



REGULAR EVENING COUNCIL MEETING

Monday, June 12, 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, K. Richter,
and B. Whitmarsh

M. Bakken, S. Gamble, K. Sinclair, R. Seifi, and J. Winslade

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - June 12, 2017

Moved by Councillor Davis,
Seconded by Councillor Fox,
That Council adopt the agenda and receive the agenda items of the
Regular Evening Council meeting held June 12, 2017, as amended.
CARRIED

Clerk's Note: Item I.1 was moved to after item D.1

B. ADOPTION OF MINUTES

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

Moved by Councillor Fox,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes of the Regular Evening Council meeting
held May 29, 2017.
CARRIED

B.2 Public Hearing Meeting - May 29, 2017

Moved by Councillor Fox,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes of the Public Hearing meeting held May
29, 2017.
CARRIED

C. PRESENTATIONS

D. DELEGATIONS**D.1 Fernridge 20th Group**

D. Sahlstrom, on behalf of L. Bustin, appeared before Council to discuss a modification to the Brookwood-Fernridge Community Plan. He commented that there are 80 acres of land south of 20 Avenue and west of 200 Street that are not included in the Brookwood-Fernridge Community Planning area. He stated that including this area in the community plan would recognize the limited agricultural suitability of the area. The soils have low agricultural productivity and there is significant potential for conflicts with the neighbouring properties should the properties be used for more intensive farming. He further stated that inclusion would improve the integrity of the community, especially the adjacent panhandle. He asked Council to consider including this land in the Brookwood-Fernridge Community Planning area.

The agenda order was varied.

I. BYLAWS FOR FINAL ADOPTION**I.1 Park Land Disposal and Dedication Removal (Brae Island)
Bylaw No. 5263
Report 17-31
File ADM PM002404**

Moved by Councillor Arnason,
Seconded by Councillor Quaale,
That Council give final reading to "Park Land Disposal and Dedication Removal (Brae Island) Bylaw 2017 No. 5263".
CARRIED

Members of the Kwantlen First Nation presented Council with an honour song to thank them for gifting the land.

The agenda order then resumed.

E. REPORTS TO COUNCIL**E.1 Development Variance Permit
Application No. 100082
(Bensch / Gartman / 3303 and 3341 - 202 Street)
Report 17-58
File CD 07-26-0154**

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council authorize issuance of Development Variance Permit No. 100082 for property located at 3303 and 3341 – 202 Street, to facilitate subdivision into three lots, as follows:

- a. Schedule “A” (Minimum Service Level Standards) of Subdivision and Development Servicing Bylaw 2011 No. 4861 being varied to not require provision of any servicing to accommodate subdivision of the subject lands as indicated in Schedule “A”;
- b. Section 6.4 of Subdivision and Development Servicing Bylaw 2011 No. 4861 being varied to permit the sewerage system for proposed “Lot 2” to be located on proposed “Lot 1”;
- c. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot area requirement in the Suburban Residential Zone SR-2 from .80 ha (2 ac) to 0.18 ha (0.45 ac) for proposed “Lot 2” and “Lot 3”;
- d. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirement in the Suburban Residential Zone SR-2 from 61 m (200.1 ft) to 45.07 m (147.9 ft) for proposed “Lot 2” and from 61 m (200.1 ft) to 45.09 (147.9 ft) for proposed “Lot 3”;
- e. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Suburban Residential Zone SR-2 from 45 m (147.6 ft) to 40.37 m (132.4 ft) for proposed “Lot 2” and “Lot 3”;
- f. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Suburban Residential Zone SR-2 from 45 m (147.6 ft) to 20 m (65.6 ft) for proposed “Lot 1”;
- g. Section 302.4(1)(b) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum setback for a principal building from a rear lot line in Suburban Residential Zone SR-2 from 7.5 m (24.6 ft) to 2.17 m (7.1 ft) for proposed “Lot 2”; and
- h. Registration of a scorched earth restrictive covenant at the time of subdivision on proposed “Lot 1” as indicated on Schedule “A” restricting clearing and development until such time as servicing requirements in accordance with the Subdivision and Development Servicing Bylaw have been satisfied.

Submissions from the public:

There were no submissions received from the public.

DEFERRAL

Moved by Councillor Richter,

Seconded by Councillor Fox,

That Development Variance Permit No. 100082 be deferred until after the new Brookswood-Fernridge Community Plan has been adopted.

DEFEATED

Mayor Froese and Councillors Davis, Long, Quaale, and Whitmarsh opposed

MAIN MOTION

The question was called on the Main Motion, and it was

CARRIED

Councillors Arnason and Richter opposed

F. BYLAWS FOR FIRST AND SECOND READING**F.1****Official Community Amendment and****Rezoning Application No. 100097****Development Permit Application No. 100821**

(Reno Investments 2011 Ltd. / 22310, 22322, 22338 And 22390 - 48 Avenue)

Bylaw No. 5280**Bylaw No.5281****Report 17-60****File CD 10-31-0156**

Moved by Councillor Whitmarsh,

Seconded by Councillor Fox,

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Reno Investments 2011 Ltd.) Bylaw 2017 No. 5280 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Reno Investments 2011 Ltd.) Bylaw 2017 No. 5281, rezoning 0.80 hectare (1.97 acre) of land located at 22310, 22322, 22338 and 22390 - 48 Avenue to Comprehensive Development Zone CD-115, to facilitate the development of 40 townhouse units, 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. 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 road dedications, widenings, and necessary traffic improvements for 48 Avenue and 224 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Murrayville Community Plan, to the acceptance of the Township and consolidation of the lands into one (1) parcel;

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. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;

6. Registration of a cross access easement in favour of property at 22356 – 48 Avenue for future access purposes;

7. 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%) required to incorporate Schedule 2 Adaptable Housing Requirement of the Official Community Plan;

8. 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 (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Reno Investments 2011 Ltd.) Bylaw 2017 No. 5280 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, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council authorize the issuance of Development Permit No. 100821 at the time of final reading of Rezoning Bylaw No. 5281 subject to the following conditions:

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

b. On-site landscaping plans being in substantial compliance with

Schedules “K” through “M”, 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. On-site landscaping to be secured by letter of credit at building permit stage;
- b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- c. An erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. Payment of supplemental development permit application fees, Development Cost Charges, Murrayville Pedestrian Overpass Fees and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for the Murrayville Community Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100821.

CARRIED

Councillors Arnason and Richter opposed

F.2 Brookwood-Fernridge Community Plan
Bylaw No. 5300
Bylaw No. 5301
Report 17-17-59
File CD LRP000013

Moved by Councillor Whitmarsh,
Seconded by Councillor Fox,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookwood-Fernridge Community Plan) Bylaw 2017 No. 5300;

That Council give first and second reading to Brookwood-Fernridge Tree Protection Bylaw 2017 No. 5301;

That Council consider and confirm that Brookwood-Fernridge Community Plan Bylaw 2017 No. 5300 is consistent with the Township of Langley Financial Plan;

That Council consider and confirm that Brookwood-Fernridge Community Plan Bylaw 2017 No. 5300 is consistent with the Metro Vancouver Integrated Liquid Waste Water Resource Management Plan and Integrated Solid Waste and Resource Management Plan;

That Council authorize staff to update the Cycling Network Plan to reflect the outcomes of the Brookwood-Fernridge Community Plan;

That Council authorize staff to schedule the required Public Hearing for Bylaw No. 5300;

That Council consider and confirm that the consultation process during preparation of the Brookwood-Fernridge Community Plan Bylaw 2017 No. 5300) is consistent with sections 475 and 476 of the Local Government Act and the Council Consultation – Official Community Plan Policy 07 160;

That Council acknowledge that First Nations may refer the Brookwood-Fernridge Community Plan Bylaw 2017 No. 5300 via the People of the River Referrals Office to other Sto:lo Nations, including the Katzie, Kwantlen, Matsqui and Tsawassen Nations, provided that the final date for receipt of submissions to the Township of Langley Council is 4:30 pm on the date of the advertised Public Hearing for the subject bylaw; and further

That Council refer Bylaw No. 5300 to other organizations and agencies, as outlined in this report, for comment.

REFERRAL

Moved by Councillor Richter,

Seconded by Councillor Arnason,

That Bylaws No. 5300 and No. 5301 be referred to staff for further public consultation.

DEFEATED

Mayor Froese and Councillors Fox, Long, Quaale, and Whitmarsh opposed

MAIN MOTION

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

Councillor Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

- G.1 Highway Closure, Dedication Removal and Disposal (216 Fraser Ventures Ltd.)
Bylaw No. 5231
Report 17-14
File ADM PM002344**

Moved by Councillor Fox,
Seconded by Councillor Davis,
That Council give first, second and third reading to Highway Closing and Dedication Removal (216 Fraser Ventures Ltd) Bylaw 2017 No. 5231.
CARRIED

Councillor Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

- H.1 Smith Neighbourhood Plan
Bylaw No. 5265
Report 17-36
File CD LRP00010**

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That Council give third reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw 2017 No. 5265”.

AMENDMENT

Moved by Councillor Quaale,
Seconded by Councillor Fox,
That the third paragraph of Section 8.5, Parking and Transportation Demand Management, be amended to read as follows:

“In order to promote a vibrant transit-oriented development opportunities to reduce parking requirements should be pursued for developments within a 400-metre walking distance to transit stops along 208 Street, including consideration of car-sharing programs and opportunities in a secure and appropriate location within all multi-family developments”.

CARRIED

Councillor Long opposed

MAIN MOTION, AS AMENDED

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

H.2

Rezoning Application No. 100458

Development Variance Permit Application No. 100087

(Lebcac Developments Inc. / 8738 - 217A Street)

Bylaw No. 5284

Report 17-46

File CD 11-30-0023

Moved by Councillor Davis,

Seconded by Councillor Quaale,

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lebcac Developments Inc.) 2017 Bylaw No. 5284".

CARRIED

Councillor Arnason opposed

Development Variance Permit No. 100087

Running concurrently with this Bylaw is Development Permit No. 100087 (Lebcac Developments Inc. / 8738 – 217A Street) in accordance with Attachment A subject to the following conditions:

a) Section 304.4 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum side lot line setback for a principal building in Suburban Residential Zone SR-3A zone from 3 m (9.84 ft) to 1.08 m (3.54 ft) for proposed Lot 1 as indicated in Schedule "A"; and from 3 m (9.84 ft) to 1.67 m (5.48 ft) for proposed Lot 2 as indicated in Schedule "A".

H.3

Aldergrove Community Plan Amendment

Application No. 100138

(Southwest Aldergrove / Area Between 24 and 26 Avenue from 266 to 268 Street)

Bylaw No. 5283

Report 17-50

File CD 13-19-0328

Moved by Councillor Fox,

Seconded by Councillor Quaale,

That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Southwest Aldergrove) Bylaw 2017 No. 5283".

CARRIED

**H.4 Aldergrove Community Plan Amendment Application No. 100136
(Creekland Park Developments Ltd. / 2600 block of 268 Street)
Bylaw No. 5282
Report 17-49
File CD 13-19-0312**

Moved by Councillor Long,
Seconded by Councillor Fox,
That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Creekland Park Developments Ltd.) Bylaw 2017 No. 5282".
CARRIED

Councillors Arnason and Richter opposed

**I.2 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 Arnason,
That Council give final reading to "Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment (Streamside Protection and Enhancement) Bylaw 2017 No. 5257".
CARRIED

J. MAYOR AND COUNCIL REPORT

Mayor Froese attended several events during the course of his duties including the Walk with the Mayor, high school graduation ceremonies, Aldergrove Business Association meeting, and the Special Olympics Torch Run.

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 29, 2017 Special Closed Meeting for public information:

L.1 E-Comm Board of Directors Designate 2017-2018 Term

That Council endorse Terry Waterhouse, City of Surrey, Director of Public Safety, as a designate for election to the E-Comm Board of Directors for

the 2017-2018 Term.

CARRIED

L.2 Homelessness Action Table

That Councillor Fox be appointed to attend the City of Langley's Homelessness Action Table as the Township of Langley Council's representative.

CARRIED

M. OTHER BUSINESS

Councillor Arnason provided the following Notices of Motion for consideration at the next Regular Evening Council meeting:

M.1 Affordable Housing

Whereas the Township of Langley is a rapidly developing community and has advanced a number of new neighbourhood plans within the past few years; and

Whereas housing affordability has been drastically reduced in parallel to our build-out due to market conditions of relatively low supply, high demand, and high property values, which forces have resulted in a current average price of one million dollars for a detached single family residential home and \$450-\$500 for a townhouse and \$300,00 for an average apartment, and

Whereas the Township of Langley is mandated to provide a range of housing options further to the Housing Action Plan adopted in 2013, which plan outlines a strategy for the provision of affordable options and timelines; and

Whereas development applications continue to be processed without a clear and concrete policy to ensure the optimization of the delivery of affordable housing within the Township as a necessary community good,

Therefore, be it resolved that a future CPC meeting be convened to discuss and consider opportunities to create a framework for affordable housing protocols to help to identify specific criteria, policies and negotiating tools in order to guide negotiations on re-zonings to ensure the fair and equitable delivery of some affordable housing benefit through the rezoning process and that further, this policy include an engagement strategy to include staff, developers, GVHBA, UDI, as well as local housing stakeholders and potential housing partners.

**M.2 Policy Guidelines to Protect More Tree Canopy in the new
Brookwood/Fernridge OCP**

Whereas Council has now received for consideration a draft OCP plan for the undeveloped areas of Brookwood/Fernridge; and

Whereas many of the developable properties within the undeveloped area are heavily treed and the majority of the Township's coniferous forest reserves are located within the Brookwood/Fernridge area; and

Whereas it is deemed necessary and desirable to balance sustainability components with development to include financial, social, and ecological considerations further to the Sustainability Charter and other Township policies, which values include the protection of significant trees for ecological, wildlife, recreation and aesthetic reasons;

Therefore, be it resolved that Council direct planning staff to draft specific criteria in order to provide a framework in which to protect more trees and give effect to the language of the draft OCP, which considerations may include:

- 1) establishing defined percentages of canopy that must be protected in single-family residential developments based on a calculation with respect to potential negotiated formulas such as credits for trees saved, setbacks and side yard adjustments;
- 2) reduced lot sizes with bonus density provisions for tree preservation under appropriate circumstances;
- 3) requirement for supplemental plantings in order to mitigate canopy loss under prescribed circumstances and on a case by case basis;
- 4) utilization of community amenity charges to secure high value forested stands and habitat areas within developing neighbourhoods; and
- 5) all other best management practices as identified by staff in order to encourage the preservation of existing mature trees.

N. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Long,
That the meeting terminate at 9:09pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk