



REGULAR AFTERNOON MEETING OF COUNCIL

Monday, May 13, 2019 at 1:30 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, and E. Woodward

M. Bakken, R. Seifi, K. Sinclair, and P. Tulumello

W. Bauer, T. Buckner, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Afternoon Council Meeting Agenda - May 13, 2019

Moved by Councillor Arnason,
Seconded by Councillor Long,
That Council adopt the agenda and receive the agenda items of the
Regular Afternoon Council meeting held May 13, 2019.
CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Afternoon Council Meeting - April 15, 2019

Moved by Councillor Kunst,
Seconded by Councillor Woodward,
That Council adopt the Minutes of the Regular Afternoon Council meeting
held April 15, 2019.
CARRIED

C. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Long,
Seconded by Councillor Arnason,
That Council now resolve into a Special Closed Meeting for discussion of
the following items, in accordance with and as identified under Section 90
of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration;
Item C.1 - Section 90(2) (b) Intergovernmental Relations;
Item D.1 - Section 90(1) (e) Property; (k) Negotiations;

Item E.1 - Section 90(1) (a) Personnel;
Item E.2 - Section 90(2) (b) Intergovernmental Relations;
Item F.1 - Section 90(1) (e) Property; (k) Negotiations;
Item F.2 - Section 90(1) (e) Property; (k) Negotiations;
Item F.3 - Section 90(2) (b) Intergovernmental Relations;
Item F.4 - Section 90(1) (f) Law Enforcement;
Item F.5 - Section 90(1) (e) Property; (k) Negotiations;
Item F.6 – Section 90(1) (g) Litigation;
Item G.1 - Section 90(1) (e) Property; (k) Negotiations;
Item H.1 - Section 90(1) (a) Personnel; and
Item I.1 - Section 90(1) (g) Legal.
CARRIED

MEETING RECESSED

The meeting recessed at 1:31pm.

MEETING RECONVENED

The meeting reconvened at 4:20pm.

D. PRESENTATIONS

D.1 Cemetery Operations Review

Erik Lees, Lees & Associates, provided a presentation regarding the operations review at Fort Langley, Murrayville, and Langley Lawn Cemeteries. The review was completed to guide management decisions for future cemetery operations, identify strategies to enhance cemetery service delivery to the community, and outline a plan for future cemetery land development. It was proposed to increase inventory for casket lots, cremation lots, and columbaria niches. It was also proposed to add green burial options and provide a full variety of options in each new cemetery section including cremation burial, columbaria, and memorialization without interment. In the 2019 Fees and Charges Bylaw, cemetery fees for adult casket and cremated lots were increased as a starting point towards a cost neutral position.

T. Buckner commented that Murrayville Cemetery is at capacity, and Fort Langley is almost at capacity. Staff have been focusing on the redevelopment area of Fort Langley Cemetery and opportunities around Murrayville Cemetery.

It was further suggested that when opportunities arise, that the Township acquire additional lands around any of the cemeteries to enable expansion.

Councillor Davis entered the meeting at 4:40pm.

E. DELEGATIONS**F. REPORTS TO COUNCIL****F.1 Cemetery Operations Review
Report 19-81
File ENG 6130-01**

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council receive the "Township of Langley Cemetery Operations Review" report prepared by LEES + Associates, presented as Attachment A; and

That Council direct staff to bring forward and include the necessary property acquisitions, budget items, and rate increases as part of future budgets and bylaws for Council's consideration.

AMENDMENT

Moved by Councillor Richter,
Seconded by Councillor Kunst,
That this report be referred to the City of Langley for Information.
CARRIED

Councillor Long opposed

MAIN MOTION, AS AMENDED

The question was called on the Main Motion, as amended, and it was
CARRIED

**F.2 UBCM Housing Needs Reports Program
Report 19-77
File CD LSP00010**

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council authorize staff to submit an application to the UBCM Housing Needs Reports Program and indicate support for the housing needs report work.

CARRIED

Councillor Woodward left the meeting at 5:15pm.

**F.3 Fraser Valley Regional Library Request to Fund Self Check-Out Units and Data Line Upgrades for Township Libraries
Report 19-80
File ACCI 7960-03**

Moved by Councillor Kunst,
Seconded by Councillor Ferguson,
That Council approve the purchase and installation of two self check-out units, for Walnut Grove and Brookwood libraries, and the cost to upgrade internet/data lines to fibre at Brookwood Library; and

That Council authorize funding for the above items to come from the Township's share of the Fraser Valley Regional Library Member Salary and Benefit Reserve.

CARRIED

Councillor Woodward re-joined the meeting at 5:16

G. CORRESPONDENCE

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council receive the correspondence, as presented.
CARRIED

**G.1 National Missing Children's Month and Missing Children's Day
File 0630-01**

Letter from Crystal Dunahee, President, Child Find BC, requesting that May be proclaimed as Missing Children's Month and May 25 as Missing Children's Day.

**G.2 Falun Dafa Day
File 0630-01**

Correspondence from Sue Zhang, Director, Falun Dafa Association of Vancouver, requesting that May 13 be proclaimed as Falun Dafa Day.

**G.3 National Fibromyalgia Day
Flag Raising Request
File 0300-01**

Letter from Nigel Thom, Fibromyalgia Well Spring Foundation, requesting their flag be raised at the Township of Langley from May 13-17, 2019 in support of National Fibromyalgia Day.

**G.4 Taxi Licence Amendment Proposal
File 4320-01**

Memorandum from the Community Development Division regarding a taxi licence amendment proposal for White Rock South Surrey Taxi Ltd. to add additional vehicles to their existing fleet.

MOTION

Moved by Councillor Arnason,

Seconded by Councillor Richter,

That the application be referred to the License Inspector, with the request that 30% of the six new taxis be accessible.

CARRIED

H. MINUTES OF COMMITTEES

**H.1 Recreation, Culture, and Parks Advisory Committee -
April 10, 2019
Council Priorities Committee - April 15, 2019
Seniors Advisory Committee - April 17, 2019
Heritage Advisory Committee - May 1, 2019
File 0540-20**

Moved by Councillor Ferguson,

Seconded by Councillor Kunst,

That Council adopt the Minutes from the Council Priorities Committee meeting held April 15, 2019 and receive the Minutes of the Council Advisory Committee meetings as listed above.

CARRIED

I. ASSOCIATIONS AND OTHER GOVERNMENT AGENCIES

**I.1 Joint School District No. 35 / Municipal Liaison Committee -
April 5, 2019
File 0540-20**

Moved by Councillor Woodward,

Seconded by Councillor Ferguson,

That Council receive the Minutes of the Joint School District No. 35 / Municipal Liaison Committee meeting held on April 5, 2019.

CARRIED

J. OTHER BUSINESS**J.1 Small Housing BC Presentation**

Moved by Councillor Arnason,
Seconded by Councillor Davis,
Whereas the Township of Langley has a Housing Action Plan that was adopted in 2013, which outlines the need for local government to provide a housing continuum and options in order to respond to the current and future residential needs of the community;

Whereas there is a shortage of affordable housing options related to supply and demand, high land values, scarcity of developable lands, and other exacerbating factors eroding affordability; and

Whereas there is demonstrable need to consider a variety of housing typologies, including smaller homes as a way to enhance affordability;

Therefore be it resolved that Council direct staff to contact Small Housing BC, whose mandate is to educate and inform a variety of stakeholders with respect to the thoughtful design of smaller housing options, in order to request a tailored presentation at an upcoming CPC meeting with respect to the possible introduction of smaller housing options within the TOL based on a process to include public engagement, staff review, and Council's consideration of the matter.

CARRIED

J.2 Community Amenity Contributions for Increased Density via OCP Amendments

Moved by Councillor Woodward,
Seconded by Councillor Richter,
Whereas:

1. The desire to live in the Township of Langley is driven by our numerous public amenities, parks and recreation facilities, such as the ACUCC, MAP, and LEC as just a few examples, along with many other completed, ongoing and anticipated infrastructure projects paid for by taxpaying residents, past and present;
2. Over the past many years, senior levels of government have continued to download additional costs to municipal governments without new municipal revenue tools to fund these costs;
3. Rezoning applications, subdivisions, and density increases that require Official Community Plan (OCP) or Neighbourhood Plan (NP) amendments

for increased density over and above the adopted land use plans or applicable subdivision bylaws generate extraordinary land speculation profits for private sector speculators, profits largely due to market demand based on the Township of Langley's regional location and desirability;

4. Rising land costs due to land speculation activity places significant financial strain on the Township of Langley to provide new amenities for a growing population;

5. Extraordinary land speculation profits from these categories of development should be shared as they are essentially a transfer of wealth from Township of Langley taxpayers to private sector speculators;

Therefore be it resolved:

A. That staff be directed to report back and present to Council as soon as practical a new, draft, distinct Community Amenity Contributions policy for Council's consideration with recommendations reviewing:

- a. mechanisms for the fair and reasonable capture of a portion of the significant wealth created by land rezonings and/or subdivisions with OCP and/or NP amendments for increased residential or commercial density that place additional, substantial burdens upon the municipality;
- b. a fair and reasonable percentage of land speculation value increases to consider in regards to the substantial burdens they potentially place upon the municipality, +/- 50%;
- c. the potential impact upon development, scope of the policy, and potential revenue that could be generated for specific initiatives, such as affordable housing, recreation facilities, additional ice rinks, and/or an arts and entertainment theatre.

B. That staff advise all proponents with current development applications that meet the above-noted criteria in A(a) of this potential policy adoption; and

C. That staff request all proponents with current development applications that meet the above-noted criteria in A(a) comply with this potential policy's intent before their applications are brought forward for Council's consideration, and advise of the proponent's position within any staff report(s); and

D. That staff complete and present their review and draft policy for Council's consideration before any development applications that meet the above-noted criteria in A(a) are brought forward for Council's consideration.

REFERRAL

Moved by Mayor Froese,

Seconded by Councillor Long,

That the motion be referred to staff to review the concept, legal implications, and economic implications to the Township of Langley, and to report back to Council.

CARRIED

J.3**Notices of Motion**

Moved by Councillor Long,

Seconded by Councillor Kunst,

Whereas Notices of Motion, while addressing important issues to some Councillors, often do not receive enough time for debate; can often consume large blocks of valuable meeting time and can become contentious due to the lack of background, written reports, and other information;

Therefore be it resolved that the Council Procedure Bylaw be amended to require Notices of Motion that are not time sensitive, be submitted for consideration at Council Priorities Committee meetings before being presented to Council at a regular meeting for debate.

REFERRAL

Moved by Councillor Long,

Seconded by Councillor Kunst,

That this motion be referred to the Council Priorities Committee discussion on the Council Procedure Bylaw.

DEFEATED ON A TIE VOTE

Councillors Arnason, Ferguson, Richter, and Woodward opposed

MAIN MOTION

The question was called on the Main Motion, and it was

DEFEATED

Councillors Arnason, Davis, Ferguson, Richter, and Woodward opposed

J.4**Council Workshop - Proposed Date****File 0530-01**

Council discussed the memorandum from the Corporate Administration Division regarding scheduling a Council Workshop for budget discussions.

K. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Long,
That the meeting terminate at 6:30pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk