



REGULAR EVENING MEETING OF COUNCIL

Monday, June 24, 2019 at 7:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - June 24, 2019

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held June 24, 2019.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - June 10, 2019

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held June 10, 2019.

Attachments: [B.1 06 10 Regular Evening Minutes.pdf](#)

B.2 Special Council Meeting for the Purpose of a Public Input Opportunity - June 10, 2019

Recommendation: That Council adopt the Minutes of the Special Council Meeting for the Purpose of a Public Input Opportunity meeting held June 10, 2019.

Attachments: [B.2 06 10 Special Meeting Minutes.pdf](#)

C. PRESENTATIONS

D. DELEGATIONS

D.1 Dave Quinn Fort Langley Jazz & Arts Festival File 0550-07

Recommendation: Request by Dave Quinn, Fort Langley Jazz & Arts Festival, to appear before Council to discuss the highlights of the festival being held July 26- 28, 2019.

Attachments: [D.1 Dave Quinn.pdf](#)

**D.2 Karen Zukas
Fort Langley Jazz & Arts Festival
File 0550-07**

Recommendation: Request by Karen Zukas, Fort Langley Jazz & Arts Festival, to appear before Council to discuss the highlights of the festival being held July 26- 28, 2019.

Attachments: [D.2 Karen Zukas.pdf](#)

**D.3 Jessica Yaniv
File 0550-07**

Recommendation: Request by Jessica Yaniv, to appear before Council to discuss banning the sale and use of single use plastics, styrofoam products and mass balloon releases.

Attachments: [D.3 Jessica Yaniv.pdf](#)

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Rezoning Application No. 100564
Development Variance Permit Application No. 100100
(Amundson / 4685 - 224 Street)
Bylaw No. 5479
Report 19-103
File CD 10-31-0172**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Amundson) Bylaw 2019 No. 5479, rezoning 0.14 ha (0.34 ac) of land at 4685 - 224 Street in the Murrayville Community Plan area to Residential Zone R-1D to accommodate subdivision into two (2) lots, subject to the following development prerequisites being satisfied prior to final reading:

1. Execution of a Servicing Agreement to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, and compliance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
2. 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), to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
3. Provision of road dedications, widenings, and necessary traffic improvements to the acceptance of the Township of Langley General

Manager of Engineering and Community Development;

4. Registration of a restrictive covenant requiring registration of an exterior design control agreement at the time of subdivision (informed by a neighbourhood character study) ensuring that high quality building design and site development standards are implemented;
5. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township of Langley General Manager of Engineering and Community Development; and
6. Payment of applicable site servicing fees, supplemental rezoning fees, Murrayville Pedestrian Overpass fee, and compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement as needed); and further

That Council at time of final reading of (Township of Langley Zoning Bylaw 1987 No. 2500 Amendment) Rezoning Bylaw No. 5479 authorize the issuance of Development Variance Permit No. 100100 for the proposed development as follows:

1. Section 110.1 - Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirements in the Residential Zone R-1D from 18.25 m (60 ft) to 15.24 m (50 ft) as indicated on Schedule A; and
2. Registration of an exterior design control agreement at the time of subdivision, to the acceptance of the Township.

That Council authorize staff to schedule the required public hearing for rezoning bylaw in conjunction with the hearing for proposed Development Variance Permit No. 100100.

Explanation - Bylaw No. 5479

Bylaw 2019 No. 5479 rezones 0.14 hectares (0.34 acres) of land at 4685 - 224 Street from Suburban Residential Zone SR-1 to Residential Zone R-1D, to accommodate a two (2) lot residential subdivision.

Attachments: [F.1 cd Amundson RZ DV.pdf](#)

**F.2 Official Community Plan Amendment and
Rezoning Application No. 100187
(Oakbrook Foundation / 23400 - 44 Avenue)
Bylaw No. 5486
Bylaw No. 5487
Report 19-104
File CD 10-33-0091**

Recommendation: That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 (Rural Plan) Bylaw 1993 No. 3250 Amendment (Oakbrook Foundation) Bylaw 2019 No. 5487 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Oakbrook Foundation) Bylaw 2019 No. 5486 rezoning a 1.2 ha (2.8 ac) portion of a 2.26 ha (5.58 ac) property located at 23400 - 44 Avenue to Civic Institutional Zone P-1 and further amending the minimum parcel size requirements (on a site specific basis) of the Rural Zone RU-1, subject to the following development prerequisites being satisfied prior to final reading:

1. Provision of a Fraser Highway Corridor land use study to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
2. 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, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
3. Completion of an Erosion and Sediment Control Plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
4. Provision of the required replacement trees and offsite landscaping being secured in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development; and
5. Registration of restrictive covenants acceptable to the Township of Langley General Manager of Engineering and Community Development:
 - a. securing the design, construction and maintenance of an onsite infiltration and detention system; and
 - b. prohibiting access to Fraser Highway; and further

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 (Rural Plan) Bylaw 1993 No. 3250 Amendment (Oakbrook Foundation) Bylaw 2019 No. 5487 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, and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and further

That Council authorize staff to schedule the required public hearing.

Explanation - Bylaw No. 5486

Bylaw 2019 No. 5486 rezones property located at 23400 - 44 Avenue in the rural area to Civic Intuition Zone P-1 to accommodate development of a private school. The bylaw further amends the text of the Rural RU-1 Zone to reduce the minimum parcel size provision on a site specific basis to accommodate subdivision of the undeveloped portion of the property.

Explanation - Bylaw No. 5487

Bylaw 2019 No. 5487 amends the Rural Plan by adding provisions to the Small Farms/Country Estates designation to accommodate creation of a lot less than 1.7 ha (4.2 acres) for development of a private school at a site located at 23400 - 44 Avenue.

Attachments: [F.2 cd OCP RZ Oakbrook Fdn.pdf](#)

F.3

**Heritage Revitalization Agreement
(Parry-Evans Residence)**

Bylaw No. 5227

Report 19-98

File CD 08-23-0126 / RZ 100427 / 6800-25-THO01

Recommendation: That Council give first and second reading to Bylaw No. 5227 and authorize staff to schedule the required Public Hearing.

Explanation - Bylaw No. 5227

Bylaw 2019 No. 5227 authorizes the Township to enter into a Heritage Revitalization Agreement with Garcha Properties Ltd. and Garcha Properties (Yorkson) Ltd. for the Parry-Evans Residence located at 7649 - 208 Street. The Heritage Revitalization Agreement provides for the relocation, restoration and continued protection of the heritage building for use as a single-family residence.

Attachments: [F.3 cd HRA Parry-Evans Residence.pdf](#)

F.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**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Carvolth Developments Ltd.) Bylaw 2019 No. 5485 rezoning 2.0 ha (4.8 ac) of land located at 20161 and 20187 - 86 Avenue to Comprehensive Development Zone CD-138, to facilitate development of a four-storey office building with ground floor commercial and a three-storey office building, subject to the following development prerequisites being satisfied 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, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
2. Provision of road dedications, widenings, and necessary traffic improvements for 86 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
4. Dedication and construction of a 4.5 metre wide street greenway on the north side of 86 Avenue to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
6. Registration of a common access easement with adjacent property (006-879-713) for future access purposes to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
7. Registration of a non-disturbance restrictive covenant over watercourse area setbacks to the acceptance of the Township of

Langley General Manager of Engineering and Community Development;

8. Registration of a public access statutory right of way (6.0 metre wide) for a north south trail connection;
9. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
10. Compliance with the requirements of the Carvolth Greenway Amenity Policy to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges; and
12. Consolidation of the two (2) parent parcels to facilitate the proposed office development.

That Council at time of final reading of Rezoning Bylaw No. 5485 authorize issuance of Development Permit No. 100904 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;

That Council authorize staff to schedule the public hearing for the rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100904 and further

That Council authorize proceeding with clearing and excavation of the subject site in advance of final reading and issuance of Development Permit No. 100904 subject to the following conditions, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;

1. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
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 a shoring plan;
4. Provision of Water Sustainability Act approvals;
5. Provision of a bird nesting survey, in compliance with applicable regulations;
6. Provision of Traffic Management Plan and security to the acceptance of the Township;
7. Provision of an existing road condition;
8. Confirmation by the applicant, to the acceptance of the Township, that works undertaken prior to final reading of related bylaw and issuance of Development Permit are completely at applicant's risk and expense and in no way fetter Council's discretion in dealing with the rezoning and Development Permit applications; and
9. Provision of a security bond.

Explanation - Bylaw No. 5485

Bylaw 2019 No. 5485 rezones a 2.0 ha (4.8 ac) assembly located at 20161 and 20187 - 86 Avenue to Comprehensive Development Zone CD-138 to facilitate development of a four-storey office building with ground floor commercial space and a three-storey office building.

Attachments: [F.4 cd RZ DP Carvolth Dev.pdf](#)

F.5

**Official Community Plan Amendment and
Rezoning Application No. 100450 and
Development Permit Application Nos. 100825 and 101057
(Mitchell Latimer 73 Inc. / 7331, 7337, 7371, 7393 and
7415 - 198B Street and 7400 Block of 197 Street)
Bylaw No. 5484
Report 19-99
File CD 08-22-0071**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Latimer 73 Inc.) Bylaw 2019 No. 5484 rezoning 7.43 ha (18.35 ac) of land located between 73A and 75 Avenues from 196 to 198B Streets to Residential Compact Lot Zones R-CL(B) and R-CL(SD) to facilitate the development of 70 single family lots, and 62 semi detached lots, subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Latimer Neighbourhood Plan requirements:
 - a. Secure a joint elementary school and neighbourhood park site including road dedications and construction of all associated works and services in the Southwest Phase of the Latimer Neighbourhood Plan, to the acceptance of the Township of Langley and the Langley School District;
 - b. Secure a community stormwater detention site to serve the storm catchment area to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Northeast Phase of the Latimer Neighbourhood Plan (as required by the Latimer Neighbourhood Plan) to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
3. 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, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
4. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control

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

5. 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 Latimer Neighbourhood Plan, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;

6. Dedication and construction of a 4.5 metre wide street greenway on the east side of future 196 Street and south side of 74 Avenue and a 6.0 metre wide recreational greenway connecting the existing greenway at 73B Avenue to 74 Avenue to the acceptance of the Township of Langley General Manager of Engineering and Community Development, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;

7. 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), to the acceptance of the Township of Langley General Manager of Engineering and Community Development;

8. Registration of restrictive covenants acceptable to the Township of Langley General Manager of Engineering and Community Development:

a. Identifying the units (minimum 5%) required to comply with the adaptable housing requirements;

b. Prohibiting subdivision and development of future lots between 197 and 198B Street north of 74 Avenue adjacent to the northern property line, until all services are available;

c. Prohibiting the development of secondary suites within individual units zoned Residential Compact Lot Zone R-CL(SD);

d. Identifying the Streamside Protection and Enhancement Areas;

9. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement, as needed) and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer amenity fee;

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

11. Protection of Streamside Protection and Enhancement Areas consistent with Attachment B to the acceptance of the Township, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;

That Council at time of final reading of Rezoning Bylaw No. 5484 authorize issuance of Development Permit No. 100825 (form, siting and character) subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(B);
- b. Building plans being in substantial compliance with Schedules "A" through "N";
- c. On-site landscaping plans being in substantial compliance with Schedules "O" through "V", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(SD) zoned lots;
- c. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD);
- d. On-site landscaping to be secured by letter of credit at 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; and
- f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

That Council at time of final reading of Rezoning Bylaw No. 5484 authorize the issuance of Development Permit No. 101057 (streamside protection), to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township;
- b. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;

- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and further

That Council authorize staff to schedule the required Public Hearing for the rezoning bylaw in conjunction with the hearing for proposed Development Permit Nos. 100825 and 101057.

Explanation - Bylaw No. 5484

Bylaw 2019 No. 5484 rezones 7.43 ha (18.35 ac) of land at 73A and 75 Avenues from 196 to 198B Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(B) and R-CL(SD) to accommodate 70 single family lots and 62 semi-detached lots.

Attachments: [F.5 cd OCP RZ DP Mitchell Grp.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

H.1 **Tree Protection Bylaw**
 Bylaw No. 5478
 Bylaw No. 5481
 Bylaw No. 5482
 Report 19-78
 File CD BA000025

Recommendation: That Council rescind third reading of "Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5481"; and

"Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2019 No. 5482";

That Council give third reading to "Tree Protection Bylaw 2019 No. 5478";

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5481"; and

"Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2019 No. 5482".

Explanation - Bylaw No. 5478

Bylaw 2019 No. 5478 is to regulate, prohibit and impose requirements for tree cutting and tree protection.

Explanation - Bylaw No. 5481

Bylaw 2019 No. 5481 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 by providing fine amounts and offences relating to Tree Protection Bylaw 2019 No. 5478.

Explanation - Bylaw No. 5482

Bylaw 2019 No. 5482 amends the Fees and Charges Bylaw 2007 No. 4616 by adding new fees and charges relating to Tree Protection Bylaw 2019 No. 5478.

Clerk's Note: Due to the revision of the Tree Protection Bylaw 2019 No. 5478, the accompanying amendment bylaws, Fees and Charges Bylaw and Bylaw Enforcement Bylaw, have been revised. Third reading must be rescinded and the now amended bylaws considered for third reading.

Attachments: [H.1 cd Tree Protection Bylaw.pdf](#)

I. BYLAWS FOR FINAL ADOPTION

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER REPRESENTATIVES REPORT

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

M. OTHER BUSINESS

Councillor Woodward presented the following Notice of Motion within the deadlines according to Council's policy:

M.1 Assessment Averaging and Phasing for Property Tax Increases

Recommendation: Be it resolved that staff be directed to include within the 2020 budget deliberations consideration of adopting assessment averaging and phasing for all eligible property classes as outlined within the Community Charter and Assessment Averaging and Phasing Regulation "to moderate the impact of sudden changes in the assessed value of land" (s198(2)).

Councillor Woodward and Councillor Ferguson presented the following Notice of Motion within the deadlines according to Council's policy:

M.2 Casino Proceeds Revenue Sharing Fairness within Greater Langley

Recommendation: Whereas in fiscal 2017-2018 municipalities within British Columbia received \$102M from casino and gaming revenue, with \$72.1M of that within the Lower Mainland, and \$7.69M just to the City of Langley alone, with a population of only 25,888 (c.2016);

Whereas in fiscal 2017-2018 the City of Richmond alone received \$17M in casino proceeds, with a population of only 198,309 (c.2016), as Langley City, Surrey, Abbotsford and Maple Ridge (and even Mission and Chilliwack) all continue to receive casino or gaming revenue each year, while the Township of Langley, the region's 6th largest municipality, does not;

Whereas the Township of Langley, City of Delta, District of North Vancouver, City of North Vancouver, District of West Vancouver, City of Port Coquitlam, City of Port Moody, City of White Rock, and the City of Pitt Meadows all also continue to not receive any annual casino or gaming revenue, even with combined populations of over 525,000 taxpaying residents (c.2016);

Whereas the elementary principle of basic fairness should apply to the distribution of regional casino and gaming proceeds inclusive of all regional municipalities and their respective populations and taxpayers;

Whereas gambling within the region as a whole imposes social and municipal costs upon all municipalities within reasonable proximity to casino and gaming locations; and

Whereas it is inherently unfair that only some municipalities receive (in some cases many) millions of dollars in casino and gaming proceeds obviously attributable to residents of adjacent (and often much larger) municipalities, while other regional municipalities (possibly even less than 1km away from a casino) and their taxpaying residents receive absolutely nothing at all;

Therefore be it resolved that staff be directed to:

(a) if deemed necessary and achievable, recommend a qualified consultant to study and provide estimates of the percentage of revenue being generated from Township of Langley residents and businesses frequenting the Cascades Casino within Langley City, and

other gaming locations within an applicable distance; and

(b) outline a potential plan to petition the Province of British Columbia to review and revise the current disbursement of regionally-generated casino and gaming proceeds:

(i) such that a fair, reasonable, and substantial percentage of the annual casino proceeds from the Cascades Casino also flow to the Township of Langley because: (1) it is inherently unfair not to do so; (2) the Township of Langley is less than 1km from Cascades Casino; and (3) the Township of Langley has a substantially larger population contributing thereto;

(ii) to be a more fair and equitable distribution to the benefit of all municipalities and their respective taxpayers potentially based on population metrics recognizing: (1) respective populations within reasonable proximity to one or more regional casino(s) or gaming location(s), and not merely the physical locations thereof; and (2) municipal costs related thereto, borne by neighbouring municipalities without any beneficial revenues therefrom; and

(iii) such that, if deemed necessary, commit that all funds received from casino and/or gaming proceeds be used to improve infrastructure connections with the City of Langley, and/or towards the cost of protective services, road infrastructure, recreation facility maintenance, bylaw enforcement, and/or all other gambling-impacted municipal services provided adjacent thereto.

(c) contact and coordinate with the regional municipalities of District of North Vancouver, City of North Vancouver, District of West Vancouver, City of Port Coquitlam, City of Port Moody, City of White Rock, and the City of Pitt Meadows to potentially coordinate a combined effort, in partnership with the Township of Langley, to collectively petition the Province of British Columbia for regional casino and gaming proceeds revenue fairness.

N. TERMINATE