



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, December 11, 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. Beno, Manager of Social Planning  
K. Hilton, Director of Recreation, Culture and Community Services  
C. Johannsen, Director of Development Services  
S. Kennedy, Fire Chief  
K. Kenney, Corporate Officer  
D. Leite, Director of Corporate Services  
A. Metalnikov, Planner  
D. Pollock, Acting Director of Engineering, Parks and Environment

### 1. **LAND ACKNOWLEDGEMENT**

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

### 2. **ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the December 11, 2023 regular agenda be adopted as circulated.

**CARRIED**

### 3. **COMMITTEE OF THE WHOLE**

It was MOVED and SECONDED

THAT Council commence the Committee of the Whole.

CARRIED

a. Development Permit Application No. DP 11-23

The Development Permit would authorize the development of a 1,094 m<sup>2</sup> restaurant at 6141 200 Street.

Carl Johannsen, Director of Development Services advised that:

- originally there was a Development Permit brought forward and approved by Council for this restaurant in October 2022;
- subsequently, the business has chosen to update the exterior façade of the restaurant to match their corporate branding which requires a new development permit application;
- the new application has been reviewed by the City's Advisory Design Panel (ADP) with recommendations provided to the applicant which have been incorporated into the building design.

Rafael Santa Ana, Principal, Rafael Santa Ana Architecture Workshop

Fatima Panama, Intern Architect, McKinley Studios provided an overview of the project providing information on the following:

- King Taps restaurant brand;
- concept for the restaurant;
- design concept;
- renderings of:
  - view from 200 St.
  - pick up window along 200 St.
  - night rendering showing uplit lighting;
- Material palette;
- Design revisions made in response to recommendations of the Advisory Design Panel.

Dylan Chernoff, Landscape Architect, Durante Kreuk Ltd. spoke to the landscaping design for the site advising that the intent is to upgrade all the landscaping around the building, in particular the corner on 200 St. to create a more welcoming experience.

Mayor Pachal asked how public notice was provided with respect to Council's consideration of issuance of Development Permit 11-23 and the opportunity for the public to provide comment at this meeting.

The Corporate Officer advised that notice of was distributed to properties within 100 m of the subject property. She further advised no correspondence had been received.

The Mayor invited members of the public present who wished to speak to the bylaw to come forward to present their comments.

Rudy Storteboom 20180 Fraser Highway, spoke regarding the following:

- asked if the applicant considered putting in electric charging stations on the site;
- asked where the waste bins were located on the site.

In response to questions from speaker, the applicant advised that:

- as they are a tenant on the site, they do not own the parking; however, they have put conduits in the slab to allow for EV chargers in the future;
- the waste bins are located on the north side and will be enclosed.

Mayor Pachal asked if there was anyone else in attendance who wished to speak to the Development Permit application.

There were no further speakers.

Mayor Pachal asked if Council members had any questions for the applicant.

In response to a question from a Council member, the applicant advised that all access points and washrooms will have push button entry.

It was MOVED and SECONDED

THAT Council rise and report.

CARRIED

#### **4. CONSENT AGENDA**

It was MOVED and SECONDED

THAT the following items be approved:

a. Adoption of the Minutes

1. Regular Meeting Minutes from December 4, 2023

THAT the minutes of the regular meeting held on December 4, 2023 be adopted as circulated.

2. Special (Pre-Closed) Meeting Minutes from December 4, 2023

THAT the minutes of the special (pre-closed) meeting held on December 4, 2023 be adopted as circulated.

b. Bylaws

1. Bylaw No. 3246 - Inter-municipal Business Licence Bylaw, 2023

Final reading of a bylaw to enter into an Inter-municipal Business Licence Scheme.

THAT the bylaw cited as the "Inter-municipal Business Licence Bylaw, 2023, No. 3246" be read a final time.

1. Motion - Inter-municipal Business Licence Agreement

THAT Council authorizes the Mayor and Corporate Officer to execute the Inter-municipal Business Licence Agreement establishing an Inter-municipal Business Licence scheme among twelve participating municipalities.

2. Bylaw No. 3262 - Waterworks Regulation Bylaw Amendment

Final reading of a bylaw to amend the Waterworks Regulation Bylaw (2024 Rate amendment).

THAT the bylaw cited as the "Waterworks Regulation Bylaw, 2004, No. 2550, Amendment No. 26, Bylaw No. 3262" be read a final time.

3. Bylaw No. 3264 - Solid Waste Bylaw Amendment

Final reading of a bylaw to amend the Solid Waste Bylaw (2024 Rate amendment).

THAT the bylaw cited as the "Solid Waste Bylaw, 2016, No. 2991, Amendment No. 7, 2023, No. 3264" be read a final time.

4. Bylaw 3265 - Fees and Charges Bylaw Amendment

Final reading of a bylaw to amend the Fees and Charges Bylaw (2024 Sanitary Sewer Rate Amendment).

THAT the bylaw cited as the “Fees and Charges Bylaw, 2010, Bylaw No. 2837, Amendment No. 35, 2023, No. 3265” be read a final time.

CARRIED

**5. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE**

- a. Development Permit Application No. DP 11-23

It was MOVED and SECONDED

THAT Development Permit No. DP 11-23 to accommodate the development of a 1,094 m<sup>2</sup> restaurant at 6141 200 Street be approved.

BEFORE THE QUESTION WAS CALLED, Councillor Albrecht, Chair of the Advisory Design Panel, advised that he appreciated that the applicant had incorporated all of the Advisory Design Panel’s recommendations into the updated plan.

THE QUESTION WAS CALLED and the motion was

CARRIED

**6. ADOPTION OF THE MINUTES**

*See Consent Agenda*

**7. DELEGATIONS**

- a. Regional Rail for Metro Vancouver

Lee Haber, representing Mountain Valley Express Collective Society, provided a PowerPoint presentation to Council to request support for their efforts in lobbying the province and TransLink for regional rail, providing information as follows:

- Mountain Valley Express Collective Society is a non-profit society committed to bringing a world-class regional rail network to the south coast of BC;
- Although the province and region have, in recent decades, made significant strides in improving transit, a key piece, frequent regional rail service is still missing;
- Regions of a similar scale and level of ambition are already served with extensive regional rail networks:
  - Brisbane, Australia’s metropolitan area (which has a population similar to our region) has a 689 km long regional rail network that connects its urban area with regional attractions and neighbouring cities;

- Without world-class regional rail, our region risks falling behind other global cities as well as failing to meet important environmental and equity goals;
- Regional rail makes sense for Metro Vancouver and it makes sense for Langley;
- Regional rail will reduce congestion by providing a compelling alternative to vehicular travel;
- The society estimates that the travel time by rail from Carvoth Station to Waterfront Station would be only 25 minutes;
- With the implementation of BRT on 200<sup>th</sup> Street, the Society estimates that a combined BRT and regional rail trip from Langley City Centre could be as short as 45 minutes;
- Regional rail would not only help connect Langley to Surrey or downtown Vancouver, but would also connect it to important regional destinations such as YVR, Tsawwassen and Horseshoe Bay Ferry Terminals, and destinations in the Fraser Valley and Sea to Sky regions;
- The society estimates the travel times to these destinations to be competitive with driving and in some cases, much shorter than driving;
- Regional rail will be a game changer for the province and Langley is no exception;
- The society recognizes the region has other transit priorities and they are not demanding that regional rail transit be put to the front of the line; they are instead requesting a minimum set of resources and attention be given to regional rail so that key planning issues are resolved years before any shovels are put into the ground;
- Transportation and land use are inextricably linked; while recent land use reforms in the form of upzoning have been made to address the housing crisis; without a matching transportation policy shift we will risk similarly oppressing problems in maintaining economic productivity and quality of life on the south coast;
- The society makes the following request to Council:

Authorize Mountain Valley Express Collective Society to add Langley City Council as a signatory to the Society's open letter to Minister of Transportation and Infrastructure, Rob Fleming, and the TransLink Board to:

1. Study regional rail and integration with future rail rapid transit on a variety of productive corridors, and;
2. Establish a directory of properties that should be preserved/monitored to ensure they are designed to accommodate future regional rail/rapid transit stations and corridors.

It was MOVED and SECONDED

THAT this request be referred to staff to draft a motion of support for consideration by Council at a future Council meeting.

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

- in order to maintain reliable operations it would be important that such a rail network operate on its own tracks;
- part of the society's vision is to allow for future provision of high speed rail down to Seattle; the society believes that by integrating high speed rail with regional rail so they share the same infrastructure, that it will increase the likelihood that the region will end up with high speed rail.

THE QUESTION WAS CALLED and the motion was

CARRIED

b. Snow Angels

Rudy Storteboom, Linda Fourchalk, Langley Volunteer Bureau

Rudy Storteboom, representing the Langley Volunteer Bureau provided a presentation to Council on the bureau's new Snow Angels program, providing information on the following:

- the Langley Volunteer Bureau has subscribed over 70 charities and non-profit organizations to connect with almost 3500 registered volunteers on its website;
- over a third of these volunteers are students;
- the bureau develops programs to engage volunteers for fundraisers and community events; for example this past summer the bureau enlisted over 400 volunteers for the three-day Ribfest event, hosting approximately 44,000 attendees and raising tens of thousands of dollars for Rotary grants, honorariums, and scholarships in the Langley community;
- currently the bureau is distributing over 3,000 cards for seniors, which was a program developed during the pandemic; the program provides blank card stock and envelopes and craft supplies to schools for children to create individual holiday greeting cards for veterans and seniors, many of whom are still living in isolation;
- the bureau is now introducing the Snow Angels program to help clear and de-ice public walkways at residential properties for Langley residents who are seniors or physically challenged to comply with the City's snow clearing bylaw.

Mr. Storteboom showed a video, which is posted on the Langley Volunteer Bureau's website, which explains how the Snow Angels program worked and further advised that:

- the Langley Volunteer Bureau is a registered charity to receive donations from individuals, businesses, and government;
- the bureau develops programs that they intend to give away;
- the cost of developing the Snow Angels software program is significant, but is within the bureau's budget; however, adding the Snow Angels program has unexpectedly increased the bureau's corporate insurance by \$10,000;
- accordingly, the Langley Volunteer Bureau is asking Council to consider adding the Snow Angels program to the City's public events insurance, or alternatively, support issuance of a City grant for the Langley Volunteer Bureau.

Mayor Pachal suggested the best course of action for the bureau would be to apply for a community grant focused on specific outcomes of the Snow Angel program.

A Council member noted that the grant submission deadline is December 15<sup>th</sup>.

## **8. COUNCIL MEMBER REPORTS**

- a. Upcoming Regular Meetings  
January 15, 2024  
January 22, 2024
- b. Council Advisory Bodies Update

## **9. BYLAWS**

*See Consent Agenda*

## **10. ADMINISTRATIVE REPORTS**

- a. Terms of Reference for Socio-Cultural and Economic Development Advisory Committee

Francis Cheung, Chief Administrative Officer spoke to the staff report dated December 5, 2023.

It was MOVED and SECONDED

THAT City Council approve the terms of reference for the Socio-Cultural and Economic Development Advisory Committee.

BEFORE THE QUESTION WAS CALLED



It was MOVED and SECONDED

THAT the terms of reference for the Socio-Cultural and Economic Development Advisory Committee be amended in Section 3.1 Membership, by replacing the words, “the Mayor” in the first bullet with the word, “Council”.

CARRIED

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

CARRIED

b. Langley City 2023 - 2028 Strategic Plan

Francis Cheung, Chief Administrative Officer spoke to the staff report dated December 5, 2023 and provided a PowerPoint presentation on the Langley City 2023 - 2028 Strategic Plan A Rolling Five-Year Plan, providing information on the following:

- the new plan will guide Council and staff decision-making over the next five years as we work towards our Langley City Nexus of Community Vision and the arrival of SkyTrain by 2028;
- there will be more consultation with the public throughout 2024 as the City begins implementing elements of the plan;
- as community involvement and participation is important to this work, the City is working to improve how it communicates and engages with residents;
- some small but important updates to the plan include updating the City’s values and Mission statement, and focusing on inclusion and equity;
- there are seven core focus areas identified in the plan that are interrelated and include specific action item steps spanning the next five years;
- it was developed as a rolling five-year plan with annual updates to ensure the plan stays relevant as the City works to deliver the Nexus of Community Vision over the next 25 years;
- the plan also incorporates new goals for advancing truth and reconciliation with First Nations, and delivering a coordinated and compassionate response to the challenges of homelessness, housing affordability, and community safety for everyone;
- the full strategic plan and executive summary will be posted to the City’s website as well as a media release.

It was MOVED and SECONDED

THAT City Council adopt Langley City 2023 – 2028 Strategic Plan.

CARRIED

c. Award of Tender T2023-036, 202 Street Area Utilities and Road Rehabilitation Works

David Pollock, Director of Engineering, Parks & Environment

It was MOVED and SECONDED

1. THAT Tender T2023-036, 202 Street Area Utilities and Road Rehabilitation Works be awarded to All Roads Construction Ltd. for the tendered amount of \$3,459,459.00 (excluding GST), and
2. THAT ISL Engineering and Land Services Ltd. be appointed to undertake the construction administration for \$115,320.00 excluding taxes, and
3. THAT a contingency allowance of \$350,000 be approved, to be used only for unforeseen issues, and
4. THAT the Acting Director of Engineering, Parks and Environment and the Corporate Officer be authorized to execute the contract document for Tender T2023-036, 202 Street Area Utilities and Road Rehabilitation Works.

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

- should the tender be awarded by Council, next steps would be getting the contract signed and notice to proceed; a communication plan will then be put forward to ensure the residents are aware of the project coming forward and any constraints that will be required as part of the construction;
- staff will make sure that the communication plan takes into consideration that there may be residents in that area who have special accessibility needs that will need to be accommodated;
- this work is required to resolve a number of existing issues in the neighbourhood and bring infrastructure up to current standards, this includes:
  - replacing approximately 1300 linear metres of asbestos concrete watermain as it is getting near its end of life;
  - replacing all 117 water services;
  - upgrading 350 metres of the storm and sanitary system;
  - undertaking extensive paving in the entire neighbourhood to replace cracked surfaces.

THE QUESTION WAS CALLED and the motion was

CARRIED

d. Development of a Public Notice Bylaw - Considerations

Kelly Kenney, Corporate Officer spoke to staff report dated November 30, 2023.

It was MOVED and SECONDED

THAT

1. Staff be directed to bring forward for Council's consideration a public notice bylaw to permit the City to fulfill statutory public notice requirements through publication of notices on the City's website and on a notice board located in Timms Community Centre, instead of by newspaper publication.
2. Staff bring forward for Council's consideration amendments to existing bylaws that will be affected by the change in publication methods for statutory notices.

CARRIED

11. **NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion

12. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 7:56 pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER