



MINUTES OF A REGULAR COUNCIL MEETING

Monday, April 4, 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
R. Beddow, Deputy Director of Development Services
H. Gill, Manager of Engineering Services
B. Zeller, Manager of Human Resources
A. Metalnikov, Planning Assistant I
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 April 4, 2022 Regular Agenda

It was MOVED and SECONDED

THAT the April 4, 2022 agenda be adopted as amended to include the request from the Committee of the Canadian Festival of Chili & BBQ on the agenda under New Business.

CARRIED

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from March 21, 2022

It was MOVED and SECONDED

THAT the minutes of the regular meeting held on March 21, 2022 be adopted as circulated.

CARRIED

- b. Public Hearing Minutes from March 21, 2022

It was MOVED and SECONDED

THAT the minutes of the public hearing held on March 21, 2022 be adopted as circulated.

CARRIED

3. MAYOR'S REPORT

- a. Upcoming Meetings

Regular Council Meeting – April 25, 2022

Regular Council Meeting – May 9, 2022

There was unanimous consent to re-order the agenda to receive the Engineering Update before the Library Happenings Update

- b. Engineering Update

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

- 208 Street Project:
 - West side bridge MUP
 - Landscaping Work
- Landfill Leachate Pump Station Improvements
- Water Meter Repair
- Sendall Gardens Cleanup
- Installing Anti-slip tread on Langley Creek Crossing at City Park
- New Garden & Seating area – Penzer Park
- Parks – Horticulture Display (206 St. & 53.Ave.)
- Other Active Projects

- Glover Rd – Final water tie-in being completed this week. Paving now scheduled for week of April 11 or 19. Coordination required with Coast Mountain Bus due to temporary road closures
- 200 St. – North Bound Lanes – 49 Ave. to Nicomekl River – Scheduled for week of April 4 weather dependent

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

- staff are looking at some initiatives with respect to addressing vandalism of washrooms in Penzer Park;
- with respect to the pedestrian crossing on 53rd. Ave. project that connects Brydon Lagoon with old BC Rail right-of-way, it was delayed due to some archeological issues that needed to be investigated, but is expected to be completed in the next two to three months;
- with respect to the bridge that connects Brydon Crescent with the old BC Rail right-of-way, the design is complete; however, it is dependent on funding from the developers, so until all the funding is received, the City can't proceed with the project; having said that the project is very close to being fully funded;
- with respect to the leachate pump station upgrade, staff investigated whether the pump station in the area of the Uplands dog off leash park, which was the site of a former landfill, was still required to divert leachate generated at that site away from the creek and into the sanitary sewer or if it could be decommissioned; it was determined there was iron and manganese detected, which is more of an aesthetic issue than a water quality concern; but still requires use of the pump station; accordingly the pump station will be maintained and upgraded.

c. 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:

- How to Solve Puzzle Cubes with Top Puzzle Cubers – April 6 via Zoom
- Government Benefits for Older Adults – April 5 via Zoom
- April Reading Lists – Humour Month
- What's So Funny?! Contest runs April 1 to May 7, 2022
- Virtual Author Visit: Ashley Spire's children's books author April 7 and April 8 via Zoom

- Disaster in the Valley: Floods, Landslides and Atmospheric Rivers – April 20 via Zoom
- Geohazards for Kids – April 22 via Zoom

In response to a question from a member of Council, Councillor Martin advised that in-person programming is being planned but on-line programming will also continue as on-line programs have been well received.

4. **BYLAWS**

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

Third 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.

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 third time.

BEFORE THE QUESTION WAS CALLED Council members discussed the feedback received from members of the public at the Public Hearing on this Bylaw and provided their perspectives on the proposed Zoning amendment.

In response to questions from Council members, Mr. Johannsen, Director of Development Services advised that:

- the developer does intend to put in sound proofing measures such as triple paned glass in the windows and rockwool insulation;
- a solid aluminum 5-foot privacy fence, (*staff subsequently clarified it is actually 6-foot*) will be installed between the development and neighbouring property to the east which would be similar to a wooden fence in terms of noise abatement, but more durable; also the developer had an arborist report done to ensure construction of their site won't impact the trees on the property to the east so as to maintain their foliage and help with screening;
- with respect to parking concerns, the frontage works will be extended from the south side on 208th St. around the corner with a corner bulge and boulevard swale sidewalk and letdown between the property and the 208 St. and 45A intersection which would provide at least one additional parking space, maybe two, large enough for delivery or loading and, if this development receives approval, further east the applicant has been asked to extend the curb line to the east up where the driveway is to the other property to the east to have that shoulder be paved which would allow

enough room for two large vehicles or trucks or three small vehicles;

- if Council gives third reading to the Bylaw there are a number of steps the applicant must go through before consideration of adoption of this bylaw could occur, for example working towards a servicing agreement, frontage design, undertaking a traffic impact assessment which will help to determine what improvements are needed and where, including the possibility of upgrading the traffic signal.

In response to a question from a Council member, Mr. Hirod Gill, Manager of Engineering advised that:

- depending on the findings of the traffic impact study, all traffic control options will be considered;
- should the bylaw receive third reading, staff would request the applicant undertake the traffic impact study immediately.

Mr. Johannsen clarified that the height of the fence on the east property line will be 6-foot, not 5-foot as originally stated. In the Zoning Bylaw typically the average fence height is 6-foot with a maximum of 6 ½ foot; accordingly, if the bylaw receives third reading staff can work with the applicant and bring back as part of the development permit an appropriate fence height for the property. with them we can work with the applicant so if this does get third reading to bring back as a part of the development permit appropriate fence height.

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

- the traffic impact assessment is something that is required as part of the development; concerns raised by residents, previous studies and recommendations related to this corridor and the impact of future development at Brookwood would all be taken into account in the traffic impact assessment;
- under the OCP, only this property and the properties to the north of this property directly adjacent to 208 St. are included in the ground-oriented land use; properties to the east are identified as single detached home land use;
- before the new OCP was in place, developers were required to hold public information meetings with affected residents early on in the redevelopment process as these developments weren't consistent with the land use designations of the OCP in place at that time; since adoption of the new OCP, which staff feel is a solid plan that should be followed, if developers bring forward developments that are consistent with the new land use designations, they are not required to hold public information meetings; having said that, staff are moving towards strongly recommending to developers to hold a public information meeting to ensure that affected neighbours are

both aware and able to provide early input before the development application goes to Council.

THE QUESTION WAS CALLED and the motion was

CARRIED

Opposed: Councillors Storteboom and Wallace

- b. Bylaw 3164 - Zoning Amendment No. 173 (RZ 01-21) and Development Permit No. DP 02-21

Final reading of a bylaw to rezone the property located at 20059 Fraser Highway from the C2 Service Commercial Zone to the CD73 Comprehensive Development Zone to accommodate a 6-storey, 98-unit apartment and 390 m2 commercial mixed-use development.

It was MOVED and SECONDED

THAT the bylaw cited as “Zoning Bylaw 1996, No. 2100 Amendment No. 173, 2021, No. 3164” be read a final time.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Mr. Johannsen, Director of Development Services advised that:

- there are steps that must be undertaken by the developer before the bylaw can be considered for adoption:
 - developer is required to undertake servicing agreement steps, which include such things as a traffic impact assessment, and dedications which the City has no control over timewise;
 - developer must then submit to the City civil drawings and frontage works, and servicing improvements;
- with respect to this particular application, though there is no specific reason for delay, there is an existing business on-site and the terms of their lease may have had something to do with why this application could not come forward for adoption until now;
- it's one of the busiest times in the City's history for development and staff are processing many applications; this developer has also been quite active in the area.

THE QUESTION WAS CALLED and the motion was

CARRIED

1. Approval of Development Permit No. DP 02-21

It was MOVED and SECONDED

THAT Development Permit Application No. 02-21 for a 6-storey, 98-unit apartment development at 20059 Fraser Highway be approved.

CARRIED

- c. Bylaw 3184 - Zoning Amendment (RZ 06-21) and Development Permit No. 08-21

Final reading of a bylaw to rezone the properties located at 19959-19985 56 Avenue & 5643 and 5647 200 Street from RS1 Single Family Residential to I1 Light Industrial to accommodate a 2-building, 5,561 m2 industrial-office development

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 180, 2021, No. 3184" be read a final time.

CARRIED

1. Approval of Development Permit No. DP 08-21

It was MOVED and SECONDED

THAT Development Permit Application No. 08-21 for a 2-building, 5,561 m2 industrial-office development at 19959-19985 56 Avenue & 5643-5647 200 Street be approved.

CARRIED

- d. Bylaw 3208 - Consumption of Liquor in Parks and Public Facilities

Final reading of a bylaw to designate certain parks and public facilities over which the City has jurisdiction as places where liquor may be consumed responsibly

It was MOVED and SECONDED

THAT the bylaw cited as "Consumption of Liquor in Parks and Public Facilities Bylaw, 2022, No. 3208" be read a final time.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Mr. Cheung, Chief Administrative Officer advised that the City will be conducting an on-line survey during the program; also, if

staff see any issues at the facilities, they will be brought forward to Council and Council can choose to rescind the bylaw.

THE QUESTION WAS CALLED and the motion was

CARRIED

Opposed: Councillor Wallace

e. Bylaw 3209 - Drinking Water Conservation Plan Bylaw Amendment

Final reading of a bylaw to amend the City's Drinking Water Conservation Bylaw to reflect updates to the Metro Vancouver Drinking Water Conservation Plan

It was MOVED and SECONDED

THAT the bylaw cited as "Drinking Water Conservation Plan, 2017, No. 3037, Amendment No. 1, 2022, No. 3209" be read a final time.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Mr. Gill, Manager of Engineering advised that there are sprinklers that have timers so the sprinkler will automatically turn on and off and noted the watering time is intentionally early in the morning to minimize the amount of evaporation that occurs from sunlight and also to avoid peak periods of water use.

Councillor Wallace promoted the City's Earth Day celebration event taking place at Douglas Park on Saturday April 23rd from 10:00am to 2:00pm.

THE QUESTION WAS CALLED and the motion was

CARRIED

5. ADMINISTRATIVE REPORTS

a. Out of Province Conference Request - Rick Bomhof, Director of Engineering, Parks & Environment

It was MOVED and SECONDED

THAT authorization is granted for Mr. Rick Bomhof, Director of Engineering, Parks & Environment to attend the 2022 American Waterworks Association Conference in San Antonio, Texas from June 12 – 15, 2022.

CARRIED

6. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

1. E-Comm Board of Directors Designates - 2022-2023 Term

It was MOVED and SECONDED

THAT:

1. Council approves City of White Rock's chosen representative as a designate for election to the E-Comm Board of Directors for the 2022-2023 term.

2. Council approves City of Surrey's chosen representative as a designate for election to the E-Comm Board of Directors for the 2022-2023 term.

CARRIED

2. Moratorium on Rezoning South of 50th Avenue - Councillor Nathan Pachal

Councillor Pachal provided background on the proposed motion as stated in the agenda package.

It was MOVED and SECONDED

THAT Langley City Staff informs any person seeking to rezone a property south of 50th Avenue, except for Bylaw Number 3206, that Council has taken a position to not consider, in principle, all such rezoning applications until:

a) Traffic and parking studies have been completed in the area bounded by 208th Street to the west and Newlands Drive to the North; and

b) Traffic and parking impact mitigation measures as determined from the traffic and parking studies have been incorporated into the capital plan, subject to budget availability; and

c) A "Post-Occupancy of 20816 45A Avenue Impact Survey" of residents in the area bounded by 208th Street to the west and Newlands Drive to the North has been received by City Council; and

d) Langley City staff develop a best-practice document for ground-oriented residential projects along the 200th Street and 208th Street corridors, incorporating feedback from residents in the area bounded by 208th Street to the west and Newlands Drive to the North.

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT the foregoing motion be amended by removing clause c) and replacing it with the following:

- “c) A survey of residents about ground-orientated development in the area South of 50th Ave. has been received by City Council; and”.

CARRIED

BEFORE THE QUESTION WAS CALLED on the main motion, as amended, in response to questions from a Council member, Councillor Pachal advised that:

- completion of the actions outlined in the resolution would dictate the time frame for the end of the moratorium;
- this resolution is a signalling document for both development applicants and the community as to Council’s position with respect to properties south of 50 Avenue;
- a future Council may choose not to continue the moratorium.

In response to a question from a Council member, Mr. Cheung, Chief Administrative Officer advised that, with respect to an estimated timeline for completion of the actions outlined in the resolution, a traffic impact assessment is required to be undertaken by the developer that will identify what impact the current proposed development in that area will have, at the same time, the Master Transportation Plan is in the process of being completed which will further analyze the traffic impacts of areas including Brookwood and Fernridge; the other action items in the resolution will be addressed by staff as soon as possible.

THE QUESTON WAS CALLED on the main motion, as amended, and it was

CARRIED

The motion now reads in its entirety as follows:

“THAT Langley City Staff informs any person seeking to rezone a property south of 50th Avenue, except for Bylaw Number 3206, that Council has taken a position to not consider, in principle, all such rezoning applications until:

a) Traffic and parking studies have been completed in the area bounded by 208th Street to the west and Newlands Drive to the North; and

b) Traffic and parking impact mitigation measures as determined from the traffic and parking studies have been incorporated into the capital plan, subject to budget availability; and

c) A survey of residents about ground-orientated development in the area South of 50th Ave. has been received by City Council; and

d) Langley City staff develop a best-practice document for ground-oriented residential projects along the 200th Street and 208th Street corridors, incorporating feedback from residents in the area bounded by 208th Street to the west and Newlands Drive to the North.”

3. Request from Committee of the Canadian Festival of Chili & BBQ – Councillor Teri James

Councillor James advised that this is a long-standing event in the community which started out being hosted on the property of Cascades Casino; when they were no longer able to host it on their property it moved to the Kwantlen campus. Because Kwantlen campus is now a Covid testing station and it was not clear how long it would be in use, the organizers of the event looked for an alternate location and have been in the process of talking to the owners of the Highland Village Mall; maps and concept have been submitted to the City. The Committee was informed the next step was to get approval from Council for road closure to facilitate this event.

It was MOVED and SECONDED

THAT City staff be directed to close 56th Avenue between Glover Road and 206th St. from 7:00 am May 13th to 7:00 pm May 15th for the Canadian Festival of Chili & BBQ event to be hosted by a non-profit volunteer committee to raise funds for the Firefighters Burn Fund.

BEFORE THE QUESTION WAS CALLED Councillor James further advised that:

- the need for the road closure before and after the event was to facilitate unloading and loading of equipment required for the event;
- the event will incorporate part of the Highland Mall;

- the next step would be to poll businesses in the surrounding area were polled to seek at least 80% approval for the event,

In response to questions from Council members:

- Mr. Bomhof, Director of Engineering, Parks and Environment advised that there is a standard notification process for these types of road closures that would be undertaken to advise the public;
- Councillor James advised that approval from Council for the road closure for this event is the first step and notifying residents and businesses would follow as part of the standard requirements for this type of road closure.
- Ms. Hilton, Director of Recreation, Culture and Community Services advised that:
 - as part of the Special Event Procedure there are numerous requirements that need to be met, which includes notifying both the businesses and neighbours; accordingly, this volunteer group is working with the City's event coordinator;
 - before residents can be notified of the event, Council must first give approval to close the road for three days for the event. The next step would be to poll the businesses to ensure there is at least 80% approval, similar to what happens for filming in areas of the city;
 - because there aren't any residences in the area, she doesn't believe that would part of the polling but there would be opportunities to notify the public and for them to provide feedback. The City works with all groups to make sure these types of events have a positive resolution;
 - as part of the City's Special Event Policy, external groups need to get permission from Council to have roads closed for their events.
 - she will obtain the list of non-profit volunteer committee members involved in this event and circulate to Council.

THE QUESTION WAS CALLED and the motion was

CARRIED

b. Correspondence

1. April 2022 - Parkinson's Awareness Month

Parkinson Society British Columbia

It was MOVED and SECONDED

THAT the correspondence from Parkinson Society British Columbia be received.

CARRIED

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;

(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

7. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 4:54pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER