



## COUNCIL PRIORITIES COMMITTEE

Monday, March 11, 2019 at 12:00pm  
Fraser River Presentation Theatre  
4<sup>th</sup> Floor, 20338 – 65 Avenue, Langley, BC

---

### MINUTES

**PRESENT:** Chair, Councillor B. Whitmarsh

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

M. Bakken, R. Seifi, K. Sinclair, P. Tulumello, and J. Winslade

W. Bauer, P. Cordeiro, K. Stepto, and P. Ward

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

##### **1. Council Priorities Committee Agenda – March 11, 2019**

Moved by Councillor Ferguson,  
Seconded by Councillor Kunst,  
That Council adopt the agenda and receive the agenda items of the  
Council Priorities Committee meeting held March 11, 2019.

**CARRIED**

#### **B. ITEMS FOR DISCUSSION**

The following item was referred to the Council Priorities Committee at the December 3, 2018 Regular Evening Council meeting:

##### **1. Affordable Housing**

###### **Report 19-30**

File CD 5040-06

P. Ward provided a presentation regarding Affordable Housing in the Township of Langley. He noted that, per the CMHC, housing is considered affordable if housing costs account for less than 30% of before-tax household income. In 2013, Council endorsed the Housing Action Plan (HAP) to guide decision-making related to market and non-market housing. The HAP includes over fifty actions that aim to encourage a diverse and affordable supply of housing in the Township. The Official Community Plan also includes policies to encourage affordable housing.

P. Ward reviewed the following items that were referred to staff:

1. Contribution of public lands to the community housing sector for new affordable homes;
2. Protection of existing affordable housing supplies through retention and replacement policies;
3. The zoning of existing and new rental developments as a rental only;
4. Streamlining municipal permitting and rezoning processes to fast-track development of affordable rental housing; and
5. Pursuit of partnerships with local non-profits, cooperative and other stakeholders in the community housing sector to create new affordable housing developments.

Staff recommended continuing to implement the actions identified in the HAP while concurrently commencing work on a housing needs report.

Mayor Froese entered the meeting at 12:22pm.

Councillor Davis entered the meeting at 12:40pm.

#### **COUNCIL**

Moved by Councillor Richter,

Seconded by Councillor Arnason,

That the Council Priorities Committee recommends that the Housing Needs Assessment and Housing Action Plan be considered and included in all in-progress, or future, Neighbourhood Plans.

#### **CARRIED**

The following items were referred to the Council Priorities Committee at the February 11, 2019 Regular Afternoon Council meeting:

### **2. Permissive Tax Exemption for Churches**

Staff summarized the Churches Permissive Tax Exemption Bylaw 2014 No. 5118. It was noted that Section 220 of the Community Charter provides for a mandatory tax exemption for buildings set apart for public worship. Subsections 224 (2) (f) and (g) of the Community Charter provide for a permissive tax exemption for the surrounding lands to these exempt buildings. This Bylaw stipulates such a tax exemption for these surrounding lands. Staff are recommending Bylaw and Policy application adjustments for the following reasons:

- Since 2004, BC Assessment (BCA) has been assessing Permissive Tax Exemptions for Churches and Places of Worship in a way that is inconsistent with the Township of Langley bylaw and policy;
- The inconsistency was discovered in 2017 as a result of an inquiry from a church property owner;
- BCA reviewed that folio and realized, based on our bylaw that the church property should have been paying more in taxes;
- The property was left "as is" pending further review; and

- Early in 2018, BCA reviewed all church properties in the Township to see how far reaching the inconsistency was.

In the short term, staff would like to bring forward for Council review and approval, a bylaw and policy amendment, the outcome of which is to match how BCA has been calculating exemptions in the Township. In the longer term, staff recommends the Township Permissive Tax Exemption (PTE) process, bylaw and policy for Churches and Places of Worship be reviewed and updated to reflect changes in the environment within which PTE's are granted and changes in circumstances as they relate to churches and places of worship themselves.

Staff would further like to update the bylaw and policy with several housekeeping items to assist in making it clearer and easier to apply for tax exemptions.

#### **COUNCIL**

Moved by Councillor Richter,

Seconded by Councillor Kunst,

That the Council Priorities Committee recommends that Council ask staff to amend the Permissive Tax Exemption Bylaw to maintain the current practice; and further

That staff undertake a review of the bylaw as soon as practical, taking into consideration church provision of community services and amenities such as foodbanks, community gardens, affordable housing etc..

#### **CARRIED**

### **3. Traffic Management Plans - Parades**

*Whereas "Everyone Loves a Parade!";*

*Whereas parades held in our Township communities and hosted by community non-profit groups - have proven to provide an exemplary contribution towards building community spirit, promoting the values of our Township and supporting volunteerism;*

*Whereas Township of Langley Council supports some of these parades with community grants, HOWEVER the costs of LIABILITY INSURANCE and preparation of TRAFFIC MANAGEMENT PLANS which are mandatory requirements by the Township of Langley in order for a parade to be held, can far exceed the grants issued. In fact, in some cases the demands and costs of the traffic management plans alone can be triple that of the maximum grant provided by Township of Langley for a parade;*

*Therefore be it resolved that beginning in 2019 and from now on, Township of Langley Council direct staff to facilitate the preparation and completion of any required TRAFFIC MANAGEMENT PLANS and cover the cost of such plans for parades that are to be held in the Township which are sanctioned by Council and in which Council participates; and further*

*Be it resolved that funding for this community initiative be directed from the Council Contingency account.*

**REFERRAL**

*That the motion be referred to staff for a cost estimate; and further*

*That these parades come back as part of the community grant process.*

**CARRIED**

P. Cordeiro provided a presentation regarding Traffic Management Plans for parades and special events. He commented that Traffic Management:

- Is required to ensure health and safety of participants and general public;
- Is required to follow Ministry of Transportation Traffic Management Manual for work on roadways;
- Involves creating a Traffic Management Plan (TMP), using Certified Traffic Control Persons, RCMP, addressing traffic signals, signage for closures and detours.
- Requires liability insurance, naming the Township as additionally insured.

Estimated Traffic Management Plan preparation costs vary depending on company, size of event, volunteer participation, RCMP, and other jurisdiction involvement, number of participants, and complexity of the event. Traffic Control Costs are based on Township unit rates, event duration, and number of Traffic Control Plans. In 2018, there were seven not-for profit parades. The estimated average cost for each parade is \$7,900. This does not include traffic signal costs, RCMP, and other agency costs. If the Township was to cover the costs of Traffic Management Plans for seven parades, the total cost would be \$24,500.

**MOTION**

Moved by Councillor Long,  
Seconded by Mayor Froese,  
That Council receive the presentation for information.

**CARRIED**

**4. 2019 Capital Improvement and Community Grants  
Report 19-38  
File ACCI 1850-20**

**COUNCIL**

Moved by Mayor Froese,  
Seconded by Councillor Long,  
That the Council Priorities Committee recommends:

**That** Council approve payment of **\$57,600** under the 2019 Capital Improvements Grants category and that those funds be distributed to those organizations identified in Table A;

**That** Council approve payment of **\$72,450** under the 2019 Community Grants – General category to be distributed to those organizations identified in Table B;

**That** Council approve payment of **\$40,000** under the 2019 Major Festivals Grants category and that those funds be distributed to those organizations as identified in Table C;

**That** Council consider the existing category of the Minor Festivals to fund existing and long running Parades for traffic planning and traffic management related expenses;

**That** Council approve payment of **\$5,000** under the 2019 Minor Festivals Grants category and that those funds be distributed to the organization as identified in Table C2;

**That** Council approve payment of **\$17,500** under the 2019 Community Grants - Banners category and that those funds be distributed to those organizations as identified in Table D;

**That** Council approve payment of **\$35,000** towards the Township's "Nothing Without Effort" Community Matching Grant program category and delegate staff the evaluation and approval of up to seven (7) 2019 proposals (one per community as per Table E);

**That** Council approve payment of **\$17,000** from 2019's funding allocations for graduating high school students to be distributed under the 2020 Community Grants - Scholarships – Public Schools category as identified in Table F1;

**That** Council approve payment of **\$4,000** from 2019's funding allocations for graduating independent high school students to be distributed under the 2020 Community Grants – Scholarships – Independent Schools category as identified in Table F2;

**That** Council approve payment of **\$2,000** representing \$250 to each of eight (8) Langley secondary school applications from 2019's funding allocations in support of the 2020 Dry Grads category as identified in Table F3;

**That** Council amend Policy 06-021 to include Parades under the Minor Festivals Grants category and to restate criteria #2 in that category as follows:

2. That the group or society has organized a past community festival, celebration, parade or event that has drawn audiences greater than 5,000 people to the Township of Langley.

**That** Council amend Policy 06-021 to include an additional level of accountability for grant requests that are in excess of \$2,000, requiring applicants to include with their application, a project or event specific budget showing proposed revenues and expenditures for their planned initiative and that all grant recipients be required to provide a project or

event specific financial statements showing their revenues and expenses from the prior year for their Township funded initiatives when applying again;

**That** Council review the items identified as “**TBD**” under the various tables and determine funding awards, and provide staff with authority to adjust the approved amounts in the affected budget categories accordingly;

**AMENDMENT**

Moved by Councillor Richter,  
Seconded by Councillor Arnason,  
That the following paragraph:

**That** Council consider the existing category of the Minor Festivals to fund existing and long running Parades for traffic planning and traffic management related expenses.

Be amended as follows:

**That** Council consider the existing category of the Minor Festivals to fund existing and long running Parades for Traffic Management Plans.

**DEFEATED**

Mayor Froese and Councillors Ferguson, Kunst, Long, and Woodward opposed

**COUNCILLOR DECLARES CONFLICT OF INTEREST**

Councillor Ferguson declared a Conflict of Interest under Section 100 of the Community Charter, as he is a Director on the Langley Seniors Resource Society Board, and left the meeting at 2:03pm.

**COUNCIL**

Moved by Councillor Richter,  
Seconded by Councillor Davis,  
That the Council Priorities Committee recommends that the Langley Seniors Resource Society be granted \$7,500 for an exterior sign replacement, to be funded from Council Contingency.

**CARRIED**

Mayor Froese and Councillor Long opposed

Councillor Ferguson re-entered the meeting at 2:10pm.

**MAIN MOTION**

The question was called on the Main Motion regarding 2019 Capital Improvement and Community Grants, and it was

**CARRIED**

**MOTION**

Moved by Councillor Richter,

Seconded by Councillor Arnason,

**That** Council provide a \$1000 Grant, from Council Contingency, to each applicant Community Association outside of the Community Grants Criteria for 2019 and provide staff with authority to adjust the approved amounts in the affected budget category accordingly; and further

**That** Council consider establishing a new mechanism for funding Community Associations, outside of the current Community Grants Program, with new policy and specific criteria that ensures accountability and fair non-political community representation that reflects existing community engagement processes.

**REFERRAL**

Moved by Mayor Froese,

Seconded by Councillor Richter,

That this motion be referred to "Other Business" on the March 11, 2019 Regular Afternoon Meeting.

**CARRIED**

**C. OTHER BUSINESS**

**D. TERMINATE**

Moved by Councillor Davis,

Seconded by Councillor Long,

That the meeting terminate at 2:26pm.

**CARRIED**

CERTIFIED CORRECT:

---

Mayor

---

Township Clerk