



MINUTES OF A REGULAR COUNCIL MEETING

Monday, September 17, 2018

7:00 p.m.

**Council Chambers, Langley City Hall
20399 Douglas Crescent**

Mayor Schaffer
Councillor Albrecht
Councillor Arnold
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
B. Godlonton, Deputy Fire Chief
K. Kenney, Corporate Officer

The Mayor introduced the City's new Deputy Fire Chief Brian Godlonton.

1. ADOPTION OF AGENDA

- a. Adoption of the September 17, 2018 Regular Agenda

MOVED BY Councillor Arnold
SECONDED BY Councillor Albrecht

THAT the September 17, 2018 agenda be adopted as circulated

CARRIED

2. ADOPTION OF THE MINUTES

- a. Special (Pre-Closed) Meeting Minutes from August 23, 2018

MOVED BY Councillor Martin

SECONDED BY Councillor Pachal

THAT the minutes of the special (pre-closed) meeting held on August 23, 2018 be adopted as circulated.

CARRIED

- b. Special Meeting Minutes from August 23, 2018

MOVED BY Councillor Martin

SECONDED BY Councillor van den Broek

THAT the minutes of the special meeting held on August 23, 2018 be adopted as circulated.

CARRIED

3. BUSINESS ARISING FROM PUBLIC HEARING

- a. Bylaw 3078 - Zoning Amendment and Development Permit No. 13-18

Third reading of a bylaw to rezone the properties located at 19610, 19618-26, 19630-32, 19638, and 19648-50 55A Avenue from RS1 Single Family Residential Zone and RM1 Multiple Residential Low Density Zone to CD63 Comprehensive Development Zone to accommodate a 41 unit, 3 storey townhouse development.

MOVED BY Councillor Martin

SECONDED BY Councillor Albrecht

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 155, 2018, No. 3078" be read a third time.

BEFORE THE QUESTION WAS CALLED Councillor Albrecht, Co-chair of the Advisory Planning Commission advised that the Commission reviewed and supported the proposed development although there was some discussion regarding tandem parking. The Commission particularly liked the pathways, lighting and rooftop patio features. Councillor Albrecht stressed that the developer and contractor need to pay special attention to truck traffic and dust control during construction.

In response to questions from Council, Mr. Adab advised that:

- the patio decks meet required building and safety codes;

- the rooftop decks will have privacy screens so they won't create privacy concerns for residents of Huntsfield Green;

A Council member clarified that the requirement for 2 car parking for units has been in existence for some time and is not a new requirement and reiterated the need for the contractor to ensure flag people were on site.

THE QUESTION WAS CALLED and same was

CARRIED

b. Bylaw 3081 - Zoning Amendment and Liquor Control and Licensing Act - New Manufacturer Brewery Lounge Licence Application

Third reading of a bylaw to amend the Zoning Bylaw, 1996, No. 2100 to rezone the property located at 20555 56 Avenue from C1 Downtown Commercial Zone to CD64 - Comprehensive Development Zone to accommodate a microbrewery.

MOVED BY Councillor Martin
SECONDED BY Councillor Pachal

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 156, 2018, No. 3081" be read a third time.

BEFORE THE QUESTION WAS CALLED Councillor Arnold, Chair of the Advisory Planning Commission, advised that the commission reviewed and supported the development. Council members expressed their support of the proposed development and staff responded to questions of Council, advising that:

- there is a lounge license which is regulated under the Liquor Control and Licencing Act, which allows younger individuals to join in community events and activities;
- access control to the exterior patio at the back of the establishment will be addressed.

THE QUESTION WAS CALLED and same was

CARRIED

There was unanimous consent of Council to allow a member of the audience to address Council.

Wolfgang Degemann, majority owner of the shopping centre where the micro-brewery is proposed, thanked Council for its support of the proposal.

c. Bylaw 3082 - Zoning Amendment and Development Permit Application DP 14-18

Third reading of a bylaw to amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5475, 5483 and 5493 Brydon Crescent from RS1 Single Family Residential Zone to CD65 - Comprehensive Development Zone to accommodate a 78 unit, five (5) storey condominium apartment development.

MOVED BY Councillor Albrecht
SECONDED BY Councillor Pachal

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 157, 2018, No. 3082" be read a third time.

BEFORE THE QUESTION WAS CALLED Councillor Albrecht, Co-Chair of the Advisory Planning Commission advised that commission reviewed and supported the proposed development. The commission was appreciative, in particular, of the roughed-in wiring for electric cars in all stalls, air conditioning provided, having the building completely sprinklered and the overall design of the building. Councillor Albrecht further advised that there was some discussion about having light coloured roofs to mitigate urban heat islands. He further stressed the need for the developer and contractor to pay special attention to hours of work, truck traffic and be a good neighbour during construction.

In response to questions from Council the proponent advised that:

- how the billing charge will be applied for electricity used by units that use the electric car charging stations will need to be determined by the Strata;
- there are 5 wheel-chair accessible units in the development.

THE QUESTION WAS CALLED and same was

CARRIED

d. Bylaw 3083 - Discharge Land Use Contract No. 05-73

Third reading of a bylaw to discharge the Land Use Contract from 4538 204 Street to reveal the underlying RS1 Single Family Residential Zone to facilitate a building permit application for a secondary suite.

MOVED BY Councillor van den Broek
SECONDED BY Councillor Arnold

THAT the bylaw cited as the "Discharge of Land Use Contract No. 05-73 Bylaw, 2018, No. 3083" be read a third time.

BEFORE THE QUESTION WAS CALLED

A Councillor advised that his understanding was that Land Use Contracts were introduced in the 1970s; in 2014 the province decided that all Land Use Contracts would have to be discharged by 2014; therefore, the City is just discharging some of its Land Use Contracts earlier to reveal the underlying zoning.

In response to questions from Council, staff advised that:

- the City does not currently have a process to address anomalies of households having more cars than they can accommodate off-street.
- should a dwelling that currently has a secondary suite be demolished and a new building created, there still can only be one secondary suite in the dwelling and the owner must live in the upstairs part of the house in order for the suite to be a legalized secondary suite.

THE QUESTION WAS CALLED and same was

CARRIED

e. Bylaw 3084 - Discharge Land Use Contract No. 01-73

Third reading of a bylaw to discharge the Land Use Contract from 4945 205A to reveal the underlying RS1 Single Family Residential Zone to facilitate a building permit application for a secondary suite.

MOVED BY Councillor Storteboom

SECONDED BY Councillor van den Broek

THAT the bylaw cited as the "Discharge of Land Use Contract No. 01-73 Bylaw, 2018, No. 3084" be read a third time.

BEFORE THE QUESTION WAS CALLED staff responded to questions of Council advising that:

- all owners of secondary suites must live on the top floor of their residences in order for the suite to qualify as a legalized secondary suite. If someone is aware that an owner is not living in residence that has a secondary suite they can contact the Development Services Department to report the violation.

A Council member noted that legalizing secondary suites is a tool that is being used by the City to provide affordable housing.

THE QUESTION WAS CALLED and same was

CARRIED

4. MAYOR'S REPORT

a. Upcoming Meetings

Regular Council Meeting – September 24, 2018

Regular Council Meeting – October 15, 2018

b. Metro Vancouver Update - Councillor Storteboom

The Country Fair at Campbell Valley Regional Park was a great success again this year. A bit of rain didn't seem to dampen the spirits of those who attended to celebrate our: heritage, environment, nature, music and community with fun, family-oriented activities. Please plan to attend next year's fair on the first weekend after Labour Day.

Summer is ending and Fall is fast approaching. Over the Summer, Metro Vancouver monitored wood smoke from provincial forest fires and provided regular air quality reports through popular media. It was a record year for forest fires in B.C.

Now, It's time to fill in your calendar with healthy, happy programs for the whole family. Please consider, that as part of Metro Vancouver's commitment to enhancing our overall quality of life, we offer a wide range of activities that focus on significant issues at the regional level. For example, curriculum based teacher workshops, community breakfasts, watershed tours, programming in regional parks, an arts and culture program and the annual Zero Waste Conference are all hosted by Metro Vancouver for a better understanding of resources with opportunities for engagement to support the livable region. Please go to the Metro Vancouver website; check out the calendar of events and view the Fall 2018 Nature Program Guide for more information.

Mayor and Council are up-to-date from Metro Vancouver and a new Report from the Chair can be expected soon. My next Climate Action Committee Meeting will be on Wednesday and the next meeting for the Board of Directors will be next week.

c. Library Happenings - Councillor Martin

The Library Champions Project (LCP) is a three month volunteer program for new immigrants. Library Champions receive training that focuses on building communication, presentation and outreach skills and on the range of programs, services and resources that are available in libraries and out in the community.

After the training, Library Champions develop an outreach plan where they share information about the library with friends, family, colleagues and individual community members, giving group presentations, speaking with community agencies, and using social media.

On average, each Library Champion shares information with about 70 other new immigrants. As of March 2018, 1,137 new immigrants have been trained as Library Champions and these individuals have reached out to more than 70,130 other new immigrants.

The third year of the Library Champions project in Langley is starting soon. There is an information session on Friday, September 21 from 1:00-2:30 pm at the Muriel Arnason Library.

d. Langley City Video Spotlight "Preston GM" - Mayor Schaffer

Tonight's video spotlight is on Preston GM.

5. BYLAWS

a. Bylaw 3085 - Chauffeur Permit and Regulation Bylaw Amendment

Final reading of a bylaw to amend the Chauffeur Permit and Regulation Bylaw.

Councillor van den Broek advised that she had a conflict of interest with regard to this item as she currently works for the RCMP and left the meeting at 8:19 pm.

MOVED BY Councillor Albrecht
SECONDED BY Councillor Storteboom

THAT the bylaw cited as "Chauffeur Permit and Regulation Bylaw, 2016, No. 3002, Amendment No. 1, 2018, No. 3085" be read a final time.

CARRIED

Councillor van den Broek returned to the meeting at 8:20 pm.

b. Bylaw 3086 - Fees and Charges Bylaw Amendment

First, second and third reading of a bylaw to amend the Fees and Charges Bylaw. (various fees)

MOVED BY Councillor Albrecht
SECONDED BY Councillor Arnold

THAT the bylaw cited as the "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 26 Bylaw, 2018, no. 3086" be read a first time.

THAT the bylaw cited as the "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 26 Bylaw, 2018, no. 3086" be read a second time.

THAT the bylaw cited as the "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 26 Bylaw, 2018, no. 3086" be read a third time.

CARRIED

c. Bylaw 3087 - Highway and Traffic Regulation Bylaw Amendment

Final reading of a bylaw to amend the Highway and Traffic Regulation Bylaw.

MOVED BY Councillor van den Broek
SECONDED BY Councillor Pachal

THAT the bylaw cited as "Highway and Traffic Regulation Bylaw, 2013, No. 2871, Amendment Bylaw No. 3, 2018, No. 3087" be read a final time.

CARRIED

d. Bylaw 3089 - Permissive Tax Exemption Bylaw

First, second and third reading of a bylaw to exempt certain lands and improvements from municipal taxation for the year 2019.

MOVED BY Councillor Albrecht
SECONDED BY Councillor Storteboom

THAT the bylaw cited as the "Permissive Tax Exemption Bylaw, 2018, No. 3089" be read a first time.

THAT the bylaw cited as the "Permissive Tax Exemption Bylaw, 2018, No. 3089" be read a second time.

THAT the bylaw cited as the "Permissive Tax Exemption Bylaw, 2018, No. 3089" be read a third time.

CARRIED

6. ADMINISTRATIVE REPORTS

a. OCP Amendment Bylaw No. 3088 - Public Consultation and Adoption Requirements

MOVED BY Councillor Martin
SECONDED BY Councillor van den Broek

THAT Council:

1. Consider Official Community Plan Amendment Bylaw No. 3088 for first and second readings;
2. Provided that Bylaw 3088 receives first and second readings, direct staff to send copies of Official Community Plan Amendment Bylaw No. 3088 to the following organizations and authorities for consultation prior to holding a public hearing on October 15, 2018

in consideration of the requirements set out in Section 475 of the
Local Government Act:

Township of Langley	Agricultural Land Commission
Metro Vancouver	Kwantlen First Nation
Ministry of Transportation & Infrastructure	TransLink Newlands Golf & Country Club

3. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3088 to all property owners within the proposed Old Yale Road Seniors District designation with an invitation to meet with City staff prior to the public hearing.
4. Consider Official Community Plan Amendment Bylaw No. 3088 in conjunction with the 2018-2022 Financial Plan Bylaw No. 3051 and the regional liquid and solid waste management plans in accordance with Section 477 (3) of the *Local Government Act*.

BEFORE THE QUESTION WAS CALLED in response to a question from a member of Council, staff advised:

- the public notification and reach-out for this OCP amendment will be expanded beyond the regular public notification requirements, per the resolution.

THE QUESTION WAS CALLED and same was

CARRIED

1. Bylaw 3088 - Official Community Plan Bylaw Amendment

First and second reading of a bylaw to amend the Official Community Plan Bylaw. (Old Yale Road Seniors District)

MOVED BY Councillor Arnold

SECONDED BY Councillor Storteboom

THAT the bylaw cited as the "City of Langley Official Community Plan Bylaw, 2005, No. 2600, Amendment No. 9, 2018, No. 3088" be read a first time.

THAT the bylaw cited as the "City of Langley Official Community Plan Bylaw, 2005, No. 2600, Amendment No. 9, 2018, No. 3088" be read a second time.

CARRIED

2. Bylaw 3067 - Zoning Amendment and Development Permit No. 07-18

First and second reading of a bylaw to amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20964, 20974, 20980, 21016, 21024 Old Yale Road from RS1 Single Family Residential Zone and P2 Private Institutional / Recreation Zone to CD59 - Comprehensive Development Zone to accommodate a an integrated seniors citizen housing development consisting of 28 Long Term Care units, 169 Assisted Living (Congregate Housing) units and 95 Seniors-Oriented Housing Units.

MOVED BY Councillor Martin

SECONDED BY Councillor Arnold

THAT the bylaw cited as the "Zoning Bylaw 2006, No. 2100 Amendment No. 150, 2018, No. 3067" be read a first time.

THAT the bylaw cited as the "Zoning Bylaw 2006, No. 2100 Amendment No. 150, 2018, No. 3067" be read a second time.

CARRIED

b. Establishment of a Prosperity Fund

MOVED BY Councillor Martin

SECONDED BY Councillor Pachal

THAT City Council direct staff to establish a Prosperity Fund, with an initial investment of \$1.0 million, to support the implementation of the recommendations outlined in the ***Langley City: Nexus of Community*** and ***Langley City Vision: Recommendations and Implementation Report*** documents.

BEFORE THE QUESTION WAS CALLED in response to a question from a member of Council, staff advised that:

- passing this motion does not bind the next Council in any way to this policy. The money would be put into a reserve account; if the funds get depleted Council has the discretion in the future to either put more money into the reserve or let it deplete.

THE QUESTION WAS CALLED and same was

CARRIED

c. Out of Province Conference Request - Deputy Fire Chief

MOVED BY Councillor Martin

SECONDED BY Councillor van den Broek

THAT Brian Godlonton, Deputy Fire Chief, be authorized to attend the 2018 Metro Fire Planners Conference in Fort Collins, Colorado from September 30 to October 4, 2018.

CARRIED

7. NEW AND UNFINISHED BUSINESS

- a. Motions/Notices of Motion
- b. Correspondence
 - 1. Response from the Province of BC
Traffic Fine Revenue Sharing Agreement
- c. New Business

8. ADJOURNMENT

MOVED BY Councillor Pachal
SECONDED BY Councillor van den Broek

THAT the meeting adjourn at 8:30 pm.

CARRIED

MAYOR

CORPORATE OFFICER