



MINUTES OF A REGULAR COUNCIL MEETING

Monday, September 9, 2024

7:00 p.m.

Remote Video / Teleconference

Present: Mayor Pachal
Councillor Albrecht
Councillor James
Councillor Mack
Councillor Solyom
Councillor Wallace
Councillor White

Staff Present: F. Cheung, Chief Administrative Officer
P. Browne, Environmental Sustainability Coordinator
G. Flack, Deputy Director of Corporate Services
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
K. Kenney, Corporate Officer
A. Metalnikov, Planner
D. Pollock, 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 September 9, 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 July 22, 2024

THAT the minutes of the regular meeting held on July 22, 2024 be adopted as circulated.

2. Special Meeting Minutes from July 22 and July 29, 2024

THAT the minutes of the special meetings held on July 22 & 29, 2024 be adopted as circulated.

3. Special (Pre-Closed) Meeting Minutes from July 31, 2024

THAT the minutes of the special (pre-closed) meeting held on July 31, 2024 be adopted as circulated.

b. Correspondence

THAT the following correspondence be received for information:

1. Provincial Response - Housing Targets Order for the City of Langley

Province of BC, Office of the Minister of Housing

2. September is Arthritis Awareness Month

Arthritis Society of Canada

CARRIED

4. ADOPTION OF THE MINUTES

See Consent Agenda

5. **COUNCIL MEMBER REPORTS**

a. Upcoming Regular Meetings

September 23, 2024 - *Electronic Meeting Format via Zoom*

October 7, 2024 - *Electronic Meeting Format via Zoom*

b. Council Advisory Bodies Update

- Councillor Wallace provided information on how to participate in the upcoming Terry Fox Run taking place on Sunday September 15th at Douglas Park.

6. **BYLAWS**

a. Bylaw 3291 - Zoning Bylaw Amendment No. 211 and Development Permit No. DP 14-23

First and second reading of a bylaw to rezone the properties located at 20220-20230 Michaud Crescent from RM1 Multiple Residential Low Density Zone to CD101 Comprehensive Development Zone to accommodate a 6-storey, 64-unit apartment development.

The Corporate Officer confirmed that the statutory notice requirements had been met.

The Director of Development Services introduced the purpose of the Zoning Bylaw amendment and Development Permit application bylaw to facilitate development of a 6-storey, 64-unit apartment building at 20220-20230 Michaud Crescent, noting that tenant relocation is required as part of the development application.

In response to a question from a Council member, staff confirmed the proposed development is within the City's designated transit oriented area, which is a requirement under new provincial housing legislation.

The following members of the applicant team were present at the meeting:

- Naman Singh, Owner, Elegant Glass Holdings
- Matthew Cheng, Principal, Matthew Cheng Architect Inc.
- Yiwen Ruan, Landscape Architect, PMG Landscape Architects
- Shweta Kapoor, Tenant Relocation Coordinator

Mr. Cheng introduced the proposed development, providing details on the following:

- Site context;
- Unit types;
- Parking Plan;

- Crime Prevention Through Environmental Design (CPTED) building design elements; and
- Changes made to design elements of the building in response to suggestions from the City's Advisory Design Panel.

Mr. Ruan provided details on the Landscape design and outdoor amenity spaces.

Council members asked questions, and provided comments regarding tenant compensation, relocation, and rental unit replacement under the City's Tenant Relocation Policy CO-81 and OCP.

Members of the applicant team, including the Tenant Relocation Coordinator and the property owner, provided details on their tenant relocation plan in response to Council members' questions and comments.

Further Council discussion ensued, and members of the applicant team and staff responded to further questions and comments from Council members regarding tenant compensation, relocation, rental unit replacement, illegal suite enforcement, and the applicability of Tenant Relocation Policy CO-81 to purpose-built rentals only.

Further Council member comments were made regarding the need for proper management of the site during construction with respect to safety, cleanliness, and adherence to City regulations should this development be approved.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 211, 2024, No. 3291" be read a first and second time.

CARRIED

Opposed: Councillors Mack and White

- b. Bylaw 3288 - Zoning Bylaw Amendment No. 208 and Development Permit No. DP 04-23

Third 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.

It was MOVED and SECONDED

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

CARRIED

7. COMMITTEE REPORTS

- a. Crime Prevention Committee - 529 Bike Shield Funding Request

It was MOVED and SECONDED

THAT Council provide \$1,625 in funding to the Crime Prevention Committee to purchase 500, 529 Bike Shield stickers to promote bike security in the community over the next 12 months.

BEFORE THE QUESTION WAS CALLED the Chair and Co-Chair of the Crime Prevention Committee spoke to the Committee report dated August 16, 2024.

THE QUESTION WAS CALLED and the motion was

CARRIED

8. ADMINISTRATIVE REPORTS

- a. Solid Waste & Organics Collection Services – Contract Award

David, Pollock, Director of Engineering provided a presentation on the Solid Waste & Organics Collection Services recommended Contract Award providing information on the following:

- Existing contract
- Request for Proposal
- Per unit contract rates
- Recommendation

Council discussion ensued and staff responded to questions and comments as follows:

- estimated cost difference between manual collection (City's current level of service) and semi automated collection over the duration of the contract;
- how potential changes in the number of dwellings to be serviced over the duration of the contract will be addressed;
- cost difference with respect to bringing the service in-house versus contracting out the service;
- is contractor a living wage employer;
- rationale for length of term of the contract and whether there is provision for early termination; and
- what services comprised 2023 tipping costs.

It was **MOVED** and **SECONDED**

THAT consideration of the Solid Waste and Organics Collection Services Contract Award recommendations be deferred to the September 23rd meeting.

BEFORE THE QUESTION WAS CALLED Council members provided further comments and questions with respect to various aspects of the RFP process, in particular, factors impacting the pricing provided by the bidders, the City's living wage employer requirements, and the deadline for awarding the contract.

THE QUESTION WAS CALLED and the motion was

CARRIED

b. Draft Urban Forest Management Strategy Report

Presentation from Camille Lefrançois, Environmental Planning Manager, Diamond Head Consulting

The Director of Engineering, Parks and Environment introduced the City's new Environmental Sustainability Coordinator, who provided an overview of next steps in the process for completion of the Urban Forest Management Strategy Report.

Ms. Lefrançois provided a PowerPoint presentation on the draft Urban Forest Management Strategy providing information on the following::

- Project Overview and Progress
- Urban forest Management Strategy
 - Strategic Framework
 - Draft Vision
 - Setting Canopy Target
 - Draft Goals – Overview of Big Moves
 - Quick Start Actions
- Next Steps

Council members provided feedback to Ms. Lefrançois on the draft report and Ms. Lefrançois responded to questions from Council members on elements of the report. Discussion points included:

- feedback and communication opportunities through wider distribution of the survey, including Langley School District and non-profit environmental groups;
- suggestion to include budget figure for maintaining urban trees as part of communication to the public;
- suggestion to engage the public to identify their concerns with potential tree bylaw;
- amount of effort required to achieve aspirational canopy target;

- prioritization and identification of strategies for implementation of some Quick Start items;
- federal funding available for tree planting;
- request to correct reason for tree clearing of Hunter Park identified in the report;
- request for examples of green developments in industrial zones; and
- request to include Langley Field Naturalists in list of NGOs noted in report.

Staff provided details on anticipated next steps in finalizing the Urban Forest Management Strategy Report and opportunities for greening through redevelopment.

It was MOVED and SECONDED

THAT Council receive the Draft Urban Forest Management Strategy for information.

CARRIED

9. NEW AND UNFINISHED BUSINESS

- a. Motions/Notices of Motion

10. CORRESPONDENCE

See also Consent Agenda

- a. Inclusion of home health care in the eligibility of intermunicipal mobile business licences

BC Care Providers Association

It was MOVED and SECONDED

THAT the correspondence from BC Care Providers Association dated July 17, 2024 regarding, "Inclusion of home health care in the eligibility of intermunicipal mobile business licences" be received for information.

CARRIED

- b. Metro 2050 - Type 3 Proposed Amendment - City of Surrey (7880 128 Street)

Metro Vancouver

It was MOVED and SECONDED

THAT the correspondence from Metro Vancouver dated August 20, 2024 regarding, "Metro 2050 - Type 3 Proposed Amendment - City of Surrey (7880 128 Street)" be referred to staff to provide comments back to Metro Vancouver.

CARRIED

11. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 8:58 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER