



REGULAR EVENING MEETING OF COUNCIL

Monday, March 11, 2019 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 - March 11, 2019

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held March 11, 2019.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - February 25, 2019

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held February 25, 2019.

Attachments: [B.1 02 25 Regular Evening Minutes.pdf](#)

B.2 Public Hearing Meeting - February 25, 2019

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held February 25, 2019.

Attachments: [B.2 02 25 Public Hearing Minutes.pdf](#)

C. PRESENTATIONS

C.1 North Langley Bantam Bears

Recommendation: Mayor and Council to present the North Langley Bantam Bears Football team with achievement certificates.

D. DELEGATIONS

D.1 Jessica Yaniv File 0550-07

Recommendation: Request by Jessica Yaniv, to appear before Council to discuss what gender is and gender segregation of Physical Education classes in the Township.

Attachments: [D.1 Jessica Yaniv.pdf](#)

**D.2 Jennifer Reddington
File 0550-07**

Recommendation: Request by Jennifer Reddington, to appear before Council to discuss pedestrian infrastructure for R.E. Mountain Secondary School and Peter Ewart Middle School.

Attachments: [D.2 Jennifer Reddington.pdf](#)

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Rezoning Application No. 100512
Development Permit Application No. 100969
(Khotso Investment Ltd. / 8157 - 198A Street)
Bylaw No. 5446
Report 19-34
File CD 08-27-0063**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Khotso Investment Ltd.) Bylaw 2019 No. 5446, rezoning a 1.0 ha (2.4 ac) site located at 8157 - 198A Street to Comprehensive Development Zone CD-135, to facilitate development of a two storey 2,305 square metre (24,811 square feet) group children's daycare building, subject to the following development prerequisites being satisfied prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions including construction of the west half of 198A Street along the frontage of the property, in accordance with the Township's Subdivision and Development Servicing Bylaw and Latimer Engineering Services Plan, to the acceptance of the Township;
2. 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;
3. Provision of final off-site landscape design plans including enhanced sidewalk treatment, fencing, signage, landscaping details and security to the acceptance of the Township;
4. 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;
5. Registration of a non-disturbance restrictive covenant over watercourse area setbacks to the acceptance of the Township;
6. Registration of a public access statutory right of way (6.0 metre

wide) for a future north south trail connection; and

7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, and Development Works Agreement (DWA) charges;

That Council, at the time of final reading of Bylaw No. 5446 authorize issuance of Development Permit No. 100969, 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 "K" and in compliance with the Township's Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) to the acceptance of the Township;
- d. All signage being in compliance with Schedules "D" and in compliance with the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
- f. All refuse areas to be located in an enclosure and screened 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. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- 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. Payment of supplemental Development Permit application fees;
- f. Payment of applicable 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. 100969.

Explanation - Bylaw No. 5446

Bylaw 2019 No. 5446 rezones a 1.0 ha (2.4 ac) site located at 8157 - 198A Street to Comprehensive Development Zone CD-135 to facilitate development of a two storey 2,305 square metres (24,811 square feet) group children's daycare building.

Attachments: [F.1 cd Khotso.pdf](#)

F.2

**Official Community Plan Amendment and
Rezoning Application No. 100155 and
Development Permit Application No. 100942
(1041129 BC Ltd. / 19875, 19887, and 19929 - 75A Avenue)
Bylaw No. 5439
Bylaw No. 5440
Report 19-37
File CD 08-22-0082**

Recommendation: That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1041129 BC Ltd.) Bylaw 2019 No. 5439 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1041129 BC Ltd.) Bylaw 2019 No. 5440, rezoning 1.13 ha (2.80 ac) of land located at 19875, 19887, and 19929 - 75A Avenue to Comprehensive Development Zone CD-131 to facilitate the development of 61 townhouse units subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Latimer Neighbourhood Plan requirements:
 - a. Secure a joint elementary school and neighbourhood park site including road dedications and construction of all associated works and services to the acceptance of the Township and School District in the Southwest Phase of the Latimer Neighbourhood Plan;
 - b. Secure a community stormwater detention site to serve the storm catchment area to the acceptance of the Township;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southwest Phase of the Latimer Neighbourhood Plan as required by the Latimer Neighbourhood Plan to the acceptance of the Township;
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;
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;
 5. Provision of road dedications, widenings, and necessary traffic improvements for 198B Street and 75A Avenue 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;
 6. Dedication and construction of a 4.5 metre wide street greenway on the east side of 198B Street;
 7. 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;
 8. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
 9. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
 - c. Identifying the units (minimum 5% for townhouses) required to incorporate the Adaptable Housing Requirements;
 10. Compliance with the requirements of the Latimer Neighbourhood Plan Amenity Zoning Policy and Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;
 11. 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 consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1041129 BC Ltd.) Bylaw 2019 No. 5439 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5440 authorize issuance of Development Permit No. 100942, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "P";
- b. On-site landscaping plans being in substantial compliance with Schedules "Q" 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. On-site landscaping 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. 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;
- e. 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 Neighbourhood Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100942.

Explanation - Bylaw No. 5439

Bylaw 2019 No. 5439 amends the designation of a portion of property located at 19875 - 75A Avenue in the Willoughby Community Plan and the Latimer Neighbourhood Plan to accommodate a townhouse development on lands located at 19875, 19887, and 19929 - 75A Avenue.

Explanation - Bylaw No. 5440

Bylaw 2019 No. 5440 rezones 1.13 ha (2.80 ac) of land at 19875, 19887, and 19929 - 75A Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 61 townhouse units.

Attachments: [F.2 cd 1041129 BC Ltd - Focus 08-22-0082.pdf](#)

F.3

**Rezoning Application No. 100529 and
Development Permit Application No. 101008
(CrewH (Redwood Park) Homes Ltd. / 21750 - 96 Avenue)
Bylaw No. 5454
Report 19-36
File CD 11-31-0045**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (CrewH (Redwood Park) Homes Ltd.) Bylaw 2019 No. 5454, rezoning a 1.0 ha (2.4 ac) site located at 21750 - 96 Avenue, to Comprehensive Development Zone CD-34 to facilitate development of 14 townhouses, subject to the following development prerequisites being satisfied 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, to the acceptance of the Township;
2. Provision of road dedications, widenings and necessary traffic improvements to the acceptance of the Township, including dedication of the west half of 217A Street, in accordance with the Township's Subdivision and Development Servicing Bylaw and the Walnut Grove Redwoods Neighbourhood Plan;
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;
4. Dedication and enhancement of the lands being added to the environmental conservation area identified on the Land Use Concept in accordance with the Redwoods Neighbourhood Plan, including final acceptance of the landscape design plans, trail alignment, fencing, signage, landscape details and security;
5. 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;
6. Registration of a cross access easement in favour of the properties to the west, to the acceptance of the Township;
7. Registration of restrictive covenants acceptable to the Township;

- a. Identifying one (1) unit to be built in accordance with Schedule 2 of the OCP - Basic Adaptable Housing Requirements;
- b. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
- c. Prohibiting reliance on offsite parking;
- d. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
- e. Prohibiting access to 96 Avenue;
- f. Non disturbance covenant and an all purpose right of way protecting the heritage redwood trees fronting the subject site; and
- g. Notifying owners of the presence of a golf course and the potential noises, nuisances and errant balls associated with operation of a golf course;
- 8. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
- 9. Compliance with the requirements of the Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;
- 10. Compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy No. 07-231 to the acceptance of the Township; and
- 11. Payment of applicable supplemental rezoning fees, Redwoods Neighbourhood Plan fees, site servicing review fee, ISDC review fee, Development Works Agreements (DWA) and Latecomer charges;

That Council authorize the issuance of Development Permit No. 101008, at time of final reading of Bylaw No. 5454, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "I";
- b. Landscape plans being in substantial compliance with Schedules "J" through "P" 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. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), 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. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;

- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- d. 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, both with accompanying legal documents as required, to the acceptance of the Township; 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. 101008.

Explanation - Bylaw No. 5454

Bylaw 2019 No. 5454 rezones property located at 21750 - 96 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-34 to facilitate a fourteen (14) unit townhouse development.

Attachments: [F.3 cd CrewH \(Redwood Park\) Homes Ltd rz dp.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

- G.1 Langley 2019 - 2023 Five-Year Financial Plan Bylaw and
Development Cost Charge Reserve Fund Expenditure Bylaw
Bylaw No. 5455
Bylaw No. 5456
Report 19-40
File FIN 1700-80**

Recommendation: That Council give first, second, and third reading to the Langley 2019 - 2023 Five-Year Financial Plan Bylaw 2019 No. 5455; and

That Council give first, second, and third reading to the Development Cost Charge Reserve Fund Expenditure Bylaw 2019 No. 5456.

Explanation - Bylaw No. 5455

The Langley 2019 - 2023 Five-Year Financial Plan Bylaw 2019 No. 5455 authorizes the expenditure of funds for the Municipality. The Langley 2019 - 2023 Five-Year Financial Plan Bylaw 2019 No. 5455 is prepared pursuant to Section 165 of the Community Charter and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2019.

An expenditure that is not provided for in the 2019 - 2023 Five-Year Financial Plan is not lawful.

Explanation - Bylaw No. 5456

Bylaw 2019 No. 5456 provides for the 2019 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2019 - 2023 Five Year Financial Plan. The projects are for road, stormwater, sewer, water services and for parkland acquisition and development.

Expenditures have been included in the DCC Expenditure Bylaw, even when it looks like there are not enough funds available, in the event that enough DCC funds are received during the year. Projects will only proceed when sufficient funds are available.

Funds that become available in the Parkland Acquisition DCC Reserve, Water DCC Reserve, Stormwater DCC Reserve, and Roads DCC Reserve are first directed towards payment of the annual debt.

Presently, there are estimated expenditures under the bylaw in the amount of \$57,581,259, which include capital carry-forwards from prior years, current debt payments and new capital projects for 2019.

Should any of the above-noted monies remain unexpended at the end of a project; the unexpended balance will be returned to the credit of the reserve fund.

Attachments: [G.1 Rpt 19-40 Five Year Plan and DCC Bylaws](#)

G.2 User Pay Utility Rate Bylaws for 2019
Bylaw No. 5457
Bylaw No. 5458
Bylaw No. 5459
Report 19-41
File FIN 1700-80

Recommendation: That Council give first, second, and third reading to the Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2019 No. 5457;

That Council give first, second, and third reading to the Langley Sewerworks Regulation Bylaw 1998 No. 3701 Amendment Bylaw 2019 No. 5458; and

That Council give first, second, and third reading to the Langley Solid

Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2019 No. 5459.

Explanation - Bylaw No. 5457

Bylaw 2019 No. 5457 sets the minimum charge for metered water customers at \$266.04 for each six-month period for the first 110 cubic meters of water consumed. The current rate is \$253.61.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of \$0.769 per cubic meter. The current rate is \$0.733 per cubic meter.

The flat rate for residential customers will be \$532.09. The current rate is \$507.23.

Explanation - Bylaw No. 5458

Bylaw 2019 No. 5458 sets the annual flat rate per service connection at \$482.03 for residential sewer use. The current rate is \$435.08.

The rate for Non-Residential sewer use is set at \$1.356 per cubic meter of sewage discharged with a minimum of \$241.01 per service connection for each six-month period. The current rates are \$1.224 per cubic meter of sewage discharged with a minimum of \$217.54 per service connection for each six-month period.

Explanation - Bylaw No. 5459

Bylaw 2019 No. 5459 set the base collection fees for Municipal Collection Services at \$170. The current rate is \$140.

The cart size fee for 240L container is set at \$160. The current rate is \$150.

The cart size fee for 120L container is set at \$80. The current rate is \$75.

Attachments: [G.2 Rpt 19-41 User Pay Utility Rate Bylaws](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING AND FINAL ADOPTION

**H.1 Rezoning Application No. 100542
(Grant Street Development Corporation /
1106662 BC Ltd. - 21615 Fraser Highway)
Bylaw No. 5441
Report 19-14
File CD 11-06-0125**

Recommendation: That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1106662 BC Ltd.) Bylaw 2019 No. 5441".

Explanation - Bylaw No. 5441

Bylaw 2019 No. 5441 amends Service Commercial Zone C-3 to permit a "licensee retail store" on property located at 21615 Fraser Highway.

Clerk's Note: There are no development prerequisites listed in the Community Development Division report to Council of February 11, 2019 attached to the Bylaw. The Public Hearing for the Bylaw was held on February 25, 2019.

Attachments: [H.1 cd Grant Street Development.doc](#)

I. BYLAWS FOR FINAL ADOPTION**J. ITEMS FROM PRIOR MEETINGS**

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

**J.1 Tandem Parking
Bylaw No. 5442
Report 19-08
File CD BA 000022**

Recommendation: Moved by Councillor Kunst,
Seconded by Councillor Davis,
That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tandem Parking) Bylaw 2019 No. 5442".

AMENDMENT

Moved by Councillor Long,

Seconded by Councillor Davis.

That the amount of tandem parking be increased to 65%.

DEFEATED

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

AMENDMENT

Moved by Councillor Woodward,

Seconded by Councillor Richter,

That the amount of tandem parking be reduced from 50% to 25%.

DEFEATED ON A TIE VOTE

Mayor Froese and Councillors Ferguson, Kunst, and Long opposed

DEFERRAL

Moved by Councillor Woodward,

Seconded by Councillor Arnason,

That this amendment be deferred to the March 11, 2019 Regular Evening Meeting.

CARRIED

Councillors Ferguson and Long opposed

Attachments: [J.1 cd Tandem Parking.pdf](#)

The following item was referred to staff at the January 21, 2019 Regular Evening Council meeting.

J.2**Latimer Neighbourhood Plan Mixed-Use Exception**

Recommendation: Moved by Councillor Woodward,
Seconded by Councillor Richter,
Whereas mixed-use nodes spread throughout high-density residential neighbourhoods enable "vibrant, pedestrian-orientated areas where residents can access a variety of small-scale retail and other commercial services" (Latimer Neighbourhood Plan - Page 22);

Whereas mixed-use nodes are a fundamental component of quality pedestrian-orientated neighbourhoods and, therefore, should not be compromised;

Whereas within the Latimer Neighbourhood Plan's Land Use Plan (LNP Page 68) properties 20115 and 20139 - 80 Avenue (5 Acres) are designated Apartment - Mixed Use; and

Whereas within the text definition of Apartment - Mixed Use (LNP

Pages 22-23) these two properties are granted an unique exclusion from the Land Use Plan, an exclusion from the land use plan not granted to any other properties; and

Therefore be it resolved that staff be directed to bring forward a Latimer Neighbourhood Plan text amendment to remove the unique exclusion for 20115 and 20139 - 80 Avenue from the Apartment - Mixed Use definition and requirements.

REFERRAL

Moved by Councillor Woodward,
Seconded by Councillor Whitmarsh,
That this motion be referred to staff for further clarification.
CARRIED

Clerk's Note: Please refer to the Community Development Division memorandum distributed to Council on February 11, 2019, included in the agenda package.

Attachments: [J.2 Latimer NP Memo.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 February 25, 2019 Special Closed Council meeting:

M.1 Federal / Provincial Funding for the Fort Langley Museums Heritage Centre Project

Recommendation: That Council confirm that the minimum contribution towards funding the Fort Langley Museums Heritage Centre project, from financial and asset reserves to be contributed to the Capital Land Reserve fund will be \$12,910,000 which is conditional upon the Township receiving funding contributions from Canadian Heritage, and/or from the BC Canada Community, Culture and Recreation Infrastructure program; and

That Council confirm and endorse that the municipal share of funding for the Fort Langley Museums Heritage Centre project will be drawn from the Capital Land Reserve fund.

CARRIED

N. OTHER BUSINESS

At the February 25, 2019 Regular Evening Meeting of Council, Councillors Long and Woodward provided the following Notice of Motion:

N.1 Priority Review for Aldergrove Town Centre

Recommendation: Whereas everyone loves an amazing, fabulous, great idea to help downtown Aldergrove!;

Whereas the revitalization of the downtown Aldergrove core area is a strategic priority for Township of Langley Council;

Whereas a development application for the derelict "Aldergrove Mall" site is imminent, as announced by the proponent; and

Whereas the Aldergrove community has been awaiting revitalization of this part of downtown Aldergrove for many years, with little concrete action;

Therefore be it resolved that Staff are hereby directed to process the application for the upcoming "Aldergrove Town Centre" at 3100 - 272 Street with priority status, to be reviewed and referred to Council for its consideration as soon as possible, without delay.

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

N.2 Future School Site and Enrollment Needs

Recommendation: Whereas:

1. The Township of Langley continues to grow and expand, most particularly in the Willoughby area, which will contain the majority of our urban growth;
2. New urban densities and housing formats dictated by land economics, affordability, and "smart growth" principles now provide that a majority of dwelling units are condos, multi-family, townhomes, apartments and other built forms which intensify land use and concentrate populations;
3. The Township is responsible for approving development, but not school site development, however as part of that process does consider enrolment statistics and as such the analysis includes some engagement with local government, but is nonetheless school site development is undertaken at the sole discretion of the local School District in conjunction with the Ministry of Education;
4. The School District utilizes a formula and matrix with respect to

generating projections regarding the number of anticipated school placements related to each new development; and

5. There is concern that the formula and matrix may be outdated and ineffective.

Therefore be it resolved that Council direct staff to:

- a. Contact the School District and review the information available which is used for the purpose of determining future school site and enrollment needs; and
- b. Review how the information is gathered and utilized with a view to providing input and information that will provide helpful information in regards to student enrolment numbers and consideration of additional indices such as tracking of new residential developments; and
- c. Consider how in-migration of student population increase are considered; and
- d. Review how geospatial analysis is used to determine child densities and concentration of students for enrolment purposes; and
- e. Consider and adopt, any other best practices used related to enhanced predictive modalities in order to improve the predictive accuracy for school enrolment.

O. TERMINATE