



MINUTES OF A REGULAR COUNCIL MEETING

Monday, February 10, 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
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
K. Kenney, Corporate Officer
P. Kusack, Deputy Corporate Officer
D. Pollock, Director of Engineering, Parks and Environment
J. Vilkov, Manager of Financial Planning and Reporting

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**

It was MOVED and SECONDED

THAT the February 10, 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. Surrey Langley SkyTrain Project Update

Gilles Assier, Executive Project Director, Surrey Langley SkyTrain Project, Transportation Investment Corporation provided a PowerPoint presentation updating Council on the Surrey Langley SkyTrain Project, including information on the following:

- Project overview;
- Project benefits;
- Willowbrook station design;
- Langley City Centre station design;
- Project timeline;
- Contractors for the project;
- 2024: Year in review;
- Major construction underway;
- Upcoming work;
- 2025: Lookahead;
- Project stakeholders and public engagement.

Mr. Assier received feedback, and responded to questions from Council members regarding the following:

- Potential for art piece at end of the track;
- Coordinating the streetscape on Industrial Ave.;
- Potential for pedestrian connection to multi-use path;
- Support for Canadian businesses, services, and products;
- No transfer needed from Langley City Centre station to downtown;
- Construction timeline for multi-use pathway and station;
- Concrete design mimicking Nicomekl river;
- Potential for cost increases due to tariffs;
- Methods for keeping businesses and residents informed;
- Mitigating noise, vibration from piledriving;
- Development of business access plan for affected businesses on Industrial Ave.;
- Process for informing the City and utility providers of any unintended contact with a utility during construction;
- Maintaining pedestrian and transit access on 203 St. during construction.

b. Bylaw 3308 - Financial Plan 2025-2029 Bylaw

Presentation from Graham Flack, Deputy Chief Administrative Officer

Mr. Flack provided an overview of the status of the Financial Plan bylaw, providing information on the following:

- January 27th introduction of the bylaw reflecting 4.3% property tax increase to maintain current service levels;
- Major cost drivers affecting the tax increase, including wage increases, major contracts and emergency dispatch services; Five amendments made to bylaw reflecting service level enhancements:
 - two additional firefighters
 - funding for infrastructure renewal
 - new Information Technology support position;
 - extension of Al Anderson Pool operating season;
 - new Recreation Programmer position;Proposed property tax increase of 6.7% with service level enhancements;
- Average property tax impact:
 - 6.7% - single family home
 - 6.16% - business property
 - 6.15% - light industrial property
 - 5.94% - Strata (multi-family) home
- Total tax impact with City and Metro Vancouver water and sewer charges:
 - 10.53% - single family home
 - 6.16% - business property
 - 6.15% - light industrial property
 - 7.99% - Strata (multi-family) home
- Capital Improvement Plan;
- Reserve Funds;
- Development Cost Charges;
- Gaming Proceeds.

OPPORTUNITY FOR PUBLIC INPUT

David Stingl, 20573 Fraser Hwy., business owner on the Fraser Hwy. One-way, spoke regarding the following:

- construction impacts on businesses on the Fraser Hwy. One-way and request for City to provide both monetary and non-monetary support to affected businesses;
- Litigation concerns; suggestion that legal budget be increased;
- Concern with increase in property taxes over time.

Victoria Krell, 50 Ave., spoke regarding the following:

- Concern with increase in property taxes over time;
- Request clarification on purpose of 2.2 FTE in Administration;
- total tax increase not made clear at open house, utility fees not included;
- keep discretionary spending to minimum and focus on basics;
- suggestion to remove three specific items from budget to reduce tax increase.

Staff responded to questions from the speaker, providing information on the following:

- process of communicating full tax impact to the taxpayer;
- clarification on purpose of 2.2 FTE in Administration – to provide more effective communication and public engagement and support for City social planning initiatives.

Mark Beaching 197A St., spoke regarding the following:

- taking possible future tariff impacts into account with budget;
- cost increases over time;
- diversity of housing options; including affordable housing;
- financial cost of policing;
- social supports for vulnerable individuals;
- outreach support for businesses; on the Fraser Hwy. One-way.

Council discussion ensued regarding the following:

- purpose of the City's business liaison committee during Fraser Hwy. One-Way infrastructure upgrade project;
- supporting local businesses during the project;
- Financial Planning report;
- Casino proceeds;
- Methods used for advertising Financial Plan Open House and Committee of the Whole meeting public input opportunity.

c. Committee of Whole Rise and Report

It was MOVED and SECONDED

THAT Committee of the Whole Rise and Report.

CARRIED

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

5. **CONSENT AGENDA**

It was MOVED and SECONDED

THAT the following items be approved:

a. Adoption of Minutes

1. Regular Meeting Minutes from January 27, 2025

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

b. Bylaws

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

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

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

CARRIED

6. ADOPTION OF THE MINUTES

See Consent Agenda

7. COUNCIL MEMBER REPORTS

a. Upcoming Regular Meetings

February 24, 2025

March 10, 2025

b. Council Advisory Bodies Update

Councillor Wallace spoke regarding activities of the Metro Vancouver Zero Waste Committee and Air Quality and Climate Committee she sits on.

Councillor Albrecht spoke regarding call for artists for Step Above Cultural Gallery display and the City's Environmental Sustainability Committee's upcoming annual Earth Day Event.

8. BYLAWS

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.

It was MOVED and SECONDED

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

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT Bylaw No. 3290 be referred to staff to work with the applicant to reduce the lot coverage to permit the creation of parkland proportionate to the population or size of the development for increased livability.

DEFEATED

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

THE QUESTION WAS CALLED on third reading of Bylaw No. 3290 and it was

CARRIED

Opposed: Councillors Mack and White

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.

It was MOVED and SECONDED

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

CARRIED

Opposed: Councillor Mack

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.

It was MOVED and SECONDED

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

CARRIED

Opposed: Councillor Mack

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.

It was MOVED and SECONDED

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

BEFORE THE QUESTION WAS CALLED, Staff responded to questions from a Council member regarding the following:

- Lack of a children's amenity space;
- Location and configuration of accessible parking stall.

THE QUESTION WAS CALLED on final reading of Bylaw 3260 and it was

CARRIED

1. Approval of Development Permit No. 08-22

4503 & 4513 200 Street

It was MOVED and SECONDED

THAT Development Permit No. 08-22 to accommodate a 14-unit townhome development located at 4503 & 4513 200 Street be approved.

CARRIED

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.

It was MOVED and SECONDED

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

CARRIED

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

20619 & 20629 Eastleigh Crescent

It was MOVED and SECONDED

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

CARRIED

9. ADMINISTRATIVE REPORTS

a. City of Langley Contributions to Township Aquatic Subsidies

Mr. Cheung, Chief Administrative Officer spoke to the report dated February 23, 2025.

Staff responded to a question from a Council member regarding potential contributions from other municipalities.

It was MOVED and SECONDED

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.

BEFORE THE QUESTION WAS CALLED Council discussion ensued regarding the merits of the motion.

THE QUESTION WAS CALLED and the motion was

CARRIED

- b. Next Generation 911 Implementation and Operation Contract

Report: Chief Administrative Officer

Spoke to the report dated February 4, 2025.

It was MOVED and SECONDED

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.

CARRIED

10. NEW AND UNFINISHED BUSINESS

Council passed the following motion at the January 27

- a. Motion - Langley City Fire Department Operational Review Report - 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 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.

Council discussion ensued regarding the merits of the motion.

Staff provided proposed next steps.

THE QUESTION WAS CALLED and the motion was

CARRIED

- b. 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.

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT consideration of the motion be deferred until Council has had an opportunity to review the subject report.

CARRIED

Opposed: Councillor Mack

- 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

- a. Squamish Nation's Climate Legacy Strategy
Chairperson Khelsilem,

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

It was MOVED and SECONDED

THAT the correspondence from the Squamish Nation Council be referred
to staff to acknowledge and thank the Squamish Nation Council for their
invitation to partner with them in implementing the work identified in their
Climate Legacy Strategy.

CARRIED

12. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 8:36 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER