



MINUTES OF A REGULAR COUNCIL MEETING

Monday, July 22, 2024

7:02 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

Present: Mayor Pachal
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
P. Kusack, Deputy Corporate Officer
D. Leite, Director of Corporate Services
A. Metalnikov, Planner
D. Pollock, Director of Engineering, Parks and Environment

1. **LAND ACKNOWLEDGEMENT**

Mayor Pachal acknowledged that the land on which we gather is 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 22, 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.

RECOMMENDATION:

THAT the following item(s) be approved:

a. Adoption of Minutes

1. Regular Meeting Minutes from July 8, 2024

THAT the minutes of the regular meeting held on July 8, 2024 be adopted as circulated.

2. Special Meeting Minutes from July 8, 2024

THAT the minutes of the special meeting held on July 8, 2024 be adopted as circulated.

3. Special (Pre-Closed) Meeting Minutes from July 10 & 11, 2024

THAT the minutes of the special (pre-closed) meeting held on July 10 & 11, 2024 be adopted as circulated.

b. Correspondence

1. National Drowning Prevention Week

Lifesaving Society - BC & Yukon Branch

2. 2024 Rail Safety Week

Canadian National (CN) Railway

3. Kidney Foundation's Living Donor Circle of Excellence program

The Kidney Foundation, BC & Yukon Branch

CARRIED

4. ADOPTION OF THE MINUTES

See Consent Agenda

5. COUNCIL MEMBER REPORTS

a. Upcoming Regular Meetings

September 9, 2024

September 23, 2024

Mayor Pachal advised that a special council meeting is scheduled on Monday, July 29, 2024.

b. Council Advisory Bodies Update

Councillor White advised that this week marks the 2nd anniversary of the shooting that took place in Langley City where two victims lost their lives. He acknowledged their passing and the loss their family and friends have suffered.

6. BYLAWS

a. Bylaw 3288 - Zoning Bylaw Amendment No. 208 & Development Permit Application DP 04-23

First and second reading of a bylaw to rezone the property located at 20139 53A Avenue from RS1 Single Family Residential to CD99 Comprehensive Development Zone to accommodate a 4-unit rowhouse development.

The Director of Development Services introduced the bylaw.

The Deputy Corporate Officer advised that the statutory notice requirements were met.

The applicant team presented the proposed development and provided the following information including:

- The location
- Context
- Site plan
- Unit layouts
- Form and character
- Renderings
- Landscaping
- CPTED

In response to questions from Council the applicant advised that:

- the existing trees will remain
- the windows are as large as possible while meeting building code requirements

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No.2100 Amendment No. 208, 2024, No. 3288" be read a first and second time.

CARRIED

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

Third 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.

It was MOVED and SECONDED

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

CARRIED

Councillors' Mack and White opposed.

- c. Bylaw 3289 - Zoning Bylaw Amendment No. 209

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

It was MOVED and SECONDED

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

CARRIED

7. COMMITTEE REPORTS

- a. Accessibility Advisory Committee - Funding Request

It was MOVED and SECONDED

1. THAT City Council approve a budget of up to \$60,000 for the audit of the better built-environment, programs and services, human resources, accessibility plans and strategy development.
2. THAT the \$60,000 fund be included in a fall 2024 budget amendment or as part of the 2025 Capital Improvement Plan.

BEFORE THE QUESTION WAS CALLED the Co-Chair acknowledged and thanked the committee members for the work done on this subject.

THE QUESTION WAS CALLED and same was

CARRIED

b. Accessibility Advisory Committee - Accessibility Audit Recommendation

It was MOVED and SECONDED

THAT the procurement process for the accessibility audit(s) include a requirement for the auditor(s) to include voices of people with varied lived experiences to inform the audit and strategic plan.

CARRIED

c. Environmental Sustainability Committee - Certification of the City of Langley as a Bat Friendly Community

It was MOVED and SECONDED

THAT Council support the Environmental Sustainability Committee's recommendation that the City of Langley apply to become certified as a Bat Friendly Community through the BC Community Bat Program.

BEFORE THE QUESTION WAS CALLED it was noted that Langley Environmental Partners Society and Langley Field Naturalists are committed to implementing and supporting this initiative. It was further noted that any costs incurred would be minimal and will be covered with the existing budget.

THE QUESTION WAS CALLED and same was

CARRIED

8. ADMINISTRATIVE REPORTS

a. Langley RCMP Quarter 2 Summary Report

It was MOVED and SECONDED

THAT City Council receive the report entitled Langley RCMP – Q2 Summary – Public RCMP Update dated July 22, 2024 for information.

CARRIED

b. 2025 RCMP Approval in Principle

It was MOVED and SECONDED

THAT Council authorize a letter of approval in principle for 2025/26 be sent to the Minister of Public Safety and Solicitor General to increase the detachment strength by 2 members to 56.35 members and increase the 100% RCMP total budget cap to \$16,985,818.

BEFORE THE QUESTION WAS CALLED it was noted that by passing the motion the City is not committing to funding two additional members, just acknowledging the request and approving it in principle. Council will give formal consideration to the increase request through the annual budget process.

THE QUESTION WAS CALLED and same was

CARRIED

Before consideration of Item 8.c, and d., Councillor Mack declared a conflict of interest noting she owns a business on the Fraser Highway one-way and these topics relate to a pecuniary and non-pecuniary bias, respectively for these topics.

Councillor Mack left meeting at 7:22pm.

c. Proposed Draft Cannabis Store Policy CO-85

It was MOVED and SECONDED

THAT Council direct staff to consult with the public on the draft Cannabis Store Policy CO-85 and report back to Council, prior to Council's consideration of Policy approval.

BEFORE THE QUESTION WAS CALLED it was clarified that Council is considering how consultation will be carried out related to the subject policy, not approving the content of the policy at this time.

The Director of Development Services advised that staff are seeking public and industry feedback regarding the proposed policy, including application process, timing, procedures and locational guidelines. No applications will be accepted until Council formally approves a policy.

THE QUESTION WAS CALLED and same was

CARRIED

d. Tender Award T2024-014, Fraser Highway One-way Utilities and Public Realm

The Director of Engineering, Parks & Environment presented the context of the project noting the following:

- Rationale
- Objective
- Renderings, which included pedestrian crossings, plaza areas, trees, and the parking plan
- Layout of the underground utilities' replacement plan

- Construction plan, phase 1 and 2
 - pedestrian traffic and business access will be maintained along Fraser Highway during construction.
- Construction mitigation
- Communication during construction

It was MOVED and SECONDED

1. THAT “Tender T2024-014, Fraser Highway One-way Utilities and Public Realm” be awarded to B&B Heavy Civil Construction Ltd. for the tendered amount of \$16,038,600.00 (excluding GST),
2. THAT Aplin & Martin Consultants Ltd. be appointed to undertake the construction administration and inspection for \$850,000.00 excluding taxes,
3. THAT a contingency allowance of \$1,711,000.00 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 T2024-014, Fraser Highway One-way Utilities and Public Realm”.

BEFORE THE QUESTION WAS CALLED there was discussion about construction details including soil conditions, resurfacing, parking, tree protection, and the overall communication strategy. The Director of Engineering, Parks & Environment advised that a liaison committee will be struck to help communicate project information to the public, including visitors, and among area business and land owners.

Construction will start late August and the public will be notified in advance.

THE QUESTION WAS CALLED and same was

CARRIED

Councillor Mack returned to the meeting at 7:51 pm.

- e. Proposed Updated Amenity Contributions Policy

It was MOVED and SECONDED

THAT Council approve the updated Amenity Contributions Policy No. CO-80.

BEFORE THE QUESTION WAS CALLED the Director of Development Services reviewed the rationale for the proposed increases and noted that the first increase is effective January 2025 and another in January 2026.

He further advised that staff worked with a land economist to balance interests while ensuring development remains economically viable.

Council expressed appreciation to the development services staff for the work done on the policy noting it will make Langley City more livable and affordable to residents.

THE QUESTION WAS CALLED and same was

CARRIED

f. Proposed Updated Tenant Relocation Plans Policy

It was MOVED and SECONDED

THAT Council approve the updated Tenant Relocation Plans Policy CO-84.

BEFORE THE QUESTION WAS CALLED the Director of Development Services provided an overview of the policy noting that vulnerable tenants were top of mind during the review and analysis. The result is a policy that balances the need for fair compensation for tenants while development remains viable.

THE QUESTION WAS CALLED and same was

CARRIED

g. Appointment of Approving Officer and Deputy Approving Officer

It was MOVED and SECONDED

THAT

1. The Council resolution passed on September 16, 2019, appointing Carl Johannsen as Approving Officer for the City of Langley be rescinded.
2. In accordance with Section 77 of the *Land Title Act*, Roy Beddow be appointed Approving Officer for the City of Langley and Carl Johannsen be appointed as Deputy Approving Officer for the City of Langley.

CARRIED

9. **NEW AND UNFINISHED BUSINESS**

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

1. Public Release of Motion from July 8, 2024 Closed Meeting of Council

"THAT City Council award community grants totaling \$14,058.00 to the following organizations:

- \$500.00 Brydon Neighbourhood Organizing Committee
- \$500.00 Langley City Crime Prevention Committee - Know Your Neighbour Campaign Events
- \$333.00 in kind - Langley Amateur Radio Association
- \$2,500.00 Langley Flippers Swim Club
- \$2,500.00 Langley Ukulele Association
- \$1,000.00 Lower Fraser Valley Aboriginal Society
- \$2,000.00 Raphael House
- \$4,725.00 Stalew Arts and Cultural Society Pow Wow Sponsor"

It was noted that first intake deadline for 2025 grant applications is December 15, 2024.

10. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:10pm.

CARRIED

Signed:

MAYOR

Certified Correct:

DEPUTY CORPORATE OFFICER