



MINUTES OF A REGULAR COUNCIL MEETING

Monday, May 31, 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. Beddow, Deputy Director of Development Services
D. Selvage, Manager of Community Safety
Roy Beddow, Deputy Director of Development Services
H. Gill, Manager of Engineering
A. Metalnikov, Planning Assistant
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.

Mayor van den Broek, on behalf of the City of Langley, expressed grief for the loss of the 215 children whose remains were found at the Kamloops Indian Residential School and advised that everyone's hearts are heavy for the survivors and all those impacted. A moment of silence was observed. She advised that flags at the City had been lowered to half-mast and two vigils had been set up for those wishing to pay their respects, one at Condor Park and one at Douglas Park, which will remain until further notice. She also asked everyone to place a teddy bear in their window or on their porch and turn their porch light on at 6:00pm that night as a reminder that every child matters.

1. ADOPTION OF AGENDA

- a. Adoption of the May 31, 2021 Regular Agenda

It was MOVED and SECONDED

THAT the May 31, 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. Bylaw 3170 - 2020-2024 Financial Plan Amendment

Darrin Leite, Director of Corporate Services advised that the purpose of this Financial Plan amendment was to reflect the 2020 Financial Statements approved by Council from the Operating side and from the Capital side to reflect grants received from ICBC.

Mayor van den Broek asked if any correspondence had been received with respect to the proposed Bylaw. The Corporate Officer advised that no correspondence had been received.

Mayor van den Broek invited members of the public in attendance to provide comments or questions on the Financial Plan Bylaw.

There were no speakers.

It was MOVED and SECONDED

THAT Council rise and report.

CARRIED

3. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from May 10, 2021

It was MOVED and SECONDED

THAT the minutes of the regular meeting held on May 10, 2021 be adopted as circulated.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from May 10, 2021

It was MOVED and SECONDED

THAT the minutes of the special (pre-closed) meeting held on May 10, 2021 be adopted as circulated.

CARRIED

- c. Public Hearing Minutes from May 10, 2021

It was MOVED and SECONDED

THAT the minutes of the public hearing held on May 10, 2021 be adopted as circulated.

CARRIED

4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

- a. Bylaw 3170 - 2020-2024 Financial Plan Amendment

Final reading of a bylaw to amend the 2020-2024 Financial Plan Bylaw

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 final time.

CARRIED

5. MAYOR'S REPORT

- a. Upcoming Meetings

Regular Council Meeting – June 14, 2021

Regular Council Meeting – June 28, 2021

b. Recreation Update

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

- Al Anderson Memorial Pool programs
- Chair Yoga – ages 18+
- Fit for Life - ages 18+
- Gentle Yoga – ages 18+
- Girls in Sport – female multi-sport camp
- Seniors Week June 1-7
- Teen Pump – ages 13-16 years
- Healthy Living Bag

In response to questions from Council members, Ms. Hilton advised that participation in the Healthy Living Bag program has increased over time and is available to anyone who pays \$5.00.

c. Discover Langley City - Councillor Albrecht

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

- 2021 Municipal and Regional District Tax Tactical Plan
- Canada Summer Jobs Grant
- Langley-Opoly Contest
- Consumer Newsletters
- Outdoor Dining Options

With consent of Council, Councillor Albrecht provided an update on his attendance at the 2021 Lower Mainland Local Government Association (LMLGA) Conference and AGM that was held virtually May 12 – 14 noting that he had been elected as third president to the LMLGA Board.

In response to a question from a Council member, Councillor Albrecht advised that during a Q&A with municipalities at the conference, the Minister of Municipal Affairs didn't mention any specific changes in provincial government programs, such as the recent elimination of the Climate Action Rebate for PST; but he would bring the issue back to the LMLGA Board to follow up on.

d. Appointment of the Officer In Charge of the Langley RCMP Detachment - Councillor James

Councillor James, as Council's appointed representative on the hiring panel for the new Officer In Charge of the Langley RCMP Detachment, advised that Inspector Adrian Marsden was the successful candidate for the position.

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

- the hiring panel interviewed four candidates after an initial vetting of applicants had been undertaken by the RCMP;
- the interview process took an entire day and was conducted virtually;
- there were no female candidates among the four final candidates;
- Councillor James had asked why there were no female candidates, but the RCMP panel members were not able to answer; the initial vetting of the applications received had been undertaken by the RCMP and had resulted in the four final candidates having been chosen to be interviewed by the panel.

6. **BYLAWS**

a. Bylaw 3168 - Official Community Plan Amendment Bylaw

First and second reading of a bylaw to amend City of Langley Official Community Plan Bylaw in order to incorporate provisions for higher-density mid-rise residential uses at the properties addressed 20179, 20189, and 20199 53A Avenue

Carl Johannsen, Director of Development Services provided an overview of the proposed development, providing information with respect to both the OCP Amendment and rezoning and development permit application as follows:

- the proposed development consists of 5 storey apartment building with 56 units;
- the proposed density increase is equal to 4 units above what is permitted under the current OCP but is consistent with the new draft OCP which envisions a density of three and half times the floor area ratio and maximum building heights of up to 12 stories;
- the proposed land use designation for these properties is Mid-rise Residential;
- the proposed CD Zone proposes reduced parking so requires a variance which is consistent with other recent applications in similar locations which are located within a 10-minute walk to the future Skytrain station and close to the Fraser Highway transit corridor;
- the proposed overall parking amount is higher than what is being contemplated in the new Zoning Bylaw;

- the proposed reduced residential parking amount is also supported by a professional transportation engineer's report;
- there are nine visitor parking spaces;
- the proposal was well received by the Advisory Design Panel and the applicant has incorporated the Panel's design and landscaping recommendations into their drawings as attached to the agenda;
- staff are recommending referral of this application to external agencies consistent with the City's standard practice for these types of applications.

It was MOVED and SECONDED

THAT the bylaw cited as the "City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 14, 2021, No. 3168" be read a first time.

THAT the bylaw cited as the "City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 14, 2021, No. 3168" be read a second time.

BEFORE THE QUESTION WAS CALLED, Councillor Storteboom, as Chair of the Advisory Design Panel advised that the proposal was well received by the Panel; they did provide some recommendations to the developer who worked with staff to implement the changes into the design.

THE QUESTION WAS CALLED and the motion was

CARRIED

1. Official Community Plan Amendment Bylaw No. 3168 Public Consultation and Adoption Requirements

20179, 20189, & 20199 53A Avenue

It was MOVED and SECONDED

THAT Council:

1. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3168 (20179, 20189, & 20199 53A Avenue) to the following organizations and authorities for consultation prior to holding a public hearing on June 28, 2021 in consideration of the requirements set out in Section 475 of the Local Government Act:

Kwantlen First Nation

Metro Vancouver
TransLink
School District No. 35

2. Consider Official Community Plan Amendment Bylaw No. 3168 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

- b. Bylaw 3169 - Zoning Amendment Bylaw & Development Permit No. 09-20

First and second reading of a bylaw to rezone the properties located at 20179, 20189, & 20199 53A Avenue from the RS1 Single Family Residential zone to the CD74 Comprehensive Development zone to accommodate a 5-storey, 56-unit apartment development

It was MOVED and SECONDED

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 175, 2021, No. 3169" be read a first time.

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 175, 2021, No. 3169" be read a second time.

CARRIED

- c. Bylaw 3165 - Zoning Amendment Bylaw & Development Permit No. 08-20

Third reading of a bylaw to rezone the property located at 5609 201A Street to accommodate at 5 storey, 62-unit apartment development

It was MOVED and SECONDED

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 174, 2021, No. 3165" be read a third time.

CARRIED

d. Bylaw 3167 - Municipal Ticket Information System Amendment Bylaw

First, second and third reading of a bylaw to amend fees in the Municipal Ticket Information System Bylaw to update fines for infractions to the Highway and Traffic Regulation Bylaw

It was MOVED and SECONDED

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw 2846, Amendment No. 17, 2021, No. 3167" be read a first time.

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw 2846, Amendment No. 17, 2021, No. 3167" be read a second time.

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw 2846, Amendment No. 17, 2021, No. 3167" be read a third time.

CARRIED

e. Bylaw 3153 - Community Standards Amendment Bylaw

First, second and third reading of a bylaw to amend the City's Community Standards Bylaw (housekeeping amendments)

It was MOVED and SECONDED

THAT the bylaw cited as the "Community Standards Bylaw, 2018, No. 3075, Amendment No. 1, 2021, No. 3153" be read a first time.

THAT the bylaw cited as the "Community Standards Bylaw, 2018, No. 3075, Amendment No. 1, 2021, No. 3153" be read a second time.

THAT the bylaw cited as the "Community Standards Bylaw, 2018, No. 3075, Amendment No. 1, 2021, No. 3153" be read a third time.

CARRIED

f. Bylaw 3154 - Mural Regulation Amendment Bylaw

First, second and third reading of a bylaw to amend the City's Mural Regulation Bylaw (housekeeping amendments)

It was MOVED and SECONDED

THAT the bylaw cited as the "Mural Regulation Bylaw, 2009, No. 2791, Amendment No. 1, 2021, No 3154" be read a first time.

THAT the bylaw cited as the "Mural Regulation Bylaw, 2009, No. 2791, Amendment No. 1, 2021, No 3154" be read a second time.

THAT the bylaw cited as the "Mural Regulation Bylaw, 2009, No. 2791, Amendment No. 1, 2021, No 3154" be read a third time.

CARRIED

g. Bylaw 3155 - City of Langley Sign Amendment Bylaw

First, second and third reading of a bylaw to amend the City's Sign Bylaw (housekeeping amendments)

It was MOVED and SECONDED

THAT the bylaw cited as the ""City of Langley Sign Bylaw, 1996, No. 2125, Amendment No. 6, 2021, No. 3155"" be read a first time.

THAT the bylaw cited as the ""City of Langley Sign Bylaw, 1996, No. 2125, Amendment No. 6, 2021, No. 3155"" be read a second time.

THAT the bylaw cited as the ""City of Langley Sign Bylaw, 1996, No. 2125, Amendment No. 6, 2021, No. 3155"" be read a third time.

CARRIED

h. Pilot Program, Consumption of Liquor in Parks and Public Facilities

It was MOVED and SECONDED

1. THAT Council approve the pilot program for the consumption of liquor in selected parks and facilities for every Friday and Saturday from 1:00pm to 8:00pm for the period of July 1, 2021 through September 30, 2021.
2. THAT Council approve \$22,000.00 from the Enterprise Fund to cover the additional resources required to support the pilot program for the consumption of liquor in selected parks and facilities.

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

- it is expected that individuals will drink responsibly and be responsible for their own actions; it is not anticipated that the City will be incurring any additional liability for the City as other municipalities who have implemented similar programs have not indicated this to be the case;
- there will be security patrols of the sites as well as regular monitoring by bylaw enforcement;
- an online survey will be available for the public to provide feedback on the program, which will be compiled for Council's information so that Council can determine whether to provide the program next year;
- staff will keep track of costs, including staff time and contractors associated with supporting this pilot program;
- bylaw enforcement officers will be working with security guards and the RCMP to address any issues that may come up;
- the RCMP were advised that the City was considering implementing this pilot program; they have not indicated whether or not they support the program;
- there hasn't been a set number of complaints identified that would trigger stopping the pilot program; the bylaw will automatically be repealed on September 30, 2021; however, Council could, at any time prior to that date, repeal the bylaw;
- signage will be placed in the subject parks where this program will be implemented outlining the area(s) within the parks where alcohol may be consumed, the rules for the program, and how to submit feedback or report a problem.

THE QUESTION WAS CALLED and the motion was

CARRIED

1. Bylaw 3172 - Consumption of Liquor at Parks and Public Facilities Bylaw

First, second and third reading of a bylaw to allow the temporary consumption of liquor at parks and public facilities

It was MOVED and SECONDED

THAT the bylaw cited as the "Consumption of Liquor in Parks and Public Facilities Bylaw, 2021, No. 3172" be read a first time.

THAT the bylaw cited as the "Consumption of Liquor in Parks and Public Facilities Bylaw, 2021, No. 3172" be read a second time.

THAT the bylaw cited as the "Consumption of Liquor in Parks and Public Facilities Bylaw, 2021, No. 3172" be read a third time.

CARRIED

i. Explanatory Report: Bylaw No. 3200 Official Community Plan Bylaw & Nicomekl River District Neighbourhood Plan

Carl Johannsen, Director of Development Services spoke to his report dated May 26, 2021 and introduced Patrick Oystryk, Senior Planner, MODUS, who worked with the City to develop the new plans.

Mr. Oystryk provided an overview of the process undertaken to develop both the OCP and the Nicomekl River District Neighbourhood Plan, providing information on the following:

- Project Overview
 - OCP approval timeline
 - NRDNP approval timelines
 - Relationship between plans
- Community Engagement Highlights
 - Two virtual open houses one for each plan and one online survey
 - Engagement stats
 - Key takeaways
 - Survey highlights
 - Open House feedback
 - Agency feedback
- Key Changes
 - Land Use Changes
 - Addressing Safety
 - Strengthening environmental policies
 - Updates to DP guidelines and District Policies
- Major Achievements
- Next Steps.

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

- the City had provided its proposed Regional Context Statement to Metro Vancouver who provided some proposed edits which were incorporated into the package that has been provided to Council; accordingly both the Regional Context Statement and the OCP should align with Metro Vancouver's 2050 plan;
- the Public Hearing on the OCP will be advertised as follows:
 - notices will be published in the local newspaper as required by legislation;
 - an additional notice will be published in the local newspaper;
 - email notification could be sent out to stakeholders who attended previous public information sessions;
 - documents will be published on the City's webpage;
 - will utilize City newsletter and social media to advertise;
- although the City has been in contact with provincial ministries such as DFO; they won't comment on specific plans such as the Nicomekl River District Neighbourhood Plan, only specific projects that are being proposed; however, they have been provided with the plan;
- Diamond Head Consulting was part of the project team in developing the Nicomekl River District Neighbourhood Plan and their recommendations were incorporated into the plan and guidelines.

It was MOVED and SECONDED

THAT Council receive the report of the Director of Development Services dated May 26, 2021 for information.

CARRIED

1. Bylaw 3200 - Official Community Plan Bylaw

First and second reading of a bylaw to adopt an Official Community Plan

It was MOVED and SECONDED

THAT the bylaw cited as the "Official Community Plan Bylaw, 2021, No. 3200" be read a first time.

THAT the bylaw cited as the "Official Community Plan Bylaw, 2021, No. 3200" be read a second time.

CARRIED

2. OCP Bylaw No. 3200 Public Consultation and Adoption Requirements

Carl Johannsen provided an overview of the public consultation requirements for the proposed new OCP.

It was MOVED and SECONDED

THAT Council:

1. Direct staff to send copies of Official Community Plan Bylaw No. 3200 to the following organizations and authorities for consultation prior to holding a public hearing on June 28, 2021 in consideration of the requirements set out in Section 475 of the Local Government Act:

Kwantlen First Nation
City of Surrey
Township of Langley
Metro Vancouver
TransLink
School District No. 35
Kwantlen First Nation
Ministry of Transportation and Infrastructure
Ministry of Environment and Climate Change Strategy
Fisheries and Oceans Canada
Downtown Langley Business Association
Greater Langley Chamber of Commerce
Agricultural Land Commission
Transport Canada
NAV CANADA
Langley Regional Airport

2. Consider Official Community Plan Bylaw No. 3200 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

7. ADMINISTRATIVE REPORTS

- a. Proposed Food Truck Pilot Project (Temporary Food Truck Policy)

Carl Johannsen, Director of Development Services spoke to his report dated May 26, 2021.

It was MOVED and SECONDED

THAT Council approve Temporary Food Truck Policy CO-77.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Mr. Johannsen advised that staff will be monitoring this pilot project and reporting back to Council in the fall.

THE QUESTION WAS CALLED and the motion was

CARRIED

- b. Request for Waiver of Community Amenity Contributions for New Birch Building (Langley Lions)

Carl Johannsen, Director of Development Services spoke to his report dated May 26, 2021.

It was MOVED and SECONDED

THAT Council waive 75 percent of the Community Amenity Contributions for the new Birch Building on the Langley Lions Housing redevelopment site.

CARRIED

- c. Funding Request for Streetscape Container Waste Audit

It was MOVED and SECONDED

1. THAT a City Streetscape Container Waste Audit be completed at a budget of \$14,000.00.
2. THAT funding for the City Streetscape Container Waste Audit be allocated from the Enterprise Fund.

CARRIED

8. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

1. 988 Suicide and Crisis Line - Mayor van den Broek

It was MOVED and SECONDED

WHEREAS the Federal government has passed a motion to adopt 988, a National three-digit suicide and crisis hotline;

AND WHEREAS the ongoing COVID-19 pandemic has increased the demand for suicide prevention services by 200 per cent;

AND WHEREAS existing suicide prevention hotlines require the user to remember a 10-digit number and go through directories or be placed on hold;

AND WHEREAS in 2022 the United States will have in place a national 988 crisis hotline;

AND WHEREAS The Council of the City of Langley recognizes that it is a significant and important initiative to ensure critical barriers are removed to those in a crisis and seeking help;

NOW THEREFORE BE IT RESOLVED THAT the Council of the City of Langley endorses this 988-crisis line initiative; and THAT staff be directed to send a letter to the local MP, MLA, Federal Minister of Health, the CRTC and local area municipalities to indicate our support.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Mayor van den Broek advised that this will be a Federal government roll out; however, details of its implementation haven't been announced.

THE QUESTION WAS CALLED and the motion was

CARRIED

2. ICAN Cities Appeal to Abolish Nuclear Weapons - Councillor Storteboom

It was MOVED and SECONDED

THAT City Council endorse the following resolution for submission to the 2021 Union of BC Municipalities (UBCM) Convention for consideration of endorsement:

WHEREAS the UN Treaty for the Prohibition of Nuclear Weapons (TPNW) is a landmark global agreement that was adopted by the United Nations General Assembly on July 7, 2017, signed into law on September 20, 2017, and enacted January 22, 2021 which calls on national governments to abandon nuclear weapons of war;

AND WHEREAS municipal governments form a close and active link with their constituents and local social movements and the lives of Canadian residents in municipalities may be impacted through any nuclear exchange with potential issues of global climate change, world food production and national or global economic order:

THEREFORE BE IT RESOLVED that the UBCM support the International Campaign to Abolish Nuclear Weapons (ICAN) Cities Appeal and send urgent correspondence to the federal government asking that they take decisive steps toward the global elimination of nuclear weapons and sign and ratify the TPNW.

CARRIED

b. Correspondence

1. Response from Province - Support for Laid-off Hotel and Tourism Industry Workers

It was MOVED and SECONDED

THAT the correspondence from the Minister of Labour and Minister of Tourism, Arts, Culture and Sport dated May 7, 2021 received in response to the City's letter of support for laid-off hotel and tourism industry workers dated March 26, 2021 be received for information.

CARRIED

2. Moratorium on Wolf Hunting in B.C.

Bears Matter Consulting

It was MOVED and SECONDED

THAT the correspondence from Bears Matter Consulting received May 3, 2021 regarding their request that the City advocate for a moratorium on the recreational hunting of wolves across the province be received for information.

3. Parental Alienation Awareness Day - April 25

Kimberley Seifert

It was MOVED and SECONDED

THAT the correspondence from Kimberly Seifert received May 18, 2021 regarding Parental Alienation Awareness Day April 25 be received for information.

c. New Business

1. Public Release of Closed Meeting Motion from May 10, 2021 closed Meeting:

"THAT Council appoint Andrew Brumby to the Crime Prevention Task Group for the remainder of the 2021 term."

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;

(j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;

(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.

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

(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED

9. **ADJOURNMENT**

It was MOVED and SECONDED
THAT the meeting adjourn at 5:17pm

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER