



MINUTES OF A REGULAR COUNCIL MEETING

Monday, April 12, 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

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.

On behalf of Council, Mayor van den Broek expressed condolences to the Royal Family on the passing of Prince Philip, and acknowledged his seven decades of service to the public including attendance at over 20,000 public engagements.

1. **ADOPTION OF AGENDA**

- a. Adoption of the April 12, 2021 Regular Agenda

It was MOVED and SECONDED

THAT the April 12, 2021 agenda be adopted as circulated

CARRIED

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from March 22, 2021

It was MOVED and SECONDED

THAT the minutes of the regular meeting held on March 29, 2021 be adopted as circulated.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from March 29, 2021

It was MOVED and SECONDED

THAT the minutes of the special (pre-closed) meeting held on March 29, 2021 be adopted as circulated.

CARRIED

3. DELEGATIONS

- a. Request to Amend the Business License Bylaw to Allow Food Trucks

Shiera Stuart, Director – Government Relations, Gateway Casinos - Cascades Casino Langley, advised that:

- due to the pandemic, the Cascades Casino in Langley was mandated to close on March 16, 2020 and has remained closed over 13 months;
- prior to the pandemic Gateway Casinos employed 571 fulltime employees at its hotel, convention centre, and casino in Langley, but due to the mandated shutdown now employs only 70 people;
- Pre-COVID \$18 million dollars had been spent by Gateway to build the new Atlas restaurant, expand the patio at the Match restaurant, and on the convention centre and the hotel; so believe that in the future Gateway can be a great contributor to the community;
- asking Council to amend the City's current business license bylaw as it relates to food trucks in the city;
- understand that the purpose of the City's current regulations regarding food trucks is to prevent food trucks from outside the city from coming in and competing with City of Langley restaurants;
- asking that the business license bylaw be amended to allow brick and mortar restaurants in the city to also have the ability to add a food truck to their establishment;
- one of the reasons Gateway wants to do this as it is likely people will still be required to be outside for sometime, by having a food

truck as part of Match, Gateway will be able to promote the restaurant, hire back some employees and hopefully draw people from other parts of Langley and even from outside Langley;

- once everything is opened up again, Gateway could utilize the food truck to provide food at various City events, which would be beneficial to the City and to Langley residents.

In response to questions from Council members, Ms. Stuart advised that the intent would be to drive the food truck to places where people are, such as parks and outside of workplaces; the food truck wouldn't operate from the casino parking lot.

It was **MOVED** and **SECONDED**

THAT staff investigate and report back to council on updating our business licensing to permit food trucks, including in the report fixed business presence, recycling, garbage, sanitation, and location requirements.

CARRIED

4. MAYOR'S REPORT

a. Upcoming Meetings

Regular Council Meeting – April 26, 2021

Regular Council Meeting – May 10, 2021

b. Library Happenings - Councillor Martin

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

- 6th Annual Teen Creativity Contest - Deadline to enter – May 28, 2021;
- Big Library Read connects - The Art of Taking it Easy is available with no waitlists or holds;
- Canada Reads contenders and winning books available now with no waitlists or holds;
- April is Celebrate Diversity Month and also Poetry Month;
- presentation by Dr. Aravind Ravindran, followed by experiential guided heartfelt techniques for beginners;
- Movies available on DVD or on Kanopy - the movie for April 19 is Boyhood – view then join discussion group;
- Discussion about backyard birds with selection of books on birds for all ages;
- Share Your Past Trips - what made them special, and why others should go;

- Cookbook Club April Theme: Soups;
- Star Wars Trivia Event.

In response to a question from a Council Member, Councillor Martin advised that she thought it was likely that the entries submitted for the Teen Creativity Contest would be exhibited virtually by the Library;

c. Engineering Update

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

- drainage repairs on 204 St. overpass;
- sidewalk trip-hazard removal;
- Downtown pressure washing;
- crosswalk rapid flashing beacon installation at 208 St. and 45A Ave.;
- 208 St. pedestrian bridge – removal;
- pedestrian bridge reinstallation across Nicomekl River at 208 St.;
- Industrial Ave. watermain service installation;
- sidewalk repairs on 205A St. (due to tree root damage);
- City Park spring baseball season Preparations;
- City Park picnic shelter landscaping;
- Brydon Lagoon maintenance;
- hazard tree trimming – south of Portage Park;
- Parks Foundation – memorial benches at Sendall Gardens.

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

- staff need to undertake an assessment of the existing memorial benches and either remove or refurbish some of them;
- directional signage that was placed at Bryden Lagoon to educate the public in response to provincial health orders issued due to the pandemic can likely be taken down now as people know the distance requirements;
- staff can investigate where garbage cans may have been removed from the trailheads and replace if necessary and retrieve any that may have been thrown into the river.

5. **COMMITTEE REPORTS**

a. Crime Prevention Task Group Report - Mailbox Retrofit Project Incentive

It was MOVED and SECONDED

THAT Council direct staff to investigate an incentive program to retrofit insecure mailboxes in multifamily housing to increase security and deter mail theft, which in turn, reduces policing costs.

BEFORE THE QUESTION WAS CALLED, Councillor Pachal advised that:

- the RCMP advised the Task Group at its last meeting that mail theft had been increasing pre-COVID, and now during COVID times mail theft has spiked;
- mail theft leads to fraud and other sorts of damage which subsequently increases policing costs,;
- the Task Group is proposing staff investigate if there is some way for the City to provide an incentive for multi-family housing complexes to implement initiatives to deter mail theft;
- while there will be some initial cost to the City to implement such a program, there would be a measurable cost savings in policing costs.

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

- the mailboxes the Task Group is referring to in its recommendation are the ones found at multi-family complexes, not freestanding Canada post mailboxes;
- while the Task Group supports the Crime Free Multi-housing Program, it is only available for rental complexes and only works when there is one property management company;
- the Task Group also supports the Block Watch program and once the pandemic is over the Task Group volunteers intend to work with the Block Watch coordinator at the RCMP to get that program up and running again;
- the Task Group is really trying to focus on the older complexes in the city that have the older, less secure mailboxes as this is where the majority of mail thefts have been shown to be occurring.

THE QUESTION WAS CALLED and the motion was

CARRIED

6. BYLAWS

- a. Langley Lions Redevelopment Project
20355, 20385 54 Avenue; 5421 204 St

1. Bylaw 3134 - Langley Lions Seniors District Housing Agreement
Final 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 “Langley Lions Seniors District Housing Agreement, 2021, Bylaw No. 3134” be read a final time.

BEFORE THE QUESTION WAS CALLED, in response to a question from a Council member, Mr. Carl Johannsen, Director of Development Services advised that the housing agreement does contain provisions for dispute resolution; the Residential Tenancy Act also provides additional protection for disputes.

THE QUESTION WAS CALLED and the motion was

CARRIED

2. Bylaw 3108 - Official Community Plan Amendment Bylaw
Final reading of a bylaw to amend City of Langley Official Community Plan Bylaw, 2005, No. 2600 (Langley Lions Housing - 20355, 20385 54 Avenue; 5421 204 St)

It was MOVED and SECONDED

THAT the bylaw cited as “City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 10, 2019, No. 3108” be read a final time.

CARRIED

3. Bylaw 3110 - Discharge of Land Use Contracts Bylaw

Final reading of a bylaw to authorize the discharge of Land Use Contracts No. 16-73 and 11-75 from the property located at 20355 54 Avenue

It was MOVED and SECONDED

THAT the bylaw cited as “Discharge of Land Use Contracts No. 16-73 and No. 11-75 Bylaw, 2019, No. 3110” be read a final time.

CARRIED

4. Bylaw 3109 - Zoning Amendment and Development Permit No. 04-19

Final reading of a bylaw to rezone properties located at 20355, 20385 54 Avenue; 5421 204 Street to accommodate a 981-unit redevelopment of the Langley Lions seniors housing complex with Phase 1A consisting of an 8 storey, 101-unit Birch Building replacement

It was MOVED and SECONDED

THAT the bylaw cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 165, 2019, No. 3109” be read a final time.

BEFORE THE QUESTION WAS CALLED, in response to questions from a Council member, Mr. Johannsen advised that:

- as part of the building permit review there will be a construction management plan put forward;
- it is likely that the access point to the building site will be from 203 Street rather than the statutory ROW over the Langley Lodge parking lot;
- each phase of the project will require a development permit as well as a housing agreement that establishes the parameters for such things as what the rents are and who may live in the building, which is registered on title.

THE QUESTION WAS CALLED and the motion was

CARRIED

1. Development Permit Application No. 04-19

Langley Lions Redevelopment Project - Birch Building Phase 1

It was MOVED and SECONDED

THAT Development Permit Application DP 04-19 to accommodate an 8-storey, 101-unit first phase (Phase 1A - Birch Building replacement) be approved subject to the conditions outlined in the Deputy Director of Development Services' September 4, 2019 report.

CARRIED

7. **ADMINISTRATIVE REPORTS**

a. West Country Inn Land Exchange Agreement - 20222 56 Avenue and 20237 Michaud Crescent

It was MOVED and SECONDED

THAT Council approve the land exchange agreement between Pennyfarthing Langley City Properties Ltd. and the City of Langley to provide driveway access area for a proposed 213-unit apartment development on 20222 – 56 Avenue in return for an expanded public open space area at 20237 Michaud Crescent.

CARRIED

b. Living Wage Policies

A Council member requested separation of the motion to permit a separate vote on each part of the motion.

It was MOVED and SECONDED

1. THAT City Council adopt Policy CO – 75, Living Wage Policy for City Employees and Contract Instructors.

CARRIED

It was MOVED and SECONDED

2. THAT City Council adopt Policy CO – 76, Living Wage Policy for Service Providers and Sub-Contractors.

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT foregoing motion be replaced with the following:

“THAT City Council encourage our Sub-Contractors and Service Providers to adopt a living wage policy themselves.”

DEFEATED

Opposed: Mayor van den Broek, Councillors Albrecht, Pachal, Wallace

THE QUESTION WAS CALLED ON THE ORIGINAL MOTION and the motion was

CARRIED

Opposed: Councillors James, Martin, Storteboom

It was MOVED and SECONDED

3. THAT the effective date for the implementation of CO – 75, Living Wage Policy for Employees and Contract Instructors be July 1, 2021.

CARRIED

It was MOVED and SECONDED

4. THAT the effective date for the implementation of CO – 76, Living Wage Policy for Service Providers and Sub-Contractors be January 1, 2022.

BEFORE THE QUESTION WAS CALLED in response to questions from Council members, Francis Cheung, Chief Administrative Officer advised that:

- Policy CO-76 will not apply to current contracts the City has with service providers and sub-contractors; however, once each contract expires, any renewals of the contract or any new contracts entered into will fall under the policy and during negotiations of these new contracts it will be made clear that they must abide by the policy;
- the City will enforce the policy upon complaint by an employee of a service provider working for the City that their employer is not paying a living wage by performing an audit of the service provider to confirm this is the case; if so, the City will have the option to terminate the contract, but would first discuss the issue with the service provider to determine if there are measures they can take to comply with the policy;
- the primary service provider would be responsible for ensuring their sub-contractors are complying with the policy;
- the policy will be reviewed on an annual basis by the Chief Administrative Officer in consultation with City Council to determine if the policy is still applicable.

THE QUESTION WAS CALLED ON THE ORIGINAL MOTION and the motion was

CARRIED

Opposed: Councillors Martin, Storteboom

c. UBCM Asset Management Planning Program Grant Application

It was MOVED and SECONDED

1. THAT City Council endorse the UBCM Asset Management Planning grant application for Pavement Condition Assessment;
2. THAT the overall grant management be provided by the City.

CARRIED

- d. Award of Tender T2021-001 200 Street Sanitary (49 Avenue – Nicomekl River)

It was MOVED and SECONDED

1. THAT Council approves the award of Tender T2021-001, 200 Street Sanitary (49 Avenue – Nicomekl River) to PW Trenchless Construction Inc. including optional work based on the tendered amount of \$821,213.11 (excluding GST).
2. THAT Council Authorize the Director of Engineering, Parks and Environment and the Corporate Officer to execute the contract document for the T2021-001, 200 Street Sanitary (49 Avenue – Nicomekl River) to PW Trenchless Construction Inc.

CARRIED

8. NEW AND UNFINISHED BUSINESS

- a. Motions/Notices of Motion

1. Federation of Canadian Municipalities - Election to the Board of Directors – 2021-2022

Mayor van den Broek

It was MOVED and SECONDED

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interests of member municipalities on policy and program matters that fall within federal jurisdiction;

WHEREAS FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the united voice required to carry the municipal message to the federal government; and

WHEREAS FCM's virtual Annual Conference and Trade Show will be held June 1 to 4, 2021, during which time the Annual General Meeting will be held and followed by the election of FCM's Board of Directors;

BE IT RESOLVED that the Council of the City of Langley endorse Mayor Val van den Broek to stand for election on FCM's Board of Directors for the period starting in June 2021 and ending June 2022; and

BE IT FURTHER RESOLVED that Council assumes all costs associated with Mayor Val van den Broek attending FCM's Board of Directors meetings.

CARRIED

Opposed: Councillors Albrecht, Storteboom

b. Correspondence

1. Request Support for BC to Host the 2026 Commonwealth Games Bid

David Black, 2026 Commonwealth Games Bid Committee

It was MOVED and SECONDED

THAT the correspondence from David Black regarding request to provide support for BC to host the 2026 Commonwealth Games Bid be received and referred to staff for a report back to Council on the issue.

DEFEATED

Opposed: Councillors Albrecht, James, Martin, Pachal, Wallace

It was MOVED and SECONDED

THAT Council direct staff to send a letter of support that the province of BC host the 2026 Commonwealth Games to Premier Horgan and the Minister of Tourism, Arts, Culture, and Sport, with a copy to David Black.

CARRIED

c. New Business

1. Release of the Closed Report to Council - Fraser Health Authority, Langley Health Contract Services to Operate an Overdose Prevention Site

Council members provided comments regarding:

- Council's preferred locations if Fraser Health chooses to locate an overdose prevention site in Langley City;
- Fraser Health's ultimate authority over the decision-making process in this regard;
- the need to help address the overdose crisis.

2. 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:

(c) labour relations or other employee relations;

(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

9. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 4:53 pm.

CARRIED