



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Ottawa Mission Summary (October 22-23, 2025)

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From: Nathan Pachal
Mayor

Date: March 4, 2026

RECOMMENDATION:

THAT Council receive the Ottawa Mission Summary report dated March 4, 2026 for information.

PURPOSE:

This report summarizes the 2025 Ottawa mission, in which Langley City Council members met with Members of Parliament and government staff and discussed housing, infrastructure, transit, economic development and immigration issues.

POLICY:

Not applicable.

COMMENTS/ANALYSIS:

Langley Council's October 2025 mission to Ottawa to engage with Members of Parliament from the Liberal and Conservative parties was very informative and productive. Mayor Nathan Pachal and Councillors Paul Albrecht, Rosemary Wallace and Leith White had constructive meetings with MP Tamara Jansen, MP Taleeb Noormohamed, Pacific Caucus Chair, MP Mike Kelloway, Parliamentary Secretary to the Minister of Transport, MP Scott Aitchison, Shadow Minister of Housing, and Federal staff from NavCanada, the Ministry of Agriculture and Agri-Food, and the Ministry of Innovation, Science and Economic Development Canada (ISED).

Discussion Topics

Key issues discussed at meetings on October 22 and October 23 included:

Airport Zoning Regulations (AZR) – the Airport Zoning Regulation (AZR) for the Langley Regional Airport ('YNJ') limits building heights in Langley City to a maximum of 15 storeys within the Transit-Oriented-Areas (TOAs) located around the Langley City Centre and Willowbrook SkyTrain stations. In the interest of enabling taller buildings that will generate more housing units, Council members requested the support of the federal Government in seeking to amend the AZR to permit buildings over 15 storeys around SkyTrain. More specifically this involves obtaining the support of Transport Canada and NavCanada to undertake an AZR amendment process, to enable taller buildings and maximize the housing benefits of the \$1.3 billion contribution the Federal government has made to the SkyTrain project. Langley City is currently undertaking an AZR review to inform a potential future AZR amendment process application.

Food Tech Hub and Innovation District – Langley City's efforts to establish a food technology hub and Innovation District were highlighted by Council members in discussions with MPs and Federal staff at the Ministry of Agriculture and Agri-Food and the Ministry of Innovation, Science and Economic Development Canada (ISED). The City's Food Tech Forum, held in September 2025 was highlighted, along with the City's key partnership with Kwantlen Polytechnic University (KPU) in advancing food tech and the Innovation District Plan. With this context, Council members requested federal support and partnership opportunities, including obtaining potential partnership leads and contacts in the food tech and innovation sectors.

Infrastructure & Asset Management – Langley City's investments in replacing aging infrastructure were highlighted by Council members, as were several 'Shovel Ready' projects that could be eligible for infrastructure funding. Council members also stressed that despite recent investments there is still a need to fund over \$240 million of other local infrastructure needs over the next 10 years, and suggested that the federal government create a sustainable 'local government asset management fund', to support infrastructure renewal and lessen the financial burden on future generations to fund this renewal. Key ideas raised as a part of this discussion included adding an infrastructure renewal component to the Build Canada Homes program, with a permanent funding stream similar to the Public Transit Future Fund.

Housing and Affordability – In discussions Council members outlined several housing affordability initiatives including: 1.) seeking partnerships with senior governments and non-profits to create new housing projects, 2.) advocating to the Federal government to dramatically increase funding into CMHC's Apartment Construction Loan Program (ACLP), among other key suggested improvements (fixing ACLP interest rates, extending loan terms, waiving GST on ACLP projects, etc.) and 3.) requesting enhancements to tenant protections and standardizing relocation subsidies in the Provincial Residential Tenancy Act. Within this context Council members sought federal support for increased funding into local housing affordability projects, such as the renewal and redevelopment of the Langley Lions

seniors housing complex, as well as increased funding and program enhancements to CMHC's ACLP program.

Immigration and Settlement Considerations - An unprecedented number of newcomers (4,395 newcomers representing a 48.6 percent increase in new immigrant population growth between 2016 and 2021) have arrived in Langley City, due to its affordable living, school, work, and high quality of life. With this large influx, there is a need to ensure local services are accessible and inclusive, there is adequate housing and infrastructure to meet the growing demand for housing, health services, transportation, employment, education and community services, and there are opportunities for newcomers to participate in community life.

Council members highlighted key initiatives that Langley City is undertaking to address these needs, including 1.) participating in the federally-funded Coordinated Access system to prioritize housing and supports for those at risk of homelessness, 2.) establishing a Citizens Assembly to enable broader community participation in municipal decision-making processes and community initiatives that are inclusive of newcomers, and 3.) holding orientation sessions for newcomers on how to access and participate in City programs and activities. To further these initiatives, Council members requested federal government support for new built, social and communications infrastructure, including funding for multi-function service spaces, language training, cultural training, and multiple language early warning systems.

Project Blackfeather – Project Blackfeather, a partnership between the federal Ministry of Public Safety, the City of Langley, the Township of Langley and School District 35, has been implemented in Langley schools to 1.) identify youth that are susceptible to criminal activity and gang involvement and 2.) intervene with programs and activities that re-orient these at-risk youth towards healthier relationships and sense of self, and away from gang involvement, exploitation and other negative outcomes. Council members highlighted Project Blackfeather's success in the school system and requested renewed federal funding to continue this important program.

Transit Funding – As a part of discussions on infrastructure renewal, newcomer needs, and rapid growth, Council members raised the need for sustained transit funding from both senior government levels to ensure transit infrastructure and service hours keep up with demand. This includes key new transit routes in the planning stages, such as Langley-Maple Ridge Bus Rapid Transit, that need to receive adequate and timely funding to ensure they are successfully implemented.

Meeting Follow-up/Action Items

MPs from both parties and Federal staff were quite engaged and interested in understanding the City's issues at these meetings. At these meetings Council members received valuable advice and feedback on how Langley City can achieve its objectives, and several meeting follow-up and action items were identified:

MP Mike Kelloway, Parliamentary Secretary (PS) to the Minister of Transport

Following a discussion on the Airport Zoning Regulation (AZR) and enabling taller buildings around SkyTrain, MP/PS Kelloway expressed support for Langley City exploring an AZR amendment process, and noted that initial meetings with Transport Canada and NavCanada staff are needed to scope out the process and next steps.

Key actions arising from this meeting include:

a. Short-term actions (completed, underway, mid-to-end 2026)

- Contacting and meeting with Transport Canada and NavCanada staff, in Pacific Region and Ottawa, to share results of the City's AZR review outcomes to date, and communicate progress back to MP/PS Kelloway's office.

b. Medium/long-term actions (end 2026 and beyond)

- Liaise with MP/PS Kelloway's office regarding other AZR amendment processes, and MP/PS Kelloway's office will assist with connecting Langley City with appropriate Transport Canada and NavCanada staff.

MP Taleeb Noormohamed, Pacific Caucus Chair and Parliamentary Secretary (PS) to the Minister of Artificial Intelligence and Digital Innovation

The meeting with MP/PS Noormohamed covered numerous topics, including an overview of the City's food tech hub and Innovation District initiatives, transit funding and the success of Project Blackfeather.

Key actions arising from this meeting include:

a. Short-term actions (completed, underway, mid-to-end 2026)

- MP/PS Noormohamed's office will provide contacts at Pacific Economic Development British Columbia (PacificCan) to support funding and partnership opportunities for the food tech hub and Innovation District.
- Understanding the need to extend funding for Project Blackfeather, MP/PS Noormohamed's office will reach out to Ministry of Public Safety regarding funding opportunities.
- Regarding transit funding, MP/PS Noormohamed noted that the importance of communicating Provincial transit needs to the Federal government, and that a Pacific Caucus meeting with Provincial leadership in 2026 should occur to discuss funding opportunities.

MP Tamara Jansen, Cloverdale-Langley City

Meeting topics with Langley City's MP included a discussion around Langley's SkyTrain stations, the need to amend the Airport Zoning Regulation (AZR) to enable taller buildings, as well as plans for a Transit Police Hub at the Langley City Centre SkyTrain Station. Council members also provided an overview of the Citizen's Assembly process and outcomes to date, including the public safety emphasis and implementing related actions based on a broad cross-section of citizen input.

Key actions arising from this meeting include:

a. Medium/long-term actions (end 2026 and beyond)

- Requesting support from MP Jansen's office for an AZR amendment process that would benefit growth areas around SkyTrain, in both the City and Township.

MP Scott Aitcheson, Shadow Minister of Housing

The discussion with MP Aitcheson focused on funding infrastructure renewal and growth, especially in the midst of a housing crisis and the need for BC municipalities to meet legislated housing targets. A key direction coming out of this discussion was the need for municipalities to identify infrastructure projects and other initiatives that support new housing projects.

Key actions arising from this meeting include:

a. Short-term actions (completed, underway, mid-to-end 2026)

- Invite MP Aitcheson to Langley City to visit City Hall and the Langley City Centre SkyTrain Station site, as a part of ongoing discussions about housing, infrastructure and Federal funding (completed in November 2025).

b. Medium/long-term actions (end 2026 and beyond)

- Langley City to develop a list of specific infrastructure and community facility upgrades, as well as initiatives that support increased housing production, and forward it to MP Aitcheson's office.

NavCanada, Stakeholder and Commercial Relations Staff

Following an initial discussion regarding the AZR and the prospect of taller buildings around SkyTrain stations, NavCanada staff provided an overview of their airspace modernization initiatives across Canada. These initiatives involve updating flight approach paths and obstacle height limits around airports, in response to advances in aircraft navigation technology and air traffic control practices, an increasing frequency of tall buildings and structures (such as wind turbines) around airports, and efforts to mitigate air traffic noise on urban areas. NavCanada staff also noted they are available to provide input into a potential AZR amendment process, in collaboration with Transport Canada and Langley Regional Airport (YNJ).

Key actions arising from this meeting include:

a. Short-term actions (completed, underway, mid-to-end 2026)

- Establish regular communications with NavCanada, Transport Canada and City of Langley staff and AZR consultant.
- Set up meetings with NavCanada, Transport Canada and Langley Regional Airport (YNJ) staff, as well as the City's AZR consultant, to discuss and scope out a potential airspace modernization project and AZR amendment process.

b. Medium/long-term actions (end 2026 and beyond)

- Complete AZR review and share outcomes with YNJ, NavCanada and Transport Canada, as a part of initiating an AZR amendment process.

Ministry of Agriculture and Agri-Food and Ministry of Innovation, Science and Economic Development Canada (ISED) Staff

Meeting topics discussed with Ministry of Agriculture and Agri-Food and ISED staff included the City's food tech and Innovation District initiatives, the wide range of innovator and incubator/start-up entities in the Canadian food tech 'ecosystem', and the importance of connecting with these companies and agencies to spread awareness of the City's initiative and attract investments. Ministry staff identified important innovation-based industry organizations and programs that the City should be liaising with, and offered their time and expertise in helping to connect City staff with key players in the food tech ecosystem. This discussion also identified potential federal funding opportunities (e.g. Strategic Innovation Fund) and connecting with PacificCan regarding potential funding and partnership opportunities.

Key actions arising from these meetings include:

a. Short-term actions (completed, underway, mid-to-end 2026)

- Connecting the City's economic development staff with Ministry staff (who will pass on contacts of key players in food tech ecosystem). Completed late 2025.
- Send City's work to date (completed late 2025) and plans on the food tech hub and Innovation District plan to Ministry staff and follow-up on potential further advice from Ministry staff. These completed plans will include implementation, value proposition and marketing actions, which will further assist in identifying partnership and funding opportunities.

b. Medium/long-term actions (end 2026 and beyond)

- Continue to communicate with Federal and Provincial agencies and organizations to identify federal funding sources and partnership opportunities (BC Ministry of Agriculture staff, Canadian Food Innovation Network, Farm Credit Canada, BC Food and Beverage, etc.) that can help to attract new investments into Langley City's food hub/Innovation District and employment lands in general.

As the Mayor of Langley City, I am really proud of what we presented to the MPs and federal staff, and how we presented ourselves. It was a great team effort, and we are starting to get Langley City on the map in Ottawa.

BUDGET IMPLICATIONS:

Not applicable.

To: Mayor and Councillors
Date: March 4, 2026
Subject: Ottawa Mission Summary (Oct 22-23, 2025)
Page 7

ALTERNATIVES:

Not applicable.

Respectfully Submitted,



Nathan Pachal
Mayor