



REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, November 4, 2024 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors T. Baillie, M. Kunst, B. Martens, M. Pratt, K. Richter, R. Rindt and
M. vanPopta

C. Kooner, S. Richardson, S. Ruff, A. Ruhl, and J. Winslade

W. Bauer and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

<https://youtu.be/XV0xczJqFT4?t=171>

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – November 4, 2024

<https://youtu.be/XV0xczJqFT4?t=189>

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive all agenda items of the
Regular Council meeting held November 4, 2024.

CARRIED

Clerk's Note: Item C.1 was removed from the agenda and Item G.2 was
forwarded to the December 2, 2024 Regular Council Meeting.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – October 21, 2024

<https://youtu.be/XV0xczJqFT4?t=231>

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council adopt the Minutes of the Regular Council meeting held
October 21, 2024.

CARRIED

C. DELEGATIONS

1. **Brad Hendy**
File 0550-07

Delegation withdrawn.

Councillor Richter entered the meeting at 1:34pm.

D. PRESENTATIONS

1. **Langley Community Health & Hospital Foundation**
<https://youtu.be/XV0xczJqFT4?t=247>

Heather Scott, Executive Director, Langley Community Health & Hospital Foundation, provided a presentation regarding the Foundation's rebrand, accomplishments and future campaigns. She stated that the number of beds per 1,000 people at Langley Memorial Hospital has significantly declined since 1965. 37% of Langley's population is 65+. This number is expected to grow by 149% by 2040. The Langley Memorial Hospital has 200 long term care beds with an additional 300 beds announced on September 19, 2024. Some of the 2023/2024 accomplishments include:

- ASPIRE building
- Hospital contributions of \$1.2M for spiritual space, new Telemetry Unit, equipment and the "Whatever it Takes" program.
- Community partnerships with Foundry and Langley Meals on Wheels.
- Rebranding.

The Langley Memorial Hospital Foundation is rebranding to the "Langley Community Health and Hospital Foundation" to strategically align with the mission and to modernize while still honouring its history. There is a current campaign to raise \$1.1M for two new x-ray machines. Some future events and campaigns include November 2024 – Cancer Care at Langley Memorial Hospital, February 2025 – Mental Wellness Month and the Giving Hearts Gala – date to be confirmed.

E. REPORTS TO COUNCIL

1. **Agricultural Land Commission Application**
No. 100460 (Lee / 6616 – 240 Street)
Report 24-218
File CD 11-15-0019
<https://youtu.be/XV0xczJqFT4?t=903>

Moved by Councillor Rindt,
Seconded by Councillor Baillie,

E. REPORTS TO COUNCIL

That Council advise the Agricultural Land Commission that the subdivision application on behalf of the owners of the property located at 6616 – 240 Street within the Agricultural Land Reserve complies with the minimum parcel size provisions of Suburban Residential Zone SR-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

CARRIED

Councillor Richter opposed

2. Health Canada Emergency Treatment Fund Grant Request Report 24-216

File ENG 1855-35

<https://youtu.be/XV0xczJqFT4?t=930>

Moved by Mayor Woodward,

Seconded by Councillor Rindt,

That Council authorize an application to Health Canada's Emergency Treatment Fund for \$850,000 for the Community Safety Engagement Unit Pilot: Mobile Outreach and Harm Reduction Initiative.

CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100287 (1104815 BC Ltd. / Paramorph Architecture Inc. / 6705 and 6731 Willowbrook Connector and 6785 – 208 Street) Bylaw No. 6043 Bylaw No. 6044 Report 24-217

File CD 08-14-0166

<https://youtu.be/XV0xczJqFT4?t=1162>

Moved by Councillor Rindt,

Seconded by Councillor Pratt,

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 (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1104815 BC Ltd.) Bylaw No. 6043 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1104815 BC Ltd.) Bylaw No. 6044 rezoning 1.8 ha (4.5 ac) of land located at 6705 and 6731 Willowbrook Connector and 6785 – 208 Street to Comprehensive Development Zone CD-205 to facilitate development of approximately 80 townhouses and 12 live-work townhouses, subject to the

F. BYLAWS FOR FIRST AND SECOND READING

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, enhanced sidewalks, greenways, and necessary traffic improvements for 207 Street and Willowbrook Connector, including dedications and securing the provision and construction of 207 Street from the subject site to 67 Avenue or 68 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan.
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 the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Dedication and construction of a 4.5 m (14.7 ft) wide street greenway on the west side of Willowbrook Connector and a 3.0 m (9.8 ft) wide recreational greenway at the south boundary of the site, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security.
6. Registration of restrictive covenants acceptable to the Township:
 - a. restricting development until a Development Permit is issued for the site and incorporating a Landmark Amenity in compliance with the Northeast Gordon Estate Neighbourhood Plan
 - b. prohibiting vehicular access to Willowbrook Connector
 - c. prohibiting clearing of the site (with the exception of servicing access areas) until such time as 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) is accepted by the Township
 - d. identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
 - e. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
 - f. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units and prohibiting the development of secondary suites within individual units
 - g. specifying the required building setback from the ALR for the townhouse buildings and prohibiting the removal of vegetation in the ALR buffer area

F. BYLAWS FOR FIRST AND SECOND READING

- h. notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities.
7. Registration of a reciprocal access easement over 6705 and 6731 Willowbrook Connector and 6785 – 208 Street for the purposes of access to 68 Avenue via land located to the north at 20792 – 68 Avenue.
8. Registration of a statutory right-of-way over 6705 and 6731 Willowbrook Connector and 6785 – 208 Street for the purposes of a shared pedestrian pathway from 207 Street to Willowbrook Connector.
9. Detailed design and construction of the Blue Link, including tree retention.
10. Registration of a statutory right-of-way over 6705 and 6731 Willowbrook Connector and 6785 – 208 Street for the purpose of accommodating the Blue Link.
11. Dedication, detailed design and construction of the south half of the Urban Green (approximately 606 m² (6,522 ft²)) in coordination with adjacent development (ToL Project No. 08-14-0237).
12. Compliance with the Community Amenity Contributions Policy, the Willoughby Greenway Amenity Policy, and the 5% Neighbourhood Park Land Acquisition Policy.
13. 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 (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1104815 BC Ltd.) Bylaw No. 6043 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 authorize staff to schedule the required Public Hearing for Bylaws No. 6043 and 6044.

CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. **Highway Closure, Dedication Removal and Disposal (1358212 BC Ltd.)**
Bylaw No. 6068
Report C24-34
File CA PM003206

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

<https://youtu.be/XV0xczJqFT4?t=1184>

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give first, second and third reading to “Highway Closing and
Dedication Removal (1358212 BC Ltd.) Bylaw No. 6068”.

CARRIED

Councillor Richter opposed

2. **Council Procedure Bylaw Amendment
Bylaw No. 6071
Report 24-214
File LS 3900-25**

That Council give first, second and third reading to “Council Procedure Bylaw
2016 No. 5199 Amendment Bylaw No. 6071”.

Clerk’s Note: Item forwarded to the December 2, 2024 Regular Council
Meeting.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. **Official Community Plan Amendment and
Rezoning Application No. 100237 and
Development Permit No. 101350
(ML Emporio Project Management Ltd. /
20117 – 84 Avenue)
Bylaw No. 5974
Bylaw No. 5975
Report 24-03
File CD 08-26-0227
<https://youtu.be/XV0xczJqFT4?t=1204>**

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That Council give final 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 (ML Emporio) Bylaw No. 5974”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (ML Emporio)
Bylaw No. 5975”.

CARRIED

I. BYLAWS FOR FINAL ADOPTION

Development Permit No. 101350

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council authorize issuance of Development Permit No. 101350
(ML Emporio Project Management Ltd. / 20117 – 84 Avenue) in accordance
with Attachment B 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.
- 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.

CARRIED

J. ITEMS FROM PRIOR MEETINGS

1. **Official Community Plan Amendment and Rezoning Application No. 100286 and Development Permit Application No. 101391 (Langley Properties / 20615, 20643 and 20663 – 67 Avenue; 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue)**
Bylaw No. 6055
Bylaw No. 6056
Report 24-192
File CD 08-14-0237
<https://youtu.be/XV0xczJqFT4?t=1255>

MOTION

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council give third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 (Langley Properties) Bylaw No. 6055”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Langley Properties) Bylaw No. 6056” to the November 4, 2024 Regular Council Meeting.

CARRIED

Councillor Richter opposed

Development Permit No. 101391

Running concurrently with this Bylaw is Development Permit No. 101391 (Langley Properties / 20615, 20643 and 20663 – 67 Avenue; 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule “A”.
- b. Landscape plans included in Schedule “B” and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy.
- 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).
- d. All rooftop mechanical equipment to be screened from view by compatible architectural treatments.
- 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.
- d. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage.
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.

- f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

**2. Capital Request - Fraser Highway
Functional Design and Construction of
Fraser Highway 24300 to 24600 Block
Report 24-211**

File ENG 5330-23-159

<https://youtu.be/XV0xczJqFT4?t=1544>

MOTION

Moved by Mayor Woodward,

Seconded by Councillor Baillie,

That Council pre-approve in the 2025 Capital Budget the use of up to \$2,900,000 from Water Capital Works Reserve for the ultimate watermain design along the Fraser Highway corridor (228 Street to 264 Street), along 240 Street (Fraser Highway to 52 Avenue) and along 248 Street (Fraser Highway to 44 Avenue).

That Council pre-approve in the 2025 Capital Budget the use of up to \$1,000,000 from Sewer Capital Works Reserve for the ultimate sanitary trunk sewer design along the Fraser Highway corridor (252 Street to 236 Street).

CARRIED

Councillor Richter opposed

COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Rindt declared a Conflict of Interest under Section 100 of the Community Charter due to a pecuniary interest and left the meeting at 1:54pm.

**3. Business, Secondary Suite and
Liquor Licence Reform**

Bylaw No. 5878

Bylaw No. 6047

Bylaw No. 6048

Bylaw No. 6049

Report 24-201

File PLI 4320-01

<https://youtu.be/XV0xczJqFT4?t=1582>

Moved by Mayor Woodward,

Seconded by Councillor Baillie,

That Council give final reading to "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6047", as amended.

AMENDMENT

Moved by Councillor Baillie,

Seconded by Mayor Woodward,

That Schedule 14 be amended to add an additional Liquor Licensing category of "Manufacturer Licence (new or existing) requesting a lounge and/or special

event area endorsement within the ALR” with a Fee and Charge before tax of \$500.00.

CARRIED

MAIN MOTION, AS AMENDED

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

CARRIED

Councillor Richter opposed

Councillor Rindt re-entered the meeting at 1:56pm.

K. MAYOR AND COUNCIL REPORT

<https://youtu.be/XV0xczJqFT4?t=1713>

Councillor Baillie noted that November is “Movember” in recognition of men’s health issues.

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following information has been brought forward from the October 21, 2024 Closed Council meeting for public information:

1. Recreation, Culture and Parks Advisory Committee

That Councillor Pratt be appointed as a Council representative to the Recreation, Culture and Parks Advisory Committee.

CARRIED

Section 90(1) (a) Personnel

N. FOR INFORMATION

1. Agricultural Land Commission Decisions Third Quarter 2024 (July – September)

Memorandum – Community Development Division
File 6635-01

2. School District #35 Response regarding Timeline to Construct School for Willoughby Slope

Memorandum – Community Development Division
File 08-14-0237

3. 2025 Collection Area Adjustments

Memorandum – Public Works Division
File 5360-02-001

N. FOR INFORMATION

4. **Seniors Advisory Committee**
Minutes – October 16, 2024
File 0540-20
5. **Agricultural Advisory Committee**
Minutes – October 23, 2024
File 0540-20

O. MOTIONS ARISING FROM INFORMATION

P. OTHER BUSINESS

1. **Township of Langley Development Cost Charges Bylaw Considerations**
<https://youtu.be/XV0xczJqFT4?t=1777>

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

1. Township of Langley's Development Costs Charges program has been subject to ongoing significant increases due to higher costs, including for construction and land acquisitions, as well as other inflationary pressures;
2. The Township of Langley had not previously provided for smaller annual increases for its Development Cost Charges, in accordance with the applicable Provincial legislation, necessitating repeated, infrequent and much larger multi-year catchup increases that have in turn placed additional economic pressure on in-stream housing development in the Township of Langley;

Therefore be it resolved that Council directs staff to report to Council with options regarding Development Cost Charges Bylaw No. 5897 adopted on January 29, 2024, and amended on September 9, 2024, to implement a longer-term implementation, if possible.

CARRIED

Councillors Kunst and Richter opposed

2. **Urban Road Upgrades for 228 Street**
<https://youtu.be/XV0xczJqFT4?t=1795>

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Be it resolved that Council directs staff to report to Council on the potential upgrade of 228 Street between Fraser Highway and 48 Avenue to an urban

P. OTHER BUSINESS

road standard applicable and appropriate for its adjacency to industrial, institutional and townhouse land uses.

CARRIED

3. Budget Process Streamlining and Refinements

<https://youtu.be/XV0xczJqFT4?t=1840>

Moved by Mayor Woodward,

Seconded by Councillor Rindt,

Be it resolved that Council hereby rescinds and refers Council Policy 03-842 Budget Directives back to staff for improvements to achieve staff time reductions and process refinements that may be appropriate for Council to consider for the upcoming 2025 and 2026 Five Year Financial Plans.

CARRIED

Councillors Kunst and Richter opposed

4. Veterans Memorial Crosswalk

<https://youtu.be/XV0xczJqFT4?t=1994>

Moved by Councillor Martens,

Seconded by Councillor Baillie,

Be it resolved that Council direct staff to report to Council on potential locations, designs and costs, in consultation with the Royal Canadian Legion, for the installation of a special crosswalk that honours our veterans, and to be considered for Remembrance Day 2025.

REFERRAL

Moved by Councillor Baillie,

Seconded by Councillor Rindt,

That item P.4 be referred to staff for a Report to Council regarding a new decorative and interpretive program for multiple sidewalks with potential options and potential designs for Council to consider.

CARRIED

Q. TERMINATE

Moved by Councillor Rindt,

Seconded by Councillor Pratt,

That the meeting terminate at 2:10pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk