



**REGULAR COUNCIL MEETING  
AGENDA**

**Monday, February 10, 2025  
7:00 P.M.  
Council Chambers, Langley City Hall  
20399 Douglas Crescent**

*Public meetings held in Council Chambers are livestreamed and recorded. The video recordings are available on the City's website for public viewing.*

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**1. LAND ACKNOWLEDGEMENT**

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  
RECOMMENDATION:**

THAT the February 10, 2025 regular agenda be adopted as circulated.

**3. COMMITTEE OF THE WHOLE**

*A Committee of the Whole meeting provides Council a greater opportunity to speak to and debate specific agenda items.*

**RECOMMENDATION:**

THAT Council commence the Committee of the Whole.

**3.a Surrey Langley SkyTrain Project Update**

Gilles Assier, Executive Project Director, Surrey Langley SkyTrain Project,  
Transportation Investment Corporation

**3.b Bylaw 3308 - Financial Plan 2025-2029 Bylaw**

Presentation from Graham Flack, Deputy Chief Administrative Officer

**OPPORTUNITY FOR PUBLIC INPUT**

**3.c Committee of Whole Rise and Report**

**RECOMMENDATION:**

THAT Committee of the Whole Rise and Report.

**4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE**

**5. 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:

**5.a Adoption of Minutes**

5.a.1 Regular Meeting Minutes from January 27, 2025

**RECOMMENDATION:**

THAT the minutes of the regular meeting held on January 27, 2025 be adopted as circulated.

**5.b Bylaws**

5.b.1 Bylaw 3309 - Officer Establishment Bylaw Amendment No. 4

Final reading of a bylaw to amend the Officer Establishment bylaw to update staff titles.

**RECOMMENDATION:**

THAT the bylaw cited as "Officer Establishment Bylaw, 2011, No. 2855, Amendment Bylaw No. 4, 2025, No. 3309" be read a final time.

**6. ADOPTION OF THE MINUTES**

*See Consent Agenda*

**7. COUNCIL MEMBER REPORTS**

**7.a Upcoming Regular Meetings**

February 24, 2025

March 10, 2025

**7.b Council Advisory Bodies Update**

**8. BYLAWS**

**8.a Bylaw 3290 - Zoning Bylaw Amendment No. 210**

Third reading of a bylaw to rezone the properties located at 5501 204 Street and 20300 Douglas Crescent from C1 Downtown Commercial Zone to CD100 Comprehensive Development Zone to permit a multi-phase apartment & commercial mixed-use transit-oriented development with heights of up to 14 storeys.

**RECOMMENDATION:**

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 210, 2025, No. 3290" be read a third time.

**8.b Bylaw 3296 - Zoning Bylaw Amendment No. 215**

Third reading of a bylaw to rezone the properties located at 20815 45A Avenue & 4560, 4570 and 4580 208 Street from RS1 Single Family Residential Zone to CD104 Comprehensive Development Zone to permit a 26-unit townhome development.

**RECOMMENDATION:**

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 215, 2025, No. 3296" be read a third time.

**8.c Bylaw 3303 - Zoning Bylaw Amendment No. 216**

Third reading of a bylaw to rezone the properties located at 20239-20249 54A Avenue from RM1 Multiple Residential Low Density Zone to CD105 Comprehensive Development Zone to permit a 6-storey, 70-unit apartment building.

**RECOMMENDATION:**

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 216, 2025, No. 3303" be read a third time.

**8.d Bylaw 3260 - Zoning Bylaw Amendment No. 198**

Final reading of a bylaw to rezone the properties located at 4503 & 4513 200 Street from RS1 Single Family Residential to RM1 Multiple Residential Low Density Zone to accommodate a 14-unit townhome development.

**RECOMMENDATION:**

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 198, 2023, No. 3260" be read a final time.

8.d.1 Approval of Development Permit No. 08-22  
4503 & 4513 200 Street

**RECOMMENDATION:**

THAT Development Permit No. 08-22 to accommodate a 14-unit townhome

development located at 4503 & 4513 200 Street be approved.

**8.e Bylaw 3261- Zoning Bylaw Amendment No. 199**

Final reading of a bylaw rezone the properties located at 20619 & 20629 Eastleigh Crescent from P2 Private Institutional/Recreation Zone to the CD92 Comprehensive Development Zone to accommodate a 6-storey, 136-unit apartment building.

**RECOMMENDATION:**

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 199, 2023, No. 3261” be read a final time.

8.e.1 Approval of Development Permit No. 08-23 20619 & 20629 Eastleigh Crescent  
20619 & 20629 Eastleigh Crescent

**RECOMMENDATION:**

THAT Development Permit No. 08-23 to accommodate a 6-storey, 136-unit apartment building located at 20619 & 20629 Eastleigh Crescent be approved.

**9. ADMINISTRATIVE REPORTS**

**9.a City of Langley Contributions to Township Aquatic Subsidies**

Report: Chief Administrative Officer

**RECOMMENDATION:**

1. THAT City Council direct staff to explore inter-municipal recreation services cost-sharing models, with a focus on aquatic facilities, that may be applicable within the context of the City of Langley and the Township of Langley.
2. THAT City Council direct staff to report back the findings from the exploratory work referenced in Recommendation 1 to City Council.
3. THAT this resolution be conveyed to the Township of Langley’s Mayor Eric Woodward and further advising that following investigation into this matter, Council will subsequently respond to his request accordingly.

**9.b Next Generation 911 Implementation and Operation Contract**

Report: Chief Administrative Officer

**RECOMMENDATION:**

THAT Council authorize the Chief Administrative Officer to execute the Next Generation 911 Implementation and Operation Contract between the City of Langley

and Metro Vancouver.

**10. NEW AND UNFINISHED BUSINESS**

**10.a Motion - Langley City Fire Department Operational Review Report - Councillor Mack**

WHEREAS an Operational Review of the Langley City Fire Rescue Department was approved in 2022's budget, which sought to, "Engage a consultant to review the department and make recommendations about future growth of the department and determine if the arrival of sky train will affect department staffing."; AND

WHEREAS this publicly funded report has yet to be released to Council;

THEREFORE BE IT RESOLVED that Council direct staff to release this report to Council.

**10.b Motion - Langley City Fire Department Operational Review Transparency – Councillor Mack**

WHEREAS an Operational Review of the Langley City Fire Rescue Department was approved in 2022's budget, which sought to, "Engage a consultant to review the department and make recommendations about future growth of the department and determine if the arrival of sky train will affect department staffing."; AND

WHEREAS transparency is a paramount principle of good governance; AND

WHEREAS this publicly funded report has yet to be released to the Public;

THEREFORE BE IT RESOLVED that Council direct staff to release this report publicly.

**10.c Public Release of Records from January 27, 2025 Closed Meeting**

Council passed the following motion at the January 27, 2025 Closed Meeting:

"THAT the organization charts in the Closed Report dated January 21, 2025 from the Chief Administrative Officer be publicly released."

**11. CORRESPONDENCE**

**11.a Squamish Nation's Climate Legacy Strategy**

Chairperson Khelsilem, Squamish Nation Council

Re: Invitation to partner with the Squamish Nation Council in implementing the work identified in the Climate Legacy Strategy

**12. ADJOURNMENT**

**RECOMMENDATION:**

THAT the meeting adjourn.