



## MINUTES OF THE SPECIAL COUNCIL MEETING

Monday, July 21, 2025

4:16 pm

Council Chambers, Langley City Hall  
20399 Douglas Crescent

- Present: Mayor Pachal  
Councillor Albrecht (via videoconference)  
Councillor Mack  
Councillor Solyom  
Councillor Wallace  
Councillor White
- Absent: Councillor James
- Staff Present: F. Cheung, Chief Administrative Officer  
G. Flack, Deputy Chief Administrative Officer  
A. Chang, Director Financial Services  
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

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 July 21, 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. Public Parking Strategy

Presentation: Victor Ngo, Senior Transportation Planner, Watt Consulting Group

Mr. Ngo provided a PowerPoint presentation to Council on development of a public parking strategy for the city, providing information on the following:

- Study Background;
- What We Have Learned;
- Parking Management Primer;
- Draft Strategy Framework;
- Next Steps.

Council members provided comments, and Mr. Ngo and staff responded to questions, regarding the following:

- Determining target utilization rate;
- Higher utilization rates around commercial areas;
- Wayfinding signage;
- Bicycle parking;
- Parking ticket offences: number of repeat offenders;
- Future parking projections;
- Tendency for off-street parking spaces in townhouses to be utilized for storage rather than parking;
- Short-term timed parking options;
- Tiered system of fines for repeat parking offenders;
- Option for park and ride spaces through private development near SkyTrain;
- Sample size for study;
- Any studies on incentivizing reduction in number of vehicles owned.

Before consideration of the next item, Councillor Mack declared a pecuniary and non-pecuniary conflict of interest as she owns a business on the Fraser Highway One-Way and left the meeting at 5:15 pm.

b. Fraser Highway One-Way Project Update - 15 minutes - 5:00pm

Presentation: David Pollock, Director of Engineering, Parks & Environment

Staff provided a PowerPoint presentation to update Council on the status of the Fraser Highway One-Way project, providing information on:

- Construction activities in Phases I and II;
- Next steps.

Councillor Mack returned to the meeting at 5:22 pm.

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**

N/A

6. **BYLAWS**

a. Bylaw 3272 - Zoning Amendment Bylaw

Final reading of a bylaw to rezone the properties located at 20256 - 20272 54A Avenue from RS1 Single Family Residential Zone and RM1 Multiple Residential Low Density Zone to CD94 Comprehensive Development Zone to accommodate a 6-storey, 114-unit apartment development.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 201, 2024, No. 3272" be read a final time.

CARRIED

1. Approval of Development Permit No. 12-23

20256 - 20272 54A Avenue

It was MOVED and SECONDED

THAT Development Permit No. 12-23 to accommodate a 6-storey, 114-unit apartment development at 20256 - 20272 54A Avenue be approved.

CARRIED

## 7. ADMINISTRATIVE REPORTS

- a. Award of “Tender T2025-007, 200th Street, 44th Avenue to 50th Avenue – Watermain Replacement”

It was MOVED and SECONDED

1. THAT “Tender T2025-007, 200th Street. 44th Avenue to 50th Avenue – Watermain Replacement” be awarded to Hyland Excavating Ltd. for the tendered amount of \$2,970,944.00 (excluding GST);
2. THAT ISL Engineering and Land Services Ltd. be appointed to undertake the construction administration for \$105,800.00 (excluding GST);
3. THAT a contingency allowance of \$315,000.00 be approved, to be used only for unforeseen issues; and
4. THAT the Director of Engineering, Parks and Environment and the Corporate Officer be authorized to execute the contract document for “Tender T2025-007, 200th Street 44th Avenue to 50th Avenue – Watermain Replacement”.

CARRIED

- b. School District No. 35 – 2025 Eligible School Sites Proposal

It was MOVED and SECONDED

THAT Council accept the School District No. 35 Eligible School Sites Proposal adopted by Langley Board of Education at its meeting on June 17, 2025.

BEFORE THE QUESTION WAS CALLED, staff responded to a question from a Council member regarding the intent to have future discussions between the School District and the City with respect to potential school sites in the city.

THE QUESTION WAS CALLED and the motion was  
CARRIED

8. **ADJOURNMENT**

It was MOVED and SECONDED  
THAT the meeting adjourn at 5:27 pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER