



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, July 8, 2024

7:00 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  
K. Hilton, Director of Recreation, Culture and Community Services  
C. Johannsen, Director of Development Services  
S. Kennedy, Fire Chief  
P. Kusack, Deputy Corporate Officer  
D. Leite, Director of Corporate Services  
D. Pollock, Director of Engineering, Parks and Environment
- 

### 1. **LAND ACKNOWLEDGEMENT**

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 July 8, 2024 regular agenda be adopted as circulated.

CARRIED

### 3. **CONSENT AGENDA**

*Before the motion is made to approve the Consent Agenda, a Council member may request that an item be removed from the Consent Agenda and dealt with separately; additionally, a Council member may request that one or more items on the Regular Council Agenda be included on the Consent Agenda, and if no one objects, it will be so listed and considered.*

*Where no recommendation is noted, the agenda item is deemed to be received for information.*

It was MOVED and SECONDED

THAT the following item(s) be approved:

a. Adoption of Minutes

1. Regular Meeting Minutes from June 17, 2024

THAT the minutes of the regular meeting held on June 17, 2024 be adopted as circulated.

2. Special (Pre-Closed) Meeting Minutes from June 17 and 24, 2024

THAT the minutes of the special (pre-closed) meetings held on June 17 and 24, 2024 be adopted as circulated.

b. Bylaws

*See Bylaws section also*

1. Bylaw 3256 - Development Cost Charges Bylaw

Final reading of a bylaw to impose Development Cost Charges.

THAT the bylaw cited as "Development Cost Charges Bylaw, 2024, No. 3256" be read a final time.

c. Correspondence

1. Provincial Response - Request to Take Steps to Create a World-Class Regional Rail Network

CARRIED

**4. ADOPTION OF THE MINUTES**

*See Consent Agenda*

**5. COUNCIL MEMBER REPORTS**

a. Upcoming Regular Meetings

July 22, 2024

September 9, 2024

b. Council Advisory Bodies Update

## 6. **BYLAWS**

- a. Bylaw 3285 - Zoning Bylaw Amendment No. 205 and Development Permit Application No. 02-24

First and second reading of a bylaw to rezone the properties located at 5302 200 St, 20030 53A Ave and 20011-20031 53 Ave from RS1 Single Family Residential to CD96 Comprehensive Development Zone to accommodate a 6-storey, 95-unit apartment development.

The Deputy Corporate Officer advised that the statutory notice requirements for this zoning amendment were met.

The Director of Development Services advised that the proposed rezoning application is consistent with the Official Community Plan.

The Mayor invited the applicant to present the proposal.

The applicant provided information about the proposed development including:

- Elevations
- Site location
- Design conception
- Site plan
- Unit mix
- Vehicular and pedestrian access
- Floor plans
- Outdoor amenity spaces

The developer advised that a market analysis has shown that the original proposal that included some three-bedroom units was not financially feasible. He reviewed some nearby projects analyzing the unit mix noting the price range for each. Their research has found that buyers looking for three bedrooms gravitate to ground oriented developments (townhouses) as opposed to condominiums.

Noting that Council and the Advisory Design Panel had concerns about the lack of three-bedroom units in the proposed development he offered the following option:

- The conversion of the “Unit H - Junior two-bedroom suite” and “Unit I – Studio suite” into a “Unit K – three-bedroom suite” option.
- They will offer the conversion option during the sales period and if there is a demand for a three bedroom, they can accommodate it.
- There are five units in the building that could potentially be converted.
- The conversion would require a development permit amendment.
- To date there have been no inquiries for three-bedroom units.

The landscape architect presented the overall design including the consideration given to plantings, hardscape, lounging space and highlighted the use of form and colour to bring a vibrant feeling to the spaces. There is a corner plaza facing the intersection of 53 Avenue and 200 Street.

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

- The building address will be 53A Avenue, which alleviate traffic congestion on 53 Avenue.
- This is a strata-building, units will be for sale.
- There could be up to five three-bedroom units if there was demand for this option.
- To mitigate some street noise there are thicker windows and double drywall on the 200 Street side.
- Storage units are large enough to fit a bicycle and still have room for storage.
- Design criteria manual is reviewed by staff annually. Engineering staff will review it related to this development.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 205, 2024, No. 3285" be read a first and second time.

CARRIED

Councillors' Mack and White opposed.

b. Bylaw 3289 - Zoning Bylaw Amendment No. 209

First and second reading of a bylaw to update the Zoning Bylaw, specifically parking requirements for Plex-Homes, to implement and comply with new Provincial housing legislation.

The Deputy Corporate Officer advised that the statutory notice requirements for this zoning amendment were met.

The Director of Development Services advised that the proposed zoning amendment addresses parking for plex homes and to implement and comply with new provincial legislation.

He reviewed the details of the parking minimums noting that the bylaw does not propose changes to current parking requirements for single detached homes or restrict future developers from adding more parking than the minimum requirements.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 209, 2024, No. 3289" be read a first and second time.

CARRIED

- c. Bylaw 3286 - Zoning Bylaw Amendment No. 206 and Development Permit No. 04-24

Third and final 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.

It was MOVED and SECONDED

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

BEFORE THE QUESTION WAS CALLED there was discussion about the following:

- A lack of three-bedroom units in the proposed development
- The overall shortage of three-bedroom units in apartment / condominium buildings in the community
- That a standardized policy should be developed and then relied upon to give clear guidelines to the development community about what the City is looking for regarding three-bedroom unit mixes.

THE QUESTION WAS CALLED and same was

CARRIED

Councillors' Mack, Solyom and White opposed.

1. Approval of Development Permit No. 04-24  
5382 200 Street

It was MOVED and SECONDED

THAT Development Permit No. 04-24 to accommodate a 118-unit apartment development located at 5382 200 Street be approved.

CARRIED

Councillors' Mack and White opposed.

## 7. ADMINISTRATIVE REPORTS

- a. 2024 – 2034 Community Works Fund Agreement

It was MOVED and SECONDED

THAT the Mayor and Corporate Officer be authorized to sign the 2024 – 2034 Community Works Fund Agreement administered by UBCM.

BEFORE THE QUESTION WAS CALLED it was noted that this is a continuation of the former federal gas tax fund.

THE QUESTION WAS CALLED and same was

CARRIED

b. School District No. 35 – 2024 Eligible School Sites Proposal

It was MOVED and SECONDED

THAT Council object to one or more of the proposed school sites in School District No. 35's 2024 Eligible School Sites proposal.

BEFORE THE QUESTION WAS CALLED there was discussion about the lack of consideration for the current and future growth in the northwest quadrant of Langley City and the need for a new school site in that area. No specific proposed site was objected to, however it was noted that the Williams and Smith sites represent the approximate value of the City's anticipated growth (15% of the \$213M total investment is approximately \$30M in value). It was suggested that staff further examine which specific sites should be considered for rejection.

It was noted that the next council meeting is July 22 and the school board must receive a response within 60 days of the letter. Concern was expressed that there is not enough time to advise which specific sites are rejected before the deadline.

IT was MOVED and SECONDED that the motion be amended to add:

“THAT City staff be directed to work with the school board to identify a school site for potential funding in the northwest quadrant of Langley City.”

BEFORE THE QUESTION WAS CALLED on the amendment it was noted that Council is objecting to the mix of sites that the school board is choosing because there is an oversight of a potential school site that could be located in the northwest quadrant of the City.

It was noted that less than 10 years ago the school district sold a school site east of Fraser Highway and 200 Street because they didn't think there was a need for it at the time, however now with the development around the upcoming skytrain (transit-oriented areas), the population growth could add 13,000 – 14,000 people over the next 30 years. That could warrant a new school site. There is an opportunity to discuss a partnership to

develop a park and a school site located together in the northwest quadrant.

Staff are undertaking additional planning at the Official Community Plan (OCP) level for additional lands for parks and schools. As the City grows around skytrain the City will need new schools.

There was further discussion about the need to continue advocating to the province to provide a long-term plan that includes the addition of new City schools.

THE QUESTION WAS CALLED ON THE AMENDMENT and same was  
CARRIED

THE QUESTION WAS CALLED ON THE MAIN MOTION as amended and same was  
CARRIED

The amended motion read as follows in its entirety:

“THAT Council object to one or more of the proposed school sites in School District No. 35’s 2024 Eligible School Sites proposal; and

THAT City staff be directed to work with the school board to identify a school site for potential funding in the northwest quadrant of Langley City.”

**10. ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 7:50pm

CARRIED

---

Signed:

MAYOR

---

Certified Correct:

DEPUTY CORPORATE OFFICER