



MINUTES OF A REGULAR COUNCIL MEETING

Monday, December 9, 2024

7:00 p.m.

Remote Video / Teleconference

Present:

Mayor Pachal
Councillor Albrecht (7:07 pm)
Councillor James
Councillor Mack
Councillor Solyom
Councillor Wallace
Councillor White

Staff Present:

F. Cheung, Chief Administrative Officer
D. Beno, Manager of Strategic Initiatives and Social Planning
R. Beddow, Deputy Director of Development Services
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
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

2. **ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the December 9, 2024 regular agenda be adopted as circulated.

CARRIED

3.(4.) CONSENT AGENDA

It was MOVED and SECONDED

THAT the following items be approved:

- a. Adoption of Minutes
 - 1. Regular Meeting Minutes from December 2, 2024
THAT the minutes of the regular meeting held on December 2, 2024 be adopted as circulated.
 - 2. Special Meeting Minutes from December 2, 2024
THAT the minutes of the special meeting held on December 2, 2024 be adopted as circulated.
- b. Bylaws
 - 1. Bylaw No. 3297 - Fees and Charges Bylaw Amendment
Final reading of a bylaw to amend fees and charges for various services offered by the City of Langley.
THAT the bylaw cited as "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 36, 2024, No. 3297" be read a final time.
 - 2. Bylaw 3298 - Waterworks Regulation Bylaw Amendment
Final reading of a bylaw to amend the Waterworks Regulation Bylaw (2025 Rate amendment).
THAT the bylaw cited as the "Waterworks Regulation Bylaw, 2004, No. 2550, Amendment No. 27, 2024, Bylaw No. 3298" be read a final time.

CARRIED

4.(5.) ADOPTION OF THE MINUTES

See Consent Agenda

5.(6.) COUNCIL MEMBER REPORTS

- a. Upcoming Regular Meetings
 - January 13, 2025
 - January 27, 2025
- b. Council Advisory Bodies Update

6.(3.) COMMITTEE OF THE WHOLE

It was MOVED and SECONDED

THAT Council commence the Committee of the Whole.

CARRIED

Before consideration of the following item, Councillor Mack declared a conflict of interest as she owns a business on the Fraser Hwy. one-way where the construction project is being undertaken. Councillor Mack left the meeting at 7:05 pm.

Councillor Albrecht joined the meeting at 7:07 pm.

- a. Fraser Highway One-Way Utilities and Public Realm Project - Progress Update

David Pollock, Director of Engineering, Parks & Environment

Mr. Pollock provided an update on the Fraser Highway One-Way Utilities and Public Realm Project, providing information on the following:

- Expected completion date for work on 206 St.;
- Expected commencement date for work on Fraser Hwy. one-way between 206 St. and Salt Lane and notification to affected businesses;
- Shut down of site and removal of construction materials from site over the holidays;
- Discussions with BC Hydro regarding BC Hydro underground works;
- Second meeting of Business Liaison Committee; discussion with contractor regarding security issues;
- Availability of regular project updates on website and by email subscription;
- Parking directional signage to be posted on Fraser Hwy. One-way;
- Timeline for completion of this portion and commencement of next portion of the Fraser Hwy. One-way;
- Discussions with DLBA on coordinating completion with Arts Alive Festival;
- Contractor prep work to set up vibration monitors for the construction area.

Staff responded to questions from a Council member regarding the nature of businesses' security concerns and how they will be addressed by the contractor.

It was MOVED and SECONDED

THAT Committee of the Whole rise and report.

CARRIED

Councillor Mack returned to the meeting at 7:17 pm.

6. COUNCIL MEMBER REPORTS (continued)

- b. Council Advisory Bodies Update

7. BYLAWS

- a. CitiWest 8-Lot Subdivision Application - 20525 & 20541 – 46A Avenue

Carl Johannsen, Director of Development Services introduced the application and spoke to the staff report dated November 25, 2024.

Council discussed aspects of the application, including:

- potential environmental ecosystem impacts;
- two to one tree replacement;
- how to determine adequate compensation amount for loss of mature trees and tree canopy.

Staff responded to questions from Council members regarding:

- whether the City or the applicant retained environmental consultant;
- who determined habitat compensation amount;
- placement of sidewalks on 46A;
- driveway requirements for each lot;
- number of mature conifers that would be removed and total number of trees that would be removed under this proposal;
- tree removal compensation calculation;
- number and type of trees to be planted on the site;
- habitat compensation package methodology;
- use of compensation funds
- preservation of tall tree on the site;
- if there is a possibility for a mid-block pedestrian connection between 46A Ave. and Grade Crescent;
- if there are future plans for a roadway connection between Grade Crescent and 46A Ave;
- whether a turnaround will be provided for the roadway on the backside of the lots;

It was MOVED and SECONDED

THAT the report titled, “CitiWest 8-Lot Subdivision Application - 20525 & 20541 – 46A Avenue”, be received for information.

CARRIED

1. Bylaw 3295 - Zoning Bylaw Amendment No. 214

First and second reading of a bylaw to rezone the properties located at 20525 & 20541 46A Avenue from RS2 Single Family Estate Residential Zone to RS1 Single Family Residential Zone to permit an 8-lot subdivision.

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

The following individuals representing the applicant were in attendance:

- Jasleen Kaur, CitiWest Consulting Ltd.
- Peter Yue, CitiWest Consulting Ltd.
- Rahul Mehta

Ms. Kaur presented the proposed development, providing details on the following:

- Site Context;
- Current Zoning in the area;
- Proposed Subdivision Layout;
- Environmentally Sensitive Area;
- Replacement Tree Plan;
- Civil Works;
- Geotechnical Assessment;
- Proposed Homes.

Staff responded to questions from Council members regarding the following:

- Type of housing proposed for the lots;
- Ability to extend 46B Ave. up to Grade Crescent;
- Location and height of retaining walls on the lots.

It was MOVED and SECONDED

That the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 214, 2024, No. 3295" be read a first and second time.

BEFORE THE QUESTION WAS CALLED

Council discussion ensued regarding the following:

- extent of tree removal required to facilitate the project;
- steepness of the lots;
- ESA habitat compensation.

It was MOVED and SECONDED

THAT the application be referred to staff for a report back to Council on the following:

- review of the applicant's tree and environmentally sensitive areas assessments in relation to their alignment with the City's Urban Forest Management Plan;
- the feasibility of a pedestrian connection between 46A Ave. and Grade Crescent;

- the feasibility of road extension of 46B Ave. and connection to Grade Crescent.

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT the foregoing motion be amended to have staff also report back on the following:

- “habitat restoration and net environmental benefit to the City of Langley.”

CARRIED

THE QUESTION WAS CALLED and the main motion, as amended was

CARRIED

The motion now reads in its entirety as follows:

“THAT the application be referred to staff for a report back on the following:

- review of the applicant’s tree and environmentally sensitive areas assessments in relation to their alignment with the City’s Urban Forest Management Plan;
- the feasibility of a pedestrian connection between 46A Ave. and Grade Crescent;
- the feasibility of road extension of 46B Ave. and connection to Grade Crescent;
- habitat restoration and net environmental benefit to the City of Langley.”

b. Bylaw 3301 - Housing Agreement Bylaw

Final reading of a bylaw to enter into a housing agreement under section 483 of the Local Government Act.

It was MOVED and SECONDED

THAT the bylaw cited as "Housing Agreement Bylaw, 2024, No. 3301" be read a final time.

CARRIED

Opposed: Councillors Mack and White

c. Bylaw 3294 - Zoning Bylaw Amendment No. 213

Final reading of a bylaw to rezone the property located 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.

It was MOVED and SECONDED

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

CARRIED

Opposed: Councillors Mack, Wallace, and White

1. Approval of Development Permit No. 06-24

5360 204 Street

It was MOVED and SECONDED

THAT Development Permit No. 06-24 to accommodate a 6-storey, 283-unit apartment development at 5360 204 Street be approved.

CARRIED

Opposed: Councillors Mack, Wallace, and White

d. Bylaw 3299 - Solid Waste Bylaw Amendment

Final reading of a bylaw to amend the Solid Waste Bylaw (2025 Rate amendment).

It was MOVED and SECONDED

THAT the bylaw cited as the "Solid Waste Bylaw, 2016, No. 2991, Amendment No. 8, 2024, No. 3299" be read a final time.

CARRIED

Opposed: Councillor Mack

8. ADMINISTRATIVE REPORTS

a. Langley City's Citizens' Assembly Testing and Activation Update

Dena Kae Beno, Manager of Strategic Initiatives and Social Planning, spoke to the staff report dated December 4, 2024 and provided an overview of the Langley City's Citizens' Assembly and Activation, with information on the following:

- background:

- initial authorizing Council resolution of September 20, 2022
 - membership
 - process
 - focus areas
- Citizens' Assembly concept testing and outcomes
- Citizens' Assembly Plan
- Next Steps:
 - Recruitment – Choosing members to fairly represent Langley's diverse community
 - Meetings – Holding regular meetings and discussions
 - Research – Gathering information through various methods
 - Recommendations – Developing suggestions for the City Council to improve community safety and well-being
- Proposed Timeline
- Bringing it all together for change.

Staff responded to questions from Council members on the following:

- How issues for the assembly to focus on will be determined;
- Whether Council can refer specific topics/issues to the assembly;
- If there is a way to do a visual mapping of the work undertaken by the assembly members at the community forum.

It was MOVED and SECONDED

1. THAT the Report titled, "Langley City Citizens' Assembly Testing and Activation Update" be received for information.
2. THAT Staff be authorized to mobilize the Langley City Citizens' Assembly Solution Lab testing outcomes and resulting proposed solutions and actions for further research and deliberation and be brought back to Council for future consideration.
3. THAT staff be authorized to proceed with the Citizens' Assembly mobilization plan, with a priority focus on Community Safety, Health and Well-being Pathways and Transformation activities.
4. THAT subject to Council consideration and adoption, integrate the municipal Indigenous relations, reconciliation, and action framework elements into the Citizens' Assembly and other strategic initiatives that the City currently has underway (e.g., Resiliency Framework, Social, Cultural and Economic Development Framework, and KPI Dashboard-performance measurement system).
5. THAT the Citizens' Assembly resource plan be advanced for City capital and operating budget consideration.

CARRIED

b. Urban Forest Management Strategy Final Report

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

David Pollock, Director of Engineering, Parks and Environment advised Council of two public engagement opportunities held to receive feedback on the Urban Forest Management Strategy as well as a presentation made to the City's Environmental Sustainability Committee.

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

- Project Overview
 - Timeline
 - Previously completed work
- Phase 2 engagement findings
- Strategy updates
- Strategy finalization

Ms. Lefrançois responded to a question from a Council member regarding inclusion of a new subdivision and development services bylaw in the short term action items outlined in the strategy.

It was MOVED and SECONDED

THAT City Council endorse the Urban Forest Management Strategy.

CARRIED

c. Interim Housing Needs Report

Presentation from:
Anton Metalnikov, Planner
Carl Johannsen, Director of Development Services

Mr. Johannsen advised of the purpose of the report, advising it's a tool to help ensure there is enough land supply for housing units over a five to twenty year period.

Mr. Metalnikov provide a PowerPoint on the Interim Housing Needs Report providing information on the following:

- Background
- Interim HNR Requirements
- Updated Housing Needs
- HNHs are not Targets
- Housing needs near alternative transport
- Actions taken by City since 2021 HNR
- Next Steps

It was MOVED and SECONDED

THAT Council receive the Interim Housing Needs Report.

CARRIED

d. Banking & Investment Signing Officers

It was MOVED and SECONDED

1. THAT all previous appointments of signing officers for the City's banking and investment accounts be rescinded as of December 31, 2024.

2. THAT as of January 1, 2025 the positions appointed as signing officers for the City's banking and investment transactions be as follows:

- Director of Financial Services
- Manager of Financial Planning & Reporting
- Manager of Revenue & Business Systems
- Chief Administrative Officer
- Deputy Chief Administrative Officer
- Corporate Officer
- Deputy Corporate Officer; and

THAT one of the two required signatories be one of the following positions:

- Director of Financial Services
- Manager of Financial Planning & Reporting
- Manager of Revenue & Business Systems

CARRIED

9. **NEW AND UNFINISHED BUSINESS**

a. Motions/Notices of Motion

10. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 8:49 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER