



MINUTES OF A REGULAR COUNCIL MEETING

Monday, October 18, 2021

8:25 p.m.

**Council Chambers, Langley City Hall
20399 Douglas Crescent**

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
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 October 18, 2021 Regular Agenda

It was MOVED and SECONDED

THAT the October 18, 2021 regular meeting agenda be adopted as circulated.

CARRIED

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from September 27, 2021

It was MOVED and SECONDED

THAT the minutes of the regular meeting held on September 27, 2021 be adopted as circulated.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from October 4, 2021

It was MOVED and SECONDED

THAT the minutes of the special (pre-closed) meeting held on October 4, 2021 be adopted as circulated.

CARRIED

- c. Regular Meeting Minutes from October 4, 2021

It was MOVED and SECONDED

THAT the minutes of the regular meeting held on October 4, 2021 be adopted as circulated.

CARRIED

3. DELEGATIONS

- a. Sher Tejay

Request changes to the secondary suite provisions in the Zoning Bylaw

Mr. Tejay advised Council of issues he has had since purchasing the property at 19928 48 Ave., advising that:

- neither the previous owner or the owner's realtor disclosed that all the renovation work, including the addition of two secondary suites, was done without the required City permits and he only found out after he purchased the property when City staff wrote to him advising him of this fact;
- he is now having to assume the costs to bring the property in compliance with the City requirements when it is the previous owner who did the renovations illegally;
- the City should have posted a stop work order on the property; if he had seen that he would never have purchased the property;

- the requirement that the property owner must live on the property in order to have a secondary suite should be changed as that rule was implemented in the 1970s when houses were much more affordable; today most people need a secondary suite in order to be able to afford to purchase a home.
- he has removed the tenant and the fridges and stoves in the units as required by the City.

Carl Johannsen, Director of Development Services advised that:

- the City first became aware of the existence of the suites through a real estate listing advertising two suites, which is not permitted under the City's Zoning Bylaw; staff contacted the realtor on March 10th to advise them of this and followed up with correspondence;
- no stop work order was put on the property as the work was already complete;
- the City received a complaint that there were two secondary suites on the site;
- his understanding of the rationale for the rule that the owner is required to live in the home where there is a secondary suite is that the intention of allowing secondary suites is to provide a mortgage helper for the homeowner; it was not intended that there would be two renters on-site;
- staff are working with Mr. Tejay to help him obtain a building permit to bring the remaining secondary suite into compliance.

Mr. Tejay further advised of the following:

- he will be converting one of the secondary suites into a storage room;
- even with the storage room, the house is under the maximum sq. footage permitted on this lot;
- he wishes to see the correspondence between the City and the realtor so he can take legal action;
- he visits many open houses and all of them have suites; he believes 30 to 40 % of houses in the city have suites.

In response to a question from a Council member Mr. Johannsen advised that:

- staff have advised Mr. Tejay that he would be required to file a request under the Freedom of Information and Protection of Privacy Act to receive the correspondence;
- building staff are scheduled to meet with Mr. Tejay to assist him in getting his suite up to code;

- the issue is really between Mr. Tejay and the realtor and the owner who sold him the house, noting that an owner is required to make a disclosure when selling their house.

4. COMMUNITY SPOTLIGHTS

a. TransLink - Transport 2050

Vincent Gonsalves, Manager of Community Engagement, TransLink provided an update on regional transportation strategy – Transport 2050, providing information on the following:

- First Transportation Plan 2021 adopted in 1993;
- Provides the 30-year blueprint for regional transportation;
- Transport 2050 engagement:
 - Phase One – Values, Visions, and Ideas
 - Phase Two – Consider Goals and Transformative Actions
 - Phase Three – Review draft strategy
- Draft Goals;
- Engaging on the Draft Transport 2050 Strategy.

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

- implementation tools will be part of the investment plan;
- goods movement is a significant component in the plan;
- he drove to tonight's meeting in an electric vehicle.

5. MAYOR'S REPORT

a. Upcoming Meetings

Regular Council Meeting – November 1, 2021 - Time and Location/Format TBD

Regular Council Meeting – November 22, 2021 - Time and Location/Format TBD

b. Recreation Update

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

- Essentrics Group Fitness Training – November 18 – December 16
- Timms Games Room
- Get Up & Go Group Fitness Training – November 2 – December 16
- Mentor a Youth Volunteer Opportunity
- Prenatal Yoga – November 7 – December 12
- Timms Community Centre Current Facility Hours
- Maintenance Closure, closed November 8, 2021 to January 4, 2022.

In response to a question from a Council member, Ms. Hilton advised that the cost for four Essentrics classes is \$45.

6. BYLAWS

a. Bylaw 3139 - Bylaw Notice Enforcement Bylaw

Final reading of a bylaw to govern enforcement of Bylaw Notices within the City of Langley

It was MOVED and SECONDED

THAT the bylaw cited as “Bylaw Notice Enforcement Bylaw, 2021, No. 3139” be read a final time.

CARRIED

b. Bylaw 3158 - Highway and Traffic Regulation Bylaw Amendment

Final reading of a bylaw to amend the Highway and Traffic Regulation Bylaw (Bylaw Notice Enforcement Bylaw)

It was MOVED and SECONDED

THAT the bylaw cited as “Highway and Traffic Regulation Bylaw, 2013, No. 2871, Amendment Bylaw No. 5, 2021, No. 3158” be read a final time.

CARRIED

c. Bylaw 3171 - Fees and Charges Bylaw Amendment

Final reading of a bylaw to amend the fees and charges bylaw (Bylaw Notice Enforcement Bylaw)

It was MOVED and SECONDED

THAT the bylaw cited as "Fees and Charges Bylaw, 2010, Bylaw No. 2837, Amendment No. 29, 2021, No. 3171" be read a final time.

CARRIED

d. Bylaw 3126 - Subdivision and Development Servicing Bylaw

Final 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 2021, No. 3126" be read a final time.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Mr. Hirod Gill, Manager of Engineering advised that new developments would have to comply with the new Subdivision and Development Servicing Bylaw, while any developments that are currently in process would be grandfathered and would have to comply with the previous Subdivision and Development Servicing Bylaw.

THE QUESTION WAS CALLED and the motion was

CARRIED

e. Bylaw 3182 - Highway and Traffic Regulation Bylaw Amendment

Final reading of a bylaw to amend the Highway and Traffic Regulation Bylaw (Subdivision & Development Servicing Bylaw)

It was MOVED and SECONDED

THAT the bylaw cited as "Highway and Traffic Regulation Bylaw, 2013, No. 2871, Amendment Bylaw No. 4, 2021, No. 3182" be read a final time.

CARRIED

- f. Bylaw 3187 - Municipal Ticket Information System Amendment Bylaw
Final reading of a bylaw to amend fees in the Municipal Ticket Information System (Subdivision & Development Servicing Bylaw)
It was MOVED and SECONDED
THAT the bylaw cited as "Municipal Ticket Information System Bylaw No. 2846, Amendment No. 18, 2021, No. 3187" be read a final time.
CARRIED
- g. Bylaw 3176 - Fees and Charges Bylaw Amendment
Final reading of a bylaw to amend fees and charges for various services offered by the City of Langley (Subdivision & Development Servicing Bylaw)
It was MOVED and SECONDED
THAT the bylaw cited as "Fees and Charges Bylaw, 2010, Bylaw No. 2837, Amendment No. 28, 2021, No. 3176" be read a final time.
CARRIED
- h. Bylaw 3192 - Permissive Tax Exemption Bylaw
Final reading of a bylaw to exempt certain lands and improvements from municipal taxation for the year 2022
It was MOVED and SECONDED
THAT the bylaw cited as "Permissive Tax Exemption Bylaw, 2022, No. 3192" be read a final time.
BEFORE THE QUESTION WAS CALLED in response to questions from Council members, Darrin Leite, Director of Corporate Services advised that:
- the total exemptions will add 1.35% to the City's property tax levy;
 - 1.35% represents the City's portion of the property tax levy;
 - the four new exemptions represent .24% of the 1.35% property tax increase.
- THE QUESTION WAS CALLED and the motion was
CARRIED

i. Bylaw 3193 - Council Procedure Bylaw

Final reading of a bylaw to adopt a new Council Procedure Bylaw (electronic meetings)

It was MOVED and SECONDED

THAT the bylaw cited as "Council Procedure Bylaw, 2021, No. 3193" be read a final time.

BEFORE THE QUESTION WAS CALLED in response to questions from Council members, Kelly Kenney, Corporate Officer advised that:

- the new voting by ballot provision in the bylaw may only be used when voting to appoint Council members to external bodies as referenced in the bylaw;
- the rationale for adding provisions into the Council Procedure Bylaw to allow for voting by ballot for Council member appointments to external organizations is to reflect best practices of bodies such as the Metro Vancouver Board and Fraser Valley Regional Library Board that conduct their member appointments by ballot vote, and to assist in efficiently conducting these types of votes in recognition of the sensitivity that can accompany such votes;
- a majority vote of Council is required to permit a vote by ballot to be undertaken;
- Council member appointments to external bodies are public information.

THE QUESTION WAS CALLED and the motion was

CARRIED

7. ADMINISTRATIVE REPORTS

a. 2022 Schedule and Format of Upcoming Regular Council Meetings

It was MOVED and SECONDED

THAT:

1. The following dates be set for the Regular Meetings of Council in 2022:

January 10, 24, 2022

February 7, 14, 2022

March 7, 21, 2022

April 4, 25, 2022

May 9, 30, 2022

June 13, 27, 2022

July 11, 25, 2022

September 19, 2022

October 3, 24, 2022

November 7, 21, 2022

December 5, 12, 2022

2. Effective November, 2021, unless otherwise resolved by Council, Regular Council Meetings be held electronically via video conferencing technology at 3:00 pm.

CARRIED

- b. Repealing Pavement Cut Policy CO-57

It was MOVED and SECONDED

THAT Pavement Cut Policy No. CO-57 be repealed.

CARRIED

- c. Permissive Tax Exemption Revision FN-11

It was MOVED and SECONDED

THAT City Council adopt the revised Permissive Tax Exemption Policy FN-11 to introduce limits on the total dollar value of permissive tax exemptions.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Darrin Leite, Director of Corporate Services advised that once the dollar threshold for permissive tax exemptions was reached, the City would scale back the amount of permissive tax exemptions provided to organizations on a proportional basis.

THE QUESTION WAS CALLED and the motion was

CARRIED

- d. Streetscape Container Garbage and Recycling Audit Results and Next Steps

It was MOVED and SECONDED

THAT the report from the Director of Engineering, Parks & Environment, dated October 18, 2021, regarding Streetscape Container Garbage and Recycling Audit Results and Next Steps be received for information.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Rick Bomhof, Director of Engineering, Parks and Environment advised that the recommended method to dispose of dog waste is to either flush it or have municipalities collect it and bring it to the sewage treatment plant.

THE QUESTION WAS CALLED and the motion was

CARRIED

- e. Pilot Program Evaluation, Consumption of Liquor in Parks and Public Facilities

It was MOVED and SECONDED

THAT Council receive the report from the Chief Administrative Officer dated October 12, 2021 regarding Pilot Program Evaluation, Consumption of Liquor in Parks and Public Facilities for information.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Francis Cheung, Chief Administrative Officer advised that staff will be bringing a report to Council early next year to seek direction from Council on whether it wishes to pursue this initiative, and if so, whether to implement it on a permanent basis or for a specific time duration as was done in the pilot program.

THE QUESTION WAS CALLED and the motion was

CARRIED

8. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

1. 2021/2022 Deputy Mayor Appointments

It was MOVED and SECONDED

THAT the 2021/2022 Deputy Mayor rotation be appointed as follows:

Nov.1 – Dec 31, 2021 - Cllr Albrecht

Jan.1 – Feb 28, 2022 - Cllr Pachal

Mar.1 – Apr 30, 2022 - Cllr James

May 1 - June 30, 2022 - Cllr Storteboom

July 1 – Aug 31, 2022 - Cllr Wallace

Sept 1 – Oct 31, 2022 - Cllr Martin

CARRIED

2. Tandem Garage Moratorium – Councillor Albrecht

It was MOVED and SECONDED

THAT Council place a moratorium on tandem garages on new development applications, grandfathering any current applications, until staff completes the parking management study report for Council's review, discussion, and adoption.

BEFORE THE QUESTION WAS CALLED Councillor Albrecht provided his rationale for the motion, advising that:

- the City needs to send a message that we don't need more tandem parking; other options should be explored, for example no garages, open parking;
- we should set limits on styles of parking and development;
- there isn't a clear definition of what affordable means in terms of housing;
- housing should be attainable for people; so, we need to explore different possibilities;
- as staff will be looking into these issues, he is asking for Council to support a moratorium on tandem parking for a month or two.

Council discussion ensued regarding the issue of tandem parking.

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

- the difference in price for a townhouse with tandem parking and one with a double wide garage is between \$100,000 to \$200,000.
- The trigger for ending the moratorium on tandem parking would likely be adoption of the new Zoning Bylaw, which is anticipated in April or May of 2022, as it would include recommendations on tandem parking;
- once the Zoning Bylaw is adopted with the parking rates, it would supersede the moratorium.

Rick Bomhof, Director of Engineering, Parks and Environment, clarified that the parking management study is intended to encompass on-street parking issues not off-street parking issues such as tandem parking, and suggested that it would be more appropriate to reference adoption of the new Zoning Bylaw in the motion rather than the parking study.

It was MOVED and SECONDED

THAT the foregoing motion be amended by replacing the words:

“until staff completes the parking management study report for Council’s review, discussion, and adoption.”

With the words:

“until the new Zoning Bylaw is given final reading.”

In response to questions from Council members, Francis Cheung, Chief Administrative Officer advised that the proposed amendment to the motion will allow staff to report back to Council earlier as the new Zoning Bylaw, which will address the issue of tandem parking is expected to be brought forward to Council sooner than the Engineering Department’s parking study.

Mr. Johannsen clarified that in most municipalities tandem parking is regulated through the Zoning Bylaw.

In response to a question from a Council member, Mr. Johannsen advised that:

- in reporting back to Council on this issue, staff would provide the pros and cons and report on what other municipalities that are experiencing a lot of townhouse development are doing with respect to resident parking;

- this issue isn't uncommon in municipalities and some municipalities have come up with maximum percentages for tandem parking.

THE QUESTION WAS CALLED on the amendment and it was

CARRIED

Opposed: Councillor Storteboom

BEFORE THE QUESTION WAS CALLED Council discussion ensued regarding the issue of tandem parking.

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

DEFEATED

Opposed: Mayor van den Broek, Councillors James, Martin, Pachal, Storteboom

b. Correspondence

1. Waste Reduction Week in Canada - Oct 18 - 24, 2021
Recycling Council of BC
2. Provincial Response Letter - July 27, 2021 Council Motion -
Improvement to Pre-Hospital Care System

It was MOVED and SECONDED

THAT the correspondence be received.

CARRIED

c. New Business

9. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 10:01pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER