



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, December 2, 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  
P. Kusack, Deputy Corporate Officer  
D. Leite, Director of Corporate Services  
R. Ollenberger, Manager of Engineering Services

### 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 2, 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 18, 2024

THAT the minutes of the regular meeting held on November 18, 2024 be adopted as circulated.

2. Special Meeting Minutes from November 18 and November 25, 2024

THAT the minutes of the special meetings held on November 18 and November 25, 2024 be adopted as circulated.

b. Correspondence

1. December as Christian Heritage Month

Molly Banerjei, CEO Christian Heritage Month Initiative

THAT the correspondence from the CEO, Christian Heritage Month Initiative received November 3, 2024 regarding Christian Heritage Month (December) be received for information.

CARRIED

**4. ADOPTION OF THE MINUTES**

*See Consent Agenda*

**5. DELEGATIONS**

a. Skate Under Cover  
Dave Jonsson

Mr. Jonsson, professional skateboarder, provided a presentation to Council on the following:

- As BC is a rainy climate with an average of 52% of the year, there are not enough covered skateboard parks in the region so is advocating for covered skate parks;
- Benefits include protection from rain but also from sun/heat; a covered skatepark located in Cloverdale is in like new condition as the cover protects it from the environmental harms;

- Reviewed some regional skateparks that have recognized the importance of covered spaces and the investment in doing so;
- Many cities have covered sporting areas that are well used;
- Requested Council to consider if there are any covered areas in Langley City that could be utilized for skateboarding and to address the recreational void of covered spaces for our youth to recreate;
- Advocated to increase the covered spaces that youth can use for various sports including warehouses and commercial spaces that may sit empty for years;
- Suggested Council advocate for the temporary use of these space while the development is waiting to happen;
- Noted a need for youth to have activity spaces in the winter.

There was general discussion about the potential of the initiative and Council thanked Mr. Jonsson for his presentation,

## **6. COMMUNITY SPOTLIGHTS**

### **a. Langley City Website Upgrade Presentation**

Wendy Dupley, Economic Development Advisor and Project Lead  
Jessica La-Banh, Communications Officer

Ms. Dupley provided an overview of the new website project, advising that:

- Planning started one year ago, and the priorities were set;
- Focus was on building a good foundation while prioritizing easy access to information, navigation and integration with other city systems.

Ms. La-Banh provided some PowerPoint slides highlighting some of the improved features of the new website as follows:

- Improved brightness and colour to the site;
- Easy navigation with icons;
- Important information is highlighted front and centre;
- Streamlined layout and navigation make it easier for visitors to find the information they are seeking;
- Browsing is made easier as the website is optimized for use across various devices;
- Improved navigation using universally understood symbols;
- Offers 18 different language translation capability;
- Accessibility options have been utilized to ensure functionality based on the user needs.

Ms. La-Banh showed a number of the new website pages and demonstrated the ease in navigating them.

**7. COUNCIL MEMBER REPORTS**

- a. Upcoming Regular Meetings  
December 9, 2024 - Virtual Meeting held remotely  
January 13, 2025 - In Person, Council Chambers

**8. BYLAWS**

Prior to consideration of the next item, Councillor Mack declared a conflict of interest with respect to one of the items in the proposed Financial Plan Bylaw amendment, that being the Fraser Hwy. One-Way project, (having previously advised she is an owner of a business on the Fraser Hwy. One-Way) and left the meeting at 7:39 pm.

- a. Bylaw 3302 - Financial Plan 2024 – 2028 Bylaw Amendment  
First, second and third reading of a bylaw to amend the 2024-2028 Financial Plan.

It was MOVED and SECONDED

THAT the bylaw cited as "Financial Plan 2024 – 2028 Bylaw, 2024, No.3266, Amendment No. 2, Bylaw No. 3302" be read a first, second and third time.

CARRIED

Councillor Mack returned to the meeting at 7:40 pm.

- b. Bylaw No. 3297 - Fees and Charges Bylaw Amendment  
First, second and third reading of a bylaw to amend fees and charges for various services offered by the City of Langley.

It was MOVED and SECONDED

THAT the bylaw cited as "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 36, 2024, No. 3297" be read a first, second and third time.

CARRIED

c. Bylaw 3298 - Waterworks Regulation Bylaw Amendment

First, second and third reading of a bylaw to amend the Waterworks Regulation Bylaw (2025 Rate amendment).

It was MOVED and SECONDED

THAT the bylaw cited as the "Waterworks Regulation Bylaw, 2004, No. 2550, Amendment No. 27, 2024, Bylaw No. 3298" be read a first, second and third time.

CARRIED

d. Bylaw 3299 - Solid Waste Bylaw Amendment

First, second and third 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 first, second and third time.

CARRIED

Opposed: Councillor Mack

e. Bylaw 3293 - Zoning Bylaw Amendment No. 212

Third 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.

It was MOVED and SECONDED

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

CARRIED

f. Bylaw 3294 - Zoning Bylaw Amendment No. 213

Third 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 third time.

CARRIED

Opposed: Councillors Mack, Wallace, and White

g. Bylaw 3301 - Housing Agreement

First, second and third 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 first, second and third time.

BEFORE THE QUESTION WAS CALLED the Director of Development Services spoke to the purpose of Bylaw No. 3301.

THE QUESTION WAS CALLED and the motion was

CARRIED

Opposed: Councillors Mack and White

**9. ADMINISTRATIVE REPORTS**

a. Economic Development Strategy (EDS)

Wendy Dupley, Economic Development Advisor, spoke to the staff report dated November 28, 2024 entitled, "Economic Development Strategy (EDS) and provided a PowerPoint presentation on the new "BE. ENTERPRISING" strategy, highlighting the following:

- Context for the new EDS;
- Steps undertaken during the development phase of the EDS;
- Vision;
- Value Proposition;
- Goals;
- Key Performance Indicators; and
- Next Steps.

It was MOVED and SECONDED

1. THAT Council approve and adopt the “2024 Economic Development Strategy, Be. Enterprising”, as a replacement for the 2016 Economic Development Strategy; and
2. THAT Council direct staff to commence implementation of the strategy and provide an annual progress report to Council.

CARRIED

**10. NEW AND UNFINISHED BUSINESS**

a. Motions/Notices of Motion

1. Budget Transparency - Motion  
Councillors Mack and White

It was MOVED and SECONDED

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.

BEFORE THE QUESTION WAS CALLED Councillor White spoke to the proposed motion with respect to the budget decision-making process.

Council members discussed the merits of the proposed motion.

THE QUESTION WAS CALLED and the motion was

CARRIED

2. Inclusionary Zoning - Motion  
Councillors White and Mack

It was MOVED and SECONDED

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 of 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.

BEFORE THE QUESTION WAS CALLED in response to a question from a Council member, staff advised of work undertaken to date, and future work planned with respect to inclusionary zoning.

Council discussion ensued with respect to prioritizing implementation of an inclusionary zoning policy within the City.

THE QUESTION WAS CALLED and the motion was

CARRIED

Opposed: Councillor Solyom

11. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn 8:15 pm.

CARRIED



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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER