



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, May 10, 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  
R. Thompson, Fire Chief  
G. Flack, Deputy Director of Corporate Services  
S. Kennedy, Deputy Fire Chief  
B. Zeller, Manager of Human Resources  
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.

### 1. ADOPTION OF AGENDA

- a. Adoption of the May 10, 2021 Regular Agenda

It was MOVED and SECONDED

THAT the May 10, 2021 agenda be adopted as amended to include "Downtown Langley Business Association Update – Councillor Storteboom".

CARRIED

## 2. **COMMITTEE OF THE WHOLE**

It was MOVED and SECONDED

THAT Council commence the Committee of the Whole.

CARRIED

### a. Development Permit No. 03-20 - 5724 & 5744 Glover Road

Mayor van den Broek invited the Director of Planning and Development Services to present the development permit application.

Mr. Johannsen provided an overview of the development permit application, providing the following information:

- The application is for a 6-storey, 70-unit mixed-use development at 5724 and 5744 Glover Road, comprising 67 rental apartment units and 3 live-work units;
- if approved by Council, this will create a landmark building with modern lighting features at this highly visible location along the City's proposed Innovation Blvd.;
- the application was supported by the Advisory Design Panel;
- proposed variances include:
  - setbacks
  - 3.1% parking reduction which is considered relatively minor given the building's close proximity to the existing transit exchange and being a 5 – 10 minute walk to the 203 St. future SkyTrain station.

Mayor van den Broek invited Steven Bartok and Noel Lim, of Keystone Architecture to make a presentation on the application.

Mr. Lim, the Project Coordinator, provided an overview of the project, providing information on:

- Project data;
- Gross floor area summary;
- FSR floor area summary;
- Unit count summary;
- Unit floor area summary;
- Parking requirements
- Storage requirements;
- Context Plans;
- Design rationale:
  - Project description
  - Massing, form, and character

- Environmental sustainability
- Crime prevention
- Parking level plan;
- 1-6 storey floor plans;
- Building elevations;
- Landscape design.

Mayor van den Broek asked whether any correspondence was received regarding Development Permit No. 03-20.

The Corporate Officer advised that no correspondence had been received.

In response to questions from a Council member, Mr. Lim advised that:

- the garbage room can accommodate large bins;
- all bedrooms have fully opening windows;
- the master bedrooms can all accommodate a Queen-size bed; some of the secondary bedrooms can only accommodate a twin-size bed;
- there is no consideration of having a second elevator as having 80-90 units in a building is usually the threshold for considering having a second elevator.

It was MOVED and SECONDED

THAT Council rise and report.

CARRIED

### **3. ADOPTION OF THE MINUTES**

- a. Regular Meeting Minutes from April 26, 2021

It was MOVED and SECONDED

THAT the minutes of the regular meeting held on April 26, 2021 be adopted as circulated.

CARRIED

### **4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE**

- a. Development Permit No. 03-20 - 5724 & 5744 Glover Road

It was MOVED and SECONDED

THAT Development Permit Application No. 03-20 for a 6-storey, 70-unit mixed-use development at 5724 and 5744 Glover Road, comprising 67 rental apartment units and 3 live-work units be approved.

BEFORE THE QUESTION WAS CALLED, Councillor Storteboom, Chair of the Advisory Design Panel advised that the development was very well received by the Panel and the developer incorporated the recommendations brought forward by the Panel into the final design.

THE QUESTION WAS CALLED and the motion was

CARRIED

## 5. DELEGATIONS

### a. City of Langley Audit Report

Presentation from:

Graham Flack, CPA, CMA, Deputy Director of Corporate Services - City of Langley

Kristine Simpson, CPA, CA, Partner - BDO Canada LLP

Mr. Graham Flack, Deputy Director of Corporate Services spoke to his report dated May 3, 2021 and provided highlights from the 2020 Consolidated Financial Statement.

Kristine Simpson, CPA, CA, Partner, BDO Canada LLP spoke to the Audit Report and Audit process, highlighting the purpose of, and results of the audit.

### 1. Consolidated Financial Statements

It was MOVED and SECONDED

THAT City Council approve the 2020 Consolidated Financial Statements.

CARRIED

## 6. COMMUNITY SPOTLIGHTS

### a. Fraser Valley Regional Library - Current and Future Operations Overview

Scott Hargrove, Chief Executive Officer, Fraser Valley Regional Library provided an overview of operations as follows:

- libraries closed to the public March 17;
- began offering FVRL Express on June 4;
- reopened to the public August 4 with limited hours;
- change in programs offered through Playground pre and post COVID;
- physical circulation declined slightly while digital circulation has increased to offset it; circulation is between 90-95% of regular levels;

- averaging 300 circulations per day – January to April 2021: 29,738 circulations;
- increase in checkout of eBooks & downloadable audiobooks with March 2021 having the highest number of checkouts in a single month of 106,357 as compared to 68,242 in March of 2020;
- virtual programming statistics:
  - 471 pre-recorded programs in 2020
  - 45 live Zoom programs and 186 pre-recorded programs to date in 2021
- currently planning next hours extension;
- Summer Reading Club and Reading Link Challenge to be held in virtual format this summer;
- hoping to return to some level of in-person out-door programs this summer and potentially more traditional in-library programs towards end of the year if permitted;
- post-COVID expect FVRL Express and virtual programming to continue given their popularity.

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

- the types of library materials purchased each month are tailored to meet the demand for various types of materials at a given time;
- Council can forward any requests they receive for certain types of library materials to the library admin staff;
- FVRL follows BC CDC, WorkSafe BC, and Ministry of Health guidelines with respect to its sanitization standards and procedures to protect the public;
- the FVRL Board has a 6-year strategic plan which is in its fourth year, any new initiatives developed in response to COVID will fit into the existing strategic plan and the Board will begin discussions for a new Strategic Plan when it's safe to get together;
- costs incurred due to COVID have been able to be accommodated in the current budget;
- the Board will be meeting soon to discuss any necessary updates to the Five-Year Capital Plan.

Councillor Martin, Chair of the FVRL Board, in response to an earlier question regarding whether there are any potential longer term needs of the library, advised that, as the population grows, library usage grows, therefore more staff and more workspace will be needed.

## 7. **MAYOR'S REPORT**

### a. Upcoming Meetings

Regular Council Meeting – May 31, 2021

Regular Council Meeting – June 14, 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:

- FVRL Playground's new Bat Packs
- May Reading List – Place Yourself, books with a strong sense of place
- Virtual Author Visit: Kenneth Oppel to discuss his Silverwing trilogy via Zoom
- Creepy Book Talks for Teens via Zoom
- Sphero SPRK+ Robot Challenge
- Astronomy at Home via Zoom
- Teen Pictionary via Zoom
- Baby Toddler Sleep Workshop via Zoom
- Birding for Families via Zoom
- Doc 'n' Talk – 'Algo, Polly & Turcot via Zoom
- New Library Naming Policy

### c. Engineering Update

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

- Final paving of 203 St., 56 Ave. to Fraser Hwy.
- Final paving of Langley Bypass above Logan Creek
- Pressure washing (Before & After pictures)
- Trail maintenance at Brydon Lagoon
- Trail and drainage improvements at City Park Off-Leash Park
- City Park – seeding of refurbished area south of pool
- New fence installed at Conder Park
- New wood chips installed at all playgrounds
- Windfall tree branches used for railing in lower Sendall Gardens
- New signs installed on wooden carvings (previous ones were made of brass and were stolen)
- Recent kiosk wraps (206 St., Douglas Cres. & Fraser Hwy. East of 206 St.)
- Cleaning bike lanes

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

- the new woodchips installed at city playgrounds are specially engineered not to cause splinters;
- staff can look to replace the signs at Portage Park, the 204<sup>th</sup> St. overpass and near the duck pond at the Seniors Centre with the new aluminum signs which are much less costly than the original signs;
- the City wraps kiosks that it controls; however, there are other kiosks in the city that are owned by BC Hydro or Telus which don't currently have their own wrap programs;
- staff is looking into retaining a firm to refurbish all statues in the city.

c. Downtown Langley Business Association Update – Councillor Storteboom

Councillor Storteboom congratulated the Downtown Langley Business Association (DLBA) for receiving 3 of 14 awards given out at the Business Improvement Areas of BC and International Downtown Association's Pacific Northwest Regional Conference in recognition of three DLBA initiatives as follows:

- Award of Excellence in the category of Marketing for their social media strategy;
- Two Awards of Merit in the category of Programming Partnerships for their Mural Walk Program and their Downtown Dollar Program

There were 36 submissions and the judging panel consisted of individual business association members from across Canada.

**8. BYLAWS**

a. Bylaw 3166 - Tax Rate Bylaw

Final reading of a bylaw to levy property value taxes for municipal purposes for the year 2021

It was MOVED and SECONDED

THAT the bylaw cited as "2021 Tax Rates Bylaw, 2021 No. 3166" be read a final time.

CARRIED

b. Bylaw 3162 - Tax Penalty Addition Bylaw

Final reading of a bylaw to amend the Tax Penalty Addition Bylaw

It was MOVED and SECONDED

THAT the bylaw cited as "Tax Penalty Addition Bylaw, 1983, No. 1267, Amendment No. 4, Bylaw No. 3162" be read a final time.

CARRIED

c. Bylaw 3163 - Official Community Plan Amendment

First and second reading of a bylaw to amend the Official Community Plan Bylaw in order to incorporate provisions for high-density mixed-use development at the property addressed 20059 Fraser Highway, as proposed in the draft new OCP, ahead of its targeted adoption in 2021.

Mr. Johannsen provided an overview of the OCP and Zoning amendments and DP application as follows:

- proposed development on the subject property consists of a 6-storey residential building with 98 residential units and a small amount of commercial space;
- it represents the first redevelopment to occur in the proposed Fraser Industrial District in the new draft OCP; this area currently has many service, commercial, and industrial uses but is located just south of the future Sky train guideway and about a 5 to 10 minute walk west of the 203 St. SkyTrain Station;
- site is geometrically challenging due to its parallelogram shape and so has influenced the design and the parking approach;
- OCP amendment is necessary as the subject property is currently designated Service Commercial, but the proposal is consistent with the new OCP in terms of its density;
- It is likely the highest density development in the city for a 6-storey building which is suitable for the area given its close proximity to the present Fraser Highway transit corridor and the 203 St. SkyTrain Station;
- this application also aligns with a proposed new zone in the new Zoning Bylaw that will be brought forward to implement the new OCP;
- as parking demand is dropping in Metro Vancouver and in city of Langley, the application is proposing a reduced parking rate for one bedroom dwellings and also for the small scale commercial visitor parking;
- concept of shared residential visitor and commercial parking is being introduced which is something that is used in other cities that have SkyTrain and high rates of transit use:

- it allows commercial parking spaces to be used by commercial uses during the day when stores are open and then for residential visitors at night when those stores are closed and no longer required for commercial uses;
- the small car parking size and rates are again consistent with the proposed new OCP and the density of the building is also made possible by zero lot line design which anticipates new development to the east;
- there is ample outdoor amenity spaces on the rooftop and on the second level
- the application received the support of the Advisory Design Panel and the applicant responded to the Panel's advice to update and simplify the building façade;
- from staff's perspective this development will align well with the proposed Development Permit Guidelines in the City's new OCP.

It was MOVED and SECONDED

THAT the bylaw cited as the "City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 13, 2021, No. 3163" be read a first time.

THAT the bylaw cited as the "City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 13, 2021, No. 3163" be read a second time.

BEFORE THE QUESTION WAS CALLED Councillor Storteboom, as Chair of the Advisory Design Panel advised this development application was very well received by the Panel and significant recommendations made on the form and character of the building by the Panel were incorporated by the developer resulting in a building that is quite different from what was originally proposed.

THE QUESTION WAS CALLED and the motion was

CARRIED

1. OCP Amendment Bylaw No. 3163 Public Consultation & Adoption Requirements

Mr. Johannsen advised that this consultation process was standard procedure when amending an OCP.

It was MOVED and SECONDED

THAT Council:

1. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3163 (20059 Fraser Highway) to the

following organizations and authorities for consultation prior to holding a public hearing on June 14, 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. 3163 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.

THE QUESTION WAS CALLED and the motion was

CARRIED

- d. Bylaw 3164 - Zoning Bylaw Amendment & Development Permit No. 02-21

First and second reading of a bylaw to accommodate a 6-storey, 98-unit apartment building and 397 m<sup>2</sup> commercial mixed-use development at 20059 Fraser Highway

Mr. Johannsen advised that the purpose of this Zoning amendment was to create a new Comprehensive Development Zone to accommodate this development in advance of the new OCP and Zoning Bylaws.

It was MOVED and SECONDED

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 173, 2021, No. 3164" be read a first time.

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 173, 2021, No. 3164" be read a second time.

BEFORE THE QUESTION WAS CALLED, in response to a question from a Council member, Mr. Johannsen advised that in order to make the best use of the limited area of the development site, the loading zone is designated for loading, deliveries and moving and the garbage areas can be accessed through the loading zone as well as the lane.

CARRIED

e. Bylaw 3170 - 2020-2024 Financial Plan Amendment

First, second and third reading of a bylaw to amend the 2020-2024 Financial Plan Bylaw

Darrin Leite, Director of Corporate Services advised that the purpose of this Financial Plan amendment was to bring the City's Financial Plan in line with the Financial Statements to reflect a small over expenditure in police and sewer budgets, more money being transferred to reserves, and grants received related to some traffic improvements in the Capital Plan.

It was MOVED and SECONDED

THAT the bylaw cited as the "Financial Plan 2020 – 2024 Bylaw, 2020, No. 3120, Amendment No. 3, Bylaw, 3170" be read a first time.

THAT the bylaw cited as the "Financial Plan 2020 – 2024 Bylaw, 2020, No. 3120, Amendment No. 3, Bylaw, 3170" be read a second time.

THAT the bylaw cited as the "Financial Plan 2020 – 2024 Bylaw, 2020, No. 3120, Amendment No. 3, Bylaw, 3170" be read a third time.

CARRIED

9. **ADMINISTRATIVE REPORTS**

a. Award of Tender T2021-002, 2021 Road Rehabilitation – Various Locations

It was MOVED and SECONDED

1. THAT Council award the Tender T2021-002, 2021 Road Rehabilitation – Various Locations to Lafarge Canada Inc. based on the tendered amount of \$837,937.00 (excluding GST).
2. THAT Council Authorize the Director of Engineering, Parks and Environment and the Corporate Officer to execute the contract document for the T2021-002, 2021 Road Rehabilitation – Various Locations to Lafarge Canada Inc.

CARRIED

b. Discussion Paper, Medical Emergency Service Alarm (MESA) Calls

It was MOVED and SECONDED

THAT City Council receive the Discussion Paper, Medical Emergency Service Alarm (MESA) Calls report dated May 4, 2021 for information.

CARRIED

- c. Speed Reader Board Traffic Data Collection and Analysis

It was MOVED and SECONDED

THAT Council receive the “Speed Reader Board Traffic Data Collection and Analysis” report dated May 10, for information.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Mr. Bomhof and Mr. Cheung advised that the issue of how to improve and monitor the speeds on city streets could be raised with the City’s MLA who could then lobby the province, on the City’s behalf, to have photo radar on municipal streets; as well, the issue could be brought forward to the Transportation Working Group, which is comprised of representatives from the City’s Engineering Department, Bylaw Enforcement, and the RCMP, to work with ICBC to develop a recommendation to Council on how best to address this issue.

CARRIED

**10. NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion

1. Support in Solidarity for Indian Farmers

Councillor Wallace

It was MOVED and SECONDED

WHEREAS Indian farmers are protesting against changes made to the agriculture laws by the Indian government;

AND WHEREAS the protesting farmers, who have long struggled with poverty, and suicide, fear the new laws will severely impact their livelihood negatively, leave them at the mercy of corporations by taking away the safety net of guaranteed prices for certain crops, and at greater risk of losing their lands to corporate control or otherwise;

AND WHEREAS 60% of the population of India still depends on agriculture for survival;

AND WHEREAS Amnesty International and Human Rights Watch are asking the Indian government to immediately stop its crackdown on protesters amid ongoing nation-wide demonstrations

against this legislation;

AND WHEREAS lending our voice to support Indian farmers shows that we value the fact that local farmers around the world are indispensable to the social and economic fabric of countries;

AND WHEREAS the greater Vancouver, including the City of Langley is the hub of multiculturalism, including Indians, the majority of whom are Punjabi Sikhs who mostly belong to the farming families from Punjab;

AND WHEREAS the BC government, the major federal political parties, and others across the country are speaking out against these legislative changes and/or the crackdown on protesters:

THEREFORE, BE IT RESOLVED THAT the City of Langley stands in solidarity with the Indian farmers and supports the rights of Indian farmers to speak out against these laws and any repressive measures against Indian citizens and their right to expression and liberty.

BEFORE THE QUESTION WAS CALLED Council discussion ensued with Council members providing their perspectives on this issue.

Councillor Storteboom left the meeting at 4:43 pm.

THE QUESTION WAS CALLED and the motion was  
CARRIED

Councillor Storteboom returned to the meeting at 4:44 pm.

2. Community Safety Officer (CSO) Program

Mayor van den Broek

It was MOVED and SECONDED

WHEREAS Langley City continues to face many social and safety issues, as do most communities in Metro Vancouver;

THEREFORE BE IT RESOLVED THAT Langley City staff explore the option of a Community Safety Officer Program as a support and outreach initiative that connects unhoused people to services and provides a swift, supportive, and effective response to some of our most challenging social issues; and

FURTHER THAT Langley City staff explore redefining the City's Bylaw Enforcement Department to engage with our vulnerable population and reduce community safety concerns and enhance relationships with local business owners and operators providing education and prevention information while maintaining high visibility in the downtown area.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Mayor van den Broek advised that Langley does have the police liaison program in its schools; however, officers were re-deployed due to the pandemic.

In response to a question from a Council member, Francis Cheung, Chief Administrative Officer advised that, should the motion pass, Council would investigate and provide a report back to Council that would include the financial implications of implementing a Community Safety Officer Program in the city, including information such as number of members required and cost to fund the team.

Mayor van den Broek further advised that the City of Maple Ridge, which recently implemented a Community Safety Officer Program, has two Community Safety Officers who are paid \$60,000 per year and who also work in the Bylaws Department to offset costs and are considered social planners/ community enforcement and educators.

In response to a question from a Council member, Mayor van den Broek further advised that the report would also consider whether the Community Safety Officers would wear a uniform and/or civilian clothing when undertaking their duties in the community.

THE QUESTION WAS CALLED and the motion was

CARRIED

3. Conflict of Interest

Mayor van den Broek advised that the information in the agenda package provided answers to questions and concerns raised by Council at the last Council meeting that the Mayor would be in a conflict of interest if she attended the RCMP OIC selection and interview process as Council's representative.

b. Correspondence

1. Response from Fraser Health Regarding Overdose Prevention Service (OPS)

It was MOVED and SECONDED

THAT the correspondence from Fraser Health dated April 23, 2021 regarding Overdose Prevention Service (OPS) be received for information.

CARRIED

2. Annual Nurses Week on May 10-16, 2021

*Request to share inspiring words to our nurses working at Langley Memorial Hospital, Community and Public Health and our Internationally Educated Nurses.*

Walter Lumamba RN,  
Regional Council Member, South Fraser Valley Region  
BC Nurses' Union

Members of Council spoke to this item, thanking all nurses for their service, particularly during this very challenging time.

It was MOVED and SECONDED

THAT the correspondence from the South Fraser Valley Region BC Nurses' Union dated April 30, 2021 regarding Annual Nurses Week May 10-16, 2021 be received for information.

CARRIED

3. Day of Action Against Anti-Asian Racism - May 10, 2021

Doris Mah, Stand With Asians Coalition

It was MOVED and SECONDED

THAT the correspondence from Stand With Asians Coalition dated April 26, 2021 regarding Day of Action against Anti-Asian Racism – May 10, 2021 be received for information.

CARRIED

4. ICAN Cities Appeal Resolution for UBCM

World Beyond War - Vancouver Chapter

THAT the correspondence from World Beyond War - Vancouver Chapter dated April 30, 2021 regarding ICAN Cities Appeal Resolution for UBCM be received for information.

CARRIED

5. Long Term Care: Protect the Vulnerable

Canadian Federation of University Women

THAT the correspondence from Canadian Federation of University Women dated April 1, 2021 regarding Long Term Care: Protect the Vulnerable be received for information.

CARRIED

6. Long Term Care Under the Canada Health Act

Canadian Federation of University Women

THAT the correspondence from Canadian Federation of University Women dated April 1, 2021 regarding Long Term Care Under the Canada Health Act be received for information.

CARRIED

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;

(b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition;

(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;

(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;

(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

**11. ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 5:07pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER