



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, February 24, 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  
J. Filkov, Manager of Financial Planning/Reporting  
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

### 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 February 24, 2025 regular agenda be adopted as circulated.

**CARRIED**

**3. COMMITTEE OF THE WHOLE**

*A Committee of the Whole meeting provides Council a greater opportunity to speak to and debate specific agenda items.*

It was MOVED and SECONDED

THAT Council commence the Committee of the Whole.

CARRIED

a. North Shore Waste Water Treatment Plant Program

*Presentation from:*

Jerry Dobrovlny, Commissioner/CAO, Metro Vancouver  
Cheryl Nelms, General Manager, Project Delivery

Mr. Dobrovlny and Ms. Nelms provided a PowerPoint presentation to Council, highlighting Metro Vancouver's purpose in delivering regional core infrastructure services to its member municipalities, and updating Council on the new wastewater treatment system being built on the North Shore.

Mr. Dobrovlny and Ms. Nelms responded to questions from Council members regarding the following topics:

- Financial model for municipal cost sharing of the North Shore wastewater treatment plant (NSWWTP ) as compared to other projects;
- NSWWTP project delivery mechanism;
- Beneficiaries of the NSWWTP;
- Permitting fees for the NSWWTP project;
- NSWWTP cost recovery mechanisms;
- Project bidding process for (NSWWTP );
- Differences between primary, secondary and tertiary wastewater treatment systems;
- Life expectancy of NSWWTP and future upgrades to existing systems;
- Funding mechanism for Northwest Langley waste water treatment system;
- Long term cost to Langley residents for NSWWTP;
- Resources and proceeds derived from waste water treatment plants.

b. Committee of the 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**

None

**5. CONSENT AGENDA**

It was MOVED and SECONDED

THAT the following items be approved:

a. Adoption of Minutes

1. Regular Meeting Minutes from February 10, 2025

THAT the minutes of the regular meeting held on February 10, 2025 be adopted as circulated.

2. Special Meeting Minutes from January 27 and February 10, 2025

THAT the minutes of the special meeting held on January 27 and February 10, 2025 be adopted as circulated.

b. Bylaws

1. Bylaw 3277 - Zoning Amendment Bylaw and Development Permit No. 13-23

Final reading of a bylaw to rezone the properties located at 20719-20731 Eastleigh Crescent from RM1 Multiple Residential Low Density Zone to CD95 Comprehensive Development Zone to accommodate a 5-storey, 132-unit apartment development.

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 202, 2024, No. 3277" be read a final time.

1. Approval of Development Permit No. 13-23

20719-20731 Eastleigh Crescent

THAT Development Permit No. 13-23 to accommodate 5-storey, 132-unit apartment development at 20719-20731 Eastleigh Crescent be approved.

c. Correspondence

1. Invitation to participate in the Border Mayors Alliance

Mayor Brenda Locke, City of Surrey

2. World Down Syndrome Day - March 21, 2025

Lower Mainland Down Syndrome Society

THAT the foregoing correspondence be received for information.

CARRIED

**6. ADOPTION OF THE MINUTES**

*See Consent Agenda*

**7. COUNCIL MEMBER REPORTS**

a. Upcoming Regular Meetings

March 10, 2025

March 24, 2025

b. Council Advisory Bodies Update

Wallace spoke regarding initiatives discussed at the Fraser Valley Regional Library Retreat.

**8. BYLAWS**

a. Bylaw 3304 - Zoning Amendment Bylaw No. 217 & Development Permit No. 09-24

First and second reading of a bylaw to rezone the properties located at 5080 & 5096 208 Street from RS1 Single Family Residential Zone to CD107 Comprehensive Development Zone to permit a 10-unit townhome development.

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

The Director of Development Services introduced the bylaw.

The applicant team presented the proposed development providing information on the following:

- Ten townhouses being added in phase two to development;
- Elevations;
- Material board;
- Renderings;
- Landscaping to include climate resilient trees;
- Bicycle facilities.

Staff and the applicant updated Council on the process to demolish existing houses on the building site.

Staff and the applicant responded to questions regarding:

- Zoning of the site;
- Lot coverage;
- Lack of on-site amenity space;
- The CHC Policy.

It was MOVED and SECONDED  
THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 217, 2025, No. 3304" be read a first and second time.

BEFORE THE QUESTION WAS CALLED Council discussed aspects of the project as previously identified.

THE QUESTION WAS CALLED and the motion was

CARRIED

Opposed: Councillor Mack

b. Bylaw 3308 - Financial Plan 2025-2029 Bylaw

Third reading of a bylaw to adopt the Financial Plan for 2025 - 2029.

It was MOVED and SECONDED

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

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT Bylaw No. 3308 be referred back to staff in order to increase the RCMP contract strength to 56.35 members, an increase of 2 members, and secondly, reduce operating expenses to facilitate an overall taxation increase below five percent, inclusive of all approved service level enhancements.

BEFORE THE QUESTION WAS CALLED on the referral motion there was Council discussion regarding the merits of the motion including:

- RCMP and Fire resources;
- Cost impact of US Tariffs on the budget;
- Reducing the proposed property tax to under five percent;
- Cost impact of deintegration of RCMP services to the City;
- Property tax increases over past three years and municipal comparisons;
- Recreation resources.

THE QUESTION WAS CALLED on the motion and it was

DEFEATED

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

BEFORE THE QUESTION WAS CALLED on third reading of the bylaw, Council discussion ensued with members providing their perspectives on the merits of the proposed bylaw.

It was MOVED and SECONDED

THAT Bylaw No. 3308 be referred back to staff.

DEFEATED

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

BEFORE THE QUESTION WAS CALLED a Council member provided their perspective on the merits of the proposed bylaw.

THE QUESTION WAS CALLED on third reading of Bylaw No. 3308 and the motion was

CARRIED

Opposed: Councillors Mack and White

**9. NEW AND UNFINISHED BUSINESS**

a. Motions/Notices of Motion

1. Proposed Resolutions to 2025 LMLGA Conference

1. Enhancing Housing Stability through Preventive Measures and Supportive Programs – Langley City

It was MOVED and SECONDED

WHEREAS the housing crisis in British Columbia is influenced by both insufficient housing supply and escalating demand pressures, leading to affordability challenges and housing insecurity that forces many individuals and families into unsafe and precarious living conditions, increasing their vulnerability to exploitation and victimization; and

WHEREAS preventive strategies, including the provision of adequate supports and access to portable rental subsidies, are essential to maintain housing stability and prevent homelessness;

THEREFORE BE IT RESOLVED that the Province of British Columbia, in partnership with local governments and non-profit housing providers, expand programs to reduce housing vulnerability by expanding portable rental subsidies, enhancing support services, investing in preventive strategies, and providing direct grants to municipalities.

BEFORE THE QUESTION WAS CALLED clarification was provided as to what portable rental subsidies were.

THE QUESTION WAS CALLED and the motion was

CARRIED

2. Enhancing A Collaborative, Sustainable, and Inclusive Approach to Food Security and Well-being – Langley City

It was MOVED and SECONDED

WHEREAS food insecurity remains a critical issue in British Columbia, exacerbated by climate change, economic instability, and supply chain disruptions, disproportionately affecting vulnerable populations, Indigenous communities, and socioeconomically disadvantaged regions; and

WHEREAS a resilient and inclusive food system requires sustained investment, cross-sector collaboration, and policies that integrate infrastructure development, technological innovation, cultural food systems, and community-driven approaches to ensure equitable access to nutritious food, economic resilience, and regional food security;

THEREFORE BE IT RESOLVED that the Province of British Columbia collaborate with municipalities to develop and implement a comprehensive food security and well-being strategy that ensures sustainable investment in local food systems, strengthens regional and provincial food networks, promotes innovation in agriculture and food technology, and enhances access to culturally appropriate, affordable, and nutritious food for all communities.

CARRIED

3. Resolutions to be submitted to the 2025 LMLGA Conference

It was MOVED and SECONDED

THAT the following resolutions be submitted to the Lower Mainland Local Government Association (LMLGA) for consideration of endorsement at the 2025 LMLGA Conference:

**Enhancing Housing Stability through Preventive Measures and Supportive Programs – Langley City**

“WHEREAS the housing crisis in British Columbia is influenced by both insufficient housing supply and escalating demand pressures, leading to affordability challenges and housing insecurity that forces many individuals and families into unsafe and precarious living conditions, increasing their vulnerability to exploitation and victimization; and

WHEREAS preventive strategies, including the provision of adequate supports and access to portable rental subsidies, are essential to maintain housing stability and prevent homelessness;

THEREFORE BE IT RESOLVED that the Province of British Columbia, in partnership with local governments and non-profit housing providers, expand programs to reduce housing vulnerability by expanding portable rental subsidies, enhancing support services, investing in preventive strategies, and providing direct grants to municipalities.”

**Enhancing A Collaborative, Sustainable, and Inclusive Approach to Food Security and Well-being – Langley City**

“WHEREAS food insecurity remains a critical issue in British Columbia, exacerbated by climate change, economic instability, and supply chain disruptions, disproportionately affecting vulnerable populations, Indigenous communities, and socioeconomically disadvantaged regions; and

WHEREAS a resilient and inclusive food system requires sustained investment, cross-sector collaboration, and policies that integrate infrastructure development, technological innovation, cultural food systems, and community-driven approaches to ensure equitable access to nutritious food, economic resilience, and regional food security;

THEREFORE BE IT RESOLVED that the Province of British Columbia collaborate with municipalities to develop and implement a comprehensive food security and well-being strategy that ensures sustainable investment in local food systems, strengthens regional and provincial food networks, promotes innovation in agriculture and food technology, and enhances access to culturally appropriate, affordable, and nutritious food for all communities.”

CARRIED

2. Policy CO-74 Minute Taking Enhancement

Councillor Mack

It was MOVED and SECONDED

WHEREAS The current “Minute-taking Standards for Open and Closed Meetings”, Policy CO-74, doesn’t require movers and seconders for motions to be documented in the Minutes; AND

WHEREAS To promote transparency and increase the ease at which members of the public can access information about the actions taken by their elected representatives; AND

WHEREAS To accurately attribute the work put in, to the specific Member(s) of Council completing said work;

THEREFORE, BE IT RESOLVED THAT Council direct staff to update Policy CO-74 as required so that movers and seconders will be documented in the minutes of Open and Closed Meetings of Council moving forward.

BEFORE THE QUESTION WAS CALLED staff responded to a question from a Council member with the respect to the rationale for current minute-taking standards with respect to movers and seconders of motions.

Council members discussed the merits of the motion.

THE QUESTION WAS CALLED on the motion and it was

DEFEATED

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

10. CORRESPONDENCE

*See Consent Agenda*

11. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 9:17 pm

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER