



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, June 9, 2025  
7:01 p.m.  
Council Chambers, Langley City Hall  
20399 Douglas Crescent

Present: Mayor Pachal  
Councillor Albrecht  
Councillor James  
Councillor Mack  
Councillor Solyom  
Councillor Wallace

Absent: Councillor White

Staff Present: F. Cheung, Chief Administrative Officer  
R. Beddow, Deputy Director of Development Services  
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  
P. Kusack, Deputy Corporate Officer  
A. Metalnikov, Planner  
D. Pollock, Director of Engineering, Parks and Environment

### 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 June 9, 2025 regular agenda be adopted as circulated.

**CARRIED**

**3. COMMITTEE OF THE WHOLE**

It was MOVED and SECONDED

THAT Council commence the Committee of the Whole.

CARRIED

- a. Bylaw 3313 - Financial Plan 2024 – 2028 Bylaw Amendment No. 3

**Opportunity for Public Input**

The Deputy Corporate Officer confirmed no correspondence had been received on the bylaw. Mayor Pachal acknowledged there were no members of the public present to speak to the bylaw.

It was MOVED and SECONDED

THAT the Committee rise and report.

CARRIED

**4. CONSENT AGENDA**

A member requested to remove Item c.1, Police Services Funding Model, City of Port Alberni, from the Consent Agenda, for consideration under Section 11, Correspondence.

It was MOVED and SECONDED

THAT the following items be approved:

- a. Adoption of Minutes

1. Regular Meeting Minutes from May 26, 2025

THAT the minutes of the regular meeting held on May 26, 2025 be adopted as circulated.

2. Special (Pre-Closed) Meeting Minutes from May 6, and May 20, 2025

THAT the minutes of the special (pre-closed) meeting held on May 6, and May 20, 2025 be adopted as circulated.

3. Special Meeting Minutes from May 26, 2025

THAT the minutes of the special meeting held on May 26, 2025 be adopted as circulated.

- b. Bylaws
  1. Bylaw 3313 - Financial Plan 2024 – 2028 Bylaw Amendment No. 3  
Final reading of a bylaw to amend the 2024-2028 Financial Plan Bylaw.  
  
THAT the bylaw cited as "Financial Plan 2024 – 2028 Bylaw, 2024, No. 3266, Amendment No. 3, Bylaw, 2025, No. 3313' be read a final time.
- c. Correspondence
  2. National Green Building Day - June 4  
Built Green Canada

CARRIED

**5. ADOPTION OF THE MINUTES**

*See Consent Agenda*

**6. COUNCIL MEMBER REPORTS**

- a. Upcoming Regular Meetings  
June 23, 2025  
July 7, 2025
- b. Council Advisory Bodies Update  
Councillor Wallace provided an update on Metro Vancouver's Zero Waste Committee including:
  - 2025 Food Scraps Program;
  - \$2.5 million Low Carbon Economy Fund grant for the District Energy Facility; and
  - continuous improvements being made at regional waste and recycling facilities.

Councillor Albrecht reminded the public that the June 14<sup>th</sup> Community Day event at Douglas Park is taking place from 11am-7pm, including a free bike valet.

**7. BYLAWS**

*See Consent Agenda also*

- a. Bylaw 3310 - Zoning Bylaw Amendment No. 220

First and second reading of a bylaw to rezone the properties located at 4505-4535 200A Street from RS1 Single Family Residential Zone to CD109 Comprehensive Development Zone to permit a 27-unit townhome development.

The Deputy Corporate Officer advised Council that statutory notice requirements were met. The Director of Development Services introduced the proposed development application.

On behalf of the applicant, Rajinder Warraich, Principal, FLAT Architecture, Vijay Krishnamoorthy, Senior Project Designer, FLAT Architecture, and Dennis Chan, Chief Executive Officer, Leone Homes, provided Council with a presentation regarding the proposed development highlighting: site access and location, project details including outdoor amenities and lane widening, new right-of-way between buildings 1 and 2, building features, garage/parking and unit plans, external materials, and landscape plan.

In response to questions, the presenter informed Council that one unit does not have a gable due to tree retention plans.

In response to questions, staff informed Council that there will be separation between sidewalks and curbs, and a separate bike path.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 220, 2025, No. 3310" be read a first and second time.

CARRIED

b. Bylaw 3314 - Housing Agreement Bylaw

First, second and third reading of a bylaw to secure twenty-one (21) replacement rental apartment units in connection with a proposed 171-unit apartment development at 20675 Eastleigh Crescent.

The Director of Development Services introduced the bylaw.

In response to questions regarding application of Policy CO-84, staff informed Council that the bylaw is associated with a tenant relocation requirement under Policy CO-81.

It was MOVED and SECONDED

THAT the bylaw cited as "Housing Agreement Bylaw, 2025, No. 3314" be read a first, second and third time.

CARRIED

c. Bylaw 3293 - Zoning Bylaw Amendment No. 212

Final reading of a bylaw to rezone the properties located at 20130-20150 53 Avenue & 20139-20153 52 Avenue from RS1 Single Family Residential Zone to CD102 Comprehensive Development Zone to permit a 6-storey, 80-unit apartment building.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 212, 2024, No. 3293" be read a final time.

CARRIED

1. Approval of Development Permit No. 05-24

20130-20150 53 Avenue & 20139-20153 52 Avenue

It was MOVED and SECONDED

THAT Development Permit No. 05-24 to accommodate a 6-storey, 80-unit apartment development at 20130-20150 53 Avenue & 20139-20153 52 Avenue be approved.

CARRIED

**8. COMMITTEE REPORTS**

a. Crime Prevention Committee – Request for Communications Staff Resource Funding

It was MOVED and SECONDED

THAT Council approve communications staff funding of eight hours, to create graphics and templates to increase social media presence in the community, as per the approved 2025 Crime Prevention Committee Work Plan.

CARRIED

**9. ADMINISTRATIVE REPORTS**

a. 2026/27 RCMP Budget Approval in Principle

Supt. Harm Dosange, Officer in Charge, Langley RCMP, provided Council with a presentation regarding the 2026-2027 RCMP approval, in principle highlighting:

- budget projections and the budget process;

- the collective agreement expiring in January 2024, and increasing labour costs being a key budget driver;
- projected cost increases due to tariffs on policing equipment from the United States;
- contingencies in place to mitigate some costs, and 20-30% savings found through the RMCP's buying power;
- cost savings when unnecessary police calls are diverted; and
- consideration that the future Skytrain may drive up calls

In response to questions, Supt. Dosange informed Council that while body camera hardware is purchased, long-term costs are currently unknown and the use of the technology will need to be tested through the courts first to find efficiencies.

It was MOVED and SECONDED

THAT Council authorize a letter of approval in principle be sent to the Minister of Public Safety and Solicitor General to increase the 2026/27 detachment strength by 2 members to 56.35 members and increase the 100% Municipal Policing budget in principle for 2026/27 to \$18,378,402.

CARRIED

- b. Strategic Community Investment Fund – Traffic Fine Revenue Sharing

It was MOVED and SECONDED

THAT the City of Langley acknowledge the receipt of \$504,000 from the Provincial Government to help fund the salary of three RCMP officers from the traffic fine revenue received in 2024.

CARRIED

## 10. NEW AND UNFINISHED BUSINESS

- a. Motions/Notices of Motion

1. Declaring Housing as a Human Right - Councillor Wallace

Council discussed the process for bringing motions forward to the UBCM, and that the BC Poverty Reduction Coalition reached out directly to BC local governments advocating for a UBCM resolution as it relates to the *National Housing Strategy Act*.

It was MOVED and SECONDED

WHEREAS recognizing housing as a human right fundamentally shifts government motivations by adding critical urgency and responsibility to ensure access to affordable housing (meaning

housing costs are aligned with income) through policies that prevent homelessness, address the escalating housing and homelessness crisis, eliminate discrimination, and prioritize the needs of vulnerable and marginalized populations;

AND WHEREAS the Government of Canada affirmed the right to housing as a matter of international law and enshrined it domestically through the National Housing Strategy Act (2019), recognizing housing as a human right and establishing mechanisms for accountability and inclusion;

THEREFORE, BE IT RESOLVED that the UBCM call for the BC Government to enshrine housing as a human right in legislation and forthcoming housing and homelessness strategies, ensuring that housing policy in British Columbia is grounded in principles of equity, accessibility, accountability, and the inherent dignity of all people.

CARRIED

## 11. CORRESPONDENCE

The following item was pulled from the Consent Agenda.

### c. Correspondence

#### 1. Police Services Funding Model, City of Port Alberni

A Council member suggested the City of Langley submit a motion to the UBCM, similar to the motion in correspondence from the City of Port Alberni.

It was MOVED and SECONDED

WHEREAS the City of Langley City funds the greatest number of RCMP members and pays significantly higher police costs per capita and per household compared to other municipalities in the Metro Vancouver, placing a significant burden on its taxpayers under the current Police Services funding model for British Columbia that does not take into account the financial commitment or funding contribution of each jurisdiction;

AND WHEREAS systemic social issues outside of a municipality's mandate, such as poverty, addiction, and mental health challenges, contribute to increased call volumes and demands on police services, creating high police services costs that are further exacerbated by the need to respond to and manage the impacts of these systemic social issues;

THEREFORE, BE IT RESOLVED that AVICC & UBCM urgently appeal to the Province of British Columbia to develop an equitable Police Services funding program for all BC municipalities and regional districts that takes into account the financial capacity and population size of each jurisdiction, as well as the additional demands placed on police services due to systemic social issues outside of a municipality's mandate.

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT Council amend the Main Motion, by striking the first clause as follows:

“WHEREAS the City of Port Alberni funds the greatest number of RCMP members and pays significantly higher police costs per capita and per household compared to other municipalities in the Metro Vancouver, placing a significant burden on its taxpayers under the current Police Services funding model for British Columbia that does not take into account the financial commitment or funding contribution of each jurisdiction;”.

CARRIED

It was MOVED and SECONDED

THAT Council amend the Main Motion, by striking the phrase “AND”, at the beginning of the second WHEREAS clause.

CARRIED

It was MOVED and SECONDED

THAT Council amend the Main Motion, by striking the phrase “AVICC &”.

CARRIED

THE QUESTION WAS CALLED on the Main Motion as amended, and same was

CARRIED

It was MOVED and SECONDED

That Council authorize the Mayor to send a letter to the Mayor, City Port Alberni, noting that Langley City Council have supported their

motion, regarding the police services funding model, and have also forwarded it to the UBCM.

**CARRIED**

The Main Motion as amended now reads as follows:

*WHEREAS systemic social issues outside of a municipality's mandate, such as poverty, addiction, and mental health challenges, contribute to increased call volumes and demands on police services, creating high police services costs that are further exacerbated by the need to respond to and manage the impacts of these systemic social issues;*

*THEREFORE, BE IT RESOLVED that UBCM urgently appeal to the Province of British Columbia to develop an equitable Police Services funding program for all BC municipalities and regional districts that takes into account the financial capacity and population size of each jurisdiction, as well as the additional demands placed on police services due to systemic social issues outside of a municipality's mandate.*

**12. ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 7:37 p.m.

**CARRIED**

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Signed:

MAYOR

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Certified Correct:

DEPUTY CORPORATE OFFICER