



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, April 28, 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  
P. Kusack, Deputy Corporate Officer  
A. Metalnikov, Planner  
D. Pollock, Director of Engineering, Parks and Environment  
B. Zeller, Manager of Human Resources

On behalf of Council, Mayor Pachal expressed condolences to those impacted by the tragedy that occurred at the Lapu Lapu Festival this past Saturday and advised that one of the City's non-profit society's indicated it would be holding a community vigil in the near future.

### 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 April 28, 2025 regular agenda be adopted as circulated.

**CARRIED**

**3. BUSINESS ARISING FROM PUBLIC HEARING**

a. Pacific Nazarene Housing Society Development Application

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

Bylaw 3305 & Bylaw 3306: Explanatory Memo - Public Hearing Follow-Up  
-Information regarding items raised at the Public Hearing

1. Bylaw 3305 - Official Community Plan Bylaw Amendment

Third 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.

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 third time.

CARRIED

Opposed: Councillor Mack

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

Third 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 third time.

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT Bylaw No. 3306 be referred back to staff to work with the proponent to present Council with an updated design which includes a step down in height and massing proportions bordering the single family homes that's better adhering to principles of gentle density and upholding the tenants of good neighbour transitions as outlined in our OCP.

DEFEATED

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

It was MOVED and SECONDED

THAT Bylaw No. 3306 be amended to remove the Community Amenity Contribution reduction and charge the full approximately \$1.208 million dollar value.

BEFORE THE QUESTION WAS CALLED staff responded to questions from a Council member regarding the full dollar amount and reduced dollar amount of Community Amenity Contributions and the review process for consideration of reduced Community Amenity Contributions .

THE QUESTION WAS CALLED and the motion was

DEFEATED

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

THE QUESTION WAS CALLED on third reading of Bylaw No. 3306 and the motion was

CARRIED

Opposed: Councillor Mack

**4. CONSENT AGENDA**

It was MOVED and SECONDED

THAT the following items be approved:

a. Adoption of Minutes

1. Regular Meeting Minutes from March 24, 2025

THAT the minutes of the regular meeting held on March 24, 2025 be adopted as circulated.

2. Special Meeting Minutes from April 7, 2025

THAT the minutes of the special meeting held on April 7, 2025 be adopted as circulated.

3. Public Hearing Minutes from April 7, 2025

THAT the minutes of the public hearing held on April 7, 2025 be adopted as circulated.

CARRIED

**5. ADOPTION OF THE MINUTES**

*See Consent Agenda*

**6. DELEGATIONS**

a. Day of Mourning for Workers Killed and Injured on the Job - April 28, 2025

New Westminster & District Labour Council

Kim Miller, a delegate of the New Westminster & District Labour Council, member of the BC Teachers Federation, and the Langley Teacher's Association, spoke regarding the National Day of Mourning for Workers Killed and Injured on the Job which is recognized on the 28<sup>th</sup> day of April each year.

Those present observed one minute of silence in recognition of those workers killed and injured on the job.

**7. COUNCIL MEMBER REPORTS**

a. Upcoming Regular Meetings

May 12, 2025

May 26, 2025

b. Council Advisory Bodies Update

Councillor Albrecht reported on the Earth day event held this past Saturday, organized by Langley Environmental Partners Society (LEPS).

**8. BYLAWS**

a. Bylaw 3312 - 2025 Tax Rate Bylaw

First, second and third reading of a bylaw to levy property taxes for municipal purposes for the year 2025.

It was MOVED and SECONDED

THAT the bylaw cited as "2025 Tax Rates Bylaw, 2025 No. 3312" be read a first, second and third time.

CARRIED

Opposed: Councillor Mack

**9. COMMITTEE REPORTS**

a. Arts, Recreation, Culture and Heritage Committee - 2025 Work Plan

It was MOVED and SECONDED

THAT Council approve the Arts, Recreation, Culture and Heritage Committee 2025 Work Plan.

CARRIED

b. Accessibility Advisory Committee - 2025 Work Plan

It was MOVED and SECONDED

THAT Council approve the Accessibility Advisory Committee 2025 Work Plan.

CARRIED

## 10. ADMINISTRATIVE REPORTS

### a. Langley Seniors in Action – Loss of Affordable Rental Housing Letter

It was MOVED and SECONDED

1. THAT City Council receive the April 23, 2025 Report to Council titled “Langley Seniors in Action – Loss of Affordable Housing Letter from the Chief Administrative Officer for information.
2. THAT City Council receive the April 17, 2025 Accessibility Advisory Committee Report titled “Langley Seniors in Action – Loss of Affordable Rental Housing Letter” for information.

BEFORE THE QUESTION WAS CALLED, staff responded to a question from a Council member regarding the rationale for having the Committee’s report embedded within the staff report on this item.

It was MOVED and SECONDED

THAT a third recommendation be added to the motion as follows:

THEREFORE BE IT RESOLVED that the City of Langley Council consider honouring all requests made within the Langley Seniors in Action (LSA) letter to ensure that City practices and policies are implemented in such a way to reduce barriers and ensure the full and equal participation in society of any person with an impairment, with the understanding that the Accessibility Advisory Committee endorses all LSA requests. T

1. Relocation policy CO-84 be applied to all applications that are currently in the approval process to include but not be limited to the existing Eastleigh Crescent and Michaud Crescent sites.
2. Prior to approving any redevelopment permit for affordable sites, that great care and consideration be given to maintaining the current affordable housing on site, if and when possible.
3. If redevelopment is to proceed under these circumstances, that Council applies inclusionary zoning principles under a framework requiring a minimum percentage of subsidized rent geared to income units within the redevelopment process.

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 main motion and it was

CARRIED

b. Communications Budget Request

It was MOVED and SECONDED

THAT City Council allocate a budget of up to \$47,000 from the Council Enterprise Fund for communications support to promote Langley City's 70<sup>th</sup> anniversary and the Citizens' Assembly.

Councillor Wallace left the meeting at 8:12 pm.

DEFEATED on a tie vote

Opposed: Mayor Pachal, Councillors Albrecht and James

**11. NEW AND UNFINISHED BUSINESS**

a. Public Release of a Motion from the March 24, 2025 Closed Council Meeting

Council passed the following motion at the March 24, 2025 Closed Meeting:

THAT the March 24, 2025 Closed Report to Council from the Fire Chief regarding the Langley City Fire Rescue Service Review and the "Executive Summary" and "Summary of Recommendations" sections of the Langley City Fire Recue Service Review be publicly released.

b. Public Release of a Motion from the March 24, 2025 Closed Meeting

The following motion was approved for public release at the March 24, 2025 Closed Meeting:

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

Accessibility Advisory Committee – Term Ongoing:

1. Andrea Castro, Member representative of a person with disabilities; or an individual who supports persons with disabilities

Environmental Sustainability Committee – Term Ongoing:

1. Ellen Hall, Senior Representative
2. Alyssa Purse, Member at Large

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

1. Shawn Caldera, Member representing Community / Social Service Sector
2. Awneet Sivia, Member representing Social and Cultural Diversity, Inclusion, & Equity perspective

- c. Consideration of Motion from the February 10, 2025 Regular Council Meeting that was deferred until Council had an opportunity to review the subject report.

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.

Wallace returned to the meeting at 8:15 pm.

It was MOVED and SECONDED

THAT personal addresses be redacted from the document prior to being released to the public.

DEFEATED

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

THE QUESTION WAS CALLED on the main motion and it was

DEFEATED

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

Under the authority of Section 131 of the Community Charter, Mayor Pachal requested Council vote again on the following motion:

THAT City Council allocate a budget of up to \$47,000 from the Council Enterprise Fund for communications support to promote Langley City's 70<sup>th</sup> anniversary and the Citizens' Assembly.

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT reference to all Citizens' Assembly funding requests be removed from the request.

DEFEATED

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

Staff responded to questions from Council with respect to:

- Amount currently budget for Citizens' Assembly;
- Proposed use of funds for City's 70<sup>th</sup> Anniversary;
- Current amount in Enterprise Fund and its purpose.

THE QUESTION WAS CALLED ON THE MAIN MOTION and it was

CARRIED

Opposed: Councillors Mack and Solyom

## 12. CORRESPONDENCE

- a. Metro 2050 Type 2 Proposed Amendment – City of Delta (4800 and 5133 Springs Boulevard)

Metro Vancouver

It was MOVED and SECONDED

THAT the correspondence from Metro Vancouver dated April 17, 2025 regarding "Metro 2050 Type 2 Proposed Amendment – City of Delta (4800 and 5133 Springs Boulevard)" be referred to staff for comment.

CARRIED

## 13. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn. 8:33 pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER