



REGULAR COUNCIL MEETING AGENDA

Monday, October 7, 2019
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

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Mayor van den Broek
- c. Union of BC Municipalities Conference - Mayor van den Broek &
Councillor Albrecht
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MINUTES OF A REGULAR COUNCIL MEETING

Monday, September 30, 2019

7:00 p.m.

**Council Chambers, Langley City Hall
20399 Douglas Crescent**

Present: Mayor van den Broek
Councillor Albrecht
Councillor James
Councillor Martin
Councillor Pachal
Councillor Storteboom
Councillor Wallace

Staff Present: F. Cheung, Chief Administrative Officer
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
D. Leite, Director of Corporate Services
R. Thompson, Fire Chief
P. Kusack, Deputy Corporate Officer

The Mayor called the meeting to order and acknowledged that the land on which we gather is the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

The Mayor noted that September 30 is Orange Shirt Day which opens the door to global conversation on all aspects of Residential Schools. It is an opportunity for ALL Canadians to have meaningful discussions around reconciliation. It is a day for us to honour those who have passed, to recognize the survivors, and to remind ourselves that Every Child Matters.

She invited Kevin Kelly and Michael Kelly-Gabriel, Kwanten First Nation, to celebrate the events with a traditional drumming ceremony and honour song.

1. KWANTLEN FIRST NATION DRUMMING CEREMONY

Kevin Kelly & Michael Kelly-Gabriel thanked Council for welcoming them and for the new procedure acknowledging the First Nations. They performed a welcome drumming ceremony and honour song.

2. ADOPTION OF AGENDA

- a. Adoption of the September 30, 2019 Regular Agenda

MOVED BY Councillor James
SECONDED BY Councillor Pachal

THAT the September 30, 2019 agenda be amended to remove the Community Living Delegation, as the presenter was unable to attend the meeting, and that the agenda be adopted as amended.

CARRIED

3. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from September 16, 2019

MOVED BY Councillor Martin
SECONDED BY Councillor Wallace

THAT the minutes of the regular meeting held on September 16, 2019 be adopted as circulated.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from September 16, 2019

MOVED BY Councillor Albrecht
SECONDED BY Councillor Pachal

THAT the minutes of the special (pre-closed) meeting held on September 16, 2019 be adopted as circulated.

CARRIED

4. DELEGATIONS

- a. Community Living BC (CLBC) - "Community Living Month"
Jerry Laidlaw

This item was removed from the agenda as the presenter was unable to attend the meeting.

- b. Grade Crescent Upgrade "Thank you"
Bruce Downing, Langley City Resident

Mr. Downing thanked Council for the work that was done to improve the Grade Crescent sidewalk making it much more usable by many different modes of transportation including: walkers, scooters, strollers etc. It has made a big difference and is being well used. He showed before and after pictures to illustrate how much of an improvement was made.

He expressed concern about the fact that there is no crosswalk at the south end of the City path from Grade Crescent across 48 Avenue to Simonds Elementary School. He made some suggestions as to how it could be improved including a paved path and crosswalk. He further suggested that 'school zone ahead' be painted on the road from the east approach to the school going up the hill. to advise drivers that a school is just ahead.

He asked for a commitment to action for a walkway paving and a new crosswalk to Simonds Elementary School. Mr. Downing continued by requesting that the City consider designating Grade Crescent a Heritage Road. He advised that after inquiring with the province, he learned that there is grant funding available for projects such as that through the Heritage Legacy Fund.

Mayor van den Broek thanked the Grade Crescent and Simonds area residents for coming to the meeting and for expressing their concerns.

There was discussion about a City policy prohibiting mid-block crosswalks unless they are controlled by a mechanical system (ie. Traffic signals)

MOVED BY Councillor Pachal
SECONDED BY Councillor Wallace

THAT staff report back to council with options for installing a crosswalk and/or other markings across 48 Avenue at Simonds Elementary School, and that staff reach out to the Langley School Board to seek out potential cost-sharing opportunities for the crosswalk and/or other markings.

BEFORE THE QUESTION WAS CALLED it was noted that there is a mid-block crosswalk at Blacklock Elementary School. The City could approach the School District for a funding request for a Simonds crosswalk. Staff will return with an assessment and possible options.

THE QUESTION WAS CALLED and same was

CARRIED

- c. Nicomekl River Flood Plain Fire Concern
Bruce Downing, Langley City Resident

Mr. Downing advised that he is concerned about a lack of a fire suppression plan in the case of a fire in the Nicomekl Flood Plain. He cited concern about fires, smoke, escape routes, and access routes. He suggested that the City engage a registered professional forester, or someone else qualified by training or experience in fire protection, to undertake an assessment and determine the fire hazard within the Nicomekl River Floodplain and adjoining nature trails.

He requested action to implement a fire suppression Plan to mitigate any liability issues and safety hazards.

5. COMMUNITY SPOTLIGHTS

- a. Langley Environmental Partners Society - Summer Eco Crew
Carly Stromsten, Watershed Restoration Technician, Eco Crew Leader

Ms. Stromsten provided a presentation illustrating what the Eco Crew accomplished this summer. She provided an overview of their work including:

- Project Goals - engage Langley youth in environmental projects through summer employment opportunities; Improve areas of natural habitat, provide community education and increase public environmental awareness; Promote local environmental stewardship at community events
- Project Measurables - Habitat enhancement; Invasive species removal; Environmental education; employability skills.
- Employability Skills – Teamwork; leadership; time management; communication; public outreach; plant identification; life skills workshop; stream-keepers course; occupational first aid; and bird tagging.

Mayor van den Broek thanked the team for all their work and for all that they accomplish every year.

Councillor Wallace invited the Eco Crew to provide the City with feedback if they see areas where we can improve our environmental protection efforts. Ms. Stromsten noted that Pleasantdale Creek could use additional clean up as there tends to be a larger amount of garbage on that trail.

In response to a question, Ms. Stromsten advised that Metro Vancouver has information on their website advising the public about how to remove and dispose of invasive species on private property.

- b. Emergency Preparedness Fair and Shake-Out Exercise
Ginger Sherlock, Emergency Coordinator

Ms. Sherlock discussed the impacts that a large-scale earthquake will have on the public when it happens. She advised that staff are ready to respond to an event of that magnitude and invited council to attend the Emergency Preparedness Fair to share with the public how to be ready. She noted that we will all need to be ready to camp for two weeks. Full scale exercises have been undertaken and first responders learned that there are many factors that impede assistance and that the previous

estimate of self sufficiency for a 72 hour response time is not realistic. The public need to be prepared to be self sufficient for up to two weeks.

The Emergency Preparedness Fair is taking place on October 5 from 10am-3pm at Kwantlen Polytechnic University.

A Fire Prevention Awareness Event is taking place on Thursday, October 10 from 6:30pm-8pm. The public are invited to attend and learn how to prepare.

Councillor Storteboom posed a challenge to City Council to ride the 8.0 Richter scale earthquake simulator.

6. MAYOR'S REPORT

- a. Upcoming Meetings
Regular Council Meeting – October 7, 2019
Regular Council Meeting – October 21, 2019

- b. Recreation Update

Kim Hilton, Director of Recreation, Culture and Community Services

The Director of Recreation, Culture and Community Services provided an update on upcoming events including: Take a Kid Mountain Biking; and recreation programming that included: Youth Night, Team Pump, Yoga Pilates Fusion; TRX circuit, Core and Restore, Active Start Soccer, Family Art Drop In, and the Home Alone Program.

- c. Discover Langley City - Councillor Albrecht

Administration

The Community Ambassador program has ended. We will now begin our search for a Marketing Intern to join us for 10 hours per week.

We have begun a “refresh” on the website, with the intention to make it more user friendly and with easier navigation and updated content.

Marketing

Social media continues to be an important part of our marketing efforts. We have been focusing on promoting all events and activities in the city with particular attention paid to Langley City (#LCLive) and DLBA events.

Our focus was to highlight Langley City as a destination for Festivals and we did that by providing a printed list of events to the hotels and handed them out at events, as well as an e-newsletter that was sent each month.

The new attractions and restaurant guides have been popular and have been distributed at every event we attend, given to the hotels and stocked at City Hall and the Library. We did a second printing of the restaurant guides and the stock of those have been depleted. We will wait until 2020 to update and re-print them.

The mural guide is currently being updated with the many new murals painted over the summer from the DLBA mural contest. The new walking guide is being updated to reflect our other guides with complimentary colours and styles.

Community Engagement

Community Events. Our ambassadors were at events 4-5 days per week and raised the profile of Discover Langley City, while handing out resources that highlighted all the things there are to see and do. These events included the Pop-up Play and the Lunch and Lounge, the Farmers market, Al Anderson Memorial Pool, City Hall, and every event that were held in McBurney Plaza.

Discover Langley City provided treats at the DLBA events to show off our hospitality that included Gourmet Ice Pops, Mini Donuts, Popcorn, Cotton Candy and Cupcakes – a smash hit with festival goers!

The Community Ambassador program has been wildly successful, and we intend to bring it back for 2020 again, should we be successful in receiving another Canada Summer Jobs Grant.

The mural walks have been very successful, and we have seen a wide range of visitors from locals to out of town guests, with the hotels helping to promote it and sending guests to join us.

The Prize Wheel was a very effective way to draw people into our tent and prompt a conversation. The prizes included coupons to Langley City attractions and stores, as well as a chance to win a grand prize.

d. "Place to Be" Promotional Video Release

The Chief Administrative Officer presented the updated Place to Be promotional video. There are many different shortened versions of the video to play for a variety of audiences.

e. 2019 Christmas Wish Breakfast - November 26, 2019

Mayor van den Broek advised that the Christmas Wish Breakfast will be taking place again on Tuesday, November 26, 2019 from 6:30am – 9:30am at Newlands Golf and Country Club. If you wish to sponsor contact organizers at wishbreakfast@newlandsgolf.com.

7. **BYLAWS**

a. Bylaw 3111 - Permissive Tax Exemption Bylaw

First, second and third reading of a bylaw to exempt certain lands and improvements from municipal taxation for the year 2020

MOVED BY Councillor Martin

SECONDED BY Councillor James

THAT the bylaw cited as the "Permissive Tax Exemption Bylaw, 2019, No. 3111" be read a first time.

THAT the bylaw cited as the "Permissive Tax Exemption Bylaw, 2019, No. 3111" be read a second time.

THAT the bylaw cited as the "Permissive Tax Exemption Bylaw, 2019, No. 3111" be read a third time.

BEFORE THE QUESTION WAS CALLED it was

MOVED BY Councillor Storteboom

SECONDED BY Councillor Wallace

THAT the bylaw be amended to include the Langley Food Bank to the list of exempt properties.

BEFORE THE QUESTION WAS CALLED Councillor Storteboom noted that the Langley Food Bank has been a community partner for over 30 years putting food on the table of our residents. He felt it was an extension of the faith community at large.

THE QUESTION WAS CALLED ON THE AMENDMENT and same was

DEFEATED

Mayor van den Broek, Councillors' Albrecht, James, Martin and Pachal opposed.

BEFORE THE QUESTION WAS CALLED ON THE MAIN MOTION it was

MOVED BY Councillor Storteboom

SECONDED BY Councillor Pachal

THAT the bylaw be amended to include the Langley Hospital Auxiliary, located on Fraser Highway, to the list of exempt properties.

BEFORE THE QUESTION WAS CALLED ON THE AMENDMENT Councillor Storteboom noted that Langley City does not have a hospital within its boundaries. The Langley Hospital Auxiliary are an extension of the hospital as they directly support Langley Memorial Hospital.

THE QUESTION WAS CALLED ON THE AMENDMENT and same was

DEFEATED

Mayor van den Broek, Councillors' Albrecht, James, Martin, Pachal and Wallace opposed.

THE QUESTION WAS CALLED ON THE MAIN MOTION and same was

CARRIED

8. NEW AND UNFINISHED BUSINESS

- a. Motions/Notices of Motion
- b. Correspondence
 - 1. Federation of Post-Secondary Educators of BC
Fair Employment Week October 7-11, 2019
- c. New Business

Councillor Albrecht noted that there was recently an incident in Vancouver where a worker was killed on the job. He wanted to reinforce the importance of safety at work and suggested it may be worthwhile to renew and refresh the importance and awareness of safety in our workplaces.

9. ADJOURNMENT

MOVED BY Councillor Pachal
SECONDED BY Councillor James

THAT the meeting adjourn at 8:20 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

DEPUTY CORPORATE OFFICER



**MINUTES OF A SPECIAL (PRE-CLOSED)
COUNCIL MEETING**

**Monday, September 30, 2019
4:15 p.m.
CKF Boardroom, Langley City Hall
20399 Douglas Crescent**

Present: Mayor van den Broek
Councillor Albrecht
Councillor James
Councillor Martin
Councillor Pachal
Councillor Storteboom
Councillor Wallace

Staff Present: F. Cheung, Chief Administrative Officer
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
D. Leite, Director of Corporate Services
R. Thompson, Fire Chief
P. Kusack, Deputy Corporate Officer

1. MOTION TO HOLD A CLOSED MEETING

MOVED BY Councillor Pachal
SECONDED BY Councillor James

THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the Community Charter:

- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- (g) litigation or potential litigation affecting the municipality;
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:

(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED

2. ADJOURNMENT

MOVED BY Councillor James
SECONDED BY Councillor Albrecht

THAT the Special (pre-closed) Council meeting adjourn at 4:16 pm

CARRIED

Signed:

MAYOR

Certified Correct:

DEPUTY CORPORATE OFFICER



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Housing Needs Report – Grant Application

File #: 6410.00

Doc #:

From: Roy M. Beddow, MCIP, RPP
Deputy Director of Development Services

Date: September 30, 2019

RECOMMENDATION:

THAT Council:

1. Endorse the attached Housing Needs Report grant application to the Union of B.C. Municipalities;
2. Direct staff to provide grant management for the Housing Needs Report project.

PURPOSE:

To consider a grant application for a Housing Needs Report.

POLICY:

The City adopted an Affordable Housing Strategy in 2009 and a policy to support and encourage affordable housing in accordance with the Strategy was included in the Official Community Plan (OCP) in 2010.

In 2019 the Province of British Columbia enacted new provisions in the *Local Government Act* requiring local governments to prepare “Housing Needs Reports” identifying the number and type of housing units needed to meet current and anticipated needs for at least the next five years. In accordance with the *Act*, the City is required to receive its first Housing Needs Report by April 16, 2022.

COMMENTS/ANALYSIS:

The City has engaged Modus to prepare a Housing Needs Report for the City of Langley in support of the work towards a new OCP and in anticipation of meeting the legislative requirements. Modus has provided a work plan and a budget proposal totalling \$29,983.00 for completion of the project.

The Ministry of Municipal Affairs currently funds a grant program administered by the Union of B.C. Municipalities (UBCM) to support the preparation of housing needs reports. Under the UBCM program, grants of up to \$30,000 are available for communities with populations of 15,000 – 49,999. In order to take advantage of available funding, Modus has prepared a UBCM grant application on behalf of the City. The grant application requires Council support in the form of a resolution according to the recommendations of this report.

Once completed, the Housing Needs Report will provide a key foundation to develop new OCP policies and Zoning Bylaw regulations that support the development of housing that meets the City's needs, and help facilitate affordable housing initiatives.

BUDGET IMPLICATIONS:

The 2019-2028 Capital Improvement Plan includes an allocation of \$40,000 to update the City's Affordable Housing Strategy in 2020. The Housing Needs Report in conjunction with the new OCP will provide much of the same content as was originally envisioned for the Affordable Housing Strategy update.

ALTERNATIVES:

1. Do not support UBCM grant application for a Housing Needs Report.

Respectfully Submitted,



Roy M. Beddow, MCIP, RPP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, MCIP, RPP
Director of Development Services

Attachment(s):

1. Grant Application – Housing Needs Reports Program (UBCM);
2. Housing Needs Report Project Budget (Modus).

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendations.



Francis Cheung, P. Eng.
Chief Administrative Officer

Housing Needs Reports Program 2019 Application Form

Please complete and return the application form and all required attachments. All questions are required to be answered by typing directly in this form. If you have any questions, contact lgps@ubcm.ca or (250) 952-9177.

Funding permitting, the application deadlines for 2019 are:

- May 31, 2019
- November 29, 2019

| SECTION 1: Applicant Information | AP- <i>(for administrative use only)</i> |
|---|--|
| Local Government: City of Langley | Complete Mailing Address: 20399 Douglas Crescent, Langley, BC, Canada, V3A 4B3 |
| Contact Person: Francis Cheung | Position: CAO |
| Phone: 604-514-2801 | E-mail: fccheung@langleycity.ca |

*Contact person must be an authorized representative of the applicant.

| SECTION 2: <u>For Regional Projects Only</u> |
|---|
| <p>1. Identification of Planning Areas & Other Local Governments. For all regional projects, please list all of the planning areas included in this application. If any planning areas are outside of the primary applicant's jurisdiction, please identify the partnering local governments. Refer to Section 3 in the Program & Application Guide for more information and requirements for regional projects.</p> |
| <p>2. Rationale for regional project. Please provide a rationale for developing Housing Needs Reports as a regional project and describe how this approach will support cost-efficiencies in the total grant request.</p> |

| SECTION 3: Project Summary |
|--|
| <p>3. Title & Area of the Project.</p> <p>Project Title: Langley City Housing Needs Assessment & Report (As part of the ongoing 2019 OCP & Zoning Bylaw updates)</p> <p>Planning areas that will be included in the report: City of Langley</p> |

4. Project Cost & Grant Request.

Total Project Cost: \$250,000, broken down:

\$210,000 - OCP & Zoning Bylaw updates

\$10,000 - Housing & Affordability Council Workshop

\$30,000 - Housing Needs Report Total Grant Request: \$30,000

Have you applied for or received funding for this project from other sources? If yes, please list:

5. Project Summary. Provide a summary of your project in 150 words or less.

With a built-out urban area of 10 square kilometers and a growing population, Langley City is facing significant challenges to adequately house existing residents and those wanting to move to this attractive and well-connected community. As we plan for a potential Surrey-Langley fixed-rail rapid transit line along the Fraser Highway, a closer look at housing and demographics is required to ensure future housing policy serves local needs.

The newly adopted Nexus of Community vision aspires to leverage this major transportation investment and shape Langley City into a more walkable, livable, and sustainable place for all residents. To help us do this, the City's Official Community Plan (OCP) and Zoning Bylaw need updating and that process has begun in earnest. As these important land use documents are reviewed, a comprehensive housing needs assessment would assist in developing housing policy that is based on excellent data, analysis, and engagement. We intend to engage MODUS Planning, Design, and Engagement - the consultant currently working on the OCP & Zoning Bylaw updates - to conduct this work for us.

SECTION 4: Detailed Project Information

6. Existing Housing Needs Reports. If any of the planning areas included in this application already have a completed Housing Needs Report, please identify the name and date of the report(s).

N/a

7. Proposed Activities. What specific activities will be undertaken as part of the proposed project? Refer to Sections 4 and 5 of the Program & Application Guide for funding requirements and eligibility.

In June 2019, a Council workshop on housing and affordability was held to gain insights from the Mayor and Councillors on this important topic. As part of this workshop, preliminary research and an explorative policy recommendations report were completed. The following tasks were performed for this workshop and they will support the next steps in our efforts to develop a Housing Needs Assessment:

- 0.1 Background document review of City plans and policies;
- 0.2 High-level review of demographic and housing-related data;
- 0.3 Scan of best practices pertaining to housing and affordability;
- 0.4 Workshop on housing and affordability with Council and senior staff; and,
- 0.5 High-level recommendations and actions for inclusion in the OCP/Zoning Bylaw.

To complete the Housing Needs Assessment to legislative standards and gain a more comprehensive understanding of housing conditions and stakeholder perspectives in Langley City, we are asking for funding to conduct the following tasks with the assistance of a consultant:

- 1.0 Gather additional data in specific areas (i.e. household income, economic sectors, and labour force) showing trends over time and data from other sources (i.e. short term housing, cooperative housing, post-secondary housing, shelter beds, assessed values, and sale price);
- 1.1 Project anticipated number and types of housing units required over the next five years;
- 1.2 Conduct interviews with key stakeholders, advisors, and experts to gather input on key issues, concerns, and priorities;
- 1.3 Perform a comparative scan across additional municipalities;
- 1.4 Prepare a summary of engagement findings;
- 1.5 Develop statements about key areas of local need;
- 1.6 Prepare a Housing Needs Assessment Report; and,
- 1.7 Review and finalize report, and publish it online.
- 1.8 Build capacity through a staff presentation & plenary

8. Data Collection, Compilation & Analysis. Do you intend to collect data in addition to the dataset that will be made available from the Ministry of Municipal Affairs & Housing (i.e. community-based surveys)? If so, please describe what data you intend to collect and how you intend to use this information?

In our preliminary work, we collected a significant amount of data from the Metro Vancouver Housing Data Book (2019), Statistics Canada's 2016 Census, the Canada Mortgage and Housing Corporation, the Real Estate Board of Greater Vancouver and the Fraser Valley Real Estate Board. We intend to dive deeper into these sources of data to gain more insights into the current housing situation, including household income, economic sectors, and labour force statistics. We would also like to perform a trend analysis on the data we've already compiled and on new sources of data including short-term housing, cooperative housing, post-secondary housing, shelter beds, assessed values, and sale prices.

Some of this data would be collected from local non-profit groups, the Kwantlen Polytechnic University, and BC Housing.

We also intend on purchasing an Environics Analytics dataset related to Demographic Projections. We are particularly interested in gaining insights on projected household incomes and household types to help project future housing needs related to housing tenure and forms.

9. Community Consultation & Public Engagement. Please indicate how you intend to consult, engage, or collaborate with the following:

Neighbouring local governments: Part of our work plan involves conducting a comparative scan across several municipalities and asking their planning/housing experts what policies have worked well and what policies aren't working as expected. This will include 4 interviews with a planning/housing expert in 4 different communities: Township of Langley, New Westminster, Kelowna, and Coquitlam. Preliminary research through the Housing & Affordability Council Workshop has shown these communities have regulatory frameworks and policies that are of interest to Langley City's staff and Council. Further exploration of their strategies will help us make decisions on a made-in-Langley City approach to housing.

First Nations and local Indigenous organizations: As part of the OCP & Zoning Bylaw updates and Nicomekl River District Neighbourhood Plan, engagement with the Kwantlen First Nation

has begun. An initial meeting held on August 14, 2019, laid the foundation for a productive relationship in which mutual goals and concerns can and are being addressed. We intend on providing the Kwantlen First Nation with regular updates and opportunities for collaborative work at important milestones within these processes. While collaboration has been identified around the topics of ecological restoration of riparian habitats and historic interpretation of the Nicomekl River and its surroundings, the grant would allow us to pursue meaningful engagement around housing. Continuing off the important work we've begun, we're proposing an interview-style meeting with the Kwantlen First Nation's Lands department that will focus on housing needs.

Non-profit service providers, health authorities, and/or post-secondary institutions: At the June 2019 Council workshop, a representative from BC Housing presented the range of programs at municipalities' disposal for building affordable housing and addressing gaps within the housing spectrum. Our work plan will ensure we sit down with this important stakeholder to perform a more in-depth interview focusing on best practices for partnerships and funding for future affordable housing projects. We also intend on interviewing Kwantlen Polytechnic University to gauge their needs related to student housing.

Non-profit or for-profit development sector: Similarly, at the same June 2019 Council workshop, a representative from Quadra Homes (a local developer) provide perspectives on the land economics of rental housing and policy options that have helped incentivize his firm to explore more purpose-built rental projects. We'd like to expand this conversation and conduct interviews with other development actors, including non-profit groups, to gain a more complete picture of what kind of supports and incentives work best to address the gaps in the housing continuum.

Vulnerable populations: Non-profit groups are the closest to vulnerable populations through their day to day work. As part of the interviews with these local groups, we would ask them to seek out persons who are or have experienced precarious housing situations and/or homelessness. This will give the Housing Needs Assessment important first hand accounts related to navigating available services and programs and provide us with useful perspectives on how service and program delivery works and where it should be improved.

Other: Broader community engagement is being facilitated through the OCP & Zoning Bylaw updates and Nicomekl River District Neighbourhood Plan. Several community popups were held over the summer with engaging questions related to housing. A two-day Housing Forms Design Charrette will be facilitated in the Fall 2019. Focus Group workshops are planned to discuss the OCP & Zoning Bylaw updates with similar stakeholders and will touch on land use and density policies that impact housing. An online survey will be designed to reach a broader population and will include housing questions. The results of this comprehensive engagement process can help supplement and verify the finer detail work of the Housing Needs Assessment.

10. Capacity Building. Please describe any capacity building activities you plan to undertake to support your local government's ability to complete future housing needs reports.

Once the Housing Needs Assessment is complete and published online, the consultant will prepare a presentation detailing the process, data, engagement techniques, and results of their work. This presentation will be given to City Council & pertinent Langley City staff, including senior members of the organization. A Q&A session and plenary with the consultant will be provided to further gain insights into the work performed. Also, a template of the completed Housing Needs Report will be provided to staff to help them complete their own report in the future.

11. Additional Information. Please share any other information you think may help support your submission.

The quality of an OCP & Zoning Bylaw depends on the data that helped create them. Langley City is at a pivotal moment in its history as an urban centre and as it seeks to update these foundational documents it needs to ensure its assumptions about housing are valid and verified

against on-the-ground service providers and real world experiences. The proposed Housing Needs Report is timely as it will help shape policies and regulations in the OCP & Zoning Bylaw. A detailed budget as prepared by the proposed Consultant has been attached to this application for consideration.

SECTION 4: Required Attachments

Please submit the following with your application:

- ☐ Council, Board, or Local Trust Committee Resolution – Indicating local government support for the proposed project and a willingness to provide overall grant management;
- ☐ Detailed project budget;
- ☐ *For regional projects only:* Each partnering local government must submit a Council, Board, or Local Trust Committee resolution indicating support for the primary applicant to apply for, receive, and manage the grant funding on their behalf;

Resolutions from partnering applicants must include the language above.

- ☐ Optional: Up to five letters of support as evidence of partnership or collaboration with community organizations and/or other local groups.

Submit the completed Application Form and all required attachments as an e-mail attachment to lgps@ubcm.ca and note "2019 Housing Needs Reports" in the subject line. Submit your application as either a Word or PDF file(s). If you submit by e-mail, hardcopies and/or additional copies of the application are not required.

SECTION 5: Signature. Applications are required to be signed by an authorized representative of the applicant. Please note all application materials will be shared with the Province of BC.

I certify that: (1) to the best of my knowledge, all information is accurate and (2) the area covered by the proposed project is within the applicant's jurisdiction (or appropriate approvals are in place).

| | |
|------------|--------|
| Name: | Title: |
| Signature: | Date: |


Applications should be submitted as Word or PDF files. If you choose to submit your application by e-mail, hard copies do not need to follow.

All applications should be submitted to:

Local Government Program Services, Union of BC Municipalities

E-mail: lgps@ubcm.ca

Mail: 525 Government Street, Victoria, BC, V8V 0A8

| Tasks | | Hours | | | | Costs | | | Notes/Assumptions |
|---|--|--------------------------------|-------------------------------------|------------------------------|---------------------------------|--------------------------|----------|-----------|---|
| <div></div> Budget Estimate <div>Hourly rate --></div> | | Personnel | | | | FEES | EXPENSES | TOTAL | |
| | | Rob Barrs, Project Director | Patrick Oystryk, Project Manager | Suzy Lunn, Senior Planner | Alix Krahn, Planning Support | | | | |
| | | \$ 195 | \$ 120 | \$ 160 | \$ 110 | | | | |
| Housing Needs Assessment | | Proposed Time (hours) | | | | | | | |
| 1.0 Gather additional data | | | | | 20 | \$ 2,200 | \$ 1,250 | \$ 3,450 | Expense: Envirionics Analytics Data |
| 1.1 Project anticipated number and types of housing units | | | 6 | | 10 | \$ 1,820 | | \$ 1,820 | |
| 1.2 Prepare materials and conduct interviews with key stakeholders | | 1 | 20 | 18 | 24 | \$ 8,115 | \$ 500 | \$ 8,615 | Expense: Travel & Food for in-person interviews |
| 1.3 Perform a comparative scan across other municipalities | | | | | 8 | \$ 880 | | \$ 880 | |
| 1.4 Prepare a summary of engagement findings | | | 4 | | 8 | \$ 1,360 | | \$ 1,360 | |
| 1.5 Develop statements about key areas of local need | | 2 | 6 | 2 | 2 | \$ 1,650 | | \$ 1,650 | |
| 1.6 Prepare a Housing Needs Report | | 4 | 16 | 4 | 10 | \$ 4,440 | | \$ 4,440 | |
| 1.7 Review and finalize report, and publish it online | | 1 | 2 | | 2 | \$ 655 | | \$ 655 | |
| 1.8 Build capacity through a Council & staff presentation and plenary | | 1 | 12 | | 8 | \$ 2,515 | \$ 200 | \$ 2,715 | Expense: Travel & Food |
| 1.9 Project Coordination Meetings | | 2 | 8 | 6 | 6 | \$ 2,970 | | \$ 2,970 | |
| Subtotal | | 11 | 74 | 30 | 98 | \$ 26,605 | \$ 1,950 | \$ 28,555 | |
| Total Fees Per Person | | \$ 2,145 | \$ 8,880 | \$ 4,800 | \$ 10,780 | | | | |
| | | | | | | Subtotal excluding taxes | | | \$ 28,555 |
| | | | | | | GST (5%) | | | \$ 1,428 |
| | | | | | | GRAND TOTAL | | | \$ 29,983 |



CITY OF LANGLEY

MOTION

2019/2020 Deputy Mayor Appointment:

THAT the 2019/2020 Deputy Mayor rotation be appointed as follows:

Nov.1-Dec.31, 2019 Cllr Storteboom

Jan.1-Feb.28, 2020 Cllr James

Mar.1-Apr.30, 2020 Cllr Pachal

May 1-June 30, 2020 Cllr Albrecht

July 1-Aug.31, 2020 Cllr Martin

Sept.1-Oct.31, 2020 Cllr Wallace

September 7, 2019

Mayor and Council
Langley City Hall
20399 Douglas Crescent
Langley City, BC V3A 4B3



Dear Mayor and Council,

I am writing this on behalf of the Langley Area Pickleball players and all others that use the Pickleball/Tennis courts at Douglas Park.

We would first like to thank the City Council for the recent refurbishments of the courts and the generous city grant that allowed us to put on the first City of Langley Charity Pickleball Tournament in July. The City staff were a great support through the months of refurbishing the courts and assisting with our very successful tournament. Huge kudos to Karlo Tamondong and Kim Hilton, as well as the staff at Timms Centre when we were rained out at Douglas Park, and we moved into the gym to finish off the tournament! Thank you all so much!

We would also like to express our disappointment with those same refurbishments.

Just a little over a year ago we approached the City to ask if we could tape off four courts on one of the two tennis courts so we could play on the courts regularly and this was gratefully granted. We now have 35-50 players coming out to play Pickleball during the day 3 to 4 times a week and another 20 plus players who use the courts in the evening. When a group of local players went to a council meeting this past Spring and asked to have the other tennis court relined with Pickleball lines, we were so excited that not only lines would be painted, but the surface would be refurbished! This now gives us 8 Pickleball courts – yeah!!

We offered our help, expertise and knowledge, sent measurements, designs, CAD drawings, photos of other courts, similar to tennis court conversions to John Epplette on how to assimilate tennis and Pickleball courts so both the sports could use the facilities equally. In all the examples, the Pickleball court designs were clearly a solid color of blue and the tennis courts a solid color of green, thus providing both sports a clear vision of play.

Pacific Ace began the work on the courts and we, several Langley resident Pickleball players, would stop by the courts from time to time simply because we were so excited to soon be playing on great courts! Pacific Ace has done a beautiful job on the surface refurbishing and we commend them for this.

At one point during one of these visits, we became somewhat concerned as it looked like the work in progress was going to turn out exactly like the old court designs with a refurbished surface, not an actual redesign of the court layouts. The tennis was going to be the dominate court with the Pickleball courts secondary in the visual appearance. I, on behalf of the players, reached out to John Epplette, by email expressing our concerns, and he emailed back saying that the Pickleball courts would have the more visual dominance over the tennis courts. Once

more, checking on the progress a day or so later, we realized that this was not the way it was being done. One more email to Mr. Epplette, and in another reply he said that the tennis courts would be dark blue and the Pickleball courts would be light blue. As of today, it is very clear this did not happen and the end result of refurbishing the courts is exactly like the old courts with the surface cracks fixed and new paint.

We, as concerned citizens of Langley City, are very disappointed and feel a great opportunity has been missed to become one of the premier Pickleball destinations in the Greater Vancouver Area. We have the perfect venue at Douglas Park for holding tournaments, with the beautiful park, washrooms, and so many services in the near proximity that would benefit from such events.

On that note, an opportunity for another tournament opportunity was recently lost due to the lack of clarity of the surface markings of the courts. I have been in touch with an organization called Super Seniors International Pickleball Association – <https://www.ssipa-pb.org/> - about the possibility of us hosting a tournament in Douglas Park and the opportunity was lost due to the confusing lines and background colours at the Douglas Park courts.

Today, pickleball players log almost a thousand games a week at Douglas Park. The tennis community in the City of Langley has a much lower number of players.

If the math was approximately calculated: on average 36 or so players (often more), 3 or 4 times a week and about 7 or 8 games each person per 3-hour session works out to be $36 \times 3.5 \text{ days} \times 7.5 \text{ games} = 945 \text{ per week}$.

We would like to understand what happened and would like to hear back from Council, or if possible, sit down with the appropriate people to discuss how this can be rectified. We as local players and most of us residents of the City would even be willing to help redo the painting and we would be very helpful in producing professional courts. We are willing to help and assist where we can, and as a representative of the Langley Pickleball players, I can be reached at 778.878.2467 for further discussion.

Sincerely,



John Robertson, on behalf of the Langley Area Pickleball Players



*This is what we were expecting, in appearance,
but...*

(ironically, found this image on LangleyCity.ca)

— Clint Davies

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