



REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, November 6, 2023 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors T. Baillie, S. Ferguson, M. Pratt, K. Richter, R. Rindt, and M. vanPopta

M. Bakken, S. Richardson, S. Ruff, J. Winslade, and R. Zwaag

S. Little and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=215>

Mayor Woodward acknowledged the Traditional Territories of the Coast Salish Peoples.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – November 6, 2023

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=235>

Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive all agenda items of the
Regular Council meeting held November 6, 2023.

CARRIED

2. Remembrance Day

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=243>

A moment of silence was observed for Remembrance Day.

B. ADOPTION OF MINUTES

1. Council Process Committee – October 23, 2023

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=537>

B. ADOPTION OF MINUTES

Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Council Process Committee held
October 23, 2023.

CARRIED

2. Regular Council Meeting – October 23, 2023

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=562>

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council adopt the Minutes of the Regular Council meeting held
October 23, 2023.

CARRIED

3. Public Hearing Meeting – October 23, 2023

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=576>

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Public Hearing meeting held
October 23, 2023.

CARRIED

C. DELEGATIONS

1. Sarah Beauvais

File 0550-07

Delegation withdrawn.

2. Sandra Cameron

Fort Langley Community Improvement Society

File 0550-07

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=599>

Sandra Cameron, Fort Langley Community Improvement Society, appeared before Council to discuss snowflake decorations installed on posts for Christmas in Fort Langley. She commented that when the Fort Langley BIA dissolved in 2020, the Community Improvement Society was asked to be responsible for the snowflake decorations. She commented that the Society feels that it should not have to be responsible for the installation, removal, and storage of the snowflakes. She asked for the Township to be responsible for the 15 snowflakes.

C. DELEGATIONS

3. Adia Lewis

File 0550-07

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=1354>

Adia Lewis appeared before Council to discuss Integrated Family Connections, a pilot project. She asked if the Township would help support local women and children in crisis. She commented on the physical, emotional, and financial abuse that many women deal with. She suggested a pilot project in the Township to provide a safe space for these families.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Licencing Bylaw and Policy Amendment

Report 23-232

File PLI 4320-01

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=2441>

Moved by Councillor Pratt,

Seconded by Councillor Rindt,

That Council endorse the draft Township of Langley Licencing Bylaw 2016 No. 5192 Amendment Bylaw No. 5878 and authorize staff to schedule the required notice pursuant to applicable regulations; and

That Council endorse amendments to Council Policy 07-411 Renewal of Existing Licences Enforcement.

DEFERRAL

Moved by Mayor Woodward,

Seconded by Councillor Rindt,

That Licensing Bylaw and Policy Amendment be deferred to the December 4, 2023 Regular Council Meeting.

CARRIED

2. Fraser Valley Intermunicipal Business Licence Bylaw and Intermunicipal Business Licence Agreement Bylaw

Report 23-233

File PLI 3900-25

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=2596>

Moved by Mayor Woodward,

Seconded by Councillor Rindt,

E. REPORTS TO COUNCIL

That Council endorse the draft Intermunicipal Business Licence Bylaw No. 5960 and authorize staff to schedule the required public notice pursuant to applicable regulations; and

That Council endorse the draft Intermunicipal Business Licence Agreement Bylaw No. 5961.

CARRIED

3. Capital Request – Three-Stream Waste Receptacles

Report 23-236

File ENG 5360-01

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=2620>

Moved by Councillor Pratt,

Seconded by Councillor Ferguson,

That Council authorize the use of \$96,840 of Non-Refundable Deposits for the installation of three-stream waste receptacles in Brookwood and Willoughby.

CARRIED

4. Firehall Loan Municipal Security Issuing Resolution

Report 23-231

File FIN 1760-30

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=2701>

Moved by Mayor Woodward,

Seconded by Councillor Baillie,

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Spring 2024 long-term debt issue, \$25.25 million as authorized through Firehall Loan Authorization Bylaw No. 5880.

That Metro Vancouver Regional District be requested to consent to our borrowing of \$25.25 million as authorized through Firehall Loan Authorization Bylaw No. 5880 over a twenty (20) year term and include the borrowing in their security issuing bylaw.

CARRIED

Councillor Richter opposed

5. Child Care Facilities

Report 23-234

File BLSI LSP00009

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=2717>

E. REPORTS TO COUNCIL

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council direct staff to complete an impact study and early public engagement for the potential sites and rank them according to feasibility;
and

That Council direct staff to engage with potential non-profit child care operators and report back with the ranked list of sites.

AMENDMENT

Moved by Councillor Richter,
Seconded by Mayor Woodward,
That the report include the amount of tree canopy that will be lost on the proposed list of sites.

CARRIED

MAIN MOTION, AS AMENDED

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

**6. Development Variance Permit Application No. 100161
(0808469 BC Ltd. / 20537 – 75A Avenue)
Report 23-230**

File CD 08-23-0226

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=2898>

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council authorize Development Variance Permit No. 100161 for property located at 20537 – 75A Avenue subject to the following:

- a. Section 408.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 being varied to reduce the minimum rear lot line setback requirement as indicated in Schedule A and outlined below:
- b.

Proposed Units	Required Rear Lot Line Setback	Proposed Rear Lot Line Setback Variances
Unit A	13.0m	4.03m (west corner) 8.23m (east corner)
Unit B	13.0m	8.23m (west corner) 11.26m (east corner)
Unit C	13.0m	11.26m (west corner) 12.97m (east corner)
Unit D	13.0m	12.97m (west corner)

CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

1. **Official Community Plan Amendment and Rezoning Application No. 100247 and Development Permit Application No. 101379 (1364204 BC Ltd. / 8146 - 200 Street)**
Bylaw No. 5951
Bylaw No. 5952
Report 23-237

File CD 08-26-0232

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=2922>

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 5951 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1364204 BC Ltd.) Bylaw No. 5952 rezoning 1.15 ha (2.83 ac) of land located at 8146 - 200 Street to Comprehensive Development Zone CD-198 to facilitate the development of 88 apartment units and 28 townhouse units (including five live-work units), subject to the following development prerequisites being satisfied to the acceptance of the Township 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, widenings, and necessary traffic improvements including dedication of the east half of 200 Street (including greenway), 200A Street and the west half of 201 Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.
3. Dedication and construction of a 15 m wide street greenway on the east side of 200 Street.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Compliance with Age-Friendly Amenity Area requirements.
6. 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).
7. Registration of restrictive covenants acceptable to the Township:
 - a. prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces)

F. BYLAWS FOR FIRST AND SECOND READING

- b. prohibiting townhouse garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units
 - c. identifying a minimum of 5% of townhouse units and 10% of apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township’s Official Community Plan
 - d. prohibiting vehicular access to 200 Street
8. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, Willoughby Greenway Amenity Zoning Policy and 5% Neighbourhood Park Land Acquisition Policy.
 9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 5951 is consistent with the Township’s Five Year Financial Plan as updated annually and with Metro Vancouver’s Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5952 authorize issuance of Development Permit No. 101380 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule “A”.
- b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
- c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
- d. All rooftop mechanical equipment to be screened from view.
- e. All refuse areas to be located in an enclosure and screened.

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.

F. BYLAWS FOR FIRST AND SECOND READING

- b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
- c. On-site landscaping to be secured by letter of credit at building permit stage.
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5951 and 5952 in conjunction with the hearing for proposed Development Permit No. 101379.

CARRIED

**2. Rezoning Application No. 100748 and
Development Permit No. 101419 (Manorlane
Properties (Willowbrook) / 6350 – 197 Street)
Bylaw No. 5948
Bylaw No. 5949
Report 23-238**

File CD 08-10-0042

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=2985>

Moved by Councillor Rindt,

Seconded by Councillor Baillie,

That Council give first and second reading to Land Use Contract No. 74 Discharge (Manorlane Properties (Willowbrook)) Bylaw No. 5948 discharging Land Use Contract No. 74 from the property located at 6350 – 197 Street;

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Manorlane Properties (Willowbrook)) Bylaw No. 5949 rezoning 0.42 ha (1.05 ac) of land located at 6350 - 197 Street to Comprehensive Development Zone CD-161 to facilitate the development of 133 apartment units and 281 m² (3,020 ft²) of commercial space, subject to the following development prerequisites being satisfied to acceptance of the Township of Langley 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, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Willowbrook Community Plan.

F. BYLAWS FOR FIRST AND SECOND READING

3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
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 Age-Friendly Amenity Area requirements.
6. Acceptance of final landscape drawings.
7. Registration of a restrictive covenant identifying the units (10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township’s Official Community Plan.
8. Discharge parking restrictive covenants (CA6856890 and BK246256).
9. Approval of the bylaws by the Ministry of Transportation and Infrastructure.
10. Compliance with the Township’s Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy.
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services Administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council at time of final reading of Rezoning Bylaw No. 5949 authorize issuance of Development Permit No. 101419 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule “A”.
- b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
- c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
- d. All rooftop mechanical equipment to be screened from view.
- e. All refuse areas to be located in an enclosure and screened.

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
- b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
- c. On-site landscaping to be secured by letter of credit at building permit stage.

F. BYLAWS FOR FIRST AND SECOND READING

- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

That Council authorize staff to schedule the required Public Hearing for Land Use Contract Discharge Bylaw No. 5948 and Rezoning Bylaw No. 5949; and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5948 and 5949 in conjunction with the hearing for the proposed Development Permit No. 101419.

DEFERRAL

Moved by Councillor Pratt,
Seconded by Councillor Richter,
That Rezoning Application No. 100748 and Development Permit No. 101419 (Manorlane Properties (Willowbrook) / 6350 – 197 Street) be deferred until the Willowbrook Community Plan has been updated.

DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Rindt, and vanPopta opposed

MAIN MOTION

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

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. **Council Advisory Committee Establishment
Bylaw Amendment Bylaw – Agricultural
Advisory Committee
Bylaw No. 5943**

Report 23-235
File BLSI 3900-25

<https://youtu.be/hu5OFwYrlhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=3297>

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give first, second and third reading to “Council Advisory Committee Establishment Bylaw 2008 No. 4700 Amendment Bylaw No. 5943”; and

That Council adopt the “Council Advisory Committees Meeting Schedule Policy”, Policy 01-033, as revised and included as Attachment A.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

AMENDMENT

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That the motion be amended to add a fifth bullet to Section 4.1:

“Up to one (1) representative from the Langley Farmer’s Institute.”

CARRIED

MAIN MOTION, AS AMENDED

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

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Rezoning Application No. 100645 and Development Permit Application No. 101194 (OAP Developments Ltd. / 27257 and 27265 – 28A Avenue)

Bylaw No. 5903

Report 23-168

File CD 13-20-0151

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=3363>

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council give third reading to “Township of Langley Zoning Bylaw 1987
No. 2500 Amendment (OAP Developments) Bylaw No. 5903”.

Development Permit No. 101194

Running concurrently with this Bylaw is Development Permit No. 101194
(OAP Developments Ltd. / 27257 and 27265 – 28A Avenue) in accordance
with Attachment G subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule “A”.
- b. Landscape plans being in substantial compliance with Schedule “B” and
in compliance with the Subdivision and Development Servicing Bylaw
(Schedule I - Tree Protection), the Township’s Street Trees and
Boulevard Plantings Policy and Age Friendly Amenity Area requirements.
- c. All signage being in compliance with Schedule “A” and the Township’s
Sign Bylaw.
- d. All rooftop mechanical equipment to be screened from view.
- e. All refuse areas to be located in an enclosure and screened.

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:

H. BYLAWS FOR CONSIDERATION AT THIRD READING

- a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
- b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
- c. On-site landscaping to be secured by letter of credit at building permit stage.
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

AMENDMENT

Moved by Councillor Pratt,
Seconded by Councillor Richter,
That an additional requirement be added as follows:

Provision of a traffic study identifying and the securing of any needed improvements to maintain the existing and non-vehicular pedestrian only connection at 28A Avenue and 273 Street.

CARRIED

MAIN MOTION, AS AMENDED

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

I. BYLAWS FOR FINAL ADOPTION

1. **Public Spaces Regulation Bylaw Amendment**
Bylaw No. 5950
Bylaw No. 5953
Report 23-221

File ENG 3900-25

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=3788>

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to "Public Spaces Regulation No. 5298 Amendment Bylaw No. 5950", and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amending Bylaw No. 5953".

CARRIED

I. BYLAWS FOR FINAL ADOPTION

2. **Official Community Plan Amendment and Rezoning Application No. 100251 (T.A.A. Holding Ltd. / 26426 – 56 Avenue) Bylaw No. 5936 Bylaw No. 5937 Report 23-196**

File CD 14-06-0124

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=3806>

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That Council give final reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw No. 2556 Amendment (T.A.A. Holdings Ltd.) Bylaw No. 5936”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (T.A.A. Holding Ltd.) Bylaw No. 5937”.

CARRIED

J. ITEMS FROM PRIOR MEETINGS

1. **Official Community Plan Amendment and Rezoning Application No. 100229 (Township of Langley / 20230 – 72B Avenue) Bylaw No. 5861 Bylaw No. 5862 Report 23-199**

File CD 08-23-0213

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=3831>

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council grant third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Township of Langley) Bylaw No. 5861” and “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw No. 5862”.

CARRIED

MOTION

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That council directs staff to report to Council on the potential completion of 204 Street from 73A Avenue to 72 Avenue.

CARRIED

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

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

The following item was brought forward from the October 23, 2023 Closed Council meeting for public information:

- 1. Fibromyalgia Well Springs Foundation at 2978 – 272 Street**
<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=3831>

MOTION

That the Fibromyalgia Well Springs Foundation be provided the following settlement regarding their tenancy agreement:

- Rent free as of October 1, 2023
- October's payment to be refunded
- Deposit to be returned

With the expectation that they will provide vacant possession by March 31, 2024.

CARRIED

Section 90(1) (e) Property, (k) Negotiations

N. FOR INFORMATION

- 1. Fort Langley Lions – Remembrance Day Ceremony**
Memorandum – Engineering Division
File HSP00077
- 2. Destination Development Fund Grant – salishan Place by the River**
Memorandum – Engineering Division
File 1855-35
<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=4056>
- 3. Recreation, Culture, and Parks Advisory Committee**
Minutes – October 11, 2023
File 0540-20

N. FOR INFORMATION

4. **Martini Town: Merry and Bright! Holiday Light Festival**

Memorandum – Engineering Division
File HSP00076

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=4099>

5. **Adoption Awareness Month**

File 0630-01

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=4010>

Letter from the Honourable Mitzi Dean, Minister of Children and Family Development, requesting the month of November be proclaimed as Adoption Awareness Month.

O. MOTIONS ARISING FROM INFORMATION

1. **Council Process Committee Recommended Motion**

File 0540-20

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=4145>

Moved by Councillor Pratt,

Seconded by Councillor Rindt,

That Council adopt the following motion, including adding a fifth direction which states that the tenants be consulted as the matter progresses:

Whereas the Langley Regional Airport plays many roles within the Township of Langley community, including serving as an economic hub, a cultural and historical landmark, and civic centre;

Whereas the long-term vision for the Langley Regional Airport starts with an analysis of future land use and direction for its development potential; and

Whereas a review and update will provide staff with the opportunity to engage with the public and current and prospective tenants of the Langley Regional Airport on a potential updated vision for its future to maximize its potential for the benefit of the Township of Langley as a whole;

Therefore be it resolved that Council hereby directs staff to report to Council on a potential timeline, process, and funding that may be required for an in-depth analysis of potential land uses at the Langley Regional Airport, including, but not necessarily limited to:

1. current and future land-use;

O. MOTIONS ARISING FROM INFORMATION

2. a review and potential update to the land leasing model with a review of the ideal, long-term tenant mix with the greatest economic return;
3. an evaluation of the airport's potential effect on adjacent Community Plans; and
4. other items that may be appropriate for Council to consider to maximize the ongoing community benefit for the Township of Langley's residents and taxpayers.
5. That the tenants be consulted as matter progress.

AMENDMENT

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That item two be amended as follows:

2. A review and potential update to the land leasing model with a review of the ideal, long-term tenant mix with the greatest economic return **for the Township, with a focus on industrial and commercial users.**

CARRIED

Councillor Richter opposed

AMENDMENT

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That item four be amended as follows:

4. Other items, **including but not limited to institutional uses**, that may be appropriate for Council to consider to maximize the ongoing community benefit for the Township of Langley's residents and taxpayers.

CARRIED

Councillor Richter opposed

AMENDMENT

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That a sixth item be added as follows:

6. A review of the various governance models of Regional Airports in British Columbia and best management practices across the industry.

CARRIED

MAIN MOTION, AS AMENDED

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

P. OTHER BUSINESS

1. Fort Langley Snowflakes

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=5046>

Moved by Councillor Richter
Seconded by Councillor Pratt,
Whereas:

1. The 15 Fort Langley Snowflakes are a \$15,000 Holiday Decoration asset currently owned by the Fort Langley Community Hall following the dissolution of the Fort Langley Business Improvement Association;
2. The Board of the Fort Langley Community Hall voted in April 2023 to divest itself of the Fort Langley Snowflakes as storage and installation of street light decorations is beyond its purpose and constitution;
3. The Fort Langley Community Hall Board wishes to see the snowflakes continue to be installed each December on Glover Road in downtown Fort Langley; and
4. The Fort Langley Community Hall Board has generously offered to give the snowflakes to the Township of Langley provided the Township takes over the responsibility for annual storage and installation of the snowflakes on Glover Road in Fort Langley.

Therefore be it resolved that Council request staff to accept the Fort Langley Community Hall's offer of the Fort Langley snowflakes in return for taking over the responsibility for the annual storage and installation of the snowflakes on Glover Road in Fort Langley.

AMENDMENT

Moved by Councillor Baillie,
Seconded by Councillor Ferguson,
That the last paragraph be amended as follows:

Therefore be it resolved that Council request staff to accept the Fort Langley Community Hall's offer of the Fort Langley snowflakes.

CARRIED

Councillors Pratt and Richter opposed

AMENDMENT

Moved by Councillor Richter,
Seconded by Councillor Pratt,
That Council authorize payment from Council Contingency to outsource the installation of the snowflakes within Fort Langley in time for Christmas 2023.

DEFEATED

P. OTHER BUSINESS

Mayor Woodward and Councillors Baillie, Ferguson, Pratt, Rindt, and vanPopta opposed

MAIN MOTION, AS AMENDED

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

Mayor Woodward and Councillors Richter, Rindt, and vanPopta opposed

2. Aldergrove Community Centre Expansion

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=6175>

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Whereas:

1. Township of Langley completed Aldergrove Gateway Public Engagement regarding 27030 Fraser Highway and its potential for the expansion of the Aldergrove Community Centre in the Spring and Summer of 2022, summarized in Report to Council 22-91, dated July 25, 2022;
2. Within the public consultation completed for an “Aldergrove Gateway” expansion project adjacent to the Aldergrove Community Centre a number of common community requests, ideas, themes and options emerged, from restaurant and commercial uses to recreation and community indoor and outdoor spaces to housing options; and
3. By the end of 2025, 27030 Fraser Highway is expected to be free of existing commercial tenancies and available for the potential expansion of the Aldergrove Community Centre and/or other civic, recreation or housing uses;

Therefore be it resolved that Council hereby refers to the 2024 Budget process for potential funding from the Capital Projects Reserve to initiate conceptual design(s) and any necessary pre-project work(s) to advance to Council a potential expansion of the Aldergrove Community Centre at the adjacent property 27012 Fraser Highway for Council to consider;

That, if so included within the 2024 Budget and Five Year Financial Plan, staff shall report to Council with concepts and potential expansion options, with recommendations as it may be appropriate for Council to consider, to solicit public input via additional public open house(s) or other feedback processes within the calendar year of 2024, ideally completed prior to the 2025 budget process.

CARRIED

P. OTHER BUSINESS

3. Cricket Pitch

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=6441>

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Whereas there is only one partial cricket pitch in the Township of Langley, at Brown Park, within shared spaces of two soccer fields and two baseball diamonds, significantly decreasing the amount of time the pitch is available for usage;

Therefore be it resolved that Council hereby directs staff to report to Council with current options, potential new locations, design options, timelines, costs and cost sharing possibilities to implement a new cricket pitch within Aldergrove Athletic Park or elsewhere within the Township of Langley as it may be appropriate for Council to consider.

CARRIED

4. Gloucester TransLink Taxation without Transit

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=6455>

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Whereas:

1. There is no transit service to Gloucester Industrial Estates, advocated for and requested by businesses, employees and the Township of Langley for many years;
2. Businesses and residents within Gloucester have paid and continue to pay TransLink millions of dollars in annual taxation via property taxes, fuel taxes and other levies without transit service; and
3. The lack of transit service impacts the cost of living for thousands of residents and employees unable to access their workplaces via transit, negatively impacting local business, staff recruitment and retention and employment prospects within The Township of Langley;

Therefore be it resolved that Council hereby endorses additional advocacy to TransLink and the Province of British Columbia that: (1) effective and reliable transit service be provided to Gloucester Industrial Estates; or (2) that it be excluded from TransLink property taxes with service to be provided by BC Transit and the Township of Langley.

CARRIED

Councillor Richter opposed

P. OTHER BUSINESS

5. 203 Street, 202A Street, 202B Street and 202 Street within Willoughby

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=6636>

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Whereas:

1. 203 Street, 202A Street, 202B Street and 202 Street from 65 Avenue to 86 Avenue represents a needed north-south corridor through Willoughby to connect Willowbrook to the Carvolth Transit Exchange and Walnut Grove;
2. Current conditions for 202A Street within the vicinity of RE Mountain and the Langley Events Centre remains an unacceptable situation for students, residents or taxpayers, insufficient to accommodate existing and growing neighbourhoods and current and future pedestrian, vehicle and active transportation needs within the area; and
3. Current conditions on 86 Avenue with Carvolth between 200 Street and 202 Street are unacceptable for access to the Carvolth Transit Exchange and the 202 Street underpass and HOV access to Highway;

Therefore be it resolved that Council hereby directs staff to report to Council with a road widening project plan(s) to complete: (1) 203 Street / 202A Street / 202B Street from 62 Avenue to 80 Avenue; (2) 202 Street from 80 Avenue to 86 Avenue; and (3) 86 Avenue from 200 Street to 202 Street.

CARRIED

6. Joint School Park Sites History and Financial Projections

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=6649>

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Whereas:

1. The Township of Langley taxpayers have provided a significant quantity of school parks sites along with new schools within the Willoughby area at significant financial and intangible value to the Ministry of Education and School District 35 along with an ongoing annual operating subsidy;
2. The Province of British Columbia and the Government of Canada are calling upon municipalities within Metro Vancouver to provide more housing supply above and beyond current projections potentially placing significant financial pressure upon the Township of Langley for additional infrastructure, recreation and joint school park sites at mandated minimum sizes likely needed to be provided more quickly than anticipated;

P. OTHER BUSINESS

3. Council Policies 06-023, 07-229 and 07-231 contemplate the process for the provision of joint school park sites, but do not require it per se, within approved Council Policy; and
4. Township of Langley Neighbourhood Parkland and Parkland Acquisition financial resources are being directed toward school park sites to the benefit of The Ministry of Education and School District 35 at the expense of nature preservation spaces and other urban park types also needed for well-balanced and healthy urban neighbourhoods;

Therefore be it resolved that Council hereby directs staff to report to Council, no later than December 4, 2023, with a high-level summary of:

- A. The school park sites that have been acquired and/or provided by the Township of Langley since 2001 within the Willoughby area, including at the AS&ED and Yorkson Community Park, total land capital and park development costs, and the ongoing annual operating subsidies of joint school park sites provided by Township of Langley development revenue and property taxpayers to the Ministry of Education and School District 35;
- B. The projected total land capital, parks development and annual operating costs projected for the remaining, known and identified school park sites within the Willoughby and Brookwood-Fernridge development area(s); and
- C. The possible, projected quantity of additional school sites that may be needed based on the potential population increases contemplated for 200 Street and other areas as called for by the Province of British Columbia and the Government of Canada, and the potential capital and operating costs that could accrue to the Township of Langley for additional joint school park sites that may or may not be required.

CARRIED

7. Staff Presentation regarding Housing Statutes

<https://youtu.be/hu5OFwYrIhU?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=7225>

Moved by Mayor Woodward,
Seconded by Councillor Rindt,

That Council hereby requests a presentation from staff on November 20, 2023, regarding the proposed Housing Statutes (Residential Development) Amendment Act of 2023 to include:

1. the potential need to review and redo engineering services plan(s) within developing areas within ongoing new, residential urban development areas;
2. potential implications for existing single-family neighbourhoods, regarding needed additional school site(s), road dedications, recreation capacity and/or green space(s) for the possible, additional

P. OTHER BUSINESS

- population density without any land use planning, public consultation or rezoning processes to secure them;
3. potential implications for the urban planning process to renew or otherwise update completed Neighbourhood or Community Plans over the long-term, while developing areas of Willoughby, Booth, Rinn and Fernridge are ongoing for many years to come and set to provide a significant quantity of the additional “missing middle” housing forms the legislation is intended to create;
 4. potential implications that Bus Rapid Transit on 200th Street or 202nd Street north of Highway #1 could now have on the established single family neighbourhoods of the western areas of Walnut Grove with 6 units mandated to be permitted per single family lot without adequate minimum parking requirements;
 5. potential implications for projected population densities of Booth, Rinn and Fernridge Neighbourhood Plans now being substantially higher than adopted by Council;
 6. the potential process for Council to consider the suspension and/or repeal of the Booth, Rinn and Fernridge Neighbourhood Plans and the implications thereof;
 7. a potential process for Council to reconsider any and all designated, new single family subdivision development applications within the Township of Langley, in-stream or otherwise; and
 8. other content or recommendations that may be appropriate for Council to consider.

CHALLENGE TO THE CHAIR

Councillor Richter challenged the Chair.

The question was called on the motion to sustain the Chair, and it was **CARRIED**

Councillor Richter opposed

MAIN MOTION

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

Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That Council now resolve into a Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:

- Item A.1 - Section 90(1) (n) Consideration
- Item C.1 - Section 90(2) (b) Intergovernmental Relations

- Item E.1 - Section 90(1) (e) Property, (k) Negotiations
- Item E.2 - Section 90(1) (e) Property
- Item F.1 - Section 90(1) (a) Personnel,
Section 90(2) (b) Intergovernmental Relations
- Item G.1 - Section 90(2) (b) Intergovernmental Relations
- Item I.1 - Section 90(1) (a) Personnel
- Item I.2 - Section 90(2) (b) Intergovernmental Relations
- Item I.3 - Section 90(1) (e) Property
- Item I.3 - Section 90(2) (b) Intergovernmental Relations
- Item I.4 - Section 90(1) (g) Legal

CARRIED

Councillor Richter opposed

R. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That the meeting terminate at 3:43pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Deputy Township Clerk