



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, March 5, 2018

7:00 p.m.

Council Chambers, Langley City Hall  
20399 Douglas Crescent

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

Absent: Councillor Arnold

Staff Present: F. Cheung, Chief Administrative Officer  
D. Leite, Director of Corporate Services  
R. Bomhof, Director of Engineering, Parks and Environment  
K. Hilton, Director of Recreation, Culture and Community Services  
G. Minchuk, Director of Development Services and Economic Development  
K. Kenney, Corporate Officer

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

- a. Adoption of the March 5, 2018 Regular Agenda

MOVED BY Councillor Martin

SECONDED BY Councillor Storteboom

THAT the March 5, 2018 agenda be adopted as circulated

CARRIED

### 2. **ADOPTION OF THE MINUTES**

- a. Regular Meeting Minutes from February 19, 2018

MOVED BY Councillor Martin

SECONDED BY Councillor Pachal

THAT the minutes of the regular meeting held on February 19, 2018 be adopted as circulated.

CARRIED

- b. Public Hearing Minutes from February 19, 2018

MOVED BY Councillor Albrecht  
SECONDED BY Councillor Storteboom

THAT the minutes of the Public Hearing meeting held on February 19, 2018 be adopted as circulated.

CARRIED

- c. Public Meeting Minutes from February 26, 2018

MOVED BY Councillor Martin  
SECONDED BY Councillor van den Broek

THAT the minutes of the Public Meeting held on February 26, 2018 be adopted as circulated.

CARRIED

**3. BUSINESS ARISING FROM PUBLIC HEARING**

- a. Bylaw 3053 - Discharge Land Use Contract No. 23-73

Third 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 Storteboom  
SECONDED BY Councillor Albrecht

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

CARRIED

b. Bylaw 3050 - Zoning Amendment

Third reading of a bylaw to rezone the properties located at 5453-198th Street, 19728, 19738, 19752, 19762, 19770, and 19780 55 Avenue from RM1 Multiple Residential Low Density Zone and RS 1 Single Family Residential Zone to CD53 - Comprehensive Development Zone to accommodate a 3-storey 64 unit townhouse complex.

MOVED BY Councillor Martin

SECONDED BY Councillor van den Broek

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

BEFORE THE QUESTION WAS CALLED

Staff responded to a question from a Council member, advising that staff determined that, due to the volume of traffic in the area, two access points into the development were required.

Councillor Albrecht, Co-Chair of the Advisory Planning Commission, advised that:

- the commission reviewed and provided unanimous support for the application;
- sprinklers will be provided in all the units;
- the commission particularly liked the roof deck component of the design; and
- the application meets all Zoning, OCP and parking requirements.

THE QUESTION WAS CALLED and the motion was

CARRIED

c. Bylaw 3049 - Zoning Amendment

Third reading of a bylaw 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 26 unit, 3-Storey townhouse development.

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Albrecht

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

BEFORE THE QUESTION WAS CALLED

Staff and the proponent responded to questions from Council members as follows:

- the slip lane from 196 Ave. to 56 Ave. is an add-on feature providing access to the units;
- the slip line area where 196 Ave. meets 56 Ave. will be entirely fenced with two gates.

Councillor Albrecht, Co-Chair of the Advisory Planning Commission, advised that:

- the commission reviewed and provided unanimous support for the application;
- the application meets the OCP requirements and parking requirements;
- the proposed 26 units is far less than the maximum density allowed;
- the commission liked the design of the rooftop amenity;
- RCMP undertook a CPTED analysis and are in favour of the development;
- the proponent was going to hire an acoustic consultant to measure the noise levels from traffic and railway activity;
- the units will all be sprinklered;
- he was not sure if the buildings will have air conditioning.

The proponent advised that the buildings will not be air-conditioned.

THE QUESTION WAS CALLED and the motion was

CARRIED

#### **4. COMMUNITY SPOTLIGHT**

a. TransLink - Proposed Transit B-Line between Surrey and Langley

Sarah Ross, Director of System Planning, TransLink, made a presentation on service levels and local services changes proposed for the new Transit B-Line bus route between Surrey and Langley to be implemented in the fall 2019, and provided information on:

- what makes a B-Line special, and different from a local bus route;
- funding approved for 5 new B-Line corridors, one of which is the Fraser Hwy. B-Line connecting Langley centre to Surrey central;
- speed and reliability analysis along Fraser Hwy. corridor;
- importance of B-Line Corridor as pre-cursor to rapid transit;
- what is B-Line or better service: fast and reliable, frequent, available all day, easy to find;
- benefits of new B-Line: 20% faster, 33 - 50% less waiting during off peak times, 80% more capacity;
- complementary changes that are being proposed to the existing transit service;
- the need for the City's help to make this service successful;
- the tools available to make B-Line faster and more reliable,
- the consultation that will be taking place in April and May; and
- the timeline for council outreach.

Ms. Ross responded to questions from Council members, advising that:

- TransLink will be working with staff at all municipalities to determine what tools will best address each particular problem area along the B-Line corridors. Improvements could include such things as bus only lanes, que jumpers, in lane bus stops;
- the route change for the 503 was determined based on research that shows 80% of users of the 503 are getting on at Langley Centre and commuting to Surrey Central; commuters east of Langley centre travelling to Aldergrove will have a longer commute if they want to make a no transfer trip to Surrey Central; however, due to the increased frequency of the B-Line, it would be faster for them to transfer than to stay on the 503;
- real time information is something TransLink is working on to have in place for the launch of the service or very soon after;
- the current objective is to work with municipalities through their municipal street furniture programs to have shelters at 100% of the stops along the B-Line network;
- custom branded shelters and off-board fare payment are longer term visions and are not currently part of the scope of this project;

Council members provided comments as follows:

- Langley residents should have gotten this service sooner, concern that implementation will not be until 2019;
- Current service is inadequate in terms of reliability;
- The plan needs to take into account traffic flow; bus pull-outs needed in order to stop disrupting the flow of traffic;
- Late night bus service is needed from downtown, suggestion to undertake survey of how many people would use late night bus service;

Ms. Ross advised that the B-Line will run frequently until midnight and TransLink is looking at the potential for late night bus and skytrain service.

- Looking forward to seeing resolution to transit bottlenecks;
- Public engagement is critical;
- Staff should engage with TransLink to identify pop-up opportunities;
- More security is needed; currently it is hit and miss

Ms. Ross responded to a further question from a Council member, advising that:

- Transit changes being undertaken in 2019 will be compatible with Light Rail Transit (LRT) stations in terms of the B-Line stops being right at or close to where the LRT stops will go. As part of the LRT planning TransLink will be evaluating how much investment to put into the corridor and stops. As there is still a number of years until LRT comes to the city, TransLink will be looking at continual improvement of the B-Line transit service

Council members provided further comments as follows:

- Take pop-up outreach to Kwantlen Polytechnic University, Willowbrook Mall and McBurney Plaza.

## **5. MAYOR'S REPORT**

### **a. Upcoming Meetings**

Regular Council Meeting – March 19, 2018

Regular Council Meeting – April 9, 2018

### **b. Metro Vancouver - Councillor Storteboom**

City Council is up-to-date with the most recent Metro Vancouver Chairperson's Report including information about Metro Vancouver's plan to introduce a surcharge when dumping Styrofoam, at regional disposal facilities.

Effective July 1, this surcharge will be applied to garbage loads containing more than 20 percent expanded polystyrene packaging (also known as

Styrofoam) at all of regional waste management facilities in Metro Vancouver.

Expanded polystyrene packaging can be reused in local Styrofoam manufacturing processes, or it can be recycled into products such as picture frames, crown moulding and fencing. Residents can drop off expanded polystyrene free of charge at designated recycling depots, and businesses can send it for recycling at local facilities for a fee.

A list of drop-off depots and recycling facilities is available online at the Metro Vancouver website.

Next up, for me, is a Climate Action Committee Meeting scheduled for Wednesday.

c. Engineering Update

Rick Bomhof, Director of Engineering, Parks & Environment provided an update on departmental activities as follows:

Recent activities and projects:

- Penzer Park – installing services for new washroom building
- New pedestrian signals
  - 204 St & 54 Ave
  - 208 St & 50A Ave
  - to be installed by the end of March, 2018
- Crews out on weekend of Feb 24 fighting the snow event
- New LED post top lights installed at Douglas Park
- City Park Spray Park expansion
- Storm service repair - sample of root intrusion
- Additional pole mounted ashtrays installed In the Downtown area.
- Michaud Park Community Garden

Current projects:

- Penzer Park washroom
  - water, sewer & storm services have been installed
  - received approval from BC Hydro for the Hydro Service
  - contractor is finalizing building permit drawings for submission
  - expect construction to be complete by July, 2018
- Penzer Park parking lot is scheduled to be completed this spring.
- Design of Langley Bypass culvert replacement
- Concept design development – Fraser Highway 203 St. to 206 St.
- Booster Pump Station Decommissioning (on 200 St)
- SCADA System Upgrades

d. Recreation Update

Kim Hilton, Director of Recreation, Culture & Community Services provided an update on upcoming special events and programs for March as follows:

Special Events

- Tri-it Triathlon 2018
- Youth Adventure Club – grades 7-12

Programs

- Spring Break Camps, children's programs – 5-12 years
- Foam Rolling
- Indoor Cycling 101
- Teen Pump Coed

Ms. Hilton provided comparable statistics on activities and events for years, 2015, 2016 and 2017 on:

- Free city events
- Fitness programs
- Youth programs
- Gymnasium drop-in usage
- TCC drop-ins

Council members thanked staff for sharing the statistics and congratulated recreation staff on the growth in the number of programs. In response to a question from a Council member, staff advised that boot camps are being conducted with the outdoor fitness equipment in Douglas Park.

**6. ADMINISTRATIVE REPORTS**

a. Langley Urban Agriculture Demonstration Project

*Emily Hansen, Research Associate with Institute for Sustainable Food System, Kwantlen Polytechnic University*  
*Dr. Kent Mullinix, Kwantlen Polytechnic University*

Ms. Hansen made a presentation on the Langley Urban Agriculture Demonstration Project plan and report, providing information on:

- Phases of the project
- Feedback received from the neighbourhood
- Amenity area breakdown
- Amenity types
- Production areas and non-production areas of the site



- Management model
- Project financing
- Site Plan

MOVED BY Councillor Pachal  
SECONDED BY Councillor Martin

THAT Council receive the Langley Urban Agriculture Demonstration Project plan and report prepared by Kwantlen Polytechnic University's Institute for Sustainable Food Systems.

CARRIED

**7. NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion
- b. Correspondence
  1. Consent to Metro Vancouver Regional Parks Service Amendment Bylaw No. 1260

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Martin

THAT Langley City Council approves adoption of Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1260, 2018 by providing consent on behalf of the electors.

CARRIED

- c. New Business

**8. ADJOURNMENT**

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Storteboom

That the meeting be adjourned at 8:27 pm.

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MAYOR

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CORPORATE OFFICER