



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, December 6, 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  
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  
B. Zeller, Manager of Human Resources  
A. Metalnikov, Planning Assistant  
K. Kenney, Corporate Officer  
P. Kusack, Deputy 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 December 6, 2021 Regular Agenda

It was MOVED and SECONDED

THAT the December 6, 2021 agenda be adopted as amended to include a proposed resolution from Councillor Storteboom regarding a letter of support to municipalities affected by the recent flooding events under New Business.

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. Development Permit Application No. DP 06-21

The Development Permit would authorize a 1499.11m<sup>2</sup> commercial addition to an existing large-format furniture store at 20359 Langley Bypass

Mr. Carl Johannsen, Director of Development Services provided information on the development permit application advising that the application was reviewed by the Advisory Design Panel (ADP) and that the applicant has updated their proposal per the ADP's recommendations.

The Mayor invited Harry Evans, RAM Construction Inc., to present the application.

Mr. Evans advised that the proposal is to expand the existing Jags furniture warehouse.

The Mayor invited those in attendance at the meeting who deemed their interest in property affected by the development permit application to present their comments.

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 November 22, 2021

It was MOVED and SECONDED

THAT the minutes of the regular meeting held on November 22, 2021 be adopted as circulated.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from November 15, 2021  
It was MOVED and SECONDED  
THAT the minutes of the special (pre-closed) meeting held on November 15, 2021 be adopted as circulated.

CARRIED

- c. Special (Pre-Closed) Meeting Minutes from November 29, 2021  
It was MOVED and SECONDED  
THAT the minutes of the special (pre-closed) meeting held on November 29, 2021 be adopted as circulated.

CARRIED

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

- a. Development Permit Application No. DP 06-21  
The Development Permit would authorize a 1499.11m<sup>2</sup> commercial addition to an existing large-format furniture store at 20359 Langley Bypass

It was MOVED and SECONDED

THAT Development Permit Application No. 06-21 for a 1,499.11 m<sup>2</sup> commercial addition to a large-scale furniture store at 20359 Langley Bypass be approved.

BEFORE THE QUESTION WAS CALLED the Chair and Vice Chair of the Advisory Design Panel (ADP) advised that the applicant implemented recommendations of the ADP and that the ADP supports the application.

In response to a question from a Council member, Mr. Gill, Manager of Engineering and Mr. Carl Johannsen, Director of Development Services advised that staff believe that the subject property was not impacted by the recent flooding event, and is not in a flood prone area, but will confirm this and report back to Council.

THE QUESTION WAS CALLED and the motion was

CARRIED

## 5. **MAYOR'S REPORT**

### a. Upcoming Meetings

Regular Council Meeting – December 13, 2021 – 3pm, virtual  
Regular Council Meeting – January 10, 2022 – 3pm, virtual

### 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:

- Wrap-a-Read – November 19 – December 24
- Reading Link Challenge (RLC) – RLC books are announced
- Kids ReadRadio- introduction of six RLC books
- Virtual Author Visit – Uma Krishnaswami, author of Book Uncle and Me
- Sunshine lamps
- December's booklist
- Cookbook Club – December 9 via Zoom
- Grinch Trivia Event – December 14 via Zoom
- Virtual Ukulele Circle – December 21 via Zoom
- Holiday windows in the library's children's area

In response to a question from a Council member, Councillor Martin advised that individuals need to register with the Langley Christmas Bureau in order to take part in the Wrap-a-Read program.

### c. Engineering Report

Hirod Gill, Manager of Engineering Services, provided an update on engineering activities for December as follows:

- 200 St. Sanitary Sewer Upgrade:
  - Continuation of the pipe bursting
- 208 St. Project:
  - Flood delays
- Removal of hazard trees
- Median refurbishing
- Glover Rd. Project
- Flooding event
  - Old Yale Bridge
  - Pedestrian bridge 203 St. north of 50<sup>th</sup> Ave.
  - Trail entrance at 51B Ave. and 207 St.
  - Debris clean up
  - Road closures
- Christmas decorations
- Other projects:

- Flood Plain Mapping
- Transportation Master Plan
- Water & Sewer Master Plans

In response to a question from a Council member, Mr. Gill and Mr. Cheung advised that, weather permitting, the intention is to do the first lift of asphalt on Glover Road; however, if the temperature falls to freezing levels, the second lift will need to be postponed over the winter months.

## 6. **BYLAWS**

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

Final 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 "Sanitary Sewer and Storm Sewer Rates and Regulations Bylaw, 2003, No. 2494, Amendment No. 20, Bylaw No. 3201" be read a final time.

CARRIED

- b. Bylaw 3202 - Waterworks Regulation Amendment Bylaw

Final reading of a bylaw to amend the Waterworks Regulation Bylaw (Rate amendment)

It was MOVED and SECONDED

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

CARRIED

- c. Bylaw 3203 - Solid Waste Amendment Bylaw

Final reading of a bylaw to amend the Solid Waste Bylaw (Rate amendment)

It was MOVED and SECONDED

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

CARRIED

d. Bylaw 3198 - Fees & Charges Amendment Bylaw

First, second and third reading of a bylaw to amend the fees and charges bylaw (Various Fees)

It was MOVED and SECONDED

THAT the bylaw cited as the "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 31 Bylaw, 2021, No. 3198" be read a first time.

THAT the bylaw cited as the "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 31 Bylaw, 2021, No. 3198" be read a second time.

THAT the bylaw cited as the "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 31 Bylaw, 2021, No. 3198" be read a third time.

In response to questions from Council members, Kim Hilton, Director of Recreation, Culture and Community Services advised that:

- the annual fee for the games room, which is being increased from \$10.00 to \$20.00 per year, hasn't been increased since the Timms facility was first opened; the money will be used to replace equipment in the games room which has seen increased use over the years;
- there is a leisure access grant that can be applied for to subsidize the cost of the games room fee for those that need financial assistance;
- individuals under the age of eighteen may also apply for the leisure access grant.

THE QUESTION WAS CALLED and the motion was

CARRIED

**7. ADMINISTRATIVE REPORTS**

a. Advisory Bodies Policy CO-79

Kelly Kenney, Corporate Officer spoke to the staff report dated November 24, 2021.

It was MOVED and SECONDED

THAT

1. Advisory Bodies Policy CO-79 be approved.
2. Committees and Working Groups Policy CO-22 be repealed.
3. Annual Reports for Committees Policy CO-28 be repealed.

CARRIED

b. Metro Vancouver 2050

Mr. Johannsen, Director of Development Services spoke to the staff report dated November 29, 2021 with respect to the Metro Vancouver 2050 draft Regional Growth Strategy.

Council discussion ensued with respect to aspects of the Metro Vancouver 2050 draft Regional Growth Strategy including:

- importance of committing to tree canopy targets;
- need to retain City of Langley's planning autonomy;
- importance of having affordable housing strategy;
- importance of addressing extreme weather conditions;
- plan ties in with the federal and provincial governments' climate action plans and TransLink's transportation plan.

It was MOVED and SECONDED

THAT Council:

1. Approve the draft letter to Metro Vancouver (Attachment 1) setting out the City's comments on *Metro Vancouver 2050*, the draft Regional Growth Strategy; and
2. Direct staff to send the City's comments to Metro Vancouver.

CARRIED

**8. NEW AND UNFINISHED BUSINESS**

a. Motions/Notices of Motion

Before consideration of the next item, Councillor James declared a conflict of interest as she works for the Downtown Langley Business Association which may be a recipient of reimbursement of Christmas light expenses from the City. Councillor James left the meeting at 3:58 pm.

1. Magic of Christmas Parade Committee - Councillor Albrecht, Chair

It was MOVED and SECONDED

THAT Council allocate up to \$10,000 from the Magic of Christmas Parade budget to provide additional Christmas lights along Fraser Highway from 201 Street to 203 Street.

BEFORE THE QUESTION WAS CALLED in response to questions from Council members, Councillor Albrecht advised that:

- the Downtown Langley Business Association (DLBA) had started the process some time ago of looking at providing

additional Christmas lights along Fraser Highway in response to requests from some businesses along Fraser Highway and his committee wanted to assist in this regard as the committee has unspent funds in its budget as the Christmas Parade will not be taking place this year;

- the City had received a petition some time ago from businesses located on Fraser Highway between 201 St. and 203 St. asking for Christmas lights to be installed there and staff had been looking into what the cost would be to implement this;
- the City had at one time provided Christmas lights in this area but they became old and inefficient and needed to be replaced;
- the DLBA had purchased the lights and was working with City staff to install, as well as store the lights.

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

THAT the foregoing motion be amended to read as follows:

“THAT Council reimburse the Downtown Langley Business Association (DLBA ) up to \$10,000 from the Magic of Christmas Parade budget for the provision of additional Christmas lights along Fraser Highway from 201 Street to 203 Street.”

**BEFORE THE QUESTION WAS CALLED ON THE AMENDMENT**, in response to questions from a Council member, Mr. Francis Cheung, Chief Administrative Officer advised that staff would provide Council with the letter that was originally sent to the City by a business petitioning the City to provide additional Christmas lights between 201 St. and 203 St. on Fraser Highway.

In response to a question from a Council member, Councillor Albrecht advised that the intent is that the lights purchased by the DLBA would become the property of the City through reimbursement of the cost of the lights to the DLBA.

**THE QUESTION WAS CALLED** on the amendment and it was

**CARRIED**

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

**CARRIED**

The final motion reads as follows:

“THAT Council reimburse the Downtown Langley Business Association (DLBA ) up to \$10,000 from the Magic of Christmas Parade budget for the provision of additional Christmas lights along Fraser Highway from 201 Street to 203 Street.”

2. Letter of Support to Municipalities Affected by the Recent Flooding Events – Councillor Storteboom

It was MOVED and SECONDED

Whereas the aftermath of recent flooding events continue to exasperate communities and devastate municipalities across our province;

Whereas this recent flooding may be the greatest and most costly natural disaster in our nation’s history;

Whereas our neighbours in the City of Abbotsford have been especially hard hit by this weather disaster;

Be It Resolved that Langley City Council offer written communication of support to Abbotsford Mayor Henry Braun and his Council in order to encourage the residents of Abbotsford and especially the farming community of the Sumas Prairie;

Be It Further Resolved that Langley City send letters of encouragement and support to other municipalities seriously impacted by the exceptional weather and significant flooding including but not limited to: Chilliwack, Hope, Princeton and Merritt.

CARRIED

b. Correspondence

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(c) labour relations or other employee relations;

1(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;

1(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;

1(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;

1(l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report];

2(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 4:15pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER