



## REGULAR COUNCIL MEETING AGENDA

Monday, July 7, 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 July 7, 2025 regular agenda be adopted as circulated.

### 3. 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:

#### 3.a **Adoption of Minutes**

##### 3.a.1 Regular Meeting Minutes from June 23, 2025

### **RECOMMENDATION:**

THAT the minutes of the regular meeting held on June 23, 2025 be adopted as circulated.

##### 3.a.2 Special (Pre-Closed) Meeting Minutes from June 16 and June 23, 2025

**RECOMMENDATION:**

THAT the minutes of the special (pre-closed) meetings held on June 16 and June 23, 2025 be adopted as circulated.

**3.b Correspondence**

- 3.b.1 Battered Women's Support Services - #DesignedWithSurvivors Campaign to reframe gender-based violence as a public safety crisis  
Correspondence dated June 2025

**4. ADOPTION OF THE MINUTES**

*See Consent Agenda*

**5. COMMUNITY SPOTLIGHT**

- 5.a The Langley Foundation**  
Paul Weme, Executive Director

**6. COUNCIL MEMBER REPORTS**

- 6.a Upcoming Regular Meetings**  
July 21, 2025  
September 8, 2025

- 6.b Council Advisory Bodies Update**

**7. ADMINISTRATIVE REPORTS**

- 7.a 2026 Update – Langley City Rolling Five-Year Strategic Plan**  
Report: Chief Administrative Officer dated June 30, 2025

**RECOMMENDATION:**

THAT City Council receive the June 27, 2025 Report to Council from the Chief Administrative Officer regarding the 2026 Update – Langley City Rolling Five-Year Strategic Plan for information.

- 7.b Award of "Tender T2025-011 - Sanitary Sewer Replacement Works"**  
Report: Senior Project Engineer dated July 7, 2025

**RECOMMENDATION:**

1. THAT "Tender T2025-011, 2025 Sanitary Sewer Replacement Works" be awarded to PW Trenchless Construction Inc. for the tendered amount of \$2,976,980.00 (excluding GST);

2. THAT R.F. Binnie & Associates Ltd. be appointed to undertake the construction support services for \$156,180.00 (excluding GST);
3. THAT a contingency allowance of \$315,000 be approved, to be used only for unforeseen issues; and
4. THAT the Director of Engineering, Parks and Environment and the Corporate Officer be authorized to execute the contract document for "Tender T2025-011, 2025 Sanitary Sewer Replacements Works".

## **8. NEW AND UNFINISHED BUSINESS**

### **8.a Motions/Notices of Motion**

### **8.b New Business**

#### **8.b.1 Public Release of a Motion from the June 9, 2025 Closed Meeting**

The following motion was approved for public release at the June 23, 2025 Closed Meeting:

"1. THAT Council designate the Deputy Chief Administrative Officer and in their absence the Director of Financial Services as the City of Langley voting representative to attend the E-Comm Annual General Meeting of Shareholders each year and any Special Meetings that may occur prior to the Annual General Meeting;

2. AND THAT in the event that neither the Deputy Chief Administrative Officer nor the Director of Financial Services is available to attend a meeting, that staff be authorized to appoint a proxy to vote on the City of Langley's behalf."

## **9. CORRESPONDENCE**

*See Consent Agenda*

## **10. ADJOURNMENT**

### **RECOMMENDATION:**

THAT the meeting adjourn.



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, June 23, 2025

7:00 p.m.

Council Chambers, Langley City Hall  
20399 Douglas Crescent

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 Chief Administrative Officer  
K. Hilton, Director of Recreation, Culture and Community Services  
C. Johannsen, Director of Development Services  
S. Kennedy, Fire Chief  
K. Kenney, Corporate Officer  
A. Metalnikov, Planner  
D. Pollock, Director of Engineering, Parks and Environment

### 1. **LAND ACKNOWLEDGEMENT**

Mayor Pachal acknowledged that 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 June 23, 2025 regular agenda be adopted as circulated.

**CARRIED**

**3. COMMITTEE OF THE WHOLE**

It was MOVED and SECONDED

THAT Council commence the Committee of the Whole.

CARRIED

a. 2024 Annual Report

The Corporate Officer confirmed that statutory public notice requirements were met and that no correspondence was received.

Mayor Pachal invited members of the public present to speak to the 2024 Annual Report.

There were no speakers.

It was MOVED and SECONDED

THAT the Committee rise and report.

CARRIED

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

a. 2024 Annual Report

It was MOVED and SECONDED

THAT the 2024 Annual Report be approved.

CARRIED

**5. CONSENT AGENDA**

It was MOVED and SECONDED

THAT the following items be approved:

a. Adoption of Minutes

1. Regular Meeting Minutes from June 9, 2025

THAT the minutes of the regular meeting held on June 9, 2025 be adopted as circulated.

2. Special Meeting Minutes from June 9, 2025

THAT the minutes of the special meetings held on June 9, 2025 be adopted as circulated.

b. Bylaws

*Also see section 10) Bylaws*

1. Bylaw 3314 - Housing Agreement Bylaw

Final reading of a bylaw to secure twenty-one (21) replacement rental apartment units in connection with a proposed 171-unit apartment development at 20675 Eastleigh Crescent.

THAT the bylaw cited as "Housing Agreement Bylaw, 2025, No. 3314" be read a final time.

CARRIED

6. **ADOPTION OF THE MINUTES**

*See Consent Agenda*

7. **DELEGATIONS**

a. BC Nurses Union - Advocacy to Address: Nursing Staffing Crisis, Retention and Recruitment

Meea Mann, Lobby Coordinator, BC Nurses Union (BCNU) South Fraser Valley Region, provided Council with a PowerPoint presentation regarding the nursing staffing crisis and retention and recruitment, highlighting: benefits of retaining and recruiting nurses, [ratiosavelves.ca](http://ratiosavelves.ca), BCNU member priorities, nurse-to-patient ratios and safety, the need for safe and healthy workplaces and to apply a diversity, equity and inclusion lens.

The delegation encouraged local governments to leverage housing, childcare, transportation, and recreation policies to make communities more attractive to nurses, to advocate for provincial and federal governments to do more to retain and recruit nurses, and to educate the public about minimum nurse-to-patient ratios and how to achieve them.

Mayor Pachal informed the delegation about the opportunity to submit comments at the June 25, 2025 Zoning Bylaw Update Open House.

In response to questions, the delegation informed Council that:

- a mix of housing types are needed to accommodate nurses, including rentals and owned properties, and
- the minimum nurse-to-patient ratio requirements are currently being implemented by the Province.

**8. COMMUNITY SPOTLIGHTS**

- a. Discover Langley City 2025 Tourism Activity Update

Tanya Antalek, Manager of Operations, Discover Langley City, provided Council with a PowerPoint presentation on tourism activities related to Discovery Langley City 2025, highlighting: the 2024 holiday campaign, Langley City's 70<sup>th</sup> anniversary giveaway, Eat and Enjoy restaurant guide, Explore and Excite activity guide, social media efforts, sports tourism, and FAM Tour followed by a related video presentation.

**9. COUNCIL MEMBER REPORTS**

- a. Upcoming Regular Meetings

July 7, 2025  
July 21, 2025

- b. Council Advisory Bodies Update

**10. BYLAWS**

- a. Bylaw 3310 - Zoning Bylaw Amendment No. 220

Third reading of a bylaw to rezone the properties located at 4505-4535 200A Street from RS1 Single Family Residential Zone to CD109 Comprehensive Development Zone to permit a 27-unit townhome development.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 220, 2025, No. 3310" be read a third time.

CARRIED

- b. Bylaw 3253 - Zoning Bylaw Amendment No. 196

Final reading of a bylaw to rezone the properties located at 20659-20679 Eastleigh Crescent from RM1 Multiple Residential Low Density to CD90 Comprehensive Development to accommodate an apartment development consisting of two 6-storey buildings totaling 171 units.

It was MOVED and SECONDED

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 196, 2023, No. 3253" be read a final time.

CARRIED

Opposed: Councillor Mack

1. Approval of Development Permit No. 03-23  
20659-20679 Eastleigh Crescent  
It was MOVED and SECONDED  
THAT Development Permit No. 03-23 to accommodate an apartment development consisting of two 6-storey buildings totaling 171 units at 20659-20679 Eastleigh Crescent be approved.  
CARRIED  
Opposed: Councillor Mack

**11. ADMINISTRATIVE REPORTS**

- a. 2024 Council Remuneration & Statement of Financial Information  
Report dated: June 17, 2025  
It was MOVED and SECONDED
  1. THAT the Report on Council Remuneration and Expenses as required by Section 168 of the Community Charter be adopted.
  2. THAT the Statement of Financial Information as required by the Financial Information Act be adopted.

CARRIED

**12. NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion
  1. Invitation to Mayor & Council of the City of Bellingham, Washington - Mayor Pachal  
It was MOVED and SECONDED  
THAT Langley City Council direct the Mayor to write a letter on behalf of Council thanking the Council and Mayor of the City of Bellingham for their letter dated May 19, 2025, and invite the Council and Mayor of the City of Bellingham to a meal and tree planting ceremony in Langley City.  
CARRIED  
Opposed: Councillor Mack



**13. ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 7:32 p.m.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER



## MINUTES OF A SPECIAL (PRE-CLOSED) COUNCIL MEETING

**Monday, June 16, 2025**  
**3:30 p.m.**  
**Council Chambers, Langley City Hall**  
**20399 Douglas Crescent**

**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 Chief Administrative Officer  
K. Hilton, Director of Recreation, Culture and Community Services  
C. Johannsen, Director of Development Services  
S. Kennedy, Fire Chief  
K. Kenney, Corporate Officer  
D. Pollock, Director of Engineering, Parks and Environment  
B. Zeller, Manager of Human Resources

**Also in Attendance:** J. Dhaliwal, Executive Director, Health Services Area, ED LMH  
Health Services, Fraser Health  
J. Mok, Resident Medical Student  
E. Newhouse M.D., Medical Health Officer, Fraser Health  
T. Sacré, Community Health Specialist, Fraser Health

### **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. MOTION TO HOLD A CLOSED MEETING**

It was MOVED and SECONDED

THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the *Community Charter*.

1 (m) a matter that, under another enactment, is such that the public may be excluded from the meeting.

CARRIED

**3. ADJOURNMENT**

It was MOVED and SECONDED

THAT the Special (pre-closed) Council meeting adjourn at 3:31pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER



## MINUTES OF A SPECIAL (PRE-CLOSED) COUNCIL MEETING

**Monday, June 23, 2025**

**4:30 p.m.**

**Council Chambers, Langley City Hall  
20399 Douglas Crescent**

**Present:** Mayor Pachal  
Councillor Albrecht  
Councillor James  
Councillor Mack  
Councillor Solyom  
Councillor Wallace

**Absent:** Councillor White

**Staff Present:** F. Cheung, Chief Administrative Officer  
R. Beddow, Deputy Director of Development Services  
G. Flack, Deputy Chief Administrative Officer  
K. Hilton, Director of Recreation, Culture and Community Services  
C. Johannsen, Director of Development Services  
S. Kennedy, Fire Chief  
K. Kenney, Corporate Officer  
A. Metalnikov, Planner  
D. Pollock, Director of Engineering, Parks and Environment

Mayor Pachal acknowledged that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

### **1. MOTION TO HOLD A CLOSED MEETING**

It was MOVED and SECONDED

THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the *Community Charter*.

1 (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

(l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report];

2 (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED

## 2. ADJOURNMENT

It was MOVED and SECONDED

THAT the Special (pre-closed) Council meeting adjourn at 4:32 pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER

June 20, 2025

**Dear Mayor and Council Members,**

Across British Columbia, residents are asking urgent questions about safety—on our streets, in our neighbourhoods, and in our homes. For women, girls, and gender-diverse people, the answer is often clear: **they do not feel safe.**

At Battered Women's Support Services (BWSS), we've launched **#DesignedWithSurvivors**, a province-wide initiative that reframes **gender-based violence (GBV) as a public safety crisis**. This campaign is rooted in one essential question:

**What would public safety look like if it were designed with survivors in mind?**

As municipal leaders, you shape the environment where safety is experienced—or where it fails. You oversee transit systems, public spaces, housing, policing budgets, and community programs. The decisions you make ripple through every part of daily life, especially for those most at risk.

Too often, GBV is treated as a private issue, disconnected from the public realm. But women and girls are harmed on buses, in parks, at workplaces, and in their homes—homes often located in your jurisdictions, with limited access to shelter, legal protection, or trauma-informed support.

**Public safety is local. And local leadership matters.**

We are inviting you to:

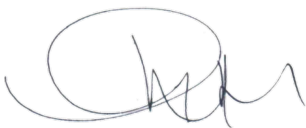
- Acknowledge gender-based violence as a public safety emergency in your municipality
- Commit to survivor-informed urban planning, policing oversight, and community investment
- Share the #DesignedWithSurvivors message to signal that your city, town, or village is part of the solution

This is not about blame—it is about vision. We believe municipalities can lead the way in building safer, more equitable communities by listening to survivors, investing in prevention, and aligning public safety with care, not control.

We would welcome the opportunity to speak with you about how this work could support your public safety, housing, and equity goals. Please reach out if you're open to a conversation.

**Safety starts here—and it starts with you.**

Warm regards,  
Angela Marie MacDougall



Executive Director  
Battered Women's Support Services  
(BWSS)

**BUSINESS LINE 604.687.1868**

**www.bwss.org**

**PO BOX 21503 • 1424 COMMERCIAL DR. • VANCOUVER, BC V5L 5G2**



## REQUEST TO APPEAR AS A DELEGATION / COMMUNITY SPOTLIGHT

To appear before Council as a Delegation or Community Spotlight at a Council Meeting, please submit a written request to the Corporate Officer by 12:00 pm, on the Wednesday prior to the scheduled Council Meeting. You may complete this form, or provide a letter, however please ensure the letter contains the information requested on this form.

You can submit your request by email to: [councilmeetings@langleycity.ca](mailto:councilmeetings@langleycity.ca), in person or by mail to the attention of the *Deputy Corporate Officer, Langley City Hall, 20399 Douglas Crescent, Langley, BC V3A 4B3*, or by fax to 604-514-2838. A staff member will contact you to confirm the meeting date at which you are scheduled to appear before Council.

A **Delegation** is defined as an individual, group or organization making a request of Council and is limited to a five (5) minute presentation time.

A **Community Spotlight** is an individual, group or organization providing information or updates on an event or activity and is limited to a ten (10) minute presentation. You may speak on more than one topic but you must keep your presentation within the prescribed time limit. Please include with this form, any material that you wish Council to review in advance of the meeting and be advised that it will be included in a public agenda and/or available to members of the public upon request.

Date: June 20, 2025

Requested Meeting Date: July 7, 2025

Applicant Name:

Paul Weme

Organization Name:

The Langley Foundation

Presenter Name(s):

Paul Weme, Executive Director

Address: 210 - 5385 216 Street, Langley

Phone Number: (604) 701-2614

Email Address: [paul@thelangleyfoundation.ca](mailto:paul@thelangleyfoundation.ca)

Presentation Topic:

Introduction of the Langley Foundation & a cheque presentation

Audio/ Visual Needs (if yes, specify):

Action You Wish Council to Take:



Download the fillable form to your device, save, and email  
the completed form to [councilmeetings@langleycity.ca](mailto:councilmeetings@langleycity.ca).





# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **2026 Update – Langley City Rolling Five-Year Strategic Plan**

File #: 0110.00

Doc #: 203211

From: Francis Cheung, P. Eng.  
Chief Administrative Officer

Date: June 30, 2025

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## RECOMMENDATION:

THAT City Council receive the June 27, 2025 Report to Council from the Chief Administrative Officer regarding the 2026 Update – Langley City Rolling Five-Year Strategic Plan for information.

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## PURPOSE:

The purpose of this report is to present the 2026 update to Langley City's rolling five-year strategic plan, which incorporates new and amended priorities identified from the 2025 Council Strategic Planning Session held on May 6 and May 7, 2025.

## POLICY:

Langley City Rolling Five-Year Strategic Plan.

## COMMENTS/ANALYSIS:

Langley City Council and senior staff met on May 6 and May 7, 2025 to begin developing the 2026 update to the City's rolling five-year strategic plan. Potential priorities for the update were drawn from the following sources:

- Progress on the current strategic plan
- Staff-identified potential new priorities arising from emerging issues and opportunities



- Council-generated ideas which arose during the session

At the end of the two-day session, the following new priorities were identified to be added to the 2026 strategic plan update, if time and resources are available:

- Purchase/develop 20411 Fraser Highway
- Conduct a staff resourcing needs assessment
- Develop an Amenity Cost Charges (ACC) policy
- Develop a standards of maintenance bylaw
- Update the Tenant Relocation Plans Policy (CO-84)

Other priorities that would to be considered for 2026, if time and resources are available, include:

- Portland Loo
- Action on spas
- Respond to the opioid crisis with continuum of care
- E-scooters/micromobility devices
- Bylaw operations review
- Action on tree canopy
- HEART and HEARTH application (limited discussion because application is in progress)

Other priorities that will be carried forward for reconsideration next year include:

- Develop climate resiliency guidelines/policies
- Develop green policies for a circular economy
- Adopt a zero-waste education approach for the new operations centre
- Promote recycling at community events
- Conduct a community survey
- Work with Indigenous Groups to develop DRIPA/UNDRIP alignment (*noted that staff are continuing to build relationships with local First Nations*)
- Develop a Truth and Reconciliation training program for staff
- Conduct city-wide service training

- Create/update staff job descriptions
- Develop and implement cat bylaw
- Prioritize Langley City residents for aquatic programming
- Work with Township of Langley to conduct an aquatic options assessment
- Develop a temporary winter shelter program

Staff will now work to better define the cost and level of effort for these potential priorities and incorporate them into the strategic plan update. The strategic plan update will also include:

- Remove any priorities that have been completed
- Group/bundle similar priorities to help lower the total number of priorities being tracked
- Update the next step actions for ongoing priorities
- Review all priorities for cost and level of effort as the draft budget is refined

#### **BUDGET IMPLICATIONS:**

Budget request, if necessary, will be brought forward to Council for consideration to advance each priority.

#### **ALTERNATIVES:**

None provided.

Respectfully Submitted,



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Francis Cheung, P. Eng.  
Chief Administrative Officer

Attachment:

1. Updated Langley City Rolling Five-Year Strategic Plan

## Vision

*The Place to be*

## Mission

***Building a vibrant, safe and inclusive community together with current and future generations***

## Core Values

**People** - We are committed to community service and to each other every day. We demonstrate this by:

- Using effective two-way communication, seeking input, actively listening, respecting diversity and considering multiple points of view.
- Providing timely, reliable service through proactive, courteous, friendly, helpful, and results-oriented actions.
- Being leaders through our own actions and empowering others, clarifying expectations, being accountable, and providing growth opportunities to build the next generation of leaders.
- Pursuing partnerships with customers, community groups and other levels of government to achieve greater potential and better results.

**Respect** - We welcome and uplift people through dignity and teamwork. We do this by:

- Acknowledging and supporting decisions and being part of the team.
- Being sincere and consistent in words and actions.
- Listening and being supportive of the needs of others.
- Being caring and seeking to understand.

**Integrity** - We are transparent and inclusive in all our actions. We use integrity to get our work done. We do this by:

- Maintaining consistency between stated values and actions.
- Following through on commitments.
- Correcting errors and omissions in a timely manner.
- Practicing open, transparent and honest two-way communications.
- Being responsive and forgiving.

**Dynamics** - We promote and celebrate diversity and freedom to explore and foster creativity, entrepreneurship and innovation. We do this by:

- Striving for a workforce that reflects the cultural mix of our community.
- Embracing Reconciliation and seeking equity of persons.
- Driving change through purposeful progress.
- Taking initiative and trying new ideas.
- Celebrating successes and learning from failures.

**Expectation** - We strive to anticipate and respond to the needs of the community. We do this by:

- Protecting, preserving, restoring, sustaining, and enhancing our environment.
- Striving to be the best we can be.
- Stretching our capabilities and accepting our limitations.
- Having a lasting effect on creating and sustaining a progressive community.
- Respecting and being flexible to change and innovative solutions.
- Recognizing and embracing lifelong learning, training and education.

## Full Circle Customer Service

Langley City places the highest value on exceptional Customer Service. We are committed to providing the best in training and resources to empower our staff to provide exceptional Full Circle customer service, which includes:

- Courtesy and Respect – We value and work to address concerns, no matter how big or small.
- Timely Response – We deliver as quickly as possible.
- Clarity and Accuracy – We provide the most current and complete information available.
- Follow-up – We close the loop, to ensure we've delivered.
- Accountability – We measure our individual success by our demonstrated commitment to delivering full-circle service.

Full Circle customer service means that from the first to last encounter with Langley City's people and services, our customers and partners can expect to receive a complete experience – one where our process positively exceeds expectations, even if the outcome is different than desired.

Customer service is a key component of our service delivery in all core focus areas.

## Terminology Used in this Plan

- **Vision:** A clear and concise statement of the desired future. What the community will be like when Langley City's goals and core focus areas are achieved.
- **Mission:** A statement of the role of the Langley City and its purpose.
- **Core Values:** Beliefs or principles that guide City staff and Council.
- **Core Focus Areas:** The priorities expressed by Council and the desired results to be achieved in support of the vision that is longer term in nature.

## Core Focus Areas

Aligned with Nexus Langley City foundations of community, experiences, connected and integration, this strategic plan provides the framework for achieving better results for individuals and corporate citizens in seven core focus areas:

1. **Cultivate an Inclusive Community**
2. **Provide Reliable Municipal Infrastructure**
3. **Support a Vibrant Economy**
4. **Integrate Holistic Approach to Community Safety**
5. **Build Climate Resiliency**
6. **Strengthen Communication and Public Engagement**
7. **Achieve Organizational Excellence**

## Top Priority Initiatives for 2026-2031

The following five top priority initiatives have been identified under the Core Focus Areas are the focus for action in 2026. These initiatives were confirmed through staff review of progress on the 2023-2028 strategic plan as well as staff and council-identified emerging issues and opportunities.

### **Cultivate an Inclusive Community:**

**Develop 20411 Fraser Highway:** The City plans to partner with either a for-profit or a for-profit developer to create a new mixed-use facility that will include market and non-market homes, with potential grant funding from senior levels of government. The proposal links directly to the Nexus: Langley City strategy and would secure a transit-oriented, walkable hub near the future SkyTrain station.

To deliver on this priority, the City will need to develop a business case, secure program funding, and confirm financing. Completion is subject to a purchase agreement with the current property owner. *Anticipated completion March 2026.*

**Develop Standards of Maintenance Bylaw:** Members of the public and local businesses have identified concerns with the quality of maintenance of certain buildings. In some cases, lack of maintenance by property owners is compromising the safety and quality of experience for residential and commercial tenants. Staff and Council have agreed to pursue development of a Standards of Maintenance Bylaw that will compel property owners to meet certain standards.

To further develop a delivery strategy for this priority, City Staff will prepare an action plan and proposed timing for review with Council. *Timing to be confirmed.*

**Tenant Relocation Plans Policy (CO-84) Update:** This is an ongoing area of concern for Council, Staff and local residents and businesses as redevelopment in Langley City continues and the province-wide challenge of rental affordability continues. To help better protect local residents and businesses, the City identified a need to review and consider updates to the existing policy.

To deliver on this priority, the City will need to conduct research and identify potential options, draft a policy update, consult with council and the development community, and finalize the policy. *Anticipated completion 2026.*

### **Provide Reliable Municipal Infrastructure:**

**Amenity Cost Charges (ACC) Bylaw:** In 2024, the Province introduced ACCs as a development finance tool for local governments to help pay for new amenities that will maintain and enhance livability as municipalities continue to grow and densify. ACCs are intended to replace Community Amenity Contributions (CACs). Unlike CACs which most municipalities have only applied to residential developments, ACCs can also be applied to commercial developments. Because ACCs are based on a mathematical formula and applied at the time of Development Permit Approval, they are widely viewed within the development community as a fairer, more transparent approach to funding amenities. City Council has directed Staff to develop an ACC Bylaw for Langley City to fund municipal amenities and public realm enhancements that help make Langley City a more complete, connected and welcoming community.

To deliver on this priority, the City will need to test potential rate increases and report back to Council on Inclusionary Zoning options, prepare a 2025-2026 budget amendment request, draft the new bylaw, seek legal review, finalize rates, submit to the Inspector of Municipalities for approval, confirm Council approval, and notify the development community. *Anticipated completion Q3 2026.*

### **Achieve Organizational Excellence:**

**Develop Long-term Staffing Plan:** First identified in 2023 but unactioned due to resourcing constraints, this priority was brought forward for near-term completion in recognition of the significant challenges City Staff are facing due to a variety of growing issues and opportunities. These include long-term staff retirements, growth in social issues, increased development in Langley City, and Council's desire to increase and enhance community engagement.

To deliver on this priority, City Staff will prepare a budget request, retain external support to develop the plan, review staffing needs following provincial decision on shared RCMP and Animal Control services with the Township of Langley, and draft a long-term staffing resource needs assessment and staffing plan (including job descriptions) for Council review and endorsement. *Anticipated completion Q2 2026.*

### **Additional Key Initiatives for 2026-2031**

The following additional high priority initiatives under the Core Focus Areas will be pursued, time and resource permitting are the focus for action in 2026. These initiatives were confirmed through staff review of progress on the 2023-2028 strategic plan as well as Staff and Council-identified emerging issues and opportunities.

### **Cultivate an Inclusive Community**

- Pursue [Portland Loo](#) style public washroom facility to support safe, inclusive and accessible washroom facilities for unsheltered City residents
- Pursue regulation and enforcement bylaw/policy and a supporting communications plan to ensure safe use of e-scooters/micromobility devices as more people adopt them

- Continue working with BC Housing to advance the HEART and HEARTH application that will provide shelter for City residents who are currently unsheltered

### **Integrate Holistic Approach to Community Safety**

- Act on illegal spas to improve community safety and ensure commercial space is used as intended within the City's zoning policy
- Continue respond to the opioid crisis by advancing a continuum of care within Langley City (details to be confirmed)
- Conduct Bylaw operations review (as identified in 2023) for Langley City Fire Rescue Service and Bylaw Enforcement Service, to support a safer, inclusive approach to enforcement that considers lived experience and works to reduce the 'revolving door' of illegal activity

### **Build Climate Resiliency**

- Implement the recently completed Urban Forest Management Plan (identified in 2023 and draft recently completed) to continue progressing development of enhanced tree canopy and greenspace on City streets, parks and facilities

### **Ongoing and New Initiatives For Future Consideration**

On a rolling five-year budgeting cycle, City council and staff will continue to prioritize specific initiatives in these areas that will be funded and implemented through the annual Business Plan. The following activities will be reviewed annually for consideration. Activities noted in red are newly identified (2025), whereas other activities were identified in previous years. In most cases, the first steps will be more detailed planning, and/or developing a business case for moving forward.

#### **1. Cultivate an Inclusive Community**

- Partner with service organizations to facilitate and support culturally diverse and inter-cultural programs that reflect and respond to the needs of city's broad demographic mix.
- Create a vibrant and clean downtown
  - Develop and implement a wider range of community and cultural events and festivals to complement and augment events organized by the DLBA and community groups that align with Langley City's Nexus of Community vision.
  - Support sanctioned community groups to implement other community-building events by expediting required permits and providing supportive municipal services that facilitate event success.
  - Plan and host edutainment events and activities on the One-Way Fraser Highway focused on healthier living and climate change resiliency.
- Continue working with Indigenous Groups to develop DRIPA/UNDRIP alignment (noted that staff are continuing to build relationships with local First Nations).
- Provide accessible multi-modal and active transportation facilities to improve connectivity within Langley City and offer seamless transitions to regional networks outside of the city.
- **Prioritize Langley City residents for aquatic programming and work with Township of Langley to conduct an aquatic operations assessment.**

#### **2. Provide Reliable Municipal Infrastructure**

- Fund, implement and maintain the Asset Renewal Plan to ensure Langley City provides reliable core municipal assets such as water, sewer, drainage, road infrastructure, parks, trails, and facilities.

### **3. Support a Vibrant Economy**

- Explore the feasibility of implementing selected community accelerator strategies from the Intelligent Community Forum.
- Continue developing land use and economic development policies to support KPU's 2050 Plan, building on the Innovation District strategy.
- Complete planning for and implement Invest Langley City.

### **4. Build Climate Resiliency**

- Explore opportunities to partner with senior levels of government, public and private organizations, service organizations to create and implement local food security and affordability strategies that respond to impacts of climate change.
- Promote recycling at City events.
- Develop climate resiliency guidelines and policies and develop green policies for a circular economy.
- Adopt a zero-waste education approach for the new City Operations Centre.

### **5. Integrate Holistic Approach to Community Safety**

- Develop a temporary winter shelter program.

### **6. Strengthen Public Communication and Engagement**

- Concurrent with finalizing the Citizens' Assembly project on community safety reform (ref. 4a), re-imagine associated governance and operation models, and develop an action plan that will encourage meaningful participation.
- Create Socio-Economic Opportunities:
  - Develop an implementation plan for the Community Dialogue Project that will focus on poverty reduction (income, access, opportunity and inclusion); community wellness (mental health, substance use, homelessness, and community health and well-being); community infrastructure and community assets (housing, community, and economic development); and community integration (equity, cultural diversity, and inclusion).
- Develop a corporate community engagement team to enhance and expand communication and consult with our citizens.
- Undertake a community survey every three years to help identify areas for improvement.

### **7. Achieve Organizational Excellence**

- Develop a comprehensive Truth & Reconciliation training program for staff.
- Conduct City-wide service training.





# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Award of “Tender T2025-011, 2025 Sanitary  
Sewer replacement Works”

File #: 5210.00

From: Jon Brindle, P. Eng.  
Senior Project Engineer

Date: July 7, 2025

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## RECOMMENDATION:

1. THAT “Tender T2025-011, 2025 Sanitary Sewer Replacement Works” be awarded to PW Trenchless Construction Inc. for the tendered amount of \$2,976,980.00 (excluding GST);
2. THAT R.F. Binnie & Associates Ltd. be appointed to undertake the construction support services for \$156,180.00 (excluding GST);
3. THAT a contingency allowance of \$315,000 be approved, to be used only for unforeseen issues; and
4. THAT the Director of Engineering, Parks and Environment and the Corporate Officer be authorized to execute the contract document for “Tender T2025-011, 2025 Sanitary Sewer Replacements Works”.

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## PURPOSE:

The purpose of this report is to seek authorization from Council to award “Tender T2025-011, 2025 Sanitary Sewer Replacements Works” to PW Trenchless Construction Inc. The location of the proposed works are indicated in Appendix 1 of this report.

## **POLICY:**

In accordance with Purchasing Policy FN-12, Council approval is required for entering contracts for goods or services over \$375,000.

## **COMMENTS/ANALYSIS:**

The construction works consists of replacing aging sanitary sewer infrastructure at four locations throughout the City (see Appendix 1).

The Contract work is expected to commence in the latter part of July 2025 and be completed within 110 working days. The Contractor will maintain uninterrupted traffic with the assistance of traffic control personnel when necessary.

The City previously retained R.F. Binnie & Associates Ltd. (Binnie) to design the infrastructure replacement works and it is proposed that Binnie undertake the construction administration and inspections for the project at a cost of \$156,180.00 (excluding GST).

A contingency allowance of \$315,000 has been included to address any unexpected issues that may arise during construction. This allocation will only be utilized if warranted by the contract administrators.

The "Tender T2025-011, 2025 Sanitary Sewer Replacements Works" was publicly advertised on BC Bid.

### **Tender Results**

One (1) tender for the subject Contract was received on June 27, 2025:

<b>No.</b>	<b>Contractor</b>	<b>Total Tender Price (excluding GST)</b>
1	PW Trenchless Construction Inc.	\$2,976,980.00

### **Evaluation**

The tender submission has been reviewed by the Contract Administrator (CA) and City staff for accuracy and completeness and is deemed to be compliant.

PW Trenchless Construction Inc.'s (PW Trenchless) bid submission included the required bid and surety bonds, acknowledgement of the one addendum along with the mandatory signatures in the Form of Tender. The contract specifies the use of pipe bursting construction methods which is a more specialized construction technique and thereby limits the number of suitably qualified contractors.

The design for pipe bursting was selected as it provides the best overall value to the City in terms of ease of construction and reduced surface disruptions.

The Engineer's Estimate for the project scope was originally completed in 2024 at a value of \$2.4 Million, approximately 24% below the submitted bid. Binnie note that the increase is reasonable given current market conditions.

While PW Trenchless was the only contractor to submit a bid the company has extensive experience with pipe bursting. Their bid is within the approved budget and provides best value to the City and as such it is recommended that "Tender T2025-011, 2025 Sanitary Sewer Replacements Works" be awarded to PW Trenchless.

PW Trenchless has no outstanding legal claims against the City and have performed well on similar projects.

The Tender submission was based on construction being completed within 110 working days.

For the 198 Street and 50 Ave project locations, the permitted daily work hours will be from 7:00 a.m. to 7:00 p.m., Monday through Friday. For the 208 Street and 203 Street project locations, the permitted daily work hours will be from 7:00 a.m. to 3:00 p.m. due to these roads being classified as arterial, with higher traffic volumes. The permitted daily construction hours are in compliance with the City's Noise Bylaw No. 2628.

## BUDGET IMPLICATIONS:

The 2025 Capital Improvement Plan has allocated budget for the construction as per the table below.

### Budget Allocation

Account No.	Description	Budget
68028	Sewer and Drainage Replacements	\$1,300,000.00
68158	198St - North of 55A Ave to 54 Ave	\$2,300,000.00
68050	50 Ave, East of 197A	\$300,000.00
	<b>Total Available Budget</b>	<b>\$3,900,000.00</b>

### Expenses

PW Trenchless Construction Inc.	\$2,976,980.00	(excluding GST)
R.F. Binnie & Associates Ltd. (Binnie)	\$156,180.00	(excluding GST)
Contingency (if required)	\$315,000.00	
<b>Total Expenses</b>	<b>\$3,448,160.00</b>	

The total project cost is within the City's approved capital budget amount of \$3,900,000.00.

Respectfully Submitted,



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Jon Bridle, P.Eng.  
Senior Project Engineer

Concurrence:



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For: Rachel Ollenberger  
Manager Engineering Services

Concurrence:



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David Pollock, P.Eng.  
Director Engineering, Parks and  
Environment

Attn: Appendix 1: Project Locations

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer

## APPENDIX 1

### PROJECT LOCATIONS

