



MINUTES OF A REGULAR COUNCIL MEETING

Monday, January 22, 2024

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
G. Flack, Deputy Director of Corporate Services
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
D. Pollock, 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 January 22, 2024 regular agenda be adopted as amended to add, "Call for Immediate Action to Prevent Invasive Mussel Introduction to B.C." as Item 8.1 under Section 8. Correspondence.

CARRIED

3. CONSENT AGENDA

It was MOVED and SECONDED

THAT the following item(s) be approved:

a. Adoption of Minutes

1. Regular Meeting Minutes from January 15, 2024

THAT the minutes of the regular meeting held on January 15, 2024 be adopted as circulated.

2. Special Meeting Minutes from January 15, 2024

THAT the minutes of the special (pre-closed) meeting held on January 15, 2024 be adopted as circulated.

CARRIED

4. COUNCIL MEMBER REPORTS

a. Upcoming Regular Meetings

February 12, 2024

February 26, 2024

b. Council Advisory Bodies Update

Councillor Mack advised that the Human Dignity Coalition met on January 10, 2024. One of the initiatives they are working on is advocacy regarding the Canadian Disability Benefit. She further advised that the Coalition has been circulating a petition (#E4667), which can be found on ourcommons.ca or through the Coalition's Facebook page, requesting the Federal Government include the necessary funds for the Canadian Disability Benefit in the 2024 Federal budget.

5. BYLAWS

a. Bylaw 3266 - 2024 - 2028 Financial Plan Bylaw

First and second reading of a bylaw to adopt the Financial Plan 2024 - 2028.

Darrin Leite, Director of Corporate Services provided an overview of key aspects of the Financial Plan Bylaw, providing information on the following:

- Two Main Focus Areas
 - Enhancing Public Safety

- Investing in the Basics
- Enhancing Public Safety:
 - 3 RCMP members
 - 1 Bylaw Enforcement officer
 - 3 Firefighters
 - 1 Emergency Management Advisor
- Investing in the Basics:
 - Transfer to Reserves
 - Water Future Capital
 - Sewer Future Capital
 - General Operating Transfer
 - About 8.4% of property tax and utility billings
 - Capital Improvement Plan
 - Total \$25,685,335
 - General Government \$ 1,039,290
 - Protective Services \$ 14,437,370
 - Engineering Operations \$ 2,878,800
 - Parks \$ 1,393,125
 - Recreation \$ 661,750
 - Sewer Utility \$ 2,550,000
 - Water Utility \$ 2,725,000
 - RCMP Building Land Purchase \$11.0 million
 - 200 St. Culvert Upgrade \$ 1.7 million
 - Sanitary and Storm Sewer Repairs \$ 1.0 million
 - AC Watermain Replacement \$ 2.2 million
 - Nicomekl Pedestrian Bridge \$ 1.0 million
- Funding Sources
 - Reserves
 - Developer Cost Charges (DCCs)
 - Community Amenity Contributions (CAC)
 - Grants (TransLink, Provincial & Federal)
 - Borrowing
 - Prior Year Surplus
 - Casino Proceeds
- Casino Funding
 - 2024 - \$7,500,000
- Casino Policy
 - Community Grants \$ 168,000
 - Ice User Subsidy \$ 206,140
 - LEPS \$ 50,000
 - Grade 5 Swim \$ 30,000
 - Homeless Camp Clean Up \$ 30,000
 - McBurney Summer Series \$ 44,425
 - Recreation Special Events \$ 80,000
 - Magic of Christmas Event \$ 11,500
 - Remembrance Day \$ 4,500
 - Total \$ 624,565

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|-------------------------------------|-------------|-------|
| ○ Infrastructure Renewal | \$1,278,930 | 0.99% |
| ○ Public Safety – RCMP | \$ 333,650 | 1.22% |
| ○ Public Safety – Firefighters | \$ 523,820 | 1.35% |
| ○ Public Safety – Bylaw Enforcement | \$180,930 | 0.29% |
| ○ Public Safety – Emergency Mgmt. | \$140,000 | 0.31% |
| ○ Community Events | \$121,665 | 0.08% |
| Total | \$3,760,460 | 9.97% |
- Tax Rate Effect 9.97%
 - Average Single Family Dwelling – 8.57%
 - Average Strata Dwelling – 11.09%
 - Average Business Property – 9.98%
 - Average Light Industrial Property – 12.54%
 - Next Steps
 - Public Input / Open House – February 6, 2024
 - Committee of the Whole – February 12, 2022
 - 3rd Reading of Bylaw – February 26, 2024
 - Final Reading of Bylaw – March 4, 2024

Staff responded to questions from Council members, advising that:

- the Director of Engineering, Parks and Environment will report back with more details on the Nicomekl Floodplain Pedestrian Bridge project identified in the Capital Plan, including what it's expected to look like; the Chief Administrative Officer further advised that the City had applied under the Infrastructure Grants Canada Fund for funding for the bridge but was unsuccessful;
- if more Casino revenues are received than are identified in the budget, the surplus stays in the Casino Proceeds Reserve to be used for future years;
- the need for the Emergency Management Advisor position results from the Township of Langley advising the City that they wish to terminate the Joint Langley Emergency Management Program that has been in place between the two municipalities for over two decades; consequentially, the City must establish its own Emergency Management Program which necessitates the new position;
- Emergency Management BC and the province have changed some key legislation with respect to what municipalities are now responsible for, for example, municipalities must have a business continuity plan in place; municipalities also have more responsibility in terms of what they are doing for their community with respect to community risk reduction;
- the full business cases for requests for service level increments are not included in the financial plan, rather budget overview messaging is provided for the public which details out the different

service level increments and gives an explanation as to what they entail;

- residents who are eligible for the City's property tax deferment program include:
 - residents who are over 55, own residential property and have a certain percentage of equity in their home;
 - families with children, and who own residential property with a certain percentage of equity in their home;
- with respect to how the City's property tax deferment program works:
 - the province pays the City the property taxes on the resident's behalf and will put a charge against the property so that when the resident eventually sells their property, the province will get reimbursed from the proceeds of the sale of the property;
- with respect to why staff is recommending that 1% of the budget be allocated to Capital Infrastructure Renewal:
 - many local governments, including the City are finding it challenging to adequately fund their infrastructure; allocating funds in the budget toward future infrastructure renewal is a good investment;
 - as with all local governments, the City is undertaking an on-going asset management program which evaluates the condition of the City's infrastructure to identify when it would need to be replaced, as every piece of infrastructure has a lifecycle; having funds allocated specifically to infrastructure renewal helps to address this infrastructure gap;
- With respect to estimating what the level of impact will be on the City's infrastructure as a result of the province's recent legislation Bill 44, which aims to increase residential density in the City, it's a struggle for all municipalities to determine what the level of impact will be; however, as development will likely be happening over time, rather than all at once, there will be an opportunity for the City, through its master planning exercises, to better determine the impacts.
- were the City not to increase any of the service levels, the tax increase would be at minimum approximately 6%; of that 6%, approximately 3% would be the RCMP budget; the inclusion of the three new RCMP Officers in the budget represents 5% of the 9.9 % increase;
- with respect to the advertising process being undertaken to solicit public input on the financial plan over and above the Committee of the Whole opportunity:
 - four neighbourhood meetings were held back in the fall at which the attendees were canvassed as to their priorities for the City which identified the RCMP and public safety were

- the highest priorities and that City infrastructure needed to be addressed;
- there will be newspaper and social media directing the public to the City's website for information on the financial plan, including the full document;
- financial staff are available at City Hall to answer questions and provide information;
- the City has some funding from TransLink and ICBC to put towards bike lanes; there is also funding identified in the Capital Plan for bike facilities and pedestrian facilities;
- currently the City is contributing 8.4% to its reserves each year, staff would like to see that increase to 10% which is considered a best practice amongst municipalities;
- each year, as part of budget planning, Department Heads discuss with their staff how their budget is being built to ensure there is still a need for each budget item and to identify whether cost savings and/or efficiencies can be found by doing some things differently;
- in order to assist the City in complying with the new housing legislation requirements, the province provided some funding to the City in December, \$100,000 of which will be used to hire another Planner to look at what the impacts will be as a result of this new legislation; additionally the City is taking part in a provincial pilot project with some other municipalities to determine how to speed up the development approval process in order to get housing built faster;
- Development Cost Charges paid by developers can only be used for infrastructure that is required because of new growth.

It was MOVED and SECONDED

THAT the bylaw cited as "Financial Plan 2024 – 2028 Bylaw, 2024, No. 3266" be read a first and second time.

BEFORE THE QUESTION WAS CALLED a Council member expressed concerns with a number of items in the Financial Plan and the public consultation process on the Financial Plan.

THE QUESTION WAS CALLED and the motion was

CARRIED

Opposed: Councillor Mack

- b. Bylaw 3260 - Zoning Bylaw Amendment No. 198 and Development Permit No. 08-22

Third reading of a bylaw to rezone the properties located at 4503 & 4513 200 Street from RS1 Single Family Residential to RM1 Multiple Residential Low Density Zone to accommodate a 14-unit townhome development.

It was MOVED and SECONDED

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 198, 2023, No. 3260” be read a third time.

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

- in order for the rear lane in this project to be extended to 45A Ave. immediately, both properties to the north would need to be acquired by a developer, or at minimum, the property to the west;
- theoretically, should Council not approve this application, under Bill 44, which comes into effect July 1st this year, and establishes minimum densities for single detached home lots, the subject properties would, as of July 1st, be pre-zoned RS1 and this would allow the developer to build up to four units on that site, with access to the units coming off of 200 St.; the City couldn't require the developer to build the rear lane, which is key to this application in eventually creating a connection through to 45A Ave. in order to get traffic volumes off of the arterial; by rezoning the subject properties to RM1 Multiple Residential Low Density Zone it allows the City to get a dedication for the laneway and also a dedication on 200 St. to facilitate a widened multi-use pathway;
- with respect to written submissions received from members of the public on this application:
 - staff responded directly to those members of the public who provided contact information with their written submissions prior to first and second reading of the bylaw;
 - for those that didn't provide contact information, staff provided information at the Council meeting;
 - one further piece of correspondence was received following first and second reading of the bylaw regarding how transportation would be managed;
 - transportation will be managed with a Traffic Impact Assessment which engineering staff will review, and if any updates are required, they will be brought back to Council prior to consideration of third reading of the bylaw;

- staff were unable to get the contact information for the two individuals who attended the Council meeting when first and second reading of the bylaw was considered and who indicated they wished to speak to they bylaw;
- as there is no guidance provided by the province with respect to when and how public input may be obtained on development applications for which public hearings are prohibited, staff recommend that, to be transparent and fair to all sides and consistent with past practice following the close of a public hearing, that Council not consider new information; following first and second reading of a rezoning bylaw; however, members of the public can continue to contact staff to provide input or to get more information about the proposed application;
- due to the changes in legislation with respect to not having public hearings, staff are looking at updates to the City's Development Procedures Bylaw to identify options for public input and ways to inform the public of development applications in their neighbourhood earlier in the development process;
- should a developer acquire one of the properties to the north of the subject properties, it is unlikely they would choose to develop only a fourplex on the property given the higher density available on the ground-oriented land use for the properties to the north, even if it would require them to provide the lane and assemble the lots.
- the traffic impact assessment will help determine the appropriate turning movements to and from the property;
- the existing median slightly south of the subject properties could be extended if the traffic impact assessment deemed it to be appropriate.

THE QUESTION WAS CALLED and the motion was

CARRIED

c. Bylaw 3261 - Zoning Bylaw Amendment No. 199 and Development Permit No. 08-23

Third reading of a bylaw rezone the properties located at 20619 & 20629 Eastleigh Crescent from P2 Private Institutional/Recreation Zone to the CD92 Comprehensive Development Zone to accommodate a 6-storey, 136-unit apartment building.

It was MOVED and SECONDED

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 199, 2023, No. 3261” be read a third time.

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

- the subject properties have been vacant approximately four to five years;
- all the units for this development are intended as market units; there is a high percentage of one bedroom units which are intended to provide a lower price point;
- staff don't know how many beds were in the original care facility on the site; it was a one-storey, very low density outdated facility; there are other seniors housing projects in the city and there could be more in the future as there is an area that is designated for this use located by old Yale Road and Fraser Highway which has a much higher density format (6 stories); in terms of land efficiency, this application would be much more efficient in terms of using the land for more density;
- staff confirmed that the facility hadn't been affordable seniors housing, it had always been an extended care facility, either privately or publicly owned, at various times;
- in response to a concern that there is a need for more affordable rental units in the city and there are no such units in this development:
 - Council had asked staff to develop a below market rental policy in conjunction with updating the Tenant Relocation Policy and that work is underway;
 - another development permit application is coming in to the City from Langley Lions site for the Alder building that will provide 450 units of seniors only affordable housing;
 - Council did designate a large area around the Old Yale/Fraser Hwy. area for seniors congregate care and affordable seniors housing; however, no development applications have come forward yet.
- the developer is required to have a trades parking plan, with no parking permitted on the street, as well as a construction management plan prior to any construction taking place.

THE QUESTION WAS CALLED and the motion was

CARRIED

6. ADMINISTRATIVE REPORTS

- a. Amendments to Living Wage Policy for City Employees and Contract Instructors Policy CO-75 and Living Wage Policy for Service Providers and Sub-Contractors Policy CO-76

It was MOVED and SECONDED

1. THAT City Council approve to amend Living Wage Policy for City Employees and Contract Instructors Policy CO-75 to Langley City Living Wage Adjustment Policy for City Employees and Contract Instructors Policy CO-75, and associated amendments in the policy.
2. THAT City Council approve to amend Living Wage Policy for Service Providers and Sub-Contractors Policy CO-76 to Langley City Living Wage Adjustment Policy for Service Providers and Sub-Contractors Policy CO-76, and associated amendments in the policy.

BEFORE THE QUESTION WAS CALLED some Council members expressed their concerns regarding changing the City's current Living Wage policies.

THE QUESTION WAS CALLED and the motion was

DEFEATED

Opposed: Mayor Pachal, Councillors Albrecht, James, and Wallace

- b. Approval of Township of Langley's New E-Comm Board of Directors Designate for Remainder of 2023-2027 Term

It was MOVED and SECONDED

THAT City of Langley Council approves the Township of Langley's chosen nominee, Councillor Tim Baillie as designate to the E-Comm Board of Directors for the remainder of the current board term 2023-2027.

CARRIED

7. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

8. CORRESPONDENCE

Call for Immediate Action to Prevent Invasive Mussel Introduction to B.C.

Okanagan Basin Water Board (Correspondence in Council's January 19, 2024 Correspondence Package)

It was MOVED and SECONDED

THAT the correspondence from the Okanagan Basin Water Board dated January 18, 2024 regarding "Call for Immediate Action to Prevent Invasive Mussel Introduction to B.C." in Council's January 19, 2024 Correspondence Package, be referred to staff for comment back at the next Regular Council meeting.

CARRIED

9. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 8:13 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER