



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, February 9, 2026  
7:10 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
  - R. Beddow, Deputy Director of Development Services
  - D. Beno, Manager of Strategic Initiatives and Social Planning
  - A. Chang, Director of Financial Services
  - K. Hilton, Director of Recreation, Culture and Community Services
  - R. Hull, Deputy Fire Chief
  - C. Johannsen, Director of Development Services
  - S. Kennedy, Fire Chief
  - K. Kenney, Corporate Officer
  - A. Metalnikov, Senior 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 February 9, 2026 regular agenda be adopted as circulated.

It was MOVED and SECONDED

THAT the February 9, 2026 regular agenda be amended in Item 14.a.3. by replacing the word, “direct” with “request”.

CARRIED

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

CARRIED

**3. COMMITTEE OF THE WHOLE**

It was MOVED and SECONDED

THAT Council commence Committee of the Whole.

CARRIED

- a. Langley City Citizens' Assembly Direct Report to Council on Community Safety and Wellbeing - Presentation from Citizens Assembly Members

It was MOVED

THAT Council receive the presentation from Citizens' Assembly members regarding Citizens' Assembly Direct Report to Council on Community Safety and Wellbeing.

Citizens' Assembly members provided a PowerPoint presentation summarizing the Citizens' Assembly's three comprehensive recommendations and four supporting recommendations identified as follows:

- Resilient Neighbor Networks (RNNs);
- Service Navigation and Advocacy Framework; and
- Balance Prevention and Visibility in Community Safety.

Supporting Recommendations

- Housing as an Anchor (Housing with Supports);
- Langley City Citizens' Assembly on Housing;
- Responsive Communications Systems; and

- Mobile Integrated Crisis Response (MICR).

Subject to Council's endorsement of the Citizens' Assembly recommendations, Ms. Beno advised of next steps in the process for implementation of these recommendations.

- b. Langley City Citizens' Assembly Direct Report to Council on Community Safety and Wellbeing - Endorsement of Report

It was MOVED

THAT Council endorses the Langley City Citizens' Assembly Direct Report to Council on Community Safety and Wellbeing.

4. **COMMITTEE OF THE WHOLE - RISE AND REPORT**

It was MOVED and SECONDED

THAT Committee of the Whole rise and report.

CARRIED

5. **BUSINESS ARISING FROM COMMITTEE OF THE WHOLE**

It was MOVED and SECONDED

THAT Council endorse the recommendations from Committee of the Whole as follows:

1. THAT Council receive the presentation from Citizens' Assembly members regarding Citizens' Assembly Direct Report to Council on Community Safety and Wellbeing.
2. THAT Council endorses the Langley City Citizens' Assembly Direct Report to Council on Community Safety and Wellbeing.

CARRIED

6. **CONSENT AGENDA**

It was MOVED and SECONDED

THAT the following items be approved:

- a. Adoption of Minutes
  1. Special (Pre-Closed) Meeting Minutes from January 12 and February 4, 2026

THAT the minutes of the special (pre-closed) meetings held on January 12, and February 4, 2026 be adopted as circulated.

2. Special Meeting Minutes from January 12 and 19, 2026

THAT the minutes of the special meetings held on January 12, and 19, 2026 be adopted as circulated.

b. Bylaws

1. Bylaw 3327 - Fees & Charges Amendment (Addition of the Tree Bylaw Schedule)

Final reading of a bylaw to add Tree Protection and Management Bylaw fee schedule.

THAT the bylaw cited as "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 38, 2026, No. 3327" be read a final time.

2. Bylaw 3328 - Municipal Ticket Information System Bylaw Amendment (Addition of the Tree Bylaw Schedule)

Final reading of a bylaw to add Tree Protection and Management Bylaw fines schedule

THAT the bylaw cited as "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 22, 2026, No. 3328" be read a final time.

CARRIED

7. **ADOPTION OF THE MINUTES**

*See Consent Agenda*

8. **DELEGATIONS**

9. **COMMUNITY SPOTLIGHTS**

Project update for the Surrey Langley SkyTrain Project

Gilles Assier, Executive Project Director, Transportation Investment Corporation

It was MOVED and SECONDED

THAT the presentation from Executive Project Director, Transportation Investment Corporation regarding Project update for the Surrey Langley SkyTrain Project be received.

Gilles Assier, Executive Project Director, Transportation Investment Corporation, gave a PowerPoint presentation on the Surrey Langley SkyTrain Project including project overview and timeline, 2025 construction highlights, anticipated construction activities in 2026, and community engagement and outreach.

THE QUESTION WAS CALLED and the motion was

CARRIED

**10. COUNCIL MEMBER REPORTS**

a. Upcoming Regular Meetings

February 23, 2026

March 9, 2026

b. Council Advisory Bodies Update

Councillor Wallace advised of the following:

- Activities at the Library to celebrate Chinese lunar new year;
- Public feedback invited on Metro Vancouver's Zero Waste Committee's draft Solid Waste Management Plan available on Metro Vancouver's website.

**11. BYLAWS**

a. Pacific Nazarene Housing Society Development - 19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street

Explanatory Memo

From: Development Services staff

It was MOVED and SECONDED

THAT Council receives the Explanatory Memo from Development Services staff regarding the Pacific Nazarene Housing Society Development - 19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street for information.

CARRIED

11.a.1 Request for Waiver of Community Amenity Contributions, Pacific Nazarene Housing Society

Report dated February 4, 2026

From: Director of Development Services

It was MOVED and SECONDED

THAT City Council waive \$1,208,000 in Community Amenity Contributions for the Pacific Nazarene Housing Society / BC Builds development application, according to the recommendations in this report dated February 4, 2025, titled "Request for Waiver of

Community Amenity Contributions, Pacific Nazarene Housing Society”.

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT the foregoing motion be amended by replacing reference to the year “2025” with the year “2026”.

CARRIED

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

THE QUESTION WAS CALLED and the motion was

CARRIED

Opposed: Councillors Mack and White

#### 11.a.2.Bylaw 3316 - Housing Agreement Bylaw

Final reading of a bylaw to enter into a housing agreement under Section 483 of the Local Government Act, with the Church of the Nazarene Canada, at 19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street.

It was MOVED and SECONDED

THAT the bylaw cited as "Housing Agreement Bylaw, 2025, No. 3316" be read a final time.

CARRIED

#### 11.a.3.Bylaw 3305 - Official Community Plan Bylaw Amendment

Final reading of a bylaw to amend the land use designations of the properties addressed as 19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street from “Ground Oriented Residential” to “Low Rise Residential” and amend three Policies in the OCP Appendices A and B to permit the consideration of a development proposal by the non-profit Pacific Nazarene Housing Society (PNHS) to develop a 6-storey mixed-use apartment building that includes a new church and community gathering facility, a major child care centre, neighbourhood serving commercial units, the start of a new greenway connection to Conder Park, and the provision of 302 rental units, of which 60 (or 20% of the total units) would be rented at 20% below the appraised market rent of the 242 market rental units with funding support being sought from the ‘BC

Builds Program' managed by BC Housing and the Province of British Columbia.

Final Reading update: In accordance with Housing Agreement Bylaw No. 3316, the rental program has been updated wherein 91 (or 30% of the total units) will be rented at 20% below appraised market rent. This is noted for clarity only and does not require updates to the subject bylaw.

It was MOVED and SECONDED

THAT the bylaw cited as "City of Langley Official Community Plan Bylaw, 2021, No. 3200 Amendment No. 1, 2025, No. 3305" be read a final time.

CARRIED

Opposed: Councillor Mack

11.a.4. Bylaw 3306 - Zoning Bylaw Amendment No. 218 & Development Permit No. 13-24

Final reading of a bylaw to amend the Zoning Bylaw to rezone the properties located at 19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street from the P2 Private Institutional/Recreation Zone and RS1 Single Family Residential Zone to the CD108 Comprehensive Development Zone to accommodate a 6-storey mixed-use building with 302 rental apartment units and a church, child care centre, and commercial units.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 218, 2025, No. 3306" be read a final time.

BEFORE THE QUESTION WAS CALLED the Chair called a point of order. The point of order was not appealed.

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

THE QUESTION WAS CALLED on the motion on final reading of the bylaw and it was

CARRIED

Opposed: Councillor Mack

11.a.5. Development Permit DP-13-24

It was MOVED and SECONDED

THAT Development Permit No. 13-24 to permit:

1. The development of a 6-storey mixed-use building with 302 rental apartment units and a church, child care centre, and commercial units; and
2. The replacement of 7,705 m<sup>2</sup> of Environmentally Sensitive Area with compensation in accordance with Development Permit Area guidelines

At 19991 49 Avenue, 19990 50 Avenue, and 4951-4975 & 4991 200 Street be approved.

CARRIED

Opposed: Councillor Mack

b. Bylaw 3311 - Road Closure Bylaw - DP 08-24

First, second, and third reading of a bylaw to remove the dedication of highway and to close the portion of road (94.1 square metres) right-of-way located adjacent and to the east of 4505-4525 200A Street as the City intends to sell the property and the road is no longer required.

It was MOVED and SECONDED

THAT the bylaw cited as "Road Closure Bylaw No. 3311, 2026" be read a first, second, and third time.

CARRIED

c. Bylaw 3333 - Radio Amplification Bylaw

First, second and third reading of a bylaw to provide for in-building emergency responder communications enhancement systems

It was MOVED and SECONDED

THAT the bylaw cited as "Radio Amplification Bylaw No. 3333" be read a first, second, and third time.

CARRIED

12. COMMITTEE REPORTS

13. ADMINISTRATIVE REPORTS

- a. Easement and Covenant for Encroachment into the Fraser Highway Road Allowance

Report dated: February 9, 2026

From: Manager of Engineering Services

It was MOVED and SECONDED

THAT the City enter into an easement agreement with Whitetail Homes, the developer of 20769 Fraser Highway to recognize the partial encroachment of a building into the Fraser Highway road allowance, and

THAT the Corporate Officer and the Director of Engineering, Parks and Environment be authorized to sign a Section 219 Restrictive Covenant in regards to the encroachment.

CARRIED

- b. Out of Province Conference Request for Assistant Fire Chief

Report dated: February 9, 2026

From: Fire Chief

It was MOVED and SECONDED

THAT Assistant Fire Chief Graham Wing be authorized to attend the 2026, Fire Department Instructor Conference (FDIC) being held in Indianapolis, Indiana, April 20 to 25, 2026.

CARRIED

- c. Development Permit No. 09-23

1. Presentation from Applicant Regarding Development Permit No. 09-23

It was MOVED and SECONDED

THAT the presentation from Dino Barbucci be received for information.

Mr. Barbucci provided an overview of the proposed development.

THE QUESTION WAS CALLED and the motion was

CARRIED

2. Approval of Development Permit No. 09-23

It was MOVED and SECONDED

THAT Development Permit No. 09-23 to permit the development of a triplex at 5135 208A Street be approved.

CARRIED

**14. OTHER BUSINESS**

a. Motions/Notices of Motion

1. Motion - Strengthening Transparency And Local Input In Regional Representation

Councillor Leith White

There was no seconder for the proposed motion.

2. Motion - Expressive Youth Art Project with Lower Fraser Valley Aboriginal Society

Councillor Rosemary Wallace

It was MOVED and SECONDED

WHEREAS Langley City's 2023–2028 Strategic Plan prioritizes cultivating an inclusive community by partnering with service organizations to deliver culturally diverse and intercultural programs that reflect the City's demographic diversity; and

WHEREAS the Strategic Plan also commits to organizational excellence through corporate education on truth and reconciliation, informed by the knowledge of local Indigenous Nations; and

WHEREAS the Lower Fraser Valley Aboriginal Society seeks to collaborate with the City of Langley on an Expressive Youth Project (EYP) mural funded by the Canada Council for the Arts; and

WHEREAS the proposed mural would be installed on the west wall of the Langley City Council Chambers and provide opportunities for Indigenous youth to engage in cultural learning, artistic expression, community connection, and pride;

THEREFORE BE IT RESOLVED THAT Council approve the installation of the Expressive Youth Project mural on the west wall of the Council Chambers, facilitated by Brandon Gabriel.

CARRIED

3. Commercial Kennel Disclosure

Councillor Delaney Mack

The Chair ruled the proposed motion out of order. The decision of the Chair was appealed, and the appeal was lost.

15. **CORRESPONDENCE**

*See Consent Agenda*

16. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn 8:59 pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER