



SPECIAL MEETING FOR THE PURPOSE OF PUBLIC HEARING

Wednesday, December 5, 2018 at 6:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, B. Long,
K. Richter, B. Whitmarsh, and E. Woodward

S. Gamble

W. Bauer, R. Knall, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Special Meeting for Public Hearing and Development Permits - December 5, 2018

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That Council adopt the agenda and receive the agenda items of the
Special Meeting for Public Hearing and Development Permits held
December 5, 2018.

CARRIED

B.1 PUBLIC HEARING

B.1 Official Community Plan Amendment and Rezoning Application No. 100154 (Provincial Rental Housing Corporation / 6465 - 201 Street) Bylaw No. 5391 Bylaw No. 5392 Report 18-151 File CD 08-14-0068

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment
(Willowbrook Community Plan) Bylaw No. 1991 No. 3008 Amendment
(Provincial Rental Housing Corporation) Bylaw 2018 No. 5391”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Provincial Rental Housing Corporation) Bylaw 2018 No. 5392”
Explanation – Bylaw No. 5391

R. Knall explained that Bylaw 2018 No. 5391 amends the Willowbrook Community Plan by changing the designation of a property located at 6465 – 201 Street from Regional Commercial to Institutional to facilitate conversion of a former hotel to accommodate a supportive housing facility. 292 public notices were mailed out.

Explanation – Bylaw No. 5392

R. Knall explained that Bylaw 2018 No. 5392 rezones a property located at 6465 – 201 Street from Community Commercial Zone C-2 to Community Care Facility Zone P-2Q to permit 49 units of supportive housing.

Explanation by the proponent:

Brenda Prusken, Operational Regional Director, BC Housing, provided the following information:

- At least 206 people are experiencing homelessness in Langley which is an increase of 114% over the last three years.
- Supportive Housing is different from a shelter as the residents must go through an application process and pay rent for their room.
- 24/7 staff work closely with residents to connect them to support services.
- Purchasing an existing hotel is a quicker way to address homelessness rather than purpose built new construction.

Janet Burden, Executive Director, Stepping Stone Community Services Society provided the following information:

- People will be assessed using a thorough process to determine services need and to create healthy resident mix.
- Residents will receive daily meal services, individual case planning, individual and group services, and connections to community supports.
- All residents will receive ongoing individualized case planning to assist them in reaching their personal and housing related goals.
- Stepping Stone will develop a Community Advisory Committee with representatives from the Township of Langley, BC Housing, Fraser Health, RCMP, local businesses, community organizations, and community members.
- Research has shown that neighbours have enjoyed positive relationships with supportive housing residents and there is no evidence of increased crime rates or property value decreases.

Submissions from the public:

1. S. Nand, Executive Director, Langley Community Services Society. Was in attendance and expressed support for the project.
2. J. MacLellan, a Langley resident, was in attendance and stated that he is homeless and is in support of the project as many people are in need of affordable housing.
3. A. Duminico, Infinitive Expansion Association, was in attendance and expressed support for the project as the need is great.
4. W. Martin, a Langley resident, was in attendance and expressed support for the project.
5. S. Murphy, a Vancouver resident, was in attendance and expressed support as there are not enough of these services in Langley.
6. F. Holland, on behalf of L. Kirby, a Langley resident, was in attendance and expressed support.
7. N. Page, a Langley resident, was in attendance and stated support for the project.
8. E. Peterson, Langley Division of Family Practice, was in attendance and expressed support for the project.
9. T. O'Connell, a Langley homeless resident, was in attendance and expressed support for the project as it will give people security.
10. C. Du, a Langley resident, was in attendance and expressed opposition due to safety concerns.
11. M. Dong, a Langley resident, was in attendance and expressed opposition due to safety concerns.
12. S. Coburn, a Langley resident, was in attendance and expressed support for the project as not all homeless people are addicts or criminals.
13. F. Holland, on behalf of K. Stevenson, was in attendance and expressed support.
14. S. Keeping, a Langley resident, was in attendance and expressed support for the project as everyone deserves housing.
15. L. White, Langley Vineyard and Langley Homelessness Coalition, was in attendance and expressed support for the project as this service is needed.
16. L. Wang, a Langley resident, was in attendance and expressed opposition due to its proximity to a liquor store. .
17. L. Liu, a Langley resident, was in attendance and expressed opposition due to safety concerns and asked Council to consider an alternative location.
18. T. Ge, a Langley resident, was in attendance and expressed opposition due safety concerns.
19. J. McTaggart, Langley Senior Community Action Table, was in attendance and expressed support
20. D. Silvester, a Langley resident, was in attendance and expressed support as the need is great.

21. M. Gold, a Langley resident, was in attendance and expressed support as the need is great.
22. A. Nicol, Encompass Support Services, was in attendance and expressed support as this service is needed.
23. C. Wall, a Langley resident, was in attendance and expressed support for the project and asked Council to base decision on fact rather than fear.
24. M. Dyck, a Langley resident, was in attendance and expressed opposition as she feels supportive housing enables addicts.
25. D. Dyck, a Langley resident, was in attendance and expressed opposition due to safety concerns and suggested using the facility for a rehabilitation centre.
26. D. Wall, a Langley resident, was in attendance and expressed support for the project.
27. J. Henderson, a Langley resident, was in attendance and expressed support for the project.
28. R. Sommerville, a Langley resident, was in attendance and expressed opposition due to the effect on property values and safety concerns.
29. D. Kipper, Fraser Health, was in attendance and expressed support for the project.
30. M. Fischer, Triple A Senior Housing, was in attendance and expressed support which will provide affordable housing options for seniors.
31. M. Douglas, a Langley resident, was in attendance and expressed support for the project.
32. F. Holland, a Langley resident, was in attendance and expressed support as the need is great and asked Council to approve the project.
33. A. Thompson, Ishtar Women's Resource Society, was in attendance and expressed support as their facility is at capacity and housing is a human right.
34. J. Crossley, a Langley resident, was in attendance and expressed support for the project as the cost of housing has increased greatly.
35. C. Wood, a homeless Langley resident, was in attendance and expressed support for the project.
36. L. Parsons, Ishtar Women's Resource Society, was in attendance and expressed support for the project as many women are homeless due to domestic violence.
37. M. Klemmensen, Ishtar Women's Resource Society, was in attendance and expressed support as treatment needs to go along with housing.
38. D. Holt, a Langley resident, was in attendance and expressed support for the project.
39. T. Pankratz, a Langley resident, was in attendance and expressed support for the project.
40. F. Forner, a Langley resident, was in attendance and expressed concerns about non-sobriety being allowed.
41. K. Forner, a Langley resident, was in attendance and expressed concerns about the vagueness of the plan.

42. C. Wiens, a Langley resident, was in attendance and expressed support for the project as everyone has a right to housing.
43. J. Pol, a Langley resident, was in attendance and expressed support for the project as all community members deserve support.
44. C. Cowie, a Langley resident, was in attendance and expressed support for the project.
45. J. Dagenais, Langley Lion's Housing Society, was in attendance and expressed support for the project as the location is ideal.
46. M. Connerty, on behalf of M. Pratt, was in attendance and expressed support.
47. M. Connerty, a Langley resident, was in attendance and expressed concerns regarding community members' concerns not being addressed, the low number of rooms, lack of green space, and the location of the facility.
48. P. Campbell, a Langley resident, was in attendance and expressed opposition due to the target group being men in their 40's with mental health issues, lack of criminal record checks required, and lack of information being provided.
49. J. Trujillo, a Langley resident, was in attendance and expressed opposition.
50. E. Krause, a Langley resident, was in attendance and expressed support for the project as it will give people a roof over their head.
51. V. Palermo, a Langley resident, was in attendance and expressed concerns regarding the vague plan and lack of risk assessment.

MEETING RECESSED

The meeting recessed at 9:12pm.

MEETING RECONVENED

The meeting reconvened at 9:21pm.

52. L. Clarke, a Langley resident, was in attendance and expressed opposition due to safety concerns.
53. A. Nobauer, a Langley resident, was in attendance and expressed opposition due it being a low barrier facility and safety concerns.
54. W. Kin, a Langley resident, was in attendance and expressed opposition due to safety concerns.
55. M. Schwandt, Fraser Health, was in attendance and expressed support for the project as it will aid with mental health issues.
56. Mary S., a Langley resident, was in attendance and expressed opposition due to safety concerns.
57. P. Theilade, a Langley resident, was in attendance and expressed concerns about the vague plan and a five year contract instead of year to year.
58. V. Chernikov, a Langley resident, was in attendance and expressed

opposition due to the location and safety concerns.

59. Y. Chernikov, a Langley resident, was in attendance and expressed opposition as the facility will not be drug free.

60. P. Krause, BC Non-Profit Housing Society, was in attendance and expressed support for this project as it will provide safe, stable, affordable housing.

61. R. Zh, a Langley resident, was in attendance and expressed opposition due to potential drug dealing.

62. Oliver, a Langley resident, was in attendance and expressed safety concerns.

63. H. Wu, a Langley resident, was in attendance and expressed opposition due to location and safety concerns.

64. C. Nobar, a Langley resident, was in attendance and expressed concerns regarding low barrier housing.

65. B. Connerty, a Langley resident, was in attendance and expressed concerns about not enough resources to make the project successful.

66. S. Xie, a Langley resident, was in attendance and expressed opposition to the low barrier model and safety concerns.

67. J. Lee, a Langley resident, was in attendance and expressed opposition due to safety concerns.

68. V. Ford, a Langley resident, was in attendance and expressed support for the project.

69. V. Wu, a Langley resident, was in attendance and expressed opposition due to low barrier model.

70. N. Stein, a Langley resident, was in attendance and expressed support for the project.

71. A. Lee, a Langley resident, was in attendance and expressed opposition due to the proximity to schools.

72. J. Jhwa, a Langley resident, was in attendance and expressed opposition due to safety concerns.

73. S. Zan, a Langley resident, was in attendance and asked Council to take their time when making this decision.

74. Shirley, a Langley resident, was in attendance and expressed opposition.

75. K. Snow, a Langley resident, was in attendance and expressed support for the project.

76. Mary, a Langley resident, was in attendance and expressed concerns regarding safety.

77. F. Yu, a Langley resident, was in attendance and expressed opposition due to the location.

78. C. Murphy, a Langley resident, was in attendance and expressed support for the project.

79. Leanne, a Langley resident, was in attendance and expressed opposition due to the proximity to schools.

80. Karen, a Langley resident, was in attendance and expressed opposition

due to the low barrier model.

81. J. Wallish, a Langley resident, was in attendance and expressed support for the project.

82. S. Messent, a Langley resident, was in attendance and expressed support for the project.

83. Anika, a Langley resident, was in attendance and expressed support for the project.

MEETING EXTENDED

Moved by Councillor Ferguson,

Seconded by Councillor Davis,

That the meeting be extended to 11:30pm.

CARRIED

84. Carolyn, a Langley resident, was in attendance and expressed opposition due to safety concerns.

85. C. Schneider, Gateway of Hope, was in attendance and expressed support for the project.

86. S. Smith, a Langley resident, was in attendance and expressed opposition due to lack of communication from BC Housing and lack of follow up care.

87. M. Dong spoke for a second time and commented on teens using drugs in school.

88. L. White spoke for a second time and commented on drug usage in homes and not just on the streets.

89. K. Lu spoke for a second time and stated that rehabilitation should be provided before housing.

90. S. Xie spoke for a second time against the project.

91. J. Jhwa spoke for a second time against the project.

The following written submissions were received from the public:

1. C. Wall, a Langley resident, expressing support for the project.
2. L. Fuller, a Langley resident, expressing support for the project.
3. H. Henczel, a Langley resident, expressing support for the project.
4. M. Klemmensen, a Langley resident, expressing support for the project.
5. M. Klassen, a Langley resident, expressing support for the project.
6. J. Dagenais, Executive Director, Langley Lions Housing Society, expressing support for the project.
7. D. Lupick, Homelessness Services Association of BC, expressing support for the project.
8. A. Lacoursiere, a Langley resident, expressing support for the project.
9. T. Manhas, a Langley resident, expressing support for the project.
10. T. and S. Beachy, Langley residents, expressing support for the project.
11. L. and C. Stein, Langley residents, expressing support for the project.

12. Langley Mennonite Fellowship, expressing support for the project.
13. L. Ball and L. Ryan, Lower Fraser Valley Aboriginal Society, expressing support for the project.
14. C. and E. Barrett, Langley residents, expressing support for the project.
15. J. Orlowski, a Langley resident, expressing support for the project.
16. J. Funk, a Langley resident, expressing support for the project.
17. A. Rempel, Langley Children Committee, expressing support for the project.
18. D. Collins, Executive Director, Inclusion Langley Society, expressing support for the project.
19. C. Andres, a Langley resident, expressing support for the project.
20. Dr. B. Martin, physician in Langley, expressing support for the project.
21. Dr. M. Schwandt, Medical Health Officer, Fraser Health, expressing support for the project.
22. J. Henderson-Rahbar, a Langley resident, expressing support for the project.
23. J. Atkey, CEO, BC Non-Profit Housing Association, expressing support for the project.
24. M. Fischer, Triple A Senior Housing, expressing support for the project.
25. W. Martin, a Langley resident, expressing support for the project.
26. J. Funk, a Cloverdale resident, expressing support for the project.
27. C. Mercer, a Langley resident, expressing support for the project.
28. Concerned Willoughby residents, expressing opposition due to safety concerns.
29. R. Rempel, a Langley resident, expressing opposition due to safety concerns and effect on property values.
30. S. Smith, a Langley resident, expressing opposition as the project does not fill with the existing community plan.
31. I. Reid, a Langley resident, expressing opposition due to safety concerns.
32. O. Shokina, a Langley resident, expressing concerns for having the project in a residential area.
33. Y. Tian, a Langley resident expressing opposition due to safety concerns.
34. Concerned Willoughby residents, 317 signature petition opposing the project.
35. Ming, a Langley resident, expressing concerns regarding safety and asked for an alternate location, away from schools and homes.
36. P. Campbell, a Langley resident expressing opposition due to safety concerns.
37. P. Gabra, a Langley resident, expressing opposition due to safety concerns.
38. S. Lee, a Langley resident, expressing opposition due to safety concerns.
39. J. Zhao, a Langley resident, expressing opposition due to location,

safety concerns, and a better solution and strategy.

40. T. Maione, a Langley resident, expressing opposition due to safety concerns.

41. D. Frisk, a Langley resident, expressing opposition due to safety concerns.

42. L. Shik, a Langley resident, expressing opposition due to safety concerns.

43. D. Dyck, a Langley resident, expressing opposition due to safety concerns.

44. M. Dyck, a Langley resident, expressing opposition as she feels forced rehab is a better answer.

45. S. Thom, a Langley resident, expressing opposition due to safety concerns.

46. B. Thom, a Langley resident, expressing opposition due to safety concerns.

47. Y. Yang, a Langley resident, expressing opposition due to safety concerns.

48. G. Ge, a Langley resident, expressing opposition due to safety concerns.

49. M. Hao, a Langley resident, expressing opposition due to safety concerns.

50. Wei, a Langley resident, expressing opposition due to safety concerns.

51. James, expressing opposition.

52. J. Jheo, a Langley resident, expressing opposition due to its location.

53. Y. Lu, a Langley resident, expressing opposition due to its location.

54. L. Luang, expressing opposition.

55. M. Wang, expressing opposition.

56. P. Campbell submitted a report entitled "Housing for People with Substance Use and Concurrent Disorders".

57. 100 additional signatures to previously submitted petition, stating opposition.

58. Change.org petition with 53 pages of signatures with no street addresses given, only city of residence, of which many are from outside of Langley, stating opposition.

59. Change. Org petition with 62 pages of signatures with no street addresses given, only city of residence, of which many are from outside of Langley, stating support.

60. 120 signature petition stating opposition.

61. C. Wall, a Langley resident, expressing support for the project.

62. B. Richter, a Langley resident, expressing support for the project.

MEETING EXTENDED

Moved by Councillor Davis,

Seconded by Councillor Woodward,

That the meeting be extended to 11:45pm.

CARRIED

Explanation by the proponent:

N. Brunemeyer, BC Housing, was in attendance and commented that BC Housing has had much experience with supportive housing and is in many communities throughout BC. The service providers in the facility will have expertise and residents will all have different outcomes, based on their needs. She further commented that housing homeless people will keep the streets safer.

C. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That the meeting terminate at 11:43pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk