



MINUTES OF A REGULAR COUNCIL MEETING

Monday, March 7, 2022

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
 - 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
 - G. Flack, Deputy Director of Corporate Services
 - R. Beddow Deputy Director of Development Services
 - S. Kennedy, Deputy Fire Chief
 - H. Gill, Manager of Engineering Services
 - B. Zeller, Manager of Human Resources
 - A. Metalnikov, Planner
 - 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 March 7, 2022 Regular Agenda

It was MOVED and SECONDED

THAT the March 7, 2022 agenda be adopted as circulated

CARRIED

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from February 14, 2022

It was MOVED and SECONDED

THAT the minutes of the regular meeting held on February 14, 2022 be adopted as circulated.

3. MAYOR'S REPORT

- a. Upcoming Meetings

Regular Council Meeting – March 21, 2022

Regular Council Meeting – April 4, 2022

- b. Library Happenings - Councillor Wallace

Councillor Wallace, Vice-Chair of the Fraser Valley Regional Library Board provided an update on City of Langley Library activities as follows:

Science World – How2Science – March 15, 17, 22, 24 via Zoom

Teen Imagine Contest – March 14 to May 14

March Booklist – International Women's Day March 8, 2022

Conversation Circles – Wednesday March 9, 16, 23 via Zoom

Young Writers – March 17 via Zoom

Among Us: Teen Games Hang Out – March 18 via Zoom

Intro Into Baby Signing – March 23 via Zoom

Pet Parade – March 25 via Zoom

Word Nerds – March 28 via Zoom

In response to a question from a Council member, staff advised that the Library is now open regular hours and that masks are still required.

c. Engineering Update

Rick Bomhof, Director of Engineering, Parks and Environment provided an update on engineering activities for March as follows :

- 200 Street Sanitary Sewer Upgrade
- 208 Street Project:
 - East side MUP
 - Project Schedule
 - Tree Planting
- Glover Road Project Schedule
- Paver Repairs at 207 Street & Douglas Crescent
- Water Meter Repair
- Seasonal Baseball Field Prep
- Memorial Bench (Langley Parks Foundation)
- Rotary Park Playground - Refurbishment and Resurfacing
- Arbour Repairs and Sendall Gardens
- Street Tree-Grate Expansions
- Vandalism Repairs at Douglas Park Stage
- Vandalism at Penzer Park

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

- missing tree-grates would be the result of theft as staff have not removed them;
- he will revisit the reasons for not installing security cameras in certain parks;
- he will confirm whether the bike path between 56th Ave. and Fraser Hwy. will be raised, advising that this work would occur in the next two weeks;
- he will confirm what specific tree species will be planted along 208 Street.

4. BYLAWS

- a. Bylaw 3206 - Zoning Amendment No. 188 (RZ01-22) and Development Permit No. DP 01-22

First and second reading of a bylaw to rezone the property located at 20816 45A Avenue from RS1 Single Family Residential zone to the CD84 Comprehensive Development Zone to accommodate a 6-unit rowhouse development.

Carl Johannsen, Director of Development Services provided a summary of purpose of the Bylaw, advising that:

- the application was reviewed by the Advisory Design Panel (ADP) and the applicant has incorporated the ADP's recommendations into the drawings including:
 - adjusting location of the visitor garden space;
 - more architectural interest to the north façade
 - adding aluminum fencing along the side and rear yards
 - separating the front yards
- this application is based on the new OCP land use – Ground-oriented which permits townhouses rowhouses along major arterial streets and transit routes to provide a broader and more affordable range of family-oriented housing options near schools;
- this land use only applies to this property it does not extend further east which is to remain single attached residential;
- the proposed new building is set well back from the east property line and adjacent single attached home by over 7 meters;
- this application also includes double garages and proposes no parking variances;
- there are no variances with this application;
- parking is in accordance with the current Zoning Bylaw and includes on- site visitor parking space;
- the applicant will be required to improve the street frontage along 45A Ave. to enable on-street parking in front of the subject property, and also to improve the shoulder on 45A east to enable additional on-street parking in the city right away;
- the applicants will be providing a number of trees along the south property line and 208 St. frontage which will include a new tree strip sidewalk buffered from 208 St. and additional line of trees in the front yards of the proposed units.

Councillor Storteboom, Chair of the Advisory Design Panel advised that:

- each unit is fee simple which is something the City hasn't seen before;
- there will be provisions to ensure a reasonable standard of maintenance of the properties is observed by the homeowners.

It was MOVED and SECONDED

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 188, 2022, No. 3206" be read a first time.

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 188, 2022, No. 3206" be read a second time.

CARRIED

b. Bylaw 3194 - 2022-2026 Financial Plan

Third reading, as amended, of a bylaw to adopt the 2022-2026 Financial Plan

Darrin Leite, Director of Corporate Services advised of a further amendment being proposed by the Engineering Department to add \$500,000 to the Capital Improvement Plan for an additional road rehabilitation project.

Councillor Martin entered the meeting at 3:27 pm.

It was MOVED and SECONDED

THAT the bylaw cited as the "Financial Plan 2022 – 2026 Bylaw, 2022, No. 3194" be amended as follows:

By replacing Schedule B with a revised Schedule B which includes \$500,000 additional funding for Road Rehabilitation to be funded from casino proceeds.

CARRIED

It was MOVED and SECONDED

THAT the overall property tax increase be reduced by removing all service level increments.

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

- removing all the service level increments would bring the overall tax increase down to 3.08%;
- the 10 service level increments included the following:
 - Glover road planter maintenance - \$20,000
 - Planner position increase - \$36,120
 - Part time Communication Assistant - \$30,210
 - Part time Administration Clerical Support - \$43,650
 - Engineering and Development Services Clerical Support - \$15,000
 - IT Specialist - \$105,000
 - Sidewalk maintenance - \$8,000
 - Electric Vehicle charging maintenance - \$4,000
 - Traffic line marking - \$10,000
 - Environmental Sustainability Coordinator - \$127,500

Total service level increments represents a 1.27% overall tax increase which brings the overall tax increase to 4.35%.

In response to a question from a Council member, Mayor van den Broek clarified that the intent of the proposed motion was to remove only service level increments related to staffing.

The corrected motion on the floor now reads:

THAT the overall property tax increase be reduced by removing service level increments related to staffing.

BEFORE THE QUESTION WAS CALLED Council discussion ensued and staff responded to questions from a Council member, advising that:

- the IT Specialist position would be a new position;
- TI Corp. is in charge of planning for the SkyTrain project;
- with respect to achieving Council's identified environmental initiatives over the next year, the City can contact Metro Vancouver and the Fraser Basin Council for advice but would require additional staff resources to implement initiatives;
- since Council's discussion of the Environmental Sustainability Coordinator position, staff have reviewed the job description to incorporate responsibilities for undertaking Council's identified environmental initiatives over and above solid waste diversion and composting;
- the Environmental Sustainability Coordinator position was originally on the list of requested service level increments; however, it was removed from the list by staff due to other budget considerations and was put back on the list at the request of Council.

THE QUESTION WAS CALLED and the amendment was

DEFEATED

Opposed Councillors Albrecht, James, Pachal, Storteboom, and Wallace

It was MOVED and SECONDED

THAT the bylaw cited as the "Financial Plan 2022 – 2026 Bylaw, 2022, No. 3194" be read a third time as amended.

CARRIED

Opposed: Mayor van den Broek, Councillors Martin, and Storteboom

c. Bylaw 3207 - Accommodation Tax Bylaw

Final reading of a bylaw to request the imposition of an additional accommodation tax pursuant to the Provincial Sales Tax Act

It was MOVED and CARRIED

THAT the bylaw cited as the "Accommodation Tax Bylaw, 2022, No. 3207" be read a final time.

CARRIED

5. **ADMINISTRATIVE REPORTS**

a. Environmental Scan | Langley City's Priority Needs for Vulnerable Populations

Francis Cheung, Chief Administrative Officer spoke to his report dated March 7, 2022 and introduced Dena Kae Beno, TRES Community Solutions.

Mayor van den Broek left the meeting at 4:11 pm. Councillor James assumed the chair.

Mayor van den Broek returned to the meeting at 4:20 pm. and assumed the chair.

Ms. Beno provided a presentation on her report prepared for the City entitled Environmental Scan | Langley City's Priority Needs for Vulnerable Populations, providing information on the following:

- Purpose of presentation
- Report background
- Point in Time Count - Adult
- Point in Time Count – Youth
- Population Trends, Community Observations and Balancing Impacts
- Mandate, Role and Responsibilities
- Key Focus Area 1 – Access to hygiene facilities – (exploration with a non-profit or faith-based community premise)
- Key Focus Area 2 – Shelter needs (mobilizing a community-wide approach)
- Key Focus Area 3 – Health contact services with integrated supports (for diverse populations)
- Key Focus Area 4 – Housing as a continuum
- Key Focus Area 5 – Coordinated response with measurable outcomes (data-informed)

- Key Focus Area 6 – Mobilizing a resilient community infrastructure approach
- Summary.

It was MOVED and CARRIED

1. THAT Council receive the Environmental Scan – Langley City’s Priority Needs for Vulnerable Populations report, dated January 26, 2022, from Dena Kae Beno of TRES Community Solutions for information.
2. THAT Council direct staff to develop a prioritized work plan to implement the strategies as outlined in the Environmental Scan – Langley City’s Priority Needs for Vulnerable Populations report.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Mr. Cheung advised that in order to implement the strategies outlined in the report some consulting services will be required to assist staff; accordingly, \$50,000 is being requested in the 2022 budget for this project.

THE QUESTION WAS CALLED and the motion was

CARRIED

- b. Updated Terms of Reference for the Crime Prevention Task Group

It was MOVED and SECONDED

THAT the updated Terms of Reference for the Crime Prevention Committee be approved.

CARRIED

c. Extension of Pilot Program, Consumption of Liquor in Parks and Public Facilities

Francis Cheung, Chief Administrative Officer spoke to his report dated February 25, 2022

It was MOVED and SECONDED

1. THAT Council extend the pilot program for the consumption of liquor in selected parks and facilities for every Friday and Saturday from 1:00pm to 8:00pm, and every Sunday from 1:00pm to 6:00pm for the period of July 1, 2022 through September 30, 2022.
2. THAT Council approve \$20,000.00 from the Enterprise Fund to cover the additional resources required to support the pilot program for the consumption of liquor in selected parks and facilities.

BEFORE THE QUESTION WAS CALLED in response to question from Council member, Mr. Cheung advised that, because the portable toilets provided last year in support of this pilot project were not used and were actually vandalized, they are not going to be provided this year.

THE QUESTION WAS CALLED and the motion was

CARRIED

Opposed: Councillor Wallace

d. Proposed Council Policy: Tenant Relocation Plans

Carl Johannsen provided a PowerPoint presentation on proposed Council Policy CO-81 Tenant Relocation Plan, providing information on the following:

- Current Context, Looking Ahead
- Policy Principles
- Proposed Policy Components:
 - Communication with Affected Tenants
 - Tenant Relocation Coordinator (TRC)
 - Relocation Assistance
 - Minimum Compensation:
 - Municipal Comparisons - in terms of compensation in months of rent
 - Moving Assistance
 - Vulnerable Tenants – Qualification Criteria (through Occupancy Report)
 - First right of Refusal (in new building or building owned by applicant)
- Next Steps

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

- the Tenant Relocation Plans policy only applies to multi-unit family buildings, not single- family homes; they are covered under the Residential Tenancy Act in terms of notice and compensation for relocation;
- the policy recognizes that there may be tenants who do not meet the definition of a vulnerable tenant in terms of age, disability or level of income but who qualify for RGI rents or rents supplements and therefore, the expectation is that the TRC would provide additional assistance to those tenants in finding suitable accommodations and applying for rent supplements;
- in terms of monitoring accountability by developers with respect to this policy:
 - the policy will form part of the guiding documents for the development application process and the expectation of staff is that developers would provide a Tenant Relocation Plan that follows the policy;
 - the City also always has the ability to negotiate with the developer and Council is also unfettered in terms of its decision making with respect to rezoning and OCP applications;
 - the Residential Tenancy Act outlines the legal requirements the landowner has to comply with in terms of formal notice and compensation;
 - staff can also monitor the work of the developer through receipt of the final tenant relocation report;
 - staff will regularly review the policy to ensure there is a balance between fair relocation and compensation with economic viability.
- the City's expectation is that the TRC will provide their full attention to helping tenants and be readily available to respond to tenants needs;
- all tenants must be relocated out of building before a service disconnection application is acted on by staff.
- staff have been communicating with developers in advance of bringing this policy forward to Council to inform them of what is contemplated in the policy;
- with respect to a question regarding grandfathering development applications received prior to this policy coming into effect, from a staff perspective they would be treated as a negotiation between staff and the developer based on the requirements of this policy;
- tenants can contact the Residential Tenancy Branch if they feel they are being treated unfairly by their landlord;
- under the development application process there are mechanisms to negotiate with the developer on the basis of this policy; it would

be staff's expectation that any proposal to deviate from the policy would be over and above the requirements of the policy and meet the intent of the policy; any proposals from the developer would need to be reviewed by staff and brought forward to Council with commentary from staff as to whether there was a reason to deviate from the policy;

- feedback from municipalities who have tenant relocation policies has been that they are working well;
- an OCP policy regarding tenant relocation was in the draft OCP since spring of 2021 and accordingly, the intent to create a more detailed policy was communicated in that policy and as part of the OCP consultation process; staff didn't enter into specific consultation with the development industry on this policy, although staff did advise developers who were thinking about redeveloping existing rental properties of the intent to adopt this policy; the policy can be modified over time based on input from tenants and the development community.

It was MOVED and SECONDED

THAT Council approve Council Policy No. CO-81 Tenant Relocation Plans.

CARRIED

6. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

1. Letter of Support for Ukraine - Mayor van den Broek

It was MOVED and SECONDED

WHEREAS Russia has invaded Ukraine, a sovereign nation with a democratically elected government; and

WHEREAS the City of Langley wants to support the people of Ukraine as well as the residents of Ukrainian origin in Langley and elsewhere;

THEREFORE be it resolved that a letter of support for Ukraine, signed by all members of Council, be forwarded to the Consul General of Ukraine in Vancouver, the Consul General of Russia in Ottawa and to the provincial and federal governments.

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) (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

7. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 5:44pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER