



MINUTES OF A REGULAR COUNCIL MEETING

Monday, September 25, 2023

7:00 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: F. Cheung, Chief Administrative Officer
R. Beddow, Deputy Director of Development Services
D. Colthorp, Deputy Fire Chief
C. Daum, Recreation Supervisor
H. Gill, Manager of Engineering Services
C. Johannsen, Director of Development Services
K. Kenney, Corporate Officer
D. Leite, Director of Corporate Services

1. **ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the September 25, 2023 regular agenda be adopted as amended by adding, "Notice of Motion – Councillor Albrecht" under Section 9.

CARRIED

2. **COMMITTEE OF THE WHOLE**

It was MOVED and SECONDED

THAT Council commence the Committee of the Whole.

CARRIED

a. Bylaw 3255 - 2023-2027 Financial Plan Amendment Bylaw

A bylaw to amend the 2023-2027 Financial Plan (capital projects).

Darrin Leite, Director of Corporate Services, provided an overview of the proposed amendments to the 2023-2027 Financial Plan, advising that:

- there are fourteen projects being proposed to be added to the Capital Improvement Plan;
- the first five projects listed are grants the City is receiving from other levels of government and other organizations;
- additional funds are required for a number of projects already in the Capital Improvement Plan due to tender submissions coming in higher than expected, particularly for vehicle purchases.

The Mayor asked if there was anyone in attendance who wished to speak to the Bylaw.

There were no speakers.

It was MOVED and SECONDED

THAT the Committee of the Whole rise and report.

CARRIED

3. CONSENT AGENDA

Before consideration of adoption of the recommendations in the Consent Agenda, Item d1. was removed upon request.

It was MOVED and SECONDED

THAT the following recommendations be approved:

a. Adoption of the Minutes

1. Regular Meeting Minutes from September 11, 2023

THAT the minutes of the regular meeting held on September 11, 2023 be adopted as circulated.

2. Public Hearing Minutes from September 11, 2023

THAT the minutes of the public hearing held on September 11, 2023 be adopted as circulated.

3. Special Meeting Minutes from September 11, 2023

THAT the minutes of the special meeting held on September 11, 2023 be adopted as circulated.

4. Special (Pre-Closed) Meeting Minutes from September 11 and September 12, 2023

THAT the minutes of the special (pre-closed) meeting held on September 11 and 12, 2023 be adopted as circulated.

b. Bylaws

1. Bylaw 3255 - 2023-2027 Financial Plan Amendment Bylaw

Final reading of a bylaw to amend the 2023-2027 Financial Plan (capital projects).

THAT the bylaw cited as "Financial Plan 2023 – 2027 Bylaw, 2023, No. 3233, Amendment No. 2, Bylaw No. 3255" be read a final time.

c. Correspondence

THAT the following correspondence be received for information:

1. Support Amendment to Provincial Legislation regarding Aquamation
Advocates for legalizing Aquamation in BC
2. September is Literacy Month
READ Surrey/White Rock Society

CARRIED

4. ADOPTION OF MINUTES

See Consent Agenda

5. DELEGATIONS

a. Douglas Park Pickleball Club

Harvey Joseph, representing the Douglas Park Pickleball Club, spoke regarding the following:

- thanked Council for the grant provided to the club for their tournament;
- this year's pickleball tournament raised \$20,000 for Douglas Park Community School and the three tournaments held to date have raised a total of \$37,000 for Douglas Park Community School;
- there are approximately 250 pickleball players who play at Douglas Park, fifty of whom are City residents, the other 200 come from elsewhere in the Fraser Valley and bring money into the community
- requested that the City consider building two additional pickleball courts at Douglas Park which would allow them to hold a bigger tournament and in turn raise more money for the school.

In response to a question from a Council member, Mr. Hirod Gill, Manager of Engineering Services advised that Parks and Operations staff have advised that they will be undertaking a study in 2025/2026 which will look into the possibility of adding courts at Douglas Park.

b. Petition to Council - 208th Street Hill Concerns

Arnold & Valerie Sikkema

Mr. Sikkema provided a PowerPoint presentation to Council highlighting the safety concerns residents in the area have with respect to speeding on the 208 St. hill between 45 and 48 Avenues, providing information on the following:

- have lived in the city for 18 years;
- showed picture of traffic accident at bottom of 208 St. hill early in the morning this past Canada Day;
- although the speed limit is 50km, vehicles travelling 100 km an hour down the hill is not uncommon;
- this area is unsafe for bicyclists and pedestrians;
- in a photograph, noted numerous areas where accidents have occurred;
- there is often a lot of noise as vehicles race each other up the hill;
- wrote a letter seeking support to sign a petition outlining public appeal regarding safety concerns of resident in the area of 208 Street hill, and delivered it to 240 addresses within one block east and west of 208 St. and between 45 and 48 Ave. and also posted on social media;
- 87 signatures received on petition;
- read out letter received from resident who lives on 208 St. near 45 Ave., who has lived there since 1971, outlining their concerns with escalating speed, dangerous driving, deafening noise, issues getting out and into their driveway due to the traffic, vehicle accidents that have occurred on her property;
- parents are concerned for the safety of their children walking on the sidewalks in that area due to number of accidents that have occurred with vehicles veering off the roads onto the sidewalk due to high speed incidents;
- have not seen any speed monitoring by the RCMP on the actual hill;
- some residents have indicated the RCMP has advised they cannot put speed traps on the actual hill;
- possible solutions:
 - speed trap *on the hill*
 - narrower lanes (+separated bike lane)
 - roundabout at Grade
 - traffic light at Grade
 - right lane for bus or turn only

- good speed sensor signs
- invited Council members to come walk that section of the road;
- supports densification in southern Langley but only with safe streets, sidewalks, bus stops, and bicycle lanes.

It was MOVED and SECONDED

THAT a member of the public be permitted to address Council on this subject.

CARRIED UNANIMOUSLY

A resident spoke regarding the following:

- advised that she had signed the petition presented to Council;
- lives in the area on 48 Ave. and from there often hears the sound of vehicle accidents, which is very stressful;
- this area is an extremely important corridor for emergency vehicles; when accidents occur there, they have to find an alternate route;
- even though it is not a designated truck route, semi-trucks often use that route, where there are bike lanes, and children walking on the sidewalk;
- as the area is unsafe, 48 Ave. needs to be included in any traffic calming solutions being considered the 208 Street hill.

6. COUNCIL MEMBER REPORTS

a. Upcoming Regular Meetings

October 16, 2023
October 30, 2023

b. Council Advisory Bodies Update

Councillor Albrecht spoke regarding his and other Council members' attendance at the Union of BC Municipalities (UBCM) Convention, noting that they had the opportunity to meet with six provincial ministers to try to get benefits for the community, and Council's resolution to request the province split the residential tax rate for single family and multi-family properties was passed by the UBCM.

7. BYLAWS

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

Third 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 third time.

CARRIED

- b. Bylaw 3206 - Zoning Amendment No. 188 and Development Permit No. DP 01-22

Final 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 "Zoning Bylaw 1996, No. 2100 Amendment No. 188, 2022, No. 3206" be read a final time.

CARRIED

1. Approval of Development Permit Application No. 01-22

20816 45A Avenue

It was MOVED and SECONDED

THAT Development Permit No. DP 01-22 to accommodate a 6-unit rowhouse development at 20816 45A Avenue be approved.

CARRIED

8. ADMINISTRATIVE REPORTS

- a. Housing Accelerator Fund Application

It was MOVED and SECONDED

THAT Council approve the City's Housing Accelerator Fund application.

CARRIED

Before consideration of the next item, Councillor Mack declared a conflict of interest, as she has a business located directly across from McBurney Plaza and left the meeting at 8:20 pm.

b. Award of Tender T2023-012, McBurney Plaza Redevelopment

It was MOVED and SECONDED

1. THAT Tender T2023-012, McBurney Plaza Redevelopment be awarded to Cedar Crest Lands (BC) Ltd. In the amount of \$529,395.00 (excluding GST);
2. That a project contingency of 20% or \$105,879 (excluding GST) be approved to address potential variations; and
3. THAT the Director of Engineering, Parks and Environment and the Corporate Officer be authorized to execute the contract document for Tender T2023-012.

BEFORE THE QUESTION WAS CALLED in response to questions from a Council member, Francis Cheung, Chief Administrative Officer advised that:

- the total budget for this project includes both the tender amount and 20% project contingency;
- the project is required as the wood deck at McBurney Plaza has been deteriorating over the past number of years and needs to be replaced;
- the contingency is required as factors such as inflation, market pressures, shortage of materials, supply chain issues, and lack of skilled workers has increased construction costs by up to 40% more than anticipated;
- the new surface will be composed of a combination of materials including concrete, which will be create a durable, non-slip surface.

THE QUESTION WAS CALLED, and the motion was

CARRIED

Councillor Mack returned to the meeting at 8:23 pm.

9. NEW AND UNFINISHED BUSINESS

a. Motions

1. 2023/2024 Deputy Mayor Appointments

It was MOVED and SECONDED

THAT the 2023 / 2024 Deputy Mayor rotation schedule be approved as follows:

Nov 1 – Dec 31 - Cllr White
Jan 1 – Feb 28 - Cllr James
Mar 1 – Apr 30 - Cllr Solyom
May 1 – Jun 30 - Cllr Albrecht
Jul 1 – Aug 31 - Cllr Mack
Sep 1 – Oct 31 - Cllr Wallace

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT the forgoing motion be amended by moving Councillor Solyom to July 1 to August 31 and Councillor Mack to January 1 to February 28.

CARRIED

THE QUESTION WAS CALLED and the motion, as amended, was

CARRIED

The motion now reads in its entirety as follows:

“THAT the 2023 / 2024 Deputy Mayor rotation schedule be approved as follows:

Nov 1 – Dec 31 - Cllr White
Jan 1 – Feb 28 - Cllr James
Mar 1 – Apr 30 – Cllr Mack
May 1 – Jun 30 - Cllr Albrecht
Jul 1 – Aug 31 - Cllr Solyom
Sep 1 – Oct 31 - Cllr Wallace”

b. Notice of Motion

1. Councillor Albrecht provided notice of motion as follows:

“THAT

- 1 Staff request ICBC for speeding and red-light cameras at the intersections of 48th Avenue and 208th Street and 45A Avenue and 208th Street (pending this signals installation) or other applicable locations to provide tangible and measurable evidence that proves speed is a real and serious concern along this corridor.
- 2 Staff review and explore engineering safety improvements, traffic calming, dedicated bus lanes or any other measures that will slow down traffic at Grade Cres and 208 Street specifically, along 208th Street Hill and other locations along 208 Street in general, including the associated costs as part of Langley City’s new Transport 2045 plan.”

10. **CORRESPONDENCE**

See Consent Agenda

11. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:24 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER