



REGULAR MEETING OF COUNCIL

Monday, September 20, 2021 at 1:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Council Meeting - September 20, 2021

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Council meeting held September 20, 2021.

B. ADOPTION OF MINUTES

B.1 Regular Council Meeting - July 26, 2021

Recommendation: That Council adopt the Minutes of the Regular Council meeting held July 26, 2021.

Attachments: [B.1 07-26 Regular minutes.pdf](#)

C. DELEGATIONS

C.1 Jordan Sparrow, President Township of Langley Professional Firefighters IAFF Local 4550 File 0550-07

Recommendation: Request by Jordan Sparrow, President, IAFF Local 4550, to appear before Council to provide an update on the ongoing staffing issues for the Fire Department and how it impacts overall service levels.

Attachments: [C.1 Jordan Sparrow - IAFF Local 4550.pdf](#)

D. PRESENTATIONS

D.1 Metro 2050 Plan

Recommendation: That Council receive the presentation by Jerry Dobrovlny, CAO / Commissioner of Metro Vancouver Regional District, and Heather McNell, General Manager of Regional Planning and Housing Services, Metro Vancouver, regarding the Metro 2050 Plan.

Attachments: [D.1 Metro 2050 Fall Council Presentation.pdf](#)

D.2 Tree Regulations Toolkit

Recommendation: That Council receive the presentation by Metro Vancouver regarding the Tree Regulations Toolkit.

D.3 Transport 2050 Plan

Recommendation: That Council receive the presentation by TransLink regarding the Transport 2050 Plan.

E. REPORTS TO COUNCIL**E.1 Yorkson Community Park 2021 Phasing Update
Report 21-106
File ENG 6125-20-WILL2-2021**

Recommendation: That Council receive this update on the development status of Yorkson Community Park and proposed development plan for their consideration during future Capital Budget reviews.

Attachments: [E.1 en Yorkson Community Park Phasing Update.pdf](#)

**E.2 South Campbell Heights - Brookwood Aquifer
Report 21-104
File ENG 5280-23**

Recommendation: That Council receive the South Campbell Heights - Brookwood Aquifer Report for information.

Attachments: [E.2 en South Campbell Heights - Brookwood Aquifer.pdf](#)

**E.3 Langley Building Bylaw Enforcement Policy
Report 21-102
File CD 4320-01**

Recommendation: That Council adopt the Langley Building Bylaw Enforcement Policy presented as Attachment A.

Attachments: [E.3 cd Langley Building Bylaw Enforcement Policy.pdf](#)

F. BYLAWS FOR FIRST AND SECOND READING**F.1 Official Community Plan Amendment and
Rezoning Application No. 100192 and
Development Permit Application No. 101212
(Compass Cohousing / 20353 - 66 Avenue)
Bylaw No. 5736
Bylaw No. 5737
Report 21-107
File CD 08-14-0222**

Recommendation: That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby

Community Plan) Bylaw No. 1998 No. 3800 Amendment (Southwest Gordon Estate Neighbourhood Plan) Bylaw 1999 No. 3911 Amendment (Compass Cohousing) Bylaw 2021 No. 5736 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Compass Cohousing) Bylaw 2021 No. 5737, rezoning a 0.53 ha (1.32 ac) portion of land located at 20353 - 66 Avenue to Comprehensive Development Zone CD-165 to facilitate the development of 40 condominium units subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, 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 and Southwest Gordon Estate Engineering Services Plan;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 203 Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Southwest Gordon Estate Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Dedication and construction of a 4.5 m wide street greenway on the east side of 203 Street along the frontage of the subject portion of the site, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
5. Upgrade the Fortis ROW into a linear park system, including recreational pathway connection in accordance with the Southwest Gordon Estate Neighbourhood Plan;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
7. Compliance with Age Friendly Amenity Area requirements;
8. Registration of restrictive covenants acceptable to the Township:
 - a. Identifying the units (minimum 10% for apartments) required in accordance with Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan;
 - b. Prohibiting left turn ingress and egress from 203 Street;
 - c. Prohibiting reliance on on-street parking;
9. Compliance with the Community Amenity Contributions Policy if applicable;

10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Service fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Southwest Gordon Estate Neighbourhood Plan) Bylaw 1999 No. 3911 Amendment (Compass Cohousing) Bylaw 2021 No. 5736 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 Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5737 authorize issuance of Development Permit No. 101212, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A";
- b. Landscape plans being in substantial compliance with Schedule "B" and Schedule "C" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
- c. All rooftop mechanical equipment to be screened from view; and
- d. All refuse areas to be located in an enclosure and screened.

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- c. On-site landscaping to be secured by letter of credit at building permit stage;
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- 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 Bylaws No. 5736 and 5737 in conjunction with the hearing for proposed Development Permit No. 101212.

Explanation - Bylaw No. 5736

Bylaw 2021 No. 5736 amends the Willoughby Community Plan to specify applicable design guidelines and the Southwest Gordon Estate Neighbourhood Plan to amend the Mixed-Use "B" designation to allow a residential only development at a density of 30.3 UPA in order to accommodate a 40 unit cohousing facility on the site located at 20353 - 66 Avenue.

Explanation - Bylaw No. 5737

Bylaw 2021 No. 5737 rezones a 0.53 ha portion of the lot located at 20353 - 66 Avenue from Rural Zone RU-3 to Comprehensive Development Zone CD-165 to accommodate 40 condominium units.

Attachments: [F.1 cd Compass Cohousing RO.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

G.1 2022 Permissive Tax Exemptions Bylaw No. 5733 Report 21-101 File FIN 1970-04

Recommendation: That Council give first, second and third reading to the Permissive Tax Exemption Amending Bylaw 2021 No. 5733.

Explanation - Bylaw No. 5733

Section 220 of the Community Charter provides for a mandatory tax exemption for buildings set apart for public worship.

Section 224 (2) (f), (g) and (h) of the Community Charter provide for a permissive tax exemption for the surrounding lands to these exempt buildings.

Section 225(2) (a) of the Community Charter allows eligible partnering properties to be considered for exemption.

Section 225 (3) of the Community Charter authorizes exemption of eligible heritage property from taxation, including the building, improvement and surrounding lands.

Bylaw 2021 No. 5733 provides for amendments to the following Permissive Tax Exemption Bylaws:

- Charitable and Not-For-Profit Bylaw 2014 No. 5117 as in Schedule A.
- Churches Permissive Tax Exemption Bylaw 2014 No. 5118 as in Schedule B.
- Partnering Agreement Tax Exemption Bylaw 2020 No. 5645 as in Schedule C.

Attachments: [G.1 fin Permissive Tax Exemptions.pdf](#)

**G.2 Land Acquisition Loan Authorization Bylaw 2021 and Alternative Approval Process
Bylaw No. 5742
Report 21-105
File FIN 1760-20**

Recommendation: That Council give first, second and third reading to Land Acquisition Loan Authorization Bylaw 2021 No. 5742 for the purpose of borrowing funds in the amount of \$2.78 million for Land Acquisition capital project repayable from general revenue; and

That Council provide an Alternative Approval Process, in accordance with Section 86 of the Community Charter, for Land Acquisition Loan Authorization Bylaw 2021 No. 5742 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

- a) Elector responses shall be in the form set out in Attachment "A".
- b) The deadline for the submission of elector responses forms shall be 4:30 PM on Monday, January 31, 2022 (the "Deadline").
- c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published once each week for two consecutive weeks with the second publication being at least 30 days before the deadline.
- d) This Alternative Approval Process applies to the entire area of the Township, and a fair determination of the total number of electors of the Township of Langley is 91,943.
- e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the Community Charter.

Explanation - Bylaw No. 5742

Bylaw 2021 No. 5742 authorizes the Township of Langley to borrow \$2.78 million towards the estimated cost of the Land Acquisition Capital Project.

Attachments: [G.2 fin Rpt 21-105 Land Acquisition Loan Authorization Bylaw 2](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

H.1 Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.

**Rezoning Application No. 100593 and
Development Permit Application No. 101179
(1185954 BC Ltd. / Kumar Architecture Ltd. / 7189 - 208A Street)
Bylaw No. 5732
Report 21-99
File CD 08-13-0091**

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1185954 BC Ltd.) Bylaw 2021 No. 5732".

Explanation - Bylaw No. 5732

Bylaw 2021 No. 5732 rezones the property located at 7189 - 208A Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(RH) to accommodate development of five (5) rowhouse units.

Development Permit No. 101179

Running concurrently with this Bylaw is Development Permit No. 101179 (1185954 BC Ltd. / Kumar Architecture Ltd. / 7189 - 208A Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A";
- b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control

- Bylaw;
- b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
 - c. On-site landscaping to be secured by letter of credit at building permit stage;
 - d. Completion of a subdivision to create five (5) rowhouse lots;
 - e. Registration of party wall and common element maintenance agreements on the title;
 - f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
 - g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Attachments: [H.1 cd Kumar Architecture Ltd.pdf](#)

I. BYLAWS FOR FINAL ADOPTION

J. CORRESPONDENCE

J.1 Temporary Use of Water - Project Relief Request File 6410-01

Recommendation: That Council receive the letter from H. Peter Fassbender, Chair, Murrayville Rental Housing LP, requesting Council consider waiving the \$50.00 per day charge for temporary use of water until the permanent hookups and infrastructure are completed. The estimated temporary usage will be approximately seven months, which will equate to a cost of \$10,500.00.

Attachments: [J.1 Murrayville Temporary Water Relief TOL Letter .pdf](#)

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

J.2 Rail Safety Week File 0630-01

Recommendation: That Council receive the correspondence from Mike LoVecchio, Director, Indigenous Relations and Government Affairs, Canadian Pacific, requesting support to promote rail safety during Rail Safety Week, September 20-26, 2021.

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

Attachments: [J.2 Rail Safety Week.pdf](#)

**J.3 Foster Family Month
File 0630-01**

Recommendation: That Council receive the correspondence from Mitzi Dean, Minister of Children and Family Development, requesting the month of October 2021 be proclaimed as Foster Family 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: [J.3 Foster Family Month.pdf](#)

K. MINUTES OF COMMITTEES

**K.1 Heritage Advisory Committee - September 1, 2021
Recreation, Culture, and Parks Advisory Committee -
September 8, 2021
File 0540-20**

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

Attachments: [K.1 Committee Minutes.pdf](#)

L. MAYOR AND COUNCIL REPORT

**M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE
REPRESENTATIVES REPORT**

**N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL
CLOSED MEETINGS**

The following items have been brought forward from the July 26, 2021 Special Closed meeting for public information:

**N.1 Commercial Vehicle Enforcement
File 4000-01**

Recommendation: That the legal opinion provided by Norton Rose Fulbright, regarding authority to flag, stop or pullover moving commercial vehicles pursuant to the provision of the Motor Vehicle Act be released for public information.

CARRIED

Section 90(1) (f) Law Enforcement

**N.2 Age Limit on the Sale of Spray Paint
File 2400-01**

Recommendation: That the legal opinion from Nathan Lapper, Norton Rose Fulbright, regarding the ability to regulate or place an age limit on the sale of spray paint in the Township be released for public information.
CARRIED

Section 90(1) (i) Solicitor-Client Privilege

O. OTHER BUSINESS

At the July 26, 2021 Regular Meeting of Council, Councillor Arnason provided the following Notice of Motion:

O.1 Salmon River Uplands - Rural Plan Amendments

Recommendation: Whereas the Township of Langley adopted its extant Rural Plan in 1993, which plan has amongst its stated goals, the retention and enhancement of the existing countryside character of those areas designated as agricultural or rural in the Official Community Plan;

Whereas the Salmon River Uplands are specifically addressed in the Rural Plan at paragraph 5.7.1, regarding the need for a more detailed plan to be prepared to set out policies for future growth, subdivision, and agriculture in the area; and

Whereas specific policy goals and any planning framework for the area are currently undeveloped, and therefore do not provide adequate consideration for a variety of ensuing policy initiatives, nor an appropriate and established framework for the evaluation of proposed projects, with particular concerns already identified to include water resources, climate change mitigation method requirements, tree canopy coverage, smart growth principles, rational service provision, and other current best management planning considerations;

Therefore be it resolved that Council direct staff to provide a focused review of the current plan with respect to residential subdivision development in the Salmon River Uplands, and report back to Council on recommended amendments and enhancements to the Rural Area Plan in order to address these under-developed goals so as to provide an interim framework in which to evaluate residential development proposals within the area.

P. 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 D.1 - Section 90(1) (f) Law Enforcement;
- Item E.1 - Section 90(1) (e) Property; (g) Legal;
- Item F.1 - Section 90(1) (g) Legal;
- Item F.2 - Section 90(1) (i) Solicitor-Client Privilege;
- Item F.3 - Section 90(2) (b) Intergovernmental Relations; and
- Item F.4 - Section 90(1) (a) Personnel.

Q. TERMINATE