



MINUTES OF THE SPECIAL COUNCIL MEETING

Monday, May 5, 2025

3:01 pm

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
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**

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 May 5, 2025 special meeting agenda be adopted as circulated.

CARRIED

3. **COMMITTEE OF THE WHOLE**

It was MOVED and SECONDED

THAT Council commence Committee of the Whole.

CARRIED

a. Loss of Affordable Rental Housing

Paul Crump, Chair, Langley Seniors in Action (LSIA), Vice Chair, Langley Meals on Wheels, and Chair, Ron Cares Society, referenced LSIA requests made in the letter to Council, presented in the agenda package, responding to citizen frustration expressed at their recent HUB meeting.

Leslie Gaudette, Vice President, LSIA, and President, Council of Senior Citizens of BC, provided Council with statistics for seniors living in BC and Langley City including average annual income, lack of available affordable housing, and homelessness. Council was requested to partner with the LSIA and other levels of government to explore social housing opportunities and retention of existing low rental housing stock.

Kate Ludlam, Executive Director, Langley Senior Resources Society (LSRS), commented about:

- private sector development not providing sufficient rent geared to income housing, and the need for government subsidies;
- increases in LSRS staffing, operating costs, and client needs;
- the client waitlist for suitable housing being long; and
- the lack of accessible, affordable housing putting seniors at risk.

Dan Collins, Chief Executive Officer, Inclusion Langley, spoke about:

- Inclusion Langley providing rental supplements to clients;
- people with intellectual and developmental disabilities facing challenges with finding affordable housing, and being overrepresented in the homeless population; and
- the need for Council to consider needs of those with intellectual and developmental disabilities prior to the consideration of a development permit application.

Council was requested to:

- adopt a strategy to increase supply and diversity of housing stock;
- expand the mix of housing choices for low to moderate incomes;
- seek to understand the needs not being met within current housing models, and focus on household needs across all income levels;
- establish affordable housing targets for households at different income levels and rent ranges; and
- implement strategies to reduce the number of households with unmet housing need.

Ron Bergen, Board Member, LSIA, and accessibility and inclusion advocate, identified as having a disability and commented on challenges facing citizens with disabilities who are low income including lack of housing and poverty, and the need for inclusion to be considered in housing decisions.

Petrina Arnason, LSIA, and Member, United Way Community Based Senior Citizens Group, Housing Sub-Committee, spoke about:

- land assembly and demolition contributing to the loss of affordable housing, and affordable housing being a basic human right;
- the need for local governments to develop enabling policies and legislation that prioritizes the right to housing, and the interests of those most in need of housing; and
- the loss of low-rise apartment buildings from rezoning and redevelopment aimed at aligning with the expansion of transportation systems and population growth.

Council was requested to:

- consider the Province of BC's Bill 16 allowing local government to require affordable housing without the need for rezoning; and
- report back with the review of inclusionary zoning provisions to capture below market housing opportunities in current and future applications.

During a discussion, Council commented about:

- the ongoing staff review of inclusionary zoning policy;
- the need for senior government contributions for new affordable units;
- exploring new funding opportunities and how to convert new-build market units to include some affordable units; and
- exploring a standards of maintenance bylaw to address aging rental stock and a sunset application of the Tenant Relocation Plans Policy.

In response to comments from Council, presenters offered comments about:

- the need to address concerns with the Langley Lions housing facility;
- focusing on underutilized groups already partnering with the Province; and
- exploring opportunities to align with the Township of Langley and community groups.

Council offered comments about:

- prior coordinated efforts with the Township of Langley through a joint Poverty Reduction Committee;
- continuing discussions with BC ministers about the need for land and partnering with local government;
- the need to find creative solutions to resolve seniors living in isolation;
- the need to partner with community organizations and government to build momentum in a timely manner; and
- efforts by Emily Toor to source a supplier of a temporary chairlift to assist residents at Langley Lions until the elevator is repaired.

In response to comments from Council, presenters spoke about:

- Langley Lions being provided equipment to treat bed bugs;
- the need to consider inviting established, tenured non-profit housing providers to come to Langley City;
- how establishing a person to function as a social connector in each building may assist residents with accessing needed services;
- the Langley Inclusive Housing Coalition working to find solutions to housing needs for family members living at home who cannot afford to move out;
- how the LSRS can explore opportunities through the United Way; and
- the cost benefit to the community from services provided by senior volunteers in Langley City.

4. COMMITTEE OF THE WHOLE - RISE AND REPORT

It was MOVED and SECONDED

THAT Committee of the Whole rise and report.

CARRIED

5. RATIFICATION OF RECOMMENDATIONS FROM COMMITTEE OF THE WHOLE

It was MOVED and SECONDED

THAT Council consider honouring all the requests presented in the Langley Seniors in Action letter.

Mayor Pachal expressed concern about including Relocation Policy CO-84 at this time.

It was MOVED and SECONDED

THAT the Main Motion be amended as follows:

THAT Council consider honouring all the requests presented in the Langley Seniors in Action letter, excluding that Relocation Policy CO-84 be applied to all applications that are currently in the approval process, to include, but not be limited, to the Eastleigh Crescent and Michaud Crescent sites.

CARRIED

Opposed: Councillor Mack

THE QUESTION WAS CALLED and the Main Motion as amended was

CARRIED

6. BYLAWS

- a. Bylaw 3312 - 2025 Tax Rate Bylaw

It was MOVED and SECONDED

THAT the bylaw cited as "2025 Tax Rates Bylaw, 2025 No. 3312" be read a final time.

CARRIED

7. MOTION TO HOLD A CLOSED MEETING

It was MOVED and SECONDED

THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the *Community Charter*:

(1)(c) labour relations or other employee relations;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

(m) a matter that, under another enactment, is such that the public may be excluded from the meeting;

(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED

8. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 4:30 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER