



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, July 9, 2018

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. Bomhof, Director of Engineering, Parks and Environment  
K. Hilton, Director of Recreation, Culture and Community Services  
P. Kusack, Deputy Corporate Officer  
R. Beddow, Deputy Director of Development Services and Economic Development

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

- a. Adoption of the July 9, 2018 Regular Agenda

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Martin

THAT the July 9, 2018 agenda be adopted as circulated

CARRIED

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

MOVED BY Councillor Martin  
SECONDED BY Councillor van den Broek

THAT Council commence Committee of the Whole.

CARRIED

### Opportunity for Public Input

- a. Development Permit No. 08-18 - 20286 Michaud Crescent  
Proposed new four-storey, mixed-use building (6-apartment units and 1,202 ft<sup>2</sup> ground floor commercial space) at 20286 Michaud Crescent.

Mayor Schaffer invited David Danyluck, David Danyluck Architects to present the proposal.

Mr. Danyluck described the new proposal providing the following information:

- Located at the corner of 203<sup>rd</sup> Street and Michaud Crescent;
- The property is zoned C1 Downtown Commercial and the development is consistent with the zoning;
- 6 residential units, all two bedrooms, on the top three storeys and ground floor commercial space;
- Floor plans, including roof top deck and garden;
- Exterior design materials and features;
- CPTED principles;
- 7 underground parking stalls;
- Further parking restrictions due to an area of land dedicated to the City for a lane improvement;
- Requesting two variances

Mr. Danyluck noted that because of the unusual shape of the parcel, a setback variance is required. A second variance being requested is for cash in lieu of three parking spaces. The parking deficiency is also due to the unusual size and shape of the lot.

Thai Tran, developer and owner of the site, noted that the location is desirable being very central and he felt that the added retail on the ground floor will enhance the future vision of Langley City development.

The Deputy Corporate officer advised that one piece of correspondence had been received.

The Mayor invited the public to speak to the development. There were no speakers.

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Arnold

THAT Committee of the Whole rise and report.

CARRIED

**3. ADOPTION OF THE MINUTES**

- a. Regular Meeting Minutes from June 25, 2018

MOVED BY Councillor Arnold  
SECONDED BY Councillor Storteboom

THAT the minutes of the regular meeting held on June 25, 2018 be adopted as circulated.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from June 25, 2018

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Pachal

THAT the minutes of the special (pre-closed) meeting held on June 25, 2018 be adopted as circulated.

CARRIED

**4. BUSINESS ARISING FROM PUBLIC HEARING**

- a. Bylaw 3061 - Zoning Amendment  
Third reading of a bylaw to rezone the properties located at 19727, 19737, 19755 and 19763 55 Avenue from RS1 Single Family Residential Zone to CD57 Comprehensive Development Zone to accommodate a 36 unit, 3 storey townhouse development.

MOVED BY Councillor Albrecht  
SECONDED BY Councillor Arnold

THAT the bylaw cited as the "Zoning Bylaw, 1996, No. 2100, Amendment No. 148, 2018, No. 3061" be read a third time.

BEFORE THE QUESTION WAS CALLED appreciation was expressed to the architect and developer for making changes as suggested by the Advisory Planning Commission. It was further noted that the cooperation of the affected neighbours during construction is appreciated.

Councillor Albrecht further noted that staff will be reviewing tandem parking and how it is handled in the future.

Councillor Pachal noted that the design presented showed some units have double garages and he hoped that is what will be built.

THE QUESTION WAS CALLED and same was

CARRIED

- b. Bylaw 3068 - Zoning Amendment  
Third reading of a bylaw to rezone the properties located at 20105, 20109, 20119 and 20129 53A Avenue from RS1 Single Family Residential Zone to CD60 Comprehensive Development Zone to accommodate a 48 unit, 4 storey condominium apartment.

MOVED BY Councillor Martin  
SECONDED BY Councillor Albrecht

THAT the bylaw cited as "Zoning Bylaw 1996, no. 2100 Amendment No. 151, 2018, No. 3068" be read a third time.

BEFORE THE QUESTION WAS CALLED it was noted that Council understood the concerns of neighbouring residents, however the area has been designated multifamily for many years and densification will continue. It was also noted that underground parking will provide adequate parking spaces and the fire department has reviewed the proposed development and if concerns arise, they will be addressed.

Councillor Pachal noted that there are forty eight units in his complex and the provided parking adequately serves their residents. He suggested that the developer work with the residents of Garden Grove to ensure the exhaust fan noise does not become an issue for this development.

Councillor van den Broek expressed concern about fire truck access.

The Chief Administrative Officer noted that staff reviews are done on a project by project basis. The fire department reviews all the developments and all issues are dealt with accordingly.

Councillor Albrecht, as co-chair of the Advisory Planning Commission, advised that this project was supported unanimously. He noted he is pleased with the progress he sees with this building which allows residents to age in place. He also noted that construction parking must be considered as it relates to the existing residents of the neighbourhood.

Councillor Storteboom inquired how many e-vehicle charging stations are being provided, to which the developer advised, four. Councillor Storteboom further advised that Metro Vancouver provides incentives to developers that rough in e-charging stations.

THE QUESTION WAS CALLED and same was

CARRIED

- c. Bylaw 3072 - Zoning Amendment  
Third reading of a bylaw to rezone the properties located at 5471 and 5481 199A Street from RS1 Single Family Residential Zone to CD61 Comprehensive Development Zone to accommodate a 13 unit, 3 storey townhouse development.

MOVED BY Councillor Storteboom  
SECONDED BY Councillor van den Broek

THAT the bylaw cited as "Zoning Bylaw, 1996, No. 2100 Amendment No. 152, 2018, No. 3072" be read a third time.

BEFORE THE QUESTION WAS CALLED it was noted that the Advisory Planning Commission approved the development, with two members opposed due to the tandem parking design. It was also noted that there will be a covenant on the property to ensure that garages are only used for parking, not storage or a workshop.

THE QUESTION WAS CALLED and same was

CARRIED

- d. Bylaw 3074 - Zoning Amendment  
Third and final reading of a bylaw to designate an un-zoned portion of road located adjacent to the lane off 204th Street and Park Avenue to C1 Downtown Commercial Zone.

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Pachal

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 153, 2018, No. 3074" be read a third time.

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 153, 2018, No. 3074" be read a final time.

BEFORE THE QUESTION WAS CALLED it was noted that from research done in the City of Toronto that the ideal lane widths is 3 metres. Councillor van den Broek suggested that perhaps a mirror on the telephone pole would improve driver visibility when exiting the parkade. Staff noted that 6 metres is the standard lane width in the City.

THE QUESTION WAS CALLED and same was

CARRIED

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

- a. Development Permit No. 08-18 - 20286 Michaud Crescent  
Four-storey, mixed-use building (6-apartment units and 1,202 ft<sup>2</sup> ground floor commercial space) at 20286 Michaud Crescent.

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Martin

THAT Development Permit Application DP 08-18 located at 20286 Michaud 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; and

THAT City Council approve the request for cash-in-lieu of 3 parking spaces associated with this subject Development Permit application.

BEFORE THE QUESTION WAS CALLED it was clarified that no off-street parking spaces will be provided for the commercial space, requiring the variance request for cash-in-lieu of 3 parking spaces. It was noted that the Advisory Planning Commission supported the proposal and felt it would be a great addition to the community.

THE QUESTION WAS CALLED and same was

CARRIED

Councillor van den Broek opposed.

## 6. DELEGATIONS

- a. TransLink - Fraser Highway B-Line  
Daniel Freeman, Manager Rapid Bus Projects

Mr. Freeman provided a handout about Phase Two of the 10 Year Vision: Transit Investments in the South of Fraser. He noted that public consultation was finished and he provided the following information about the new line which is a frequent all day B-Line serving 14 stops:

- B-Lines are a very important part of the transit system;
- Builds ridership and sets the stage for future Surrey-Langley Line;
- Currently 3 B-Line's in the region, 4 more set to launch in the fall of 2019;
- Proposed elements include frequency, speed and reliability, distinct brand to make the buses identifiable, available all day every day;
- Public support for B-Line is strong, reached about 100,000 people during consultation process;
- Looking for municipal support for changes to streets to increase service levels;
- Fraser Highway transit priority benefits other south of Fraser routes;
- Funding;
- Timeline

Translink would like municipal endorsement of the B-line and the associated transit priority concepts to move forward.

There was discussion about the following:

- Covered bus stops and wayfinding signage;

- Infrastructure;
- Changes to and/or upgrading of signaling, street and signage;
- City provides bus shelters, not TransLink;
- Other transit priorities along the line;
- Congestion areas and how they will be mitigated;
- Building infrastructure with future LRT in mind, making as compatible as possible with future transit plans.

1. Regional Transit B-Line Proposal (Translink)

MOVED BY Councillor Albrecht

SECONDED BY Councillor Pachal

1. THAT Council receive the Translink presentation (delegation at July 9 meeting), 'Fraser Highway B-Line Consultation Results & Transit Priority'; and
2. THAT Council endorse the Fraser Highway B-Line & Transit Priority concept in the City of Langley; and
3. THAT staff be directed to continue to work collaboratively with Translink and stakeholders to maximize B-Line opportunities for transit priority, assess traffic and possible parking impacts, and address concerns arising from the implementation of the project; and
4. THAT staff report back with further details of recommended transit priority measures and the implications for all transportation users along the corridor.

BEFORE THE QUESTION WAS CALLED staff noted that they are working closely with TransLink to assess impacts and find solutions and will bring forward more information in the fall.

THE QUESTION WAS CALLED and same was

CARRIED

7. **MAYOR'S REPORT**

a. Upcoming Meetings

Regular Council Meeting – July 23, 2018

Regular Council Meeting – September 17, 2018

Mayor Schaffer noted that there will be a special meeting held at 6:30pm on Thursday, August 23<sup>rd</sup>.

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Councillor van den Broek left the meeting at 9:20pm

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b. Metro Vancouver Update - Councillor Storteboom

It's heating up in Metro Vancouver and across B.C., which is likely to pose increased risks for wildfires and air quality advisories, similar to what happened last year. But despite some heavy smoke days last summer, Metro Vancouver's Caring for the Air report, released this month, confirms that our air quality is still very good and improving,

Metro Vancouver is also tackling other issues with the annual testing of bacteria levels in the region's swimming and selected non-swimming beaches plus, Metro is increasing the number of collection depots for dog poop in Regional Parks. Also, in Grouse Mountain Regional Park an erosion management project is being conducted to mitigate the impact of potential debris flows around Mackay and Grouse creeks.

Please go to the Metro Vancouver website to view a highlighted selection of videos, which include updates on the Coquitlam Transfer Station and Northwest Langley Wastewater Treatment Plant, how Metro measures greenhouse gas emissions, Environment Week in Burnaby and farmland matching in Surrey.

Mayor and Council are up-to-date with the recent report from the Metro Vancouver Chair and residents should have received a recently delivered mail out piece that includes information about essential utilities and regional services, recycling, enhancing our regional parks and new investments in affordable housing.

c. Fraser Valley Regional Library "Food for Fines Campaign" - Councillor Martin

FVRL has invited customers to reduce their fines and help feed those in need through our annual Food for Fines campaign run over the Christmas holiday season. We partner with local food banks in our service areas and customers bring in non-perishable items in exchange for fines waived.

Each donated item equals a \$2 deduction in fines and customers receive up to a maximum deduction of \$30 in fines. Food for Fines has gained many fans over the years and this campaign saw a large number of customers asking staff in the early fall when it would take place!

Due to high demand by customers and staff, FVRL is having an additional Food for Fines campaign – this time for summer! Our first summer campaign will run for two weeks only: from Sunday, July 15 to Sunday, July 29, 2018.

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Councillor van den Broek returned to the meeting at 9:23pm

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- d.     Engineering Update  
Rick Bomhof, Director of Engineering, Parks and Environment

The Director of Engineering, Parks and Environment provided a report on the following:

- Brydon Park Zipline;
- Additional zipline at Linnwood Park
- Two new signs at Sendall Gardens and Brydon lagoon;
- City Park spray park expansion is complete;
- City Park sports field renovation is complete;
- Pedestrian Bridge replacement on Nicomekl River is complete;
- Curb bulges at 198<sup>th</sup> Street are complete;
- Sanitary sewer upgrade on 48<sup>th</sup> Ave and 208 St is complete;
- Douglas Park new playground will open next week;
- New washroom at Penzer park will be complete this summer;
- Another pedestrian bridge replacement on Nicomekl River on 201A St is underway;
- He noted several other projects in various stages of completion

- e.     Recreation Update  
Kim Hilton, Director of Recreation, Culture and Community Services

The Director of Recreation, Culture and Community Services provided a report on the following upcoming events and programs:

- Legendary Water Fight;
- Summer in the City events at McBurney Plaza and Douglas Park;
- City Walks, Fresh Air Fitness;
- Langley Farmers Market on Saturdays at Timms Community Centre;
- Dive In Movie;
- Summer Movies in the Park;
- Youth Adventure Club;
- Fun-tastic Daycamps;
- Summer Youth Drop In;
- Indoor Soccer half day, day camp;
- Dance Combo half Day, day camp;
- The Wave Youth Night;
- Youth Sports Drop In;
- Outdoor Pickleball

- f.     Langley City Video Spotlight " Ban Chok Dee "- Mayor Schaffer

The spotlight is one of the best Thai restaurants in downtown Langley City. – Bank Chok Dee, Interview with Fanta (Owner)

The video will be published on the City's YouTube channel, the City's website and shared via social media. I encourage you to visit [Langleycity.ca](http://Langleycity.ca), to watch it again and share it with your friends.

## 8. **BYLAWS**

- a. Bylaw 3049 - Zoning Amendment  
Final reading of a bylaw to rezone the properties located at 19608, 19618, 19630, 19642, 56 Avenue from RS-1 – Single Family Residential Zone to CD52 - Comprehensive Development Zone to accommodate a 26 unit, 3 Storey townhouse development.

MOVED BY Councillor Pachal  
SECONDED BY Councillor Albrecht

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

CARRIED

1. Development Permit No. 02-18  
19608, 19618, 19630, 19642, 56 Avenue

MOVED BY Councillor Storteboom  
SECONDED BY Councillor Arnold

THAT Development Permit Application DP 02-18 to accommodate a 26-unit 3-storey townhouse development located at 19608, 19618, 19630, 19642 -56th 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.

CARRIED

- b. Bylaw 3066 - Business Improvement Area Bylaw  
Final reading of a bylaw to renew a Business Improvement Area in the City of Langley

MOVED BY Councillor Martin  
SECONDED BY Councillor van den Broek

THAT the bylaw cited as "Business improvement Area Bylaw No. 3066, 2018" be read a final time.

BEFORE THE QUESTION WAS CALLED the Mayor advised that a Certificate of Determination was certified by the Deputy Corporate Officer at 4pm on July 3 stating that, in accordance with section 213 of the Community Charter, the City met the requirements to establish a local

area service on Council Initiative subject to the petition against it, and may proceed with adoption of the Business Improvement Area Bylaw, 2018, NO. 3066.

THE QUESTION WAS CALLED and same was

CARRIED

- c. Bylaw 3076 - 2018-2022 Financial Plan Amendment Bylaw  
First, second and third reading of a bylaw to amend the 2018-2022 Financial Plan Bylaw

MOVED BY Councillor Pachal  
SECONDED BY Councillor Martin

THAT the bylaw cited as the "Financial Plan 2018 - 2022 Bylaw, 2018, No. 3051, Amendment No. 1 Bylaw, 3076" be read a first time.

THAT the bylaw cited as the "Financial Plan 2018 - 2022 Bylaw, 2018, No. 3051, Amendment No. 1 Bylaw, 3076" be read a second time.

THAT the bylaw cited as the "Financial Plan 2018 - 2022 Bylaw, 2018, No. 3051, Amendment No. 1 Bylaw, 3076" be read a third time.

CARRIED

- d. Bylaw 3075 - Community Standards Bylaw  
First, second and third reading of a bylaw to regulate, prohibit and impose requirements in relation to the use of public places and the protection and enhancement of the well-being of the community

MOVED BY Councillor Albrecht  
SECONDED BY Councillor Storteboom

THAT the bylaw cited as the "Community Standards Bylaw, 2018, No. 3075" be read a first time.

THAT the bylaw cited as the "Community Standards Bylaw, 2018, No. 3075" be read a second time.

THAT the bylaw cited as the "Community Standards Bylaw, 2018, No. 3075" be read a third time.

CARRIED

- e. Bylaw 3079 - Fees and Charges Bylaw Amendment  
First, second and third reading of a bylaw to amend the Fees and Charges Bylaw (Community Standards Bylaw)

MOVED BY Councillor Arnold  
SECONDED BY Councillor Storteboom

THAT the bylaw cited as the "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 25 Bylaw, 2018, No. 3079" be read a first time.

THAT the bylaw cited as the "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 25 Bylaw, 2018, No. 3079" be read a second time.

THAT the bylaw cited as the "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 25 Bylaw, 2018, No. 3079" be read a third time.

CARRIED

- f. Bylaw 3080 - Municipal Ticketing Information System Bylaw Amendment First, second and third reading of a bylaw to amend the Municipal Ticketing Information System Bylaw. (Community Standards Bylaw)

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Pachal

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 14, 2018, No. 3080" be read a first time.

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 14, 2018, No. 3080" be read a second time.

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 14, 2018, No. 3080" be read a third time.

CARRIED

## **9. NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion

1. Langley City Crime Prevention Task Group - "Know Your Neighbour Campaign"

Request for Permission to Conduct Door to Door Canvassing

MOVED BY Councillor Martin  
SECONDED BY Councillor van den Broek

THAT the "Know Your Neighbour Campaign" volunteers be permitted to conduct door-to-door canvassing on Saturday, July 21 and Saturday, July 28, 2018 from 11am - 3pm.

BEFORE THE QUESTION WAS CALLED the Mayor invited Councillor Pachal, Chair of the Crime Prevention Task Group, to speak to the campaign. Councillor Pachal advised that volunteers will be going door to door on July 21 and July 28 to promote crime

prevention initiatives to help reduce property crime, and to share the fact that happy, healthy and safe neighbourhoods are generally ones that have neighbours that are connected to their community and that have people that know each other. Community togetherness helps prevent crime and bring a sense of belonging, ownership and pride to their neighbourhood and the overall community.

THE QUESTION WAS CALLED and same was

CARRIED

b. Correspondence

1. Special Olympics - Day of Inclusion  
July 21, 2018 - Global Day of Inclusion

c. New Business

10. **ADJOURNMENT**

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Storteboom

THAT the meeting adjourn at 9:49pm

CARRIED

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MAYOR

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CORPORATE OFFICER