



MINUTES OF A REGULAR COUNCIL MEETING

Monday, December 1, 2025

7:22 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

- Present:
- Mayor Pachal
 - Councillor Albrecht
 - Councillor James (via videoconference)
 - Councillor Mack
 - Councillor Solyom
 - Councillor Wallace
 - Councillor White
- Staff Present:
- F. Cheung, Chief Administrative Officer
 - G. Flack, Deputy Chief Administrative Officer
 - A. Chang, Director of Financial Services
 - 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
 - D. Pollock, Director of Engineering, Parks and Environment
 - A. Metalnikov, Senior Planner
 - 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 December 1, 2025 regular agenda be adopted as circulated.

CARRIED

3. COMMITTEE OF THE WHOLE

A Committee of the Whole meeting provides Council a greater opportunity to speak to and debate specific agenda items.

It was MOVED and SECONDED

THAT Council commence the Committee of the Whole.

CARRIED

a. Bylaw 3318 - 2026-2030 Financial Plan Bylaw (Budget)

Presentation from Alex Chang, Director of Financial Services

Mr. Chang provided an overview of the status of the Financial Plan bylaw, providing information on the following:

- Key Dates
- Online Feedback
- Factors Affecting Financial Plan
- Key Focus Areas
- 2026 Financial Plan (Proposed)
- Maintaining Current Services
- Revised 2026 Tax Impact
- Comparison with other Municipalities – City Taxes and Utility Rates (2025 Average Multi-Family Home)
- Comparison with other Municipalities – City Taxes and Utility Rates (2025 Average Single Family Home)
- Proposed 2026 Capital Projects
- 2026 Funding Sources

Mayor Pachal invited public input on the Financial Plan Bylaw.

OPPORTUNITY FOR PUBLIC INPUT

C. Redekop, 199 St., Langley, speaking on behalf of the Chamber of Commerce, spoke regarding the following:

- City's efforts made to date to reduce tax increase;
- effect of cumulative tax increases on businesses over past three years, in addition to other business costs;
- difference in tax ratio between businesses and residential properties and City's commitment to keep current tax ratio of 1:3;
- request tax increase below 5%;
- potential to utilize operating surplus to reduce tax increase;
- whether all vacant staffing positions need to be filled;

- suggest reviewing budgeting approach for gaming revenue, to get revenues closer to actuals;
- transparency shown for this process.

V. Krell 50th Ave, Langley, spoke regarding the following:

- cumulative effect of taxes over last three years on residents;
- request Council and staff find savings somewhere to reduce tax increase;
- potential to utilize operating surplus to reduce tax increase.

Staff responded to questions from Ms. Krell

Staff responded to questions from Council members.

It was MOVED

THAT Council direct staff to amend Bylaw 3318 to show borrowing costs for the Invest Langley City platform in the ten year Capital Improvement Plan summary before consideration of third reading of the bylaw.

It was MOVED

THAT Council direct staff to present back all consultant utilization in the 2025 Financial Plan year to date and proposed in the 2026 Financial Plan at the next Regular meeting of Council to be broken down by department with funding sources identified.

It was MOVED

THAT Bylaw 3318 be referred back to staff so that they can reduce the proposed budget to reflect a final maximum tax increase of 3.5%, with a specific focus on cutting City Administration costs, excluding Bylaw, which have risen approximately 45% per capita this term.

It was MOVED

THAT Bylaw 3318 be referred back to staff so that they can reduce the proposed budget to reflect a final maximum tax increase of 4.5%, with a specific focus on cutting City Administration costs, which have risen approximately 45% per capita this term, excluding Bylaw.

b. Committee of the Whole - Rise and Report

It was MOVED and SECONDED

THAT the Committee rise and report.

CARRIED

It was MOVED and seconded

THAT the following recommendation from the Committee of the Whole be ratified:

THAT Council direct staff to amend Bylaw 3318 to show borrowing costs for the Invest Langley City platform in the ten year Capital Improvement Plan summary before consideration of third reading of the bylaw.

DEFEATED

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

The following motion did not receive a seconder

THAT the following recommendation from the Committee of the Whole be ratified:

THAT Council direct staff to present back all consultant utilization in the 2025 Financial Plan year to date and proposed in the 2026 Financial Plan at the next Regular meeting of Council to be broken down by department with funding sources identified.

The following motion did not receive a seconder

THAT the following recommendation from the Committee of the Whole be ratified:

THAT Bylaw 3318 be referred back to staff so that they can reduce the proposed budget to reflect a final maximum tax increase of 3.5%, with a specific focus on cutting City Administration costs, excluding Bylaw, which have risen approximately 45% per capita this term.

It was MOVED and SECONDED

THAT the following recommendation from the Committee of the Whole be ratified:

THAT Bylaw 3318 be referred back to staff so that they can reduce the proposed budget to reflect a final maximum tax increase of 4.5%, with a specific focus on cutting City Administration costs, which have risen approximately 45% per capita this term, excluding Bylaw.

DEFEATED

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

4. CONSENT AGENDA

It was MOVED and SECONDED

THAT the following items be approved:

- a. Adoption of Minutes
 1. Regular Meeting Minutes from November 3 and 17, 2025
THAT the minutes of the regular meetings held on November 3 and 17, 2025, be adopted as circulated.
 2. Special (Pre-Closed) Meeting Minutes from November 17, 2025
THAT the minutes of the special (pre-closed) meeting held on November 17, 2025, be adopted as circulated.
 3. Special Meeting Minutes from November 3 and 17, 2025
THAT the minutes of the special meetings held on November 3 and 17, 2025, be adopted as circulated.
 4. Public Hearing Minutes from November 17, 2025
THAT the minutes of the Public Hearing held on November 17, 2025, be adopted as circulated.

CARRIED

5. ADOPTION OF THE MINUTES

See Consent Agenda

6. COUNCIL MEMBER REPORTS

- a. Upcoming Regular Meetings
December 8, 2025
January 12, 2026 - To be confirmed
- b. Council Advisory Bodies Update
Councillor Wallace spoke regarding the following:
 - Her and Councillor Albrecht's attendance at the Zero Waste Conference; and
 - Christmas Wish Breakfast fundraiser hosted by the City and the Langley Christmas Bureau.

7. BYLAWS

- a. Tree Protection and Management Bylaw, 2025, No. 3221

It was MOVED and SECONDED

THAT Council receive the report entitled "Tree Protection and Management Bylaw, 2025, No. 3221" for information.

BEFORE THE QUESTION WAS CALLED staff provided a PowerPoint presentation on the bylaw, providing information on the following:

- Engagement and Consultation
- What We Heard
- Regulated Trees and Properties
- Tree Removal and Replacement
- Fees and Securities
- Implementation Considerations
- Recommendation to give bylaw three readings

Council discussion ensued and staff responded to questions from Council members.

Councillor James left meeting 8:38 pm.

THE QUESTION WAS CALLED and the motion was

CARRIED

1. Bylaw 3221 - Tree Protection and Management Bylaw

First, second and third reading of a bylaw to establish a Tree Protection and Management Bylaw.

It was MOVED and SECONDED

THAT the bylaw cited as "Tree Protection and Management Bylaw, 2025, No. 3221" be read a first, second and third time.

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT the foregoing motion be amended to reflect two reading of the bylaw rather than three.

BEFORE THE QUESTION WAS CALLED Council discussion took place.

Councillor James returned to meeting at 8:43 pm.

THE QUESTION WAS CALLED on the amendment and it was
CARRIED

Opposed: Councillor James

BEFORE THE QUESTION WAS CALLED on first and second reading of the bylaw, staff responded to questions from Council members.

THE QUESTION WAS CALLED on first and second reading of "Tree Protection and Management Bylaw, 2025, No. 3221" and the motion was

CARRIED

b. Bylaw 3323 - Fees & Charges Bylaw Amendment

First, second and third reading of a bylaw to amend and add fees and charges for various services offered by the City of Langley.

It was MOVED and SECONDED

THAT the bylaw cited as "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 37, 2025, No. 3323" be read a first, second and third time.

BEFORE THE QUESTION WAS CALLED a Council member moved deferral of the motion to the December 8 Council meeting in order to receive further information from staff.

Staff responded to a question from a Council member and further questions were posed by a Council member.

A Point of Order was called that the deferral motion needed to be dealt with by calling for a seconder and voting on the deferral.

The Chair sustained the Point of Order and called for a seconder on the deferral motion.

The following motion did not receive a seconder

THAT the motion be deferred to the December 8 Council meeting to receive information from staff.

THE QUESTION WAS CALLED and the motion giving three readings to Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 37, 2025, No. 3323 was

CARRIED

Opposed: Councillor Mack

c. Bylaw 3324 - Solid Waste Bylaw Amendment (fees)

First, second and third reading of a bylaw to amend fees in the Solid Waste bylaw.

It was MOVED and SECONDED

THAT the bylaw cited as "Solid Waste Bylaw, 2016, No. 2991, Amendment No. 9, 2025, No. 3324" be read a first, second and third time.

BEFORE THE QUESTION WAS CALLED staff responded to questions from a Council member.

It was MOVED and SECONDED

THAT the foregoing motion be deferred until Council receives clarification in terms of what the expected regular year over year increase will be with the new the solid waste collection services with a breakdown of how much of the \$41 is attributed to Metro Vancouver tipping fees.

CARRIED

d. Bylaw 3325 - Waterworks Regulation Bylaw Amendment (fees)

First, second and third reading of a bylaw to amend fees in the Waterworks Regulation Bylaw.

It was MOVED and SECONDED

THAT the bylaw cited as "Waterworks Regulation Bylaw, 2004, No. 2550, Amendment No. 28, 2025, No. 3325" be read a first, second and third time.

CARRIED

e. Bylaw 3319 - Official Community Plan Amendment Bylaw

Third reading of a bylaw to amend the Official Community Plan bylaw.

It was MOVED and SECONDED

THAT the bylaw cited as "City of Langley Official Community Plan Bylaw, 2021, No. 3200, Amendment No. 2, 2025, No. 3319" be read a third time.

CARRIED

f. Bylaw 3300 - Zoning Bylaw

Third reading of the City's new Zoning Bylaw.

It was MOVED and SECONDED

THAT the bylaw cited as "City of Langley Zoning Bylaw, 2025, No. 3300" be read a third time.

BEFORE THE QUESTION WAS CALLED

The following motion did not receive a seconder

THAT Zoning Bylaw 3300 be amended in Section 3.5a. to require a minimum of one accessible parking stall per dwelling unit instead of the proposed 0.05 accessible parking spaces per dwelling unit.

The following motion did not receive a seconder

THAT Zoning Bylaw 3300 be amended in Section 3.5a. to require a minimum of 0.5 accessible parking stall per dwelling unit instead of the proposed 0.05 accessible parking spaces per dwelling unit.

It was MOVED and SECONDED

THAT Zoning Bylaw 3300 be amended in Section 3.7 to increase the minimum parking requirements for non-market rental dwelling units in an apartment building to one space per dwelling unit, up from the proposed 0.5 spaces per dwelling unit.

BEFORE THE QUESTION WAS CALLED staff responded to questions from Council members.

THE QUESTION WAS CALLED on the amendment and it was

DEFEATED

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

The following motion did not receive a seconder

THAT Zoning Bylaw 3300 be amended in Section 3.7 to increase the minimum parking requirements for below market rental dwelling units in an apartment building to one space per dwelling unit, up from the proposed 0.7 spaces per dwelling unit.

THE QUESTION WAS CALLED on third reading of "City of Langley Zoning Bylaw, 2025, No. 3300" and it was

CARRIED

8. ADMINISTRATIVE REPORTS

a. 2026 Schedule of Regular Council Meetings

Report dated: November 21, 2025
From: Deputy Corporate Officer

It was MOVED and SECONDED

THAT the following schedule of dates, time, and location of Regular Council Meetings in 2026 be approved:

January 12, 26

February 9, 23

March 9, 23

April 13, 27

May 11, 25

June 15, 29

July 13, 27

September 21, 28

November 2, 23

December 7, 14

Regular Meetings of Council will be held in the Council Chambers, Langley City Hall, 20399 Douglas Crescent, Langley BC at 7:00 p.m., unless otherwise identified.

CARRIED

9. OTHER BUSINESS

a. Motions/Notices of Motion

1. Gender-Based Violence (GBV) Public Awareness & Prevention Opportunity – Councillor Wallace

It was MOVED and SECONDED

WHEREAS Statistics Canada reports that about one in four women have been physically or sexually assaulted by an intimate partner since age 15, and the rates are higher for Indigenous women; and

WHEREAS In B.C., a 2025 independent review shows very high lifetime Intimate Partner Violence prevalence among women, with even higher rates for Indigenous women; and

WHEREAS To effectively break the cycle of violence against women, it is crucial to acknowledge and address the significant challenges faced by repeat victims of abuse and without adequate measures to tackle the abuses they endure, these women remain trapped in a cycle of violence; and

WHEREAS Data confirms local leadership matters-in prevention, outreach, and support, alongside policing and justice; and

WHEREAS Community safety and well-being are important priorities for Langley City;

THEREFORE BE IT RESOLVED THAT Gender-Based Violence public awareness, prevention, and education be incorporated into the Village Café Series event on December 6, 2025 (National Day of Remembrance and Action on Violence Against Women), to coincide with the November 25 International Gender-Based Violence Awareness Day and 16 Days of Activism.

BEFORE THE QUESTION WAS CALLED

IT WAS MOVED AND SECONDED

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

WHEREAS in Canada, women and girls with disabilities face significantly elevated risks of gender-based violence, with data from Statistics Canada indicating that women with disabilities are nearly twice as likely as women without disabilities to experience violent victimization in their lifetime, and are up to four times more likely to experience sexual violence; and Indigenous women and girls with disabilities experience even higher rates due to the intersecting factors of gender, disability, and Indigeneity; and

CARRIED

THE QUESTION WAS CALLED on the motion, as amended, and it was

CARRIED

The motion now reads in its entirety as follows:

“WHEREAS Statistics Canada reports that about one in four women have been physically or sexually assaulted by an intimate partner since age 15, and the rates are higher for Indigenous women; and

WHEREAS in Canada, women and girls with disabilities face significantly elevated risks of gender-based violence, with data from Statistics Canada indicating that women with disabilities are nearly twice as likely as women without disabilities to experience violent victimization in their lifetime, and are up to four times more likely to experience sexual violence; and Indigenous women and girls with disabilities experience even higher rates due to the intersecting factors of gender, disability, and Indigeneity; and

WHEREAS In B.C., a 2025 independent review shows very high lifetime Intimate Partner Violence prevalence among women, with even higher rates for Indigenous women; and

WHEREAS To effectively break the cycle of violence against women, it is crucial to acknowledge and address the significant challenges faced by repeat victims of abuse and without adequate measures to tackle the abuses they endure, these women remain trapped in a cycle of violence; and

WHEREAS Data confirms local leadership matters-in prevention, outreach, and support, alongside policing and justice; and

WHEREAS Community safety and well-being are important priorities for Langley City;

THEREFORE BE IT RESOLVED THAT Gender-Based Violence public awareness, prevention, and education be incorporated into the Village Café Series event on December 6, 2025 (National Day of Remembrance and Action on Violence Against Women), to coincide with the November 25 International Gender-Based Violence Awareness Day and 16 Days of Activism.”

2. Proposed Legislation Bill M216 – Professional Governance Act – Mayor Pachal

It was MOVED and SECONDED

WHEREAS Bill M216 was introduced as a Private Member’s Bill on October 21, 2025, by George Anderson, the Nanaimo-Lantzville Member of the Legislative Assembly, for first reading; and

WHEREAS Bill M216 passed second reading on November 17, 2025 in the B.C. Legislative Assembly; and

WHEREAS the Select Standing Committee on Private Bills and Private Members’ Bills is now considering the proposed legislation and is inviting input on Bill M216 until December 2, 2025;

THEREFORE BE IT RESOLVED THAT the City of Langley submit input to the Select Standing Committee on Private Bills and Private Members' Bills requesting the Province of BC withdraw Bill M216.

CARRIED

10. **CORRESPONDENCE**

See Consent Agenda

11. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 9:20 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER