



MINUTES OF A REGULAR COUNCIL MEETING

Monday, June 17, 2024

7:00 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

- Present: Mayor Pachal
Councillor Albrecht
Councillor Solyom
Councillor Wallace
Councillor White
- Absent: Councillor James
Councillor Mack
- Staff Present: F. Cheung, Chief Administrative Officer
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
K. Simpson, Acting Director of Engineering, Parks & 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 June 17, 2024 regular agenda be adopted as circulated.

CARRIED

3. COMMITTEE OF THE WHOLE

It was MOVED and SECONDED

THAT Council commence the Committee of the Whole.

CARRIED

a. Development Variance Permit Application No. 01-24

20556 Grade Crescent

Carl Johannsen, Director of Development Services spoke to the staff report dated June 3, 2024 with respect to the purpose of the application.

Mayor Pachal asked the Corporate Officer if the statutory public notice requirements had been met with respect to the development variance permit application.

The Corporate Officer confirmed the statutory public notice requirements had been met and further advised no correspondence had been received, and there were no speakers on the speakers list.

Mayor Pachal invited those in attendance at the meeting who wished to speak to the application to present their comments.

There were no speakers.

Staff responded to questions from Council members with respect to:

- the amount of land to be transferred to the neighbouring property as part of the lot line adjustment.

b. 2023 Annual Report

Francis Cheung, Chief Administrative Officer

Mayor Pachal asked the Corporate Officer if the statutory public notice requirements had been met with respect to the 2023 Annual Report and whether any correspondence was received.

The Corporate Officer confirmed the statutory public notice requirements had been met and that no correspondence had been received.

Mayor Pachal invited those in attendance at the meeting who wished to speak to the 2023 Annual Report to present their comments.

There were no speakers.

It was MOVED and SECONDED
THAT the Committee rise and report.
CARRIED

4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

- a. Development Variance Permit Application No. 01-24
20556 Grade Crescent

It was MOVED and SECONDED

1. THAT the June 3, 2024 report entitled, Development Variance Permit Application - DVP 01-24 (20556 Grade Crescent) be received for information; and
2. THAT Council approve Development Variance Permit Application DVP 01-24 to permit a 1.73 metre interior yard building setback from the west property line of the subject property.

CARRIED

- b. 2023 Annual Report

It was MOVED and SECONDED

THAT the 2023 Annual Report be approved.

CARRIED

5. CONSENT AGENDA

It was MOVED and SECONDED

THAT the following items be approved:

- a. Adoption of Minutes

1. Regular Meeting Minutes from June 3, 2024

THAT the minutes of the regular meeting held on June 3, 2024 be adopted as circulated.

2. Special (Pre-Closed) Meeting Minutes from June 3, 2024

THAT the minutes of the special (pre-closed) meeting held on June 3, 2024 be adopted as circulated.

3. Public Hearing Minutes from June 3, 2024

THAT the minutes of the Public Hearing held on June 3, 2024 be adopted as circulated.

b. Correspondence

1. Downloading Costs on Municipalities - Financial Impacts of Higher Level Government Policy Changes

City of Kamloops

THAT the correspondence dated June 11, 2024 from the City of Kamloops regarding, "Downloading Costs on Municipalities - Financial Impacts of Higher Level Government Policy Changes" be received for information.

CARRIED

6. **ADOPTION OF THE MINUTES**

See Consent Agenda

7. **COUNCIL MEMBER REPORTS**

a. Upcoming Regular Meetings

July 8, 2024

July 22, 2024

b. Council Advisory Bodies Update

8. **BYLAWS**

a. Bylaw 3286 - Zoning Bylaw Amendment No. 206 & Development Permit No. 04-24

First and second reading of a bylaw to rezone the property located at 5382 200 Street from CD78 Comprehensive Development Zone to CD97 Comprehensive Development Zone to accommodate a 6-storey, 118-unit apartment development.

The Director of Development Services advised that the proposed rezoning of this property, which has already been rezoned and is currently under construction, will permit five of the three bedroom units to be subdivided in order to create a net increase of five additional one bedroom units.

The applicant provided information on the rationale for the proposed rezoning, citing low demand for three bedroom units in Langley given the challenges of affordability in the current housing market for potential home buyers.

The applicant and staff responded to questions from Council members regarding:

- lack of demand for three-bedroom rental units;
- impact on form and character of the building by subdividing five of the units;
- whether there is a difference in size of the flex room in the two and three bedroom units and the square footage of each;
- identification of housing needs in Langley;
- potential to have a policy requiring proposed developments to have a certain unit mix in order to ensure there will be larger rental units available in the future to accommodate families; and
- number of single family homes and number of bedrooms in each on the site prior to development.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 206, 2024, No. 3286" be read a first and second time.

CARRIED

Opposed: Councillors Solyom and White

b. Bylaw 3280 - Zoning Amendment (Commercial Use)

Third and final 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 third and final time.

CARRIED

Opposed Councillor Solyom

c. Bylaw 3284 - Zoning Bylaw Amendment No. 204

Third and final reading of a bylaw to amend the Zoning Bylaw to comply with Provincial law affecting RS1 and RS2 zoned (single detached homes) properties and lands near transit.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 204, 2024, No. 3284" be read and third and final time.

BEFORE THE QUESTION WAS CALLED staff responded to a question from a Council member regarding the potential to bring the City's parking space per unit ratio in line with the new provincial parking requirements for small scale units.

THE QUESTION WAS CALLED and the motion was

CARRIED

9. COMMITTEE REPORTS

a. Rotary Centennial Park Mosaic Mural

Councillor Wallace spoke to the staff report dated June 10, 2024.

It was MOVED and SECONDED

1. THAT Council approves the three-panel mosaic mural design by Jessica Fairweather to be located at the Rotary Centennial Park washroom building; and
2. THAT Council approves \$12,000 from the Public Art fund to complete the mosaic mural project at Rotary Centennial Park.

BEFORE THE QUESTION WAS CALLED, Councillor Wallace responded to a question regarding whether the mural would be backlit.

THE QUESTION WAS CALLED and the motion was

CARRIED

10. ADMINISTRATIVE REPORTS

a. Award of Tender T2024-012, 56 Avenue and Park Avenue Paving

It was MOVED and SECONDED

1. THAT Tender T2024-012, 56 Avenue and Park Avenue Paving be awarded to Mainland Construction Materials ULC dba Winvan Paving for the tendered amount of \$862,884.00 (excluding GST),
2. THAT R.F. Binnie & Associates Ltd. be appointed to undertake the construction administration for \$40,030.00 excluding taxes,
3. THAT a contingency allowance of \$197,068.00 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 T2024-012, 56 Avenue and Park Avenue Paving.

BEFORE THE QUESTION WAS CALLED, staff responded to questions from a Council member regarding the following:

- the ability to utilize the contingency funds for any unforeseen issues that may be discovered under the existing road; and
- the potential for the City to have in-house staff provide project management for these types of projects as opposed to external consultants.

THE QUESTION WAS CALLED and the motion was

CARRIED

b. Award of Tender T2024-013, Douglas Park Public Washroom

It was MOVED and SECONDED

1. THAT Tender T2024-013, Douglas Park Public Washroom be awarded to Pacific Casa Construction Inc. for the tendered amount of \$545,196.04 (excluding GST),
2. THAT McElhanney Ltd. be appointed to undertake the construction administration for \$77,981.00 excluding taxes,
3. THAT a contingency allowance of \$76,822.96 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 T2024-013, Douglas Park Public Washroom".

BEFORE THE QUESTION WAS CALLED, staff responded to questions from Council members regarding the following:

- project scope and whether there is any correlation between this project and the Douglas Park Recreation Centre renovation project;
- funding for the project;
- measures to prevent vandalism;
- number of stalls being provided; and
- what will happen to the washrooms currently in Douglas Park Recreation Centre.

THE QUESTION WAS CALLED and the motion was

CARRIED

c. 2023 Council Remuneration & Statement of Financial Information

It was MOVED and SECONDED

1. THAT the Report on Council Remuneration and Expenses as required by Section 168 of the Community Charter be adopted.
2. THAT the Statement of Financial Information as required by the Financial Information Act be adopted.

CARRIED

11. **NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion

12. **CORRESPONDENCE**

See Consent Agenda

13. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 7:46 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER