



MINUTES OF A REGULAR COUNCIL MEETING

Monday, October 4, 2021

7:00 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

Present: Mayor van den Broek
Councillor Albrecht
Councillor James
Councillor Martin
Councillor Pachal
Councillor Storteboom
Councillor Wallace

Absent: Councillor Martin

Staff Present: F. Cheung, Chief Administrative Officer
R. Bomhof, Director of Engineering, Parks and Environment
C. Johannsen, Director of Development Services
D. Leite, Director of Corporate Services
H. Gill, Manager of Engineering Services
K. Kenney, Corporate Officer
P. Kusack, Deputy Corporate Officer

Mayor van den Broek acknowledged that the land on which we gather is the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1. **ADOPTION OF AGENDA**

- a. Adoption of the October 4, 2021 Regular Agenda

It was MOVED and SECONDED

THAT the October 4, 2021 agenda be adopted as circulated.

CARRIED

2. **ADOPTION OF THE MINUTES**

a. Public Hearing Minutes from September 27, 2021

Prior to consideration of adoption of the September 27, 2021 Public Hearing minutes, the Director of Development Services clarified that in reference to the last bullet on page 12 of the minutes, the figure stated as 1500 sq. ft. was said in error and should actually be 7500 sq. feet.

It was MOVED and SECONDED

THAT the minutes of the Public Hearing held on September 27, 2021 be adopted with a note of clarification next to the last bullet on page 12 to indicate the figure 1500 sq. ft. was stated in error and should be 7500 sq. feet.

CARRIED

3. **MAYOR'S REPORT**

a. Upcoming Meetings

Regular Council Meeting – October 18, 2021 (in-person, Council Chambers) at 7pm

Regular Council Meeting – November 1, 2021 (time and location TBD)

b. Library Happenings – Councillor Wallace

Councillor Wallace, Vice-Chair of the Fraser Valley Regional Library Board provided an update on City of Langley Library activities as follows:

- October is Library Month - Contest
- Art Show and Tell
- Sphero Sprk+ Challenge: Speed Coding
- Family Forts: Halloween
- The State of the World's Birds - Presentation from Derek Mathews
- Tim Burton Trivia

c. Engineering Update

Rick Bomhof, Director of Engineering, Parks and Environment provided an update on engineering activities for October as follows:

- 200 St. Sewer Upgrade – Nicomekl Bridge to 49 Ave
- 200 St. Paving
- 208 St. Project
- Glover Rd. Project
- City Park flower garden bed

- Douglas Park sport court resurfacing
- Downtown picnic benches assembled
- Clearing around Seniors Centre storm water pond
- New Christmas decorations pole mounts
- Household Hazardous Waste Event Oct 23 and 24 for City residents only

In response to questions from Council members, staff advised that:

- although a small portion of the park where the Derek Doubleday Arboretum is located falls within City boundaries, the Township of Langley will be responsible for paying the full cost for anticipated upgrades to the adjacent intersection on Fraser Hwy.;
- the planters on the one-way will be retained when the picnic benches are installed and will act as a barrier between traffic and the picnic benches;
- the picnic benches will be installed on the one-way in a week or two;
- it is intended that the City's various outdoor Christmas decorations will be refurbished in the short-term and replaced over time;
- the Christmas lights will go up after Remembrance Day;
- the Glover Road substrate is in good condition for its age.

In response to a question from a Council member, Councillor James advised that the picnic tables, which were purchased by the DLBA, and will placed on the one-way, are made of recycled plastic and the metal components are steel.

4. **BYLAWS**

- a. Bylaw 3181 - Watercourse Protection Bylaw Amendment

Final reading of a bylaw to amend the watercourse protection bylaw

It was MOVED and SECONDED

THAT the bylaw cited as "Watercourse Protection, 2021, No. 3152, Amendment No. 1, 2021, No. 3181" be read a final time.

CARRIED

- b. Council Procedure Bylaw, 2021, No. 3193

Kelly Kenney, Corporate Officer spoke to the staff report dated September 23, 2021 advising that the purpose of the bylaw is to incorporate provisions of provincial Bill 10 to permit electronic meetings and to provide better clarity of various parliamentary procedures and reflect best meeting practices.

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

THAT the report of the Corporate Officer dated September 23, 2021 entitled Council Procedure Bylaw, 2021, No. 3193 be received for information.

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

- closed captioning for council meeting livestreams can be investigated;
- the rationale for adding the clause regarding what happens if, upon appeal, a ruling of the Chair is not sustained, is to provide clarity with respect to the requirements of Section 132 of the Community Charter;
- should the Chair be quarantined and not able to attend in-person at a Council meeting, Council could pass a motion to suspend the rules relative to requiring the Chair to be on-site;
- the rationale for adding the ability to have a vote by ballot for specific motions is to provide this option for Council which is available in various other municipalities' Council Procedure Bylaws but which is not in the City's current Procedure Bylaw;
- a vote taken by ballot protects the privacy of the vote and so would not indicate who voted for or against a motion.

THE QUESTION WAS CALLED and the motion was

CARRIED

Bylaw 3193 - Council Procedure Bylaw

First, second and third reading of a bylaw to adopt a new Council Procedure Bylaw (electronic meetings)

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

THAT the bylaw cited as the "Council Procedure Bylaw, 2021, No. 3193" be read a first time.

THAT the bylaw cited as the "Council Procedure Bylaw, 2021, No. 3193" be read a second time.

THAT the bylaw cited as the "Council Procedure Bylaw, 2021, No. 3193" be read a third time.

CARRIED

c. Bylaw 3192 - Permissive Tax Exemption Bylaw

First, second and third reading of a bylaw to exempt certain lands and improvements from municipal taxation for the year 2022

Darrin Leite, Director of Corporate Services provided an overview of the bylaw, advising that:

- each year Council adopts a Permissive Tax Exemption Bylaw and there are a number of properties that have received the exemption consistently over the years;
- there are four new properties requesting exemptions that have not been included in the bylaw; however, if Council wished to add any of the new properties, the bylaw may be amended.

It was MOVED and SECONDED

THAT the bylaw cited as the “Permissive Tax Exemption Bylaw, 2022, No. 3192” be read a first time.

THAT the bylaw cited as the “Permissive Tax Exemption Bylaw, 2022, No. 3192” be read a second time.

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT the bylaw cited as the “Permissive Tax Exemption Bylaw, 2022, No. 3192” be amended to include the Langley Food Bank.

BEFORE THE QUESTION WAS CALLED discussion ensued regarding the proposed amendment. In response to a question from a Council member, Councillor Storteboom advised that the landlord of the Langley Food Bank has expressly stated that the Langley Food Bank would get the benefit of the tax exemption.

In response to question from a Council member, Mr. Leite advised that staff can contact the applicant and request to see their lease; if it is a long-term lease that would demonstrate the Langley Food Bank will be getting the benefit of the tax exemption.

There was unanimous consent to include the following wording as part of the motion under consideration:

“AND THAT staff obtain proof that the Langley Food Bank will be getting the benefit of the tax exemption.”

THE QUESTION WAS CALLED and the motion was

CARRIED

Opposed: Councillors Albrecht and Pachal

The motion now reads in its entirety:

“THAT the bylaw cited as the “Permissive Tax Exemption Bylaw, 2022, No. 3192” be amended to include the Langley Food Bank;

AND THAT staff obtain proof that the Langley Food Bank will be getting the benefit of the tax exemption.”

Prior to consideration of a motion to include Encompass Support Services Society in Bylaw No. 3192, Councillor Pachal declared a conflict of interest as his spouse is on the Board of Directors of Encompass Support Services Society and left the meeting at 7:41 pm.

It was MOVED and SECONDED

THAT the bylaw cited as the “Permissive Tax Exemption Bylaw, 2022, No. 3192” be amended to include Encompass Support Services Society.

In response to a question from a Council member, Mr. Leite confirmed the exemption would be for one year and further clarified that there are two properties related to Encompass Support Services Society’s application for tax exemption.

THE QUESTION WAS CALLED and the motion was

CARRIED

Councillor Pachal returned to the meeting at 7:44 pm.

It was MOVED and SECONDED

THAT the bylaw cited as the “Permissive Tax Exemption Bylaw, 2022, No. 3192” be amended to include Langley Memorial Hospital Auxiliary.

BEFORE THE QUESTION WAS CALLED discussion ensued regarding the motion.

THE QUESTION WAS CALLED and the motion was

CARRIED

It was MOVED and SECONDED

THAT the bylaw cited as the “Permissive Tax Exemption Bylaw, 2022, No. 3192” be amended to include Inclusion Langley Society.

Mr. Leite clarified that, as the City already provides Inclusion Langley Society with a permissive tax exemption for eight properties that are living units for their clients, this exemption is for office space.

In response to a question from a Council member, Francis Cheung, Chief Administrative Officer advised that a review of the permissive tax exemption process would be best conducted in the next taxation year.

THE QUESTION WAS CALLED and the motion was

CARRIED

It was MOVED and SECONDED

THAT the bylaw cited as the “Permissive Tax Exemption Bylaw, 2022, No. 3192” be read a third time as amended.

BEFORE THE QUESTION WAS CALLED in response to questions from Council members, Mr. Leite advised that giving these four additional properties tax exemptions represents a 0.24% tax increase.

THE QUESTION WAS CALLED and the motion was

CARRIED

- d. Bylaw 3184 - Zoning Amendment (RZ 06-21) and Development Permit No. 08-21

First and second reading of a bylaw to rezone the properties located at 19959-19985 56 Avenue, 5643 and 5647 200 Street from RS1 Single Family Residential to I1 Light Industrial to accommodate a 2-building, 5,561 m² industrial-office development

Carl Johannsen, Director of Development Services provided an overview of the application:

- this application proposes a new industrial development consisting of almost 60,000 sq. ft. of new industrial and complementary office space;
- design and public realm elements that reflect the policy direction out of the new OCP Development Permit Guidelines;
- high quality public realm and architecture for industrial buildings at this prominent location;
- trying to retain some mature trees on 200 St.;
- develop a street frontage with a double row of trees;
- application proposes a parking variance which is supported by professional traffic engineer’s report and is consistent with direction of new draft Zoning Bylaw parking rates;
- applicant has incorporated recommendations of the Advisory Design Panel into their drawings;

- if application proceeds past third reading, further minor work would proceed along the 200 St. frontage to provide for emergency access points.

It was MOVED and SECONDED

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 180, 2021, No. 3184” be read a first time.

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 180, 2021, No. 3184” be read a second time.

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

- to reduce the heat island effect there will be planters for the rooftop patio and the applicant can advise Council what roofing material will be used if the application proceeds to Public Hearing;
- enhancing the sidewalk along 200 St. and 56 Ave. with a tree strip placed next to the travel lane should minimize obstacles in that area.

Councillor Storteboom, Chair of the Advisory Design Panel, advised that the Panel supported the application and that its recommendations were addressed by the developer working with staff.

In response to a further question from Council member, Mr. Johannsen advised that there is no residential component to this application as the northwest corner of 200 St. and 56 Ave. is designated for industrial use in both the current and proposed OCP which doesn't permit residential uses in that zone; however, there may be opportunities in future developments for that combination of uses.

THE QUESTION WAS CALLED and the motion was

CARRIED

e. 5370 & 5380 200 Street, 5371 & 5381 200A Street, 20010 & 20020 Michaud Crescent, & 20031 53B Avenue

1. Bylaw 3185 - Official Community Plan Bylaw Amendment No. 18 (OCP 05-21)

Carl Johannsen provide an overview of the purpose of the application as follows:

- the proposed 6-story 113-unit apartment building requires an Official Community Plan amendment along with a rezoning and development permit as the proposed density, in terms of units, is higher than the current OCP;

- the proposed new land use is Low Rise Residential which is consistent with the new OCP which envisions apartments with a maximum density of 2.1 floor area ratio and a maximum height of 6 stories.

First and second reading of a bylaw to amend City of Langley Official Community Plan Bylaw in order to incorporate provisions for higher-density Low-Rise Residential uses at the properties addressed 5370 and 5380 200 Street, 5371 and 5381 200A Street, 20010 & 20020 Michaud Crescent, and 20031 53B Avenue

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

THAT the bylaw cited as the “City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 18, 2021, No. 3185” be read a first time.

THAT the bylaw cited as the “City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 18, 2021, No. 3185” be read a second time.

BEFORE THE QUESTION WAS CALLED Councillor Storteboom, Chair of the Advisory Design Panel, advised that the Panel reviewed and supported the application and that this development is in keeping with other developments built by the developer in that immediate area; and further that these units are going to be rental.

Further comments were received from Council including:

- as the development is located at a high-profile corner ensuring public realm and walkability concepts for that corridor are considered;
- Ensuring rooftop treatment will reduce the heat island effect.

THE QUESTION WAS CALLED and the motion was

CARRIED

2. OCP Amendment Application Bylaw 3185 – Public Consultation & Adoption Requirements

Carl Johannsen, Director of Development Services spoke to the staff report dated September 24, 2021.

It was MOVED and SECONDED

THAT Council:

1. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3185 (5370 & 5380 200 Street, 5371 & 5381 200A Street, 20010 & 20020 Michaud Crescent, & 20031 53B Avenue) to the following organizations and authorities for consultation prior to holding a public hearing on October 18, 2021 in consideration of the requirements set out in Section 475 of the Local Government Act:

Kwantlen First Nation
Metro Vancouver
School District No. 35
TransLink

2. Consider Official Community Plan Amendment Bylaw No. 3185 in conjunction with the 2021-2025 Financial Plan Bylaw No. 3151 and the regional liquid and solid waste management plans in accordance with Section 477 (3) of the Local Government Act.

BEFORE THE QUESTION WAS CALLED in response to a question from a member of Council, Francis Cheung, Chief Administrative Officer advised that it has been the City's practice to consult with the Kwantlen First Nation as their territory sits closest to the Langleys while the three other First Nations' territories in the region are further away.

Mr. Johannsen noted that Kwantlen First Nation has been included in OCP amendment referrals to date but that staff would take direction from Council on expanding the consultation over what is being done currently.

There was unanimous consent to include the Katzie, Matsqui and Semiahmoo First Nations in the list of authorities to be consulted and that staff report back on consulting with all four First Nations in the region going forward.

In response to a question from a Council member, Mr. Johannsen advised that, given that the new OCP has been given three readings as approval in principle, staff have tightened up the referral timeline for current OCP amendments to two weeks and the

Public Hearing on this application is intended to be in two weeks time.

THE QUESTION WAS CALLED and the motion was

CARRIED

The motion now reads in its entirety:

“THAT Council:

1. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3185 (5370 & 5380 200 Street, 5371 & 5381 200A Street, 20010 & 20020 Michaud Crescent, & 20031 53B Avenue) to the following organizations and authorities for consultation prior to holding a public hearing on October 18, 2021 in consideration of the requirements set out in Section 475 of the Local Government Act:

Katzie First Nation
Kwantlen First Nation
Matsqui First Nation
Semiahmoo First Nation
Metro Vancouver
School District No. 35
TransLink

2. Consider Official Community Plan Amendment Bylaw No. 3185 in conjunction with the 2021-2025 Financial Plan Bylaw No. 3151 and the regional liquid and solid waste management plans in accordance with Section 477 (3) of the Local Government Act.

AND THAT staff report back on consulting with all four First Nations in the region going forward.”

3. Bylaw 3186 - Zoning Amendment No. 181 (RZ07-21) and Development Permit No. DP 09-21

First and second reading of a bylaw to rezone the properties located at 5370 & 5380 200 Street, 5371 & 5381 200A Street, 20010 & 20020 Michaud Crescent, & 20031 53B Avenue from RS1 Single Family Residential to CD78 Comprehensive Development to accommodate a 6-storey, 113-unit apartment development

Carl Johannsen, Director of Development Services provided an overview of the application:

- The applicant has incorporated the majority of the building and site design recommendations of the Advisory Design Panel;
- With regard to the public realm on 200A St. and Michaud Crescent, having street trees in that area will be looked at as a future capital project which the applicant would contribute to; however, there may be some opportunities for additional tree plantings on the Michaud Crescent corner;
- There was some discussion with the ADP with respect to using synthetic turf in the fenced dog run area and the Panel recommended looking at something else which was conveyed to the applicant; however, the applicant has chosen to stay with synthetic turf due to concerns about maintenance and odour as the area is on a slab;
- the application also proposes a residential parking rate that is consistent with the draft shoulder rates that are proposed for the new Zoning Bylaw;
- a variance is being requested for visitor parking.

It was MOVED and SECONDED

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 181, 2021, No. 3186” be read a first time.

It was MOVED and SECONDED

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 181, 2021, No. 3186” be read a second time.

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

- If Council has concerns regarding the use of synthetic turf for the dog run, they could make the applicant aware of it at the Public Hearing so that it could be acted upon prior to Council considering adoption of the Zoning Bylaw; when the

Development Permit comes back at that time, there could be changes made to the landscape plan.

Council discussion ensued regarding:

- environmental concerns with using synthetic turf;
- suggestion to have applicant provide tree plantings in neighbouring park to compensate for tree removal on the site.

In response to a question from a Council member, Mr. Johannsen advised that:

- Council can ask the applicant at the Public Hearing what kind of synthetic turf is proposed and to provide their rationale for choosing synthetic turf for the dog run and other areas;
- the applicant did explore other ground cover; however, they are concerned about the potential for such ground cover to degrade due to dog waste on the vegetation and potential odour, not only for residents but for neighbouring properties.

THE QUESTION WAS CALLED and the motion was

CARRIED

f. Bylaw Notice Enforcement Bylaw

It was MOVED and SECONDED

THAT the report of the Manager of Community Safety dated September 22, 2021 regarding the Bylaw Notice Enforcement Bylaw be received for information.

CARRIED

1. Bylaw 3139 - Bylaw Notice Enforcement Bylaw

First, second and third reading of a bylaw to govern enforcement of Bylaw Notices within the City of Langley

It was MOVED and SECONDED

THAT the bylaw cited as the "Bylaw Notice Enforcement Bylaw, 2021, No. 3139" be read a first time.

THAT the bylaw cited as the "Bylaw Notice Enforcement Bylaw, 2021, No. 3139" be read a second time.

THAT the bylaw cited as the "Bylaw Notice Enforcement Bylaw, 2021, No. 3139" be read a third time.

CARRIED

2. Bylaw 3158 - Highway and Traffic Regulation Bylaw Amendment

First, second and third reading of a bylaw to amend the Highway and Traffic Regulation Bylaw (Bylaw Notice Enforcement Bylaw)

It was MOVED and SECONDED

THAT the bylaw cited as the "Highway and Traffic Regulation Bylaw, 2013, No. 2871, Amendment Bylaw No. 5, 2021, No. 3158" be read a first time.

THAT the bylaw cited as the "Highway and Traffic Regulation Bylaw, 2013, No. 2871, Amendment Bylaw No. 5, 2021, No. 3158" be read a second time.

THAT the bylaw cited as the "Highway and Traffic Regulation Bylaw, 2013, No. 2871, Amendment Bylaw No. 5, 2021, No. 3158" be read a third time.

CARRIED

3. Bylaw 3171 - Fees and Charges Bylaw Amendment

First, second and third reading of a bylaw to amend the fees and charges bylaw (Bylaw Notice Enforcement Bylaw)

It was MOVED and SECONDED

THAT the bylaw cited as the “Fees and Charges Bylaw, 2010, Bylaw No. 2837, Amendment No. 29, 2021, No. 3171” be read a first time.

THAT the bylaw cited as the “Fees and Charges Bylaw, 2010, Bylaw No. 2837, Amendment No. 29, 2021, No. 3171” be read a second time.

THAT the bylaw cited as the “Fees and Charges Bylaw, 2010, Bylaw No. 2837, Amendment No. 29, 2021, No. 3171” be read a third time.

CARRIED

g. 5324, 5326, 5334 and 5336 198 Street

1. Bylaw 3179 - Official Community Plan Bylaw Amendment No. 17 (OCP 02-21)

Third reading of a bylaw to amend City of Langley Official Community Plan Bylaw in order to designate the properties located at 5324, 5326, 5334 and 5336 198 Street Low-Rise Residential, with additional policy in Appendix A: Nicomekl River District Neighbourhood Plan, that limits the properties to Ground Oriented Residential

It was MOVED and SECONDED

THAT the bylaw cited as the “City of Langley Official Community Plan Bylaw, 2005 No. 2600 Amendment No. 17, 2021, No 3179” be read a third time.

CARRIED

2. Bylaw 3180 - Zoning Amendment (RZ 02-21) and Development Permit No. 03-21

Third reading of a bylaw to rezone properties located at 5324, 5326, 5334 and 5336 198 Street from RS1 Single Family Residential Zone to CD77 Comprehensive Development Zone to accommodate a 13-unit townhouse development

It was MOVED and SECONDED

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 179, 2021, No. 3180" be read a third time.

BEFORE THE QUESTION WAS CALLED Council discussion ensued regarding tandem parking proposed for the development.

In response to questions from Council members, Mr. Johannsen and Mr. Bomhoff advised that:

- there will likely be additional cars parked on the street; however, staff have done a review of that entire area and there is considerable parking available: along 53 Ave., in front of the park, on the south side;
- for parking concerns, residents should contact the engineering department and staff will investigate and determine if there is an issue that needs to be resolved and if so, staff would bring forward a plan to address the issue; a parking study is intended to be completed for the city in the next year or two;
- with respect to safety concerns exiting the complex, the bump outs are intended to reduce the width of the road pedestrians have to cross; there is a plan to extend the curb to the driveway entrance which will reduce the number of cars parked there and increase the visibility for people that are either turning or walking in the area; the long-term plan is to remove the driveway access on 53 Ave. once the development to the north extends and make it an emergency access only;
- given the configuration of the intersection, the buildings will be set back far enough to ensure clear site lines well up 198 St. and well down 53 Ave. eastward; a Right of Way runs through the corner which will also require the buildings to be set back, but will also impact the placement of street trees in that area;
- the City intends to install a rapid flashing signal beacon at the mid-block crosswalk at Bryden Park;
- the development at 5255 201A is higher density than this project (unit per acre more);
- five trees have been removed but nine trees are proposed for the development plus smaller spruce trees;
- as part of each development project, there are frontage requirements; in this case, they will be put in at time of development; currently there are no street trees at this site; in order to keep site lines clear at 198 St. and 53 Ave., all attempts will be made to put in possibly two, three, or four street trees 9m apart;
- although it is possible to put in bigger trees at the outset, it takes greater effort to ensure they survive after being transplanted;

- roundabouts are generally used when there is an equal amount of traffic coming from all directions which is not the case in this area; however, staff can look into the feasibility of having a roundabout in this area instead of a four way stop;
- with respect to shadowing issues:
 - building setbacks for this development were increased in response to feedback received at the developer held public information meeting and staff's investigation of best practices for townhouse setbacks around the region;
 - the shadowing analysis that is required from all development applicants is to be at the equinox, either the start of spring or fall between 9:00 am and 3:00 pm, the purpose of which is to look at what the massing might impact in terms of parks, public spaces, and adjacent residences; the time period between 9:00 am and 3:00 pm is the standard used by many municipalities as that is typically when people are outside and the time of day when vegetation is getting the highest amount of solar radiation because of the angle of the sun in the sky: at the equinox the sun is lower down and at the solstice it is higher up. Past 3:00 pm, the shadows start to get longer and longer so it would be expected that many places will be in shadow, with the shadows being longer at the equinox as compared to the solstice;
 - the purpose of moving the buildings to the west was not only to reduce the massing impact on neighbouring properties but the shadowing impact as well; however, there will be shadowing impact on the neighbouring properties which occurs when redevelopment takes place in areas here there are existing buildings;
- the master transportation plan is underway with completion expected next fall, so staff can take into consideration the feasibility of a roundabout and other traffic calming measures for that area.

THE QUESTION WAS CALLED and the motion was

CARRIED

Opposed: Councillor Albrecht

h. New Subdivision and Development Servicing Bylaw 2021, No.3126

It was MOVED and SECONDED

THAT the report from the Manager of Engineering Services dated October 4, 2021 regarding the proposed Subdivision and Development Servicing Bylaw, 2021, No. 3126 be received for information.

BEFORE THE QUESTION WAS CALLED in response to questions from Council members, Hirod Gill, Manager of Engineering advised that:

- some developers were not familiar with the concept of on-site infiltration so they did have some questions, but there hasn't been any pushback;
- the pavement cut policy has been updated and is now embedded in the design criteria manual and the rate has been increased to reflect actual costs incurred by the City as a result of digging up the streets

THE QUESTION WAS CALLED and the motion was

CARRIED

1. Bylaw 3126 - Subdivision and Development Bylaw

Third reading of a bylaw to establish the standard of Works and Services to be provided for the Subdivision / Development of lands

It was MOVED and SECONDED

THAT the bylaw cited as the "Subdivision and Development Servicing Bylaw 2021, No. 3126" be read a third time.

CARRIED

2. Bylaw 3182 - Highway and Traffic Regulation Bylaw Amendment

First, second and third reading of a bylaw to amend the Highway and Traffic Regulation Bylaw (Subdivision & Development Servicing Bylaw)

It was MOVED and SECONDED

THAT the bylaw cited as the "Highway and Traffic Regulation Bylaw, 2013, No. 2871, Amendment Bylaw No. 4, 2020, No. 3182" be read a first time.

THAT the bylaw cited as the "Highway and Traffic Regulation Bylaw, 2013, No. 2871, Amendment Bylaw No. 4, 2020, No. 3182" be read a second time.

THAT the bylaw cited as the "Highway and Traffic Regulation Bylaw, 2013, No. 2871, Amendment Bylaw No. 4, 2020, No. 3182" be read a third time.

CARRIED

3. Bylaw 3187 - Municipal Ticket Information System Amendment Bylaw

First, second and third reading of a bylaw to amend fees in the Municipal Ticket Information System (Subdivision & Development Servicing Bylaw)

It was MOVED and SECONDED

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw No. 2846, Amendment No. 18, 2021, No. 3187" be read a first time.

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw No. 2846, Amendment No. 18, 2021, No. 3187" be read a second time.

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw No. 2846, Amendment No. 18, 2021, No. 3187" be read a third time.

CARRIED

4. Bylaw 3176 - Fees and Charges Bylaw Amendment

First, second and third reading of a bylaw to amend fees and charges for various services offered by the City of Langley (Subdivision & Development Servicing Bylaw)

It was MOVED and SECONDED

THAT the bylaw cited as the "Fees and Charges Bylaw, 2010, Bylaw No. 2837, Amendment No. 28, 2021, No. 3176" be read a first time.

THAT the bylaw cited as the "Fees and Charges Bylaw, 2010, Bylaw No. 2837, Amendment No. 28, 2021, No. 3176" be read a second time.

THAT the bylaw cited as the "Fees and Charges Bylaw, 2010, Bylaw No. 2837, Amendment No. 28, 2021, No. 3176" be read a third time.

CARRIED

5. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

Notice of Motion – Councillor Albrecht

“THAT Council place a moratorium on tandem garages on new development applications, grandfathering any current applications, until staff completes the parking management study report for Council’s review, discussion, and adoption.”

Mr. Carl Johannsen, Director of Development Services provided clarification that, as part of updating the Zoning Bylaw, staff will be bringing forward proposed new parking rates, regulations, loading etc. and tandem parking will be part of that discussion.

b. Correspondence

c. New Business

6. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 9:18pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER