



MINUTES OF A REGULAR COUNCIL MEETING

Monday, June 19, 2023

7:01 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

Present: Mayor Pachal
Councillor Albrecht
Councillor James
Councillor Mack
Councillor Solyom
Councillor Wallace
Councillor White

Staff Present: D. Leite, Director of Corporate Services
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
S. Kennedy, Fire Chief
D. Pollack, Acting Director of Engineering, Parks and Environment
H. Gill, Manager of Engineering Services
K. Kenney, Corporate Officer

Mayor Pachal began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1. ADOPTION OF AGENDA

It was MOVED and SECONDED

THAT the June 19, 2023 regular agenda be amended to move Item 7.a. Urban Forest Management Strategy Update to Section 3. as Item 3.b.

CARRIED

It was MOVED and SECONDED

THAT the June 19, 2023 regular agenda be adopted as amended.

CARRIED

2. **ADOPTION OF THE MINUTES**

- a. Regular Meeting Minutes from June 5, 2023
- b. Special (Pre-Closed) Meeting Minutes from June 5, 2023

It was MOVED and SECONDED

THAT the minutes of the regular and special (pre-closed) meetings held on June 5, 2023 be adopted as circulated.

CARRIED

3. **DELEGATIONS**

- a. BC Housing Action Plan

Tamara White, Associate Executive Director, Small Housing BC provided a PowerPoint presentation on “Gentle Density Housing Solutions”, providing information on the following:

- The province will be introducing new legislation to permit three to four units per single detached lot with more units on lots that are close to major transit networks;
- This coming legislation will see BC’s housing legislation fall into line with similar laws passed in California, Washington, and Oregon;
- Small Housing BC is a non-profit organization of planners, architects, and builders and is excited for these changes as it has been advocating for this change since 2012;
- They describe this small, infill housing on single, detached lots as “gentle density”;
- she displayed photographs of housing they consider to be examples of gentle density that still have the look and feel of single, detached housing;
- 71% of British Columbians they surveyed agree that infill housing can help address the housing crisis in the province;
- one in five owners of single, detached lots indicated they would consider building a small, secondary home on their property in the next 5 years;
- through extensive public opinion research they have conducted they also know that these same one in five owners are being held back from taking action because of uncertainty about how to finance these types of projects and also lack of clarity around process and regulation;

- to address these concerns Small Housing BC is urging local governments to use two important tools to help get this needed affordable and attainable housing built:
 - allow the stratification of these lots as a tool to leverage the value that is embedded in them -
 - even though they know through data that a third of stratified properties will be rented out and provide much needed rental housing, going into the process provides the financial base that is needed in order to get the construction loan necessary to get projects built
 - simplify regulations
 - ensure that the City's application process and regulations are no more onerous than what's required to build a single, detached house;
 - 53,500 building permits were issued in California for gentle density housing between 2018 and 2021 as compared to only 500 permits issued in the five preceding years; and
 - 66-80% of new gentle density housing built qualifies as affordable to households earning the area median income;
- Local governments can play a leading role in making affordable, and attainable housing available to their residents;
- As the new provincial housing regulations come into force Small Housing BC is happy to share with the City of Langley their experience and expertise to help make this happen.

In response to a question from a Council member, Ms. White advised that stratification is a key mechanism in unlocking the value in an owner's land which can then be leveraged to get construction loans that enable the owner to build another structure on their land; another tool to make the building of these small homes financially achievable is a co-ownership agreement. She noted that for many homeowners there isn't enough incentive to build this type of housing for long-term rental. Being able to sell the unit provides more certainty with respect to recouping the construction costs.

b. Urban Forest Management Strategy Update

Presentation from Trevor Cox MCIP, RPP, Principal and Senior Planner/ Arborist, Diamond Head Consulting Ltd. provided a PowerPoint presentation on the status of the development of an Urban Forest Management Strategy for the City, providing information on the following:

- Components of Langley City's urban forest:
 - Agricultural areas
 - Residential areas
 - Parks
 - Nicomekl River
 - Urban Centre
 - Commercial & Industrial
- there are different management tools the City uses to manage its trees in these different areas;
- Why an urban forest is important:
 - Environmental benefits
 - Health Benefits
 - Home for wildlife
- Langley's Official Community Plan recommends:
 - tree preservation, protection, and enhancement
 - an Urban Forest Strategy to expand and strengthen existing tree canopy
- Why an Urban Forest Management Strategy is needed:
 - trees appreciate in value over their lifetime until the very end of their lifespan;
 - urban trees require special considerations, such as making sure the tree has sufficient space to grow with the correct soil volume;
 - Studies suggest urban trees only live 20-30 years, which is likely partly due to not investing in the soil to begin with or not providing the proper maintenance in the first critical years;
- The purpose of the Urban Forest Management Strategy is to:
 - understand the current condition of the urban forest
 - develop a vision for the future
 - establish objectives and targets
 - provide guidelines for how to get there
- Project Goals:
 - Create a City-wide Strategy that will:
 - enhance biodiversity
 - improve climate resilience
 - expand the urban forest
 - assess current urban forest conditions
 - address key urban forest challenges

- guide the incorporation of trees to City assets
- inform Council and residents about the value of the urban forest
- Timeline and next steps:
- Current phase of project:
 - Undertaking review of relevant policies and regulations in Langley City
 - Undertaking review of current urban forestry capacity
- Community Engagement:
 - Phase 1 – June – July 2023
 - Purpose: understand the community vision, concerns, and aspirations for the urban forest
 - Phase 2 – fall 2023 to winter 2024:
 - Purpose: receive feedback on draft Strategy + establish implementation priorities
- The Strategy will help the City develop:
 - Vision
 - Principles
 - Targets and priorities
 - Recommendations and implementation
- Next Steps

In response to a question from a Council member, David Pollack, Acting Director of Engineering, Parks and Environment outlined the various ways the City is engaging with residents to receive their input into developing the Urban Forest Management Strategy.

In response to a question from a Council members, Mr. Cox advised that in considering a tree canopy along the Fraser Highway one-way, design guidelines will be very important in determining if there are sufficient soil volumes to maintain healthy trees in that area.

It was MOVED and SECONDED

THAT Council receive the “Urban Forest Management Strategy Update” report for information.

CARRIED

4. MAYOR’S REPORT

a. Upcoming Meetings

Special Council Meeting - June 26, 2023
Regular Council Meeting – July 10, 2023
Special Council Meeting - July 17, 2023

b. Council Advisory Bodies Update

Councillor Albrecht advised that he attended an historical meeting at the Tsawwassen First Nation Longhouse with ten First Nations and all the directors of the Metro Vancouver Board to begin conversations on the path to reconciliation. He also advised that he attended Metro Vancouver Water Committee, and Liquid Waste Committee meetings.

5. **BYLAWS**

a. Bylaw 3237 - Zoning Amendment No. 191 and Development Permit No. 03-22

First and second reading of a bylaw to rezone the property located at 5360 204 Street (Pyramid Apartments) from RM2 Multiple Residential Medium Density to CD87 Comprehensive Development to accommodate a 12-storey, 370-unit apartment development.

It was MOVED and SECONDED

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 191, 2023, No. 3237” be read a first and second time.

BEFORE THE QUESTION WAS CALLED, Council discussion ensued and in response to questions from Council members, Carl Johannsen, Director of Development Services advised that:

- with respect to agreements between the City and developers related to community amenity contributions (CACs) and development cost charges (DCCs), the City’s Council Policy CO-80 Amenity Contributions and Density Bonusing Policy sets out the amounts per unit for certain FARs for certain housing types. Compensation to tenants for relocation due to development is guided by Council Policy CO-81 Tenant Relocation Plans. Within that policy there is the ability for the applicant and tenant to choose to enter into a mutual agreement to end tenancy which could involve a compensation number that is different from what is stated in the policy. It is staff’s expectation that that compensation package would be higher than what is in the policy. Building codes are updated year by year. If this application is approved, depending on when the development application reaches the building permit stage, there may be new additions to the building code that would need to be applied to the building permit for this application;
- the notice to vacate may only be provided to tenants by the applicant if Council adopts the Zoning Bylaw Amendment and approves the Development Permit for the proposed development; the applicant is, however, free to negotiate early relocation packages with tenants.

- DCCs are set out in a bylaw and are collected to be applied to such things as infrastructure, road projects, schools, parks, land acquisition; CACs are revenue for infrastructure or other negotiated benefits for the community, both of which are different from tenant compensation.
These types of policies are important in providing clarity to all parties involved, including the developer, tenants, and residents with respect to what is being asked for.
- No new developments will be considered for rentals until a new tenant relocation policy is enacted;

THE QUESTION WAS CALLED and the motion was

CARRIED

b. Bylaw 3238 - Discharge of Land Use Contract

First and second reading of a bylaw to authorize the discharge of Land Use Contract No. 25-76 from the specified property.

It was MOVED and SECONDED

THAT the bylaw cited as "Discharge of Land Use Contract No. 25-76 Bylaw, 2023, No. 3238" be read a first and second time.

CARRIED

c. Bylaw 3245 - Zoning Bylaw Amendment No. 192 and Development Permit No. 02-23

First and second reading of a bylaw rezone the properties located at 5404, 5406, 5408 and 5414 207 Street from RS1 Single Family Residential to CD88 Comprehensive Development to accommodate an 8-storey, 78-unit apartment development.

It was MOVED and SECONDED

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 192, 2023, No. 3245" be read a first and second time.

BEFORE THE QUESTION WAS CALLED Mayor Pachal noted that when reviewing this application the Advisory Design Panel recommended that the units be equipped with air conditioning; however, the current plans show only a rough-in for air conditioning.

THE QUESTION WAS CALLED and the motion was

CARRIED

d. Bylaw 3247 - Zoning Amendment Bylaw No. 193

First and second reading of a bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to include new General Regulations. (Beauty & Wellness Centre / Personal Health Enhancement Center)

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

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 193, 2023, No. 3247" be read a first and second time.

BEFORE THE QUESTION WAS CALLED Carl Johannsen, Director of Development Services provided an overview of the purpose of the bylaw amendment as follows:

- the bylaw proposes to add new and updated commercial use definitions and a 400m separation distance between beauty and wellness centres and personal health enhancement centres;
- the change is primarily in response to a request from the Downtown Langley Business Association which notes a high concentration of beauty, hair, nail, skin care salons, and non-registered massage, touch therapy establishments in the downtown area and requests that Council consider further regulation of these establishments, not because they are opposed to them, but in the interest of maintaining a balanced retail, restaurant, service, business environment;
- the intent of this update is to continue to maintain the variety of specialty retail, restaurant, and personal services in the downtown and maintain a pedestrian oriented streetscape which supports the land use vision and design guidelines in the Official Community Plan and the Downtown Master Plan;
- should the bylaw amendment be adopted, the 400m separation distance requirement for beauty and wellness centres and personal health enhancement centres will not impact existing operating businesses.

THE QUESTION WAS CALLED and the motion was

CARRIED

e. Bylaw 3251 - Zoning Amendment Bylaw No. 195

First and second reading of a bylaw to the I1 Zone adding accessory office uses, increased height (30m) and one space per 100m² minimum parking.

It was MOVED and SECONDED

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 195, 2023, No. 3251" be read a first and second time.

BEFORE THE QUESTION WAS CALLED Carl Johannsen, Director of Development Services provided an overview of the purpose of the bylaw amendment as follows:

- this bylaw amendment represents the start of a phased update to the Zoning Bylaw to align it with the City's Official Community Plan;
- the first step is to look at the I1 Industrial Zone to respond to and support increasing industrial investment and redevelopment activity in the city;
- this involves updating the minimum parking requirement for industrial uses in the I1 Zone to 1 space per 100 m² and given the high land costs in the city and adjacent municipalities are hosting successful industrial development with lower parking rates than what the City has now, this is something staff would like to bring into the Zoning Bylaw which will help industrial businesses make the best use of expensive land, provide more flexibility for existing businesses when they want to add more floor space to their properties, and enhance the City's overall economic competitiveness;
- this new minimum rate will not force businesses to reduce their parking, they can always provide more parking;
- this bylaw also proposes to increase the height of industrial buildings and structures to provide more flexibility and land use efficiency over time as we are starting to see the stacking of industrial uses and multi-story industrial buildings;
- and also introduce a small of general office space along major roads and transit corridors;
- in summary, these updates will improve the City's economic competitiveness, benefit existing and new businesses, help to make the best use of costly land, align the City with industrial best practices and get the City ready for SkyTrain.

THE QUESTION WAS CALLED and the motion was

CARRIED

f. Bylaw 3252 - Municipal Ticket Information System Bylaw, Amendment Bylaw

First, second and third reading of a bylaw to amend fees in the Municipal Ticket Information System (consumption of liquor at selected parks and public facilities)

It was MOVED and SECONDED

THAT the bylaw cited as "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 20, 2023, No. 3252" be read a first, second and third time.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Kelly Kenney, Corporate Officer advised that the intent of the new wording in Schedule B16 of the Municipal Ticket Information System Bylaw for contravention of Section 11(b)(vii) of the Parks and Public Facilities Bylaw, is to be consistent with the wording in Section 11(b)(vii) of the Parks and Public Facilities Bylaw.

THE QUESTION WAS CALLED and the motion was

CARRIED

g. Bylaw 3248 - Business License and Regulation Bylaw Amendment

Final reading of a bylaw to amend the Business License and Regulation Bylaw (reference to the Fees and Charges Bylaw)

It was MOVED and SECONDED

THAT the bylaw cited as "City of Langley Business License and Regulation Bylaw, 2013, No. 2916, Amendment No. 4, 2023, No. 3248" be read a final time.

CARRIED

h. Bylaw 3249 - Council Procedure Bylaw Amendments

Final reading of a bylaw to amend the Council Procedure Bylaw (various amendments)

It was MOVED and SECONDED

THAT the bylaw cited as "Council Procedure Bylaw, 2021, No. 3193, 2021, Amendment No. 1, 2023, No. 3249" be read a final time.

CARRIED

- i. Bylaw 3236 - Fees and Charges Amendment Bylaw
Final reading of a bylaw to amend fees and charges for various services offered by the City of Langley
It was MOVED and SECONDED
THAT the bylaw cited as "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 34, 2023, No. 3236" be read a final time.
CARRIED

6. COMMITTEE REPORTS

- a. Rotary Centennial Park Washroom East Wall Mural
It was MOVED and SECONDED
THAT Council approve Cassidy Lutejin's mural submission for the east wall of the Rotary Centennial Park washroom building.
CARRIED

- b. Rotary Centennial Park Washroom West Wall Mural
It was MOVED and SECONDED
THAT Council approve Amanda Billey's mural submission for the west wall of Rotary Centennial Park washroom building, allocating \$3,000 from the Public Art Budget for this project.
CARRIED

7. ADMINISTRATIVE REPORTS

- a. 2022 Council Remuneration & Statement of Financial Information
It was MOVED and SECONDED
1. THAT the Report on Council Remuneration and Expenses as required by Section 168 of the Community Charter be adopted.
2. THAT the Statement of Financial Information as required by the Financial Information Act be adopted.
CARRIED

- b. Strategic Community Investment Fund - Traffic Fine Revenue Sharing

It was MOVED and SECONDED

THAT the City of Langley acknowledge the receipt of \$453,396 from the Provincial Government to help fund the salary of three RCMP officers from the traffic fine revenue received in 2022.

CARRIED

- c. Accessibility Advisory Committee Terms of Reference

It was MOVED and SECONDED

THAT the Terms of Reference for the Accessibility Advisory Committee be approved.

CARRIED

- d. Out of Province Conference Request for Fire Chief

It was MOVED and SECONDED

THAT Fire Chief Scott Kennedy be authorized to attend the 2023, Canadian Fire Chiefs Association Fire – Rescue Canada Conference in Halifax Nova Scotia, September 17 to 20, 2023.

CARRIED

8. NEW AND UNFINISHED BUSINESS

- a. Motions/Notices of Motion

- b. Correspondence

1. Request for UBCM Child Care Resolution

Coalition of Child Care Advocates of BC

It was MOVED and SECONDED

THAT the correspondence from the Coalition of Child Care Advocates of BC received June 3, 2023 regarding their request for adoption of a resolution requesting the province provide on-going funding to local, indigenous governments, and non-profit organizations to enhance their organizational capacity to coordinate the current grant application process to expand childcare in their communities be received for information.

CARRIED

c. New Business

1. Public Release of a closed item from the June 5 2023 Special Closed Meeting

Letter to the Township of Langley - Deintegration of the Joint City of Langley and Township of Langley Joint RCMP Detachment

9. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn 8:25 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER