



MINUTES OF A REGULAR COUNCIL MEETING

Monday, November 22, 2021

3:00 p.m.

Remote Video / Teleconference

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

Absent: Councillor Martin

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 and Economic Development
H. Gill, Manager of Engineering Services
B. Zeller, Manager of Human Resources
K. Kenney, Corporate Officer

Mayor van den Broek began by acknowledging 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 November 22, 2021 Regular Agenda

It was MOVED and SECONDED

THAT the November 22, 2021 agenda be adopted as circulated.

CARRIED

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from November 1, 2021

It was MOVED and SECONDED

THAT the minutes of the regular meeting held on November 1, 2021 be adopted as circulated.

CARRIED

3. DELEGATIONS

- a. Anastasia French, Living Wage for Families BC

Official Living Wage Employer - Plaque Presentation

Ms. Anastasia French, representing Living Wage for Families BC presented the City of Langley with a plaque in recognition of the City being an official living wage employer.

- b. Chief Harley Chappell, Semiahmoo First Nation & Christy Juteau, A Rocha Canada & Core Team, Shared Waters Alliance

Chief Harley Chappell, Semiahmoo First Nation, provided background on the establishment of Shared Waters Alliance, advising that:

- in 1994 two members of the Semiahmoo First Nation were charged with shell fishing in a closed area of Semiahmoo Bay, which resulted in a legal suit which became the impetus for collaboration between the Federal Government, the Semiahmoo First Nation, and other partners having jurisdiction on water in the area surrounding Boundary Bay;
- shell fishing in Semiahmoo Bay has been closed since 1976; a few years ago Semiahmoo First Nation went through a process to have the Bay reclassified and re-opened which was ultimately denied;
- the Shared Waters Alliance has made this presentation to the City's of Surrey, White Rock, Delta, and the Township of Langley.

Christy Juteau provided information on the following:

- Shared Waters Alliance (SWA) Background:
 - Transboundary working group focused on water quality of shared waters of Boundary Bay

- Boundary Bay includes a critical section of BC's rare coastline habitat
- Primary impetus for SWA formation was shellfish harvesting closure on the Canadian side of the border due to bacteriological contamination
- Indigenous peoples (including Semiahmoo First Nation) traditionally harvested the abundant fish and shellfish resources for their livelihood and cultural practices
- Participants
- Shared Waters Alliance Goals:
 - Better understand water quality status, trends and contamination sources to inform decision-making
 - Engage a broad cross-section of interests in collaborative efforts to improve water quality in ways that also advance realization of the UN Declaration of the Rights of Indigenous Peoples
 - Engage and encourage leadership from all orders of government, civil society and the private sector to take collaborative action
- Current Activities:
 - Roundtable meetings (2-3 annually) to share information, resources and brainstorm strategies and action plans
 - Engaging a water quality technical working group to meet (4-6 annually) to develop and implement a collaborative water quality monitoring plan in the Little Campbell (Tatalu) River watershed
 - Currently engaging municipal leadership to take a more active role in collaborative work
- Shared Waters Alliance alignment with City of Langley:
 - City of Langley has numerous policies, programs and priorities that are well-aligned with Shared Waters Alliance goals and current activities, including:
 - Natural asset management
 - Implementation of Upper Nicomekl River Integrated Storm Water Management Plan
 - Rewilding
 - Encourage and enable Green Infrastructure
 - Collaborating with local First Nations in water management and habitat restoration

Chief Chappell requested that City of Langley designate a Council member to represent the City of Langley at an upcoming South of the Fraser gathering and designate a staff person to work more actively with Shared Water Alliance to support more alignment and synergies and facilitate follow-up briefings to Mayor and Council.

In response to questions from Council members, the delegation advised that:

- White Rock no longer discharges its wastewater into the Bay; they now have a pump station and new force main that sends their sewage up to the Metro Vancouver sewerage treatment plant; however, they do still experience overflow events which need to be addressed through further improvements to their system;
- there is still an abundance of shellfish on the beach in White Rock; however it's illegal to harvest them due to potential fecal coliform contamination from storm sewer runoff;
- Blaine was also to blame for such contamination as they used to pump raw sewage into the ocean, but they now have a wastewater treatment plant;
- normally meetings of the Shared Waters Alliance were taking place at the City of Surrey offices as they have large enough meeting facilities; but more recently they have been taking place over Zoom.

It was MOVED and SECONDED

THAT the requests from the Shared Waters Alliance be referred to staff.

CARRIED

c. Chad Possey, Langley Baseball Association

Mr. Chad Possey, President of the Board of the Langley Baseball Association, requested permission to allow sponsorship signage at City Park, to help raise funds for player's equipment and field maintenance which in turn will facilitate larger tournaments.

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

- the intention would be to get an annual donation from sponsors to go towards field maintenance;
- the Challenger Program typically has 40 participants; although it didn't run last year due to the pandemic.

It was MOVED and SECONDED

THAT staff be directed to arrange a sponsorship program with the Langley Baseball Association that works within the City's regulations.

CARRIED

4. MAYOR'S REPORT

a. Upcoming Meetings

Regular Council Meeting – December 6, 2021 - 3pm, virtual
Regular Council Meeting – December 13, 2021 - 3pm, virtual

b. Recreation Update

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

- Winter 2022 Program Registration begins November 25
- Timms Games Room open
- Point of Pride Program – Adopt a Park, Street, Trail
- Bubble Soccer – Ages 6-12
- Youth Holiday Market – December 22
- Find a Mentor Youth Mentorship Program – Ages 15-18
- Maintenance Closure Gymnasium & Walking Track – re-opens January 4, 2022

In response to questions from Council members, Ms. Hilton advised she would find out how many people, on average, are using the games room and would provide Council with her PowerPoint presentation.

c. Discover Langley City - Councillor Albrecht provided an update on activities for October, providing information regarding:

- completion of Municipal and Regional District Tax (MRDT) reporting;
- total MRDT disbursement for the period January 1, 2020 to December 31, 2020 was just over \$41 million dollars, a decrease of approximately 45% over 2019;
- DLC worked to obtain grants and supporting funds to continue to grow City of Langley's tourism industry during the pandemic;
- DLC's attention has been focused towards:
 - virtual tourism marketing strategies;
 - City of Langley's restaurant businesses;
 - Events taking place in the community, shopping, outdoor activities and attractions and nightlife;
 - food tours such as West Coast Food, City of Langley's International Taste Bud Tour.

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

- we will have a better indication of the extent of the recovery of Langley's tourism sector in the spring;
- having local businesses offering more evening activities is always top of mind and, in the future, events could have such a component.

5. **BYLAWS**

a. Bylaw 3200 - Official Community Plan Bylaw

Final reading of a bylaw to adopt an Official Community Plan

It was **MOVED** and **SECONDED**

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

BEFORE THE QUESTION WAS CALLED Council members commended all the individuals who worked to develop this bylaw over the past two years.

THE QUESTION WAS CALLED and the motion was

CARRIED

Prior to consideration of the next item, Carl Johannsen, Director of Development Services Carl requested that Bylaws 3188, 3190, and 3196 pertaining to three OCP amendment applications be removed from the agenda as the applications are consistent with the new OCP and so the amending bylaws are no longer required.

b. *Bylaw 3188 - Official Community Plan Amendment No. 19 (OCP 06-21) Removed from the Agenda*

c. Bylaw 3189 - Zoning Amendment No. 182 and DP 10-21

First and second reading of a bylaw to rezone the properties located at 5364-5380 198 Street & 19824 54 Avenue from the RS1 Single Family Residential zone to the CD79 Comprehensive Development zone to accommodate a 30-unit townhouse development

Mr. Johannsen provided information on the purpose of the Bylaw and changes made by the applicant to the design and character of the development in response to recommendations from the City's Advisory Design Panel.

It was MOVED and SECONDED

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 182, 2021, No. 3189" be read a first time.

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 182, 2021, No. 3189" be read a second time.

BEFORE THE QUESTION WAS CALLED Councillor Storteboom, Chair of the Advisory Design Panel advised that the development application was well received by the Panel, although they did provide a number of recommendations to the applicant with respect to the form and character of the development and which the applicant, working with staff, has incorporated.

In response to a question from a Council member, Mr. Johannsen advised that the intent of the gate is to prevent walk-through traffic, and that the applicant could provide more information on this if the bylaw proceeds to Public Hearing.

THE QUESTION WAS CALLED and the motion was

CARRIED

d. *Bylaw 3190 - Official Community Plan Amendment No. 20 (OCP 07-21)
Removed from the Agenda*

e. Bylaw 3191- Zoning Amendment No. 183 and DP 11-21

First and second reading of a bylaw to rezone the properties located at 20120-20170 53A Avenue from the RS1 Single Family Residential zone to the CD80 Comprehensive Development zone to accommodate a 5-storey, 86-unit apartment development

Mr. Johannsen provided information on the purpose of the Bylaw and changes made by the applicant to the design and character of the development in response to recommendations from the City's Advisory Design Panel.

It was MOVED and SECONDED

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 183, 2021, No. 3191" be read a first time.

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 183, 2021, No. 3191" be read a second time.

BEFORE THE QUESTION WAS CALLED Councillor Storteboom, Chair of the Advisory Design Panel advised that the development application was well received by the Panel, who only had five recommendations in relation to the development, all of which were responded to by the applicant.

THE QUESTION WAS CALLED and the motion was

CARRIED

f. Bylaw 3196 - Official Community Plan Amendment No. 22 (OCP 08-21)
Removed from the Agenda

g. Bylaw 3197 - Discharge of Land Use Contract No. 03-73

First and second reading of a bylaw to authorize the discharge of Land Use Contract No. 03-73 from the property located at 20785 Fraser Highway which is already zoned C1 Downtown Commercial. Removal of the Land Use Contract will enable the accommodation of a 6 storey 200-apartment unit and 1,488 m² commercial mixed-use development

Mr. Johannsen advised of the purpose of the Bylaw and the development permit application, noting that the applicant is also undertaking a tenant relocation and assistance plan as the existing building has 24 purpose built rental units, and that the applicant has revised their development in accordance with recommendations of the Advisory Design Panel.

Mr. Johannsen further advised that the commercial floor space has changed due to closing up the east breezeway and so it is recommended that the bylaw receive the first two readings and then be amended to reflect the increased floor area.

It was MOVED and SECONDED

THAT the bylaw cited as the "Discharge of Land Use Contract No. 03-73 Bylaw, 2021, No. 3197" be read a first time.

THAT the bylaw cited as the "Discharge of Land Use Contract No. 03-73 Bylaw, 2021, No. 3197" be read a second time.

BEFORE THE QUESTION WAS CALLED Councillor Storteboom, Chair of the Advisory Design Panel advised that the Panel provided 15 recommendations to the applicant on the development's form and character which the applicant is working to satisfy. He further advised the tenant relocation plan could become a model for future redevelopment.

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

- the Discharge of Land Use Contract Bylaw and the Development Permit are being processed in tandem;
- there are a number of steps that the applicant must go through with respect to the tenant relocation process and there will be an opportunity at the Public Hearing for the applicant to provide an update on the status of the tenant relocation plan and to respond to questions from members of Council.

THE QUESTION WAS CALLED and the motion was

CARRIED

It was MOVED and SECONDED

THAT the bylaw cited as the “Discharge of Land Use Contract No. 03-73 Bylaw, 2021, No. 3197 be amended to change the commercial floor space figure from 1,488 m² to 1518 m² .

CARRIED

1. Bylaw 3197 - 20785 Fraser Highway - Tenant Relocation Plan and Assistance Information

It was MOVED and SECONDED

THAT Whitetail Homes’ Tenant Relocation Plan and Assistance Information be received.

CARRIED

- h. Bylaw 3017 - Zoning Amendment (RZ 02-17) and Development Permit No. 02-17

Final reading of a bylaw to amend the Zoning Bylaw to accommodate a 4-storey, 62-unit condominium apartment development at 5406, 5418-5420 198 Street and 19829-19831 54 Avenue.

It was MOVED and SECONDED

THAT the bylaw cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 134, 2017, No. 3017” be read a final time.

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

- Staff will follow up with the applicant to determine if all bedroom windows can be opened to allow fresh air to circulate;

- Council does have a policy that sets time limits for completion of development applications; in this case, the application was extended by motion of Council in the spring of 2020 as the application changed hands.

THE QUESTION WAS CALLED and the motion was

CARRIED

1. Approval of Development Permit Application No. 02-17

It was MOVED and SECONDED

THAT Development Permit Application No. 02-17 for a 4-storey, 62-unit condominium apartment development at 5406, 5418-5420 198 Street and 19829-19831 54 Avenue be approved.

CARRIED

- i. Bylaw 3201 - Sanitary Sewer and Storm Sewer Rates and Regulation Amendment Bylaw

First, second and third reading of a bylaw to amend the Sanitary Sewer and Storm Sewer Rates and Regulation Bylaw (Rate amendment)

It was MOVED and SECONDED

THAT the bylaw cited as the "Sanitary Sewer and Storm Sewer Rates and Regulations Bylaw, 2003, No. 2494, Amendment No. 20, Bylaw No. 3201" be read a first time.

THAT the bylaw cited as the "Sanitary Sewer and Storm Sewer Rates and Regulations Bylaw, 2003, No. 2494, Amendment No. 20, Bylaw No. 3201" be read a second time.

THAT the bylaw cited as the "Sanitary Sewer and Storm Sewer Rates and Regulations Bylaw, 2003, No. 2494, Amendment No. 20, Bylaw No. 3201" be read a third time.

CARRIED

j. Bylaw 3202 - Waterworks Regulation Amendment Bylaw

First, second and third reading of a bylaw to amend the Waterworks Regulation Bylaw (Rate amendment)

It was MOVED and SECONDED

THAT the bylaw cited as the "Waterworks Regulation Bylaw, 2004, No. 2550, Amendment No. 24, Bylaw No. 3202" be read a first time.

THAT the bylaw cited as the "Waterworks Regulation Bylaw, 2004, No. 2550, Amendment No. 24, Bylaw No. 3202" be read a second time.

THAT the bylaw cited as the "Waterworks Regulation Bylaw, 2004, No. 2550, Amendment No. 24, Bylaw No. 3202" be read a third time.

CARRIED

k. Bylaw 3203 - Solid Waste Amendment Bylaw

First, second and third reading of a bylaw to amend the Solid Waste Bylaw (Rate amendment)

It was MOVED and SECONDED

THAT the bylaw cited as the "Solid Waste Bylaw, 2016, No. 2991, Amendment No. 5, Bylaw No. 3203" be read a first time.

THAT the bylaw cited as the "Solid Waste Bylaw, 2016, No. 2991, Amendment No. 5, Bylaw No. 3203" be read a second time.

THAT the bylaw cited as the "Solid Waste Bylaw, 2016, No. 2991, Amendment No. 5, Bylaw No. 3203" be read a third time.

CARRIED

6. COMMITTEE REPORTS

a. Environmental Task Group October 21, 2021 Meeting Report

Councillor Wallace spoke to the Task Group's report.

Mr. Bomhoff, Director of Engineering, Parks advised of staff's comments in the report.

It was MOVED and SECONDED

THAT Council give consideration for up to \$10,000 in the 2022 capital budget for a sign and identification of trees at Portage Park with funding from the community amenity charge fund.

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

- the funding for the project would come from the Community Amenity Charge fund;
- the photos of tree signage in the report are just examples; staff would consider what type of signage could be used that would be less likely to be stolen or vandalized.

Council discussion ensued regarding the merits of the proposed project.

THE QUESTION WAS CALLED and the motion was

CARRIED

Opposed: Councillor Storteboom

7. ADMINISTRATIVE REPORTS

a. Municipal Security Issuing Resolution

It was MOVED and SECONDED

THAT City Council approve borrowing from the Municipal Finance Authority of British Columbia, as part of the 2022 Spring Borrowing Session, \$7.5 million as authorized through the Property Acquisition Loan Authorization Bylaw 2021, No. 3145 and that the Metro Vancouver Regional District be requested to consent to our borrowing over a 15-year term and include the borrowing in their Security Issuing Bylaw.

CARRIED

8. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

1. Affordable Rentals – Councillor Pachal

It was MOVED and SECONDED

THAT in the 2022 capital budget, staff include a line item for creating a below-market rate rental policy to be applied when older purpose-built rental buildings undergo redevelopment;

THAT staff investigate, as part of the policy development, requiring a prescribed percentage of new rental units to have below-market rental rates, secured through a housing agreement, on the site of older purpose-built rental buildings that are redeveloped; and,

THAT staff investigate, as part of the policy development, opportunities to rehouse people displaced due to the redevelopment of older purpose-built rental buildings within their existing neighbourhood.

BEFORE THE QUESTION WAS CALLED

Councillor Pachal spoke to his motion advising that the City can expect to see more rental buildings undergo redevelopment, especially on the 204 St. corridor where the Sky Train will be built and wants the City to be prepared for these changes.

THE QUESTION WAS CALLED and the motion was

CARRIED

b. Correspondence

1. Options Community Services

Provincial Crisis Lines in Jeopardy

It was MOVED and SECONDED

THAT the request from Options Community Services to urge the Minister of Mental Health and Addictions and the Minister of Health not to proceed with putting crisis line services in BC to a competitive bid process be referred to staff to draft appropriate correspondence.

CARRIED

c. New Business

1. Release of Motions from November 1, 2021 Closed Meeting of Council

Appointment to the Metro Vancouver Board of Directors:

THAT Councillor Gayle Martin be appointed to the Metro Vancouver Board of Directors for 2022.

THAT Councillor Rosemary Wallace be appointed as an alternate to the Metro Vancouver Board of Directors.

Appointment to the Fraser Valley Regional Library Board of Directors:

THAT Councillor Gayle Martin be appointed to the Fraser Valley Regional Library Board of Directors for 2022.

THAT Councillor Rosemary Wallace be appointed as an alternate to the Fraser Valley Regional Library Board of Directors.

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:

(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;

(c) labour relations or other employee relations;

(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.

CARRIED

9. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 4:58pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER