



MINUTES OF A REGULAR COUNCIL MEETING

Monday, March 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
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
B. Zeller, Manager of Human Resources

1. **LAND ACKNOWLEDGEMENT**

Mayor Pachal acknowledged that 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 March 24, 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 March 10, 2025

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

2. Special Meeting Minutes from March 10, 2025

THAT the minutes of the special meeting held on March 10, 2025 be adopted as circulated.

b. Correspondence

1. Smart21 Communities of 2025 - Langley City

Intelligent Community Forum

THAT the correspondence from the Intelligent Community Forum dated March 8, 2025 with respect to City of Langley being named one of the Smart21 Communities of 2025, be received for information.

CARRIED

4. ADOPTION OF THE MINUTES

See Consent Agenda

5. COUNCIL MEMBER REPORTS

a. Upcoming Regular Meetings

April 7, 2025

April 28, 2025

b. Council Advisory Bodies Update

6. BYLAWS

a. Pacific Nazarene Housing Society Development Application

19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street

1. Bylaw 3305 - Official Community Plan Bylaw Amendment

First and second reading of a bylaw to amend the Official Community Plan to incorporate provisions for and amend the land use designation of the subject properties located at 19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street from the current designation of "Ground Oriented Residential" to "Low Rise Residential" to permit the consideration of a 6-storey mixed-use building with a new church and community gathering facility, a child care centre, commercial units, the start of a new greenway connection to Conder Park, and the provision of 302 rental apartment units, of which 60 (20% of the total units) would be rented at 20% below the appraised market rent of the remaining 242 market rental units.

Mr. Johannsen spoke to the Explanatory Memo for Bylaw No. 3305, outlining the purpose of the OCP amendment.

Staff responded to questions from Council members regarding the following:

- Targeted demographic for units renting at 20% below appraised market rent;
 - Opportunities for Council to vote on this application during the development application approval process;
- Developer's attendance at Public Hearing to respond to questions from the public;
- Why City didn't hold an open house for this project;
- Who childcare facility is intended to serve;

It was MOVED and SECONDED

THAT the bylaw cited as "City of Langley Official Community Plan Bylaw, 2021, No. 3200 Amendment No. 1, 2025, No. 3305" be read a first and second time.

BEFORE THE QUESTION WAS CALLED

Council discussion ensued regarding the following:

- Extent of public consultation on the development application;
- Council approval of first and second reading not indicative of approval of application;
- Best use of the City's lands;

Staff responded to questions from Council members regarding the following:

- Extent of change between designation of this area under previous and new OCP;
- six story building adjacent to single family neighbourhood, impact on land value;
- Assessed value of City's three lots, methodology used to establish sale price, why lands need to be sold;
- Land contribution component of BC Builds projects;
- Allocation of funds from lands sale;
- Capacity of schools to accommodate students as a result of this development;
- Potential for future school site in Langley;
- Current Community Amenity Contribution (CAC) rate;
- Timing for applicant to request CAC reduction;
- How appraised market value will be determined;
- Public notification requirements and process for the development application.

It was MOVED and SECONDED

THAT first and second readings of Bylaw 3305 be deferred until such time as the City has been able to host a public open house.

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

THE QUESTION WAS CALLED and the motion was

DEFEATED

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

THE QUESTION WAS CALLED on the motion for first and second reading of "City of Langley Official Community Plan Bylaw, 2021, No. 3200 Amendment No. 1, 2025, No. 3305" and it was

CARRIED

Opposed: Councillor Mack

2. OCP Amendment Bylaw No. 3305 – Public Consultation & Adoption Requirements (19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street)

Report dated: March 19, 2025

It was MOVED and SECONDED

THAT Council:

1. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3305 (19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street) to the following organizations and authorities for consultation prior to holding a public hearing on April 7, 2025 in consideration of the requirements set out in Section 475 of the Local Government Act:

Katzie First Nation
Kwantlen First Nation
Matsqui First Nation
Semiahmoo First Nation
Metro Vancouver
School District No. 35
TransLink

2. Consider Official Community Plan Amendment Bylaw No. 3305 in conjunction with the 2025-2029 Financial Plan Bylaw No. 3308 and the regional liquid and solid waste management plans in accordance with Section 477 (3) of the Local Government Act.

CARRIED

3. Bylaw 3306 - Zoning Bylaw Amendment No. 218 & Development Permit No. 13-24

First and second reading of a bylaw to amend the Zoning Bylaw to rezone the properties located at **19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street** from the P2 Private Institutional/Recreation Zone and RS1 Single Family Residential Zone to the CD108 Comprehensive Development Zone to accommodate a 6-storey mixed-use building with 302 rental apartment units and a church, child care centre, and commercial units.

It was MOVED and SECONDED

That the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 218, 2025, No. 3306" be read a first and second time.

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

- Applicant plan to manage trades parking;
- Public availability of Environmental Plan undertaken for the site;
- Applicant's changes building design pursuant to Advisory Design Panel recommendations.

THE QUESTION WAS CALLED on the motion for first and second reading of "Zoning Bylaw 1996, No. 2100 Amendment No. 218, 2025, No. 3306" and the motion was

CARRIED

Opposed: Councillor Mack

7. ADMINISTRATIVE REPORTS

a. Award of Tender - Traffic Signal Upgrades

Report dated: March 24, 2025

It was MOVED and SECONDED

1. THAT City Council award "Tender T2024-032 – Traffic Signal Upgrades" to Crown Contracting Ltd. for the tendered amount of \$689,700.00 (excluding taxes).
2. THAT City Council retain W.K. Williams Engineering Consultants Ltd. to provide contract administration services at a cost of \$5,300.00 (excluding taxes).
3. THAT City Council approve a contingency allowance of \$68,970.00 for unforeseen issues.
4. THAT City Council authorize the Director of Engineering, Parks and Environment and the Corporate Officer to execute the contract documents for Tender T2024-032.

CARRIED

8. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

1. Crime Prevention Committee - Appointment of Chair & Co-Chair

It was MOVED and SECONDED

THAT Councillor Paul Albrecht be appointed Chair of the Crime Prevention Committee; and

THAT Councillor Mike Solyom be appointed Co-Chair of the Crime Prevention Committee.

CARRIED

2. Motion - Surety Bond Program For Municipal Servicing Agreements - Council White

It was MOVED and SECONDED

WHEREAS affordable housing development has remained challenged due to a range of complexities; such as socio & economic factors, material pricing, supply limitations and local regulatory complexities.

AND WHEREAS the integrated nature of these complexities is contingent on effective collaboration between developers, the construction industry, all levels of government and the community to achieve housing affordability.

AND WHEREAS developers, contractors and builders are required to submit capital-intensive financial security for servicing agreements (infrastructure) pursuant to the City of Langley's Subdivision and Development Servicing Bylaw (Bylaw 2021, No. 3126);

AND WHEREAS a growing number of municipalities within British Columbia, Alberta and Ontario currently make provision for providing alternative security such as insurance backed surety bonds within their security agreements – providing greater financial liquidity for developers, ensures municipal financial stability, helps accelerate housing supply while creating greater opportunity and margin for housing affordability.

THEREFORE BE IT RESOLVED that Council direct staff to research and report back to Council on alternative forms of bonding for security in municipal servicing agreements as per the City of

Langley's Subdivision and Development Servicing Bylaw (Bylaw 2021, No. 3126).

BEFORE THE QUESTION WAS CALLED staff responded to questions from Council members regarding the legality, legislative process, and amount of research required to report back to Council on alternative forms of bonding for security in municipal servicing agreements.

It was MOVED and SECONDED

THAT the foregoing motion be amended by replacing the resolved clause, which reads as follows:

“THEREFORE BE IT RESOLVED that Council direct staff to research and report back to Council on alternative forms of bonding for security in municipal servicing agreements as per the City of Langley's Subdivision and Development Servicing Bylaw (Bylaw 2021, No. 3126).”;

with the following

“THEREFORE BE IT RESOLVED THAT Council consider, during the upcoming strategic planning session, having staff research and report back to Council on alternative forms of bonding for security in municipal servicing agreements as an objective in its rolling and ever evolving Strategic Plan.”

Council discussion ensued regarding the merits of the amendment.

THE QUESTION WAS CALLED on the amendment and it was

CARRIED

Opposed: Councillors Mack and White

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

CARRIED

The motion now reads in its entirety as follows:

“WHEREAS affordable housing development has remained challenged due to a range of complexities; such as socio & economic factors, material pricing, supply limitations and local regulatory complexities.

AND WHEREAS the integrated nature of these complexities is contingent on effective collaboration between developers, the construction industry, all levels of government and the community to achieve housing affordability.

AND WHEREAS developers, contractors and builders are required to submit capital-intensive financial security for servicing agreements (infrastructure) pursuant to the City of Langley's Subdivision and Development Servicing Bylaw (Bylaw 2021, No. 3126);

AND WHEREAS a growing number of municipalities within British Columbia, Alberta and Ontario currently make provision for providing alternative security such as insurance backed surety bonds within their security agreements – providing greater financial liquidity for developers, ensures municipal financial stability, helps accelerate housing supply while creating greater opportunity and margin for housing affordability.

THEREFORE BE IT RESOLVED THAT Council consider, during the upcoming strategic planning session, having staff research and report back to Council on alternative forms of bonding for security in municipal servicing agreements as an objective in its rolling and ever evolving Strategic Plan.”

9. CORRESPONDENCE

See Consent Agenda

10. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 8:12 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER