



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, July 24, 2023

9:39 p.m.

Council Chambers, Langley City Hall  
20399 Douglas Crescent

- Present: Mayor Pachal  
Councillor James  
Councillor Mack  
Councillor Solyom  
Councillor Wallace  
Councillor White
- Absent: Councillor Albrecht
- Staff Present: F. Cheung, Chief Administrative Officer  
D. Leite, Director of Corporate Services  
D. Pollock, Director of Engineering, Parks and Environment  
K. Hilton, Director of Recreation, Culture and Community Services  
C. Johannsen, Director of Development Services  
D. Colthorp, Deputy Fire Chief  
K. Kenney, Corporate Officer  
H. Gill, Manager of Engineering Services  
A. Metalnikov, Planner

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 July 24, 2023 regular agenda be adopted as circulated.

**CARRIED**

### 2. **ADOPTION OF THE MINUTES**

- a. Special Meeting Minutes from July 17, 2023

It was MOVED and SECONDED

THAT the minutes of the special meeting held on July 17, 2023 be adopted as circulated.

CARRIED

- b. Public Hearing Meeting Minutes from July 17, 2023

It was MOVED and SECONDED

THAT the minutes of the public hearing held on July 17, 2023 be adopted as circulated.

CARRIED

- c. Special (Pre-Closed) Meeting Minutes from July 17, 2023

It was MOVED and SECONDED

THAT the minutes of the special (pre-closed) meeting held on July 17, 2023 be adopted as circulated.

CARRIED

**3. DELEGATIONS**

- a. Langley Meals on Wheels Services Society

Seeking a City of Langley Location

Deanna Horn, Board Chair, Langley Meals on Wheels Services Society and

Shannon Woykin, Executive Director, Langley Meals on Wheels Services Society made a presentation to inform Council of the services Langley Meals on Wheels Services Society provides to Langley residents and to request the City's support to expand their services by entering into a lease agreement with the Society for one of its properties. The following information was provided:

- it is a non-profit society that provides and delivers low cost nutritious and very tasty meals throughout the Langleys;
- noted that their delivery drivers do wellness checks when they deliver meals to seniors or anyone that's confined to their homes;
- the meals, which are three course meals, are sold for \$7.50 per meal and are produced in Aldergrove;
- although the cost to produce each meal is about \$15; with the support of the community through donations, grants, and fund raising, and through and donations from companies and farmers in the local area that provide fresh fruits, vegetables, bread, and meat which also reduce their costs, they are able to sell the meals below the cost to produce them;

- there are eight part time and full time staff and 243 volunteers;
- these dedicated volunteers produce and deliver meals throughout the Langleys;
- have recently developed a lunch café in Aldergrove where low cost meals are produced for the area and which generates revenue back to the society in order to keep the society's meal costs down;
- between June of last year to this June, the society has delivered over 72,000 meals, which is up about 39% from last year;
- of those meals, 21,000 had increased subsidy levels and of those increased subsidy levels, 52% go to Langley City residents
- four of the society's 12 routes are designated for the City
- as previously mentioned, the society works hard to keep costs down and the recent opening of their Firehouse Cafe helps to put the funding back into the meal program and keeping their real costs low and affordable for people;
- since opening in January of this year, the cafe has served over 24,000 meals and of those meals 5000 were used with gift cards, which is a program out of the cafe where assigned gift cards are given out to individuals so that they have the choice to either use them for the café, for the hot meal program, or the frozen meal prime program;
- the community is also able to participate by purchasing gift cards that they can give to the society who in turn provide them to individuals and also to other service providers to give to their clients;
- the Aldergrove Community Station has exceeded the society's expectations for the bottom level in terms of giving the society control over its meal production, being able to adjust menus, being able to provide a café for the community, having a space to facilitate food table food sharing and working with other nonprofit organizations to help close the gaps for access to food;
- the society has proven the success of working together with partners helps to combat poverty, malnutrition, and loneliness;
- the success of the Aldergrove hub has given Meals on Wheels and the community the confidence to duplicate a hub in a location in the City of Langley;
- the Aldergrove community hub is owned by the Township of Langley and they provide this facility to the society through a 10-year lease at a cost of \$10 per year;
- as 50% of the meals that are produced by Meals on Wheels are going into the city, the society recognizes the need to have a hub within the city;
- such a facility would provide the society with a central location and the opportunity to deliver and sell meals within the community;
- it would also give the society an opportunity to connect with other partner organizations, and to put together a cafe similar to what

- they have in Aldergrove, providing low cost meals for lunch which would generate money to put back into the society's meal program;
- in order to create a hub, the society estimates it would need approximately 5,000 square feet, 2,000 square feet for a café, 2,000 square feet for like partner facilities, and another 1,000 square feet for the storage for Langley Meals on Wheels and some office space;
- the society would continue to produce all the meals in its commercial kitchen in Aldergrove as they can keep the food costs down and it is not being utilized at full capacity;
- the society understands that the City has purchased, or is considering purchasing, the building where the family pharmacy is housed; if that building was available it would be the perfect location for a hub to be built;
- the society asks that the City of Langley continue to contribute to the community's needs by providing that facility or a facility like it, to Langley Meals on Wheels on the same basis of a 10-year lease at \$10 per year;
- the society could participate in the monthly utility cost in the building;
- Meals on Wheels would undertake a capital campaign to generate the capital to build the facilities and do the leasehold improvements, which the society would maintain on an ongoing basis;
- the society anticipates that the City would be responsible for the building maintenance going forward;
- as previously indicated, Langley Meals on Wheels would continue to do the food production in the Aldergrove kitchen which lowers the costs;
- the Society thanks Council for the opportunity to provide this update on Langley Meals on Wheels and asks Council to consider its request for support.

#### **4. MAYOR'S REPORT**

- a. Upcoming Meetings
  - Regular Council Meeting – September 11, 2023
  - Regular Council Meeting – September 25, 2023
- b. Council Advisory Bodies Update

#### **5. BYLAWS**

- a. Bylaw 3253 - Zoning Bylaw Amendment No. 196 and Development Permit No. 03-23

First and second reading of a bylaw to rezone the properties located at 20659-20679 Eastleigh Crescent from RM1 Multiple Residential Low Density to CD90 Comprehensive Development to accommodate an apartment development consisting of two 6-storey buildings totaling 171 units.

It was MOVED and SECONDED

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 196, 2023, No. 3253" be read a first time.

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 196, 2023, No. 3253" be read a second time.

CARRIED

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

Third reading of a bylaw to 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 third time.

CARRIED

- c. Bylaw 3247 - Zoning Amendment Bylaw No. 193

Third and final 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 third time.

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

CARRIED

d. Bylaw 3251 - Zoning Amendment Bylaw No. 195

Third and final reading of a bylaw to amend the General Regulations, I1 Zone, adding accessory office uses, increased height (30m) and one space per 100m<sup>2</sup> 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 third time.

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

CARRIED

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

Final reading of a bylaw to amend fine 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 final time.

CARRIED

Before consideration of Item f. Results of Alternative Approval Process for Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234, Councillor Mack stated she had a conflict of interest as she owns a business on the Fraser Highway one way, and upgrades to the Fraser Highway one way are identified as a project for which some of the funds under the loan authorization bylaw are to be used.

Councillor Mack left the meeting at 9:56 pm.

f. Results of Alternative Approval Process for Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234

It was MOVED and SECONDED

THAT the report of the Corporate Officer dated July 19, 2023 providing the results of the Alternative Approval Process for Property Acquisition,

Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234 be received for information.

BEFORE THE QUESTION WAS CALLED Mayor Pachal noted that correspondence had been received from a resident advising that a Notice of the Alternative Approval Process had not been posted on the public notice board on the first floor near the Finance Department in City Hall; and that once City staff was made aware of this oversight, the notice was posted to this location.

In response to a question from a Council member, Francis Cheung, Chief Administrative Officer advised that the parcels of land the City is looking at acquiring with the borrowed funds is not public knowledge.

THE QUESTION WAS CALLED, and the motion was

CARRIED

1. Bylaw 3234 - Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw

Final reading of Bylaw 3234 to authorize the borrowing of up to \$15 million for strategic land and improvement acquisitions and to undertake infrastructure upgrades.

It was MOVED and SECONDED

THAT the bylaw cited as "Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234" be read a final time.

BEFORE THE QUESTION WAS CALLED Mayor Pachal provided a summary of the loan authorization bylaw process to date, advising of the various communication methods used to inform the public of the proposed borrowing and Alternative Approval Process, noting that the City went above and beyond the public consultation and advertising processes required for the proposed borrowing as the Alternative Approval Process was not statutorily required to be undertaken for this borrowing.

In response to a question from a Council member, Kelly Kenney, Corporate Officer advised of next steps in the proposed borrowing process:

- should Bylaw 3234 be adopted, there would be a 30 day bylaw challenge period,
- following the bylaw challenge period, application for certificate of approval for security issuing can be submitted to the Inspector of Municipalities for approval, which takes between four to six weeks;

- following approval by the Inspector of Municipalities, a recommendation will be brought forward to Council to pass a security issuing resolution which, if approved, would be submitted to the Metro Vancouver Board for consideration of approval.

THE QUESTION WAS CALLED and the motion was  
CARRIED

Councillor Mack returned to the meeting at 10:03 pm.

## 6. **ADMINISTRATIVE REPORTS**

### a. Parks, Recreation and Culture Plan

Presentation from:

Kim Hilton, Director of Recreation, Culture & Community Services  
Catherine Berris, Urban Systems

Ms. Hilton provided an overview of the process undertaken to update the City's Parks, Recreation and Culture Plan.

Ms. Berris advised that this project has taken two years to complete. Using a PowerPoint presentation, she provided Council with an overview of the development of the Parks, Recreation and Culture Plan, providing information on the following:

- Context:
  - Previous Parks, Recreation, and Culture Master Plan was completed in 2013 and many recommendations have been completed
  - Population has grown and changed, development interests are increasing, and affordability is becoming more challenging
  - Good timing to update the plan – integrate with recently updated OCP and neighbourhood plans
  - Comprehensive community engagement
- Survey 1 Summary:
  - High outdoor use, especially informal park visits and trail uses
  - Highest outdoor satisfaction with parks and trails in general, lowest satisfaction with washrooms and safe places to ride bicycles
  - Highest indoor participation in aquatic activities, fitness/health, and events
  - Highest indoor satisfaction with fitness/health and aquatic activities, lowest satisfaction with aquatic activities
- Vision:

- *Langley City is “the Place to Be” for dynamic parks, diverse recreation activities, and rich cultural experiences. These opportunities strengthen community connections, support healthy and active lifestyles, protect and enhance the environment, and welcome all residents.*
- Goals:
  - Inclusive, accessible, affordable
  - Safe community
  - Quality infrastructure
  - Healthy natural environment
  - Improved connectivity
- Key Recommendations – Parks:
  - Acquire new parkland within developing areas
  - Major park upgrades – City Park, Buckley Park, Douglas Park, Nicomekl Floodplain, Hydro Corridor, Penzer Park, Uplands Dog Off-leash Park, Innes Corners Plaza, Conder Park, Rotary Centennial Park, Sendall Gardens, Brydon Park
  - Upgrade park amenities – older multi-sport courts, shade at playgrounds, washrooms
  - Add park amenities – accessible washrooms, community gardens, dog off-leash area, picnic facilities, tennis courts, clubhouse, skate park, artificial turf field, beach volleyball courts, bike pump track, adventure play area
  - More connecting trails and infrastructure
- Key Recommendations – Trails:
  - Acquire land to support trail connectivity
  - More trails, paving, and infrastructure
  - Increase wayfinding signs, especially in Nicomekl floodplain
- Key Recommendations - Recreation and Culture programs and services:
  - More fitness classes, lifestyle and social programs for all ages, and visual and performing art classes
  - More outdoor programs, events
  - Childminding with fitness facilities
  - More partnerships, more focus on equity, diversity, and inclusion
- Key Recommendations - Indoor recreation spaces:
  - Upgrade and expand Timms Community Centre
  - Renovate Douglas Recreation Centre as an interim measure
  - Replace or significantly renovate/expand Douglas Recreation Centre
- Key Recommendations – Aquatic Facilities:
  - Plan and build a new indoor aquatic facility
  - Upgrade Al Anderson Memorial Pool to improve the energy use and recreation opportunities for the interim or long term
- Key Recommendations - Culture and multi-use facilities:

- Explore opportunities for a Public Private Partnership in the development of a Performing Arts Centre
- Explore opportunities for a fundraising campaign
- Replace Sendall House with an environmental and multi-use facility
- New multi-use community building to replace the aging lawn bowling facility
- Implementation plan/next steps:
  - Implementation plan has strategies, phasing, costs, and DCC eligibility
  - Measurement tools
  - Next steps – collaboration/partnerships, organizational review, funding/budgeting, community engagement for projects
  - Update plan in 7 to 10 years

In response to questions from Council members, the following information was provided:

- in the new urban development area there are public spaces (such as garden plots) that have been privately developed that help to serve public recreation needs;
- staff are going to be putting out a call for members for the City's new Accessibility Committee and hope to have the first meeting in September to begin development of an accessibility plan for the city;
- increasing the level of maintenance of certain washrooms in city parks will be brought forward during budget deliberations for Council's consideration;
- one of the pictures showing a children's play area with rope apparatus is not something the City currently has but is meant to represent an aspirational goal.

It was MOVED and SECONDED

THAT City Council endorse the Parks, Recreation and Culture Plan.

CARRIED

b. Development Cost Charge Bylaw Update - Progress Report

Presentation from:

David Pollock, Acting Director of Engineering, Parks & Environment

Anita Chambers, Project Lead, Urban Systems

Jessica Wang, PMP, Urban Systems

Mr. Pollock advised that the current DCC rates were set in 2012. Since that time, the City has undertaken a number of master plans, and

identified a number of significant projects, and costs have also risen significantly over the same period; therefore, the City commenced a process to update its DCCs.

Ms. Chambers advised that the purpose of her PowerPoint presentation to Council was to discuss the need for the project, provide a broad overview of DCCs and discuss the draft DCC program and rates.

Information was provided on the following:

- Project background
  - Why update DCCs now?
    - Existing DCC bylaw adopted in 2012
    - New information available -
      - OCP 2021 Update
      - Infrastructure Plans
    - City is experiencing significant growth
    - Construction and land costs have increased significantly
- DCCs 101
  - What are DCCs?
    - Charges levied on development to help pay 4 the costs of transportation, water, sewer, and drainage infrastructure, and parkland acquisition and development to meet the needs of growth
    - regulated by the province
      - *Local Government Act*
      - DCC best practices guide
  - Why use DCCs?
    - help ensure growth pays for growth
    - provide certainty to developers
    - fairly distribute growth costs across developers
    - help communities save for growth-related infrastructure
  - Who pays DCCs and when are they collected?
    - DCC's are paid by applicants for:
      - subdivision approval or building permit
    - DCC's are collected at:
      - time of subdivision or building permit issuance
  - Cost recovery tools (DCCs vs. CACs)
    - DCC's are one of several cost recovery tools- DCC's are regulated and specific to growth related infrastructure
    - Community Amenity Contributions (CACs) are voluntary contributions from developers that emerge from rezoning negotiations (cannot be imposed by local government)

- Other tools (i.e. CACs) may be appropriate for funding projects that are not DCC eligible
  - CAC eligible infrastructure and amenities (chart shown)
- DCC Program Development
  - DCC calculation process (diagram shown)
  - Basic DCC Calculation (diagram shown)
  - DCC recoverable costs (diagram shown)
  - Municipal Assist Factor
    - Amount the municipality contributes (in addition to the portion of the benefit allocation)
    - Minimum is 1%
    - Metro Vancouver communities MAF typically set at 1%
    - Can vary by program only (infrastructure type, e.g. roads)
    - Higher MAF means lower DCCs, but greater burden on existing residents
    - Set entirely at the discretion of City
- Draft DCC Program & Rates
  - Types of Projects Included
    - New roads
    - Active transportation improvements
    - Intersection improvements
    - Trunk sewer, water, and drainage mains
    - Acquisition of new parkland and trails
    - Development of new parkland and trails and improvements to existing parks and trails
  - DCC Capital Costs (diagram shown)
  - Existing vs. Draft Rates (diagram shown)
  - Single Family (Per Unit) (diagram shown)
  - Townhouse (Per Unit) (diagram shown)
  - Apartment (Per Unit) (diagram shown)
  - Commercial (Per sq. ft. GFA) (diagram shown)
  - Industrial (Per sq. ft. GFA) (diagram shown)
  - Institutional (Per sq. ft. GFA) (diagram shown)
  - In-Stream Protection
    - New DCC rates will be effective at bylaw adoption
    - However, legislation provides protection to in-stream:
      - building permit applications
      - subdivision applications
      - precursor applications (rezoning and Development Permit)
      - To avoid new DCC charges, these applications must be in prior to adoption of the new DCC bylaw

AND

- Building permits/subdivision must be granted within one year of bylaw adoption; or
- Rezoning and Development Permit applications must result in building permit issuance within one year of bylaw adoption
- DCC Waivers and Reductions (Permissive)
  - Development that can qualify for waivers/ reductions (per legislation)
    - Not-for-profit affordable housing
    - For-profit rental housing
    - Housing designed for reduced environmental impact
  - Waivers and reductions can be established in a separate bylaw and that by law does not require inspector approval
  - when Council chooses to waive or reduce DCCs, the City funds that differential cost
- Next Steps:
  - July/August: Conduct Stakeholder Engagement
  - September: Present DCC Bylaw for Three Readings
  - December: Adopt new DCC Bylaw

It was MOVED and SECONDED

THAT the report “Development Cost Charge Bylaw Update – Progress Report” dated July 24, 2023 be received for information.

CARRIED

- c. Ground Oriented Survey, Best Practices Guide and Recommendation to Lift Moratorium

*Presentation from:*

*Carl Johannsen, Director of Development Services*

*Patrick Oystryk, Modus*

Mr. Johannsen spoke to the staff report dated July 20, 2023 and introduced Patrick Oystryk, Modus, who presented the results of the on-line Ground Oriented Survey that was conducted in June, 2023 to obtain input from residents on how to best integrate new townhomes and plex-homes into neighbourhoods south of the Nicomekl River (along 200 Street, 203 Street and 208 Street), and the resulting new Best Practices Guide. Mr. Oystryk provided information on the following:

- Process
  - Steps in the process
  - Study Area
- Engagement results

- What we did:
  - Online Survey
  - Social Media
  - Postcard Mailout
  - Newspaper
  - Website & City Newsletter
- Statistics:
  - 635 respondents
  - 86% of respondents from Langley City (546)
  - 14% from Township (85), Richmond (3), USA (1)
- Key Takeaways:
  - Privacy
  - Architectural Forms
  - Transportation Improvements
  - Home Heights
  - Setbacks
  - Greenspace
- Responses to questions regarding the following:
  - Rooftop Patios & Balconies
  - Roof Styles
  - Plex-homes: Building Heights
  - Plex-homes: Backyard Setbacks
  - Plex-homes: Landscape Features
  - Townhomes: Garage Style
  - Townhomes: Amenity Spaces
  - Townhomes: Landscaping
- Other ideas provided by respondents
- Best Practices Guide:
  - three components to the guide:
    - Introduction
    - Community Engagement
    - Best Practices
  - Transportation, Greenspace & Landscaping
  - Building Heights & Backyard Setbacks – three scenarios
  - Garage Styles & Parking
  - Amenity Spaces.

It was MOVED and SECONDED

THAT

1. Council receive the attached Townhome and Plex-Home Survey Engagement Summary and Town-home and Plex-Home Best Practices Guide for information;
2. Council direct staff to implement the Best Practices Guide for new Townhome and Plex-Home rezoning applications, in support of policies and requirements in the Official Community Plan (OCP) Bylaw and the Zoning Bylaw; and
3. Council lift the moratorium on Townhome and Plex-Home rezoning applications south of 50 Avenue.

CARRIED

**7. NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion
- b. Correspondence
  1. Receipt of Petition - Change Current OCP Appendix - Front Porch, Nicomekl River District Neighbourhood Plan

It was MOVED and SECONDED

THAT the petition regarding Change Current OCP Appendix - Front Porch, Nicomekl River District Neighbourhood Plan be referred to staff for a report back on proposed options.

CARRIED

2. Proposed Land Use Designation Amendment to Metro 2050 City of Surrey – Fraser Heights

It was MOVED and SECONDED

THAT the Metro Vancouver letter be referred to staff for response.

CARRIED

3. City's Response Letter - Proposed Land Use Designation Amendment to Metro 2050 Township of Langley – 23699 and 23737 Fraser Highway

It was MOVED and SECONDED

THAT staff be authorized to send the response letter prepared by staff regarding Proposed Land Use Designation Amendment to Metro 2050 Township of Langley – 23699 and 23737 Fraser Highway to Metro Vancouver.

CARRIED

4. End Violence Against Women in Politics  
Canadian Federation of University Women White Rock / Surrey

It was MOVED and SECONDED

THAT the correspondence from Canadian Federation of University Women White Rock / Surrey regarding End Violence Against Women in Politics be received for information.

CARRIED

5. UBCM Response to City's Motion - Increasing Affordable Rental Housing Supply – Councillor White

It was MOVED and SECONDED

THAT UBCM's response to the City's motion - Increasing Affordable Rental Housing Supply be received for information.

CARRIED

- c. New Business

8. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 10:52 pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER