



MINUTES OF THE SPECIAL COUNCIL MEETING

Monday, June 9, 2025
3:30 pm
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 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. Draft Zoning Bylaw

The Director of Development Services, provided Council with a PowerPoint presentation on a new draft Zoning Bylaw, highlighting staff efforts to date, public consultation, proposed zoning changes to align with the Official Community Plan (OCP) and to respond to provincial housing legislation, key updates informed by public input, project webpage, and next steps in public consultation.

In response to questions, staff informed Council about:

- the transition of properties from the current zoning structure to the new zoning structure, providing examples of specific properties and benefits;
- side yard setbacks remaining unchanged, with required additional setbacks for a third story;
- how other municipalities use affordable housing reserve funds to acquire land for affordable housing projects, often partnering with non-profits;
- alignment between the draft Zoning bylaw and the Nexus of Community Vision, Official Community Plan, and the Urban Forest Management Strategy;
- cash-in-lieu options; and
- staff to report back at a future meeting with updates to the Official Community Plan including development permit guidelines.

Staff was asked to consider usability and guidance on use for class 2 bike parking in Transit Oriented Areas.

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

6. 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)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(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; and

(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

7. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn AT 4:24 p.m.

CARRIED

Signed:

MAYOR

Certified Correct:

DEPUTY CORPORATE OFFICER