



REGULAR EVENING MEETING OF COUNCIL

Monday, February 10, 2020 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, B. Long,
K. Richter, B. Whitmarsh, and E. Woodward

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

W. Bauer, S. Richardson, K. Stepto, and R. Zwaag

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - February 10, 2020

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 February 10, 2020.
CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - January 27, 2020

Moved by Councillor Davis,
Seconded by Councillor Long,
That Council adopt the Minutes of the Regular Evening Council meeting
held January 27, 2020.
CARRIED

B.2 Public Hearing Meeting - January 27, 2020

Moved by Councillor Davis,
Seconded by Councillor Long,
That Council adopt the Minutes of the Public Hearing meeting held
January 27, 2020.
CARRIED

C. PRESENTATIONS

D. DELEGATIONS

COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Ferguson declared a Conflict of Interest under Section 100 of the Community Charter as he has a previous business relationship, and left the meeting at 7:01pm.

E. REPORTS TO COUNCIL

**E.1 Development Permit Application No. 101123
(OCG Holdings Ltd. / 5075 - 275 Street)
Report 20-10
File CD 14-05-0071**

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No. 101123 to OCG Holdings Ltd. for property located at 5075 – 275 Street, subject to the following conditions, to the acceptance of the Township of Langley General Manager of Engineering and Community Development:

- a. Building plans being in substantial compliance with Schedules “A” through “C”;
- b. Landscape plans being in substantial compliance with Schedule “D” and in compliance with the Township’s Street Tree and Boulevard Planting Policy;
- c. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- d. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened;
- e. All chain link fences being black vinyl with black posts and rails;
- f. Comply with all conditions of Restrictive Covenant BA602672; and
- g. All outdoor storage areas being covered by a dust free surface.

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 to the acceptance of the Township of Langley General Manager of Engineering and Community Development:

- a. Submission of a site specific on-site storm water management plan in accordance with the Subdivision and Development Servicing Bylaw;
- b. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
- c. On-site storm water detention and infiltration facilities including legal documents in accordance with Section D10 from the Subdivision and Development Servicing Bylaw; and
- d. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.

Submissions from the public:

There were no submissions received from the public.

CARRIED

Councillor Ferguson re-entered the meeting at 7:03pm.

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Rezoning Application No. 100577 and
Development Variance Permit Application No. 100110
(Beach Bay Projects Inc. / 4634 - 217A Street)
Bylaw No. 5553
Bylaw No. 5554
Report 20-11
File CD 10-31-0171**

Moved by Councillor Ferguson,

Seconded by Councillor Kunst,

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Beach Bay Projects Inc.) Bylaw 2020 No. 5553, rezoning 0.41 ha (1.01 ac) of land located at 4634 – 217A Street to Residential Zone R-1D, to facilitate the development of six (6) single family lots, 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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 217A Street and 46A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Murrayville Community Plan;
4. 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);
5. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement, as needed);
6. Registration of a restrictive covenant securing an exterior design control agreement (informed by a neighbourhood character study) at the subdivision stage;

7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, extraordinary charges (PDA legal review), Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, Murrayville Pedestrian Overpass fee, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5553 authorize issuance of Development Variance Permit No. 100110 subject to the following condition:

a. Section 110.1 – Subdivision Requirements of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum frontage in the Residential R-1D Zone from 18.25 metres to 16.397 metres for proposed Lots 3 to 6, as indicated on Schedule "A";

That Council authorize first and second reading of Township of Langley Phased Development Agreement (Beach Bay Projects Inc.) Bylaw 2020 No. 5554; and further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5553 and Phased Development Agreement Bylaw No. 5554 in conjunction with the hearing for proposed Development Variance Permit No. 100110.

CARRIED

Councillors Arnason and Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

**H.1 Official Community Plan Amendment and
Rezoning Application No. 100171
Development Permit Application No. 101022
(1159338 BC Ltd. / 22356 - 48 Avenue)
Bylaw No. 5547
Bylaw No. 5548
Bylaw No. 5549
Report 20-03
File CD 10-31-0146**

Moved by Councillor Long,

Seconded by Councillor Davis,

That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No.

2661 Amendment (1159338 BC Ltd.) Bylaw 2020 No. 5547”;

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1159338 BC LTD.) Bylaw 2020 No. 5548”; and

“Township of Langley Phased Development Agreement (1159338 BC Ltd.) Bylaw 2020 No. 5549”.

REFERRAL

Moved by Councillor Richter,

Seconded by Councillor Long,

That Official Community Plan Amendment and Rezoning Application No. 100171 be referred back to staff to work with the proponent to address the concerns raised at the Public Hearing regarding sightlines and safety around the playground.

CARRIED

Councillor Woodward opposed

Development Permit No. 101022

Running concurrently with this Bylaw is Development Permit No. 101022 (1159338 BC Ltd. / 22356 – 48 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “F”; and
- b. On-site landscaping plans being in substantial compliance with Schedules “G” and “H” 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, Murrayville Pedestrian Overpass Fees and building permit administration fees.

I. BYLAWS FOR FINAL ADOPTION

**I.1 Rezoning Application No. 100597 and
Development Permit Application No. 101139
(Sunlife Assurance Company of Canada Inc. /
20090 - 91A Avenue)
Bylaw No. 5545
Report 19-194
File CD 08-35-0261**

Moved by Councillor Kunst,
Seconded by Councillor Arnason,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sunlife Assurance Company of Canada Inc.) Bylaw 2019 No. 5545".
CARRIED

Development Permit No. 101139

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council authorize issuance of Development Permit No. 101139 (Sunlife Assurance Company of Canada Inc. / 20090 – 91A Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "C";
- b. Landscape plans being in substantial compliance with Schedule "D";
- c. All signage being in compliance with Schedules "A" through "C" and the Township's Sign Bylaw;
- d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- e. 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. Landscaping being secured by letter of credit at the Building Permit stage;
- b. Payment of applicable Development Cost Charges and Building Permit

administration fees.

CARRIED

J. ITEMS FROM PRIOR MEETINGS

Councillor Woodward requested the following motion be brought back for reconsideration:

J.1 Motion to Reconsider

Moved by Councillor Woodward,
Seconded by Councillor Richter,
That Council reconsider the following motion:

“Amendments for Willoughby Arterial Road Completion Amenity Policy”.

CARRIED

Mayor Froese and Councillor Long opposed

MOTION

Moved by Councillor Woodward,
Seconded by Councillor Richter,
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.

CARRIED

Mayor Froese and Councillor Long opposed

J.2

Brookwood-Fernridge Arterial Road Completion Amenity Policy

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

1. There is an accelerated, simultaneous neighbourhood planning process underway for the Brookwood-Fernridge area without a policy to ensure arterial roads can be completed as they are needed, without any cost to the Township of Langley taxpayer;
2. Reviewing how arterial roads are provided for along with development is a strategic priority for Township of Langley Council; and
3. For the undeveloped areas of Brookwood-Fernridge, it is important to learn from and correct the mistakes of the Willoughby development process that have arisen the past 10+ years;

Therefore be it resolved that staff be directed to prepare and include a draft Brookwood-Fernridge Arterial Road Completion Amenity Policy to form part of the neighbourhood planning process for Booth, Rinn and Fernridge for future public and Council consideration:

1. Based on the Willoughby Arterial Road Completion Amenity Policy from November 18, 2019, Report to Council 19-181, maintaining the following key principles:
 - a. That all developers should share the land cost burden for the widening of the arterial road network, not just those with arterial road frontage; and
 - b. That, if and when arterial roads are widened by the Township of Langley, should that be deemed necessary, all adopted gross densities should remain achievable;
2. Ensuring interest and administrative costs are accounted for and

included within the amenity policy to ensure no net cost to the Township of Langley.

CARRIED

Mayor Froese and Councillor Long opposed

K. MAYOR AND COUNCIL REPORT

Mayor Froese and Councillors 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

Acting Mayor Ferguson assumed the position of Chair.

N. OTHER BUSINESS

Councillor Richter provided the following Notices of Motion for the next Regular Evening Council Meeting:

N.1 Township of Langley Budget Process

Whereas the Township of Langley Budget 2020 Process was conducted late this year and ran over a very condensed timeframe; and

Whereas the Township of Langley Budget Process has become much more detailed, complex, and expensive than ever before;

Therefore be it resolved that Council direct staff to revise the annual Township of Langley Budget Process over the next six months to include the following items and to become effective for the TOL 2021 Budget Cycle:

1. That the budget process involving Council start earlier than mid-January and no later than December of each year;
2. That the first presentation of the annual budget to Council include and start with one (1) page Overall Summary Sheets for both the proposed Operating and Capital Budgets which state the “bottom line” revenues and expenses for the current budget year as well as the previous four actual years’ data;
3. That all future staff reports and recommendations to Council include a new report section specifying the impact of the recommended decision on the next five years of both capital and operating budgets as well as the sources of financing for the decision (ie: operating., surplus, contribution to capital, debt and anticipated tax increases) before the decision is made;

and

4. That any suggestive binding language such as “Commitment to Protective Services”, “Commitment to Asset Maintenance”, “Commitment to Infrastructure”, “Commitment to Maintaining Existing Service Levels”, which was used by staff to describe the TOL 2020 proposed budget, be removed from all future TOL budget documents as it pre-supposes individual and collective Council member decisions, and Council decisions must be unfettered; therefore budget descriptions should always be neutral in both context and content going forward; and

5. That the annual target tax increase going forward be set at no more than cost of living plus 1% unless prior approval for a higher target annual increase has been obtained from Council.

6. That permanent, consistent, and rotating Base Budget reviews of all Township Department/Cost Centres (including: Airport, Corporate Administration, Community Development, Facilities, Finance, Fire, Fiscal/Other, Fleet, Human Resources, Information Technology, Parks, Police, Recreation and Culture, Sanitary Sewer, Solid Waste, Stormwater, Transportation, Water) commence in 2021 with the intent that every five years each Township Department/Cost Centre will undergo a complete operating and capital base budget review; and further that the \$150,000 funding for a financial performance study approved in the 2018 budget be used to start this annual rotating Base Budget review process off in 2021.

N.2 Long Term Debt Policy

Whereas new debt levels in the Township of Langley 2020 Budget have been a source of concern as have been the ongoing debt servicing costs of new debt; and

Whereas Council should be very cautious about the amount of debt placed on future generations especially if new growth is not paying for itself;

Therefore be it resolved that Council direct staff to bring forward a new long term Council debt policy and bylaw which places a firm and sustainable limit on total debt, new debt, and debt servicing costs for Council approval; and

Be it further resolved that this new debt policy and bylaw be brought forward to Council for approval within the next eight months and before Council starts the 2021 TOL Budget Process.

O. TERMINATE

Moved by Councillor Long,
Seconded by Councillor Kunst,
That the meeting terminate at 7:53pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk