



REGULAR EVENING MEETING OF COUNCIL

Monday, December 3, 2018 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 - December 3, 2018

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held December 3, 2018.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - November 19, 2018

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held November 19, 2018.

Attachments: [B.1 11 19 Regular Evening Minutes.pdf](#)

B.2 Public Hearing Meeting - November 19, 2018

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held November 19, 2018.

Attachments: [B.2 11 19 Public Hearing Minutes.pdf](#)

C. PRESENTATIONS

C.1 MD Boot Drive

Recommendation: Presentation by Muscular Dystrophy Representative, regarding the 2017/18 Award and to present the cheque for this year's MD Boot Drive.

D. DELEGATIONS

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

- G.1** **2019 Revenue Anticipation Borrowing Bylaw**
Bylaw No. 5437
Report 18-159
File FIN 3900-25

Recommendation: That Council give first, second, and third reading to 2019 Revenue Anticipation Borrowing Bylaw 2018 No. 5437.

Explanation - Bylaw No. 5437

The purpose of Bylaw 2018 No. 5437 is to provide authorization to borrow funds between January 1, 2019 and December 31, 2019. As the Municipality does not receive property taxation revenue until tax collection time (May to late June), it may be necessary to borrow funds to meet the lawful expenditures of the Township and to pay amounts required to meet the Township's taxing obligations in relation to other public bodies.

Attachments: [G.1 fin Revenue Anticipation Borrowing Bylaw.pdf](#)

- G.2** **Development Application Procedures and Fees**
Bylaw No. 5428
Report 18-161
File CD BA000021

Recommendation: That Council give first, second and third reading to Township of Langley Development Application Procedures Bylaw 2018 No. 5428, for the purpose of updating development application procedures and fees.

Explanation - Bylaw No. 5428

Bylaw 2018 No. 5428 establishes development application procedures, rescinds Township of Langley Development Application Fee Bylaw 1987 No. 2470, and amends Township of Langley Fees and Charges Bylaw 2007 No. 4616.

Attachments: [G.2 cd Dev Appl Proc Fees.pdf](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

H.1 **Rezoning Application No. 100520**
(381282 BC Ltd. / Dhaliwal / 3227 - 264 Street)
Bylaw No. 5404
Report 18-131
File CD 10-25-0037

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (381282 BC Ltd. / Dhaliwal) Bylaw 2018 No. 5404".

Explanation - Bylaw No. 5404

Bylaw 2018 No. 5404 rezones an approximately 1.28 ha (3.17 ac) portion of a lot located at 3227 - 264 Street from Comprehensive Development Zone CD-35 to an amended Comprehensive Development Zone CD-35 uses including Community Commercial Zone C-2 uses.

Attachments: [H.1 cd Dhaliwal RZ.pdf](#)

H.2 **Rezoning Application No. 100514 and**
Development Permit Application No. 100976
(1133305 BC Ltd. / 20214 - 82 Avenue)
Bylaw No. 5418
Report 18-138
File CD 08-26-0196

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1133305 BC Ltd.) Bylaw 2018 No. 5418".

Explanation - Bylaw No. 5418

Bylaw 2018 No. 5418 rezones 1.93 ha (4.77 ac) of land located at 20214 - 82 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-130 to permit 52 rowhouse units in 10 buildings.

Development Permit No. 100976

Running concurrently with this Bylaw is Development Permit No. 100976 (1133305 BC Ltd. / 20214 - 82 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedules "A" through "L";

b. On-site landscaping plans being in substantial compliance with Schedules "M" through "R", 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;

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. Completion of the subdivision to create 52 rowhouse lots;
- c. Registration of party wall and common element maintenance agreements on the title of all lots;
- d. Registration of an easement securing the required visitor parking stalls;
- e. On-site landscaping to be secured by letter of credit at building permit stage;
- f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- g. 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
- h. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Attachments: [H.2 cd 1133305 BC Ltd RZ DP.pdf](#)

I. BYLAWS FOR CONSIDERATION AT THIRD READING AND FINAL ADOPTION

**I.1 Temporary Use Permits
Bylaw No. 5419
Report 18-136
File CD BA 00020**

Recommendation: That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 and Township of Langley Development Application Fee Bylaw 1987 No. 2470 Amendment (Temporary Use Permits) Bylaw 2018 No. 5419".

Explanation - Bylaw No. 5419

Bylaw 2018 No. 5419 amends Township of Langley Zoning Bylaw 1987 No. 2500 and Township of Langley Development Application Fee Bylaw 1987 No. 2470 to designate areas where temporary uses may be allowed and establishes fees and procedures.

Attachments: [I.1 cd Temporary Use Permits.pdf](#)

J. BYLAWS FOR FINAL ADOPTION

**J.1 Temporary Borrowing Bylaws
(Facility Capital Works and Transportation Capital Works) and
Municipal Security Issuing Resolution
Bylaw No. 5423
Bylaw No. 5424
Report 18-149
File FIN 1760-30**

Recommendation: That Council give final reading to "Temporary Borrowing (Facility Capital Works) Bylaw 2018 No. 5423"; and

"Temporary Borrowing (Transportation Capital Works) Bylaw 2018 No. 5424".

Explanation - Bylaw No. 5423

Bylaw 2018 No. 5423 provides for temporary borrowing pending the issuance of debenture securities to complete Facility Capital Works, in the amount of \$7.0 million pursuant to Facility Capital Works Loan Authorization Bylaw 2018 No. 5346.

Explanation - Bylaw No. 5424

Bylaw 2018 No. 5424 provides for temporary borrowing pending the issuance of debenture securities to complete Transportation Capital Works, in the amount of \$12.95 million pursuant to Transportation Capital Works Loan Authorization Bylaw 2018 No. 5347.

Attachments: [J.1 fin Temporary Borrowing Bylaws.pdf](#)

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER REPRESENTATIVES REPORT

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

The following items have been brought forward from the November 19, 2018 Special Closed Council meeting for public information:

**M.1 2019-2022 Council Appointments to Township of Langley
Council Advisory Committees
Report 18-37
File ADM 0540-20**

Recommendation: That Council proceed with the following appointments to the following Township of Langley Advisory Committees for the 2019 to 2022 Council term.

Agricultural Advisory and Economic Enhancement Committee
Councillor Davis
Councillor Whitmarsh

Heritage Advisory Committee
Councillor Kunst
Councillor Long

Recreation, Culture and Parks Advisory Committee
Councillor Richter
Councillor Woodward

Seniors Advisory Committee
Councillor Arnason
Councillor Ferguson
CARRIED

**M.2 2019 Council Appointments to Regional and External
Organizations
Report 18-36
File ADM 0540-01**

Recommendation: Mayor's Council, Translink - Alternate

MOTION
That Councillor Whitmarsh be appointed as the Alternate to the Mayor's Council, Translink for 2019 and 2020 and Councillor Woodward be appointed as the Alternate to the Mayor's Council, Translink for 2021 and 2022.
CARRIED

CP Community Advisory Panel

MOTION

That Councillor Davis be appointed as the Council representative to the CP Community Advisory Panel, and Councillor Arnason be appointed as the Alternate representative.

CARRIED

Tourism Langley Board of Directors

MOTION

That Councillor Kunst be appointed as the Council representative to the Tourism Langley Board of Directors, and Councillor Whitmarsh be appointed as the Alternate representative.

CARRIED

Salvation Army Gateway of Hope Community Council

MOTION

That Councillor Ferguson be appointed as the Council representative to the Salvation Army Gateway of Hope Community Council, and Councillor Woodward be appointed as the Alternate representative.

CARRIED

BC Farm Machinery Museum

MOTION

That Councillor Long be appointed as the Council representative to the BC Farm Machinery Museum, and Councillor Davis be appointed as the Alternate representative.

CARRIED

Langley Sustainable Agriculture Foundation

MOTION

That Councillor Davis be appointed as the Council representative to the Langley Sustainable Agriculture Foundation, and Councillor Richter be appointed as the Alternate representative.

CARRIED

School District No. 35 / Municipal Liaison Committee

MOTION

That Councillors Whitmarsh and Woodward be appointed as the Council representatives to the School District No. 35 / Municipal Liaison Committee, and Councillor Ferguson be appointed as the

Alternate representative.
CARRIED

Langley Refugee and Immigrant Advisory Committee

MOTION

That Councillor Kunst be appointed as the Council representative to the Langley Refugee and Immigrant Advisory Committee, and Councillor Arnason be appointed as the Alternate representative.
CARRIED

N. OTHER BUSINESS

At the November 19, 2018 Meeting of Council, Councillor Richter provided the following Notices of Motion:

N.1 Rezoning Application No. 100163, Shepherd of the Valley Lutheran Church

Recommendation: Whereas significant concern was expressed at the Public Hearing regarding access to the Shepherd of the Valley Lutheran Church property from 72 Avenue; and

Whereas there does appear to be boulevard land available to use for an eastbound left-hand turning lane from 72 Avenue on to the church property;

Therefore be it resolved that Council review the property access requirements of Rezoning Application No. 100163 in order to add an eastbound left-hand turning lane from 72 Avenue to 20097 - 72 Avenue.

N.2 Censure of a Councillor

Recommendation: Whereas censure of a Council member is the ultimate legal tool a Council has to reprimand a Council member;

Whereas reprimand of a Council member should always be a matter taken under full consideration of all the facts and not a matter of retribution; and

Whereas a simple majority of Council can abuse the importance and significance of the censure tool;

Therefore be it resolved that Langley Township Council revise it's Procedure Bylaw to require a minimum two-thirds majority of Council members (currently seven of nine members) to agree on and approve any future censure motions of its members; and further

Be it resolved that should Council proceed on a censure motion, the Council member being censured be indemnified, as they will be incurring legal fees in defense of their role and actions as a Council member.

At the November 19, 2018 Meeting of Council, Councillor Davis provided the following Notice of Motion:

N.3 Monster Houses on ALR Land

Recommendation: Be it resolved that Council direct staff to look at the City of Richmond resolutions in regards to monster houses on ALR land and report back to Council.

At the November 19, 2018 Meeting of Council, Councillor Arnason provided the following Notice of Motion:

N.4 Affordable Housing

Recommendation: Whereas access to affordable housing has become a crisis in the Lower Mainland and beyond;

Whereas a number of agencies and a variety of senior governments have developed policies and strategies to facilitate the delivery of more affordable housing at the municipal level;

Whereas local governments have the relevant jurisdiction and authority to administer policies with respect to the provision of affordable housing initiatives;

Whereas the BC Non Profit Housing Association created a Pledge for 2018 local government candidates further to a comprehensive framework which includes:

1. Contribution of public lands to the community housing sector for new affordable homes;
2. Protection of existing affordable housing supplies through retention and replacement policies;
3. The zoning of existing and new rental developments as a rental only;
4. Streamlining municipal permitting and rezoning processes to fast-track development of affordable rental housing; and
5. Pursuit of partnerships with local non-profits, cooperative and other stakeholders in the community housing sector to create new affordable housing developments; and

Whereas the majority of newly elected Township Councillors showed support for affordable housing by signing the Pledge in order to enhance affordable housing opportunities and options within the Township;

Therefore be it resolved that Council refer these items to staff for a detailed report back on the adoption and implementation of these initiatives, to be delivered at a future CPC meeting.

Councillor Woodward presented the following Notices of Motion within the deadlines according to Council's policy:

N.5 Aldergrove Core Area Plan

Recommendation: Whereas since the adoption of the Aldergrove Core Area Plan (ACAP) in 2010 there has been little to no private investment achieved, especially relative to other areas within the Township of Langley;

Whereas amending bylaws that prevent renewal and investment in struggling areas, such as in downtown Aldergrove, should be a high priority for any elected Council;

Whereas as a community of residents, developers, and business interests, we should all be willing to work together and contribute to help revitalize downtown Aldergrove;

Whereas adopted Aldergrove Core Area Plan policies 3.2.22, 3.2.23 and 3.2.24 endorse "shared parking facilities where parking demand varies over the course of the day," and outline a commitment to "promote alternatives to surface parking, such as a central, shared structure for non-residential parking" via "central parking structures, where proven feasible and appropriate";

Whereas Community Amenity Contributions (CACs) are currently a matter of policy and not an adopted bylaw;

Whereas increasing CACs by only 20% (for downtown Aldergrove) from current levels with no additional increases for inflation for at least three years would amount to increasing the construction cost to developers of single family home (for example) by 0.06% per year, amortized;

Whereas CACs do not raise the cost of housing units to individual residential buyers as is commonly thought by some and is suggested by some members of the development industry; and

Whereas even if raised slightly, fixed-rate CACs would still maintain a minimal impact upon development and remain very competitive within the region as outlined in the Rollo + Associates report to staff, dated June 27, 2018;

Therefore be it resolved that staff be directed to draft and bring forward an updated Community Amenity Contributions (CACs) framework for public input and Council consideration, updated as follows:

- 1) to create a third category for downtown Aldergrove with an updated percentage breakdown as follows:
 - i. 65% for the existing Community Amenity Contribution Fund; and
 - ii. 20% for the existing Affordable Housing Reserve Fund; and
 - iii. 15% for a new Aldergrove Core Area Plan Reserve Fund for community amenities, capital improvements and land acquisition within the Aldergrove Core Area Plan area, starting with multiple shared parking facilities, Township of Langley owned or contributed towards;
- 2) to increase the current developer Community Amenity Contribution rates 20% to ensure the two current categories remain revenue neutral, or only slightly increased;
- 3) to instead be an "amenity zoning bylaw" (AZB);
- 4) to exempt the Aldergrove Core Area Plan area from CACs;
- 5) to transition the current CAC grace period to still be 12 months, but instead provided via a "step-up approach" transitioned by 25% per three month period, as was strongly suggested within the Rollo + Associates report dated June 27, 2018; and
- 6) to include a stipulation, as a compromise with the development community, not to increase CACs within a new, updated "amenity zoning bylaw" for the remainder of the current Council term, or a period of three years, whichever is longer, with no annual adjustments for inflation during that period as is contemplated within the current policy, Section 5.4.

N.6

Williams Neighbourhood Plan Amendment

Recommendation: Whereas the current Business Park, Gateway and commercial land use areas in the northeast corner of the recently adopted Williams Neighbourhood Plan adjacent to the new 216 Street Interchange and Trinity Western University District currently contemplate auto-orientated development with strip mall designs, extensive surface parking lots, drive-thrus, a gas station, all with little meaningful mixed- use, innovative urban design;

Whereas the Sustainability Charter outlines that "Council will provide

leadership for a sustainable future" (Page 2);

Whereas the Sustainability Charter outlines that as a community and Corporation we should "focus on compact urban form and mixed-use neighbourhoods," "focus on high quality design," and "encourage and facilitate transit orientated development" (Page 5);

Whereas Special Study Areas are currently in use within the Latimer Neighbourhood Plan for defined, important locations with unique interest to the Township of Langley to ensure appropriate, quality development, such as adjacent to the Langley Events Centre;

Whereas in the Latimer Neighbourhood Plan, a Special Study Area is an effective tool for a "review of planning policies for these areas" to ensure we "determine appropriate future land uses" to "identify and preserve lands that require further study before development can take place" (Latimer Neighbourhood Plan 5.2.7); and

Whereas a Special Study Area for an important, strictly specified area within a neighbourhood plan does not prevent the remainder of a plan from moving forward;

Therefore be it resolved that staff be directed to bring forward a Williams Neighbourhood Plan amendment to declare its northeast corner with commercial use designations a Special Study Area to:

- 1) establish the optimal use of this land in the Township of Langley's long-term interest;
- 2) facilitate improved, more innovative land-use planning; and
- 3) ensure Council input is considered as applications are received and processed.

O. TERMINATE