



MINUTES OF A REGULAR COUNCIL MEETING

Monday, January 15, 2024

7:00 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

- Present: Mayor Pachal
Councillor Albrecht
Councillor Mack
Councillor Solyom
- Absent: Councillor James
Councillor Wallace
Councillor White
- Staff Present: F. Cheung, Chief Administrative Officer
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
K. Kenney, Corporate Officer
D. Leite, Director of Corporate Services
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 January 15, 2024 regular agenda be adopted as circulated.

CARRIED

3. **CONSENT AGENDA**

It was MOVED and SECONDED

THAT the following items be approved:

- a. Adoption of the Minutes
 1. Regular Meeting Minutes from December 11, 2023

THAT the minutes of the regular meeting held on December 11, 2023 be adopted as circulated.

2. Special Meeting Minutes from December 11, 2023 and January 8, 2024

THAT the minutes of the special meetings held on December 11, 2023 and January 8, 2024 be adopted as circulated.

CARRIED

4. ADOPTION OF THE MINUTES

See Consent Agenda

5. COUNCIL MEMBER REPORTS

- a. Upcoming Regular Meetings

January 22, 2024
February 12, 2024

- b. Council Advisory Bodies Update

Mayor Pachal advised that last week the TransLink Mayors' Council launched the advocacy for the Access for Everyone Transit Plan which calls for major investment in the region's transit system to ensure it continues to meet the needs of individuals in all regions. It is a \$21 billion dollar plan spanning over 10 decades. He further advised that the Mayors' Council is committed to paying the region's fair share but recognizes it cannot meet its goals without funding from provincial and federal governments. He urged everyone to sign the on-line petition requesting MLAs and MPs deliver affordable transportation options for people in Metro Vancouver.

6. BYLAWS

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

First and second 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.

Mayor Pachal advised that recent significant legislative changes made by the province make it illegal for municipalities in BC to hold public hearings for rezonings for residential developments that are consistent with their Official Community Plan. His understanding is that the provincial government believes this is a way to accelerate the housing approval

processes in BC municipalities and that the appropriate time for public input on residential development applications is during Official Community Plan amendments.

Mayor Pachal further advised that despite this new legislation, the City still believes in providing an opportunity for people to provide feedback on proposed developments in their neighbourhoods and therefore has committed to making sure public notice of rezonings and development permit applications is provided and that an opportunity for the public to provide written input to Council continues to be provided.

The Corporate Officer advised that:

Notices were mailed out to owners and occupants within 100m of the subject properties.

Newspaper advertisements were published in the January 4th and 11th editions of the Langley Advance Times

Notice was placed on the City's website and the City Hall public notice board.

Three pieces of correspondence were received and are included in the agenda package.

The Director of Development Services provided information on the proposed rezoning, as follows:

- the subject properties are zoned RS-1 Single Family Residential in the Zoning bylaw and designated Ground Oriented Residential in the Official Community Plan (OCP);
- this land use allows town home and plex home development;
- the proposed rezoning with 14 units is consistent with the OCP and the district policies for 200 Street townhomes and plexes in terms of following the guidance for enabling temporary access from an arterial but also requiring the start of a rear lane connection that will enable the removal of driveways off of the arterial in time;
- it also incorporates the findings of the town home and plex home survey from the spring of last year and reflects the best practices that came out of that survey;
- the applicant is proposing variances for lot coverage, setbacks, and height; however, these are largely consistent with what is envisioned in the OCP and the zone that is being prepared for the new Zoning Bylaw;
- the development application has been reviewed by the City's Advisory Design Panel and the applicant has incorporated the Panel's recommendations;
- the applicant is in attendance to present their rezoning and DP proposal prior to Council's consideration of first and second reading of the bylaw.

The applicant team presented the proposed development.

Fred Adab, project Architect provided information on the following:

- Context plan
- Aerial map of site
- Views of the site
- Proximity to amenities
- Site plan
 - Retention of six existing trees on the site
 - Gated access to the site
 - Signage for the building
 - Parking
 - Pedestrian walkways
- Statistics
 - Unit sizes with parking
- Renderings
 - Perspective from 200 Street
 - Elevations
- Exterior finishes colour scheme
- Block 1 first and second floor plans
- Block 1 sections
- Sustainability measures.

Meredith Mitchell, project Landscape Architect, provided information on the landscape plan for the development, providing information on the following:

- Tree Plan
- Paving patterns to delineate uses
- Hedging
- Screening using vegetation
- CPTED principles used.

In response to questions from Council, staff advised that:

- staff provided written responses to questions from those members of the public who submitted correspondence that is included in the agenda package and who were able to be reached by email; staff will follow up with members of the public who submitted correspondence today who provided contact information;
- should members of the public have further questions after the bylaw has been given first and second reading, it is recommended that they be forwarded to staff for response rather than to Council, as similar to past practice after a public hearing, Council should not receive new information before they make their decision on third reading;
- the previous owner did attempt to assemble the properties to the north of the subject properties but was unsuccessful, so instead brought

forward an application that was consistent with the OCP to enable a temporary access off of an arterial road but also to provide the lane segment necessary to eventually connect the lane to 45A Ave.; 19% of the lot was given over to the lane dedication and the dedication off of 200 Street; when the two properties to the north are developed and the lane connection is made, the temporary access to the arterial has to be closed;

- additional parking could be a potential temporary use for the lane until such time as it is made contiguous with 45A Ave. and will then be used for vehicular traffic;
- as part of the servicing agreement there will be an interim lane use plan; when the lane is open to 45A Ave. it will have to be used for vehicular traffic; however, staff envision for these lanes for ground oriented developments is that wherever they can they will put on lane parking similar to the visitor parking currently provided, and put additional parking spaces where possible; space has also been allocated at the south end for turnaround in the interim; both sides of the lane will have signage that clearly states the lane will be extended as part of future development;
- as it is estimated that there will be a relatively small number of vehicles accessing 200 St. from the site (8 vehicles per hour in the peak afternoon), full traffic movement access will be permitted onto 200 Street from the temporary lane until such time as the lane is extended to 45A Ave; given it is a major arterial road, the long term goal is to limit access onto 200 St.;
- there isn't a median in front of the property on 200 St.;
- the purpose of the rear lane is for access control, it is not a fire requirement;
- during the design process staff will ensure the road from the internal lane and the street will go up to meet the bike lane and sidewalk;
- to ensure trees on the site are protected from damage during construction, staff will, for the first time, be asking for a bonding amount for each tree; staff have also worked with the applicant to ensure the design of the building is such that the building envelope and subsurface intrusions are kept away from the trees' roots and drip lines;
- a ground oriented survey to residents within 100 metres of the corridor was undertaken and incorporated feedback received into the best practices guide; some of the key features incorporated into the design of the development to align with the best practices guide include:
- comprehensive shadow study to ensure minimal shadowing impact on neighbouring properties;
- ensuring there is at least 8m set back between the development and neighbouring single family properties;
- including peak roofs to match the residential character of the surrounding area;

- limiting tandem parking units to under 50%;
- providing one new tree per unit in addition to those trees being retained;
- next steps in the development approval process:
 - should Council give the bylaw first and second reading tonight,
 - as requested by Council, staff will bring back information on the trades parking, communication plan, and construction plan for the development at a future Council meeting;
 - at a future Council meeting, which could be as early as next meeting, Council will be asked to consider giving third reading to the Bylaw which is approval in principle;
 - if third reading is given, the development would proceed to the servicing agreement stage which typically takes 3 to 4 months;
 - following completion of the servicing agreement stage, Council will be asked to consider adoption of the bylaw and approval of the development permit.

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

- contact information for either the development team or the architect will be posted on the development site should residents have any questions about the development;
- the applicant did not attempt to purchase the properties to the north of the subject properties as the current development site was put together by a previous developer and the present applicant bought the site as is;
- in the interim the temporary lane will be used for business parking per the Zoning Bylaw, no other uses for the lane have been identified by the applicant, it will be up to the Strata Council to identify other uses as permitted by the City.

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 first and second time.

CARRIED

1. Bylaw 3260 - Submitted Written Public Input:

- Three pieces of correspondence received.

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

First and second 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.

The Corporate Officer advised that:

Notices were mailed out to owners and occupants within 100m of the subject properties.

Newspaper advertisements were published in the January 4th and 11th editions of Langley Advance Times

Notice was placed on the City's website and the City Hall public notice board.

Two pieces of correspondence were received after publication of the agenda and have been circulated to Council.

The Director of Development Services provided information on the proposed rezoning, as follows:

- these properties are currently zoned Private Institutional but designated Transit-oriented Residential in the OCP which allows multi-family apartment development to a maximum height of 15 stories and a floor area ratio (FAR) of 4.5;
- the density of this development is approximately 2.8 FAR with 136 units within a 6 storey building;
- it is consistent with the OCP but requires a rezoning;
- there are variances for parking and accessible parking stall length; however, these variances are consistent with previous rates that are being considered as part of the new Zoning Bylaw;
- the application has been reviewed by the Advisory Design Panel and the applicant has incorporated the Panel's recommendations;
- the applicant is in attendance to present their rezoning and development permit proposal to Council prior to consideration of first and second reading.

The following applicant team presented the proposed development.

Noel Lim, Project Manager, Keystone Architecture & Planning Ltd.,
Andressa Linhares, Design Lead, Keystone Architecture & Planning Ltd.
Jennifer Wall, Landscape Architect, Keystone Architecture & Planning Ltd.

Mr. Lim provided information on the following:

- Project data
- Site description
- Site plan
- Floor plans
- Roof level
- Parkade plan
- Section renderings
- Shadow studies

Ms. Linhares provided information on the following:

- Massing used to reduce scale of building
- Materials and finishes used to create bridge between colours of neighbouring buildings

Ms. Wall provided information on the following:

- Site plan connection to surface parking lot
- Potential for edible garden front
- Extended patio spaces
- Connection out to street
- Short term bike parking location
- Materials used
- Use of plants to provide colour
- Location of Trees
- Sidewalk and boulevard treatment
- Podium landscape plan
- Outdoor amenity spaces
- Fence treatment.

In response to questions from Council, the applicant team advised that:

- with respect to parking access and visibility, as there are two parkade ramps next to each other, they designed the ramp that leads up to the podium closer to the stairwell which would provide better sightlines as vehicles are coming down from above, the other parkade ramp will be coming from the P1 level; site lines will not be impeded as there will be a ramp with a low wall allowing site lines to the other ramp;
- all offsite trees are to be retained; construction of the parkade will not impede these trees and an arborist has been retained for the

project who is required to be on site if there is any work to be undertaken that could potentially impact the trees;

- all units will have wiring to facilitate the installation of air conditioning by the owner.

In response to questions from Council, staff advised that:

- staff's expectation is that during construction the lane will remain open with some constraints to allow construction to occur;
- no bonding is being required for the trees, as given the design and the arborist's report staff are confident there shouldn't be any incursions into the drip line or root ball; however, staff can review further during the servicing agreement stage, and if found necessary, require bonding;
- as with any demolition, vector control will be undertaken prior to the building being taken down.

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 first and second time.

CARRIED

1. Bylaw 3261 - Submitted Written Public Input:

- Two pieces of correspondence received after publishing of agenda.

7. ADMINISTRATIVE REPORTS

a. Award of Tender T2023-034, Barbour Diamond Backstop Replacement

It was MOVED and SECONDED

1. THAT Tender "T2023-034 Barbour Diamond Backstop Replacement" be awarded to Streamline Fencing Ltd. based on the tendered amount of \$743,382.60 (Excluding GST), and
2. THAT a contingency allowance of \$75,000 be established, and
3. THAT the Director of Engineering, Parks and Environment and the Corporate Officer be authorized to execute the contract document for tender "T2023-034 Barbour Diamond Backstop Replacement".

BEFORE THE QUESTION WAS CALLED staff responded to questions from Council, advising that:

- the large discrepancy between the budget for this project and the lowest bid received is due to the volatility of the construction industry, which makes it challenging to develop accurate cost estimates for construction projects; cost estimates are based on the

market conditions at the time of developing the estimate, whereas the bids received later in the procurement process are based on current market conditions; in this case, staff, in conjunction with the low bidder were able to revise the design in order to reduce the cost for this project somewhat;

- with respect to where the additional funding is coming from for this project, there are three projects in City Park, the field upgrade project was budgeted for in the 2023 budget and most of the work has been undertaken so staff are using the remaining budget from that project for this project; additionally, \$30,000 is available from a replacement fence project in City Park which utilized mesh fencing instead of wood;
- with respect to whether there would be cost savings in changing the timeline for this project, Staff did look into whether it was possible to defer this project to a later date but were advised that the fencing is at end of life.

THE QUESTION WAS CALLED and the motion was

CARRIED

b. Crime Severity Index Conference

Mayor Pachal spoke to the correspondence from the City of North Battleford dated December 8, 2023 inviting representation from the City at the Crime Severity Index Conference in Saskatoon.

It was MOVED and SECONDED THAT

1. City Council approve Councillors Paul Albrecht and Delaney Mack to attend the Crime Severity Index Conference in Saskatoon, Saskatchewan from February 28, 2024 to February 29, 2024.
2. THAT City Council approve to pay for the costs, including conference fee, travel, meals, and accommodation, for Councillors Paul Albrecht and Delaney Mack to attend the Crime Severity Index Conference from the Enterprise Fund.

BEFORE THE QUESTION WAS CALLED a recess was requested by a Council member.

The meeting recessed at 8:24 pm and reconvened at 8:26 pm.

THE QUESTION WAS CALLED and the motion was

CARRIED

8. NEW AND UNFINISHED BUSINESS

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

- 1. Public Release of Correspondence from the January 8, 2024 Closed Meeting

THAT the correspondence dated December 11, 2023 to the Minister of Public Safety and Solicitor General and the Minister of Mental Health and Addictions, and the correspondence dated January 9, 2024 to the City of White Rock, City of Maple Ridge and the Township of Langley regarding Mobile Integrated Crisis Response (MICR) Needs in Langley City be publicly released.

- 2. Public Release of Closed Meeting Motion from the December 11, 2024 Closed Meeting:

THAT the following individuals be appointed to the respective Advisory Body for the indicated term:

Accessibility Advisory Committee – Term Ongoing:

- 1. Jaclyn Edwards, Community member at large
- 2. Jon Kirby, Community Member at Large (staff note: this member subsequently withdrew application)
- 3. Cherise Okeymow, Community Member at Large
- 4. Ron Bergen, Member Representing Seniors
- 5. Diane Sugars, Member Representing the Indigenous Community

Advisory Design Panel – One (1) year term:

- 1. Leslie Koole, Resident Member at Large
- 2. Dammy Ogunseitan, Resident Member at Large

Board of Variance – Three (3) year term:

- 1. Ivonne Cortes, Board Member at Large

Crime Prevention Committee – Term Ongoing:

- 1. Jeff Jacobs, Member at Large
- 2. Kenneth Edwards, Member at Large
- 3. Jayde Marno, Member Representative Youth
- 4. Suzanne Gorgis, Member Representing Social Services
- 5. Stefan Jones, Member Representing the Indigenous Community

Environmental Sustainability Committee – Term Ongoing:

- 1. Lisa Boughen, Member at Large
- 2. Armaan Liloithia, Member Representative Youth

9. CORRESPONDENCE

10. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 8:28 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER