



## MINUTES OF A REGULAR COUNCIL MEETING

**Monday, October 15, 2018**

**7:00 p.m.**

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

Present: Mayor Schaffer  
Councillor Albrecht  
Councillor Arnold  
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  
K. Kenney, Corporate Officer

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

- a. Adoption of the October 15, 2018 Regular Agenda

MOVED BY Councillor Albrecht

SECONDED BY Councillor Storteboom

THAT the October 15, 2018 agenda be adopted as circulated.

CARRIED

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

- a. Regular Meeting Minutes from September 24, 2018

MOVED BY Councillor Albrecht

SECONDED BY Councillor van den Broek

THAT the minutes of the regular meeting held on September 24, 2018 be adopted as circulated.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from September 24, 2018

MOVED BY Councillor Albrecht  
SECONDED BY Councillor Storteboom

THAT the minutes of the special (pre-closed) meeting held on September 24, 2018 be adopted as circulated.

CARRIED

- c. Public Hearing Meeting Minutes from September 24, 2018

MOVED BY Councillor Arnold  
SECONDED BY Councillor Storteboom

THAT the minutes of the Public Hearing meeting held on September 24, 2018 be adopted as circulated.

CARRIED

### **3. BUSINESS ARISING FROM PUBLIC HEARING**

- a. Bylaw 3088 - Official Community Plan Amendment Bylaw

Third reading of a bylaw amend the Official Community Plan Bylaw in order to incorporate provisions for a new seniors care district on Old Yale Road

MOVED BY Councillor Pachal  
SECONDED BY Councillor van den Broek

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 third time.

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

- This project will not be included in the Nexus vision document as this project will precede the Nexus project;
- following the close of a public hearing, Council cannot receive further input from the public on the OCP or Zoning Bylaw that was the subject of the public hearing and cannot receive information from staff that would affect density or land use of the project.

THE QUESTION WAS CALLED and the motion was

CARRIED

Councillors Albrecht, Martin opposed

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

Third reading of a bylaw to rezone the properties located at 20964, 20974, 20980, 21016, 21024 Old Yale Road from RS1 Single Family Residential Zone and the P2 Private Institutional/Recreation Zone to CD59 - Comprehensive Development Zone to accommodate a 292-unit seniors-oriented institutional and housing development consisting of a 28-bed long term care facility, 169 assisted living (congregate housing) units and 95 seniors-oriented multifamily residential units

MOVED BY Councillor van den Broek  
SECONDED BY Councillor Arnold

THAT the bylaw cited as the "Zoning Bylaw 2996, No. 2100 Amendment No. 150, 2018, No. 3067" be read a third time.

BEFORE THE QUESTION WAS CALLED

In response to questions and concerns raised by Council, staff advised that:

- the City's policy in dealing with an environmentally sensitive areas requires an independent qualified environmental professional to determine through consultation with the Ministry of Environment what the setback will be. As part of that process a detailed methodology has to be presented to and approved by the Ministry of Environment before a determination is made on any setback issue that relates to the environmentally sensitive area. Accordingly, through that process, involving a habitat biologist representing both the developer and the Ministry, a determination was made and established and approved by the Ministry of Environment;
- the subject property is located within the floodplain and as such is required to comply with the City's Floodplain Elevation Bylaw. Through a process involving the developer's civil engineer and the City's Engineering Department, a determination was made on the minimum building elevation that has to be adhered to to comply with the City's Floodplain Elevation Bylaw.

Mr. Billard further advised that the height is 9.13 m, which is 1.3 m higher than the existing elevation.

- Staff will be consulting with the ALC to discuss what, if any impacts will result because of this project
- Staff received comments back from TransLink on how the City can work with TransLink to enhance transit service to that area;

Mr. Billard advised that the developer is looking into the possibilities of providing affordable housing as part of the development

- the Development Permit and the Rezoning Bylaw could be dealt with separately if Council wished to deal with the building form and character separate and distinct from the re-zoning and land use issues;

Mayor Ted Schaffer advised that as Acting Chair of the Advisory Planning Commission, that the Commission reviewed and unanimously approved this application.

THE QUESTION WAS CALLED and the motion was

CARRIED

Councillors Albrecht, Martin and Storteboom opposed

#### **4. COMMUNITY SPOTLIGHTS**

- a. Langley Emergency Program - BC Earthquake "Shake Out" Exercise

Ginger Sherlock, Emergency Program Coordinator introduced Brian Godlonton, Deputy Fire Chief and provided a presentation on Langley Shake Out Drill:

- showed video produced by the City of Vancouver entitled "Are you Prepared for an Earthquake";
- advised that Fact Sheets are available at [ShakeOutBC.ca](http://ShakeOutBC.ca);
- advised of 2018 activities for learning about earthquakes and preparedness;
- advised Thursday Oct 18 at 10:18 am is the BC Earthquake Shake Out Exercise.

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

- a. Upcoming General Local Election – October 20, 2018

- b. Upcoming Meetings

Regular Council Meeting – October 29, 2018

Inaugural Council Meeting – November 5, 2018

- b. Metro Vancouver Update - Councillor Storteboom

In response to growing concerns about global warming and the need for responsible environmental stewardship, Metro Vancouver established the Climate Action Committee in 2014. Much has been learned and accomplished over the past 4 years including the recently drafted Ecological Health Framework. This celebrated report is intended to provide

a lens for how Metro municipalities can view policy and procedure, moving forward, with an emphasis on environmental awareness. The Ecological Health Framework will be used to measure management goals, the health of local ecosystems and our progress toward to Climate 2050 strategies with annual reports to the Committee and the Metro Vancouver Board of Directors. Please check out the Metro Vancouver website at the end of this month to view the approved report.

It has been an honour to have served as Langley City's Metro Vancouver Representative to the Metro Vancouver Board of Directors since being unanimously approved by Council in 2014. Thank you for affording me this learning experience of a lifetime.

On Wednesday, the Metro Board will meet for a Budget Workshop and again for a regularly scheduled meeting after the General Election.

In closing, I offer my best wishes for success to all candidates who choose service above self for a better Langley City and Metro Vancouver Region.

c. Engineering Update

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

Projects

- Brydon Park Zip Line
- New picnic tables at parks
- Grand opening of City Park Playground
- City Park Spray Park Expansion
- New powerline trail markers
- New trail at Conder Park
- Penzer Park washroom
- 46A Ave curb/butter has been poured
- Duncan Way multi-use pathway
- 48 Ave culvert replacement
- 50 Ave culvert replacement
- Installation of new sanitary forcemain on Douglas Crescent
- Traffic signal replacements
  - 200 St. at 50<sup>th</sup> Ave.
  - Glover Rd. at Duncan Way
  - Glover Rd. at Eastleigh Crescent

d. Recreation Update

Kim Hilton, Director of Recreation, Culture and Community Services provided an update on upcoming programs October as follows:

- Fall Recreation Guide available
- Foam Rolling 101
- Booty Camp – Drop-In
- Mix Fit – Drop-In
- Texas Hold'em – Drop-In
- Home Alone
- Baby Talk – Drop-In
- Adapted Boccia
- Youth Adventure Club
- Youth Sports Drop-In
- Youth Night and Teen Time

In response to a question from Council, staff advised that the Home Alone course is an on-site program.

e. Upcoming Christmas Events

Mayor Schaffer reminded everyone of the Children's Wish Breakfast taking place on the "Day of Giving" November 27 at Newlands Golf and Country Club and the Christmas Tea November 25 which are both fundraisers for the Christmas Bureau.

**6. BYLAWS**

a. Bylaw 3049 - Zoning Amendment

Final reading of a bylaw to rezone the properties located at 19608, 19618, 19630, 19642 -56th Avenue to accommodate a 26 unit, 3 storey townhouse development

MOVED BY Councillor Martin

SECONDED BY Councillor Pachal

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 56th Avenue

MOVED BY Councillor Martin  
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 3082 - Zoning Amendment

Final reading of a bylaw 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 Storteboom  
SECONDED BY Councillor Arnold

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

CARRIED

1. Development Permit No. 14-18

5475, 5483, and 5493 Brydon Crescent

MOVED BY Councillor Pachal  
SECONDED BY Councillor Storteboom

THAT Development Permit Application DP 14-18 to accommodate a 5 storey, 78 unit condominium apartment located at 5475, 5483 and 5493 Brydon 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.

CARRIED

c. Bylaw 3077 - Zoning Amendment

Third reading of a bylaw to rezone the properties located at 5423, 5433, 19900, 19910, 19920, 19930 Brydon Crescent from RS-1 – Single Family Residential Zone to CD62 - Comprehensive Development Zone to accommodate a 127 unit, 4 storey condominium development

MOVED BY Councillor Storteboom

SECONDED BY Councillor Arnold

THAT the bylaw cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 154, 2018, No. 3077” be read a third time.

CARRIED

d. Bylaw 3089 - Permissive Tax Exemption

Final reading of a bylaw to exempt certain lands and improvements from municipal taxation for the year 2019

MOVED BY Councillor Storteboom

SECONDED BY Councillor Pachal

THAT the bylaw cited as the “Permissive Tax Exemption Bylaw, 2018, No. 3089” be read a final time.

CARRIED

e. Bylaw 3090 - Zoning Amendment

First and second reading of a bylaw to rezone the properties located at 5398, 5410, 5448 208th Street to accommodate a 4 storey, 40 unit condominium development

MOVED BY Councillor Martin

SECONDED BY Councillor Storteboom

THAT the bylaw cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 158, 2018, No. 3090” be read a first time.

THAT the bylaw cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 158, 2018, No. 3090” be read a second time.

CARRIED



**7. COMMITTEE REPORTS**

a. Crime Prevention Task Group Recommendations

MOVED BY Councillor Pachal  
SECONDED BY Councillor Martin

THAT Council consider striking a task group to plan an annual “Know Your Neighbour” campaign.

CARRIED

MOVED BY Councillor Pachal  
SECONDED BY Councillor Martin

WHEREAS the volunteers conducting the door to door “Know Your Neighbour Campaign” asked residents if they’d like to start, be part of, or learn more about a Block Watch program in their neighbourhood, the Crime Prevention Task Group request;

THAT Council direct staff to forward the contact information collected from residents interested in becoming part of a Block Watch Program to Superintendent Murray Power, OIC of the Langley RCMP detachment, and that the OIC request the Block Watch Program staff to contact the interested residents in order to potentially increase the number of Block Watch neighbourhood programs in Langley City.

CARRIED

MOVED BY Councillor Pachal  
SECONDED BY Councillor Martin

THAT Council direct the City’s Communication Officer to continue, on an annual basis, to fan out public safety awareness information on social media during Public Safety Week in November each year.

CARRIED

MOVED BY Councillor Pachal  
SECONDED BY Councillor Martin

THAT Council write a letter to the Langley RCMP Officer in Charge and to E-Comm asking that they work to better promote, and encourage the public to call, the RCMP Non-Emergency number to report all suspicious activity.

CARRIED

**8. NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion
- b. Correspondence
- c. New Business

**9. ADJOURNMENT**

MOVED BY Councillor Martin  
SECONDED BY Councillor van den Broek

THAT the meeting adjourn at 8:43 pm.

CARRIED

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MAYOR

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CORPORATE OFFICER