



MINUTES OF A REGULAR COUNCIL MEETING

Monday, September 28, 2020

3:00 p.m.

Remote Video / Teleconference

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
K. Kenney, Corporate Officer
P. Kusack, Deputy Corporate Officer

Mayor van den Broek acknowledged that the land on which we gather is the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1. ADOPTION OF AGENDA

- a. Adoption of the September 28, 2020 Regular Agenda

MOVED BY Councillor Storteboom

SECONDED BY Councillor Pachal

THAT the September 28, 2020 agenda be adopted as amended by removing Item 4b – FCM Update and adding Eureka Temple Society as Item 3b.

CARRIED

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from September 14, 2020

MOVED BY Councillor Martin

SECONDED BY Councillor Albrecht

THAT the minutes of the regular meeting held on September 14, 2020 be adopted as amended to include the statement read out by Mayor van den Broek for Item 5b – Mayor’s Gala Discovery Review.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from September 14, 2020

MOVED BY Councillor Storteboom
SECONDED BY Councillor Pachal

THAT the minutes of the special (pre-closed) meeting held on September 14, 2020 be adopted as circulated.

CARRIED

3. DELEGATIONS

- a. Jim Calamunce, Executive Director, Langley Food Bank

Mr. Calamunce provided information to Council on the establishment of the Langley Food Bank and the services it provides to the community, advising that:

- the Food Bank is run by volunteers from Langley Churches;
- it assists any Langley resident who qualifies financially;
- prior to the COVID-19 Pandemic it serviced 671 family units; however, since March 1st an additional 152 family units have been added, 105 of which receive ongoing support from the Food Bank;
- the Food Bank has recently been approached by the Look Out Society to support most of their 52 clients who are being housed at the Great Canadian Value Inn and it is expected there will be more as there are two other hotels being utilized for this purpose;
- due to COVID-19, volunteers provide a delivery service to over 27 family units each week; this number is expected to increase significantly as issuance of a number of government grants ends;
- the Food Bank has endeavored to stay open during the Pandemic, providing services outside in their parking lot with appropriate personal protective equipment worn by the volunteers and other safety measures followed;
- they are the only Food Bank in the Metro Vancouver area that does not receive a permissive tax exemption;
- they are requesting Council grant them a permissive tax exemption for 2021 so that they can utilize the savings in rent they would get, for food for Langley residents.

Mr. Calamunce advised that a client of the Food Bank was in attendance and wished to give a short testimonial.

MOVED BY Councillor Pachal
SECONDED BY Councillor Wallace

THAT the delegation be permitted to address Council.

CARRIED UNANIMOUSLY

Jean advised that she has been going to the Food Bank for the last four years and finds it helps the community out a great deal for those with low incomes. She expressed her hope that the Food Bank could receive more help. She is a double amputee and lost her job due to her disability. She advised that being on a low income is difficult and she wouldn't know what to do without the Langley Food Bank.

Mr. Calamunce then read out a letter from a Langley Food Bank client in support of services provided by the Langley Food Bank.

b. Warren "Skip" Stuart, President, Eureka Temple Society

Mr. Stuart provided information on the Eureka Masonic Hall and the Eureka Temple Society's request for a permissive tax exemption for the property, advising that:

- the society owns and manages the Eureka Masonic Hall building at 20701 Fraser Highway;
- the permissive tax exemption is needed to address the crushing property assessment and crushing tax burden of their building;
- as a result of a review by the BC Assessment Board that the Society was granted, they received a small reduction in their assessment; however, they were further advised that their property is being taxed at highest and best use due to the City's master plan which places their building in a commercial zone;
- as a registered non-profit society maintaining this community hall, they struggle to service this debt which has doubled each year for the past three years;
- back in May the Society had submitted to the City correspondence laying out the rationale for this exemption;
- upon reviewing the City's list of churches, civic groups and now the Langley Food Bank, which are eligible for this exemption, it was brought to his attention that most of these groups with the exception of the churches, are placed in City-owned property, so he assumes the City is just forgiving the property tax on itself;
- as stated in his application, their building is the longest in-use structure in the city since 1927 and the Society has kept and

maintained the property, as well, the local masons take pride in maintaining the property for the community in general.

He asked that Council consider issuing his Society a permissive tax exemption for this property.

In response to a question from a Council member, Mr. Stuart advised that, to his knowledge, the Society had not previously applied to the City for a permissive tax exemption.

4. MAYOR'S REPORT

a. Upcoming Meetings

Regular Council Meeting – October 5, 2020 TBD

Regular Council Meeting – October 19, 2020 TBD

b. Discover Langley City - Councillor Albrecht

Administration

Discover Langley City continues to work closely with key industry partners for information on how best to support Langley City tourism stakeholders as the Covid crisis continues to take its toll on the tourism industry. These organizations continue to lobby on behalf of the industry as it has been hit particularly hard by the crisis.

As an industry, Destination Marketing Organizations ask elected officials to advocate for an industry that under normal circumstances (i.e. no travel and gathering restrictions or closed borders, etc.) generates in excess of \$20 billion in annual revenues provincially and \$4.5 billion in tax receipts for all levels of government.

Tourism and hospitality is the largest employer of youth and provides hundreds of thousands of jobs for women, Indigenous peoples and other important members of society. The visitor economy is often the catalyst for community building, cultural shifts, sustainable development and innovation, and has been one of the top contributors to the overall provincial economy for many years. A government investment in retaining and restoring the industry now will continue to pay dividends in the years ahead.

Webinars

DLC continue to keep informed and improve their skills by attending webinars from our industry experts including Destination BC, Tourism Industry Association and various marketing agencies who offer information on current trends and advice.

Marketing Coordinator

The Canada Summer Jobs student has turned out to be a great asset to the DLC programming and she has been invited to stay on part time. Her skills and enthusiasm have contributed a great deal to the marketing efforts over the past few months. Emma will be entering her second year of studies in Marketing and Communications at BCIT in September and will divide her time between school and the organization.

Stakeholder Relations

Continued communication with stakeholders has been an integral part of summer programs. Staff make weekly visits to hotels and key locations to say hello and drop off any materials they need such as visitor guides, mural walk brochures and maps. It is a great way to stay in touch and let them provide the with collateral.

Staff did a push to sign up new stakeholders to grow our tourism community and was able to add 10 new sign ups that we expect to work together to build Langley City as a destination and to provide support to one another.

Tourism Sentiment Presentation

DLC was one of 20 communities who was given the opportunity to have a mini Tourism Sentiment study done by Destination Think. This is a program designed to help community DMO's understand their perception from consumers using technology and analytics that we don't normally have access to.

They can analyze more than 500,000 different sources including online media sites, forums, reviews and social media networks (Twitter, Facebook, Instagram, Tumblr, YouTube and TripAdvisor).

Our brief analysis was able to identify our current strengths and opportunities and help us understand where we can focus our marketing efforts based on consumer sentiment.

Key Takeaways:

- Culinary features and outdoor activities are our current strengths
- There is opportunity available with Health and Wellness

Marketing

Langley Road Rally

In cooperation with Tourism Langley, DLC worked together to create a new experience that was a safe way to travel throughout the community, as well as a fun way to discover local treasures. This is a downloadable map that features an interactive map tied into Google that plots a route to parks and the countryside with unique stops along the way.

This is being promoted via both organizations on website, social media and digital media.

<https://www.discoverlangleycity.com/langley-road-rally>

Epic Weekend Getaway Contest

The contest consisted of prizes for an Epic Weekend in Langley City. DLC stakeholders donated prizes valued at over \$900:

- Best Western Langley
- Newlands Golf and Country Club
- Fast Track Indoor Karting
- Coastal Coffee
- Ruan Thai
- Olivo Pasta Bar
- Farm Country Brewing
- DLBA

Social Media continues to gain interest and activity.

Consumer Newsletter

The August newsletter shifted focus from the usual listings of events to a highlight of summer activities that were Covid friendly. These included experiences our partners offered, as well as promoting DLC own experiences such as the new Road Rally and the Mural Walk. The DLBA summer programs - Pick Up Picnics and Aint It Grand were also featured, as well as images from our social media feeds. These were really successful.

We have a Portable Visitor Centre which hasn't been able to be used to date, but is there and ready.

Video Production

DLC is currently working with Gibbons Creative to produce a video featuring the Langley City dining scene. This video will have the same cheeky tone as the previous attractions video. It is anticipated to be available to view at the DLBA/DLC AGM in October.

Destination BC (DBC)

In the continued pursuit to have more Langley City assets and images be recognized by Destination BC, DLC was successful in having the Mural Walk filmed for their B Roll inventory. DBC sent a film crew to Langley City to gather shots of a couple walking around downtown looking at the murals. They also took still shots for their digital asset library that they have used in story features.

Destination BC also featured the Mural Walk on their Instagram page. This is a phenomenal accomplishment as they have over 524,000 followers and our feature has already been liked by over 2,600 people since it was posted.

DBC's media department regularly sends out requests for story ideas that they then turn into professionally written articles. DLC had two successful submissions be published about cycling in the City.

Digital Media

DLC continues to work with a digital marketing firm to ensure content gets out to the widest possible audience. The company manages our Google grant which provides up to \$10,000 value per month in free ads.

In response to a question from a Council member, Councillor Albrecht advised that the list of new stakeholders could be found on the DLC website, more detailed results of the statistical analysis undertaken by Destination Think will be reported in more detail after the AGM next month

d. Recreation Update

Kim Hilton, Director of Recreation, Culture and Community Services provided an update on events for September:

- Cookie Monster Pre-School – Ages 3-5
- Indoor Fitness Group Classes at Timms Community Centre – Ages 14+
- Weight Room Now Open – 90 Minute sessions
- Youth Programs at Douglas Park – September 8 to October 10
- Beyond the Bell after school program
- Gymnasium Programs starting October 3, 2020 – All ages
- Reminder to stay active and stay safe

In response to questions from Council members, Ms. Hilton advised that staff are exploring how the walking track might be able to be re-opened while complying with Public Health Officer orders. Staff will report back.

5. BYLAWS

a. Bylaw 3132 - Highway and Traffic Regulation Bylaw Amendment

Final reading of a bylaw to amend the Highway and Traffic Regulation Bylaw

MOVED BY Councillor Pachal

SECONDED BY Councillor Storteboom

THAT the bylaw cited as "Highway and Traffic Regulation Bylaw, 2013, No. 2871, Amendment Bylaw No. 4, 2020, No. 3132" be read a final time.

BEFORE THE QUESTION WAS CALLED in response to questions from Council, staff advised that:

- staff deal with infractions to this bylaw on a complaint basis;
- the bylaw was vetted by a lawyer who advised that a definition of “thing” was not required in the bylaw as it is referred to in the Community Charter;
- the section of the bylaw regarding the prohibition of using vehicles as living quarters has always been in the bylaw, it is not a new provision.

THE QUESTION WAS CALLED and the motion was

CARRIED

b. Bylaw 3133 - Fees & Charges Bylaw Amendment

Final reading of a bylaw to amend fees and charges for various services offered by the City of Langley (Highway & Traffic Regulation Bylaw)

MOVED BY Councillor Storteboom
SECONDED BY Councillor Pachal

THAT the bylaw cited as “Fees and Charges Bylaw, 2010, Bylaw No. 2837, Amendment No. 27, 2020, No. 3133” be read a final time.

CARRIED

c. Bylaw 3135 - Discharge of Land Use Contract No. 06-73

First and second reading of a bylaw to authorize the discharge of Land Use Contract No. 06-73 from the property located at 20324 – 49A Avenue

MOVED BY Councillor Storteboom
SECONDED BY Councillor Wallace

THAT the bylaw cited as the “Discharge of Land Use Contract No. 06-73 Bylaw, 2020, No. 3135” be read a first time.

THAT the bylaw cited as the “Discharge of Land Use Contract No. 06-73 Bylaw, 2020, No. 3135” be read a second time.

BEFORE THE QUESTION WAS CALLED in response to a question from a member of Council, staff advised that upon adoption of the new Zoning Bylaw the City will discharge all its existing land use contracts. The province requires all land use contracts to be discharged by 2024. The need to discharge land use contracts ahead of this time period occurs when an applicant applies to the City to add a secondary suite to their dwelling in an area covered by a land use contract.

THE QUESTION WAS CALLED and the motion was

CARRIED

d. Bylaw 3136 - Permissive Tax Exemption Bylaw

First, second and third reading of a bylaw to exempt certain lands and improvements from municipal taxation for the year 2021

Darrin Leite, Director of Corporate Services advised that a revised bylaw had been circulated on-table to Council reflecting the removal of Southgate Church as they are no longer eligible for the permissive tax exemption having moved outside the city.

MOVED BY Councillor Storteboom
SECONDED BY Councillor Wallace

THAT the bylaw cited as the "Permissive Tax Exemption Bylaw, 2021, No. 3136" be read a first time.

THAT the bylaw cited as the "Permissive Tax Exemption Bylaw, 2021, No. 3136" be read a second time.

MOVED BY Mayor van den Broek
SECONDED BY Councillor Wallace

THAT the Permissive Tax Exemption Bylaw No. 3136 be amended to add the Langley Food Bank located at 5768 203 St. to Schedule A which lists the exempt properties for the calendar year 2021.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Mr. Leite advised that the permissive tax exemption for the Langley Food Bank would be for the store front distribution site, not their warehouse.

Discussion ensued regarding the proposed amendment.

THE QUESTION WAS CALLED and the motion was

DEFEATED

Voting against Councillors Albrecht, James, Martin and Pachal

MOVED BY Councillor Pachal
SECONDED BY Councillor Albrecht

THAT the bylaw cited as the "Permissive Tax Exemption Bylaw, 2021, No. 3136" be read a third time.

CARRIED

e. Bylaw 3137 - Chauffeur Permit and Regulation Bylaw Repeal Bylaw

First, second and third reading of a bylaw to repeal the Chauffeur Permit and Regulation Bylaw

MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

THAT the bylaw cited as the "Chauffeur Permit and Regulation Bylaw, 2016, No. 3002 Repeal Bylaw No. 3137" be read a first time.

THAT the bylaw cited as the "Chauffeur Permit and Regulation Bylaw, 2016, No. 3002 Repeal Bylaw No. 3137" be read a second time.

THAT the bylaw cited as the "Chauffeur Permit and Regulation Bylaw, 2016, No. 3002 Repeal Bylaw No. 3137" be read a third time.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Ms. Kenney advised that this repeal bylaw is brought forward as the province now has the sole authority to issue Chauffeur Permits.

THE QUESTION WAS CALLED and the motion was

CARRIED

f. Bylaw 3138 - Municipal Ticket Information System Bylaw

First, second and third reading of a bylaw to amend fees in the Municipal Ticket Information System

MOVED BY Councillor Storteboom
SECONDED BY Councillor Albrecht

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw 2846, Amendment No. 15, 2020, No. 3138" be read a first time.

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw 2846, Amendment No. 15, 2020, No. 3138" be read a second time.

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw 2846, Amendment No. 15, 2020, No. 3138" be read a third time.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Ms. Kenney advised that this bylaw amendment was required to remove the Schedule of fines for violations of the Chauffeur Permit and Regulation Bylaw from the Municipal Ticket Information System Bylaw.

CARRIED

6. ADMINISTRATIVE REPORTS

- a. Holding of Council Meetings, Committee/Task Group Meetings and Public Hearings during COVID-19 Pandemic

MOVED BY Councillor Pachal
SECONDED BY Councillor Storteboom

1. THAT the following resolution passed by Council at the April 27, 2020 Regular Council Meeting be repealed:

“THAT as permitted under Ministerial Order No. M083, open meetings of Council be held in the absence of the public until such time as the provincial declaration of state of emergency has been lifted.”

2. THAT the following resolution passed at the May 25, 2020 Regular Council Meeting be amended to replace “M139” with “M192”:

“THAT public hearings be held electronically as required as authorized under Ministerial Order M139 and in accordance with Section 465(3) of *The Local Government Act*.”

3. THAT staff be directed to action the recommendations outlined in the report of the Corporate Officer dated September 18, 2020 with respect to the holding of Council Meetings, Committee/Task Group Meetings and Public Hearings by electronic means during the COVID-19 Pandemic to comply with Ministerial Order M192.

BEFORE THE QUESTION WAS CALLED in response to questions from Council, staff advised that:

- the City currently has \$25,000 budgeted for Council Chamber updates;
- staff had looked into the feasibility of holding in-person Public Hearings in the gymnasium; however, there were a number of challenges identified including lack of audio/visual capabilities, poor acoustics and the requirement to cancel programming in the gymnasium in order to hold Public Hearings.

THE QUESTION WAS CALLED and the motion was
CARRIED

Councillor Albrecht left the meeting at 4:40 pm.

7. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

b. Correspondence

1. Ambulance Paramedics of BC, CUPE 873

Advocate for enhanced paramedic services and
healthcare in your community

2. Council of Senior Citizens' Organizations (COSCO)

October 1st, 2020 - UN International Day of Older Persons

3. City of New Westminster

Support for Universal Access to No-Cost Prescription
Contraception

MOVED BY Councillor James

SECONDED BY Councillor Wallace

THAT correspondence Items 1, 2 and 3 be received for information.

CARRIED

Councillor Albrecht returned to the meeting at 4:41 pm.

c. New Business

1. MOTION TO HOLD A CLOSED MEETING

MOVED BY Councillor Storteboom

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:

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

(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.

CARRIED

8. ADJOURNMENT

MOVED BY Councillor Pachal
SECONDED BY Councillor Wallace

THAT the meeting adjourn at 4:42 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER