



MINUTES OF A REGULAR COUNCIL MEETING

Monday, October 20, 2025

7:00 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

Present:

Mayor Pachal
Councillor Albrecht
Councillor James (via video conference)
Councillor Mack
Councillor Solyom
Councillor Wallace
Councillor White

Staff Present:

F. Cheung, Chief Administrative Officer
G. Flack, Deputy Chief Administrative Officer
D. Beno, Manager of Strategic Initiatives and Social Planning
A. Chang, Director of Financial Services
H Dosange, Officer in Charge, Langley RCMP
J. Filkov, Manager of Financial Planning and Reporting
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
S. Kennedy, Fire Chief
K. Kenney, Corporate Officer
T. Macrae, Manager of Engineering and Parks Operations
R. Ollenberger, Manager of Engineering Services
B. Zeller, Manager of Human Resources

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 October 20, 2025 regular agenda be adopted as circulated.

CARRIED

3. CONSENT AGENDA

It was MOVED and SECONDED

THAT the following items be approved:

a. Adoption of Minutes

1. Regular Meeting Minutes from October 6, 2025

THAT the minutes of the regular meeting held on October 6, 2025 be adopted as circulated.

2. Special Meeting Minutes from October 6, 2025

THAT the minutes of the special meeting held on October 6, 2025 be adopted as circulated.

b. Correspondence

THAT the following correspondence be received for information:

1. BC Charter Challenge to the BC Mental Health Act

Pathways Serious Mental Illness Society

CARRIED

4. ADOPTION OF THE MINUTES

See Consent Agenda

5. COUNCIL MEMBER REPORTS

a. Upcoming Regular Meetings

November 3, 2025

November 24, 2025

b. Council Advisory Bodies Update

Councillor Wallace spoke regarding the City's second film festival held recently.

6. BYLAWS

a. Bylaw 3315 - Financial Plan 2025 - 2029 Bylaw Amendment

First, second and third reading of a bylaw to amend the 2025 - 2029 Financial Plan.

Presentation from:
Alex Chang, Director of Financial Services
Scott Kennedy, Fire Chief

Mr. Chang advised of proposed amendments to the 2025 – 2029 Capital Improvement Plan.

Mr. Kennedy provided a PowerPoint presentation on proposed repairs to the Fire Hall.

It was MOVED and SECONDED

THAT the bylaw cited as "Financial Plan 2025 - 2029 Bylaw, 2025, No. 3308, Amendment No. 1, 2025, Bylaw No. 3315" be read a first, second and third time.

BEFORE THE QUESTION WAS CALLED

Staff responded to questions from Council members.

THE QUESTION WAS CALLED and the motion was

CARRIED

b. Bylaw 3317 - Permissive Tax Exemption Bylaw

Final reading of a bylaw to exempt certain lands and improvements from municipal taxation for the year 2026.

It was MOVED and SECONDED

THAT the bylaw cited as the "Permissive Tax Exemption Bylaw, 2025, No. 3317" be read a final time.

CARRIED

The Chair called for reconsideration of the forgoing bylaw to permit a Council member to speak to the matter.

It was MOVED and SECONDED

THAT the bylaw cited as the "Permissive Tax Exemption Bylaw, 2025, No. 3317" be read a final time.

BEFORE THE QUESTION WAS CALLED Council discussion took place.

THE QUESTION WAS CALLED and the motion was

CARRIED

7. **COMMITTEE REPORTS**

- a. Accessibility Advisory Committee - Picture Exchange Communication System for Parks

It was MOVED and SECONDED

THAT Council direct staff to consider the installation of Picture Exchange Communication System® (PECS®) boards at city parks and facilities.

CARRIED

- b. Environmental Sustainability Committee - Zero Waste Strategy

It was MOVED and SECONDED

1. THAT the recommendation from the Environmental Sustainability Committee:

“THAT, pursuant to the strategy outlined in the Langley City 2023–2028 Strategic Plan, under Section 5d, the City of Langley implement a policy requiring all community events—including City-led events—to submit a zero-waste management strategy prior to event approval. The policy will include consideration of resource and budget implications.”

be received for information, and

2. THAT Council direct Staff to develop a phased Zero Waste Strategy for all events held in the City.

BEFORE THE QUESTION WAS CALLED Council discussion took place.

THE QUESTION WAS CALLED and the motion was

CARRIED

8. **ADMINISTRATIVE REPORTS**

- a. United Way Collective Impact Table and Coordinated Access– Homelessness Management Information System (CA-HMIS)

Report: Chief Administrative Officer & Manager of Strategic Initiatives and Social Planning dated October 15, 2025

Dena Kae Beno, Manager of Strategic Initiatives and Social Planning spoke to the report dated October 15, 2025.

It was MOVED and SECONDED

THAT Council receive the report regarding United Way Collective Impact Table and Coordinated Access–Homelessness Management Information System (CA-HMIS), dated October 15, 2025, from the Chief Administrative Officer and the Manager of Strategic Initiatives and Social Planning for information.

BEFORE THE QUESTION WAS CALLED staff responded to questions and Council discussion took place.

It was MOVED and SECONDED

THAT the foregoing motion be amended by adding the following clause:

“AND THAT accept the budget submission outlined in the report as a service level enhancement in the 2026 budget deliberations.”

BEFORE THE QUESTION WAS CALLED ON THE AMENDMENT, Council discussion took place.

THE QUESTION WAS CALLED on the amendment and it was

DEFEATED

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

THE QUESTION WAS CALLED on the main motion and it was

CARRIED

Opposed: Councillor Mack

- b. Award of Tender T2025-012, Fraser Highway Bike Lane Improvements and Michaud Greenway Trail Paving

Report: Engineering Technologist - Projects dated October 20, 2025

It was MOVED and SECONDED

1. THAT Tender T2025-012, Fraser Highway Bike Lane Improvements and Michaud Greenway Trail Paving be awarded to B.A. Blacktop Infrastructure Inc. for the tendered amount of \$413,481.36 (excluding GST);
2. THAT ISL Engineering and Land Services Ltd. be appointed to undertake the construction support services for \$30,205.00 (excluding GST);
3. THAT a contingency allowance of \$62,000.00 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 T2025-012, Fraser Highway Bike Lane Improvements and Michaud Greenway Trail Paving.

CARRIED

9. OTHER BUSINESS

- a. Motions/Notices of Motion

Motions

1. No More Roadblocks: Motion to Endorse a Simplified Traffic Calming Policy For Residents - Councillors Mack and White

It was MOVED and SECONDED

WHEREAS the current Traffic Calming Policy (CO-47) lacks clarity regarding the definition and boundary that constitutes a given “Benefitting Area”, which is determined on a case by case basis by staff; and

WHEREAS Council should welcome feedback from residents, including requests for traffic calming or other improvements to their neighborhood; and

WHEREAS the current Traffic Calming Policy is unclear and onerous, which will effectively inhibit resident participation, and we should make the process easier and more accessible to not discourage engagement on community concerns; and

WHEREAS other communities have simplified the request process for traffic calming, such as Vancouver, and we should follow suit;

THEREFORE BE IT RESOLVED THAT Council direct staff to present Council with an updated Traffic Calming Policy for its consideration that:

- Sets clear parameters to define the geographical boundaries of the “Benefitting Area”.
- Includes a simplified traffic calming initiation process, removing the requirement for a door to door petition.

BEFORE THE QUESTION WAS CALLED Council discussion took place and staff responded to questions from Council.

THE QUESTION WAS CALLED

A Council member raised a point of order that they should be allowed to reply to a Council member’s previous comments.

The Chair did not sustain the point of order.

The Council member that raised the point of order appealed the decision of the Chair.

The Chair asked if the decision of the Chair shall be sustained.

With a majority of votes, the decision of the Chair was sustained.

THE QUESTION WAS CALLED on the motion and it was

DEFEATED

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

2. Community Confusion With Council Chamber Seating Arrangement - Councillor Mack

Motion was not seconded

WHEREAS while engaging with numerous residents regarding traffic calming on their local streets, more than one resident asked whether Council, including "Councillor Cheung", supports traffic calming, especially along 201A Street; and

WHEREAS the current Council Chamber seating arrangement where senior staff sit with Council could give the public the impression that members of senior staff are in fact Members of Council;

THEREFORE BE IT RESOLVED THAT Council direct staff to rearrange the Council Chamber seating arrangement such that staff do not sit as Members of Council.

3. Reducing Local Street Speed Limits - Councillor White

It was MOVED and SECONDED

WHEREAS reducing vehicle speeds from 50 km/h to 30 km/h improves stopping distance and reaction time, significantly lowering the risk of collisions and the severity of injuries; and

WHEREAS lower speed limits on local streets enhance public safety, reduce noise and emissions, and while encouraging walking, cycling, and other active travel — support healthier, more connected, and livable neighbourhoods, consistent with the City of Langley's Transportation 2050 Master Plan; and

WHEREAS over 60 municipalities in British Columbia have adopted or are considering 30 km/h limits for residential streets, and recent surveys show strong public support ($\approx 66\%$) for lower speed limits, including among Metro Vancouver residents;

THEREFORE BE IT RESOLVED THAT that Council direct City of Langley staff to prepare a report exploring the reduction of local street speed limits, providing Council with sufficient information and context to make a well-informed decision.

BEFORE THE QUESTION WAS CALLED

It was MOVED AND SECONDED

THAT consideration of the foregoing motion be deferred until such time as Council has adopted the Transport 2050 Plan.

CARRIED

4. Community Safety Officer (CSO) Program in Langley City -
Councillor White

It was MOVED AND SECONDED

WHEREAS Langley City continues to face complex social and safety challenges, including increased visibility of mental health crises, substance use, and vulnerable populations in the downtown core; impacting residents, businesses, and public spaces; and

WHEREAS the RCMP and municipalities across British Columbia and Canada have successfully implemented Community Safety Officer (CSO) or equivalent programs that provide high-visibility, non-investigative support to improve public safety, community engagement, and service coordination; and

WHEREAS the Province of British Columbia has endorsed community-based safety planning and multi-agency coordination as essential to building safer, more resilient communities; and

WHEREAS Langley City has committed to inclusive, community-driven governance through initiatives such as the Citizens' Assembly and public safety consultations, and a Community Safety Officer program would directly support these priorities by fostering responsive, localized enforcement and outreach that reflects the needs and values of residents; and

WHEREAS CSO programs have demonstrated positive outcomes including: enhanced public trust and safety through visible, non-threatening presence; improved coordination between police, health, and social services; cost-effective deployment of resources

by freeing allowing RCMP to focus on core policing duties, improving service efficiency and cost-effectiveness for the community; increased community engagement and crime prevention education;

THEREFORE BE IT RESOLVED THAT Langley City Council direct staff to:

1. Develop a framework for a Community Safety Officer Department, including staffing model, training standards, operational scope, and budget implications;
2. Engage with Fraser Health, Langley RCMP, local businesses, and community organizations to define collaborative roles and service integration;
3. Report back to Council with a proposed implementation plan, including funding options, by Q2 2026.

It was MOVED and SECONDED

THAT the foregoing motion be deferred until Council hears back from the Citizens' Assembly with their recommendations on safety.

CARRIED

Opposed: Councillor Mack

5. A Strong Langley City - Councillor Albrecht

It was MOVED and SECONDED

WHEREAS the topic of amalgamation is raised in the lead-up to every Langley City local government election;

WHEREAS amalgamation has not saved money in recent memory for any Canadian municipality where it has occurred;

WHEREAS Langley City citizens have never voted for a member of Council that is pro-amalgamation;

WHEREAS small government is more nimble and responsive to the needs of residents and businesses;

WHEREAS the Regional District and TransLink models allow local governments to share services where it makes sense;

WHEREAS Langley City has a proud tradition of sharing services with neighbouring municipalities where it makes sense;

WHEREAS Langley City has a strong local economy, bold vision, and growing tax base;

THEREFORE BE IT RESOLVED THAT Langley City Council instruct staff to halt any work or action around the topic of amalgamation, and do no further work or action on the topic of amalgamation.

AND FURTHER THAT Langley City Council instruct staff to pursue opportunities to share services with neighbouring municipalities where it makes sense.

CARRIED

b. Public Release of Item from October 6, 2025 Special Closed Meeting

"THAT the Zoning Bylaw Update Phase 2 Engagement Summary dated September 23, 2025 be publicly released".

Zoning Bylaw Update Phase 2 Engagement Summary included in Agenda Package

c.(a.) Motions/Notices of Motion

Notice of Motion was provided for the following:

1. *Annual Cost of Consulting Contracts in the City – Councillor Mack*

THAT Council direct staff to present Council with a detailed breakdown of all consulting contracts and their purpose, including utilization by department, paid in 2023, 2024 and 2025 YTD;

AND THAT Council direct staff to present Council with a detailed breakdown of all anticipated consulting expenditures and their purpose, including anticipated expenditures by department, included in the 2026 Financial Plan;

AND THAT Council direct staff to present this information in a Regular Meeting of Council, prior to the Regular Meeting of Council where 1st and 2nd Readings of the 2026 Financial Plan will be considered.

2. *Yard Waste Collection Pilot Extension – Councillor Mack*

THAT Council direct staff to extend the Yard Waste Collection Pilot for single family homes and non-strata townhomes through to the end of November.

10. **CORRESPONDENCE**

See Consent Agenda

11. **ADJOURNMENT**

It was MOVED and SECONDED
THAT the meeting adjourn at 8:16 pm.
CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER