



MINUTES OF A REGULAR COUNCIL MEETING

Monday, January 25, 2021

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
S. Kennedy, Acting Fire Chief
D. Leite, Director of Corporate Services
G. Flack, Deputy 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 January 25, 2021 Regular Agenda

It was MOVED and SECONDED

THAT the January 25, 2021 agenda be adopted as circulated.

CARRIED

2. **COMMITTEE OF THE WHOLE**

A Committee of the Whole meeting provides Council the opportunity to hear input from the public and allows Council a greater opportunity to speak to and debate specific agenda items.

It was MOVED and SECONDED

THAT Council commence the Committee of the Whole.

CARRIED

a. Development Permit Amendment No. 01-21

An amendment application to permit changes to Development Permit DP 15-18 to accommodate the installation of rooftop solar panels and the addition of a rooftop amenity area at 20449 Park Avenue

Mr. Carl Johannsen, Director of Development Services provided an overview of Development Permit Amendment No. 01-21 advising that the amendment was required to accommodate design changes to the roof of the 93-unit apartment building that is currently under construction at 20449 Park Avenue. He further advised that the proposal for adding amenities to the rooftop is consistent with the City's Downtown Master Plan which has policies calling for green roofs that can be used by residents and the solar panels are consistent with the City of Langley Energy and GHG Emission Plan as an initiative that can help reduce greenhouse gas emissions that contribute to climate change. He advised that the applicant was in attendance to make a presentation to Council.

The following were in attendance:

Noel Lim, Project Coordinator, Keystone Architecture
Steven Bartok, Architect, Keystone Architecture
Travis Martin, Landscape Architect, Van der Zalm & Assoc. Landscape Architecture

Mr. Lim presented information on the following:

- Rendering of the Parque On Park – rooftop amenity addition;
- Indoor amenity:
 - over 3,000 sq. ft.
 - fitness room
 - party room
 - lounge area
 - meeting room
- Rooftop amenity:
 - adding almost 4,000 sq. ft. of useable outdoor amenity
 - lounge area with fire table
 - urban garden/planters

- picnic/BBQ area
- full size pickleball court
- Overall roof plan
- Exterior elevations
- Building sections.

Mr. Martin presented renderings of the layout of the rooftop amenity space.

Mr. Lim provided further information on:

- the rooftop amenity space hours of operations with automatic light shut-off and scheduling requirements to prevent over crowding of the space;
- 3D perspective rendering of the building;
- elevational view rendering;
- renderings of perspective from across the street and from pedestrian perspective;
- rendering perspective from Legacy building.

Mayor van den Broek asked if any correspondence had been received with respect to the proposed Development Permit Amendment. The Corporate Officer advised that one piece of correspondence had been received and had been circulated to Council in the agenda package.

Mayor van den Broek asked if anyone in attendance wished to speak to the proposed Development Permit Amendment.

Brian Doyle, 20458 Park Ave., provided input as follows:

- advised he would soon be a resident of the Legacy apartment complex across the street from this development, residing on the sixth floor, and had concerns regarding:
 - potential noise from Pickleball court, but noting the issue seems to have been addressed with plexiglass walls around the court which will help contain the noise;
 - the location of the trellis blocking mountain view from his apartment, suggested trellis be relocated in front of existing walls of elevator tower facing amenity area;
 - more natural colour be used in place of white trim on elevator tower to blend in rather than make the building stand out.

Mayor van den Broek asked if Council had any questions with respect to the proposed Development Permit Amendment.

In response to questions from Council members, the applicant's representatives and staff advised that:

- it's being suggested that individuals bring their own BBQ up to the rooftop patio as providing one for communal use would require

- ongoing maintenance to ensure it remains sanitary; there are small BBQs that can be wheeled up to the rooftop amenity space;
- to address concerns expressed with respect to the potential for birds to hit the transparent plexiglass surrounding the Pickleball court and perimeter of the rooftop amenity space, some fogged icons could be scattered across the glass; however, there would need to be a balance between preserving the views and protecting birds;
 - the plexiglass around the perimeter of the amenity space is 4 ft. high and 5 ft. high around the Pickleball court; there will also be 3 ft. of black mesh above the plexiglass around the Pickleball court that birds will be able to see;
 - units located under the Pickleball court will not hear any noise from the court as there is a sound transfer rating required for the roof in order to minimize sound transfer through assemblies which has been accounted for in the building design; in addition the design uses a truss structure which has a great deal of void space into which insulation will be placed that will also help to muffle any sound;
 - potential relocation or reduction in height of the trellis in order to create less impact on the view from the Legacy apartment complex can be discussed with the applicant;
 - the intent of using white on the trim at the top of the elevator tower was to blend in with the mountain background; replacing the white with a darker colour may create greater contrast against the mountain; however, the team can work with staff to see how this can be minimized;
 - the solar panel provider estimates the solar panels will reduce energy use by 50% over the course of a year;
 - the Pickleball court was chosen as a rooftop amenity as it is a popular activity with the rental group demographic that the owner is looking to target; while the team has been seeing more requests for rooftop amenities, this is the first Pickleball court the team has designed as a rooftop amenity.

It was MOVED and SECONDED

THAT Committee of the Whole rise and report.

CARRIED

3. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from January 11, 2021

It was MOVED and SECONDED

THAT the minutes of the regular meeting held on January 11, 2021 be adopted as circulated.

CARRIED

4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

- a. Development Permit Amendment No. 01-21 - 20449 Park Avenue

An amendment application to permit changes to Development Permit DP 15-18 to accommodate the installation of rooftop solar panels and the addition of a rooftop amenity area at 20449 Park Avenue

It was MOVED and SECONDED

That Development Permit Amendment Application DP 01-21 to permit changes to Development Permit DP 15-18 to accommodate the installation of rooftop solar panels and the addition of a rooftop amenity area at 20449 Park Avenue be approved.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, staff confirmed that the applicant and team would take into consideration the comments made at the Committee of the Whole and will work with staff to accommodate the changes requested.

THE QUESTION WAS CALLED and the motion was

CARRIED

5. DELEGATIONS

- a. Living Wage for Families Campaign

Anastasia French provided a presentation to Council regarding the Living Wage for Families Campaign, providing information on:

- What is a Living Wage;
- COVID-19 and the importance of earning a Living Wage;
- Experiences of an employee earning a Living Wage and a Living Wage Employer based in Langley;
- Benefits to being a Living Wage Employer;
- Benefit for Langley City;

- Living Wage can be comprised of benefits and wage;
- Other Living Wage employers;
- Certification process for a local government to become a Living Wage Employer.

In response to a question from a member of Council, Ms. French advised that:

- the living wage calculation is reviewed and updated every year and may go up or down based on various factors;
- to become a certified living wage employer the City must ensure all its contractors also provide a living wage for their employees and that there are policies in place to ensure all City staff and contractors' employees, will continue to earn a living wage should the living wage increase or decrease over time.

It was MOVED and SECONDED

THAT the request from the Living Wage for Families Campaign be referred to staff for a report back to Council on becoming a Living Wage Employer.

CARRIED

b. Surrey Board of Trade - Purpose Driven Development

Anita Huberman, CEO, Surrey Board of Trade
Carla Guerrero, Founder and CEO of Purpose Driven Planning and Development

Ms. Huberman and Ms. Guerrero provide a PowerPoint presentation on Fraser River Waterfront Revitalization Initiative, providing information on:

- purpose of the initiative to develop large-scale revitalization strategy in partnership with municipalities, senior governments, industry, business community, and key decision-makers to achieve a new standard of economic vitality and livability;
- collaboration and alignment for economic growth and recovery;
- how revitalization leverages economic growth and recovery
- benefits of waterfront revitalization:
 - social equity & inclusion
 - environmental protection & climate protection
 - economic development & recovery
- Thames Estuary Growth Initiative to use Thames as a new transportation corridor;
- examples of successful waterfront revitalization in Canada of underutilized land along waterfronts;
- supporters involved to date including municipalities;

- building First Nations relationships;
- process and timeline for this initiative.

The delegation requested:

1. City of Langley Representation in Working Group
2. Budget to Deliver Fraser River Waterfront Revitalization Strategy and Roadmap \$250,000 - \$300,000 to create deliverables as follows:
 - Vision for Fraser River Waterfront Revitalization
 - Established Working Group
 - Municipalities, First Nations, Business & Industry
 - Fraser River Waterfront Revitalization Strategy
 - Fraser River Waterfront Revitalization Roadmap

In response to questions from members of Council, the delegation advised that:

- There is no predetermined agenda for this initiative; it's intended to bring together all stakeholders to create a comprehensive vision for the future of the region;
- This is an opportunity for Langley to identify its current assets and what is underutilized, and see what is possible using a regional approach;
- the Fraser River Waterfront Revitalization is different from Metro Vancouver's Experience the Fraser Plan as that plan is primarily focused on greenspace whereas this initiative is a very comprehensive broadscale look at land uses, growth, and economic development opportunities;
- the geographic starting point for this initiative is New Westminster to Abbotsford but would then expand North of the Fraser and further east;
- the City of Langley does not need to make a financial contribution to the initiative in order to participate on the Working Group;
- environmental impacts would be looked at before any implementation;
- mitigation of rising sea levels and climate change is a driving force for this initiative;
- no funds for this initiative have been collected yet; they are still waiting for provincial government's decision on their funding proposal;
- The Langley Chamber of Commerce is not contributing funding as it is a non-profit organization;
- They intend to make formal presentations on this initiative to five First Nations.

By unanimous consent, consideration of this item was tabled to New/Unfinished Business.

6. **MAYOR'S REPORT**

a. Upcoming Meetings

Regular Council Meeting – February 8, 2021

Regular Council Meeting – February 22, 2021

b. Recreation Update

Kim Hilton, Director of Recreation, Culture and Community Services provided an update on upcoming special events and programs as follows:

- Pre-school active start sports
- Cookie Monster Pre-school open house
- Cookie Monster Pre-school registration
- Children fundamental sports
- Racquet sports
- Spring break day camp
- Youth programs at Timms Community Centre
- Chair yoga
- Gentle yoga
- Tai-Chi Intro Yang Style
- Fitness classes at Timms Community Centre
- Celebrating arts and culture.

c. Discover Langley City - Councillor Albrecht

Councillor Albrecht, Council Liaison to Discover Langley City provided an update on activities for January, providing information regarding:

- Marketing initiatives:
 - Langley City Lights
 - Shop Local Campaign
 - Winter Contest – the Gift of Comfort and Joy
 - BC Ale Trail
 - New Signage.

7. BYLAWS

- a. Bylaw 3148 - Sanitary Sewer and Storm Sewer Rates Bylaw

Final reading of a bylaw to amend the Sanitary Sewer and Storm Sewer Rates

It was MOVED and SECONDED

THAT the bylaw cited as the "Sanitary Sewer and Storm Sewer Rates and Regulations Bylaw, 2003, No. 2494, Amendment No. 19, Bylaw No. 3148" be read a final time.

CARRIED

- b. Bylaw 3149 - Waterworks Regulation Bylaw

Final reading of a bylaw to amend the Waterworks Regulation Bylaw

It was MOVED and SECONDED

THAT the bylaw cited as the "Waterworks Regulation Bylaw, 2004, No. 2550, Amendment No. 23, Bylaw No. 3149" be read a final time.

CARRIED

- c. Bylaw 3150 - Solid Waste Bylaw

Final reading of a bylaw to amend the Solid Waste Bylaw

It was MOVED and SECONDED

THAT the bylaw cited as the "Solid Waste Bylaw, 2016, No. 2991, Amendment No. 4, Bylaw No. 3150" be read a final time.

CARRIED

d. Bylaw 3144 - Zoning Amendment and Development Permit No. 06-20

First and second reading of a bylaw to rezone properties located at 20172 53A Avenue to accommodate a 5-storey, 18-unit apartment development at 20172 53A Avenue

Mr. Carl Johannsen, Director of Development Services provided an overview of the proposed development.

It was MOVED and SECONDED

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 170, 2021, No. 3144" be read a first time.

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 170, 2021, No. 3144" be read a second time.

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

- staff can ask the applicant how loading is intended to be accommodated either on-site or off-site; however, staff don't anticipate loading will be as much of an issue with the lower number of units in the building;
- staff can discuss with the applicant the possibility of designating a certain area of the road as a loading area;
- 23 tenant parking spaces and 3 visitor parking spaces are proposed for the development;
- as part of developing the new OCP and Zoning Bylaw, staff are looking at adjusting parking rates; the further away from the downtown and high frequency transit and SkyTrain, the parking reductions staff would consider are definitely lower; in this case staff feel comfortable with what's been proposed and support the reduction of one tenant and one visitor parking space as staff have worked with the applicant to maximize underground parking spaces despite the small lot size, and as a result, the ratios of spaces per unit are just under the required ratio of 1.3.

THE QUESTION WAS CALLED and the motion was

CARRIED

e. Bylaw 3151 - 2021 - 2025 Financial Plan Bylaw

First and second reading of a bylaw to adopt the Financial Plan for 2021 - 2025

Francis Cheung, Chief Administrative Officer provided information regarding the philosophies and strategies staff considered in preparing the Financial Plan including:

- continuing COVID-19 pandemic challenges;
- uncertainly with economic recovery and its financial impact on businesses and residents;
- uncertainly as to when the Cascades Casino will re-open, if it re-opens in 2021 there will still be significantly lower casino revenue to the City, which in turn impacts the City's capital improvement plan and other programs that rely on casino proceeds;
- commitment of the province to extend the SkyTrain line to Langley City;
- the need to maintain momentum with achieving the City's Nexus vision in order to be ready when SkyTrain comes to the city; subsequently the plan has been reprioritized to borrow \$7.5 million to fund strategic land acquisitions;
- status quo approach taken to the Financial Plan with no service level increases considered in order minimize the taxation impact to residents and the business community.

Mr. Darrin Leite, Director of Corporate Services provided an overview of the proposed 2021-2025 Financial Plan Bylaw providing information on:

- the Capital Improvement Plan
 - amount in plan:
 - \$18,818,545
 - funding sources:
 - Reserves
 - DCC's
 - Grants
 - Casino Proceeds
 - Borrowing
 - Prior Year Surplus
 - Community Amenity Charges (CAC)
 - major capital projects in the plan:
 - future land acquisition
 - replacement of Fire Department rescue truck
 - road rehabilitation projects
 - traffic signal upgrades
 - 208 St. connector bike lane
 - 62 Ave & 203 St. intersection improvements
 - City Park field upgrade

- Portage Park upgrades – sports court
- Replacement of 206A pedestrian bridge
- Water and sewer projects
- Operating Budget:
 - Revenue reductions
 - Expenditure increases
- borrowing impact:
 - Total \$7.5M 2021
 - Debt Servicing 1.93%
 - General Tax Increase 2.75%
 - Service Level Increments 0.00%
 - Total Annual Tax Increase 4.68%
- preliminary tax rate effect:
 - average single-family dwelling – 4.74% increase
 - average strata dwelling – 5.67% increase
 - average business property – 3.85% increase
- average light industrial property – 5.05% increase
- next steps.

It was MOVED and SECONDED

THAT the bylaw cited as the “Financial Plan 2021 – 2025 Bylaw, 2021, No. 3151” be read a first time.

THAT the bylaw cited as the “Financial Plan 2021 – 2025 Bylaw, 2021, No. 3151” be read a second time.

CARRIED

8. **NEW AND UNFINISHED BUSINESS**

a. Motions/Notices of Motion

1. 2021 Delegate and Representative Appointments

Council member appointments to internal and external committees and working groups

It was MOVED and SECONDED

THAT the following appointments be made for 2021:

Advisory Design Panel

1. Councillor Storteboom (Chair)
2. Councillor Pachal (Vice Chair)
3. Carl Johannsen (Staff)

Arts and Culture Task Group

1. Councillor Albrecht (Chair)
2. Councillor Wallace (Vice Chair)

Committee of the Whole – All Council

Community Day Committee

1. Councillor Wallace (Chair)
2. Councillor James (Vice Chair)
3. Jonn Epplette (Staff)
4. Kim Hilton (Staff)
5. Kyle Simpson (Staff)
6. Tera Edell (Staff)
7. Samantha Paulson (Staff)
8. Brent Perry (Staff)

Community Grant Committee – All Council

CPR Advisory Panel (City & Township)

1. Councillor Albrecht (Co-Chair)
2. Councillor Storteboom (Alternate)
3. Rick Bomhof (Staff)

Crime Prevention Task Group

1. Councillor Pachal (Chair)

Discover Langley City

1. Councillor Albrecht
2. Councillor Storteboom (Alternate)

Downtown Langley Business Association

1. Councillor Storteboom
2. Councillor Albrecht (Alternate)

Economic Development Committee

1. Councillor James (Chair)
2. Councillor Albrecht (Vice Chair)

Emergency Planning Committee

1. Councillor James (Chair)
2. Rory Thompson (Staff)
3. Francis Cheung (Staff)

Environment Task Group

1. Councillor Wallace (Chair)
2. Councillor Albrecht (Vice Chair)

Finance Committee – All Council

Fraser Health Municipal Advisory Council

1. Mayor van den Broek
2. Councillor Martin (Alternate)

Gateway of Hope Community Council

1. Councillor Martin
2. Councillor Storteboom (Alternate)

Healthier Community Partnerships

1. Mayor van den Broek (Co-Chair)
2. Councillor Wallace (Alternate)

Homelessness Action Table

1. Councillor Martin
2. Francis Cheung (staff)

Joint School Board #35 / Municipal Liaison Committee

1. Councillor Wallace
2. Councillor James
3. Kim Hilton or designate (Staff)
4. Rick Bomhof or designate (Staff)

Langley Christmas Bureau

1. Mayor van den Broek (Chair)
2. Councillor James (Alternate)

Langley Human Dignity Coalition

1. Councillor Wallace

Langley Local Immigration Partnership (LCSS)

1. Mayor van den Broek (Co-Chair)
2. Councillor Storteboom

Langley Senior Resources Centre Society

1. Mayor van den Broek
2. Councillor James (Alternate)
3. Kim Hilton (Staff)
4. Darrin Leite (Staff)

Langley Walk Committee

1. Councillor Albrecht
2. Councillor Wallace (alternate)

Local Government Awareness Day

1. Councillor Storteboom (Chair)
2. Councillor Martin

Lower Mainland District RCMP Mayors Forum

1. Mayor van den Broek

Langley Secondary School Round Table

1. Councillor Wallace

Magic of Christmas Parade Committee

1. Councillor Albrecht (Chair)

2. Councillor Wallace (Vice Chair)
3. Tera Edell (Staff)

Performing Arts and Cultural Centre Task Group

1. Councillor Wallace (Chair)
2. Councillor James (Vice Chair)

Youth Advisory Committee

1. Councillor Wallace (Chair)
2. Mayor van den Broek (Vice Chair)

CARRIED

2. Request for Formal Response from Tamara Jansen, MP – Cllr. Gayle Martin

Consideration of Motion on the floor deferred from January 11, 2021 Regular Council Meeting:

It was MOVED and SECONDED

THAT staff write a letter to MP Tamara Jansen requesting she provide a letter addressed to Mayor and Council clarifying what she meant by her comment that Langley City is becoming a ghost town.

CARRIED

Opposed: Mayor van den Broek, Councillor Storteboom

3. Letter of Appreciation to the Province re: Canada-B.C. SafeRestart Funding – Cllr. Nathan Pachal

It was MOVED and SECONDED

THAT Council directs the Mayor to send a letter on behalf of Council thanking the Premier and Minister of Municipal Affairs for securing \$4.15 million for Langley City as part of the Canada-B.C. Safe Restart funding to support COVID-19 recovery in our community, allowing our local government to continue to deliver essential services to our community.

CARRIED

4. Surrey Board of Trade - Purpose Driven Development

It was MOVED and SECONDED

THAT staff investigate the process for the City of Langley to be a member of the Working Group for the Surrey Board of Trade's Fraser River Revitalization and report back to Council on potential next steps.

CARRIED

b. Correspondence

c. New Business

1. MOTION TO HOLD A CLOSED MEETING

It was MOVED and SECONDED

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:

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

(l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

CARRIED

9. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 5:40 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER