



## REGULAR EVENING COUNCIL MEETING

Monday, June 26, 2017 at 7:00 PM  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

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### 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, and R. Seifi

W. Bauer and K. Stepto

### **A. ADOPTION AND RECEIPT OF AGENDA ITEMS**

#### **A.1 Regular Evening Council Meeting - June 26, 2017**

Moved by Councillor Arnason,

Seconded by Councillor Davis

That Council adopt the agenda and receive the agenda items of the  
Regular Evening Council meeting held June 26, 2017.

CARRIED

### **B. ADOPTION OF MINUTES**

#### **B.1 Regular Evening Council Meeting - June 12, 2017**

Moved by Councillor Quaale,

Seconded by Councillor Long,

That Council adopt the Minutes of the Regular Evening Council meeting  
held June 12, 2017.

CARRIED

### **C. PRESENTATIONS**

### **D. DELEGATIONS**

#### **D.1 Linda Nash File 0550-07**

Linda Nash appeared before Council to discuss her concerns related to  
health and safety issues regarding the proposed truck route for 216 Street  
north. She requested that 216 Street from Highway 1 to 88 Avenue not  
become a truck route. She commented on noise, health, and safety

concerns. She asked Council to address concerns regarding trucks passing an elementary school on 88 Avenue. She submitted several documents regarding health and safety impacts, and a 1,724 signature petition to stop the truck route designation.

**D.2 Nathan Jones**  
**File 0550-07**

Nathan Jones appeared before Council to discuss the 216 Street Interchange. He questioned why trucks are being eliminated from Fort Langley where the majority of commercial businesses are, and being brought into Walnut Grove. He commented on the health and safety implications for residents in the area.

**D.3 Marilyn Fischer**  
**Triple A Senior Housing**  
**File 0550-07**

Marilyn Fischer, Triple A Senior Housing appeared before Council to discuss affordable housing. She stated that many seniors are greatly concerned regarding the lack of affordable and accessible housing for seniors and others. She stated that Triple A Senior Housing fully supports the notice of motion regarding affordable housing on the June 26 Regular Evening agenda. They asked Council to support the notice of motion.

## **E. REPORTS TO COUNCIL**

**E.1 Development Permit Application No. 100822**  
**(Vesta Properties Ltd. / Lands between**  
**82 and 84 Avenues from 200 to 203 Street)**  
**Report 17-67**  
**File CD 08-26-0164 / 0166 / 0182 / 0193**

Moved by Councillor Long,  
Seconded by Councillor Quaale,  
That Council authorize the issuance of Development Permit No. 100822 (streamside protection), to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

- a. Dedication and protection of Streamside Protection and Enhancement Development Permit Areas as shown on Schedule A to the acceptance of the Township;
- b. Streamside Restoration and Enhancement Works to be completed to the acceptance of the Township and in accordance with Envirowest Consultants Inc. assessment "Proposed Development-Latimer Phases 1 & 2, Langley, BC Streamside Protection Development Permit Application Revision 4 (updated)" (June 9, 2017) and the following drawings (attached

as Schedule A):

- Envirowest Drawing No. 1102-07-27 Rev 01 "Required SPEAs", March 07, 2017;
  - Envirowest Drawing No. 1102-07-01 Rev 06 "Proposed SPEAs", May 24, 2017;
  - Envirowest Drawing No. 1102-07-15 Rev 06 "Streamside Enhancement and Restoration Plan", May 23, 2017
  - Envirowest Drawing No. 1102-07-19 Rev 04 "Streamside Enhancement and Restoration Plan", May 20, 2017;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on the Streamside Protection and Enhancement Development Permit Area;
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
- e. Registration of a Restrictive Covenant for streamside protection on Future Lot 62 Plan EPP (legal description to be determined) (off-site).
- CARRIED

Councillors Davis and Richter opposed

## **F. BYLAWS FOR FIRST AND SECOND READING**

### **F.1 Residential Sales Centres Bylaw No. 5293 Report 17-72 File CD BA000013**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Davis,  
That Council give first and second reading to Township of Langley Residential Sales Centres Bylaw 2017 No. 5293, to add provisions concerning residential sales centres to the Township's Zoning Bylaw; and further

That Council authorize staff to schedule the required public hearing for Bylaw No. 5293.

CARRIED

Councillor Fox entered the meeting at 7:30pm.

**F.2            Rezoning Application No. 100464  
(Blaauw / Triple J Poultry Farm Ltd. / Seymour /  
2865 / 2883 - 204 Street and 20291 / 20337 / 20387 - 28 Avenue)  
Bylaw No. 5289  
Bylaw No. 5290  
Report 17-69  
File CD 07-23-0067**

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Blaauw / Triple J Poultry Farm Ltd. / Seymour) Bylaw 2017 No. 5289, rezoning 5.76 ha (14.25 ac) of land at 2865 and 2883 – 204 Street and 20291, 20337 and 20387 – 28 Avenue in the Brookwood / Fernridge Community Plan area to Residential Zone R 1D to accommodate a 56 lot single family subdivision, 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;
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 a report demonstrating how the two, five, and 100 year post development flows will be managed to pre-development conditions in accordance with the Anderson Creek Stormwater Management Plan, including provision of detention pond and / or other facilities and a stormwater management plan, to the acceptance of the Township;
4. Provision of road dedications, widenings, and necessary traffic improvements for 28 and 29 Avenue, 202, 202A, 203, 203A and 204 Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Brookwood / Fernridge Community Plan, to the acceptance of the Township;
5. Dedication and construction of a 4.5 metre wide street greenway on the north side of 28 Avenue and the west side of 204 Street to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
6. 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;
7. Registration of an exterior design control agreement ensuring that high quality building design and site development standards are implemented;
8. Execution and registration of a Phased Development Agreement between the Township and the applicant with respect to Community

Amenity Contributions;

9. Provision of an overall layout plan for the area identified as A3 in the Anderson Creek Integrated stormwater management plan, including roads, greenways, environmental setbacks, land use and conceptual servicing to the acceptance of the General Manager of Engineering and Community Development;

10. Payment of applicable 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 give first and second reading to Township of Langley Phased Development Agreement (Blaauw / Triple J Poultry Farm Ltd. / Seymour) Bylaw 2017 No. 5290; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5289 and Phased Development Agreement Bylaw No. 5290.

DEFERRAL

Moved by Councillor Whitmarsh

Seconded by Councillor Richter,

That Rezoning Application No. 100464 (Blaauw / Triple J Poultry Farm Ltd. / Seymour) be deferred until after Council has considered third reading of the Brookwood-Fernridge OCP.

CARRIED

Councillor Richter opposed

## **G. BYLAWS FOR FIRST, SECOND AND THIRD READING**

### **G.1 Bylaw Notice Enforcement Bylaw Amendment (Soil Deposit and Removal)**

**Bylaw No. 5292**

**Report 17-70**

**File ENG 5280-14**

Moved by Councillor Davis,

Seconded by Councillor Fox,

That Council give first, second and third reading to Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2017 No. 5292.

CARRIED

**G.2 Highway Closing and Dedication Removal (Township) Amendment  
Bylaw No. 5295  
Report 17-68  
File ADM 0890-45**

Moved by Councillor Davis,  
Seconded by Councillor Fox,  
That Council give first, second, and third reading to "Highway Closing and Dedication Removal (Township) Bylaw 2016 No. 5239 Amendment Bylaw No. 5295".

CARRIED

**H. BYLAWS FOR CONSIDERATION AT THIRD READING**

**I. BYLAWS FOR FINAL ADOPTION**

**I.1 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 Quaale,  
Seconded by Councillor Long,  
That Council give final 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

**I.2 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 Quaale,  
That Council give final 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.3            Smith Neighbourhood Plan  
Bylaw No. 5265  
Bylaw No. 5266  
Report 17-36  
File CD LRP00010**

Moved by Councillor Quaale,  
Seconded by Councillor Fox,

That Council give final 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”; and

“Development Application and Fee Bylaw 1987 No. 2470 Amendment Bylaw 2017 No. 5266”.

CARRIED

**I.4            Official Community Plan Amendment and  
Rezoning Application No. 100130  
(Banicevic / 20563 - 70 Avenue and 7039 - 206 Street)  
Bylaw No. 5176  
Bylaw No. 5177  
Report 16-03  
File CD 08-14-0184**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Fox,

That Council give final reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Banicevic) Bylaw 2016 No. 5176”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Banicevic) Bylaw 2016 No. 5177”.

CARRIED

Councillor Arnason opposed

**J. MAYOR AND COUNCIL REPORT**

Mayor Froese attended several events during the course of his duties including a visit to Korea, School District meeting, Youth Hub ground-breaking, Chamber of Commerce 86th AGM, and the Throne Speech in Victoria.

**K. METRO VANCOUVER REPRESENTATIVES REPORT**

Councillor Fox reported that he attended a Metro Utilities meeting where the discussed water restrictions.

**L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS****M. OTHER BUSINESS****M.1 Affordable Housing**

Moved by Councillor Arnason,  
Seconded by Councillor Fox,  
Whereas the Township of Langley is a rapidly developing community and has advanced a number of new neighbourhood plans within the past few years;

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;

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 further

That this policy include an engagement strategy to include staff, developers, GVHBA, UDI, as well as local housing stakeholders and potential housing partners.

CARRIED



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

Moved by Councillor Arnason,  
Seconded by Councillor Richter,  
Whereas Council has now received for consideration a draft OCP plan for  
the undeveloped areas of Brookwood-Fernridge;

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.

**AMENDMENT**

Moved by Councillor Richter,  
Seconded by Councillor Arnason,  
That a sixth criteria be added that states, "Identification of major significant  
tree stands in the Brookwood-Fernridge area".

**CARRIED**

Councillor Long opposed

DEFERRAL

Moved by Councillor Quaale,

Seconded by Councillor Whitmarsh,

That this motion be deferred until after the Brookwood-Fernridge OCP  
has been adopted.

CARRIED

Councillors Arnason and Richter opposed

**N. TERMINATE**

Moved by Councillor Davis,

Seconded by Councillor Fox,

That the meeting terminate at 8:30pm.

CARRIED

CERTIFIED CORRECT:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Township Clerk