



## MINUTES OF A SPECIAL COUNCIL MEETING

Monday, July 17, 2023

7:55 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  
D. Leite, Director of Corporate Services  
D. Pollock, Acting Director of Engineering, Parks and Environment  
K. Hilton, Director of Recreation, Culture and Community Services  
C. Johannsen, Director of Development Services  
D. Colthorp, Deputy Fire Chief  
P. Kusack, Deputy Corporate Officer

### 1. **ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the July 17, 2023 special meeting agenda be adopted as circulated.

**CARRIED**

### 2. **ADOPTION OF THE MINUTES**

a. Regular Meeting Minutes, Public Hearing Minutes, Special (Pre-Closed) Meeting Minutes from July 10, 2023

It was MOVED and SECONDED

THAT the minutes of the regular meeting, public hearing and special meeting held July 10, 2023 be adopted as circulated.

**CARRIED**

### **3. BYLAWS**

- a. Bylaw 3237 - Zoning Amendment No. 191 and Development Permit No. 03-22

Third reading of a bylaw to rezone the property located at 5360 204 Street (Pyramid Apartments) from RM2 Multiple Residential Medium Density to CD87 Comprehensive Development to accommodate a 12-storey, 370-unit apartment development.

It was MOVED and SECONDED

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 191, 2023, No. 3237” be read a third time.

BEFORE THE QUESTION WAS CALLED members of council stated the following:

- The size of the development is new for the community and brought some challenges. (height of the building, number of units, parking)
- The density and land use plan meets the standards and the vision set out in the City’s Official Community Plan (OCP), which was developed over two years with a robust public engagement component.
- Developers plan their investment in the community with an expectation of certainty provided by Council policy.
- The developer has met and, in some cases, exceeded City policies (ie: tenant compensation, providing air conditioning for rental units)
- Developer has adapted the project to make things work financially and otherwise.
- There is a critical need for more housing. Shortages of rental, ownership for market, below market rental, traditional BC housing, supportive housing. It is all needed here and everywhere.
- Affordability is different for everyone, and private industry can’t meet every need, public sectors need to partner to provide subsidized housing.
- Will continue to advocate to the province and non-profit organizations to develop housing solutions and will continue to coordinate efforts of Council, staff and developers with input from the citizens to that end.
- This development is providing over 300 units of housing, including rentals. Ten times the number of units in the current building.
- Current tenants must be relocated prior to the City issuing a demolition permit for the existing building.
- The province provides minimal compensation to tenants and the City, through the tenant relocation policy, requires more.
- The City will continue to amend the Tenant Relocation Policy to refine the process and identify needed changes and enhance consideration for vulnerable residents.

- Concerned about displacing seniors, providing affordable housing, ensuring eco systems are protected.
- Working to meet climate action goals and maintain a walkable, livable city with less car traffic.
- Heard concerns about traffic, height, shadows.
- Construction and noise impacts will be mitigated to the extent of the City's bylaws. As the first project it is very important to ensure compliance to the bylaws.
- Reiterated that the project meets the OCP, development guidelines, form and character.
- People use a variety of transportation modes when more density is built.
- Staff are conducting an on-street parking review and research has shown that we are building more parking than is needed.
- Building step down design minimizes shadowing and ensures neighbouring properties have some sunlight.
- Confirmed that the Langley school district is aware of the development and planning accordingly.
- New buildings are designed to handle 1:200-year flooding events, and the fire service has confirmed they can handle the size of the building, qualified engineers and geotechnical staff have reviewed the plans. People will live in this building safely.
- The developer has ensured that no cellular towers will be placed on top of the building.
- Expressed appreciation for the public's opinion and felt it is important to hear it even if we can't meet everyone's needs.

THE QUESTION WAS CALLED and same was

CARRIED

b. Bylaw 3238 - Discharge of Land Use Contract

Third reading of a bylaw to authorize the discharge of Land Use Contract No. 25-76 from the property located at 5360 204 Street (Pyramid Apartments).

It was MOVED and SECONDED

THAT the bylaw cited as "Discharge of Land Use Contract No. 25-76 Bylaw, 2023, No. 3238" be read a third time.

CARRIED

**4. ADMINISTRATIVE REPORTS**

a. June 2023 Community Grant Report

It was MOVED and SECONDED

THAT City Council award community grants totalling \$28,990.78 to the following organizations;

Alano Club of Langley	\$ 2,000.00
Bosnian-Herzegovinian Cultural Centre	\$ 2,000.00
BGC (Boys and Girls Club of Langley)	\$ 1,225.00
Eco Waves Community Volunteer Club	\$ 600.00
Fairy Godmother Foundation	\$ 1,000.00
Fibromyalgia Well Spring Foundation	\$ 755.78
Langley Community Services Society (Best Babies)	\$ 5,000.00
Langley Community Services Society (Langley Global Fest)	\$ 4,475.00
Langley Fastball Association	\$ 5,000.00
Lower Fraser Valley Aboriginal Society	\$ 5,400.00
Terry Fox Foundation	\$ 1,535.00
	\$ 28,990.78

CARRIED

**5. NEW AND UNFINISHED BUSINESS**

- a. Motions / Notices of Motion
- b. New Business

**6. ADJOURNMENT**

It was MOVED and SECONDED  
THAT the meeting adjourn at 8:22pm.

CARRIED

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MAYOR

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DEPUTY CORPORATE OFFICER