



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, September 13, 2021

3:00 p.m.

Remote Video / Teleconference

Present: Mayor van den Broek  
Councillor Albrecht  
Councillor James  
Councillor Martin  
Councillor Pachal  
Councillor Storteboom

Absent: 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  
H. Gill, Manager of Engineering  
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 September 13, 2021 Regular Agenda

It was MOVED and SECONDED

THAT the September 13, 2021 agenda be adopted as circulated

**CARRIED**

## **2. ADOPTION OF THE MINUTES**

- a. Regular Meeting Minutes from July 26, 2021

It was MOVED and SECONDED

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

CARRIED

- b. Special Meeting Minutes from August 16, 2021

It was MOVED and SECONDED

THAT the minutes of the special council meeting held on August 16, 2021 be adopted as circulated.

CARRIED

## **3. MAYOR'S REPORT**

- a. Upcoming Meetings

Regular Council Meeting – September 27, 2021

Regular Council Meeting – October 4, 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:

- Expanded hours
- Online customer satisfaction survey (paper copy available on request)
- September Reading List – Crafts and Gift Making
- Creative Bug – new digital resource
- Reading Spotlight – September 15 via Zoom
- Cookbook Club – September 16 via Zoom
- Afternoon Book Club – September 21 via Zoom
- Virtual Uke Jam – September 21 via Zoom
- Zoom Author Event: David A. Robertson – Sugar Falls – A Residential School Story – September 23 via Zoom
- Virtual Pet Parade – September 23 via Zoom
- Science Literacy Week September 20-26

- At the request of the Province, libraries are assisting individuals in acquiring their vaccine passports and booking vaccine appointments.

In response to a question from a member of Council, staff advised that the deadline to have a vaccine passport is September 27th.

Prior to consideration of the next item, Mayor van den Broek advised of the Movie in the Park event on Friday the 17<sup>th</sup> and the Community Day Remixed event on Saturday the 18<sup>th</sup>.

c. Engineering Update

Rick Bomhof, Director of Engineering, Parks and Environment

- Water sprinkling regulations May 1 to Oct 15
- 200 St. Paving
- Large culvert inspection program
- Glover Rd. project
- Walkway Stair Replacement 197 St. to 197A St. (S. of 50 Ave.)
- Video inspection findings and repairs
- 208 St. Bike Lane Project – Preparing to widen sidewalk/MUP area
- 208 St. Bike Lane Project – Removing Median Area
- 200 St. Sewer Upgrade – Nicomekl Bridge to 29 Ave. scheduled to start September 27, 2021
- Upcoming Household Hazardous Waste Collection Event – Oct 23, 2021

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

- The Household Hazardous Waste Collection Event is a free event for Langley City residents only;
- Metro Vancouver has provided information to the City on its own water usage but staff do not have information from Metro Vancouver on overall regional water level comparisons to previous years.

**4. BYLAWS**

a. Bylaw 3183 - 2021 - 2025 Financial Plan Amendment No. 1

First, second and third reading of a bylaw to amend the 2021-2025 Financial Plan Bylaw

Mr. Darrin Leite, Director of Corporate Services provided an overview of the purpose of the amendment bylaw, advising that the amendments pertain to thirteen projects, some of which are new; however, most are projects that have either been tendered and where the tender came back

higher than what was budgeted for the project, or development deposits were received that can be used for their respective projects.

It was MOVED and SECONDED

THAT the bylaw cited as the “Financial Plan 2021 – 2025 Bylaw, 2021, No. 3155, Amendment No. 1, Bylaw, 3183” be read a first time.

THAT the bylaw cited as the “Financial Plan 2021 – 2025 Bylaw, 2021, No. 3155, Amendment No. 1, Bylaw, 3183” be read a second time.

THAT the bylaw cited as the “Financial Plan 2021 – 2025 Bylaw, 2021, No. 3155, Amendment No. 1, Bylaw, 3183” be read a third time.

CARRIED

- b. 5324, 5326, 5334 and 5336 198 Street
1. Bylaw 3179 - Official Community Plan Bylaw Amendment No. 17 (OCP 02-21)

First and second reading of a bylaw to amend City of Langley Official Community Plan Bylaw in order to designate the properties located at 5324, 5326, 5334 and 5336 198 Street Low-Rise Residential, with additional policy in Appendix A: Nicomekl River District Neighbourhood Plan, that limits the properties to Ground Oriented Residential

Mr. Carl Johannsen, Director of Development Services provided an overview of the purpose of the bylaw amendment, advising that:

- the OCP amendment is brought forward in conjunction with a rezoning application for a 13-unit townhouse project in order to enable the application to proceed prior to adoption of the new draft OCP which is expected to occur in November, 2021;
- an OCP amendment is necessary as the application is within an area currently designated Low-Density Residential in the OCP which would enable a maximum density of approximately 12 units on the site;
- the proposed new land use is Low-Rise Residential which is consistent with the new OCP and the Nicomekl River District Neighbourhood Plan, which if approved, would enable townhouse projects to a maximum density of 1.2 FAR.

It was MOVED and SECONDED

THAT the bylaw cited as the “City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 17, 2021, No. 3179” be read a first time.

THAT the bylaw cited as the “City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 17, 2021, No. 3179” be read a second time.

BEFORE THE QUESTION WAS CALLED Councillor Storteboom, Chair of the Advisory Design Panel, advised that:

- the application was reviewed by the panel and was well received;
- ten recommendations were provided by the panel to the applicant which were subsequently addressed by the developer working with staff
- there was significant public input on the application.

THE QUESTION WAS CALLED and the motion was

CARRIED

2. OCP Amendment Application Bylaw 3179 ('Brydon Landing') – Public Consultation & Adoption Requirements

Mr. Carl Johannsen, Director of Development Services advised that, as this is the eighth OCP amendment referral to these bodies in the past year, staff are proposing to reduce the referral time to enable a Public Hearing to take place on September 27.

It was MOVED and SECONDED

THAT Council:

1. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3179 (5324-5326 & 5334-5336 - 198 Street) to the following organizations and authorities for consultation prior to holding a public hearing on September 27, 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. 3179 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 3180 - Zoning Amendment (RZ 02-21) and Development Permit No. 03-21

First and second reading of a bylaw to rezone properties located at 5324, 5326, 5334 and 5336 198 Street from RS1 Single Family Residential Zone to CD77 Comprehensive Development Zone to accommodate a 13-unit townhouse development

Mr. Carl Johannsen, Director of Development Services provided an overview of the purpose of the bylaw amendment advising that:

- the rezoning application aligns with the new OCP and the Nicomekl River District Neighbourhood Plan;
- the application was supported by the Advisory Design Panel (ADP);
- the applicant has incorporated the recommendations of the ADP by:
  - updating the roof design
  - providing additional facade interest along 198 St.
  - increasing the size of the first story windows
  - adding a more varied colour palette
  - adding new Juliette balconies to the third story
  - utilizing high quality aluminum decorative fencing along 198 St.
  - including aluminum privacy fencing in the backyards and also adjacent to the properties to the east
- the shadow analysis was updated by the applicant on the day of the ADP meeting after an error was found and the version in Council's agenda package is the updated correct version.

It was MOVED and SECONDED

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 179, 2021, No. 3180" be read a first time.

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 179, 2021, No. 3180" be read a second time.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Mr. Johannsen confirmed that the applicant did shift the block 2 and 3 buildings on the east side 1.5m further to the west to create deeper backyard and reduce shadowing and massing impact to properties to the east.

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)

Third 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 third time.

BEFORE THE QUESTION WAS CALLED Councillor Storteboom, Chair of the Advisory Design Panel, advised that:

- the application is for a 6 storey 13-unit apartment building across from the Nicomekl Elementary School;
- the developer is providing a walkway easement on the side of the building;
- the application was well received by the Advisory Design Panel.

THE QUESTION WAS CALLED and the motion was

CARRIED

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

Third 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 third time.

BEFORE THE QUESTION WAS CALLED Councillor Pachal, Vice Chair of the Advisory Design Panel, noted that the greenway that was put provides greater pedestrian connectivity in the area and that some surface parking was moved to create more greening.

THE QUESTION WAS CALLED and the motion was

CARRIED

- d. 20137 & 20139 Fraser Highway

1. Bylaw 3177 - Official Community Plan Amendment No. 16 (OCP 04-21)

Third reading of a bylaw to amend City of Langley Official Community Plan Bylaw to incorporate provisions for higher-density mixed-use development and amend the land use designation of the subject properties, 20137 & 20139 Fraser Highway

It was MOVED and SECONDED

THAT the bylaw cited as the "City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 16, 2021, No. 3177" be read a third time.

BEFORE THE QUESTION WAS CALLED Councillor Storteboom, Chair of the Advisory Design Panel, advised that:

- this 6-story 144-unit development replaces the Wash World site and is part of the City's strategy to densify the downtown core and accommodate SkyTrain;
- the developer has a good relationship with the City.

THE QUESTION WAS CALLED and the motion was

CARRIED

2. Bylaw 3178 - Zoning Amendment No. 178 (RZ 05-21) and Development Permit DP 07-21

Third reading of a bylaw to rezone the properties located at 20137 & 20139 Fraser Highway from the C2 Service Commercial Zone to the C1 Downtown Commercial Zone to accommodate a 6-storey, 144-unit apartment and 841 m2 commercial mixed-use development

It was MOVED and SECONDED

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 178, 2021, No. 3178" be read a third time.

BEFORE THE QUESTION WAS CALLED in response to questions from Council members, Mr. Johannsen and Mr. Bomhof advised that:

- integration of the bus stop with the plaza will be form part of the servicing agreement and civil works and those details will be reviewed and a design brought forward for Council's information before the bylaw is adopted;
- the design of the bus lane will form part of the civil design work that will take place with Engineering staff and the civil consultant for the developer who will work with Coast Mountain Bus Company on the design and location of the bus stop;
- The bus lane will remain as it is; the City has acquired a dedication along Fraser Highway for future widening and bike facilities which will be done when sufficient ROW is acquired throughout the alignment.

THE QUESTION WAS CALLED and the motion was

CARRIED

Councillor James declared a conflict of interest in relation to the next item on the agenda as she is an employee of the Downtown Langley Business Association and left the meeting at 3:49 pm.

**5. ADMINISTRATIVE REPORTS**

- a. Downtown Langley Business Association - Discover Langley City Fee for Services Agreement

It was MOVED and SECONDED

1. THAT City Council award the Tourism Marketing Fee for Services Agreement to the Downtown Langley Business Association (Discover Langley City);
2. THAT City Council authorize the Corporate Officer and Chief Administrative Officer to execute documents relating to this award.

CARRIED

Councillor James returned to the meeting at 3:53 pm.

**6. NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion

1. Honouring the Truth, Reconciling the Future - Councillor Pachal

It was MOVED and SECONDED

WHEREAS the Truth and Reconciliation Commission's summary report, "Honouring the Truth, Reconciling the Future," was released to the public on June 2nd, 2015;

WHEREAS as directed by the commission report; calls for federal, provincial, territorial and municipal governments to fully adopt and implement the United Nations Declaration on Rights of Indigenous People as the framework for reconciliation;

WHEREAS the City of Langley is a colonial institution;

WHEREAS the work of reconciliation must start within colonial institutions;

WHEREAS the City of Langley owns the act of reconciliation;

WHEREAS local governments must begin the journey with Indigenous Nations by learning the truth of Canada's cultural genocide of Indigenous People before reconciliation can be achieved;

WHEREAS City of Langley Council has the opportunity to move the City in a good way by gaining perspectives and understanding of Indigenous Elders and Traditional Knowledge Keepers of ethics, concepts, and practices of reconciliation;

THEREFORE, BE IT RESOLVED THAT the City of Langley create a Request for Proposal for developing an educational program about Truth and Reconciliation, Indigenous Cultural Protocols, Knowledge Systems, and Empathy and Safety work by qualified Indigenous Cultural presenters, practitioners or educators;  
THAT the City of Langley submit a successful Request for Proposal for Council to tender;

THAT Council consider funding the tender as part of the 2022 budget process;

THAT the educational program be delivered to Council and Senior Staff as soon as possible;

THAT the educational program be delivered to Council and Senior Staff within six months of any Council inauguration;

THAT the City of Langley take immediate action by acknowledging Orange Shirt Day by placing an orange banner with the text Every Child Matters across the two Fraser Highway gateways to the Downtown for the week of September 27th, 2021;

THAT the Every Child Matters banner be funded out of the Enterprise Fund; and,

THAT the Every Child Matters banner be stored by the City for future use as directed by Council.

BEFORE THE QUESTION WAS CALLED Councillor Pachal provided background on how he came to develop the proposed resolution.

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

- he is not requesting budget for the education component of the resolution as this time; that would be determined as part of the RFP process;
- Orange Shirt Day is now being held on September 30.

It was MOVED and SECONDED

THAT the foregoing motion be amended to specify that up to \$2500 be allocated from the Enterprise Fund for purchase of the Every Child Matters banner.

CARRIED

THE QUESTION WAS CALLED on the motion, as amended, and it was

CARRIED

The motion now reads in its entirety:

“WHEREAS the Truth and Reconciliation Commission’s summary report, “Honouring the Truth, Reconciling the Future,” was released to the public on June 2nd, 2015;

WHEREAS as directed by the commission report; calls for federal, provincial, territorial and municipal governments to fully adopt and implement the United Nations Declaration on Rights of Indigenous People as the framework for reconciliation;

WHEREAS the City of Langley is a colonial institution;

WHEREAS the work of reconciliation must start within colonial institutions;

WHEREAS the City of Langley owns the act of reconciliation;

WHEREAS local governments must begin the journey with Indigenous Nations by learning the truth of Canada’s cultural genocide of Indigenous People before reconciliation can be achieved;

WHEREAS City of Langley Council has the opportunity to move the City in a good way by gaining perspectives and understanding of Indigenous Elders and Traditional Knowledge Keepers of ethics, concepts, and practices of reconciliation;

THEREFORE, BE IT RESOLVED THAT the City of Langley create a Request for Proposal for developing an educational program about Truth and Reconciliation, Indigenous Cultural Protocols, Knowledge Systems, and Empathy and Safety work by qualified Indigenous Cultural presenters, practitioners or educators;

THAT the City of Langley submit a successful Request for Proposal for Council to tender;

THAT Council consider funding the tender as part of the 2022 budget process;

THAT the educational program be delivered to Council and Senior Staff as soon as possible;

THAT the educational program be delivered to Council and Senior Staff within six months of any Council inauguration;

THAT the City of Langley take immediate action by acknowledging Orange Shirt Day by placing an orange banner with the text Every Child Matters across the two Fraser Highway gateways to the Downtown for the week of September 27th, 2021;

THAT up to \$2500 be allocated from the Enterprise Fund for purchase of the Every Child Matters banner; and,

THAT the Every Child Matters banner be stored by the City for future use as directed by Council.”

3. Appointment of Directors to Regional District Board - Councillor Pachal

It was MOVED and SECONDED

WHEREAS the Local Government Act sets out the procedure for the appointment of directors to the regional district board;

WHEREAS section 198 of the Local Government Act states: After the first appointment under section 41 (2) (e) [first board for regional district], each municipal director is to be appointed at pleasure by the council from among its members and that the Local Government Act does not stipulate any criteria in making those appointment decisions;

WHEREAS the appointment of directors to the regional district board under the Municipal Act (now Local Government Act) was changed after 2000 to “at the pleasure of Council” and that there have been no criteria constraining municipal council’s appointment decision since 1965;

WHEREAS the governance structure of regional districts has been lauded as a model structure that provides for “a regional federation of autonomous partners, representing both municipal and non-municipal territory and allows each Regional District to tailor most

of its individual functions, both regionally and sub-regionally, to its own evolving needs. The Regional District legislation was designed to promote inter-municipal cooperation, to provide services to non-municipal urban fringe or rural communities, and to stimulate consensus-based planning and co-ordination across regions;”<sup>1</sup>

WHEREAS regional districts are “part of the municipal system not separate from it. The regional district does not sit over the municipalities with the municipal units serving the region. Rather it is the reverse: the regional district exists to further the interests of its municipal members;”<sup>2</sup>

WHEREAS the current section 198 of the Local Government Act provides ability, accountability, autonomy, and a democratic process for each municipal council to appoint the director to the regional board that best represents the views of majority of council on regional-scale services matters;

WHEREAS the Metro Vancouver Regional District is a federation of 21 municipalities, one Electoral Area and one Treaty First Nation that collaboratively plans for and delivers regional-scale services;

WHEREAS the Metro Vancouver Regional District Board, at its July 30, 2021 meeting, passed a resolution to request the Ministry of Municipal Affairs to amend the Local Government Act in section 198 [appointment and term of office for municipal directors], as necessary to require municipal councils to appoint the Mayor, or the Mayor’s designate, as the municipal director to the regional district board;

WHEREAS Metro Vancouver Regional District Board has not outlined the impetus and rationale for the proposed amendment to section 198 of the Local Government Act;

WHEREAS the proposed resolution passed by the Metro Vancouver Regional Board to amend the Local Government Act to require municipal councils to appoint the Mayor, or the Mayor’s designate, as the municipal director to the regional district board would affect all regional district boards in BC and that a broad consultation with all local governments in BC is necessary and required to consider this amendment;

THEREFORE, BE IT RESOLVED THAT the Ministry of Municipal Affairs conduct a broad consultative process in partnership with the Union of British Columbia Municipalities, Lower Mainland Local Government Association and all local governments in BC to solicit feedback with tangible and objective rationale to support the amendment to section 19 of the Local Government Act to require municipal councils to appoint the Mayor, or the Mayor’s designate, as the municipal director to the regional district board; and that this

motion be forwarded to Honourable Josie Osborne, Minister of Municipal Affairs and all municipal councils in BC.

Councillor Pachal provided further rationale for his proposed resolution and reiterated that Metro Vancouver's request to the Ministry of Municipal Affairs to amend the Local Government Act in section 198 [appointment and term of office for municipal directors], as necessary to require municipal councils to appoint the Mayor, or the Mayor's designate, as the municipal director to the regional district board would affect all regional district boards in BC and may create unforeseen challenges.

THE QUESTION WAS CALLED and the motion was

CARRIED

*Footnotes in Resolution:*

*1 40 Years: A Regional District Retrospective Summary of Proceedings, Local Government Knowledge Partnership, Ministry of Community & Rural Development, Local Government Management Association of British Columbia, 2009,  
<https://www.uvic.ca/hsd/publicadmin/assets/docs/LGI/RetrospectiveMar2009/Summary.pdf>*

*2 A Primer on Regional Districts in British Columbia, Ministry of Community Services, 2006,  
[https://www.regionaldistrict.com/media/28095/Primer\\_on\\_Regional\\_Districts\\_in\\_BC.pdf](https://www.regionaldistrict.com/media/28095/Primer_on_Regional_Districts_in_BC.pdf)*

b. Correspondence

1. Rail Safety Week - September 20-26, 2021  
CN Rail
2. Bullying Elimination Week - September 20-26, 2021  
Ryan Doyle, Canadian Author
3. For Information - E-Comm 911 Board of Director Designates  
City of Surrey  
Township of Langley  
City of White Rock  
City of Langley

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;

(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

(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

7. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 4:17pm

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER