



MINUTES OF A REGULAR COUNCIL MEETING

Monday, October 7, 2024

7:00 p.m.

Remote Video / Teleconference

- Present: Mayor Pachal
Councillor Albrecht
Councillor James
Councillor Mack
Councillor Solyom
Councillor Wallace
- Absent: Councillor White
- 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
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 began by acknowledging the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations. He further spoke to the upcoming Day for Truth and Reconciliation and the call to action of the Truth and Reconciliation Commission.

2. **ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the October 7, 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 September 23, 2024
THAT the minutes of the regular meeting held on September 23, 2024 be adopted as circulated.
 2. Special Meeting Minutes from September 23, 2024
THAT the minutes of the special meeting held on September 23, 2024 be adopted as circulated.

CARRIED

4. ADOPTION OF THE MINUTES

See Consent Agenda

5. COUNCIL MEMBER REPORTS

- a. Upcoming Regular Meetings

October 21, 2024
November 4, 2024

- b. Council Advisory Bodies Update

Mayor Pachal congratulated Councillor Albrecht on his receipt of the King Charles III Coronation Medal which is awarded to individuals who have made a major contribution to their BC community or the province as a whole.

Mayor Pachal noted the caretaker of the Michaud House had left a gratitude jar for Mayor and Council and invited each member to place a note in the jar indicating what they are grateful for today.

Mayor Pachal, on behalf of Council and the community, expressed gratitude for the diligent efforts of both the City and Township fire services in putting out a significant fire at a business in the City's downtown, noting the Downtown Langley Business Association would be providing information on its social media for those wanting to know how to assist affected businesses; he encouraged the community to help by continuing to visit the businesses on the Fraser Highway one-way.

Councillor Wallace provided an update on the work of the Metro Vancouver Climate Action Committee with respect to its Burn Smart for Healthier Communities Campaign on wood burning fireplaces, noting more information on the campaign could be found on the Metro Vancouver website.

6. **BYLAWS**

a. Bylaw 3287 - Zoning Bylaw Amendment No. 207

First and second reading of a bylaw to rezone the property located at 20501 Logan Avenue from C2 Service commercial Zone to CD98 Comprehensive Development Zone to permit a multi-phase apartment and commercial mixed-use transit-oriented development with heights of up to fourteen storeys.

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

The Director of Development Services introduced the bylaw.

In response to a question from Council, staff confirmed inclusionary zoning policies could be included in the future.

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

- Peter Fassbender, President, Fassbender Consulting Ltd.
- Steve Bartok, Principal, Keystone Architecture & Planning Ltd.
- Gary Vileig, CTS

The applicant team presented the proposed development, providing details on the following:

- Schematic drawing of corner of Logan Rd. and Glover Rd.
- Site context
- Official community plan land designations
- Aerial view of current site layout
- Massing diagram
- Master Plan
- Site sections
- Street section - Eastleigh Rd. extension
- Street section - Glover Rd.
- Initial sketches of various buildings
- Landscape precedents
 - Eastleigh Rd. extension concept
 - Ground oriented concept
 - Promenade concept
 - Glover Rd. concept
- Greenspace comparison
- Conceptual landscape masterplan.

The Chair of the Advisory Design Panel advised that the Panel had reviewed and provided feedback on the block, interface, housing, layout, and phasing of the Gateway Village concept plan, and further advised that detailed designs for each phase of the development will be brought forward to the Panel and Council.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No.2100 Amendment No. 207, 2024, No. 3287" be read a first and second time.

BEFORE THE QUESTION WAS CALLED staff responded to a question from Council confirming the applicant will incorporate the feedback received from the Advisory Design Panel on the plazas and public realm in future detailed designs for each phase of the development.

THE QUESTION WAS CALLED and the motion was

CARRIED

With the exception of Mr. Fassbender, applicant team members left the meeting

b. Bylaw 3293 - Permissive Tax Exemption Bylaw

First, second and third reading of a bylaw to exempt certain lands and improvements from municipal taxation for the year 2025.

It was MOVED and SECONDED

THAT the bylaw cited as the "Permissive Tax Exemption Bylaw, 2024, No. 3293" be read a first, second and third time.

CARRIED

7. ADMINISTRATIVE REPORTS

a. Solid Waste & Organics Collection Services – Contract Award

It was MOVED and SECONDED

1. THAT the Proposal submitted by Emterra Environmental for "Solid Waste & Organics Collection Services (January 2025 – December 2031)", dated July 26, 2024 be endorsed, and
2. THAT the Director of Engineering, Parks & Environment be authorized to finalize the contract prices with Emterra Environmental for solid waste and organics collection and disposal services for residential dwellings and civic facilities, and

3. THAT the Corporate Officer and the Director of Engineering, Parks & Environment be authorized to execute the contract between Langley City and Emterra Environmental for solid waste and organics collection and disposal services for residential dwellings and civic facilities based on Emterra's proposal.

BEFORE THE QUESTION WAS CALLED staff responded to questions from Council on the following:

- Consequences should the motion to award the tender be defeated include the contractor having no obligation to provide waste management services to the city beyond 2024;
- City's waste management service rate is comparable to other municipalities in the surrounding area;
- There will be language in the contract which would allow either party to opt out of the contract early;

Council discussion ensued; discussion points included:

- Would have preferred to see the submitted costs for each component of the stated Levels of Service as opposed to a summary value;
- Investigating potential to bring waste management service in-house in future;
- Continuing to look at innovations in waste management;
- Reasons for price difference of current waste management contract versus ten year old contract;
- The desire for waste management facilities at community events.

THE QUESTION WAS CALLED and the motion was

CARRIED

Opposed: Councillor Mack

8. **NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion
- b. New Business
 1. Public Release of Motion from September 23, 2024 Special Closed Meeting of Council

"THAT the Director of Corporate Services or his or her designate be appointed to bid on behalf of the municipality for any City of Langley Tax Sales."

Staff explained how being able to bid on properties that are at tax sale will allow staff to better manage the process. In response to a

question from Council, staff confirmed that the overall purpose is to ensure people don't lose their homes.

9. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 7:40 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER