



MINUTES OF A REGULAR COUNCIL MEETING

Monday, December 13, 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
 - R. Beddow, Deputy Director of Development Services
 - H. Gill, Manager of Engineering
 - 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 13, 2021 Regular Agenda

It was MOVED and SECONDED

THAT the December 13, 2021 agenda be adopted as circulated.

CARRIED

2. **ADOPTION OF THE MINUTES**

- a. Regular Meeting Minutes from December 6, 2021

It was MOVED and SECONDED

THAT the minutes of the regular meeting held on December 6, 2021 be adopted as circulated.

CARRIED

- b. Public Hearing Minutes from December 6, 2021

It was MOVED and SECONDED

THAT the minutes of the public hearing held on December 6, 2021 be adopted as circulated.

CARRIED

3. MAYOR'S REPORT

- a. Upcoming Meetings

Regular Council Meeting – January 10, 2022 - 3pm, virtual

Regular Council Meeting – January 24, 2022 - 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
- Active Start Sports – Ages 2-5
- Celebrating Arts & Culture in Langley City January 18-31, 2022 – Call to Langley
- Chair Yoga – All ages
- Choose to Move – Ages 56 and older
- Fundamental Sports – Ages 6-12
- Magic of Christmas 2021 holiday activities
- Prenatal Yoga
- Roaming Rascals – Ages 0-5 (parent participation)
- Learn to Sketch – Grades 6 to 12
- Learn to Train Youth Basketball - Grades 6 to 12
- Timms Bakery baking class – Grades 6 to 12
- You-Fit – Fitness for Youth – Ages 12 to 15
- Maintenance Closure – Gymnasium & Walking Track
- Langley City Holiday Hours

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

- the piece of equipment shown in one of the slides in the PowerPoint presentation is a bosu, which is used to engage the core muscles;
- current infectious disease protocols include:
 - must show proof of two vaccines and identification in order to attend fitness programs; however, individuals under 19 do not have to provide provincial identification, nor do individuals attending a meeting;
 - reduced capacity for fitness programs;

- must wear a mask in the facility except when working out in the gym, weight room or fitness facility
- the protocols are provided on the City's website;
- staff will update the City's website address on the Douglas Rec Centre reader board.

c. Discover Langley City - Councillor Albrecht

Councillor Albrecht provided an update on activities for December, providing information on the following:

- due to the negative impact the November flooding events have had on tourism, Discover Langley City (DLC) and Destination BC have halted all marketing campaigns for the time being;
- DLC is returning to stay local and shop local campaigns and is being very sensitive to consumer reactions to social media campaigns;
- in an effort to help victims affected by the flooding in the Lower Mainland and across BC, DLC and the Downtown Langley Business Association have partnered together, on behalf of all small businesses in Langley, with a donation of \$5,000 to the Red Cross.

d. Library Update - Councillor Martin

Council Martin provided a special update on recent Fraser Regional Library Board decisions, advising that:

- the Board approved the 2022 budget, which results in a 2.38% increase in total member assessment over the 2021 budget;
- due to the application of Fraser Valley Regional Library's Funding Formula Policy, the actual percentage increase will vary for each municipality;
- effective January 1, 2022, the Library will end charging fines for late returns of library materials, noting that this is a rapidly growing trend in libraries across Canada in around the world in recognition of studies that have shown that late fines proportionately impact low-income families and other marginalized groups, discouraging library use in some of the groups who arguably need the library the most;
- library customers will still be required to pay for any materials that are lost, damaged or not returned;
- the impact on member assessment is being kept to a minimum by using reserves to phase the impact in over four years at 0.21% per year for a total of 0.84% over the four-year period. This will bring the 2022 budget increase in total member assessment to 2.59%;

- the Fraser Valley Regional Library temporarily stopped charging late fines in April of 2020 after temporarily closing due to the pandemic, consistent with the practice of other libraries in BC and across Canada.

In response to questions from Council members, Councillor Martin confirmed that not charging fines for late returns will be a permanent policy of the Fraser Valley Regional Library.

4. BYLAWS

- a. Bylaw 3195 - Zoning Amendment No. 184 (RZ10-21) and Development Permit No. DP 13-21

First and second reading of a bylaw to rezone the properties located at 19701-19729 55A Avenue from the RS1 Single Family Residential zone and RM1 Multiple Residential Low Density to the CD81 Comprehensive Development Zone to accommodate a 6-storey, 96-unit apartment development

It was MOVED and SECONDED

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 184, 2021, No. 3195” be read a first time.

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 184, 2021, No. 3195” be read a second time.

CARRIED

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

Third 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

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 third time.

CARRIED

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

Third 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

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 third time.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Mr. Johannsen, Director of Development Services advised that he would report back to Council, when the development permit is brought forward, to advise whether the applicant would be installing hooks in the storage spaces to enable bikes to be hung up in those spaces.

THE QUESTION WAS CALLED and the motion was

CARRIED

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

Third 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

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 third time.

BEFORE THE QUESTION WAS CALLED Council discussion ensued regarding the following:

- importance of monitoring and reviewing the effectiveness of the City’s tenant relocation policy;
- ensuring long-term residents and vulnerable tenants in our community are taken care of under Whitetail Homes’ tenant relocation policy;
- investigate what can be done to support commercial tenants that must relocate now and in the future;
- whether there is the potential for more greening of the property;
- lead-time current tenants will have to relocate is approximately 8 to 10 months taking into account all the steps the developer will be required to go through;

- Council had passed a motion directing staff to include in the 2022 capital budget for consideration, creation of an affordable rental replacement policy for older rental buildings that undergo redevelopment;
- suggest looking at what other municipalities are doing with respect to residential and commercial tenant relocations and prepare guidelines for future developers based on best practices.

In response to questions from a Council member, Mr. Johannsen spoke to an explanatory memo in the agenda package that outlines the steps and timeline for a demolition permit to be issued to the developer and confirmed that the primary intent of the tenant relocation policy is to ensure appropriate housing is found for long-term, vulnerable tenants.

THE QUESTION WAS CALLED and the motion was

CARRIED

e. Bylaw 3198 - Fees & Charges Amendment Bylaw

Final reading of a bylaw to amend the fees and charges bylaw (Various Fees)

It was MOVED and SECONDED

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

CARRIED

5. ADMINISTRATIVE REPORTS

a. Proposed Amenity Contributions Update and Density Bonusing in the Zoning Bylaw

Mr. Carl Johannsen, Director of Development Services, provided a PowerPoint presentation on proposals to update the Amenity Contributions and Density Bonusing provisions in the Zoning Bylaw, providing information on the following:

- Overview of proposals:
 1. Update amenity contribution rate for 0.0 to 2.5 Floor Area Rate (FAR) density
 2. Implement density bonusing in new Zoning Bylaw (over 2.5 FAR density)
 3. Create Affordable Housing incentives – amenity contribution reduction/waivers
 4. Capture proposals 1, 2, and 3 above in new Amenity Contributions & Density bonusing Council Policy

5. Launch updated amenity contribution rate in mid-March 2022
 - Amenity Contributions (CACs) Timeline
 - First Principles – Amenity Contributions/Bonusing
 - Comparing with other Local Governments
 - Today’s Amenity Contribution Rate as compared to Proposed Updated Amenity Contribution Rate
 - Proposed New Density Bonusing Tiers
 - Wavers for Affordable Housing
 - Potential Waiver Approaches
 - Proposed Affordable Housing Waiver Approach
 - Summary & Next Steps
 1. If Council approves Council Policy CO-80
 - Updated amenity contribution rate applies to new applications on March 15, 2022
 - Affordable housing waivers available
 - Implement density bonusing once new Zoning Bylaw is adopted in June/July 2022
 2. Circulate new Council Policy to development community as FYI
 3. Public consultation on new Zoning Bylaw (including density bonusing) – spring 2022
 4. Review & update amenity contribution/bonusing rates moving forward

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

- the intent is to review and update the amenity contributions/bonusing rates every two years, but this could be done on a yearly basis if external factors such fundamental shifts in land values warranted it;
- staff can report to Council annually to advise of the development applications received and the amenity contributions that have been provided to the City.

It was MOVED and SECONDED

THAT Council approve the Amenity Contributions and Density Bonusing Policy No. CO-80.

CARRIED

6. NEW AND UNFINISHED BUSINESS

- a. Motions/Notices of Motion
- 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(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;

1(d) the security of the property of the municipality;

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(g) litigation or potential litigation affecting 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].

CARRIED

7. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 4:10pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER