



REGULAR EVENING MEETING OF COUNCIL

Monday, December 2, 2019 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, S. Ferguson, M. Kunst, K. Richter,
B. Whitmarsh, and E. Woodward

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

S. Little and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - December 2, 2019

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive the agenda items of the
Regular Evening Council meeting held December 2, 2019.
CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - November 18, 2019

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That Council adopt the Minutes of the Regular Evening Council meeting
held November 18, 2019.
CARRIED

B.2 Public Hearing Meeting - November 18, 2019

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That Council adopt the Minutes of the Public Hearing meeting held
November 18, 2019.
CARRIED

C. PRESENTATIONS

D. DELEGATIONS

E. REPORTS TO COUNCIL**F. BYLAWS FOR FIRST AND SECOND READING****G. BYLAWS FOR FIRST, SECOND AND THIRD READING**

- G.1 Drainage Development Works Agreement Bylaw
(QRD Holdings (Willoughby) Inc.)
Bylaw No. 5488
Report 19-190
File CD 08-14-0212**

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That Council give first, second and third reading to Drainage Development Works Agreement (QRD Holdings (Willoughby) Inc.) Bylaw 2019 No. 5488; and further

That Council authorize, upon adoption of the Drainage Development Works Agreement (QRD Holdings (Willoughby) Inc.) Bylaw 2019 No. 5488, the execution of a Development Works Agreement with QRD Holdings (Willoughby) Inc., in the form of a document presented as Attachment A, for the provision of off-site drainage infrastructure for the area of Central Gordon in the Willoughby Community Plan.
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

- H.1 Official Community Plan Amendment and
Rezoning Application No. 100184
(Ganchar / 23600 - 23900 Blocks of 36A Avenue)
Bylaw No. 5526
Bylaw No. 5527
Report 19-161
File CD 10-28-0042**

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Ganchar) Bylaw 2019 No. 5526"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Ganchar) Bylaw 2019 No. 5527".

AMENDMENT

Moved by Councillor Ferguon,

Seconded by Councillor Woodward

That the Community Amenity Fee's be waived for Official Community Plan Amendment and Rezoning Application No. 100184 (Ganchar / 23600 - 23900 Blocks of 36A Avenue).

CARRIED

MAIN MOTION, AS AMENDED

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

H.2**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 Whitmarsh,

Seconded by Councillor Kunst,

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Focus Architecture Inc.) Bylaw 2019 No. 5519"; and

"Township of Langley Phased Development Agreement (Focus Architecture Inc.) Bylaw 2019 No. 5520".

CARRIED

Councillor Richter opposed

Development Permit No. 101039

Running concurrently with this Bylaw is Development Permit No. 101039 (Focus Architecture Inc. / 20584 – 80 Avenue) in accordance with Attachment A 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.

**H.3 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 Ferguson,
Seconded by Councillor Richter,
That Council give third reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Carvolth 86th Ave LP) Bylaw 2019 No. 5528”;

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Carvolth 86th Ave LP) Bylaw 2019 No. 5529”;

“Township of Langley Phased Development Agreement (Carvolth 86th Ave LP) Bylaw 2019 No. 5530”; and

“Township of Langley Housing Agreement (Carvolth 86th Ave LP) Bylaw 2019 No. 5531”.

Development Permit No. 101023

Running concurrently with this Bylaw is Development Permit No. 101023 (Carvolth 86th Ave LP / 20148 and 20176 – 86 Avenue) in accordance with Attachment A 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.

AMENDMENT

Moved by Mayor Froese,

Seconded by Councillor Whitmarsh,

That Official Community Plan Amendment and Rezoning Application No. 100177 and Development Permit Application No. 101023 (Carvolth 86th Ave LP / 20148 and 20176 – 86 Avenue) be referred to staff to discuss and resolve the items raised during the Public Hearing with the proponent, including consideration of a reduction in the terms of the proposed Housing Agreement from 20 to 10 years for Building A, and a possible reduction in the CAC's applicable, up to a maximum of 80%, subject to the provision of a minimum of 10% of units within the proposed development being Affordable Units as defined in the Township of Langley Bylaw 2019 No. 5462.

CARRIED

REFERRAL OF THE MAIN MOTION, AS AMENDED

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

CARRIED

Councillor Woodward opposed

I. BYLAWS FOR FINAL ADOPTION

I.1 Highway Closure, Dedication Removal and Disposal (Township)

Bylaw No. 5525

Report 19-167

File ADM PM002850

Moved by Councillor Davis,

Seconded by Councillor Kunst,

That Council give final reading to "Highway Closing and Dedication Removal (Township) Bylaw 2019 No. 5525".

CARRIED

Councillors Arnason and Richter opposed

**I.2 Commercial Vehicle Licencing Bylaw
Bylaw No. 5532
Report 19-174
File CD 4320-01**

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That Council give final reading to "Township of Langley Commercial
Vehicle Licencing Repeal Bylaw 2019 No. 5532".
CARRIED

**I.3 Rezoning Application No. 100530 and
Development Permit Application No. 101083
(Castlehill Homes (Yorkson) Ltd.) / 8450 - 204 Street)
Bylaw No. 5450
Report 19-44
File CD 08-26-0209**

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council give final reading to "Township of Langley Zoning Bylaw 1987
No. 2500 Amendment (Castlehill Homes (Yorkson) Ltd.) Bylaw 2019 No.
5450".
CARRIED

Councillor Richter opposed

Development Permit No. 101083

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No. 101083
(Castlehill Homes (Yorkson) Ltd.) / 8450 – 204 Street) in accordance with
Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "L";
- b. On-site landscaping plans being in substantial compliance with Schedules "M" through "P", 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;
 - d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.
- CARRIED

Councillor Richter opposed

**I.4 Rezoning Application No. 100488 and
Development Permit Application No. 100904
(Carvolth Developments Ltd. / 20161 and 20187 - 86 Avenue)
Bylaw No. 5485
Report 19-102
File CD 08-26-0195**

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Carvolth Developments Ltd.) Bylaw 2019 No. 5485".
CARRIED

Development Permit No. 100904

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No. 100904 (Carvolth Developments Ltd. / 20161 and 20187 – 86 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "I";
- b. Landscape plans being in substantial compliance with Schedules "K" through "P" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree

Protection), to the acceptance of the Township;

- d. All signage being in compliance with the Township's Sign Bylaw and Schedule "I";
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "A" through "J";
- f. All refuse areas to be located in an enclosure and screened 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 Greenhouse Gas Reduction Development Permit No. 101051;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- d. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees;
- e. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- f. 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.

CARRIED

J. MAYOR AND COUNCIL REPORT

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

K. METRO VANCOUVER REPRESENTATIVES REPORT

Mayor Froese and Councillor Richter attended the final meeting for 2019 of the Metro Vancouver Board.

Councillor Ferguson attended an Indigenous Relations meeting.

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

M. OTHER BUSINESS**M.1 Amendments for Willoughby Arterial Road Completion
 Amenity Policy**

Moved by Councillor Woodward,
Seconded by Councillor Richter,

Therefore be it resolved that staff be directed to:

A. Prepare a revised draft Willoughby Arterial Road Completion Amenity Policy based on the November 18, 2019, Report to Council 19-181, for Council consideration and adoption, incorporating the following amendments:

1. Ensure property owners with arterial road frontage effectively continue with the current, established practice for the Willoughby area of ultimately dedicating the land required for the widening of an arterial road as a condition of development approval, with gross densities maintained;
2. Reimburse all development proponents as the program allows, subject to actual land, construction and interest costs, ensuring no net cost to the Township of Langley;
3. Revert to the Map of Priority Major Road Sections from July 8, 2019, Report to Council 19-113 indicating the arterial road sections to be included within the amenity policy; and
4. Add 72 Avenue between 202A Street and 208 Street, to the amenity policy;

B. Review and report back to Council on the potential to:

1. Further add the Willowbrook Connector and 208 Street from 64 Avenue to 68 Avenue to the policy; and
2. Apply the policy to all development applications currently in-stream and awaiting Council consideration, if the policy is ultimately approved by Council with amendments A(1) and A(2) outlined above.

DEFEATED

Mayor Froese and Councillors Arnason, Davis, Ferguson, Kunst, and Whitmarsh opposed

M.2 Brookwood-Fernridge Arterial Road Completion Amenity Policy

Motion withdrawn.

M.3 Langley SkyTrain Transit Corridor Land Value Increases Partnerships

Moved by Councillor Woodward,
Seconded by Councillor Richter,
Whereas:

1. SkyTrain or other rapid transit infrastructure will likely extend to Langley City adjacent to the Township of Langley at some point in the future along the Fraser Highway corridor through the Willowbrook area;
2. SkyTrain and other rapid transit infrastructure can significantly increase adjacent and nearby land values due to the expectation and likelihood of future density increases and other financially beneficial land use policy updates;
3. Private sector land speculation has had a significant impact on increasing land values aggravating the affordability crisis for everyday families and residents;
4. Increases in land value due to the construction of adjacent or nearby transit infrastructure such as SkyTrain is not captured by anyone except the private sector that may postpone or not pursue development awaiting land value lift increases to capture the majority of that additional land value with future transactions with limited social benefit;
5. The cost of the initial construction of nearby transit infrastructure such as SkyTrain is borne solely by taxpayers, especially in the Township of Langley with significant taxes remitted to Translink via property taxes and gas taxes with limited services in return, currently; and
6. Other municipalities such as the City of Surrey are currently preparing for the implementation of a 50-75% public share of any land lift value increase related to transit corridor accruing due to the construction of adjacent or nearby transit infrastructure, such as SkyTrain.

Therefore be it resolved that staff be directed to:

- A. Review, consider and suggest the most appropriate process and timeline(s) to set a baseline land value in the Township of Langley, be it past and/or present to:
 - i. fairly capture up to a 75% share of the land value increases within the Township of Langley due to the adjacent or nearby transit infrastructure

that is being contemplated and planned for the Willowbrook area;

- ii. be referenced and relied upon by staff for public inquiries and future development applications or community plan reviews and update(s); and
- B. Prepare a minor, interim amendment to the Willowbrook Community Plan for Council consideration to outline the Township of Langley's expectation to capture up to a 75% share of any lift in land value due to the transit infrastructure upgrades within the Willowbrook area that will likely be undertaken in some form in the future, subject to additional staff review and input to Council.

CARRIED

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

M.4 Micro Transit Pilot Project for the Township of Langley

Whereas the Township of Langley is currently developing a strategy to advance policies and initiatives in order to more aggressively address climate mitigation; and

Whereas transportation has been identified as one of the primary drivers of GHG emissions in the Township based upon empirical data and analysis; and

Whereas this information will ultimately inform more detailed analyses with respect to the development of new and emerging localized transportation typologies such as Uber and Lyft, EV's, car-sharing, autonomous vehicles, micro scooters and a myriad of other micro-transit options; and

Whereas micro transit options are a "middle tier" response to fixed route bus or metrorail systems developed in order to address the "first mile, last mile" problem arising from traditional transit operations, and as a more cost-effective way to service developing or more remote neighborhoods;

Therefore be it resolved that Council direct staff to review the app-based "on-demand" Translink micro transit pilot project delivered on Bowen Island in concert with Translink and the Mayor's Council. This analysis should include a presentation and report back to Council regarding the potential to implement a similar pilot project within an identified community in the Township. This report should further include recommendations regarding the rationale for implementation based on a feasibility study and pilot project to be funded by Translink, as well as a detailed report upon its completion in order to inform its potential for any subsequent integration into our transportation-based climate action plans.

M.5 Water Conservation and Demand Management Plan for the Township of Langley

Whereas it is vital that the Township continues to be able to provide a reliable source of safe, potable water to both current and future residents; and

Whereas Langley Township currently has no formal long-term integrated water conservation and demand management plan, and also currently lacks other indices in order to create a working framework to develop long-term financial and capital planning for its current and projected water services; and

Whereas the Township currently relies on a combination of existing ground water wells managed by the Township along with 59% of its drinking water being supplied by the GVWD as of 2019; and

Whereas Metro Vancouver Regional District released a report in August 2019 which identified water metering as a “best management practice” further to accelerated uptake of universal metering across the region; and

Whereas an analysis of the benefits of water metering were also identified in the recent Auditor General’s report entitled “Local Government’s Role in Ensuring Clean Drinking Water” report, which was undertaken by the Province on behalf of the Township of Langley; and

Whereas several prior studies commissioned by the Township have recommended residential metering together with volume-based pricing in order to achieve a cost effective strategy that will result in a more fair, equitable and transparent system, and will further provide empirical information regarding resultant water conservation behaviours and outcomes;

Therefore be it resolved that Council direct a water resources and environment staff representative to provide a detailed report and presentation on the creation of a water conservation and demand management plan for the urbanized areas in the Township of Langley, which plan should include the provision of water metres in new residential developments based upon experiential data from across the region on implementation policies.

M.6 Proposed Community Infrastructure Levy

Whereas the Township of Langley is experiencing unprecedented growth and is increasingly challenged to continue to finance the provision of necessary infrastructure, which need has grown beyond the capacity of DCC’s, CAC’s, and other instruments to address critical infrastructure

development and improvement requirements; and

Whereas the practice of borrowing to address the gap for needed infrastructure creates amortized debt that will constrain future budgets and raise taxes for debt servicing, thereby practically eroding our ability to meet our future needs; and

Whereas other communities have developed and implemented a “community infrastructure levy” policy to help to address the need for rational growth planning within a stable and predictable financial framework;

Therefore be it resolved that Council direct staff to review opportunities to consider a modest earmarked “community infrastructure levy” predicated on known, and predicted, infrastructure requirements, which funds can be considered along with limited strategic borrowing, grants, and other funding options to enable the timely delivery of infrastructure. And further be it resolved that any such levy that may be adopted be integrated into the annual budget process and be reviewed, as necessary, based on the calculation of a specific annual charge and any other offsetting sources of funding.

N. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That the meeting terminate at 8:02pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk