



MINUTES OF A REGULAR COUNCIL MEETING

Monday, September 19, 2016

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

Staff Present: F. Cheung, Chief Administrative Officer
D. Leite, Director of Corporate Services
G. Minchuk, Director of Development Services and Economic
Development
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
C. Mushata, Manager of Legislative Services
Rory Thompson, Fire Chief
Graham Flack, Deputy Director of Corporate Services
Kelly Gilday, Deputy Fire Chief
Paul Gilbert, Manager of Revenue and Business Systems

Others Present: Public: 17
Press: 1

1. COMMITTEE OF THE WHOLE

Motion #16/156

MOVED BY Councillor Albrecht
SECONDED BY Councillor Storteboom

THAT Council commence Committee of the Whole.

CARRIED

- a. Development Variance Permit No. DVP 01-16
20041 Grade Crescent

Ms. Joyce, HY Engineering, spoke on behalf of the owner and advised the purpose of the subdivision is to construct two single family homes. She presented an overview of the sight, the minor variance required and proposed dwellings.

Mr. John Punt, 20051 Grade Crescent, stated:

- He is opposed to the development as proposed as he feels the two dwellings will crowd the street frontage; he would not be opposed to a second residence at the rear of the lot.

In response to a question, Mayor Schaffer advised a requirement could not be made to ensure the property is owned by the developer for several years.

- b. Development Permit Application No. DP 03-16
20151 Fraser Highway

Mr. Aaron Vornbrock, Urban Design Group Architects Ltd and Mr. G. Vleig, Creative Transportation Solutions, stated:

- The proposal is located within the existing Save-On-Foods development on Fraser Highway.
- The proposal is to construct a building that can accommodate multiple tenants; one which requires a drive-thru lane which will be located on the west side of the building.
- Dedicated parking for employees will be provided on the vacant lot north of Save-on-foods and will provide 68 stalls; only 30 stalls will be eliminated on the main site to accommodate the new building.
- An excess of 87 parking stalls will be provided over and above the City's requirements.
- Pedestrian and motorist safety will be enhanced on the site.

Councillor Arnold advised the Advisory Planning Commission is supportive of the proposal.

Motion #16/157

MOVED BY Councillor Storteboom

SECONDED BY Councillor Pachal

THAT Committee of the Whole rise and report.

CARRIED

2. ADOPTION OF AGENDA

- a. Adoption of the September 19, 2016 Regular Agenda

Motion #16/158

MOVED BY Councillor Albrecht

SECONDED BY Councillor Pachal

THAT the September 19, 2016 agenda be adopted as circulated

CARRIED

3. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from September 12, 2016

Motion #16/159

MOVED BY Councillor Pachal

SECONDED BY Councillor Albrecht

THAT the minutes of the regular meeting held on September 12, 2016 be adopted as circulated.

CARRIED

4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

- a. Development Variance Permit No. DVP 01-16
20041 Grade Crescent

Motion #16/160

MOVED BY Councillor Storteboom

SECONDED BY Councillor Albrecht

THAT Development Variance Permit Application DVP 01-16 to vary the minimum lot width in the RS1 Single Family Residential Zone from 16.0m to 14.5m and authorize a frontage exemption pursuant to Section 512 (2) of the *Local Government Act* relating to Lot 2 of the proposed two-lot subdivision located at 20041 Grade Crescent be approved.

BEFORE THE QUESTION WAS CALLED

In response to questions, the Director of Development Services and Economic Development stated:

- Both lots are well in excess of the minimum lot size requirement.
- Maximum lot coverage for the zone is 33% which both proposed lots will meet.
- There is already a lot with a similar lot frontage located east of the proposed lots.

THE QUESTION WAS THEN PUT AND

CARRIED

- b. Development Permit Application No. DP 03-16
20151 Fraser Highway

Motion #16/161

MOVED BY Councillor Martin
SECONDED BY Councillor Pachal

THAT Development Permit Application DP 03-16 to accommodate the addition of a 493 sq m (5,309 sq ft) commercial building and drive-through restaurant to an existing shopping centre at 20151 Fraser Highway be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development's report.

BEFORE THE QUESTION WAS CALLED

In response to questions, Mr. Vornobrock stated:

- The lamps in the main parking lot will be replaced with LED lighting
- The existing lamp in the parking lot to the north of Save-On-Foods will be replaced with 2 LED lamps and the 4 lights located on the west side of Save-On-Foods will also be replaced to provide a well-lit pathway from the shopping centre to the north parking lot
- A decorative screen fenced will be erected on the south side to block headlights from the drive-thru traffic to the residential area

THE QUESTION WAS THEN PUT AND

CARRIED

5. COMMUNITY SPOTLIGHTS

- a. Roslyn Henderson - Big Brothers Big Sisters

Ms. Henderson advised September is Big Brother Big Sisters month across Canada. She also advised that Rob Ross, one of their volunteers is celebrating his 40th year with the organization and will be receiving the Sovereign's Medal for Volunteers and she will keep Council updated as to when it will be presented. She then provided additional information on the program and the Langley branch

- b. Carly Stromsten, Summer Eco Crew - Langley Environmental Partners Society

Ms. Stromsten presented the 2016 Summer Youth Employment Project highlighting the following projects:

- Blackberry removal at 10 different sites for a total of 800 square metres of blackberry removal;

- Tree guards installed at Brydon Lagoon and Portage Park to protect trees from beaver damage;
- Monitored Japanese knotweed injection sites where minimal to no growth was observed;
- 135 pounds of garbage was collected from parks and roadsides;
- They attended 8 different local events to provide public education;
- They harvested approximately 70 pounds of fruit for donation to the Langley Foodbank;
- Staff obtained various certificates and attended multiple workshops and gained valuable training and skills.

6. MAYOR'S REPORT

- a. Upcoming Meetings
Regular Council Meeting – October 3, 2016 – Televised
Regular Council Meeting – October 17, 2016
- b. Metro Vancouver - Councillor Storteboom
 - The Tipping Fee and Solid Waste Disposal Regulation Bylaw describes solid waste regulations as well as tipping fees for waste and recycling at Metro Vancouver Transfer Stations, and is renewed annually.
 - Metro Vancouver is proposing several changes to the current Tipping Fee Bylaw for 2017, as described in the Zero Waste Committee July 14th, 2016 Agenda Report, Item 5.2, titled “Proposed 2017 Tipping Fee Bylaw Changes”. Proposed changes are related to:
 - Organics and Clean Wood Disposal Ban Enforcement Thresholds
 - Personal Hygiene Products
 - Disposal ban surcharges for loads containing Hazardous and Operational Impact Materials or Product Stewardship Materials
 - Surcharges for unsecured loads
 - Please go to the Metro Vancouver website for details.
- c. Library Happenings - Councillor Martin
Core programs like Babytime, Storytime and LEGO Club start again in September and carry on throughout the fall, with some special events on the schedule to celebrate Science Literacy Week, Culture Days and Customer Experience Day.
Babytime - Mondays, 2:00 pm - 2:30 pm
Make language fun! Start early with Babytime. Help your baby develop speech and language skills - enjoy bouncing, singing and rhyming with stories. Babytime is a fun, social bonding activity for babies and caregivers.
Storytime - Thursdays, 10:30 am - 11:00 am
Introduce kids to the love of books and language with Storytime! Children and caregivers will enjoy interactive stories, songs, rhymes, and more. Storytime prepares children to learn to read. On Thursday, September 22, to celebrate Science Literacy Week, storytime has a science-y twist!
Gross Out Science - Thursday, September 22 - 3:30 pm - 4:30 pm

Prepare to get slimed at the library! Kids of all ages can come and take part in an exciting science-themed project during Science Literacy Week. All supplies are provided. Please contact the library to register.

LEGO Club - Monday, September 26 - 4:00 pm - 5:30 pm

Love LEGO®? We provide the LEGO®, you bring your imagination! Come and play, create, and experiment. LEGO® Club is a fun-filled afternoon program for kids. Children under 5 must be accompanied by an adult.

Retirement Planning: CPP, OAS, and More - Thursday September 29 - 6:00pm – 7:30pm

Whether you're thinking about retirement, or already receiving your pension, join Service Canada to discover the many benefits available under each government program – CPP Survivor and Disability benefits, Credit Splitting, Pension Sharing, Child Rearing Provision, Old Age Security benefits, Guaranteed Income Supplement, Allowance, and Allowance for Survivor benefits. Find out how to apply, what your eligibility requirements are and much more.

Unquiet in the Library - Friday, September 30 - 2:00 pm - 3:00 pm

As part of local Culture Days celebrations, children can try their hand at transforming rocks into magnificent pieces of art, using paint and imagination. Then, at 2:30 pm, we welcome a talented trio from the Langley Ukulele Ensemble who will be playing a selection of songs for everyone's enjoyment.

Customer Appreciation Day - Wednesday, October 5, All Day

To celebrate International Customer Experience Day and mark the beginning of Canadian Library Month, we would like to thank you – our valued customers. Drop in any time on Customer Appreciation Day, participate in a mini scavenger hunt, enter prize draws and learn about all that the library has to offer.

Meditation for Stress Management - Saturday, October 15 - 2:30 pm - 4:00 pm

Did you know that Chronic Stress changes your brain structure and affects your physical and emotional wellbeing? Meditation is a self-empowerment tool that helps cleanse your brain from stress and other mental and emotional toxins that accumulate because of our fast paced lifestyles. Suman, from Peace Tree Innovations Society will teach you the science behind meditation and give you the simple tools of healing meditation to exercise your brain and relax and rejuvenate your mind and body.

d. **Neighbourhood Meetings - Mayor Schaffer**

All meetings will take place from 6:00 to 8:00 pm as follows:

Douglas & Nicomekl Neighbourhoods – Wednesday, October 5 at Nicomekl Elementary School

Simonds & Blacklock Neighbourhoods – Tuesday, October 11 at HD Stafford Middle School

Uplands & Alice Brown Neighbourhoods – Wednesday, October 19 at Alice Brown Elementary School

- e. Update on City Issues
- There will be a temporary relief shelter consisting of 30 mats opened at the Gateway of Hope on September 26 through funding from BC Housing.
 - BC Housing has also provided funding for one additional outreach worker at Stepping Stones.
 - Minister Polak will be hosting a community forum to discuss City issues; it is believed Minister Coleman will be hosting a similar forum in the Township several weeks later.
 - Business experiencing trespass by individuals should post No Trespassing signage on the site and contact the RCMP.
 - City staff are working with the Township to develop a bylaw to regulate shopping carts.
 - Phase I of the ten year vision for Transportation has come to the Mayor's Council; public consultation will begin in October.
 - Council and staff will be meeting to discuss issues arising from the Cruise-In event for further discussion with Cruise-In organizers.
 - The annual Terry Fox Run was held this past weekend and was a very successful event.

7. **BYLAWS**

- a. Bylaw 2991
Final reading of bylaw to regulate the collection of garbage, recyclables and organics and the use of waste disposal, transfer facilities and recycling depots within the City of Langley.

Motion #16/162

MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

THAT the bylaw cited as "Solid Waste Bylaw, 2016, No. 2991" be read a final time.

CARRIED

- b. Bylaw 3001
Final reading of a bylaw to amend the Municipal Ticket Information System Bylaw (Solid Waste Bylaw, Langley Floodplain Soil Deposit and Regulation and housekeeping items)

Motion #16/163

MOVED BY Councillor Arnold
SECONDED BY Councillor Albrecht

THAT the bylaw cited as "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 7 Bylaw, 2016, No. 3001" be read a final time.

CARRIED

- c. Bylaw 2997
First, second and third reading of a bylaw to amend the Financial Plan 2015-2019 Capital Improvement Plan.

Motion #16/164

MOVED BY Councillor Pachal
SECONDED BY Councillor Martin

THAT the bylaw cited as the “Financial Plan 2015 - 2019 Bylaw, 2015, No. 2951, Amendment No. 4 Bylaw, 2997” be read a first time.

THAT the bylaw cited as the “Financial Plan 2015 - 2019 Bylaw, 2015, No. 2951, Amendment No. 4 Bylaw, 2997” be read a second time.

THAT the bylaw cited as the “Financial Plan 2015 - 2019 Bylaw, 2015, No. 2951, Amendment No. 4 Bylaw, 2997” be read a third time.

CARRIED

- d. Bylaw 2998
First and second reading of a bylaw to amend the Zoning Bylaw (19660, 19674 and 19680 55A Avenue)

Motion #16/165

MOVED BY Councillor Storteboom
SECONDED BY Councillor Arnold

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 130, 2016, No. 2998” be read a first time.

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 130, 2016, No. 2998” be read a second time.

CARRIED

- e. Bylaw 2999
First and second reading of a bylaw to amend the Zoning Bylaw (20180, 20190; 20200, 20210, 20220 53A Avenue)

Motion #16/166

MOVED BY Councillor Storteboom
SECONDED BY Councillor Pachal

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 131, 2016, no. 2999” be read a first time.

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 131, 2016, no. 2999” be read a second time.

CARRIED

- f. Bylaw 3003
First, second and third reading of a bylaw to exempt certain lands and improvements from municipal taxation for the year 2017.

Motion #16/167

MOVED BY Councillor Martin
SECONDED BY Councillor Storteboom

THAT the bylaw cited as the “Permissive Tax Exemption Bylaw, 2016, No. 3003” be read a first time.

THAT the bylaw cited as the “Permissive Tax Exemption Bylaw, 2016, No. 3003” be read a second time.

THAT the bylaw cited as the “Permissive Tax Exemption Bylaw, 2016, No. 3003” be read a third time.

Amendment:

Motion #16/168

MOVED BY Councillor Storteboom
SECONDED BY Councillor Pachal

THAT the Langley Foodbank be included in the Permissive Tax Exemption bylaw.

Councillor Storteboom stated the foodbank has been assisting those in our community for 27 years; it is estimated they provide over \$2 million of groceries each year.

The Director of Corporate Services advised the policy requires each applicant to be a registered non-profit organization which the Langley Foodbank is.

Councillor Martin stated she will not support the amendment. This was brought forward last year and there are requests from other non-profit organizations which put financial stresses on the City. All of these organization do good work in the community but the taxpayers cannot continue to subsidize them.

Councillor Albrecht recognized the valuable service of the three organizations requesting tax exemptions and questioned whether this could be referred back to staff.

Mayor Schaffer noted the staff recommendation is not to include the new applications in the bylaw.

Councillor Storteboom stated the beneficiaries of these organizations are residents of the City and he believes it a very worthy cause.

Councillor Pachal is aware of many people that benefit from the foodbank and supports the amendment.

THE QUESTION WAS THEN PUT AND

DEFEATED with Mayor Schaffer and Councillors Arnold, Albrecht and Martin opposed.

THE QUESTION ON THE MAIN MOTION WAS THEN PUT AND

CARRIED

8. ADMINISTRATIVE REPORTS

a. Homelessness Related Issues

The Chief Administrative Officer presented the report highlighting the following:

- He provided information on the issue of homelessness and reported what the City is doing to address homelessness both legally and within its limitations.
- The City has and will continue to solicit the province to develop a comprehensive, coordinated and sustainable province-wide Homelessness Action Plan.
- He provided year-to-date expenditures spent addressing issues arising from homelessness and call statistics related to homeless complaints for both the RCMP and City staff.
- The Gateway of Hope will open a 30 mat temporary relief shelter on September 26 which will provide a safe place for individuals to go in anticipation of the annual flooding at Nicomekl Park.
- He thanked BC Housing for providing funding to the Gateway of Hope for the 30 mat temporary relief shelter as well as funding an Outreach worker to the Stepping Stone Community Services Society to assist with the temporary relief shelter.

Members of Council thanked staff for their ongoing efforts to address the issues of homelessness and suggested a dedicated staff position may be necessary to address the issue of homelessness.

Motion #16/169

MOVED BY Councillor Martin
SECONDED BY Councillor Pachal

THAT City Council receive this report for information.

CARRIED

- b. Award of Tender 2016-028 Engine 12 Replacement

Motion #16/170

MOVED BY Councillor Pachal
SECONDED BY Councillor Storteboom

THAT City Council approve the bid received from Hub Fire Engines & Equipment Ltd. for the replacement of Engine 12 in the amount of \$929,382 (plus taxes) subject to the adoption of the Financial Plan Amendment Bylaw No. 2997.

CARRIED

9. NEW AND UNFINISHED BUSINESS

- b. Correspondence

Motion #16/171

MOVED BY Councillor Martin
SECONDED BY Councillor Arnold

THAT the correspondence be received.

CARRIED

10. ADJOURNMENT

Motion #16/172

MOVED BY Councillor Storteboom
SECONDED BY Councillor Martin

That the meeting be adjourned at 8:54 pm.

CARRIED

MAYOR

CORPORATE OFFICER