



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, November 18, 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  
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  
D. Pollock, Director of Engineering, Parks and Environment  
B. Zeller, Manager of Human Resources

### 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 November 18, 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 November 4, 2024  
THAT the minutes of the regular meeting held on November 4, 2024 be adopted as circulated.
  2. Special (Pre-Closed) Meeting Minutes from November 4, 2024  
THAT the minutes of the special (pre-closed) meeting held on November 4, 2024 be adopted as circulated.
  3. Special Meeting Minutes from October 28, 2024  
THAT the minutes of the special meeting held on October 28, 2024 be adopted as circulated.
- b. Correspondence
  1. November as Adoption and Permanency Awareness Month  
Province of BC, Ministry of Children and Family Development  
THAT the correspondence from the Ministry of Children and Family Development dated October 30, 2024, regarding Adoption and Permanency Awareness Month be received for information.

CARRIED

**4. ADOPTION OF THE MINUTES**

*See Consent Agenda*

**5. COUNCIL MEMBER REPORTS**

- a. Upcoming Regular Meetings  
December 2, 2024  
December 9, 2024
- b. Council Advisory Bodies Update

**6. BYLAWS**

a. Bylaw 3293 - Zoning Bylaw Amendment No. 212

First and second reading of a bylaw to rezone the properties located at 20130-20150 53 Avenue & 20139-20153 52 Avenue from RS1 Single Family Residential Zone to CD102 Comprehensive Development Zone to permit a 6-storey, 80-unit apartment building.

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

The Director of Development Services introduced the bylaw.

Mr. Majd Makdissy, Architect, Barnett Dembek Architects, representing the applicant, presented the proposed development, providing details on the following:

- Context Plan;
- P2 level;
- Storage lockers;
- Level 1 and P1;
- Lobby entrances;
- Visitor stalls;
- Garbage room;
- Level 2 Indoor and outdoor amenities;
- Residential levels 3 to 5;
- Roof Plan;
- Perspective rendering from 53 Ave. (principal entrance);
- Aerial View rendering (video).

Council members provided comments on the following:

- Potential traffic and other impacts due to multi-family development being located beside single family properties in a cul-de-sac;
- City's Advisory Design Panel supports the development;

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 212, 2024, No. 3293" be read a first and second time.

CARRIED

Opposed: Councillor White

b. Bylaw 3294 - Zoning Bylaw Amendment No. 213

First and second reading of a bylaw to rezone the property located at at 5360 204 Street from RM2 Multiple Residential Medium Density Zone to CD103 Comprehensive Development Zone to permit a 6-storey, 283-unit apartment building.

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

The Director of Development Services introduced the bylaw.

The applicant team to present the proposed development.

Mr. Noel Lim, Project Manager, Keystone Architecture & Planning Ltd, representing the applicant, presented the proposed development, providing details on the following:

- Site context;
- Site analysis;
- Project data;
- Unit breakdown;
- Design rationale;
- 204 street perspective;
- Rental building entry;
- Site Plan;
- 1st Level;
- Parkade levels 1 and 2;
- Residential levels 1 to 6;
- Roof Plan;
- Site sections:
  - N/S site section - market building entrance along 204<sup>th</sup> St.;
  - W/E site section – rental building connection to 204<sup>th</sup> St.;
  - W/E site section – shared outdoor amenity area;
  - Market building entrance section
  - Rental building entrance section
  - East walkway section
  - North planter section
  - Market building entry section
  - Rental building entry section
  - East walkway section
  - North planter section
  - North perimeter section
- South and North elevations;
- Material board;
- 204 street streetscape;
- Shadow studies;

- Amenity courtyard rendering.

Council members provided comments on the following:

- Provincial legislation prohibiting Public Hearings;
- Permitted density in areas designated as transit-oriented areas;
- Rationale for determining this development is not a new application as it pertains to which tenant relocation policy applies to this development;
- Advisory Design Panel support for the application;
- Concerns for vulnerable tenants that have to be relocated;

Staff responded to questions from Council members on the following:

- Process and timeline for the development application;
- Compensation considerations with respect to having the old or new tenant relocation policy apply to this application;
- Number of tenants originally in the building; which the previous tenant relocation policy applied to each, and feasibility of retroactively paying tenants who were under the previous policy;
- Timeframe for Council approval of Council Policy CO-84 Updated Tenant Relocation Plans, which occurred on July 22, 2024, in relation to this development application;
- Which DCC and CAC rates apply to this development application;
- Whether there are any other in-stream development applications that fall under the old Tenant Relocation Policy;
- Whether the market rental units designated in the development will remain as such for the life of the building.

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

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 213, 2024, No. 3294" be read a first and second time.

**CARRIED**

Opposed: Councillors Mack, Wallace, and White

## 7. **ADMINISTRATIVE REPORTS**

a. Development Permit Application Approval - No. DP 06-22

20644 Eastleigh Crescent

The Director of Development Services introduced the application.

The applicant team to present the proposed development.

Mr. Noel Lim, Project Manager, Keystone Architecture & Planning Ltd, presented the proposed development, providing details on the following:

- Context and precedent;
- Transit Map;
- Shadow studies;
- Streetscapes;
- Building Section;
- Site Plan;
- 1<sup>st</sup> level plan;
- 2<sup>nd</sup> level plan;
- 3<sup>rd</sup> to 6<sup>th</sup> level plan;
- Roof level plan;
- Building elevations;
- Material board;
- Eastleigh Crescent elevation;
- Street level interaction;
- Outdoor amenity space;
- Landscape plan.

The applicant responded to a question from a Council members with respect to the market status of the units.

Mayor Pachal clarified that, as this was just a Development Permit, Council's basis for approval or denial of the Development Permit was limited to consideration of the form and character of the development.

It was MOVED and SECONDED

THAT Development Permit No. 06-22 to accommodate a 6-storey, 178-unit apartment development at 20644 Eastleigh Crescent be approved.

CARRIED

b. Geotechnical Peer Review

Verbal Report

Carl Johannsen, Director of Development Services

David Pollock, Director of Engineering, Parks & Environment

Carl Johannsen, Director of Development Services provided information on the City's approach when processing more complex development applications that require underground excavation:

- ensuring excavation and shoring designs are appropriate to the specific soil conditions of the particular site, are signed and sealed by a certified geotechnical engineer, and peer reviewed and confirmed by an independent third party geotechnical engineer prior to construction occurring;

David Pollock, Director of Engineering, Parks and Environment advised of future steps in further developing the City's peer review process:

- staff have had discussions regarding the development of regulatory documentation for the peer review process that would lay out the expectations, extent of the review, how to evaluate the issues and the process, determine whether the peer review can be undertaken internally or through a consultant;
- ensuring the originator of the design understands they are ultimately responsible for the design and cannot rely on the owner peer review to shortcut their responsibilities for the overall project;
- determining cost mechanism for such a process.

In response to a question from a Council member, staff confirmed the development industry is responsible for the cost of peer reviews of their excavation and shoring designs.

Council members provided comments regarding the following:

- City's past practice of relying on stamped engineering drawings as assurance that excavation shoring designs met specifications;
- appreciate City staff going above and beyond with respect to requiring peer review of excavation/shoring designs;
- possible reasons for recent geotech issues on some development sites, such as increased complexity of designs and soil conditions;
- potential for peer review of significant environmental sites in the City.

c. 2025 Schedule of Regular Council Meetings

It was MOVED and SECONDED

1. THAT the following dates be set for the Regular Meetings of Council in 2025:

January 13, 27

February 10, 24

March 10, 24

April 7, 28

May 12, 26

June 9, 23

July 7, 21

September 8, 29

October 6, 20

November 3, 17

December 1, 8

2. THAT the Regular Meetings of Council will be held in the Council Chambers, Langley City Hall, 20399 Douglas Crescent, Langley BC at 7:00 p.m., unless otherwise resolved by Council.

CARRIED

**8. NEW AND UNFINISHED BUSINESS**

a. Motions/Notices of Motion

a.1 Notice of Motion – Councillor Mack and Councillor White

**Budget Transparency**

**WHEREAS** transparency of the budget process and public awareness of deliberations on items not covered within Section 90 of the Community Charter is a paramount principle of good governance;

**AND WHEREAS** Closed Meeting agenda items and discussions should be strictly limited to those permitted to occur in a Closed Meeting format;

**THEREFORE BE IT RESOLVED** that council conduct budget deliberations in Open Meetings of Council; AND that council consider Service Level Increments (increases) in Closed Meetings, as necessary, but only as strictly permitted under Section 90 of the Community Charter.

a.2 Notice of Motion – Councillor White and Councillor Mack

**Motion Directing Staff to Prepare a Report on Inclusionary Zoning**

**WHEREAS** we recognize that several years into a housing crisis – with billions of dollars spent through Federal and Provincial housing initiatives, the issue of accessing **local affordable housing** in Langley City remains a challenge, still out reach for many – especially our most vulnerable populations.

**AND WHEREAS** Langley City to date lacks clear policy and supportive bylaws surrounding Inclusionary Zoning which through its provision would provide the City the ability to substantially secure and support a socially diverse, economically sustainable environment with affordable housing now and in the future.

**AND WHEREAS** the Province with the introduction of *Bill 16 - Housing Statutes Amendment Act (Third Reading on the 10th day of April, 2024 )* provides these enablement's to local municipalities; and further with Metro Vancouver Regional District providing an in-depth report, "*A Regional Model for Inclusionary Housing - Final Report, February 29, 2024*" which highlights the effectiveness of inclusionary zoning.

**THEREFORE, BE IT RESOLVED THAT** staff be directed to research and provide a report back to council on a local policy

framework for inclusionary zoning; such that can further be considered by Council for adoption in the upcoming zoning bylaw update.

**9. CORRESPONDENCE**

*Also see Consent Agenda*

- a. Metro 2050 Type 3 Amendment – Regional Affordable Rental Housing Target Implementation Guideline

Metro Vancouver

It was MOVED and SECONDED

THAT the correspondence from Metro Vancouver dated November 7, 2024 regarding, “Metro 2050 Type 3 Amendment – Regional Affordable Rental Housing Target Implementation Guideline”, be referred to staff for comment.

CARRIED

**10. ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:16 pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER