor Martin

THAT the February 19, 2018 agenda be adopted as circulated

CARRIED

2. COMMITTEE OF THE WHOLE - Opportunity for Public Input

a. Development Permit No. 03-18 (Langley Mall)

Proposed new 288m^2 (3100 sq ft^2) commercial building located at 5501 204th Street
Presentation from Bob Turner, Turner Architecture

Mr. Turner introduced the property owner, Dave Rogowsky, Director of Development, First Capital Realty.

Mr. Turner provided information on the project as follows:

- Location plan
- Site plan
- Floor plan
- Roof plan
- Elevations south and east
- Elevations north and west
- Sections
- Landscape concept plan
- Langley Mall planting plan, details, sections
- Exterior finishes

Mayor Schaffer called for public input on Development Permit No. 03-18. There was one speaker on the speakers list.

M. Parker, 5499 203rd Street, advised he lives across the street from Langley Mall and spoke against the development, citing concerns with:

- the potential for another business such as a drive-through to draw more people into the area at all hours of the night which is disruptive to residents;
- the potential for more traffic in the area;
- turning left on 203rd Street doesn't work;
- people openly doing drugs in the Mall parking lot.

He further stated:

- there are numerous existing opportunities to put a business in the existing mall, so a new building isn't needed;
- the area is going downhill; he wants to see businesses in the area that will enhance the community.

The Mayor called for further speakers on Development Permit No. 03-18. There were no speakers.

b. Bylaw 3045 - Road Closure Bylaw (199A Street)

Gerald Minchuk, Director of Development Services

Mr. Minchuk advised that the purpose of the bylaw is to remove the dedication of highway and to close a portion of the road located adjacent to 199A Street to facilitate the sale of the subject property which is deemed surplus to the City's needs and no longer required.

Mayor Schaffer called for public input on Bylaw No. 3045.
There were no speakers.

MOVED BY Councillor Martin
SECONDED BY Councillor Pachal

THAT the Committee of the Whole rise and report.

CARRIED

3. ADOPTION OF THE MINUTES

a. Regular Meeting Minutes from February 5, 2018

MOVED BY Councillor van den Broek
SECONDED BY Councillor Martin

THAT the minutes of the regular meeting held on February 5, 2018 be adopted as circulated.

CARRIED

4. BUSINESS ARISING FROM PUBLIC HEARING

a. Bylaw 3036 - Zoning Amendment Bylaw

Third reading of a bylaw to amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 19607, 19619, 19629, 19649, 19655 55A Avenue from RS-1 – Single Family Residential Zone to CD51 - Comprehensive Development Zone to accommodate a 33 unit, 3-storey townhouse development

MOVED BY Councillor Albrecht
SECONDED BY Councillor Martin

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100, Amendment No. 142, 2018, No. 3036” be read a third time.

BEFORE THE QUESTION WAS CALLED

The Mayor asked staff if they wished to provide a brief overview of the item. Staff advised that this bylaw is being considered for third reading following the public hearing and, concurrent with the re-zoning application, are also considering the form and character under Development Permit No.15-17.

Mr. Adab and staff responded to questions from Council members advising:

- a proposed pedestrian sidewalk running north/south will have no impact on the existing noise attenuation wall which will be retained;
- there are no concerns from a staff perspective with respect to size of the tandem parking or side by side parking configurations;
- City laneway standards are 6m; upon staff recommendation, the laneway adjacent to the sound attenuation wall on the west side of the development will be 8m to accommodate additional sidewalk in that area. There will be no parking available on the bib at the entrance to the garage as it isn't wide enough or long enough to accommodate vehicle parking. "No parking" signs will not be necessary in that lane as the width of the laneway won't accommodate on-street parking.

Council members provided comments as follows:

- Urged that the roof deck component of the development be followed through on;
- This development contributes to provision of family housing in the city as it provides a range of unit sizes;
- Suggestion that the bib area at the entrance to the garage be monitored to ensure people do not try to park there.

THE QUESTION WAS CALLED and same was

CARRIED

5. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

a. Development Permit No. 03-18 (Langley Mall)

5501-204th Street

MOVED BY Councillor Arnold
SECONDED BY Councillor Albrecht

THAT Development Permit Application DP 03-18 to accommodate a new 288 m^2 (3,100 ft^2) commercial building located at 5501-204th 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.

BEFORE THE QUESTION WAS CALLED

Councillor Arnold advised that the recommendation in the Advisory Planning Commission report on the agenda should be corrected to include the requirement that a traffic engineering assessment be undertaken to address the parking lot layout to improve vehicular and pedestrian safety as that was added as a condition of approval of the application by the Commission in its resolution contained in the February 14, 2018 APC

meeting minutes. He further advised that this was in particular reference to the entrance to the mall.

The Mayor asked for staff's comments on the APC's recommendation. Staff advised that the committee discussion focused on the inadequacy of the current parking lot layout with the thought that pedestrian and vehicular safety would be greatly improved with a proper layout and engineering analysis.

Council provided comments and staff responded to questions as follows:

- It is good that the parking lot layout will be addressed as it's problematic.
- The commercial building will not be a drive-through.
- The intent of the traffic study has not been completely scoped out yet but was mainly intended to address concerns with on-site parking as it relates to pedestrian and vehicular safety rather than perimeter road elements so it will not include traffic movements from 203 Street;
- As this is a pedestrian focused area, it is critical how the development interfaces with Douglas Crescent and it will be precedent setting for street frontage.
- The building design can accommodate either a front or back entrance on Douglas as required by the tenant and it is unlikely a blank wall would be put there. As well, the mechanical /electrical room can be located either on Douglas or towards the parking lot.
- The proponent will advise tenants of the importance of creating an engaging active pedestrian oriented streetscape along Douglas Crescent; however, whether or not that happens will be up to the tenant's requirements.
- The staff rationale for requiring that a traffic analysis be undertaken as a requirement for approval of this development permit is that this development will impose a greater burden on an already awkward on-site parking layout, and it would be greatly enhanced with a proper reconfiguration of the access point.
- The proponent will be responsible for implementing any traffic configuration improvements arising from the traffic study.
- The traffic analysis is expected to determine the optimal safe pedestrian and vehicular access and egress configuration.
- A restaurant and personal use service are expected to be the types of businesses going into the development.
- The proponent will only be responsible for traffic reconfiguration on its property, not off-site traffic configuration.
- Suggestion that the mall look at developing a more efficient overall site plan.
- Noise concerns and potential illegal activities after hours in the area should be reported to Bylaw Enforcement and to the RCMP.
- The aesthetics of the building are important to the community.

THE QUESTION WAS CALLED and the motion, as corrected, was

CARRIED

The corrected motion reads in its entirety as follows:

"THAT Development Permit Application DP 03-18 to accommodate a new 288 m^2 (3,100 ft^2) commercial building located at 5501-204th 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 including conducting a Traffic Engineering Assessment to address the parking lot layout to improve vehicular and pedestrian safety."

b. Bylaw 3045 - Road Closure Bylaw (199A Street)

Final reading of a bylaw to close and remove the dedication of a portion of highway adjacent to 199A Street dedicated by Plan 33088

MOVED BY Councillor Albrecht
SECONDED BY Councillor Martin

THAT the bylaw cited as "Road Closure Bylaw No. 3045, 2018" be read a final time.

CARRIED

6. DELEGATIONS

a. Tim Cheung and Simon Lau, Unifor 2002

Universal Pharmacare Program

Mr. Lau, representing Unifor 2002, requested Council support the Federation of Canadian Municipalities in calling on the federal government to work with the provinces for the creation of a public, National Pharmacare program to improve access and affordability of prescription drugs.

MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

THAT Council send a letter to the Federation of Canadian Municipalities (FCM), the Minister of Health and to City of Langley MPs and MLAs in support of the 2016 FCM resolution regarding creation of a National Pharmacare program:

"WHEREAS, The City of Vancouver has recognized and has demonstrated over the past years its commitment to the importance of healthy citizens as the foundation of a healthy, engaged and economically vibrant community; and

WHEREAS, The over 3 million Canadians, including many in our local communities, don't take medicines prescribed by their doctors because they can't afford them; and

WHEREAS, Canada is currently the ONLY country with a national medicare program that does not have a national pharmacare program; and

WHEREAS, The risk of having no insurance for medicines is high among lower income Canadians which includes the service industry, precarious working and seasonal workers; and

WHEREAS, The studies show that adding a national pharmacare program to our national health care system would lower costs to businesses by over $8 billion per year, providing Canadian companies competitive advantages in international trade; and

WHEREAS, The recent research confirms that these gains can be achieved with little or no increase in public investment; and

WHEREAS, Municipal government expenses for employee benefits would be significantly reduced by a national pharmacare program; and

WHEREAS, A national prescription drug formulary would support better quality prescribing, including reducing dangerous and inappropriate prescribing to Canadian seniors; and

WHEREAS, A National Pharmacare plan is a sound policy, both economically and socially, the City of Vancouver express its support for the creation of a National Pharmacare program as an extension of Canadian Medicare, since health and economic studies now show that such as policy would improve health in municipalities, give local businesses a competitive advantage in the global marketplace and lower costs for municipal government on taxpayers; therefore be it

RESOLVED, That FCM call on the federal government to work with the provinces and territories to develop and implement a National Pharmacare program."

CARRIED

7. COMMUNITY SPOTLIGHTS

a. Leanne Cassap, ICBC

Thanks for Support of Road Safety and Distracted Driving Campaigns

Ms. Cassap provided information on the provincial distracted driving campaign as follows:

- Operation Hang Up
- City of Langley eNewsletter & fleet vehicles
- Community education
- Social media & media support
- Reminders to friends, family, co-workers

Ms. Cassap presented a plaque to the City and the Lower Mainland District Integrated Road Safety Unit in recognition of their promotion of road safety within the city.

In response to a question from Council, Sgt. Davies, representing the Integrated Road Safety Unit advised that distracted driving activities other than cell phone use were subject to the same penalty as cell phone use but under another section of the Motor Vehicle Act.

8. MAYOR'S REPORT

a. Upcoming Meetings

Regular Council Meeting – March 5, 2018
Regular Council Meeting – March 19, 2018

b. Metro Vancouver - Councillor Storteboom

Langley City Council is up-to-date with the most recent Metro Vancouver Board in Brief Report as well as the most recent Chairman's Report.

Today's report is just to advise that Metro Vancouver has doubled the annual budget amount for its regional park land acquisition program in order to protect more natural areas across the region. As regional real estate values have increased significantly in recent years, Metro Vancouver's ability to acquire and protect important natural areas has become more challenging. For example, the assessed value for the recent purchase of a three-hectare portion of park land at Kanaka Creek in Maple Ridge increased in value by 44 percent between 2016 and 2017.

The increase to the park acquisition fund from $3.77 million to $7.54 million is devoted to meeting the need for the expansion of our regional park land for the use of current and future generations.

For more information about Metro Vancouver please consider going to the Metro Vancouver website, Metro's facebook page and/or the Metro Vancouver YouTube channel. I think that we can all agree that there's a lot of great information available online, at these sources.

Our next series of meetings is scheduled for Friday.

c. Library Happenings - Councillor Martin

The City of Langley Library is thrilled to have been nominated for a Fraser Valley Cultural Diversity Award in the "inclusive environment" category! The awards are given annually to local organizations who demonstrate cultural diversity in their work. Cultural diversity is defined as the inclusion of diverse people in a group, and it includes, but is not limited to age, abilities, ethnicity, gender, race, religion, sexual orientation and socio-economic background. The City of Langley Library and FVRL as a whole deeply value and celebrate diversity as integral to an inclusive, vibrant community. We are so proud to be recognized with this nomination for the work we do every day to ensure that everyone in our community finds the library a welcoming and inclusive place to be. The awards will be handed out at the 15th annual ceremony, being held in Abbotsford on Friday, March 2.

Langley Heritage Society – Lobby Program

Wednesday, February 21, 1-4 pm

The Langley Heritage Society will be visiting to talk about their programs and services.

Play with KEVA Planks

Friday, February 23, 11-12:30 pm

Builders of all skill levels can explore a myriad of engineering techniques with KEVA Planks. All ages, from preschoolers on, are invited to drop in and discover this easy fun and innovative way to explore STEAM!

Langley Creative Writers Meet Up

Tuesday, February 20, 6:30-8:30 pm

This is an opportunity for creative writers to gather and share their work/ideas for feedback and encouragement. Please register online at https://www.meetup.com/Langley-Creative-Writers-Meet-Up/.

Art Critiques

Monday, February 26, 6:45-8:45 pm

Visual artists at every stage of their careers are invited to bring their artwork and receive constructive feedback from a professional artist, as well as the group. Sponsored by the Langley Arts Council.

Seniors Home Care series

Wednesdays, February 21, and 28, 4:30 - 6:30 pm

Please join us for the last two sessions of this four part series on seniors home care. These sessions will cover what to do if your loved ones develop dementia or Alzheimer's, and the connection between emotional and physical wellbeing. Refreshments provided.

d. Discover Langley City - Councillor Albrecht

Website Overview

Website stats continue to grow and with their first newsletter going out at the end of March, they expect it to continue as they share itineraries, hotel promotions, and upcoming event information. Discover Langley City will continue to focus on promoting their website through social media channels and in strategic partnership with the DLBA when appropriate.

Social Media

Social Media continues to be a top priority to build awareness of Discover Langley City and in January, they continued to increase their following. They're encouraging all tourism and local businesses to use the #discoverlangleycity hashtag to help promote our destination and their businesses as well.

Grand Opening Reception Launch

On January 25th Discover Langley City successfully launched their One Year Tactical Plan and operations overview to industry partners, City Council, the media, and valued guests. They received valuable feedback on the new brochure titled "Simple Escapes" and are excited to distribute it to hotels, the DLC/DLBA offices, and other supporting businesses at the end of February. They've received great interest in the new brochure from local media and know that visitors and locals will be excited when it's officially available to the public.

One Year Tactical Plan

For the remainder of 2018's first quarter, their top priorities are focused on marketing efforts: designing and creating content for their first newsletter, getting out into the community to build stakeholder relationships with all tourism partners, growing social media and website traction, and continuing plans for Discover Langley City's brand-new event to be held later this year.

They are thrilled with the progress made so far and have received great feedback from our Destination Marketing Organization and tourism industry.

e. Development within the city – Mayor Schaffer

Mayor Schaffer referred to the City having issued over a $100 million in building permits in 2017 which he indicated is phenomenal given the size of the city and spoke about recent development projects and that development will continue in the city in the future.

9. BYLAWS

a. Bylaw 3049 - Zoning Amendment Bylaw

First and second reading of a bylaw to amend the Zoning Bylaw to accommodate at 26 unit, 3 storey townhouse development located at 19608, 19618, 19630, and 19642 56 Avenue

MOVED BY Councillor Martin
SECONDED BY Councillor Arnold

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 143, 2018, No. 3049” be read a first time.

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 143, 2018, No. 3049” be read a second time.

CARRIED

b. Bylaw 3050 - Zoning Amendment Bylaw

First and second reading of a bylaw to amend the Zoning Bylaw to accommodate a 3 storey, 64 unit townhouse complex located at 5453 198 Street, 19728, 19738, 19752, 19762, 19770, and 19780 55 Avenue

MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 144, 2018, No. 3050” be read a first time.

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 144, 2018, No. 3050” be read a second time.

CARRIED

c. Bylaw 3051 - 2018-2022 Financial Plan Bylaw

Final reading of a bylaw to adopt the 2018-2022 Financial Plan

MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

THAT the bylaw cited as “Financial Plan 2018 - 2022 Bylaw, 2018, No. 3051” be read a final time.

CARRIED

d. Bylaw 3053 - Discharge Land Use Contract Bylaw

First and second reading of a bylaw to authorize the discharge of Land Use Contract No. 23-73 from the property located at 20217 44 Avenue to facilitate application for a secondary suite

MOVED BY Councillor Martin
SECONDED BY Councillor van den Broek

THAT the bylaw cited as the “Discharge of Land Use Contract No. 23-73 Bylaw, 2018, No. 3053” be read a first time.

THAT the bylaw cited as the “Discharge of Land Use Contract No. 23-73 Bylaw, 2018, No. 3053” be read a second time.

CARRIED

10. COMMITTEE REPORTS

a. Crime Prevention Task Group - CPTED Brochure Distribution

MOVED BY Councillor Pachal
SECONDED BY Councillor van den Broek

THAT the City continue to distribute the CPTED “An Investment in Security is an Investment in Your Business” brochure annually with the Business License Renewal Notice, as an ongoing crime prevention initiative.

CARRIED

11. ADMINISTRATIVE REPORTS

a. 2018 Community Grants

MOVED BY Councillor Martin
SECONDED BY Councillor van den Broek

THAT City Council endorse the recommendation of the Community Grant Committee to award community grants totalling $ 125,976.79 to the following organizations:

Alano Club of Langley	$ 1,000.00
Bard in the Valley	$ 11,174.56
Big Brothers Big Sisters of Langley	$ 4,808.00
Boys and Girls Club of Langley	$ 3,250.00
Brookswood Baptist Church – Homeless Feeding Program	$ 203.67
Cerebral Palsy Association of BC	$ 500.00
Children of the Street Society	$ 1,000.00
Civix	$ 1,000.00
DLBA – Arts Alive and Fork & Finger Events	$ 11,000.00
DLBA – Start It Up Langley	$ 5,000.00
Douglas Park Community School Society	$ 2,550.00
Encompass Support Services Society – Best Babies	$ 3,660.00
Fibromyalgia Well Spring Foundation	$ 1,000.00
Fraser Region Community Justice Initiatives – Black Book	$ 2,000.00
Fraser Valley Cultural Diversity Awards	$ 500.00
Ishtar Transitional Housing Society	$ 1,350.00
Kiwanis Fraser Valley Music Festival Society	$ 5,000.00

Langley 4H District Council	$	150.00
Langley Amateur Radio Association	$	262.60
Langley Arts Council	$	1,600.00
Langley Baseball	$	8,000.00
Langley Cares Foundation – Langley Lodge	$	7,500.00
Langley Community Farmers Market Society	$	5,300.00
Langley Field Naturalists	$	1,000.00
Langley Flippers Swim Club	$	1,232.00
Langley Fundamental Secondary School - Dry Grad	$	500.00
Langley Lawn Bowling Club	$	6,000.00
Langley Literacy Association	$	2,500.00
Langley Meals on Wheels	$	1,009.40
Langley Pos-Abilities Society	$	985.31
Langley Royal Canadian Legion – Remembrance Day	$	2,400.00
Langley Scholarship Committee	$	4,500.00
Langley Secondary School – Dry Grad	$	500.00
Langley Senior Resources Society	$	15,000.00
Langley Sponsorship Advertising	$	2,000.00
Langley Ukulele Association	$	1,650.00
Lower Fraser Valley Aboriginal Society	$	2,500.00
Mountain Secondary School Dry Grad	$	500.00
Parkinson Society BC – Langley Chapter	$	236.25
Pitch In Canada	$	425.00

Pucks Powerplay Foundation	$ 2,660.00
Seniors of Langley	$ 270.00
Terry Fox Run	$ 800.00
Valley Therapeutic Equestrian Association	$ 500.00
Youth Parliament	$ 1,000.00
	$ 125,976.79

CARRIED

b. Community Emergency Preparedness Fund Grant Application

MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

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

c. Proposed “Substantial Change” of Cascades Casino

MOVED BY Councillor Martin
SECONDED BY Councillor van den Broek

1. THAT the letter from BCLC dated January 15, 2018 regarding Cascade Casino’s application for a proposed “Substantial Change” be received for information.
2. THAT City Council endorse the consultation process as outlined in the attached report relating to Cascades Casino’s application for a proposed “Substantial Change” to their gaming facility pursuant to the *Gaming Control Act*.

CARRIED

12. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

b. Correspondence

1. Greater Langley Chamber of Commerce

Chamber of Commerce Week - February 19 - 23, 2018

c. New Business

13. ADJOURNMENT

MOVED BY Councillor Albrecht
SECONDED BY Councillor Storteboom

That the meeting be adjourned at 8:34 pm.

CARRIED

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MAYOR

_____

CORPORATE OFFICER