



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, June 28, 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  
H. Gill, Manager of Engineering Services  
A. Metalnikov, Planning Assistant II  
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 the City of Langley, the Mayor advised that our thoughts and prayers are with the Cowessess First Nation following the discovery of 751 unmarked graves at the Marieval Indian Residential School in Saskatchewan.

### 1. **ADOPTION OF AGENDA**

- a. Adoption of the June 28, 2021 Regular Agenda

It was MOVED and SECONDED

THAT the June 28, 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. 2020 Annual Report

Mr. Francis Cheung, Chief Administrative Officer presented the Annual Report advising that it provides a progress report of the performance of the City with respect to establishing objectives and measures from 2020.

The approval of the Annual Report by City Council is a requirement in adherence with Section 98 and 99 of the Community Charter.

He advised that the COVID-19 pandemic impacted the City's municipal services and operations, and although it required plans to be altered where needed, the desired goals and objectives were achieved with the support of the community, City Council, and City staff.

Mayor van den Broek asked if any correspondence had been received with respect to the 2020 Annual Report. 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 2020 Annual Report.

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 June 14, 2021

It was MOVED and SECONDED

THAT the minutes of the regular meeting held on June 14, 2021 be adopted as circulated.

CARRIED

- b. Public Hearing Minutes from June 14, 2021

It was MOVED and SECONDED

THAT the minutes of the public hearing held on June 14, 2021 be adopted as circulated.

CARRIED

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

- a. 2020 Annual Report

It was MOVED and SECONDED

THAT the 2020 Annual Report be approved.

CARRIED

**5. MAYOR'S REPORT**

- a. Upcoming Meetings

Regular Council Meeting – July 12, 2021

Regular Council Meeting – July 26, 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;
- Summer day camps – ages 5-12;
- Healthy Living Bag;
- Pop Up Play Summer 2021 Free Family Fun;
- Girls in Sport – Female Multisport Camp;
- Registered Youth Programs;
- Summer Drop-In Youth Programs;
- Gentle Cycle Small Group Fitness Class;
- Zumba Fitness;
- Indoor Cycling.

In response to questions from Council members, Ms. Hilton advised that:

- City of Langley hasn't had challenges hiring staff for the pool and recreation programs as they have a core group of lifeguards that come back year after year and they have recently hired 9 or 10 new recreation workers for the programs starting next week;

- staff are awaiting new guidelines from the province before reaching out to groups to invite them to rent facilities at Timms Recreation Centre; in-door rentals are expected to commence September 7.

c. Discover Langley City - Councillor Albrecht

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

- Tourism Week May 23-30
- Just Here for the Beer Podcast – DLC to sponsor July 27 podcast
- Family Game Night Contest
- Consumer Newsletters
- Video Production

**6. BYLAWS**

a. Administrative Report - New Subdivision and Development Servicing Bylaw 2021, No. 3126

Mr. Hirod Gill, Manager of Engineering provided a presentation summarizing his report, providing information on:

- why updates are needed;
- update process;
- project team;
- proposed updates;
- major objectives of the proposed updates;
- proposed Subdivision & Development Servicing Bylaw structure;
- Design Criteria Manual structure;
- financial implications of the new design standards;
- cost comparison per subdivided lot at South Langley;
- cost comparison per subdivided lot at other locations 360 to 600 m<sup>2</sup>;
- next steps.

It was MOVED and SECONDED

THAT the report of the Manager of Engineering Services dated June 28, 2021 regarding new Subdivision and Development Servicing Bylaw 2021, No. 3126 be received for information.

CARRIED

1. Bylaw 3126 - Subdivision and Development Servicing Bylaw

First and second reading of a bylaw to establish the standard of Works and Services to be provided for the Subdivision / Development of lands

It was MOVED and SECONDED

THAT the Bylaw cited as “City of Langley Subdivision and Development Servicing Bylaw 2020, No. 3126” be read a first time.

THAT the Bylaw cited as “City of Langley Subdivision and Development Servicing Bylaw 2020, No. 3126” be read a second time.

CARRIED

b. Bylaw 3173 - Zoning Amendment No. 176 (RZ-04-21) and Development Permit No. DP 05-21

First and second reading of a bylaw to rezone the properties located at 19665 and 19669 55A Avenue from the RS1 Single Family Residential zone to the CD75 Comprehensive Development zone to accommodate a 15-unit townhouse development

Mr. Johannsen, Director of Development Services advised that this development proposes a 15-unit townhouse project complete with rooftop patios and design elements that reflect emerging best practice urban design and which are consistent with building design incorporated into the City’s new draft OCP development permit guidelines and with what staff are investigating as part of the Zoning Bylaw update.

The applicant has incorporated site design and landscaping recommendations from the City’s Advisory Design Panel into their drawings which include updating visitor parking spaces, enlarging private yard spaces, and including some additional landscaping and paving features to the central driveway.

He advised that staff are satisfied with the design updates and support the application.

It was MOVED and SECONDED

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 176, 2021, No. 3173” be read a first time.

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 176, 2021, No. 3173” be read a second time.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Mr. Johannsen confirmed that one of the renderings in the agenda package which does not reflect the new parking space on the south end will be updated for the Public Hearing.

Councillor Storteboom, Chair of the Advisory Design Panel, advised that the application was very well received by the Panel, with some recommendations brought forward which the applicant subsequently incorporated into the development.

THE QUESTION WAS CALLED and the motion was

CARRIED

c. 20040-20070 53A Avenue and 20041-20071 53 Avenue

1. Bylaw 3174 - Official Community Plan Amendment No. 15 (OCP 03-21)

Carl Johannsen, Director of Development Services advised that the application for a six story 113-unit apartment building requires an OCP amendment along with the rezoning and development permit as the proposed density in terms of units per acre is higher than the current OCP; however, the proposed FAR of 2.1 and building height of six stories for this application are consistent with the proposed new OCP land use for this area of low-rise residential.

First and second reading of a bylaw to amend City of Langley Official Community Plan Bylaw in order to incorporate provisions for higher-density Low-Rise Residential uses at the properties addressed 20040-20070 53A Avenue and 20041-20071 53 Avenue

It was MOVED and SECONDED

THAT the bylaw cited as the “City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 15, 2021, No. 3174” be read a first time.

THAT the bylaw cited as the “City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 15, 2021, No. 3174” be read a second time.

CARRIED

2. OCP Amendment Bylaw No. 3174 Public Consultation & Adoption Requirements

Carl Johannsen, Director of Development Services advised that the proposed referrals are consistent with the City's practices for these types of applications.

It was MOVED and SECONDED

THAT Council:

1. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3174 (20040-20070 53A Avenue & 20041-20071 53 Avenue) to the following organizations and authorities for consultation prior to holding a public hearing on July 26, 2021 in consideration of the requirements set out in Section 475 of the Local Government Act:

Kwantlen First Nation  
Metro Vancouver  
School District No. 35  
TransLink

2. Consider Official Community Plan Amendment Bylaw No. 3174 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

3. Bylaw 3175 - Zoning Amendment No. 177 (RZ03-21) and Development Permit No. DP 04-21

Carl Johannsen, Director of Development Services advised that the applicant has agreed to provide a substantial dedication to the City on the east side to provide approximately half the width of an eventual 8m wide pedestrian and cycle accessible greenway connection between 53A Ave. and 53 Ave., the intent of which is to improve the walkability of the neighbourhood as it redevelops.

The application was reviewed by the Advisory Design Panel (ADP) and the applicant has incorporated the building and site design and landscape recommendations. Previously, the application didn't include any parking variances; however, in response to a recommendation from the ADP to add more landscaping and trees and shade to the top deck, a minor visitor parking variance was suggested to drop some parking spaces and fill them with landscaping and trees to reduce the amount of asphalt on the top

deck parking area. Staff support this approach as the proposed visitor parking rate is still above what staff are contemplating for the new Zoning Bylaw.

First and second reading of a bylaw to rezone the properties located at 20040-20070 53A Avenue and 20041-20071 53 Avenue from the RS1 Single Family Residential zone to the CD76 Comprehensive Development zone to accommodate a 6-storey, 113-unit apartment development

It was MOVED and SECONDED

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 177, 2021, No. 3175" be read a first time.

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 177, 2021, No. 3175" be read a second time.

BEFORE THE QUESTION WAS CALLED Councillor Storteboom, Chair of the Advisory Design Panel expressed appreciation for the developer's contribution to providing the community walkway that will provide quicker access for students to the school in the area and further advised that the applicant was very cooperative in working with the recommendations of the ADP.

THE QUESTION WAS CALLED and the motion was

CARRIED

d. 20059 Fraser Highway

1. Bylaw 3163 - Official Community Plan Amendment No. 13 (OCP 01-21)

Third reading of a bylaw to amend the Official Community Plan Bylaw to incorporate provisions for high-density mixed-use development and amend the land use designation of the subject property, 20059 Fraser Highway, from the current designation of "Service Commercial" to "Transit-Oriented Core"

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 third time.

CARRIED

2. Bylaw 3164 - Zoning Amendment No. 173 (RZ 01-21) and Development Permit No. DP 02-21

Third reading of a bylaw to rezone the property located at 20059 Fraser Highway from the C2 Service Commercial Zone to the CD73 Comprehensive Development Zone to accommodate a 6-storey, 98-unit apartment and 390 m2 commercial mixed-use development.

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 third time.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Mr. Johannsen advised that staff ensure that any multi-use storage spaces proposed in applications are actually usable.

THE QUESTION WAS CALLED and the motion was

CARRIED

## 7. **ADMINISTRATIVE REPORTS**

Before consideration of the following item, Councillor Albrecht raised a point of order that Mayor van den Broek had, last year, declared a conflict of interest as she is employed by the RCMP and left the meeting prior to consideration of the 2021 RCMP Approval in Principle and questioned whether the Mayor's circumstances have changed such that she no longer needed to declare a conflict of interest in this matter.

Mayor van den Broek advised that, in response to a point of order raised at a previous meeting as to whether she had a conflict of interest on a matter as she was employed by the RCMP, she had, at a subsequent Council meeting, provided to Council a letter from her employer stating that there is no conflict of interest and that she is on an unpaid from the RCMP for four years.

- a. 2022 RCMP Approval in Principle

Darrin, Leite, Director of Corporate Services spoke to his report dated June 9, 2021.

It was MOVED and SECONDED

THAT Council authorize a letter of approval in principle be sent to the Minister of Public Safety and Solicitor General to maintain the detachment strength at 51.35 members and increase the 100% RCMP budget by \$260,434 for a RCMP total budget cap of \$11,586,126.

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT consideration of the pending motion be postponed until after Council meets with the new Officer in Charge of the Langley Detachment of the RCMP to discuss how the Langley Detachment's proposed budget and internal plans align with Langley City's Interim Strategic Plan goal to create new protective and supportive services.

BEFORE THE QUESTION WAS CALLED in response to questions from Council members Mr. Leite advised that:

- the RCMP had originally requested that Council provide a response by June 15 but did extend the deadline for response to June 30 as the City only received the information on June 7; if necessary, staff could request further extension to July 15; however, staff do not know if when the new OIC will be available to meet with Council.
- This this approval in principle is required every year so the Federal Government can do their planning for their 10% share of the RCMP costs and the City can make changes to it after the fact.;
- approximately 41% of property taxes are used to fund policing services; however, for the overall budget it would be a lesser amount; staff can report back to Council with this information.

THE QUESTION WAS CALLED and the motion was

CARRIED

Opposed: Mayor van den Broek

In response to a question from a Council member, Mr. Leite advised that staff determine when the OIC is available to meet with Council and will contact the E Division to advise how the City can respond to their request.

Mr. Cheung confirmed he would contact the OIC to make arrangements to meet on this matter; however, at this time staff do not know when he may be available to meet.

b. 2020 Strategic Community Investment Fund – Traffic Fine Revenue Sharing

Darrin, Leite, Director of Corporate Services spoke to his report dated June 9, 2021.

It was MOVED and SECONDED

THAT the City of Langley acknowledge the receipt of \$600,619 from the Provincial Government to help fund the salary of three RCMP officers and fund the City's share of the Green Timbers E-Division building, from the traffic fine revenue received in 2020.

CARRIED

c. 2020 Council Remuneration and Statement of Financial Information

Darrin, Leite, Director of Corporate Services spoke to the staff report dated June 21, 2021.

It was MOVED and SECONDED

1. THAT the Report on Council Remuneration and Expenses as required by Section 168 of the Community Charter be adopted.
2. THAT the Statement of Financial Information as required by the Financial Information Act be adopted.

CARRIED

d. Development Application Time Limit Extension Requests

Carl Johannsen, Director of Development Services spoke to the staff report dated June 21, 2021

It was MOVED and SECONDED

THAT Council approve a further six-month time limit extension to December 29, 2021 for development applications RZ 02-17/DP 02-17 (Whitetail Homes), OCP 01-18/RZ 07-18/DP 07-18 (Billard Architecture) and RZ 18-18/DP 19-18 (Andrew Cheung Architects Inc.).

CARRIED

e. Mayor's Gala, RCMP Response

It was MOVED and SECONDED

THAT Council receive the report of the Chief Administrative Officer dated June 17, 2021 for information.

CARRIED

8. **NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion
- b. Correspondence

c. New Business

1. Motion to Hold a Closed Meeting

Mayor van den Broek advised that staff wished to add an item to the closed meeting agenda; accordingly, the appropriate section of the closed meeting provisions is being added to the motion detailing the reasons for holding the 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:

(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.

(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 4:26pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER