



REGULAR EVENING COUNCIL MEETING

Monday, May 29, 2017 at 7:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - May 29, 2017

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held May 29, 2017.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - May 8, 2017

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held May 8, 2017.

Attachments: [B.1 05 08 Regular Evening Minutes.pdf](#)

B.2 Public Hearing Meeting - May 8, 2017

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held May 8, 2017.

Attachments: [B.2 05 08 Public Hearing Minutes.pdf](#)

C. PRESENTATIONS

D. DELEGATIONS

D.1 Marilyn Henderson File 0550-07

Recommendation: Request by Marilyn Henderson, to appear before Council to discuss a safe water supply for the Township of Langley.

Attachments: [D.1 Marilyn Henderson.pdf](#)

**D.2 Dr. Murray McFadden
File 0550-07**

Recommendation: Request by Dr. Murray McFadden, to appear before Council to discuss a safe water supply for the Township of Langley.

Attachments: [D.2 Murray McFadden.pdf](#)

**D.3 Dianne Kask
File 0550-07**

Recommendation: Request by Dianne Kask, to appear before Council to discuss a rat control bylaw.

Attachments: [D.3 Dianne Kask.pdf](#)

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**G.1 Bylaw Notice Enforcement Bylaw Amendment
(Streamside Protection and Enhancement)
Bylaw No. 5257
Report 17-55
File CD BA00010**

Recommendation: That Council give first, second and third reading to Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2017 No. 5257.

Explanation - Bylaw No. 5257

Bylaw 2017 No. 5257 amends Bylaw Notice Enforcement Bylaw 2008 No. 4703 by providing provisions relating to Schedule 3 (Development Permit Areas: Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842.

Attachments: [G.1_cd Bylaw Notice Amendment Streamside Protection.pdf](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

**H.1 Rezoning and Community Plan Amendment Application
No. 100134 and Development Permit Application No. 100833
(Hudson and Singer Homes Ltd. / 7846 and 7858 - 208 Street)
Bylaw No. 5274
Bylaw No. 5275
Report 17-44
File CD 08-24-0074**

Recommendation: That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Hudson and Singer Homes Ltd.) Bylaw 2017 No. 5274"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hudson and Singer Homes Ltd.) 2017 Bylaw No. 5275".

Explanation - Bylaw No. 5274

Bylaw 2017 No. 5274 amends the Yorkson Neighbourhood Plan to allow an Apartment density of 235 units per hectare (95 units per acre) and consideration of residential buildings of up to six (6) storeys in height on the properties located at 7846 and 7858 - 208 Street.

Explanation - Bylaw No. 5275

Bylaw 2017 No. 5275 rezones property located at 7846 and 7858 - 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-114 to permit a comprehensive residential development consisting of 152 apartment units in two (2) six (6) storey buildings.

Development Permit No. 100833

Running concurrently with this Bylaw is Development Permit No. 100833 (Hudson and Singer Homes Ltd. / 7846 and 7858 - 208 Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "H";
- b. Landscape plans being in substantial compliance with Schedules "I" through "L", and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity

Area requirements, to the acceptance of the Township;

- c. All signage being in substantial compliance with Schedules "D" and "F" and the Township's Sign Bylaw;
- d. All refuse areas to be located in the underground parkade;
- e. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedule "M".

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. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees;
- b. 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;
- c. Landscaping and boulevard treatment being secured by letter of credit.

Attachments: [H.1 cd Hudson and Singer Homes.pdf](#)

I. BYLAWS FOR FINAL ADOPTION

- I.1 Highway Closing and Dedication Removal (Tiwana)**
Bylaw No. 5182
Report 16-35
File ADM 0890-45
Pages 91-93

Recommendation: That Council give final reading to "Highway Closing and Dedication Removal (Tiwana) Bylaw 2016 No. 5182".

Explanation - Bylaw No. 5182

Bylaw 2016 No. 5182 authorizes the closure and highway dedication removal of a portion of Old Yale Road at 268 Street and Fraser Highway for further consolidation with a neighbouring property.

Attachments: [I.1 Bylaw 5182 \(Tiwana\).pdf](#)

I.2 **Proposed Soil Policy and Bylaw**
Bylaw No. 5120
Report 15-12
File ENG 5280-14

Recommendation: That Council give final reading to "Soil Deposit and Removal Bylaw 2013 No. 4975 Amendment Bylaw 2015 No. 5120".

Explanation - Bylaw No. 5120

Bylaw 2015 No. 5120 updates and revises Soil Deposit and Removal Bylaw 2013 No. 4975.

Clerk's Note: Soil Deposit and Removal Bylaw 2013 No. 4975 Amendment Bylaw 2015 No. 5120 received first, second and third reading on January 26, 2015.

- ☐ On May 22, 2015, the Township of Langley received confirmation from the Ministry of Community, Sport, and Cultural Development that Soil Deposit and Removal Bylaw 2013 No. 4975 Amendment Bylaw 2015 No. 5120 requires review and not approval by the following: Ministry of Community, Sport and Cultural Development, Ministry of Energy and Mines and Natural Gas, and the Ministry of Environment.
- ☐ The Township of Langley sent copies of the new Bylaw to the afore mentioned Ministries, and the ALC on May 19, 2015.
- ☐ Follow-up letters were sent February 16, 2017 to the Ministry of Environment and the Ministry of Energy and Mines and Natural Gas.
- ☐ On May 2, 2017, the Township of Langley received confirmation that the Ministry of Environment does not believe that Bylaw No. 5120 requires their approval.

Minor housekeeping amendments included for fourth reading and adoption of the new Bylaw include:

- ☐ the addition of "glass" to the definition of "other material";
- ☐ the addition of "bark mulch" to the definition of "wood waste"; and
- ☐ Section 7 modified from "where regulation by the Township is not permitted..." to "but where regulation by the Township is not permitted..." to provide better clarity.

Attachments: [I.2 Soil Deposit and Removal.pdf](#)

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER REPRESENTATIVES REPORT

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

The following items are brought forward from the May 8, 2017 Special Closed Meeting for public information:

**L.1 Performing Arts and Cultural Facility
Re-engagement of Advisory Planning Task Force**

Recommendation: That Council appoint Mayor Froese to the Performing Arts and Cultural Centre Task Force; and

That Council confirm they will not provide financial support at this time, as the Township of Langley will be focusing Township resources on Township recreational facilities.

CARRIED

L.2 Tourism Langley

Recommendation: That Councillor Long be appointed as the second Township of Langley Council representative on the Tourism Langley Board of Directors.

CARRIED

M. OTHER BUSINESS

At the May 8, 2017 Regular Evening Meeting of Council, Councillor Arnason provided the following Notice of Motion:

M.1 Renewed Call for Property Transfer Tax for Homelessness and Affordable Housing

Recommendation: Whereas the District of Saanich introduced Resolution #B109 in 2007 for said purpose with a prescriptive remedy of 20% of the PTT to be annually directed to a pooled fund to be administered by UBCM to address homelessness and affordable housing;

Whereas the Resolution was endorsed by the Executive but not acted upon by the Provincial Government;

Whereas the incidences of homelessness throughout BC have increased exponentially in the past decade and most particularly in recent years, based on anecdotal and empirical information derived from the Regional Homelessness Count across Metro and across the province as a whole;

Whereas there is a growing financial and social burden on local governments who are not statutorily mandated to provide below-market housing and deal with homelessness issues, but are

nonetheless increasingly forced to spend inordinate and extraordinary resources relative to their tax as in order to deal with the rising homeless population while concomitantly grappling with affordability issues; and

Whereas the Provincial PTT has increased by 44% between 2014/15 and 2015/16, and is forecast to increase by over 50% between 2015/16 and 2016/17;

Therefore be it resolved that the Township of Langley request all BC Municipalities, the FCM, UBCM, and LMLGA adopt Resolutions requesting that a defined percentage of funds arising from the PTT be attributed to a specific "Affordable Housing and Homelessness" Reserve Fund in order to address these issues proportionately facing local governments throughout the province of BC.

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

M.2

Vandalism at the Derek Doubleday Arboretum

Recommendation: Whereas the Township of Langley is expanding the current infrastructure and amenities within the Derek Doubleday Arboretum to include a new Interpretive Centre as well as 'age friendly' exercise equipment;

Whereas there have been recent reports of vandalism which damage includes tagging of trees, bench supports, as well as graffiti defacing other infrastructure; and

Whereas the Arboretum remains vulnerable to continued vandalism given factors such as its location away from developed urban areas, a lack of illumination after dusk, a vegetated berm constructed along the south side of the park which obscures visibility, as well as ease of access from the Fraser Highway by vehicle or overland through the trail system to the north;

Therefore be it resolved that staff provide a report regarding opportunities to proactively protect the park infrastructure and enhance security, which analysis should include best management practices measures to potentially include a live-in caretaker either in a standalone residence or as part of the new interpretive centre infrastructure.

N. TERMINATE