



REGULAR EVENING COUNCIL MEETING

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

MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, C. Fox, B. Long, A. Quaale, M. Sparrow
and B. Whitmarsh

M. Bakken, S. Gamble, K. Sinclair, R. Seifi, and P. Tulumello

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

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

Moved by Councillor Fox,
Seconded by Councillor Davis,
That Council adopt the agenda and receive the agenda items of the
Regular Evening Council meeting held May 29, 2017.
CARRIED

B. ADOPTION OF MINUTES

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

Moved by Councillor Fox,
Seconded by Councillor Arnason,
That Council adopt the Minutes of the Regular Evening Council meeting
held May 8, 2017.
CARRIED

B.2 Public Hearing Meeting - May 8, 2017

Moved by Councillor Fox,
Seconded by Councillor Arnason,
That Council adopt the Minutes of the Public Hearing meeting held May 8,
2017.
CARRIED

C. PRESENTATIONS

D. DELEGATIONS

D.1 Marilyn Henderson
File 0550-07

Marilyn Henderson appeared before Council to discuss a safe water supply for the Township of Langley. She suggested that Surrey and the Township of Langley work together to protect the environment and water supply in Brookwood-Fernridge. She thanked Council for communicating their concerns with Fraser Health regarding air quality and emissions. She asked for an independent study into the risks regarding safety, health, and environmental issues from the Ebco air emissions. She submitted a 1,144 signature petition supporting zero emission standards from Industrial Development.

D.2 Dr. Murray McFadden
File 0550-07

Dr. Murray McFadden appeared before Council to discuss a safe water supply for the Township of Langley. He commented on potential air pollution from the Ebco plant and the effects on the aquifer. He asked Council to consider Langley's aquifers as zero emission zones.

D.3 Dianne Kask
File 0550-07

Dianne Kask appeared before Council to discuss a rat control bylaw. She asked Council to help control rats by passing bylaws and policies that exterminate and stop their spread, and to have a public education campaign to encourage the use of rat proof bird feeders and other rat deterrents. She commented that rats spread disease and can destroy property.

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

Moved by Councillor Fox,
Seconded by Councillor Sparrow,
That Council give first, second, and third reading to Bylaw Notice
Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2017 No. 5257.
CARRIED

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**

Moved by Councillor Fox,
Seconded by Councillor Long,
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”.

AMENDMENT

Moved by Councillor Quaale,
Seconded by Councillor Arnason,
That a condition be added that the Community Amenities Contribution be used to cover the cost of paving the parking lot at Willoughby Hall.
CARRIED

MAIN MOTION, AS AMENDED

The question was called on the Main Motion, as amended, and it was
CARRIED

Councillors Arnason and Davis opposed

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.

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

Moved by Councillor Davis,
Seconded by Councillor Long,
That Council give final reading to "Highway Closing and Dedication Removal (Tiwana) Bylaw 2016 No. 5182".
CARRIED

I.2 Proposed Soil Policy and Bylaw

Bylaw No. 5120

Report 15-12

File ENG 5280-14

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That Council give final reading to "Soil Deposit and Removal Bylaw 2013 No. 4975 Amendment Bylaw 2015 No. 5120".
CARRIED

J. MAYOR AND COUNCIL REPORT

Mayor Froese attended several events during the course of his duties including the LMLGA Conference, Denim and Diamonds Gala, Upcycling Design Challenge Awards, LFAS School Mural Unveiling Celebration, and May Day Celebrations.

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**

Performing Arts and Cultural Facility
Re-engagement of Advisory Planning Task Force

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

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

CARRIED

M. OTHER BUSINESS

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

Moved by Councillor Arnason,
Seconded by Councillor Davis,
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 base 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 UBCM and LMLGA to 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., and request UBCM forward this resolution to all BC Municipalities; and further

That staff forward the above motion to local MLA's.
CARRIED

M.2 Vandalism at the Derek Doubleday Arboretum

Moved by Councillor Arnason,
Seconded by Councillor Davis,
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.

REFERRAL

Moved by Councillor Fox,

Seconded by Councillor Quaale

That this motion be referred to the Derek Doubleday Arboretum Society.

CARRIED

M.3 Rat Control Delegation

Moved by Councillor Davis,

Seconded by Councillor Long,

That the delegation from Dianne Kask be referred to staff to investigate rodent control in other neighbouring municipalities.

CARRIED

N. TERMINATE

Moved by Councillor Fox,

Seconded by Councillor Davis,

That the meeting terminate at 8:20pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk