



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, January 27, 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  
R. Beddow, Deputy Director of Development Services  
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  
D. Pollock, Director of Engineering, Parks and Environment  
B. Zeller, Manager of Human Resources

### 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 January 27, 2025 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 January 13, 2025

THAT the minutes of the regular meeting held on January 13, 2025 be adopted as circulated.

2. Special Meeting Minutes from January 13, 2025

THAT the minutes of the special meeting held on January 13, 2025 be adopted as circulated.

b. Correspondence

THAT the following correspondence be received for information:

1. International Holocaust Remembrance Day on Monday, January 27, 2025

Jewish Federation of Greater Vancouver

2. Industrial Inquiry Commission Reviewing Canada Post

Canadian Union of Postal Workers (CUPW)

CARRIED

**4. ADOPTION OF THE MINUTES**

*See Consent Agenda*

**5. COUNCIL MEMBER REPORTS**

a. Upcoming Regular Meetings

February 10, 2025

February 24, 2025

b. Council Advisory Bodies Update

Councillor Wallace reported on the following:

- Advised the Fraser Valley Regional Library Board experienced their busiest year yet in 2024.

Councillor James reported on the following:

- Upcoming annual fundraiser for Gateway of Hope, "Coldest Night of the Year" event taking place on February 22, 2025.

**6. BYLAWS**

a. Bylaw 3290 - Zoning Bylaw Amendment No. 210

First and second 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.

The Corporate Officer advised that the statutory notice requirements had been met.

The Director of Development Services introduced the bylaw.

Mr. Tyler Knoepfel, Senior Development Manager, Cedar Coast, representing the applicant, advised that Cedar Coast has been working on this master plan development for three and a half years in conjunction with their building partner Orion Construction, and City staff to best lay out the site.

He introduced Rhys Leitch, Principal, Integra Architecture Inc who presented the proposed development, providing details on the following:

- Site context photos;
- Design rationale
- 3D massing;
- Perspective renderings;
- Site Data;
- Master Plan;
- Level 1 floor plan;
- Level 2 floor plan;
- Level 3 Floor Plan;
- Levels 4-11 floor plans;
- Levels 12-14 floor plans;
- Site sections;
- Inspiration images;
- Public park space and amenities;
- Green space comparison to existing site.

The applicant and staff responded to questions from Council members regarding the following:

- Approximate square footage of park;
- Public access to park;
- First right of refusal for existing commercial businesses on the site;
- Road dedication for bike lane on Douglas Crescent;
- Accessibility throughout the development;

- How to ensure geotechnical requirements of the development are met;
- Inclusion of historical elements into the development;
- Inclusionary zoning requirements applicable to the development;
- Incremental density build out over time;
- Potential for increase in number of stores on the site;
- Width of pedestrian walkways;
- Resident and commercial parkade use;
- City's recourse if development phases not completed;
- Ensuring mix of commercial uses (large and small stores);
- Street frontages to accommodate smaller shops.

Council member discussion points included:

- Inclusion of elements that will assist City in meeting its housing needs, and providing opportunities for the public to engage and interact;
- Improved intersection of Douglas Crescent;
- Walkability of the development;
- Greening of the site;
- Concerns regarding density of the site;
- Requirement for separated distance requirements for certain business uses.

It was MOVED and SECONDED

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

BEFORE THE QUESTION WAS CALLED on first and second reading of the bylaw

It was MOVED and SECONDED

THAT the application be referred back to staff to work with the applicant to reduce density, to increase or ensure Community Amenity Contribution (CAC) values will be proportionate to the density being proposed, to remove site specific exemptions, and to mandate minimum accessible parking stalls.

BEFORE THE QUESTION WAS CALLED on the referral motion, staff provided clarification on the following:

- Density;
- CACs;
- Accessible parking space requirements;
- Adaptability of units;
- Beauty and Wellness and Pharmacy uses.

Staff responded to questions from Council member regarding:

- the applicability of the City's Community Amenity Contribution Policy to this application.

THE QUESTION WAS CALLED and the referral motion was

DEFEATED

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

BEFORE THE QUESTION WAS CALLED on the main motion, staff responded to questions from Council members regarding the following:

- approximate dollar amount the CACs on this development would bring to the City;
- receiving an explanatory memo from staff in response to feedback and questions provided by Council members.

THE QUESTION WAS CALLED on first and second reading of "Zoning Bylaw 1996, No. 2100 Amendment No. 210, 2025, No. 3290" and the motion was

CARRIED

Opposed: Councillor Mack

b. Bylaw 3296 - Zoning Bylaw Amendment No. 215

First and second 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.

The Corporate Officer advised that the statutory notice requirements had been met.

The Director of Development Services to introduce the bylaw.

The following members of the applicant team were in attendance:

- Fred Adab, Architect, F. Adab Architects Inc.
- Azar Ahmadi, Senior Designer, Associate, F. Adab Architects Inc.
- Yiwen Ruan, Principal, PMG Landscape Architects

Mr. Adab spoke to the development proposal, providing information on the following:

- Location of the site in relation to amenities and bus transit;
- Site Plan;
- Statistics;
- Perspective rendering along 208 St.;
- Elevations of block 3 and 4;
- Material Board;
- Building sections;
- Photos of interior.

Mr. Ruan spoke to the landscape design, highlighting the following elements:

- Amenities;
- Tree retention;
- Replacement trees;
- Tree types;
- Tree management plan;
- Low maintenance plants;
- Decorative pavers.

The applicant and staff responded to questions from Council members regarding the following:

- Community Amenity Contributions;
- Park improvements;
- Price and size of units;
- Preventing illegal suites;
- Parking requirements, parking access, tree retention, and park improvements for townhome versus multiplex uses;

It was MOVED and SECONDED

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

BEFORE THE QUESTION WAS CALLED the applicant and staff responded to further questions from Council members regarding the following:

- Potential alternative development uses for the site;
- Whether Council is required to approve this development request.

Council member discussion points included:

- Rezoning process
- Ramifications if rezoning application fails;
- Provincial legislation with respect to permitted land uses;
- Potential benefits of this type of development as compared to other potential uses;
- Advisory Design Panel support of application;
- Housing Needs Report findings;
- Amount of Community Amenity Contributions being received for this development;
- Loss of some large trees as a result of this development.
- Number of municipalities that resisted implementing Small Scale Multi-Unit Housing (SSMUH) legislation;
- Increased parking as a result of this development;
- Option to refer application back to staff for amendments.

The applicant and staff responded to further questions from Council members regarding the following:

- what development cost charges payable on this development will go toward;
- sidewalk width on 208 St.;
- if this development will contribute to cost for installation of traffic signal at 208 St. and 45A;.
- advantages to this development use as compared to multiplex use.

THE QUESTION WAS CALLED on first and second reading of Zoning Bylaw 1996, No. 2100 Amendment No. 215, 2025, No. 3296" and the motion was

CARRIED

Opposed: Councillor Mack

c. Bylaw 3303 - Zoning Bylaw Amendment No. 216

First and second 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.

The Corporate Officer advised that the statutory notice requirements had been met.

The Director of Development Services introduced the bylaw.

The following members of the applicant team were in attendance:

- Manika Grover, Associate, ParaMorph Architecture Inc.
- David Stoyko, Landscape Architect, David Stoyko Landscape Architect

Ms. Grover spoke to the development proposal, providing information on the following:

- Context Plan;
- Streetscape;
- Shadow Study and circulation diagrams;
- Site Plan;
- Parkade;
- Floor Plans;
- Roof top amenity;
- Perspective views.

Mr. Stoyco spoke to the landscape design, highlighting the following elements:

- Concept plan ground level;
- Concept plan roof level;
- Plant Palette.

The applicant and staff responded to questions from Council members regarding the following:

- Adaptable units;
- Rental building status;
- Ensuring soil stability of the site and neighbouring properties;
- Potential widening of laneways.

Council member discussion points included:

- Advisory Design Panel support for the application;
- Respecting common property lines with neighbouring properties;
- Density of the development.



It was MOVED and SECONDED

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

CARRIED

Opposed: Councillors Mack and White

d. Proposed Beauty and Wellness Centre Separation Regulation Amendment

The Director of Development Services spoke to the staff report dated January 27, 2025.

It was MOVED and SECONDED

THAT the report dated January 27, 2025 entitled Proposed Beauty and Wellness Center Separation Regulation Amendment be received for information.

CARRIED

1. Bylaw 3307 - Zoning Bylaw Amendment No. 219

First and second reading of a bylaw to exempt a specific commercial unit from the 400-metre separation requirement between Beauty and Wellness Centers to facilitate the relocation of an existing business from its current location at 20644 Eastleigh Crescent which is set to undergo redevelopment, to the proposed location at 20821 Fraser Highway (Fraser Crossing shopping center).

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 219, 2025, No. 3307" be read a first and second time.

CARRIED

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

First, second and third reading of a bylaw to amend the Officer Establishment bylaw to update staff titles.

It was MOVED and SECONDED

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

CARRIED

The meeting recessed at 9:16 pm and reconvened at 9:23 pm with the same members present.

f. Bylaw 3308 - Financial Plan 2025-2029 Bylaw

*Presentation from Graham Flack, Deputy Chief Administrative Officer*

Mr. Flack provided a PowerPoint presentation, provided an overview of key aspects of the 2025 Financial Plan Bylaw, providing information on the following:

- Financial Plan Process
- Factors Affecting the Financial Plan
- Capital Improvement Plan
- Gaming Proceeds
- Development Cost Charges
- Debt Management
- Capital Improvement Plan
  - E1 – Equipment Replacement
  - E4- Pedestrian Facilities
  - E6 – Traffic Signals Upgrades
  - E7 – Road Rehabilitation
  - E14- Langley Bypass Cycling/Intersection Upgrade
  - E18 – Skytrain Project
  - E20 – Solid Waste Toters
  - S2 – Infiltration & Inflow Control
  - S3 – 200 St. Culvert
  - S4 – 201 St. (Michaud to 56 Ave.)
  - S5 – 198 St. (54 Ave to 55A Ave.)
  - W3 – 204 St. (51A Ave to 53 Ave.)
  - W4 - 207A St. (44 Ave. to 45 Ave.)
  - W5 – 200 St (44 Ave. to 50 Ave.)

- Operating Plan
- 2025 General Fund Changes
  - Property Taxes
  - Fee & Revenue Increases
  - Policing
  - Council Remuneration & benefits
  - Employee Wages & Benefits
  - Other Changes
  - Long- term Debt Servicing Reduction
- Property Tax Increase - \$1,772,530 or 4.3%.

Staff responded to questions from Council members regarding the following:

- RCMP detachment operations potential future cost;
- Legal expenses budget;
- Protective Services budget- status of predictive costs for standalone RCMP detachment;
- Costs associated with renovating operations centre;
- Total annual debt servicing costs for Project-specific borrowing;
- Recommended debt ceiling cost;
- City's overall debt management strategy;
- Breakdown of three initiatives within Land Use Planning and Electronic Plan Review Software budget;
  
- What happens to underground infrastructure that is replaced by new infrastructure;  
A point of order was raised that the foregoing question was unrelated to the budget.  
Clarification was provided that information was also sought as to who was responsible for the cost of removal of old underground infrastructure.
- Potential for a performing arts centre or pool should federal funds become available to the City;

Council discussion points included:

- Rationale for City cost sharing with other Metro Vancouver municipalities to fund North Shore Wastewater Treatment Plant.

It was MOVED and SECONDED

THAT the bylaw cited as "Financial Plan 2025 – 2029 Bylaw, 2025, No. 3308" be read a first and second time.

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT Bylaw No. 3308 be amended by parceling Budget Item GG17 Innovation District Land Use Plan into five separate budget items.

CARRIED

It was MOVED and SECONDED

THAT Bylaw No. 3308 be amended by removing Budget Item GG13 - Invest in Langley City Communication Strategy.

BEFORE THE QUESTION WAS CALLED Council discussion ensued.

THE QUESTION WAS CALLED and the motion was

DEFEATED

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

It was MOVED and SECONDED

THAT Bylaw No. 3308 be amended by removing Budget Item GG14 - Marketing, Podcast.

BEFORE THE QUESTION WAS CALLED Council discussion ensued.

THE QUESTION WAS CALLED and the motion was

DEFEATED

Opposed: Mayor Pachal, Councillors Albrecht James and Wallace

It was MOVED and SECONDED

THAT Bylaw No. 3308 be amended by removing Budget Item GG1 - IT Computer Workstation Upgrade.

DEFEATED

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

It was MOVED and SECONDED

THAT Bylaw No. 3308 be amended by removing Budget Item E2 - Miscellaneous Property Purchase.

DEFEATED

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

It was MOVED and SECONDED

THAT Bylaw No. 3308 be amended by removing Budget Item E5 - Bicycle Facilities (DCC-T) 29%.

DEFEATED

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

It was MOVED and SECONDED

THAT Bylaw No. 3308 be amended by removing Budget Item E14 - Langley Bypass Cycling/Intersection Upgrade.

BEFORE THE QUESTION WAS CALLED Council discussion ensued.

THE QUESTION WAS CALLED and the motion was

DEFEATED

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

It was MOVED and SECONDED

THAT Bylaw No. 3308 be amended to include service level enhancement Recreation Programmer position (\$89,000).

BEFORE THE QUESTION WAS CALLED staff responded to a question from a Council member regarding potentially having higher fees for Township of Langley residents.

THE QUESTION WAS CALLED and the motion was

CARRIED

Opposed: Councillors Mack and Solyom

It was MOVED and SECONDED

THAT Bylaw No. 3308 be amended to include service level enhancement of two Firefighters (\$350,000).

CARRIED

It was MOVED and SECONDED

THAT Bylaw No. 3308 be amended to include service level enhancement IT Technician position (\$99,500).

CARRIED

Opposed: Councillors Mack and Solyom

It was MOVED and SECONDED

THAT Bylaw No. 3308 be amended to include service level enhancement Al Anderson Memorial Pool Season Expansion – Option 2. (\$68,243).

BEFORE THE QUESTION WAS CALLED staff responded to a question from a Council member about flexibility in shortening or lengthening the season from what is proposed depending on demand.

THE QUESTION WAS CALLED and the motion was

CARRIED

It was MOVED and SECONDED

THAT Bylaw No. 3308 be amended to include service level enhancement Infrastructure Renewal funding (\$418,000).

CARRIED

It was MOVED and SECONDED

THAT Bylaw No. 3308 be amended to include service level enhancement of two RCMP members (\$540,000).

BEFORE THE QUESTION WAS CALLED Council discussion ensued.

THE QUESTION WAS CALLED and the motion was

DEFEATED

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

THE QUESTION WAS CALLED on first and second reading, as amended, of "Financial Plan 2025 – 2029 Bylaw, 2025, No. 3308" and the motion was

CARRIED

Opposed: Councillor Mack

## **7. NEW AND UNFINISHED BUSINESS**

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

#### **1. Development Permit No. DP 06-22**

20644 Eastleigh Crescent

It was MOVED and SECONDED

THAT Council's motion on November 18, 2024 to approve Development Permit No. 06-22 to accommodate a 6-storey, 178-unit apartment building at 20644 Eastleigh Crescent be rescinded; and

THAT Development Permit No. 06-22 to accommodate a 6-storey, 180-unit apartment building at 20644 Eastleigh Crescent be approved.

#### **2. A Path Forward for Policing in Langley**

Mayor Pachal

It was MOVED and SECONDED

WHEREAS the Police Servicing Agreement between Langley City and the Township of Langley that outlines how policing resources, including RCMP members and support staff, are cost-shared between the two communities has expired since December 31, 2022.

WHEREAS the Township of Langley served the two-year termination notice to Langley City on May 10, 2023 to end the Capital and Operations Cost Sharing Agreement that outlines how the construction and operating costs of the Langley RCMP detachment are shared proportionately between the two municipalities, based on the use and occupancy of their respective RCMP members and support staff.

WHEREAS public safety is paramount.

WHEREAS Langley City Council's priority is to ensure adequate and effective policing with mutual agreements that will serve both communities.

THEREFORE, BE IT RESOLVED THAT Langley City Council request the BC Policing and Security Branch immediately appoint an independent and impartial facilitator to objectively review the current statistics, resource allocation, staffing levels, and capital and operating costs that are apportioned between both municipalities and provide a “foundational facts” report based on this objective review that both Langley City and the Township of Langley can use to negotiate new agreements by the end of May.

BEFORE THE QUESTION WAS CALLED Mayor Pachal responded to a question from a Council member regarding whether he has requested a meeting with the Mayor of the Township of Langley to discuss deintegration or the cost-sharing agreement.

THE QUESTION WAS CALLED and the motion was

CARRIED

b. New Business

1. Public Release of a Motion from the January 13, 2025 Closed Meeting

The following motion was approved for public release at the January 13, 2024 Closed Meeting:

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

Accessibility Advisory Committee – Term Ongoing:

1. Ramandeep Ramandeep Sharma, Community Member at Large
2. Paul Dostal, Member representative of a person with disabilities; or an individual who supports persons with disabilities
3. Shawn Peters, Member representative of a person with disabilities; or an individual who supports persons with disabilities

Advisory Design Panel – One (1) year term:

1. Tracey Macatangay, Accessibility Representative
2. Samantha Stroman, Business Community Representative
3. Matt Hassett, Business Community Representative
4. Tanya McNicol, Resident Member at Large
5. Leslie Koole, Resident Member at Large

Board of Variance – Three (3) year term:

1. Pedram Khorram, Board Member at Large
2. Rudy Storteboom, Board Member at Large



Crime Prevention Committee – Term Ongoing:

1. Paul Dostal, Member at Large

Environmental Sustainability Committee – Term Ongoing

1. Mallory Palliyaguru, Member at Large
2. Navneet Sandhu, Member at Large
3. Amika Watari, Member Representative Youth

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

1. Zohaib Rana, Member representing a Community / Social Service sector
2. Rick Orlando, Member representing the Development Industry
3. Clinton Dewet, Member First Nation Representative”

8. **CORRESPONDENCE**

*See Consent Agenda*

9. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourned at 10:58 pm.

**CARRIED**

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER