



MINUTES OF A REGULAR COUNCIL MEETING

Monday, May 13, 2024

7:03 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

- Present: Mayor Pachal
Councillor Albrecht
Councillor Mack
Councillor Solyom
Councillor Wallace
Councillor White
- Absent: Councillor James
- 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
A. Metalnikov, Planner
D. Pollock, Director of Engineering, Parks and Environment

1. **LAND ACKNOWLEDGEMENT**

Mayor Pachal began by acknowledging that 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 May 13, 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 Minutes

1. Regular Meeting Minutes from April 29, 2024

THAT the minutes of the regular meeting held on April 29, 2024 be adopted as circulated.

2. Special (Pre-Closed) Meeting Minutes from May 6, 2024

THAT the minutes of the special (pre-closed) meeting held on May 6, 2024 be adopted as circulated.

3. Special Meeting Minutes from April 29, 2024

THAT the minutes of the special meeting held on April 29, 2024 be adopted as circulated.

b. Bylaws

1. Bylaw 3195 - Zoning Amendment No. 184 and Development Permit No. DP 13-21

Final reading of a bylaw to rezone the properties located at 19701-19729 55A Avenue from the RS1 Single Family Residential zone and RM1 Multiple Residential Low Density to the CD81 Comprehensive Development Zone to accommodate a 6-storey, 96-unit apartment development.

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 184, 2021, No. 3195" be read a final time.

1. Approval of Development Permit No. 13-21

19701-19729 55A Avenue

THAT Development Permit No. 13-21 to accommodate a 6-storey, 96-unit apartment development located at 19701-19729 55A Avenue be approved.

2. Bylaw 3279 - Housing Agreement Bylaw

Final reading of a bylaw to enter into a housing agreement under Section 483 of the Local Government Act.

THAT the bylaw cited as "Housing Agreement Bylaw, 2024, No. 3279" be read a final time.

3. Bylaw 3250 - Zoning Amendment No. 194 and Development Permit No. 01-23

Final reading of a bylaw to rezone the property located at 20214 & 20224 54A Avenue from RM1 Multiple Residential Low Density Zone to CD88 Comprehensive Development to accommodate a 6-storey, 75-unit apartment development.

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 194, 2023, No. 3250" be read a final time.

1. Approval of Development Permit No. 01-23

20214 & 20224 54A Avenue

THAT Development Permit No. 01-23 to accommodate a 6-storey, 75-unit apartment development. located at 20214 & 20224 54A Avenue be approved.

CARRIED

4. **ADOPTION OF THE MINUTES**

See Consent Agenda

5. **DELEGATIONS**

a. City of Langley 2023 Audit Report

Presentation from:

Graham Flack, Deputy Director of Corporate Services
Kristine Simpson, Partner, CPA CA, BDO Vancouver

Mr. Graham Flack, Deputy Director of Corporate Services spoke to the staff report dated May 7, 2024 and provided a PowerPoint presentation on the following:

- Management's Responsibility;
- Statement of Financial Position;
- Statement of Operations;
- 2023 Consolidated Financial Statements.

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

- at the time of the meeting, staff did not know the exact percentage of increase in revenue from tax penalties and interest for unpaid taxes, but as an example, as there was about a 10% increase in general taxes last year, it was anticipated there would be an overall increase of 10% in the penalties portion for overdue taxes; in addition the interest rate is set by the province based on prime rate, so as the

prime rate increased throughout 2023 there was a corresponding offset in City revenues.

- some taxpayers cited having competing priorities as the main reason they couldn't pay their taxes; as the penalties incurred are a flat rate, once a tax penalty is incurred, often times the taxpayer will let the amount sit outstanding until the end of the year or early the next year.
- in response to direction from Council, staff will be bringing forward a policy regarding allocation of the City's year end surplus within the next month;
- the significant surplus and deficits in utility revenue this year was due to timing of receipt of utility billings from Metro Vancouver; sewer is a fixed billing with some revenue collected throughout the year based on water consumption; however, water billings are based completely on amount consumed so the City doesn't know at the time of setting the utility rates how much water residents will use; as it was a really hot summer in 2023, water usage peaked and increased the overall cost of water for the year; the revenue related to that is not recovered until the following year when the water billing rates are set; the utility billings are expected to even out in 2024 but will ultimately be determined by amount of water usage by residents;
- the engineering surplus is a reflection of projects budgeted for in one year that got delayed to a future year.

1. Staff Report - 2023 Consolidated Financial Statements

It was MOVED and SECONDED

THAT City Council approve the 2023 Consolidated Financial Statements.

CARRIED

b. Emergency Response - Disaster Liabilities in the City

Bruce Downing, Resident

Mr. Downing provided a PowerPoint presentation and spoke to two letters he submitted to the City which were included in the agenda package, regarding disaster liabilities in the City with respect to urban wildfires and earthquakes. He identified a number of earthquake and urban fire risks and some possible solutions to consider. He inquired about funding for his solutions, requested a written response to his recent correspondence, and reiterated his suggestion with respect to a City of Langley promotional baseball cap.

A Council member requested staff report back with answers to the following questions:

- what updates are intended for the City Emergency Program website;
- has there ever been a fire on the Nicomekl floodplain and if so, how was it managed;
- how often is the grass cut in that area.

6. COUNCIL MEMBER REPORTS

a. Upcoming Regular Meetings

May 27, 2024

June 3, 2024

b. Council Advisory Bodies Update

Councillor Wallace advised of the following:

- On Thursday, May 16th, in the foyer of Timms Community Centre, the Langley Human Dignity Coalition will be hosting a kiosk and Moose Hide Campaign from 10:00 am to 1:00 pm. The Moose Hide Campaign is an Indigenous led grassroots movement of men and boys and all Canadians who are standing up against violence towards women and children. Wearing of the moose hide signifies an individual's commitment to honour, respect, and protect women and children in their life and to work together to end violence against women and children and all those along the gender continuum.
- On Thursday May 16th, a butterfly release party will be taking place which will start at 10:45 am in the library with a special butterfly storytime and craft for children; at 11:30 am attendees will leave the library and walk over to Douglas Park to release the Painted Lady butterflies at 11:45 am. This is a free event.

7. BYLAWS

Before consideration of Item 7.a. Councillor Mack declared a conflict of interest as she owns a business on the Fraser Hwy. one-way and wished to recuse herself from any decisions with respect to the Fraser Hwy. one-way utility and road upgrades project. Councillor Mack left meeting at 7:40 pm.

a. Bylaw 3282 - 2023–2027 Financial Plan Amendment

First, second and third reading of a bylaw to amend the 2023-2027 Financial Plan to authorize the expenditures reflected in the 2023 Consolidated Financial Statements and amendment to the Capital Improvement Plan.

It was MOVED and SECONDED

THAT the bylaw cited as "Financial Plan 2023 – 2027 Bylaw, 2023, No. 3233, Amendment No. 3, 2024, Bylaw, 3282" be read a first, second, and third time.

CARRIED

Councillor Mack returned to the meeting at 7:41 pm

b. Bylaw 3283 - 2024-2028 Financial Plan Amendment

First, second and third reading of a bylaw to amend the 2024-2028 Financial Plan to amend the 2024 – 2028 Capital Improvement Plan.

It was MOVED and SECONDED

THAT the bylaw cited as "Financial Plan 2024–2028 Bylaw, 2024, No. 3266, Amendment No. 1, 2024, Bylaw 3283" be read a first, second, and third time.

CARRIED

c. Bylaw 3271 - Zoning Amendment Bylaw and Development Permit No. 10-23

First and second reading of a bylaw to rezone the properties located at 5030, 5040, 5052, 5064 208 Street and 20845 50A Avenue from RS1 Single Family Residential Zone to CD93 Comprehensive Development Zone to accommodate a 26-unit townhome development.

The Corporate Officer advised that statutory notification requirements were met as follows:

Notice of 1st & 2nd reading of Bylaw 3271 was placed on the notice boards in City Hall and in Timms Community Centre and published in the May 2nd & 9th editions of the Langley Advance Times, and notices were mailed to residents within 100m of the subject properties.

Carl Johannsen, Director of Development Services introduced the purpose of the bylaw as follows:

- the rezoning application and development permit application for the subject properties are consistent with the Ground-oriented Residential Land Use in the Official Community Plan (OCP);
- provincial legislation prohibits public hearings for rezoning applications that are consistent with the OCP;

- information about the development application is posted on the City's Development Application portal;
- advised that the applicant was in attendance to provide information on their proposed rezoning and development permit application.

Rajinder Warraich, Principal, Flat Architecture Inc. presented an overview of their rezoning and development permit application, providing information on the following:

- site statistics
- site plan
- material sheet
- building elevations
- building renderings
- landscape plan
- shadow studies.

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

- the staff report identifies how this development complies with the City's Townhouse Best Practices Guide;
- a sign must be placed on the construction site providing information on permitted hours of work and contact information should residents wish to contact the owner;
- staff will check the Parks, Recreation and Culture Master Plan to see if any upgrades to Nicholas Park are anticipated;
- staff will follow up on the status of a traffic impact assessment and any findings and provide to Council before third reading of the bylaw;
- in terms of traffic impacts, the intent is to have the lane access onto 50 Ave.; there are no improvements planned for that intersection at the present time; however, as the area starts to build out, there will be improvements that will need to occur which is what the Traffic Impact Assessment will demonstrate; this particular development is not anticipated to have a significant impact on traffic flow in the area;
- additional access to the park will require upgrades to crosswalks;
- with respect to the type of use identified for the small amenity area, top priorities for this development were to provide double garages for all the townhomes and to have as many visitor parking spots as possible to reduce the need for on street parking; as the development is located directly next to a public park, the applicant was asked to provide a walkway as their main amenity contribution; staff can consider other potential uses for the small amenity space; but are somewhat limited by its small size.

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

- as this development will be constructed in phases, part of the undeveloped site will be utilized for trades parking;
- additional windows could be added to the side of the end unit which faces the street in order to be more aesthetically pleasing;
- completion of an acoustic report is part of the development process; based on recommendations in the report, sound attenuation measures such as a double of layer of dry wall and window upgrades would be undertaken;

Councillor Albrecht, Chair of the Advisory Design Panel advised that the applicant has addressed most of the issues raised by the Panel and the Panel is in favour of the project.

A Council member noted that in looking at the Parks, Recreation and Culture Master Plan, some of the recommendations for Nicholas Park include more parking spaces, additional trees, picnic tables and benches.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 200, 2024, No. 3271" be read a first and second time.

CARRIED

- d. Bylaw 3277 - Zoning Amendment Bylaw and Development Permit No. 13-23

First and second reading of a bylaw to rezone the properties located at 20719-20731 Eastleigh Crescent from RM1 Multiple Residential Low Density Zone to CD95 Comprehensive Development Zone to accommodate a 5-storey, 132-unit apartment development.

The Corporate Officer advised that statutory notification requirements were met as follows:

Notice of 1st & 2nd reading of Bylaw 3277 was placed on the notice boards in City Hall and in Timms Community Centre and published in the May 2nd & 9th editions of the Langley Advance Times, and notices were mailed to residents within 100m of the subject properties.

Carl Johannsen, Director of Development Services introduced the purpose of the bylaw as follows:

- the rezoning application and development permit application for the subject properties are consistent with the Official Community Plan (OCP) land use designation;
- provincial legislation prohibits public hearings for rezoning applications that are consistent with the OCP;

- information about the development application is posted on the City's Development Application portal;
- advised that the applicant was in attendance to provide information on their proposed rezoning and development permit application.

The following individuals were in attendance as the applicant team:

Noel Lim, Project Manager, Keystone Architecture & Planning Ltd.

Andressa Linhares, Design Manager, Keystone Architecture & Planning Ltd.

Jennifer Wall, Landscape Architect, Keystone Architecture & Planning Ltd.

The applicant team presented an overview of their rezoning and development permit application, providing information on the following:

- Statistics;
- site context;
- Site Plan;
- Floor Plans;
- Roof Plan
- Parkade
- Cross section
- Shadow studies
- Building exterior context plan
- Building renderings
- Material board
- Offsite Proposed Landscape ideas
- Onsite landscape plan
- Planting palette
- Fencing material and design
- Podium level
- Amenity spaces
- Architectural renderings of outdoor amenity area.

In response to a question from a Council member, the applicant team advised that, as the construction will be phased, some trades parking can be accommodated on-site; they will discuss other trades parking options with the developer and advise of the plan before third reading of the bylaw;

The Director of Development Services advised that a trades parking plan is required for all development applications, and trades parking is usually accommodated on the development site or on another site owned by the applicant as on-street parking is not permitted.

Councillor Albrecht, Chair of the Advisory Design Panel advised that the applicant has addressed most of the issues raised by the Panel and the Panel is in favour of the project.

In response to a question from a Council member, staff advised that staff would explore creating more of a green parklet at the entrance as they take this application through the servicing stage.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 202, 2024, No. 3277" be read a first and second time.

CARRIED

e. Bylaw 3280 - Zoning Bylaw Amendment (Commercial Use)

First and second reading of a bylaw to amend the Zoning Bylaw to incorporate a 400 metre separation distance between specific commercial uses.

It was MOVED and SECONDED

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 203, 2024, No. 3280" be read a first and second time.

Before question was called Carl Johannsen, Director of Development Services introduced the purpose of the bylaw as follows:

- if given first and second reading, this bylaw will proceed to public hearing;
- the zoning bylaw amendment proposes to limit new child care centres from locating within the historic downtown core and south of Douglas Crescent by requiring a 400 metre separation distance between child care centres only within the delineated area;
- this bylaw doesn't impact the four child care centres that are currently in this area; the intent is only to limit new child care centres from locating in the delineated area;
- this amendment is in response to a request from the Downtown Langley Business Association to prevent over-concentration of these uses in the historic downtown core and maintain a variety of businesses.

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

- 72 new childcare spaces are being added to the Douglas Recreation Centre with the renovation project expected to commence at the end of this month:
- the breakdown of new childcare spaces is as follows:

- 10 infant
- 14 preschool
- 48 before and after school
- it is recognized that more childcare spaces are needed in the City; the OCP calls for the expansion of child care uses across more zones and areas in the City, which will be facilitated through the new Zoning Bylaw.

The question was called and the motion was

CARRIED

Opposed: Councillor Solyom

- f. Bylaw 3272 - Zoning Amendment Bylaw and Development Permit No. 12-23

Third reading of a bylaw to rezone the properties located at 20256 - 20272 54A Avenue from RS1 Single Family Residential Zone and RM1 Multiple Residential Low Density Zone to CD94 Comprehensive Development Zone to accommodate a 6-storey, 114-unit apartment development.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 201, 2024, No. 3272" be read a third time.

CARRIED

- g. Bylaw 3281 - Public Notice Bylaw Amendment

Third reading of a bylaw to amend the public notice bylaw. (regarding non-legislative public notice)

It was MOVED and SECONDED

THAT the bylaw cited as "Public Notice Bylaw, 2024, No. 3267, Amendment No. 1, 2024, Bylaw No. 3281" be read a third time.

CARRIED

- h. Bylaw 3276 - 2024 Tax Rate Bylaw No. 3276

Final reading of a bylaw to levy property taxes for municipal purposes for the year 2024.

It was MOVED and SECONDED

THAT the bylaw cited as "2024 Tax Rates Bylaw, 2024 No. 3276" be read a final time.

CARRIED

Opposed: Councillor Mack

8. ADMINISTRATIVE REPORTS

- a. Award of Tender T2024-016, Fraser Highway Watermain Replacement and Pavement Rehabilitation Works

It was MOVED and SECONDED

1. THAT "Tender T2024-016, Fraser Highway Watermain Replacement and Pavement Rehabilitation Works" be awarded to Richco Contracting Ltd. for the tendered amount of \$2,128,951 (excluding GST),
2. THAT ISL Engineering and Land Services Ltd. be appointed to undertake the contract administration for \$71,160 (excluding GST),
3. THAT a contingency allowance of \$600,000 be approved, to be used only for unforeseen issues, and
4. THAT the Director of Engineering, Parks and Environment and the Corporate Officer be authorized to execute the contract document for Tender T2024-016.

CARRIED

9. NEW AND UNFINISHED BUSINESS

- a. Emergency Response - Disaster Liabilities in the City – Letters from Bruce Downing

It was MOVED and SECONDED

THAT the two letters from Bruce Downing dated May 6 and 8, 2024 be referred to staff for report back to Council and Mr. Downing.

CARRIED

10. CORRESPONDENCE

See Consent Agenda

11. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 8:41 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER