



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, December 5, 2022

4:00 p.m.

Remote Video / Teleconference

Present: Mayor Pachal  
Councillor Albrecht  
Councillor James  
Councillor Mack  
Councillor Solyom  
Councillor Wallace  
Councillor White

Staff Present: F. Cheung, Chief Administrative Officer  
R. Bomhof, Director of Engineering, Parks and Environment  
K. Hilton, Director of Recreation, Culture and Community Services  
C. Johannsen, Director of Development Services  
D. Leite, Director of Corporate Services  
R. Beddow, Deputy Director of Development Services  
G. Flack, Deputy Director of Corporate Services  
H. Gill, Manager of Engineering  
K. Kenney, Corporate Officer  
P. Kusack, Deputy Corporate Officer  
A. Metalnikov, Planner  
B. Zeller, Manager of Human Resources

Mayor Pachal began by acknowledging 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**

It was MOVED and SECONDED

THAT the December 5, 2022 Regular Agenda be adopted as circulated.

**CARRIED**

**2. ADOPTION OF THE MINUTES**

- a. Regular Meeting Minutes from November 21, 2022

It was MOVED and SECONDED

THAT the minutes of the regular meeting held on November 21, 2022 be adopted as circulated.

CARRIED

**3. MAYOR'S REPORT**

- a. Upcoming Meetings

Regular Council Meeting – December 12, 2022

Regular Council Meeting – January 16, 2023

**4. BYLAWS**

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

Final 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 final time.

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

- staff don't have the latest information to be able to give the value range for these townhomes; however, given the recent volatility in the housing market, it is expected they would be less than single detached homes; staff could report back in the new year with general costs for townhomes;
- the City does take deposits from all the developments in an area to put towards repaving of surrounding streets, in this case, 198 Street;
- staff can schedule a working session to provide information to Council on the development approval process.

Councillor White left the meeting 4:07 pm and returned at 4:11 pm.

- staff don't have a definitive timeline from the developer for construction; however, should Council adopt the rezoning bylaw and approve the development permit, the applicant would apply for a building permit, which would take staff approximately four to six weeks to review and provide comments back to the applicant; it would take approximately two to three months to issue the building permit; if all goes well, it is likely construction could commence in the summer with completion in a year to year and a half;
- community amenity contributions received from developers are utilized for a variety of projects that are included in the Capital Improvement Plan for consideration of approval by Council as part of the budget process; staff aren't aware of which projects the community amenity contributions received from this developer would be used for;
- the community amenity contribution for this application is \$26,000, which is \$2,000 per unit, which is the pre-existing rate; the rate was increased to \$4,000 per unit in March of this year; however, this application was made prior to that date;
- community amenity contributions are pooled together and allocated to various projects in the city based on need; they are not usually site specific; if community amenity contributions are allocated to a specific project they are reflected in the funding sources identified in the Capital Plan that gets approved by Council during the budget deliberation process.

THE QUESTION WAS CALLED and the motion was

CARRIED

1. Development Permit Application DP 03-21

13-unit townhouse development at 5324, 5326, 5334 and 5336 198 Street

It was MOVED and SECONDED

THAT Development Permit Application No. 03-21 for the development of a 13-unit townhouse development at 5324-5326 & 5334-5336 198 Street be approved.

BEFORE THE QUESTION WAS CALLED, Council members discussed the feedback received during public consultation on this project which included:

- tandem parking vs. side-by-side parking
- sighting and shadowing of the property

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

- with respect to tandem parking vs. side-by-side parking:
  - staff will be bringing this forward as part of the new Zoning Bylaw update;
  - staff are advising development applicants to go with side-by-side parking garages;
  - staff are limiting tandem proposals to less than 50% of the total until staff get specific direction on this from Council and implement it through the new Zoning Bylaw;
  - side by side parking is easier to use but increases the sale price of units by \$100K to \$200K or even more compared to units with tandem parking;
- with respect to public consultation, this area was included in the Nicomekl Neighbourhood Plan that forms part of the new OCP; the townhouse form of this application was brought forward through that plan for which public consultation was undertaken prior to being implemented in the OCP.

THE QUESTION WAS CALLED and the motion was

CARRIED

b. Bylaw 3189 - Zoning Amendment No. 182 and DP 10-21

Final reading of a bylaw to rezone the properties located at 5364-5380 198 Street & 19824 54 Avenue from the RS1 Single Family Residential zone to the CD79 Comprehensive Development zone to accommodate a 30-unit townhouse development

It was MOVED and SECONDED

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 182, 2021, No. 3189" be read a final time.

CARRIED

1. Development Permit Application DP 10-21

30-unit townhouse development at 5364-5380 198 Street & 19824 54 Avenue

It was MOVED and SECONDED

THAT Development Permit Application No. 10-21 for the development of a 30-unit townhouse development at 5364-5380 198 Street & 19824 54 Avenue be approved.

CARRIED

c. Bylaw 3228 - Sanitary Sewer and Storm Sewer Rates and Regulation Amendment Bylaw

First, second and third reading of a bylaw to amend the Sanitary Sewer and Storm Sewer Rates and Regulation Bylaw (Rate amendment)

It was MOVED and SECONDED

THAT the bylaw cited as the "Sanitary Sewer and Storm Sewer Rates and Regulations Bylaw, 2003, No. 2494, Amendment No. 21, Bylaw No. 3228" be read a first, second and third time.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, Mr. Leite advised that this year's rate increases are higher than the last few years as the City is allocating funding to reserves in order to be able to accommodate sewer, sanitary sewer, and drainage infrastructure renewal projects; Metro Vancouver is anticipating large projects in the coming years which will result in larger rate increases in the next five years from Metro Vancouver.

THE QUESTION WAS CALLED and the motion was

CARRIED

d. Bylaw 3229 - Waterworks Regulation Amendment Bylaw

First, second and third reading of a bylaw to amend the Waterworks Regulation Bylaw (Rate amendment)

It was MOVED and SECONDED

THAT the bylaw cited as the "Waterworks Regulation Bylaw, 2004, No. 2550, Amendment No. 25, Bylaw No. 3229" be read a first, second and third time.

CARRIED

e. Bylaw 3230 - Solid Waste Amendment Bylaw

First, second and third reading of a bylaw to amend the Solid Waste Bylaw (Rate amendment)

It was MOVED and SECONDED

THAT the bylaw cited as the "Solid Waste Bylaw, 2016, No. 2991, Amendment No. 6, Bylaw No. 3230" be read a first, second and third time.

CARRIED

f. Bylaw 3213 - Fees and Charges Amendment Bylaw

First, second and third reading of a bylaw to amend the fees and charges bylaw (Various Fees)

It was MOVED and SECONDED

THAT the bylaw cited as the "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 32 Bylaw, 2022, No. 3213" be read a first, second and third time.

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

- the substantial increase in the pavement degradation fee is meant to discourage the cutting of city pavement by utility companies in order to do their utility works
- the increase in fees for animal control and engineering and filming services is meant to reflect the actual cost to administer these services and to have those who are using the service pay for the service rather than putting the burden on all taxpayers;
- typically the fees in the Fees and Charges Bylaw are reviewed annually;
- the City contracts with the Langley Animal Protection Society (LAPS) for provision of the City's animal control services; the animal control fees are increasing as there is an annual CPI increase built into this service contract;
- dog owners pay licencing fees which are intended to cover the cost of provision of the animal control services that LAPS provides; currently the costs for this service exceed the licencing fees the City receives from dog owners; accordingly, the City is increasing fees over time in order to close this gap.

CARRIED

**5. NEW AND UNFINISHED BUSINESS**

a. Motions/Notices of Motion

b. Correspondence

1. Support for equitable access to higher education in Langley

Geoff Dean, KPURA Board member (Kwantlen Polytechnic University Retirees' Association)

There was unanimous consent to receive the correspondence from Kwantlen Polytechnic University Retirees' Association for information.

c. New Business

1. Motion to Hold a Closed Meeting

It was MOVED and SECONDED

THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the Community Charter:

(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED

6. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 4:41 pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER