



REGULAR AFTERNOON MEETING OF COUNCIL

Monday, April 15, 2019 at 1:30 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Afternoon Council Meeting Agenda - April 15, 2019

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Afternoon Council meeting held April 15, 2019.

B. ADOPTION OF MINUTES

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

Recommendation: That Council adopt the Minutes of the Regular Afternoon Council meeting held April 1, 2019.

Attachments: [B.1 04 01 Regular Afternoon Minutes.pdf](#)

C. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Recommendation: 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(1) (e) Property; (k) Negotiations;
Item D.1 - Section 90(1) (a) Personnel;
Item E.1 - Section 90(1) (k) Negotiations;
Item E.2 - Section 90(1) (e) Property; (k) Negotiations;
Item E.3 - Section 90(1) (g) Legal;
Item F.1 - Section 90(1) (g) Legal;
Item H.1 - Section 90(1) (a) Personnel;
Item H.2 - Section 90(1) (a) Personnel; and
Item H.3 - Section 90(1) (k) Negotiations.

D. PRESENTATIONS

D.1 Langley Emergency Management

Recommendation: That Council receive the presentation by Ginger Sherlock, Emergency Program Coordinator, regarding the Langley Emergency Program.

E. DELEGATIONS**F. REPORTS TO COUNCIL**

- F.1** **Early Adoption Initiative
Mass Timber Construction
Report 19-56
File CD 0730-01**

Recommendation: That Council support Township of Langley's participation in the provincial initiative for early adoption of mass timber technology for construction of buildings up to 12 storeys.

Attachments: [F.1 cd Mass Timber Construction.pdf](#)

- F.2** **Development Application by Janda Group Holdings Ltd. for
Property at 3100 - 272 Street (Aldergrove Mall)
Report 19-70
File CD 13-20-0152**

Recommendation: That Council receive the update on the Development Application by Janda Group Holdings Ltd. for Property at 3100 - 272 Street (Aldergrove Mall) report for information as they continue with expedited processing pursuant to Council Resolution of March 11, 2019, as outlined in this report.

Attachments: [F.2 cd Aldergrove Mall Information Report.pdf](#)

- F.3** **Fast-Track Status for Development Applications
Fronting Arterial Roads in Willoughby
Report 19-69
File ENG 6630-01**

Recommendation: That Council receive the Fast-Track Status for Development Applications Fronting Arterial Roads in Willoughby report for information; and should it decide to proceed with this concept, direct staff to prepare a public information document, based on the definitions and parameters outlined in this report, to ensure clarity.

Clerk's Note: This report is provided to Council so that the motion previously presented at the April 1, 2019 Regular Evening Council Meeting may be considered:

"Therefore be it resolved that staff are hereby directed to process any and all development applications within the boundaries of the Willoughby Community Plan with unfinished road and sidewalk expansion on the arterial sections of:

- a) 208 Street;
- b) 72 Avenue;
- c) 200 Street;
- d) 86 Avenue;
- e) 80 Avenue; and
- f) 202/202A Street

indefinitely with fast-track status, to be reviewed and referred to Council for consideration as soon as possible, without delay, until otherwise directed by Council."

Attachments: [F.3 cd Fast-Track Dev Apps.pdf](#)

**F.4 Drainage DCC Frontending Agreement
South Brookwood Infrastructure Inc.
Report 19-66
File CD 07-27-0082**

Recommendation: That Council receive this report entitled "Drainage Development Cost Charges (DCC) Frontending Agreement South Brookwood Infrastructure Inc." for information; and

That Council authorize staff to execute the Drainage Development Cost Charges (DCC) Frontending Agreement with South Brookwood Infrastructure Inc. in the substantial form of a document presented as Attachment A, for the provision of off-site drainage infrastructure for the northwest quadrant of the Booth area of the Brookwood - Fernridge Community Plan.

Attachments: [F.4 cd Drainage DCCFA South Brookwood.pdf](#)

**F.5 Bill 52 (Agricultural Land Commission Amendment Act) and
Richmond Farm Home Plate Regulations
Report 19-59
File CD 6635-04**

Recommendation: That Council receive the Bill 52 (Agricultural Land Commission Amendment Act) and Richmond Farm Home Plate Regulations report for information.

Attachments: [F.5 cd Bill 52 and Richmond.pdf](#)

**F.6 Agricultural Land Commission
Application No. 100315
(Fort Langley Aviation Ltd. /
23600 Block of River Road, 23945 and 24600 River Road)
Report 19-54
File CD 11-34-0014**

Recommendation: That Council authorize referral of the application for exclusion from the Agricultural Land Reserve of 34.5 ha (85.2 ac) of land, north of

River Road and east of the Fort Langley National Historic Site (23600 - 24600 block of River Road) to the Agricultural Land Commission.

Attachments: [F.6 cd Ft Langley Aviation ALC.pdf](#)

- F.7** **Agricultural Land Commission Application No. 100369**
(1151912 BC Ltd. / OTG Development Concepts /
24381 - 56 Avenue)
Report 19-60
File CD 11-10-0082

Recommendation: That Council advise the Agricultural Land Commission that the subdivision application submitted by OTG Development Concepts on behalf of the owners of property located at 24381 - 56 Avenue within the Agricultural Land Reserve complies with the minimum parcel size provisions of the Suburban Residential SR-1 Zone of the Township's Zoning Bylaw, and request consideration based on agricultural merits.

Attachments: [F.7 cd OTG Development Concepts ALR.pdf](#)

- F.8** **“Super Senior” Admission Fee**
Report 19-72
File PR 1810-01

Recommendation: That Council approve adoption of a new rate structure in "Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2019 No. 5469" to include a "Super Senior" admission fee, for seniors aged 85+ equal to that of a Child admission fee.

Attachments: [F.8 pr Super Senior Admission Fee Final.pdf](#)

G. CORRESPONDENCE

In an effort to make the community aware, the following proclamations have been requested:

- G.1** **MS Awareness Month**
File 0630-01

Recommendation: That Council receive the letter from Adrienne Boothroyd, Director, Special Projects, MS Society, requesting the month of May 2019 be proclaimed as MS Awareness Month.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

Attachments: [G.1 MS Awareness Month.pdf](#)

**G.2 Emergency Service Dispatchers' and 9-1-1 Awareness Week
File 0630-01**

Recommendation: That Council receive the memorandum from the City of Surrey, requesting April 7-13, 2019 be proclaimed as Emergency Service Dispatchers' and 9-1-1 Awareness Week.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

Attachments: [G.2 Emergency Services.pdf](#)

H. MINUTES OF COMMITTEES

**H.1 Agricultural Advisory and Economic Enhancement Committee -
March 27, 2019
File 0540-20**

Recommendation: That Council receive the Minutes of the Council Advisory Committee meeting as listed above.

Attachments: [H.1 03_27 AAEEC Minutes.pdf](#)

I. ITEMS FROM PRIOR MEETINGS

The following item was deferred at the February 25, 2019 Regular Afternoon Council meeting:

**I.1 Community Amenity Contributions Policy
Report 19-18
File CD LSP00007**

Recommendation: Moved by Councillor Woodward,
Seconded by Councillor Davis,
That Council receive the Community Amenity Contributions Policy report and presentation for information.
CARRIED

DEFERRAL

Moved by Councillor Woodward,
Seconded by Councillor Davis,
That the Community Amenity Contributions Policy be deferred to the April 15, 2019 Regular Afternoon Meeting.
CARRIED

Councillor Long opposed

Clerk's Note: The policy is attached to the report as Attachment B.

Attachments: [I.1 cd Community Amenity Contribution.pdf](#)

J. OTHER BUSINESS

Councillor Arnason presented the following Notice of Motion within the deadlines according to Council's policy:

J.1 Small Housing BC Presentation

Recommendation: 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.

Councillor Kunst presented the following Notice of Motion within the deadlines according to Council's policy:

J.2 Rhyan Thomas' Discussion Paper - Commercial Medical Cannabis Cultivation in the ALR

Recommendation: Whereas the residents of the Township of Langley continue to express great concern regarding the production of cannabis in greenhouses on the Agricultural Land Reserve;

Whereas the use of greenhouses in the production of cannabis results in an odour that the surrounding residents find extremely unpleasant; and

Whereas Council has received a Discussion Paper from Township resident, Rhyan Thomas, highlighting many of the issues associated with the greenhouse production of cannabis in the Agriculture Land Reserve.

Therefore be it resolved that Council direct staff to:

1. Forward Rhyan Thomas' Discussion Paper to the Agricultural

- b. a fair and reasonable percentage of land value increases to capture, +/- 50%; and
- 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;
- 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.

Mayor Froese has brought forward the following item for information:

J.4 Mayor's Standing Committee - Development Management Process Review

Recommendation: Evaluate current development review and approval process in the Township and report back to Council with recommendations.

The Committee shall consist of four members of Council and four residents of the Township, as appointed by the Mayor, with technical and administrative staff support as needed.

To be included:

1. One developer with extensive working history in the Township;
2. One architectural or landscape design consultant;
3. One planning or engineering consultant; and
4. One Township resident with knowledge and expertise in local government.

For the purposes of this review, Development Management Process Review shall relate to all development applications requiring approval of the municipal Council of the Township of Langley, those being: Development Permit (including Development Variance Permit, and Heritage Alteration Permit); License Endorsement (including Liquor, Cannabis, and Cellular Tower); ALR (including Exclusion, Subdivision and Non-Farm Use); Land Use Contract, Rezoning and Community Plan Amendment applications; and not Subdivision or Building Permit

applications, which are processed by staff based on applicable regulations, bylaws and policies.

Budgetary requests related to engagement research, assistants of consultants will be submitted to Council for approval.

The Terms of Reference shall be submitted to Council.

J.5**Council Workshop - Proposed Date
File 0530-01**

Recommendation: That Council receive the memorandum from the Corporate Administration Division regarding scheduling a Council Workshop for budget discussions.

Attachments: [J.5 Council Workshop Schedule.pdf](#)

K. TERMINATE