



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, January 13, 2025

7:02 p.m.

Council Chambers, Langley City Hall  
20399 Douglas Crescent

Present: Mayor Pachal  
Councillor Albrecht  
Councillor Mack  
Councillor Solyom  
Councillor Wallace  
Councillor White

Absent: Councillor James

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  
S. Kennedy, Fire Chief  
K. Kenney, Corporate Officer  
P. Kusack, Deputy Corporate Officer  
D. Pollock, Director of Engineering, Parks and Environment  
B. Zeller, Manager of Human Resources

### 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 January 13, 2025 regular agenda be adopted as circulated.

**CARRIED**

**3. CONSENT AGENDA**

It was MOVED and SECONDED

THAT the following item(s) be approved:

a. Adoption of Minutes

1. Regular Meeting Minutes from December 9, 2024

THAT the minutes of the regular meeting held on December 9, 2024 be adopted as circulated.

2. Special (Pre-Closed) Meeting Minutes from December 9, 2025

THAT the minutes of the special (pre-closed) meeting held on December 9, 2025 be adopted as circulated.

3. Special Meeting Minutes from December 9 and December 16, 2024

THAT the minutes of the special meetings held on December 9 and December 16, 2024 be adopted as circulated.

CARRIED

**4. ADOPTION OF THE MINUTES**

*See Consent Agenda*

**5. DELEGATIONS**

a. Development of a Cat Bylaw

Presentation: Tara White, Volunteer a Langley C.A.R.E.S Cat Shelter  
Laila Hamelin, concerned resident

The delegation gave a PowerPoint presentation entitled, "Cats in the City of Langley", providing information on issues arising from the growing stray and abandoned cat population in the city and requesting the City implement a Cat Bylaw to require, at minimum, spaying and neutering of cats, and potentially limiting the number of cats per household to six, similar to cat bylaws in other municipalities.

It was MOVED and SECONDED

THAT Council consider inclusion of a cat bylaw for Council's 2025 strategic planning.

CARRIED

b. Removal of Parking Minimums

Presentation: James Hansen, Strong Towns Langley  
Rainer Fehrenbacher, City of Langley resident

The delegation provided a PowerPoint presentation entitled, "Removal of Parking Minimums in Langley City", providing information on why parking minimums are bad for cities and encouraging the City to eliminate parking minimums.

Staff were directed to provide the delegation's PowerPoint presentation to Council.

**6. COUNCIL MEMBER REPORTS**

a. Upcoming Regular Meetings

January 27, 2025  
February 10, 2025

b. Council Advisory Bodies Update

Councillor Wallace reported on the following:

- her attendance at Metro Vancouver's first Zero Waste Committee meeting of the year;
- expressed appreciation to staff for their work with the Christmas Bureau.

Councillor Albrecht reported on the following:

- expressed appreciation to staff for facilitating the Magic of Christmas event.

**7. ADMINISTRATIVE REPORTS**

a. Emergency Management Program

Presentation: Melanie LaPointe, Emergency Management Program Advisor

Ms. LaPointe provided a PowerPoint presentation regarding the City's Emergency Management Program.

**8. NEW AND UNFINISHED BUSINESS**

a. Motions/Notices of Motion

1. Amend Previously Adopted Motion - Langley City Citizens' Assembly Testing and Activation Update Report

Addition of the Adoption of the Citizens' Assembly Terms of Reference

It was MOVED and SECONDED

THAT the motion adopted at the December 9, 2024 Regular Council meeting be amended by:

1. Including the wording, "3. THAT Council endorses the proposed Terms of Reference for the Citizens' Assembly.", and
2. Renumbering the remaining sections of the motion accordingly.

**CARRIED**

The amended motion now reads in its entirety as follows:

- "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 Council endorses the proposed Terms of Reference for the Citizens' Assembly.
4. 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.
5. 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).
6. THAT the Citizens' Assembly resource plan be advanced for City capital and operating budget consideration."

2. CO-84 - Tenant Relocation Policy - Implementation and Application Motion

Councillor Mack

It was MOVED and SECONDED

WHEREAS the City of Langley has a new, council endorsed Tenant Relocation Policy (Policy CO-84) that has not been applied to all new and in-stream development applications; and

WHEREAS it is imperative that council prioritize the vulnerable tenants within our community, and ensure timely implementation of our policies;

THEREFORE, BE IT RESOLVED THAT council direct staff to apply Tenant Relocation Policy CO-84 to all new development applications not received by the City as of July 22, 2024 (date of adoption), with 12 months in-stream protection, applied equally and equitably from January 13th, 2025.

BEFORE THE QUESTION WAS CALLED, Councillor Mack spoke to the intent of the motion.

Staff responded to questions from Council members regarding the following:

- which tenant relocation policy applies to the two current in-stream development applications;
- the Council process required to change the tenant relocation policy that applies to the two in stream development applications to the new tenant relocation policy.

It was MOVED and SECONDED

THAT the foregoing motion be amended, in the resolved clause, by inserting the words, "continue to" between the words, "to" and "apply".

CARRIED

Opposed: Councillors Mack and White

It was MOVED and SECONDED

THAT the foregoing motion, as amended, be further amended by removing the following words from the motion:

“not received by the City as of July 22, 2024 (date of adoption), with 12 months in-stream protection, applied equally and equitably from January 13th, 2025.”

BEFORE THE QUESTION WAS CALLED Council discussion ensued. Discussion topics and questions to staff included:

- perceived change to the intent of the motion resulting from amendments;
- clarification of timelines that relate to DCCs, CACs, and the BC Building Code;
- if there are any City guidelines on how long a development application may remain in-stream before the City has the right to close them;
- protecting vulnerable tenants;
- process that resulted in having previous tenant relocation policy CO-81 apply to in-stream development applications;
- whether there is any assistance available to displaced vulnerable tenants of building that was recently approved for redevelopment;
- clarification of intent of original motion.

THE QUESTION WAS CALLED on the amendment and it was

CARRIED

Opposed: Councillors Mack and White

BEFORE THE QUESTION WAS CALLED on the motion, as amended, staff responded to a question from a Council member as to whether there was an expiry date for policy CO-81 in relation to the two in-stream development applications.

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

CARRIED

The motion now reads in its entirety as follows:

*“WHEREAS the City of Langley has a new, council endorsed Tenant Relocation Policy (Policy CO-84) that has not been applied to all new and in-stream development applications; and*

*WHEREAS it is imperative that council prioritize the vulnerable tenants within our community, and ensure timely implementation of our policies;*

*THEREFORE, BE IT RESOLVED THAT council direct staff to continue to apply Tenant Relocation Policy CO-84 to all new development applications.”*

3. Inflammatory Press Release Motion

Councillors Mack & White

It was MOVED and SECONDED

THAT the Council direct city staff to withdraw the press release titled, “Langley City Rejects Langley Township’s Unfair RCMP Cost-Sharing Demand”, dated January 7, 2025; AND that the City of Langley Council apologize to the Township of Langley for the inflammatory language used within the referenced press release.

BEFORE THE QUESTION WAS CALLED Councillors Mack and White spoke to the intent of the motion, providing their rationale and suggesting best practices and next steps.

Council discussion ensued with Council members providing their perspectives on the motion.

THE QUESTION WAS CALLED and the motion was

**DEFEATED**

Opposed: Mayor Pachal, Councillors Albrecht, Solyom, and Wallace

**9. CORRESPONDENCE**

- a. Metro 2050 Type 3 Proposed Amendment – City of Surrey (15238 - 64 Avenue)

Metro Vancouver

It was MOVED and SECONDED

THAT the correspondence from Metro Vancouver dated December 13, 2024 regarding Metro 2050 Type 3 Proposed Amendment – City of Surrey (15238 - 64 Avenue) be referred to staff for response.

CARRIED

**10. ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:21pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER