



MINUTES OF A REGULAR COUNCIL MEETING

Monday, March 8, 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
D. Leite, Director of Corporate Services
K. Kenney, Corporate Officer
Hirod Gill, Manager of Engineering Services

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.

Mayor van den Broek, on behalf of Council, acknowledged International Women's Day, the purpose of which is to celebrate the social, economic, cultural, and political achievements of women, raise awareness about women's equality, and lobby for accelerated gender parity.

1. ADOPTION OF AGENDA

- a. Adoption of the March 8, 2021 Regular Agenda

It was MOVED and SECONDED

THAT the March 8, 2021 agenda be adopted as circulated

CARRIED

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from February 22, 2021

It was MOVED and SECONDED

THAT the minutes of the regular meeting held on February 22, 2021 be adopted as circulated.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from March 1, 2021

It was MOVED and SECONDED

THAT the minutes of the special (pre-closed) meeting held on March 1, 2021 be adopted as circulated.

CARRIED

3. DELEGATIONS

- a. Be Amazing Campaign (to end Sexual Exploitation)

Cathy Peters, BC anti-human trafficking educator, speaker, and advocate, representing the Be Amazing Campaign to end sexual exploitation provided statistics and information on human sex trafficking, sexual exploitation, child sex trafficking taking place in BC as follows:

- Not only is it International Women's Day, this week is Stop the Sexual Exploitation of Children & Youth Awareness Week in BC;
- Human sex trafficking and sexual exploitation for the purpose of prostitution is the fastest growing crime in the world and it is here in BC;
- Definition of human trafficking: recruiting, transporting, transferring, receiving, holding, concealing, harbouring, or exercising control over a person for the purpose of exploiting them;
- Human trafficking can be considered modern day slavery;
- Statistics:
 - 13 years of age is the average age for recruitment into the sex industry, and is much younger for indigenous girls;
 - 54% are indigenous and are severely over-represented in the sex industry (it is 80% in the downtown east side);
 - 82% of those involved in prostitution experienced childhood sexual abuse or incest which is preparation for prostitution later on;

- 72% live with PTSD;
- 95% of those in prostitution want to leave – it is not a choice, it is not a job;
- 86% have housing needs;
- 82% need drug rehabilitation because drugs and the sex industry go together;
- She has been raising awareness of sexual exploitation, and specifically, child sexual exploitation and trafficking, to every city council, MLA, MP and police agency in BC since the Protection of Communities and Exploited Persons Act became federal law in 2014 so that the police would enforce it, the public would understand it and so be able to report it;
- The law has three parts:
 - it targets the demand by criminalizing the buyer of sex, predator, trafficker, pimp, facilitator, john;
 - it recognizes the seller of sex as a victim and is not criminalized;
 - there are exit strategies put in place to help the victim out of the sex trade;
- This law focuses on the source of the harm - the buyers of sex and the profiteers;
- The clear statement from Parliament was that girls and women in Canada are not for sale;
- Vancouver and Toronto are global sex tourism hot spots; Canada is now known as a child sex tourism destination;
- The sex industry is growing fast and targeting children because that is where the money is, and is fueled by the Internet where most of the luring is taking place;
- Contributing factors are:
 - globalization
 - unregulated technology
 - limited law enforcement
 - very little prevention education

- Canada has a national human trafficking hot line number and BC has an OCTIP (Office to Combat Trafficking in Persons) help line number;
- Pornography is fueling the sex industry and creating the market for commercially paid sex;
- Boys and men are the buyers of sex and are the key to ending exploitation;
- What the City of Langley can do:
 - train business licensing staff on what to look for when granting business licenses to businesses such as:
 - unregistered massage and body rub parlours
 - nail spas
 - holistic health centres
 - day spas
 - modelling agencies
 - tattoo parlours
 - escort services
 - cheap bars and hotels
 - men's clubs
 - Airbnb and VRBO
 - Casinos
 - Strip clubs
 - Organized crime club housesall of which can be covers for sex trafficking and exploitation;
- Ontario is mandating registration of every guest that is in a hotel or motel room;
- BC is getting further and further behind every province in Canada both in enforcing the federal law and in raising awareness with prevention and education.

Ms. Peters asked Council to take the following actions:

- allow Ms. Peters to make a presentation on this issue to law enforcement and the City's community safety committee;
- alert the Premier and the Solicitor General of BC that this crime is a priority in BC and therefore funding is needed for law enforcement, a provincial awareness campaign, and an interagency human sex trafficking task force similar to what's available for drugs and gangs;
- write a letter of support.

There was unanimous consent to invite Ms. Peters to a future meeting with Council to allow her more time to provide information to Council on this issue.

Mayor van den Broek asked if Ms. Peters had any further information she wished to share at this meeting.

Ms. Peters provided further information as follows:

- she recently made a presentation on this issue to all indigenous chiefs for the province and Federal Justice Minister David Lametti advising that the indigenous are being aggressively targeted all over BC - abducted or potentially abducted but are afraid to report these crimes to the police;
- as an entry point into Canada, Vancouver is a hotspot for the sex industry;
- the Protection of Communities and Exploited Persons Act is not being enforced in BC so there is no deterrent;
- she has reached out to the media but has not been given a chance to present on this issue; therefore she is speaking to every City Council that she can.

In response to questions from a member of Council, Ms. Peters advised that she has focused on providing information on this issue to civic, provincial and federal governments and police and has, not to date, approached school boards on this issue, but if she received an invitation from Langley's school board she would be happy to make a presentation.

4. MAYOR'S REPORT

a. Upcoming Meetings

Regular Council Meeting – March 22, 2021
Regular Council Meeting – April 12, 2021

b. Library Happenings - Councillor Martin

Councillor Martin, Chair of the Fraser Valley Regional Library Board provided an update on recent City of Langley Library activities as follows:

- Knit & Stitch opportunity via Zoom;
- Virtual author visit – Anna Borges, author of Definitive Guide to Self Care;
- Science World Live Stream;
- Scratch Arcade and Minecraft With Steamworks Canada via Zoom;
- Reading spotlight – Library staff share their favourite reads via Zoom;
- Family forts via Zoom;
- Ukulele Jam via Zoom;

- Container gardening discussion via Zoom;
- January Library Statistics:
 - averaged over 10,600 check outs per day of books, DVDs and other physical materials which is over 1000 more than previous highest week in November 2020;
 - over 24,000 views of virtual story times and other programs;
 - Over 300 views of virtual programs since launching them in April 2020;
 - Just launched this year's version of A Thousand Stories Before Kindergarten.

In response to questions from Council members, Councillor Martin advised that:

- she will report back on whether the Library shares information on its early literacy programs with the School District;
- she will pass along the suggestion that the CEO of the FVRL make a presentation to Council at a future meeting on overall statistics for library services.

c. Engineering Update

Rick Bomhof, Director of Engineering, Parks and Environment provided an update on engineering activities for March as follows:

- City Park shelters pads re-poured
- Asset Management
 - Planned 2021 video inspection of sanitary sewers (March – June 2021)
 - Planned 2021 video Inspection of storm sewer system (March – June 2021)
- Crosswalk rapid flashing beacon installation at 208 St. and 45A Ave. to start this week
- Pedestrian Bridge reinstalled across Nicomekl River at Portage Park
- 208 St. Pedestrian Bridge – removed for five weeks for refurbishing
- Watermain air release valve maintenance
- Water Meter Replacement Program
- Sanitary to storm sewer cross-connection repair
- Graffiti removal on 204 St. overpass
- 2020 Smoke Testing Results and next steps

In response to questions from Council members, Mr. Bomhof advised that:

- last year, with respect to sidewalks, Fraser Health had advised staff that it is acceptable to pass people outdoors less than 6ft. apart so passing other people on the pedestrian bridge is not a concern, therefore no special directional signage is required;
- City of Langley's infrastructure assets are in reasonable condition and the City does a good job in managing them; however, there is a deficit to replace this infrastructure that will only increase as the infrastructure ages;
- the City has lower infiltration inflow rates in its sewer system than many other municipalities, so overall the City's sewer systems are in good shape;
- staff will investigate the feasibility of placing something like a mural or wrap at the 204 St. overpass to deter graffiti;
- staff will find out if Metro Vancouver offers any infiltration funding programs to encourage municipalities to reduce infiltration;
- staff has not heard that Metro Vancouver will be applying any penalties to municipalities with respect to the infiltration issues;
- staff has not heard that Metro Vancouver is planning on enhancing bulk water metering to improve how they track water they sell to the City;
- there is a program to inspect and replace valve boxes as needed;
- there are advance signs to alert drivers of the new crosswalk at 208 St. and 45A Ave.; the design of the overhead sign makes it readily visible; additionally there are indicators on the road to indicate there is a crosswalk there;
- there is no median (refuge spot) at the crosswalk.

5. **BYLAWS**

a. Langley Lions Housing Agreement (Bylaw No. 3134)

Carl Johannsen, Director of Development Services spoke to the staff report dated March 2, 2021 regarding the Langley Lions Seniors District Housing Agreement Bylaw No. 3134.

1. Bylaw 3134 - Langley Lions Seniors District Housing Agreement

First, second and third reading of a bylaw to enter into a housing agreement under section 483 of the Local Government Act

It was MOVED and SECONDED

THAT the bylaw cited as the "Langley Lions Seniors District Housing Agreement, 2021, Bylaw No. 3134" be read a first time.

THAT the bylaw cited as the “Langley Lions Seniors District Housing Agreement, 2021, Bylaw No. 3134” be read a second time.

THAT the bylaw cited as the “Langley Lions Seniors District Housing Agreement, 2021, Bylaw No. 3134” be read a third time.

BEFORE THE QUESTION WAS CALLED in response to a question from a member of Council, Mr. Johannsen advised that prior to any construction, it is expected that the applicant and contractor would prepare and submit a construction management plan so as to ensure the construction doesn’t cause disruption to the Langley Lodge.

THE QUESTION WAS CALLED and the motion was

CARRIED

b. New Watercourse Protection Bylaw 2021 No. 3152

It was MOVED and SECONDED

THAT the report of the Manager of Engineering Services dated March 8, 2021 regarding proposed new Watercourse Protection Bylaw, 2021, No. 3152 be received for information.

BEFORE THE QUESTION WAS CALLED in response to questions from Council members, Mr. Hirod Gill, Manager of Engineering advised that:

- the proposed fine amounts for infractions to provisions of the new Watercourse Protection Bylaw are similar to other municipalities and are meant to reimburse the staffing costs incurred for inspections of sites; the main tool for ensuring compliance with the Watercourse Protection Bylaw is the ability of staff to issue an immediate stop work order which won’t be lifted until infraction is remedied;
- the Watercourse Protection Bylaw is meant to control and prevent issues from occurring at the construction site so it is not so important that the City’s Bylaw align with neighbouring municipalities with whom watercourses are shared;
- in the event of imminent harm to the environment, if the issue is not rectified promptly by the developer once a stop work order is issued, the City would step in to act immediately and would also inform the Ministry of Environment as required.

THE QUESTION WAS CALLED and the motion was

CARRIED

1. Bylaw 3152 - Watercourse Protection Bylaw

First, second and third reading of a bylaw to protect watercourses in the City of Langley

It was MOVED and SECONDED

THAT the bylaw cited as the "Watercourse Protection Bylaw, 2021, No. 3152" be read a first time.

THAT the bylaw cited as the "Watercourse Protection Bylaw, 2021, No. 3152" be read a second time.

THAT the bylaw cited as the "Watercourse Protection Bylaw, 2021, No. 3152" be read a third time.

BEFORE THE QUESTION WAS CALLED Mr. Bomhof noted that a corrected page of the Municipal Ticket Information System Bylaw Amendment Bylaw had been circulated to Council to properly reflect a section reference of the Watercourse Protection Bylaw.

THE QUESTION WAS CALLED and the motion was

CARRIED

2. Bylaw 3156 - Municipal Ticket Information System Bylaw Amendment

First, second and third reading of a bylaw to amend the Municipal Ticket Information Bylaw (increase fine for new Watercourse Protection Bylaw)

It was MOVED and SECONDED

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 16, 2021, No. 3156" be read a first time.

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 16, 2021, No. 3156" be read a second time.

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 16, 2021, No. 3156" be read a third time.

CARRIED

3. Bylaw 3157 - Fees & Charges Amendment Bylaw

First, second and third reading of a bylaw to amend the Fees and Charges Bylaw (to add a fee for re-inspecting a site after violation of Watercourse Protection Bylaw has occurred)

It was MOVED and SECONDED

THAT the bylaw cited as the "Fees and Charges Bylaw, 2010, Bylaw No. 2837, Amendment No. 28, 2021, No. 3157" be read a first time.

THAT the bylaw cited as the "Fees and Charges Bylaw, 2010, Bylaw No. 2837, Amendment No. 28, 2021, No. 3157" be read a second time.

THAT the bylaw cited as the "Fees and Charges Bylaw, 2010, Bylaw No. 2837, Amendment No. 28, 2021, No. 3157" be read a third time.

CARRIED

c. Bylaw 3159 - Official Community Plan Bylaw Amendment

First and second reading of a bylaw to amend the Official Community Plan Bylaw in order to incorporate provisions for higher-density low-rise residential uses at the properties addressed 5394, 5396, 5400, & 5402 – 207 Street

Carl Johannsen, Director of Development Services provided information on the purpose of both the Official Community Plan Amendment and Zoning Bylaw Amendment to facilitate a 6-storey, 68-unit apartment development at the properties located at 5394, 5396, 5400, & 5402 – 207 Street as follows:

- the applicant has tailored their development to the proposed draft new Official Community Plan (OCP) land use for these properties which is known as Low-Rise Residential and supports 4 to 6 storey apartment buildings;
- in order for the proposal to proceed in advance of the OCP, the applicant has applied for an OCP amendment to allow them to go through the approval process ahead of the expected adoption of the new OCP which is expected to occur in late April or May of this year;
- The applicant is also proposing to rezone the properties to a site-specific Comprehensive Development (CD) zone as no existing zones can accommodate the proposed OCP land use; however, the project has been designed to conform to the preliminary draft zone that is being created to accommodate this new land use and

also features ground-oriented units along 207 Street and a rooftop amenity area overlooking the Nicomekl River which is consistent with the design direction being proposed for the new OCP and Nicomekl River District Neighbourhood Plan;

- the applicant is proposing residential parking that is 4.7% less than the current Zoning Bylaw requirement, and while technically a variance is not required due to the proposed use of a CD zone, it is important to note that the proposed parking approach is supportable, based on the proposal being within a ten-minute walk to existing high-frequency transit and the Transit Exchange on Logan Avenue and being located within a 10 to 15-minute walk of the planned 203 Street SkyTrain Station;
- the applicant is also proposing a minor variance for visitor parking, which is being proposed at a rate of 0.18 spaces per unit, which is slightly below the current rate of 0.20 and above the new rate of 0.15 being contemplated for the new Zoning Bylaw; staff support this variance given that two initial visitor spaces have been converted into a loading space; which then requires this minor variance;
- the application was reviewed by the Advisory Design Panel at its February 3rd meeting, and the applicant has incorporated the panel's recommendations into their updated drawings which are attached to this agenda.

It was MOVED and SECONDED

THAT the bylaw cited as the "City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 12, 2021, No. 3159" be read a first time.

THAT the bylaw cited as the "City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 12, 2021, No. 3159" be read a second time.

BEFORE THE QUESTION WAS CALLED Councillor Storteboom, Chair of the Advisory Design Panel advised that the panel reviewed the application closely and it was well received.

THE QUESTION WAS CALLED and the motion was

CARRIED

1. OCP Amendment Bylaw No. 3159 Public Consultation & Adoption Requirements

5394, 5396, 5400, & 5402 - 207 Street

It was MOVED and SECONDED

THAT Council:

1. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3159 (5394, 5396, 5400, & 5402 207 Street) to the following organizations and authorities for consultation prior to holding a public hearing on April 12, 2021 in consideration of the requirements set out in Section 475 of the Local Government Act:

Metro Vancouver
TransLink
Kwantlen First Nation
School District No. 35

2. Consider Official Community Plan Amendment Bylaw No. 3159 in conjunction with the 2021-2025 Financial Plan Bylaw No. 3151 and the regional liquid and solid waste management plans in accordance with Section 477 (3) of the Local Government Act.

CARRIED

d. Bylaw 3160 - Zoning Bylaw Amendment & Development Permit No 07-20

First and second reading of a bylaw to rezone the properties located at 5394, 5396, 5400, & 5402 – 207 Street from the RS1 Multiple Residential Low-Density zone to the CD72 Comprehensive Development zone to accommodate a 6-storey, 68-unit apartment development

It was MOVED and SECONDED

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 172, 2021, No. 3160” be read a first time.

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 172, 2021, No. 3160” be read a second time.

In response to a question from a member of Council, Mr. Johannsen advised that reference to 5398 207 St. on one page of the bylaw was a typo and the correct address is 5396.

THE QUESTION WAS CALLED and the motion was

CARRIED

6. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

1. Raise Disability and Income Assistance to a Livable Rate Motion - Mayor van den Broek

It was MOVED and SECONDED

THAT Council endorses the following resolution and directs staff to forward copies to UBCM member local governments, local MLAs and MPs, as well as the Provincial ministers responsible for Social Development, Poverty Reduction, Finance, and Housing, requesting favourable consideration:

WHEREAS after many years of frozen income assistance rates and only minimal increases to disability benefits the current Provincial Government increased rates, for single people, by \$150 between 2017 and 2019 but most people who receive disability benefits or income assistance continue to live well below the poverty line; and

WHEREAS the Provincial Government added a \$300/month COVID benefit for those receiving disability and income assistance, which temporarily reduced people's risk of losing their housing and increased their access to necessities including food and medical supplies, but as of January 2021 the benefit has been reduced to \$150/month and there is no commitment to provide additional support past March 2021;

BE IT RESOLVED THAT the Province of British Columbia permanently reinstate the automatic, \$300/month benefit for people receiving disability benefits and income assistance and move to raise disability and income assistance to a livable rate that is above the market basket measure (MBM).

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.

CARRIED

7. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 4:30pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER