



REGULAR COUNCIL MEETING AGENDA

Monday, April 28, 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.

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 April 28, 2025 regular agenda be adopted as circulated.

3. BUSINESS ARISING FROM PUBLIC HEARING

3.a Pacific Nazarene Housing Society Development Application

19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street

Bylaw 3305 & Bylaw 3306: Explanatory Memo - Public Hearing Follow-Up -
Information regarding items raised at the Public Hearing

3.a.1 Bylaw 3305 - Official Community Plan Bylaw Amendment

Third reading of a bylaw to amend the Official Community Plan to incorporate provisions for and amend the land use designation of the subject properties located at 19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street from the current designation of "Ground Oriented Residential" to "Low Rise Residential" to permit the consideration of a 6-storey mixed-use building with a new church and community gathering facility, a child care centre, commercial units, the start of a new greenway connection to Conder Park, and the provision of 302 rental apartment units, of which 60 (20% of the total units) would be rented at 20% below the appraised market rent of the remaining 242 market rental units.

RECOMMENDATION:

THAT the bylaw cited as "City of Langley Official Community Plan Bylaw, 2021, No. 3200 Amendment No. 1, 2025, No. 3305" be read a third time.

3.a.2 Bylaw 3306 - Zoning Bylaw Amendment No. 218 & Development Permit No. 13-24

Third reading of a bylaw to amend the Zoning Bylaw to rezone the properties located at 19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street from the P2 Private Institutional/Recreation Zone and RS1 Single Family Residential Zone to the CD108 Comprehensive Development Zone to accommodate a 6-storey mixed-use building with 302 rental apartment units and a church, child care centre, and commercial units.

RECOMMENDATION:

That the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 218, 2025, No. 3306" be read a third time.

4. 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:

4.a Adoption of Minutes

4.a.1 Regular Meeting Minutes from March 24, 2025

RECOMMENDATION:

THAT the minutes of the regular meeting held on March 24, 2025 be adopted as circulated.

4.a.2 Special Meeting Minutes from April 7, 2025

RECOMMENDATION:

THAT the minutes of the special meeting held on April 7, 2025 be adopted as circulated.

4.a.3 Public Hearing Minutes from April 7, 2025

RECOMMENDATION:

THAT the minutes of the public hearing held on April 7, 2025 be adopted as circulated.

5. **ADOPTION OF THE MINUTES**

See Consent Agenda

6. **DELEGATIONS**

6.a **Day of Mourning for Workers Killed and Injured on the Job - April 28, 2025**

Janet Andrews, New Westminster & District Labour Council

7. **COUNCIL MEMBER REPORTS**

7.a **Upcoming Regular Meetings**

May 12, 2025

May 26, 2025

7.b **Council Advisory Bodies Update**

8. **BYLAWS**

8.a **Bylaw 3312 - 2025 Tax Rate Bylaw**

First, second and third reading of a bylaw to levy property taxes for municipal purposes for the year 2025.

RECOMMENDATION:

THAT the bylaw cited as "2025 Tax Rates Bylaw, 2025 No. 3312" be read a first, second and third time.

9. **COMMITTEE REPORTS**

9.a **Arts, Recreation, Culture and Heritage Committee - 2025 Work Plan**

RECOMMENDATION:

THAT Council approve the Arts, Recreation, Culture and Heritage Committee 2025 Work Plan.

9.b **Accessibility Advisory Committee - 2025 Work Plan**

RECOMMENDATION:

THAT Council approve the Accessibility Advisory Committee 2025 Work Plan.

10. **ADMINISTRATIVE REPORTS**

10.a **Langley Seniors in Action – Loss of Affordable Rental Housing Letter**

RECOMMENDATION:

1. THAT City Council receive the April 11, 2025 Report to Council titled “Langley Seniors in Action – Loss of Affordable Housing Letter from the Chief Administrative Officer for information.
2. THAT City Council receive the April 17, 2025 Accessibility Advisory Committee Report titled “Langley Seniors in Action – Loss of Affordable Rental Housing Letter” for information.

10.b Communications Budget Request

RECOMMENDATION:

THAT City Council allocate a budget of up to \$47,000 from the Council Enterprise Fund for communications support to promote Langley City’s 70th anniversary and the Citizens’ Assembly.

11. NEW AND UNFINISHED BUSINESS

11.a Public Release of a Motion from the March 24, 2025 Closed Council Meeting

Council passed the following motion at the March 24, 2025 Closed Meeting:

THAT the March 24, 2025 Closed Report to Council from the Fire Chief regarding the Langley City Fire Rescue Service Review and the “Executive Summary” and “Summary of Recommendations” sections of the Langley City Fire Recue Service Review be publicly released.

11.b Public Release of a Motion from the March 24, 2025 Closed Meeting

The following motion was approved for public release at the March 24, 2025 Closed Meeting:

THAT the following individuals be appointed to the respective Advisory Body for the indicated term:

Accessibility Advisory Committee – Term Ongoing:

1. Andrea Castro, Member representative of a person with disabilities; or an individual who supports persons with disabilities

Environmental Sustainability Committee – Term Ongoing:

1. Ellen Hall, Senior Representative
2. Alyssa Purse, Member at Large

Socio-Cultural and Economic Development Advisory Committee – Term Ongoing:

1. Shawn Caldera, Member representing Community / Social Service Sector
2. Awneet Sivia, Member representing Social and Cultural Diversity, Inclusion, & Equity perspective

11.c Consideration of Motion from the February 10, 2025 Regular Council Meeting that

was deferred until Council had an opportunity to review the subject report.

Motion - Langley City Fire Department Operational Review Transparency –
Councillor Mack

It was MOVED and SECONDED

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.

12. CORRESPONDENCE

Also See Consent Agenda

12.a Metro 2050 Type 2 Proposed Amendment – City of Delta (4800 and 5133 Springs Boulevard)

Metro Vancouver

13. ADJOURNMENT

RECOMMENDATION:

THAT the meeting adjourn.