



REGULAR EVENING MEETING OF COUNCIL

Monday, July 8, 2019 at 7:00 PM
 Fraser River Presentation Theatre
 4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, B. Long,
 K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken, S. Gamble, R. Seifi, and K. Sinclair

D. Anderson, W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - July 8, 2019

Moved by Councillor Ferguson,
 Seconded by Councillor Davis,
 That Council adopt the agenda and receive the agenda items of the
 Regular Evening Council meeting held July 8, 2019.
 CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - June 24, 2019

Moved by Councillor Davis,
 Seconded by Councillor Arnason,
 That Council adopt the Minutes of the Regular Evening Council meeting
 held June 24, 2019.
 CARRIED

C. PRESENTATIONS

C.1 Rail Safety

Mike LoVecchio, Director Government Affairs, Canadian Pacific, provided a presentation regarding rail safety, service and emergency response. He noted that CP Rail is the North American leader in safety performance for the past 13 years. CP owns their own tracks and has the right to operate on the right of ways. The Transportation Act requires all railroads to move all forms of rail traffic, and CP Rail is liable for the movement of dangerous goods on their own tracks. Studies have demonstrated that transportation

by railway is the most economical and environmentally responsible mode of moving freight long distances over land. CP Rail has made significant enhancements to its network, practices and locomotive fleet to improve the fuel efficiency of the operation. Emergencies on the track can be reported to CP Police Service 24 hours a day at 800.816.9132.

D. DELEGATIONS

D.1 **Charity Gosling**
File 0550-07

Charity Gosling appeared before Council to discuss a one-stop recycling facility. She commented that the Township has economic, social, and environmental opportunities to be gained by a one-stop recycling facility. Some of the benefits include: reduction in public dumping, low levels of contamination, reduction in carbon emissions produced by travelling to multiple stops, reduction in demand for landfill space, and it will make it easier for residents to dispose of their recycling before disposing garbage at the transfer station.

D.2 **Wendy McMillan**
Cynthia Hamilton
Willoughby Residents Association
File 0550-07

Wendy McMillan and Cynthia Hamilton, Willoughby Residents Association, appeared before Council to discuss dog signage at Yorkson Community park. They commented that the sign currently at the park restricting dogs from the athletic fields is too small and difficult to read. Many dog owners are allowing their dogs to run free on the athletic fields which can produce animal waste and cause problems for those trying to use the fields. They requested that a simple, bright coloured, large print sign be posted.

D.3 **Patricia Tallman**
File 0550-07

Patricia Tallman appeared before Council to discuss prevention strategy management of abandoned pet rabbits and their offspring. She stated that there is an increase in the reports of abandoned domestic pet rabbits within the Township. If left unchecked, these rabbits will breed and feral populations of domestic pet rabbits will increase. She asked Council to amend the Animal Control Bylaw to specifically address housing, care, and control of pet rabbits by their owners, and to also have a designated rabbit rescue organization to accept owner-surrendered or abandoned rabbits. She further asked for dedicated land in the Township to build a rabbit sanctuary.

**D.4 Andrew Gordon
File 0550-07**

Andrew Gordon, Kiaro, appeared before Council to discuss the development of retail cannabis bylaws. He commented that Kiaro is committed to ensuring their retail cannabis stores not only meet, but exceed the regulations set by the federal government, provinces, and municipalities. Their target demographic is aged 30-45, 60% male, 40% female, have a post-secondary education, and a household income of +\$75,000.

**D.5 Misty vanPopta
File 0550-07**

Misty vanPopta appeared before Council to discuss the increased usage of the field at the Fort National Historic Site as an event space. She stated that these events are increasing noise and disturbances for the surrounding residences. She asked Council to work with the Fort to develop a plan to control event frequency and size and to address safety concerns.

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Rezoning Application No. 100580
(Urbanex Walnut Grove Development Corp. / 9497 - 201 Street)
Bylaw No. 5489
Report 19-107
File CD 08-35-0181**

Moved by Councillor Ferguson,
Seconded by Councillor Whitmarsh,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (URBANEX) Bylaw 2019 No. 5489, amending Comprehensive Development Zone CD-14 to add group children's day care as a permitted use; and further

That Council authorize staff to schedule the required public hearing.
CARRIED

**F.2 Rezoning Application No. 100489 and
Development Permit Application No. 100935
(Sikhram / Saran / 20448, 20460 and 20492 - 74B Avenue)
Bylaw No. 5483
Report 19-106
File CD 08-23-0160**

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sikham / Saran) Bylaw 2019 No. 5483, rezoning 1.47 ha (3.63 ac) of land located at 20448, 20460 and 20492 - 74B Avenue to Residential Compact Lot Zones R-CL(A), and R-CL(SD), to facilitate the development of 17 single family lots, and 12 semi detached lots, subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Latimer Neighbourhood Plan requirements secure a community stormwater detention site to serve the storm catchment area to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southeast Phase of the Latimer Neighbourhood Plan (as required by the Latimer Neighbourhood Plan) to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
3. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
4. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
5. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
7. Registration of restrictive covenants acceptable to the Township of Langley General Manager of Engineering and Community Development:
 - a. Identifying the units (minimum 5%) required to incorporate the Adaptable Housing Requirements;
 - b. Prohibiting the development of secondary suites within individual units zoned Residential Compact Lot Zone R-CL(SD);
 - c. Prohibiting construction of the western portions of Lots 1, 13 and 22

shown on the site plan, until such time that the western portions of these lots are consolidated with the property to the west (20430 – 74B Avenue);

8. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement, as needed) and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer amenity fee;
9. Provision of an overall layout plan for the area south of 74B Avenue east of 204 Street in the Latimer Neighbourhood Plan area; and
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5483 authorize issuance of Development Permit No. 100935 subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A);
- b. Building plans being in substantial compliance with Schedules "A" through "T";
- c. On-site landscaping plans being in substantial compliance with Schedules "U" and "V", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township of Langley;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(SD) zoned lots;
- c. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD);
- d. On-site landscaping to be secured by letter of credit at building permit stage;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- f. Payment of supplemental development permit application fees,

Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for the rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100935.

CARRIED

Councillors Arnason and Richter opposed

F.3

**Rezoning Application No. 100584 and
Development Permit Application No. 101006
(Mitchell Group / Between 198A and 200 Streets and
86 and 88 Avenues)
Bylaw No. 5494
Report 19-112
File CD 08-27-0062**

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Group) Bylaw 2019 No. 5494, rezoning 5.67 ha (14.01 ac) of land located between 198A and 200 Streets and 86 and 88 Avenues, to Comprehensive Development Zone CD-138, to facilitate development of a 264 room hotel with banquet / conference facility and two (2) eleven (11) storey office buildings, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan;
4. Dedication and construction of a 4.5 metre wide street greenway on the north side of 86 Avenue and south side of 88 Avenue, an 11.5 metre average street greenway on the west side of 200 Street, and 3 metre wide trails on the north and south side of the watercourse, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
5. Design and construction of a 0.19 ha (0.47 ac) plaza on the south side of 88 Avenue, including final acceptance of plaza landscape design plans,

- signage, landscape details and security;
6. Dedication of Streamside Protection and Enhancement Areas, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;
 7. Completion of works in restrictive covenant CA3045672 to the acceptance of the Department of Fisheries and Oceans including discharge of the restrictive covenant prior to transfer of the lands to the Township;
 8. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
 9. Demolition of house and accessory buildings at 19881 - 86 Avenue;
 10. Provision of written confirmation from the owner of 8615 – 200 Street (Chevron) that the proposed amendments to the site plan are supported including security of related access easements;
 11. Registration of a restrictive covenant restricting access to the site from 200 Street to right in only as shown on the site plan;
 12. Registration of easements:
 - a. Securing shared parking between the proposed lots as per the rationale for the parking variance;
 - b. Securing shared use of the proposed driveways by proposed lots 1 and 2;
 - c. Securing shared access to the common underground parkade for lots 1, 2 and 3.
 13. Registration of statutory rights of way:
 - a. Securing public access to the plaza south of 88 Avenue,
 - b. Securing public access to 199 Street, and
 - c. For the stormwater outfall from the subject site to the watercourse.
 14. Security of final approval from the Ministry of Transportation and Infrastructure which may include provision of a Traffic Impact Study, and final approval of off-site landscape design and driveway to the site from 200 Street by the Ministry of Transportation and Infrastructure;
 15. Compliance with the Carvolth Greenway Amenity Zoning Policy No. 07-227;
 16. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee and ISDC review fee;

That Council at time of final reading of Rezoning Bylaw No. 5494 authorize issuance of Development Permit No. 101006 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “N”;

- b. On-site landscaping plans being in substantial compliance with Schedules “O” through “V”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;
- c. All signage being in compliance with the Township’s Sign Bylaw and Schedules “I” through “L” with the exception of the following variances:
 - i. Section 8.1.2 of the Township’s Sign Bylaw 2012 No. 4927 being varied to permit a maximum fascia and projecting sign area of 26.28 square metres (283 square feet) for signs B3, B6, B7 and B8 combined on the office building as shown in Schedule “L”;
 - ii. Section 8.1.5 of the Township’s Sign Bylaw 2012 No. 4927 being varied to permit a maximum of six non-accessory tenant sign panels on proposed lot 1 (hotel lot) to a maximum total size of 10.6 square metres (114 square feet) as indicated for signs C1 and C4 in Schedule “L”;
- d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules “M” through “N”;
- e. All refuse areas to be located underground, with the exception of staging areas, and screened to the acceptance of the Township.
- f. Section 107.3 of the Township’s Zoning Bylaw No. 2500 being varied to reduce the required number of parking spaces for proposed lot 1 (hotel lot) from 415 to 177 parking spaces and for proposed lot 3 (office 2 lot) from 689 to 642 parking spaces.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit No. 101109;
- b. Landscaping and boulevard treatment to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy to the acceptance of the Township;
- e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the Township and incorporation of its recommendations into the final development design;
- f. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the

Township; and

g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

That Council authorize staff to schedule the required Public Hearing for the rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 101006; and further,

That Council consider authorizing the applicant to proceed with clearing and excavation of the subject site following third reading, should such be granted, and in advance of final reading of Bylaw No. 5494 and issuance of Development Permit No. 101006 subject to the following conditions:

1. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
2. Fencing of Streamside Protection and Enhancement Development Permit Area boundary;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
4. Provision of a shoring plan to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
5. Provision of Water Sustainability Act approvals to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
6. Provision of confirmation that any on-site groundwater wells have been decommissioned in accordance with provincial requirements;
7. Within 48 hours of land clearing activity, provision of confirmation from a Qualified Environmental Professional that land clearing can proceed in accordance with provincial and federal legislation respecting migratory birds and bird nesting;
8. Provision of Traffic Management Plan and security to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
9. Confirmation by the applicant, to the acceptance of the Township of Langley General Manager of Engineering and Community Development, that works undertaken prior to final reading of related bylaw and issuance of Development Permit are completely at applicant's risk and expense and in no way fetter Council's discretion in dealing with the rezoning and Development Permit applications; and
10. Provision of a security bond to the acceptance of the Township of

Langley General Manager of Engineering and Community Development.
CARRIED

Councillor Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**G.1 Subdivision and Development Servicing Bylaw
Bylaw No. 5382
Report 19-111
File CD 3900-25**

Moved by Councillor Ferguson,
Seconded by Councillor Long,
That Council give first, second and third reading to Subdivision and
Development Servicing Bylaw 2019 No. 5382.
CARRIED

REFERRAL

Moved by Councillor Arnason,
Seconded by Councillor Richter,
That the portion of Bylaw No. 5283 regarding tree protection be referred to
staff for a presentation at the July 22 Regular Evening Meeting regarding
the operation of these guidelines in order to create an opportunity for more
expanded questions and answers further to the overall goal of protecting
and enhancing our urban tree canopy through the development process.
DEFEATED

Mayor Froese and Councillors Ferguson, Kunst, Whitmarsh, and
Woodward opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

**I.1 Tree Protection Bylaw
Bylaw No. 5478
Bylaw No. 5481
Bylaw No. 5482
Report 19-78
File CD BA000025**

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council give final reading to “Tree Protection Bylaw 2019 No. 5478”;

“Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2019 No. 5481”; and

“Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2019 No. 5482”.

CARRIED

J. MAYOR AND COUNCIL REPORT

Mayor Froese attended several events during the course of his duties including the groundbreaking for the John Volken Academy Farm and the Celebration of Life for MP Mark Warawa.

Acting Mayor Long attended the Korean War Veterans’ luncheon, the Peregrine House Year End Picnic, and the unveiling of commemorative signage for the Beverly Ann Clay Rose Garden.

K. METRO VANCOUVER REPRESENTATIVES REPORT

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

M. OTHER BUSINESS

M.1 Public Art Funding Policy Amendment

Moved by Councillor Woodward,
Seconded by Councillor Richter,

Whereas the unallocated funds from the “Nothing without Effort” Grant program are being transferred each year into a reserve for public art projects in our developed communities; and

Whereas there is no current, established program, criteria and methodology in place to award these funds to qualified public art projects within these communities;

Therefore be it resolved that staff be directed to report back to Council within 2019 with a proposed draft amendment to the Public Art Policy that will allow for funding of projects in Aldergrove, Brookwood, Fort Langley, Walnut Grove, Murrayville and the rural area, with the identification of potential public locations, anticipated community rotation and an ongoing application and award process.

CARRIED

M.2 Charity Gosling Delegation

Moved by Councillor Richter,
Seconded by Councillor Arnason,

That the delegation from Charity Gosling regarding a one-stop recycling facility be referred to staff for a report.

CARRIED

M.3 Willoughby Residents Association Delegation

Moved by Councillor Richter,
Seconded by Councillor Arnason,
That the delegation from Wendy McMillan and Cynthia Hamilton regarding signage at Yorkson Community Park be referred to staff.

CARRIED

M.4 Patricia Tallman Delegation

Moved by Councillor Richter,
Seconded by Councillor Arnason,
That the delegation from Patricia Tallman regarding management of abandoned pet rabbits be referred to staff.

CARRIED

M.5 Misty vanPopta Delegation

Moved by Councillor Richter,
Seconded by Councillor Arnason,
That the delegation from Misty vanPopta regarding noise from events at the Fort National Historic Site be referred to staff.

CARRIED

N. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That the meeting terminate at 9:00pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk