



## REGULAR EVENING MEETING OF COUNCIL

Monday, November 4, 2019 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, S. Ferguson, M. Kunst, B. Long,  
K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken, K. Sinclair, and R. Seifi

W. Bauer and K. Stepto

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

#### **A.1 Regular Evening Council Meeting - November 4, 2019**

Moved by Councillor Ferguson,  
Seconded by Councillor Davis,  
That Council adopt the agenda and receive the agenda items of the  
Regular Evening Council meeting held November 4, 2019.  
CARRIED

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

#### **B.1 Regular Evening Council Meeting - October 21, 2019**

Moved by Councillor Davis,  
Seconded by Councillor Whitmarsh,  
That Council adopt the Minutes of the Regular Evening Council meeting  
held October 21, 2019.  
CARRIED

#### **B.2 Public Hearing Meeting - October 21, 2019**

Moved by Councillor Davis,  
Seconded by Councillor Whitmarsh,  
That Council adopt the Minutes of the Public Hearing meeting held  
October 21, 2019.  
CARRIED

### **C. PRESENTATIONS**

**D. DELEGATIONS****D.1 Merle Campbell  
File 0550-07**

Merle Campbell, appeared before Council to discuss a green initiative allowing residents to donate and plant living Christmas trees on Township land. She stated that planting live Christmas trees would give citizens the opportunity to help the environment. She commented on the benefits of urban forests including reducing air pollution, reducing the temperature, providing habitat for wildlife, and improving water filtration.

**E. REPORTS TO COUNCIL****F. BYLAWS FOR FIRST AND SECOND READING****F.1 Rezoning Application No. 100549  
Development Permit Application No. 101039 and  
(Focus Architecture Inc. / 20584 - 80 Avenue)  
Bylaw No. 5519  
Bylaw No. 5520  
Report 19-170  
File CD 08-23-0153**

Moved by Councillor Ferguson,  
Seconded by Councillor Whitmarsh,  
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Focus Architecture Inc.) Bylaw 2019 No. 5519, rezoning 0.96 ha (2.36 ac) of land located at 20584 – 80 Avenue in the Yorkson Neighbourhood Plan Southwest Phase, to Comprehensive Development Zone CD-65 to facilitate the development of 40 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, 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 and Yorkson Engineering Services Plan;
2. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 206 Street and 80 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, and the Street

Trees and Boulevard Plantings Policy;

4. Dedication and construction of a 4.5 metre wide street greenway on the south side of 80 Avenue and the west side of 206 Street, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;

5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);

6. Compliance with Age Friendly Amenity Area requirements;

7. Registration of restrictive covenants acceptable to the Township:

a. identifying the lots/units (minimum 5% of single family and attached residential lots) required to incorporate the Adaptable Housing Requirements;

b. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);

c. prohibiting garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;

d. requiring a non-disturbance area over the Streamside Protection and Enhancement Area, including final acceptance of streamside restoration and enhancement plans and details, streamside fencing, signage and security;

8. Compliance with the Community Amenity Contribution Policy (including Council adoption of a Phased Development Agreement), the Yorkson Greenway Amenity Zoning Policy, including payment of applicable greenway amenity fees, and the Township's 5% Neighbourhood Park Land Acquisition Policy;

9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges;

That Council give first and second reading to Township of Langley Phased Development Agreement (Focus Architecture Inc.) Bylaw 2019 No. 5520;

That Council at time of final reading of Rezoning Bylaw No. 5519 authorize issuance of Development Permit No. 101039 subject to the following conditions:

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

b. On-site landscaping plans being in substantial compliance with Schedules "N" through "O" 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 and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5519 and Phased Development Agreement Bylaw No. 5520, in conjunction with the hearing for proposed Development Permit No. 101039.

CARRIED

Councillor Richter opposed

**F.2      Official Community Plan Amendment and  
Rezoning Application No. 100177 and  
Development Permit Application No. 101023  
(Carvolth 86th Ave LP / 20148 and 20176 - 86 Avenue)  
Bylaw No. 5528  
Bylaw No. 5529  
Bylaw No. 5530  
Bylaw No. 5531  
Report 19-169  
File CD 08-26-0206**

Moved by Councillor Long,

Seconded by Councillor Kunst,

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Carvolth 86th Ave LP) Bylaw 2019 No. 5528 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment

(Carvolth 86th Ave LP) Bylaw 2019 No. 5529, rezoning 1.9 ha (4.7 ac) of land located at 20148 and 20176 - 86 Avenue to Comprehensive Development Zone CD-140, to allow for a comprehensive development consisting of 472 rental apartment units and 855 square metres (9,201 square feet) of commercial space in four (4) apartment buildings, one (1) amenity building and one (1) mixed use building, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted 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. Provision of road dedications/right of way, widenings, and necessary traffic improvements for the west half of 201B Street, the lane between 85 and 86 Avenues, north half of 85 Avenue, and south half of 86 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of final on-site landscape and lot grading plans including integration of lot grading with ultimate design of 201B Street and proposed DP101023 to accommodate changes in elevation and to connect to the sidewalk and the street;
5. Provision of final off-site servicing landscape design drawings including street trees, sidewalk and public pedestrian connection materials and layout, fencing, signage, landscaping details and security to the acceptance of the Township;
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);
7. Written authorization from the owner of 20120 – 86 Avenue to remove trees on and near the common property line;
8. Compliance with Age Friendly Amenity Area requirements;
9. Registration of restrictive covenants:
  - a. identifying the units (15% of apartment units) proposed in accordance with the Schedule 2 – Adaptable Housing Requirements for the Township's Official Community Plan; and,
  - b. prohibiting reliance on street parking;
10. Registration of statutory rights of way securing:
  - a. Public access over the lane south of 86 Avenue; and,
  - b. Public access over the public pedestrian connections;
11. Provision of the following community amenity contributions:
  - a. 20 year rental Housing Agreement for the residential units in the

development;

- b. 15% (71 units) adaptable units (10% required);
- c. Minimum of 316 square metres (3,400 square feet) of green roof on buildings B and C (drought tolerant sedum plants incorporated into growing mats);
- d. Centralized rainwater collection system for buildings B, C, D, E and amenity with the collected rainwater re-used for irrigation;
- e. Minimum of 1,128 square metres (12,137 square feet) of indoor amenity space (fully equipped gym, projection room with movie theatre, two (2) bedroom guest suite, daycare and common rooms);
- f. Modified parkade design to accommodate waste management, parcel delivery and moving trucks in the P-3 parking level; and
- g. Provision of the infrastructure (power supply, panels and ducting) for the future installation of a minimum of one (1) Level 2 EV charging facility parking stall per residential unit.

12. Security of final approval of Bylaw No. 5529 from the Ministry of Transportation and Infrastructure including provision of a Traffic Impact Study to the acceptance of the Ministry of Transportation and Infrastructure;

13. Compliance with the Community Amenity Contribution Policy (including entering into a Phased Development Agreement and completion of the contribution), the requirements of the Carvolth Greenway Amenity Zoning Policy (including payment of applicable greenway amenity fees) and the Township's 5% Neighbourhood Park Land Acquisition Policy (including completion of the contribution); and

14. Payment of applicable Carvolth Neighbourhood Plan fees, supplemental rezoning fees, site servicing review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges;

That Council give first and second reading to Township of Langley Phased Development Agreement (Carvolth 86th Ave LP) Bylaw 2019 No. 5530;

That Council give first and second reading to Township of Langley Housing Agreement (Carvolth 86th Ave LP) Bylaw 2019 No. 5531;

That Council at time of final reading of Rezoning Bylaw No. 5529 authorize issuance of Development Permit No. 101023 subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "V";
- b. Provision of the infrastructure (power supply, panels and ducting) for the future installation of a minimum of one (1) Level 2 EV charging facility parking stall per residential unit;
- c. Landscape plans being in substantial compliance with Schedules "W" through "AC" 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;

- d. All signage being in compliance with Schedules "A", "G", "R", and "S" and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments in substantial compliance with Schedule "S" to the acceptance of the Township; and,
- f. All refuse areas to be located within the buildings or screened in substantial compliance with Schedules "F" and "Q" 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. Issuance of Energy Conservation and GHG Reduction Development Permit No. 101024;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- g. 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; and
- h. Security of Highway Use Permits for all canopies and signage that project over municipal road dedications; and further

That Council authorize staff to schedule the public hearing for the Carvolth Neighbourhood Plan Amendment Bylaw, Rezoning Bylaw and Phased Development Agreement Bylaw in conjunction with the hearing for proposed Development Permit No. 101023.

CARRIED

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

**G.1 Fraser Valley Intermunicipal  
Business Licence Program  
Bylaw No. 5500  
Report 19-168  
File CD 3900-25**

Moved by Councillor Davis,  
Seconded by Councillor Whitmarsh,  
That Council give first, second and third reading to the Intermunicipal  
Business Licence Bylaw No. 2012 No. 4966 Amendment Bylaw 2019 No.  
5500.  
CARRIED

**G.2 Township of Langley Council Procedure Bylaw 2016 No. 5199  
Amendment Bylaw 2019 No. 5522  
Bylaw No. 5522  
Report 19-163  
File ADM 3900-25**

Moved by Councillor Arnason,  
Seconded by Councillor Kunst,  
That Council give first, second and third reading to "Township of Langley  
Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw 2019 No.  
5522".

**AMENDMENT**

Moved by Councillor Woodward,  
Seconded by Councillor Arnason,  
That item (k) Part 9 – Section 9.08 be removed and referred to a future  
Council Priorities Committee for further discussion.  
CARRIED

Mayor Froese and Councillor Richter opposed

**MAIN MOTION, AS AMENDED**

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

**G.3 Highway Closure, Dedication Removal and Disposal (Township)  
Bylaw No. 5525  
Report 19-167  
File ADM PM002850**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Kunst,



That Council give first, second and third reading to Highway Closure Dedication Removal Bylaw (Township) 2019 No. 5525.  
CARRIED

Councillors Arnason and Richter opposed

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

**H.1 Rezoning Application No. 100545  
Development Permit Application No. 101026 and  
Development Variance Permit Application No. 100112  
(Qualico Developments / 7653 and 7675 - 204 Street)  
Bylaw No. 5480  
Bylaw No. 5505  
Report 19-145  
File CD 08-23-0183**

Moved by Councillor Long,  
Seconded by Councillor Kunst,  
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5480"; and

"Township of Langley Phased Development Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5505".  
CARRIED

Councillors Arnason and Richter opposed

Development Permit No. 101026

Running concurrently with this Bylaw is Development Permit No. 101026 (Qualico Developments / 7653 and 7675 – 204 Street) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Development Variance Permit No. 100112

Running concurrently with this Bylaw is Development Permit No. 100112 (Qualico Developments / 7653 and 7675 – 204 Street) in accordance with Attachment B subject to the following conditions:

- a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lot 11, indicated on Schedule “A”;
- b. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line (abutting a street) setback requirement from 3.0 metres to 2.5 metres for the principal building on proposed Lot 11, indicated on Schedule “A”;
- c. Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum side lot line (abutting a street) setback requirement from 4.5 metres to 2.5 metres for the accessory detached garage on proposed Lot 24, indicated on Schedule “A”;
- d. Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement from 0.9 metres to 0.6 metres for the accessory detached garage on proposed Lots 24 and 25, indicated on Schedule “A”.

## **I. BYLAWS FOR CONSIDERATION AT THIRD READING AND FOR FINAL ADOPTION**

- I.1            Rezoning Application No. 100583  
(Volero Brands Inc. / 0833690 BC Ltd. /  
1, 20133 - 102 Avenue)  
Bylaw No. 5510  
Report 19-149  
File CD 09-02-0170**

Moved by Councillor Arnason,  
Seconded by Councillor Ferguson,  
That Council give third and final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Volero Brands Inc.) Bylaw 2019 No. 5510”.  
CARRIED

- I.2            Low Carbon Mobility Plan: Electric Vehicles  
Bylaw No. 5396  
Report 19-143  
File ENG 5280-01**

Moved by Councillor Arnason,  
Seconded by Councillor Davis,  
That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Electric Vehicle Charging) Bylaw 2019 No. 5396".

CARRIED

## **J. BYLAWS FOR FINAL ADOPTION**

**J.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 Ferguson,  
That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 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".  
CARRIED

Councillors Arnason and Richter opposed

Development Permit No. 100821

Moved by Councillor Ferguson,  
Seconded by Councillor Whitmarsh,  
That Council authorize issuance of Development Permit No. 100821 (Reno Investments 2011 Ltd. / 22310, 22322, 22338 and 22390 – 48 Avenue) in accordance with Attachment A 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;
- d. An erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. Payment of supplemental development permit application fees, Development Cost Charges, Murrayville Pedestrian Overpass Fees and building permit administration fees.

CARRIED

Councillors Arnason and Richter opposed

## **J.2**

**Rezoning Application No. 100507 and  
Development Permit Application No. 100950  
(Essence Properties Inc. / 20139 and 20159 - 80 Avenue)  
Bylaw No. 5421  
Report 18-155  
File CD 08-26-0199**

Moved by Councillor Long,  
Seconded by Councillor Davis,  
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Inc.) Bylaw 2018 No. 5421".  
CARRIED

Councillor Arnason opposed

Development Permit No. 100950

Moved by Councillor Davis,  
Seconded by Councillor Ferguson,  
That Council authorize issuance of Development Permit No. 100950 (Essence Properties Inc. / 20139 and 20159 – 80 Avenue) in accordance with Attachment A subject to the following conditions:  
a. Building plans being in substantial compliance with Schedules "A"

through “Z”;

b. On-site landscaping plans being in substantial compliance with Schedules “AA” through “EE”, 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
  - b. On-site landscaping to be secured by letter of credit at building permit stage;
  - c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
  - d. 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; and
  - e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.
- CARRIED

Councillor Arnason opposed

#### **K. MAYOR AND COUNCIL REPORT**

Mayor and Council attended several events during the course of their duties.

#### **L. METRO VANCOUVER REPRESENTATIVES REPORT**

#### **M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS**

#### **N. OTHER BUSINESS**

Councillor Arnason presented the following Notices of Motion for consideration at the next Regular Evening Meeting:

##### **N.1 Biodiversity Strategy**

Whereas the Township of Langley is growing at a rate of approximately 2% per year, which development primarily occurs in greenfield areas that

have been the subject of historic reports regarding the specific flora and fauna which are features of specific ecosystems and habitats within a variety of areas; and

Whereas, the Township is guided by high level policies such as the Sustainability Charter, Wildlife Habitat Conservation Strategy, ISWMPs, as well as existing and developing Neighbourhood Plans, which all highlight the importance of maintaining and enhancing ecological integrity as we continue to urbanize in order to enhance identified ecological, economic, and social goals, and

Whereas, it is increasingly important that detailed and specific policies and frameworks be advanced in order to inform decision-making with respect to a host of environmental matters in order to protect, enhance, and sustain our existing biodiversity,

Therefore, be it resolved that Council direct staff to review the options for the development of a Biodiversity Strategy for the Township, with the broader goal of increasing the amount of natural areas, enhancing biodiversity, and expanding access to nature in our community. Staff's subsequent report to Council should include a review of similar strategies within other Metro communities, possible timelines for development of the Strategy, budgetary implications, staff resources, as well as opportunities to work with other stakeholder partners further to the integration of existing sensitive ecosystem mapping information in order to inform the Strategy.

## **N.2 Affordable Housing Service Agreements**

Whereas, the Township of Langley Housing Action plan identifies affordable rental housing as a key component for the provision of a "range" of housing options for our growing community, and

Whereas, there has been a gradual generation of much-needed rental housing units that have been recently approved in the Township, which has generally enhanced opportunities for those able to afford market rents, but does not address those who require more affordable or below-market rental housing options, and

Whereas, Council has recently endorsed the adoption of strategic Community Amenity Charges, of which 10% is being directed to an Affordable Housing Reserve Fund, but said fund will take many years to collect enough capital to acquire land or partner with other levels of government in order to build affordable rental housing in the Township,

Therefore, be it resolved that Council direct staff to review opportunities to consider negotiated Affordable Housing Service Agreements managed by

third party service providers, that can be considered in rental housing development applications as a community amenity financed by the aforementioned Reserve Fund, and that staff report back to Council as part of the strategic review of the Housing Action Plan and mandated Housing Needs Assessment, in order to consider how these funds can be utilized in order to provide subsidized housing opportunities within rental complexes in private market developments in the Township.

**O. TERMINATE**

Moved by Councillor Davis,  
Seconded by Councillor Kunst,  
That the meeting terminate at 7:43pm.  
CARRIED

CERTIFIED CORRECT:

\_\_\_\_\_  
Mayor

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