



**REGULAR COUNCIL MEETING
AGENDA**

**Monday, April 27, 2026
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent**

Public meetings held in Council Chambers are livestreamed and recorded. The video recordings are available on the City's website for public viewing.

1. LAND ACKNOWLEDGEMENT

The land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

2. MOMENT OF SILENCE - April 28th, Day of Mourning

To recognize and remember workers killed and injured on the job.

3. ADOPTION OF AGENDA

RECOMMENDATION:

THAT the April 27, 2026 regular agenda be adopted as circulated.

4. CONSENT AGENDA

Before the motion is made to approve the Consent Agenda, a Council member may request that an item be removed from the Consent Agenda and dealt with separately; additionally, a Council member may request that one or more items on the Regular Council Agenda be included on the Consent Agenda, and if no one objects, it will be so listed and considered.

Where no recommendation is noted, the agenda item is deemed to be received for information.

RECOMMENDATION:

THAT the following item(s) be approved:

4.a Adoption of Minutes

4.a.1 Regular Meeting Minutes from April 13, 2026

RECOMMENDATION:

THAT the minutes of the regular meeting held on April 13, 2026 be adopted

as circulated.

4.a.2 Special (Pre-Closed) Meeting Minutes from April 7, 2026

RECOMMENDATION:

THAT the minutes of the special (pre-closed) meeting held on April 7, 2026 be adopted as circulated.

4.a.3 Special Meeting Minutes from April 13, 2026

RECOMMENDATION:

THAT the minutes of the special meeting held on April 13, 2026 be adopted as circulated.

4.b Bylaws

See also section 9) Bylaws, below

4.b.1 Bylaw 3338 - Community Standards Bylaw Amendment

Final reading a bylaw to regulate, prohibit and impose requirements in relation to the use of public places, premises and the protection and enhancement of the well-being of the community.

RECOMMENDATION:

THAT the bylaw cited as "Community Standards Bylaw, 2018, No. 3075, Amendment No. 2, 2026, No. 3338" be read a final time.

4.c Correspondence

4.c.1 Response Letter from the Ministry of Health

Re: BC Farmers Market Nutrition Coupon Program Funding

4.c.2 May is MS Awareness Month

MS Canada

5. ADOPTION OF THE MINUTES

See Consent Agenda

6. COMMUNITY SPOTLIGHTS

6.a RCMP Update

Supt. Harm Dosange, OIC, Langley RCMP

7. COUNCIL MEMBER REPORTS

7.a Upcoming Regular Meetings

May 11, 2026

May 25, 2026

7.b Council Advisory Bodies Update

8. BYLAWS

8.a Bylaw 3336 - 2026 Tax Rate Bylaw

First, second and third reading of a bylaw to levy property value taxes for municipal purposes for the year 2026.

RECOMMENDATION:

THAT the bylaw cited as "2026 Tax Rate Bylaw, 2026, No. 3336" be read a first, second and third time.

8.b Bylaw 3320 - Affordable Housing Reserve Fund Bylaw

Final reading of a bylaw to adopt the City of Langley Affordable Housing Fund Bylaw, 2025, No. 3320.

RECOMMENDATION:

THAT the bylaw cited as "City of Langley Affordable Housing Reserve Fund Bylaw, 2026, No. 3320" be read a final time.

8.b.1 Council Policy CO-89 Affordable Housing Reserve Fund (Deposits and Use of Funds)

From: Director of Development Services

RECOMMENDATION:

THAT Council Policy CO-89 Affordable Housing Reserve Fund (Deposits and Use of Funds) be approved.

9. OTHER BUSINESS

9.a Motions/Notices of Motion

9.a.1 Cost-Benefit Review for Contract Decisions Policy - Councillor Solyom

RECOMMENDATION:

WHEREAS City Council is responsible for ensuring prudent, transparent, and evidence-based decision-making in the expenditure of public funds;

AND WHEREAS Council must be able to evaluate the relative costs, benefits, and service impacts of proposed contractual changes compared to existing arrangements;

AND WHEREAS the absence of a clearly identified “status quo” or continuation option limits Council’s ability to assess whether proposed changes represent best value;

AND WHEREAS providing comparable cost estimates for both existing and proposed service models enhances accountability and supports informed decision-making;

THEREFORE BE IT RESOLVED that staff be directed to include, as part of all future service contract renewal processes, a clearly defined “status quo” option that outlines the estimated costs and service levels of continuing existing arrangements for a comparable term;

AND FURTHER THAT such analysis be presented alongside any proposed changes to ensure Council has a complete basis for evaluating alternatives prior to making a decision.

10. **CORRESPONDENCE**

See Consent Agenda

11. **ADJOURNMENT**

RECOMMENDATION:

THAT the meeting adjourn.



MINUTES OF A REGULAR COUNCIL MEETING

Monday, April 13, 2026

7:00 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
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
S. Kennedy, Fire Chief
P. Kusack, Deputy Corporate Officer
D. Pollock, Director of Engineering, Parks and Environment
A. Chang, Director of Financial Services
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1. **LAND ACKNOWLEDGEMENT**

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 April 13, 2026 regular agenda be adopted as circulated.

CARRIED

3. **CONSENT AGENDA**

It was MOVED and SECONDED

THAT the following item(s) be approved:

- a. Adoption of Minutes

1. Regular Meeting Minutes from March 23, 2026
THAT the minutes of the regular meeting held on March 23, 2026 be adopted as circulated.
2. Special (Pre-Closed) Meeting Minutes from April 7, 2026
THAT the minutes of the special (pre-closed) meeting held on April 7, 2026 be adopted as circulated.
3. Special Meeting Minutes from March 23, 2026
THAT the minutes of the special meeting held on March 23, 2026 be adopted as circulated.

b. Bylaws

1. Bylaw 3337 - Fees & Charges Bylaw Amendment No. 40
(Development Permit and Development Variance Permit Application Fees)

Final reading of a bylaw to update fees and charges related to planning, land and development.

THAT the bylaw cited as "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 40, 2026, No. 3337" be read a final time.

c. Correspondence

THAT the following correspondence be received for information:

1. "Lights Off, Light a Candle" – April 22, 2026 - Participate in the One Earth Together Canada Campaign
Ritika Thakur, Founder, One Earth Together Canada
2. Canada Day Drumming – Showcasing Canada's Cultural Diversity/Unity
Richard K. Wong, National Chair, Canada Day Drumming

CARRIED

4. ADOPTION OF THE MINUTES

See Consent Agenda

5. DELEGATIONS

- a. Day of Mourning, April 28, 2026
Wendy Cook, New Westminster & District Labour Council

Ms. Cook provided a verbal presentation sharing that WorkSafe health and safety is everyone's responsibility. She sought Council and community support to acknowledge the workers lost in 2025.

She requested that Council declare April 28th as the official "Day of Mourning for Workers Killed and Injured on the Job", observe one minute of silence in the Council Chambers at the evening Council meeting on April 27th, and encourage staff to observe one minute of silence at 11:00 a.m. on April 28th.

It was MOVED and SECONDED

THAT Council grant an additional five minutes to Ms. Cook to complete her delegation.

CARRIED

Ms. Cook agreed to provide additional educational material to the City related to support for psychological health in the workplace, at a council member's request.

6. COUNCIL MEMBER REPORTS

- a. Upcoming Regular Meetings
April 27, 2026
May 11, 2026

- b. Council Advisory Bodies Update

The Environmental Sustainability Committee Chair and Co-Chair invited the public to the Earth Day event taking place on Saturday, April 25 at Douglas Park. Langley Environmental Partners Society is a valued community partner and host of this event.

7. BYLAWS

- a. Bylaw 3338 - Community Standards Bylaw Amendment

First, second and third reading a bylaw to regulate, prohibit and impose requirements in relation to the use of public places, premises and the protection and enhancement of the well-being of the community.

It was MOVED and SECONDED

THAT the bylaw cited as "Community Standards Bylaw, 2018, No. 3075, Amendment No. 2, 2026, No. 3338" be read a first, second and third time.

CARRIED

b. Bylaw 3320 - Affordable Housing Reserve Fund Bylaw

First, second and third reading of a bylaw to adopt the City of Langley Affordable Housing Fund Bylaw, 2025, No. 3320.

It was MOVED and SECONDED

THAT the bylaw cited as "City of Langley Affordable Housing Reserve Fund Bylaw, 2026, No. 3320" be read a first, second and third time.

BEFORE THE QUESTION WAS CALLED Council discussion ensued.

THE QUESTION WAS CALLED and the motion was

CARRIED

c. Bylaw 3335 - Development Application Procedures Bylaw

Final reading of a bylaw to establish procedures to amend the Official Community Plan or Zoning Bylaw and to issue a permit under Part 14 of the Local Government Act.

It was MOVED and SECONDED

THAT the bylaw cited as "Development Application Procedures Bylaw, 2026, No. 3335" be read a final time.

BEFORE THE QUESTION WAS CALLED Council discussion ensued.

THE QUESTION WAS CALLED and the motion was

CARRIED

Opposed: Councillor Mack

8. ADMINISTRATIVE REPORTS

a. Community Emergency Preparedness Fund Grant Application

Report dated: April 13, 2026
From: Fire Chief

It was MOVED and SECONDED

THAT City Council support the application by the Langley City Emergency Program on behalf of the City of Langley for a \$40,000.00 grant from Community Emergency Preparedness Fund to engage a qualified external consultant to develop and support the implementation of a comprehensive emergency notification plan for the Alertable emergency notification system.

CARRIED

- b. Community Emergency Preparedness Fund Emergency Operations Centres Equipment and Training Grant Application

Report dated: April 13, 2026
From: Fire Chief

It was MOVED and SECONDED

THAT City Council support the application by the Langley City Emergency Program on behalf of the City of Langley for a \$29,800.00 grant from the Community Emergency Preparedness Fund for purchase of equipment, supplies and training for the Emergency Operation Centre.

CARRIED

9. OTHER BUSINESS

- a. Motions/Notices of Motion

- 1. Taking action for mental health / MICR Unit Pilot - Councillor Wallace

It was MOVED and SECONDED

THAT Council direct staff to work with the Langley RCMP to develop a budget to fund a Mobile Integrated Crisis Response unit pilot program for a period of one year, which would include one regular RCMP member, one specialty equipped police cruiser, and one psychiatric nurse.

THAT Council direct staff to develop an evaluation criteria to measure the outcomes of the one-year Mobile Integrated Crisis Response unit pilot program, to be endorsed by council.

THAT Council direct staff to work with the Township of Langley to optionally co-fund the Mobile Integrated Crisis Response unit pilot program for a period of one year.

THAT Council affirms that the Mobile Integrated Crisis Response unit shall respond to calls in both Langley City and the Township of Langley.

THAT staff present a one-year Mobile Integrated Crisis Response unit pilot program proposal to Council for consideration during the upcoming fall budget cycle.

THAT if a one-year Mobile Integrated Crisis Response unit pilot program is funded, staff present an outcome report to council based on the one-year Mobile Integrated Crisis Response unit pilot program evaluation criteria endorsed by council, within six months of the conclusion of the pilot program.

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

THE QUESTION WAS CALLED and the motion was

CARRIED

2. Langley's Long-Term Beds - Councillor White

It was MOVED and SECONDED

WHEREAS in September 2024, the Province of British Columbia announced a commitment to fund 300 new long term care beds on the Langley Memorial Hospital campus, with an estimated cost of \$240–\$450 million and a planned opening by 2030;

AND WHEREAS long term care waitlists in British Columbia now exceed 7,000 people, average wait times have increased by more than 200% over the past 6 years, and approximately 5,900 patients waited in hospital beds last year for long- term care placement, at a cost of \$1,200 per day compared to \$294 per day for a long term care bed, placing significant strain on the acute care system;

AND WHEREAS Langley is among the fastest growing communities in British Columbia, with a rapidly aging population, with Langley Memorial Hospital currently operating with only 200 long term care beds, and an accelerating pace of shortfall of beds, which is wholly insufficient to meet the current and projected demand;

AND WHEREAS British Columbia's 2026 Budget reduced provincial health capital funding by \$4 billion, and has paused or delayed the construction of seven scheduled long term care projects across the province and not provided subsequent release of information on the budget allocation, confirmed project timeline for the announced 300- bed commitment at Langley Memorial Hospital;

THEREFORE BE IT RESOLVED that Langley City Council direct the Mayor to draft and send a formal letter on behalf of Langley City Council requesting a clear, written, and publicly accountable response within 30 days on the following:

1. The current status of the provincial commitment to deliver 300 new long-term care beds on the Langley Memorial Hospital campus;
2. Whether a business plan has been completed and approved by the Ministry of Health and Fraser Health Authority;
3. A confirmed project timeline with milestones, including a projected construction start date and opening date;

to the Honourable Josie Osborne, Minister of Health,

copied to:

The Honourable Brenda Bailey, Minister of Finance

The Honourable Bowinn Ma, Minister of Infrastructure

Jody Bal-Toor, Member of the Legislative Assembly for Langley - Willowbrook

CARRIED

3. Reducing Local Street Speed Limits - Councillor White

The motion was Moved and Seconded at the October 20, 2025 Regular Council meeting however was deferred until after adoption of the Transport 2050 Plan.

It is on the floor for debate:

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 (≈ 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 the motion be amended by striking and replacing the ‘THEREFORE’ clause with the following:

“THEREFORE BE IT RESOLVED that council direct staff to include a capital item in the 2027 budget for council’s consideration to develop a slow streets program as recommended in section 4.2 ‘Priority Policy and Planning Actions’ from the Langley City Transportation 2050, Langley City’s transportation plan.”

A Council member raised a Point of Order that the proposed amendment substantially changed the intent of the main motion.

The Chair stated it was a valid amendment and did not sustain the point of order.

The point of order was not appealed.

BEFORE THE QUESTION WAS CALLED on the amendment Council discussion ensued, and staff responded to questions of Council.

THE QUESTION WAS CALLED on the amendment, and it was

CARRIED

Opposed: Councillor Mack

BEFORE THE QUESTION WAS CALLED on the main motion, as amended, Council discussion ensued, and staff responded to questions of Council.

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

CARRIED

Opposed: Councillors Mack and Solyom

The motion now reads in its entirety as follows:

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 (≈ 66%) for lower speed limits, including among Metro Vancouver residents;

THEREFORE BE IT RESOLVED that council direct staff to include a capital item in the 2027 budget for council's consideration to develop a slow streets program as recommended in section 4.2 'Priority Policy and Planning Actions' from the Langley City Transportation 2050, Langley City's transportation plan.

- b. Public Release of a Motion from the March 23, 2026 Closed Meeting
THAT the following individuals be appointed to the Arts, Recreation, Culture & Heritage Committee – Term Ongoing:
1. Lana Kirkwood, Member representing the Indigenous Community
2. Liam McCarney, Youth Member Representative
THAT the names of the appointees be released to the public.

10. CORRESPONDENCE

- a. Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)
Chair Hurley, Metro Vancouver Board
It was MOVED and SECONDED
THAT Council refer the letter to staff for respond to Metro Vancouver.
CARRIED
- b. Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)
Chair Hurley, Metro Vancouver Board
It was MOVED and SECONDED
THAT Council refer the letter to staff for respond to Metro Vancouver.
CARRIED
Opposed: Councillor Mack

11. ADJOURNMENT

- It was MOVED and SECONDED
THAT the meeting adjourn at 7:45pm
CARRIED

Signed:
MAYOR

Certified Correct:

DEPUTY CORPORATE OFFICER



MINUTES OF A SPECIAL (PRE-CLOSED) COUNCIL MEETING

Wednesday, April 7, 2026
at 3:00 p.m.

CKF Boardroom, Langley City Hall
20399 Douglas Crescent

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

Staff Present: F. Cheung, Chief Administrative Officer

1. MOTION TO HOLD A CLOSED MEETING

It was MOVED and SECONDED

THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the *Community Charter*:

(1) (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; and

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

2. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the Special (pre-closed) Council meeting adjourn at 3:01 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CHIEF ADMINISTRATIVE OFFICER



MINUTES OF THE SPECIAL COUNCIL MEETING

Monday, April 13, 2026

5:00 pm

Council Chambers, Langley City Hall
20399 Douglas Crescent

Present:

Mayor Pachal
Councillor Albrecht
Councillor James
Councillor Mack
Councillor Solyom
Councillor Wallace
Councillor White

Staff Present:

F. Cheung, Chief Administrative Officer
G. Flack, Deputy Chief Administrative Officer
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
S. Kennedy, Fire Chief
P. Kusack, Deputy Corporate Officer
D. Pollock, Director of Engineering, Parks and Environment
D. Beno, Manager of Strategic Initiatives and Social Planning
A. Chang, Director of Financial Services

1. **LAND ACKNOWLEDGEMENT**

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 April 13, 2026 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. Project Black Feather

Presentation from:
Michael Morgan, Director, Student Support Services, School District No. 35

It was MOVED

THAT Council receive the presentation titled "Project Black Feather" from School District No 35 staff, for information.

Mr. Morgan provided a verbal report on the formal evaluation of Project Black Feather providing Council with a copy of the Evaluation Executive Synthesis and Technical Evaluation Report and noting that the school district has committed to funding the Project Black Feather program next year..

Council members expressed appreciation for the work the district has done to assist Langley students and their families.

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

THAT Council receive the presentation titled "Project Black Feather" from School District No 35 staff, for information.

CARRIED

6. **MOTION TO HOLD A CLOSED MEETING**

It was MOVED and SECONDED

THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the Community Charter:

(c) labour relations or other employee relations;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

(2)(b) the consideration of information received and held in confidence relating to negotiations:

(i) between the municipality and a provincial government or the federal government, or both, or between a provincial government or the federal government, or both, and a third party,

(ii) between the municipality and another local government or between another local government and a third party.

CARRIED

7. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 5:17pm

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER



EXPLANATORY MEMO

COMMUNITY STANDARDS BYLAW, 2018, No. 3075, AMENDMENT NO. 2 BYLAW NO. 3338

***This memo was initially presented at the March 23, 2026 Committee of the Whole (COW) meeting, for Council review and feedback. The content of this memo still applies to the proposed Bylaw, and these minor updates have been made to the proposed Bylaw No. 3338 (attached):

- Additional description, '...may be in a derelict state or state of disuse...' added to 'Vacant Premises' definition, to provide for broader application of the Bylaw;
- Adding another temporary fencing photo to Schedule B; and
- Changing the information clause identifying the possibility of the City seeking a remedial action under the authority of the *Community Charter* to a non-numbered statement in the Bylaw (as the authority to do this is based on the *Community Charter*, not this Bylaw).

As noted at the March 23, 2026 COW meeting, City staff are tracking and will continue to track vacant premises and their status in relation to this bylaw and other City bylaws.

Explanatory Memo

This memo summarizes proposed updates to the current Community Standards Bylaw No. 3075 (attached), that are intended to strengthen the bylaw's application in securing vacant premises, which are generally described as a lot, building or other structure in which lawful occupancy has ceased and the condition of the premises is not suitable for human habitation. These updates are underlined in the proposed Bylaw No. 3338.

These updates include requiring 1.) the securing ('boarding up') of windows, doors and other openings in vacant buildings to inhibit unauthorized entry into these buildings, and 2.) using security fencing to limit trespass onto vacant premises. Other measures, such as security alarm and monitoring systems, security guards, and exterior lighting may also be required by the 'Inspector' (City staff, including a Bylaw Enforcement Officer, Building Inspector and Fire Chief), based on site conditions and activity.

The current Community Standards Bylaw only requires 'one or more' of the above methods and staff recommend, through the proposed bylaw updates, that vacant premises with vacant buildings are required to be both 1.) secured (boarded up) and 2.) fenced. Supporting this recommendation, Schedules A and B are proposed be added to the Bylaw to provide specific and illustrated requirements for securing or boarding up buildings and fencing lots. The proposed Bylaw also includes other updates that provide

City staff the ability to require the securing of unoccupied buildings (buildings that are intended to be re-occupied) and fencing of vacant lots if necessary.

The updated bylaw also includes an informational clause (under the 'City Action on Default' heading) identifying the possibility of the City seeking a remedial action, such as demolishing a building, if it is deemed to be a hazard and/or nuisance. The *Community Charter* (sections 72-80) provides this authority to municipalities, and could be considered by Council if necessary. Typically this course of action is considered if the application of a community standards bylaw is not able to remedy a hazard and/or nuisance to a municipality's satisfaction.

Specific bylaw updates include (underlined in attached draft bylaw):

1. Including a new 'Vacant Premises' definition under Section 29. This definition replaces the 'Unoccupied Buildings' heading in the current bylaw, and applies more broadly to vacant buildings and lots that are, or are not, the subject of redevelopment.
2. Updating the 'Inspector' definition under Section 29 to reflect the updated Fire Protection and Safety Bylaw.
3. Replacing Section 7 to require vacant premises, with vacant buildings and structures, to be secured and fenced, among other possible securing methods as directed by the Inspector. These include premises with or without development or demolition applications, and premises that are to be redeveloped can use temporary construction fencing for up to 3 years (instead of the default of chain link fencing).
4. Adding Section 8 that requires vacant premises that consist of lots without vacant buildings and subject to development or demolition permits, to be fenced. Section 8 also states that vacant premises without buildings and not subject to redevelopment may be required to be fenced, depending on site conditions and activity. Premises that are to be redeveloped can use temporary construction fencing for up to 3 years (instead of the default of chain link fencing).
5. Adding Schedule A to the Bylaw, titled 'Vacant Premises Securing Requirements', which identifies specific securing measures and materials, and illustrates how to board up openings (windows, doorways, etc.) in vacant buildings and structures, in manner that makes the boards/covers very difficult and time consuming to remove.
6. Adding Schedule B to the Bylaw, titled 'Vacant Premises Fencing Requirements', which identifies specific fencing type and installation requirements.
7. Adding Section 13 that states that unoccupied buildings, which are intended to be reoccupied following a change in use, owner, tenant and/or repair/renovation, may be required to be fenced and/or secured by the Inspector.



COMMUNITY STANDARDS BYLAW, 2018, No. 3075, AMENDMENT No. 2, 2026, BYLAW No. 3338

A Bylaw to regulate, prohibit and impose requirements in relation to the use of public places, premises and the protection and enhancement of the well-being of the community.

The Council of the City of Langley, in open meeting assembled, enacts as follows:

Title & Schedules

1. This bylaw may be cited as “Bylaw 3338 - Community Standards Bylaw, 2018, No. 3075, Amendment No. 2, 2026, No. 3338”
2. The following schedules are attached to and form part of this Bylaw:
 - (a) Schedule “A”: Vacant Premises Securing Requirements;
 - (b) Schedule “B”: Vacant Premises Fencing Requirements.

Public Places

3. No person shall do any of the following on any highway or in any other public place:
 - (a) deposit any rubbish, debris or other discarded or recyclable materials except in a container provided and placed by the City for that purpose;
 - (b) foul or pollute any water body;
 - (c) place graffiti on or otherwise damage or deface any wall, building, fence, sign, bench, sculpture, water fountain or other structure or any sidewalk or pavement; or
 - (d) post or affix to any building or other structure, fence or utility pole any bill, poster, placard, notice or advertisement without the written permission of the City.

Nuisances on Private Property

4. No person shall, being the owner or occupier of premises in the City, do any of the following:
 - (a) allow the premises to become or remain unsightly, and for this purpose any of the following is deemed to render premises unsightly:
 - i. the storage, location or accumulation of rubbish, debris or any other discarded materials so as to be visible to a person standing on an adjacent highway or parcel;
 - ii. the exterior storage or parking of dilapidated motor vehicles, recreational vehicles, vessels of any kind or other equipment or machinery, or parts;
 - iii. not more than one unlicensed or uninsured motor vehicle may be stored or parked on any parcel of land;

- iv. landscaping or other vegetation that is dead, diseased, damaged, or unsightly as a result of lack of maintenance or uncontrolled growth;
 - v. an area of grass or other vegetation that exceeds 30 cm in height and is unkempt or unmaintained;
 - vi. fencing that has not been maintained and that is characterized by rot, corrosion, breakage, collapse, impact damage, peeling of paint or other evidence of physical deterioration;
 - vii. graffiti on an building or other structure including a fence, that is visible to a person standing on an adjacent highway or parcel;
 - viii. demolition waste, construction waste or trade waste accumulated on a construction site;
 - ix. rubbish or recyclable material overflowing from or accumulated in the vicinity of any container or receptacle of any type situated on the premises; or
 - x. any other condition of disrepair, dilapidation or deterioration of the premises or any building or structure on the premises;
- (b) allow the accumulation of water on the premises;
 - (c) permit or allow an infestation of the premises by noxious or destructive rodents or insects;
 - (d) permit or allow the growth of noxious weeds or the accumulation of prunings, cuttings or other flammable material constituting a fire hazard; or
 - (e) cause, suffer or permit any nuisance on the premises.
5. An Inspector may, in writing, order an owner or occupier of premises to comply with this bylaw by taking such measures as are reasonably determined by the Inspector to be required to abate the condition that contravenes the bylaw, within the time specified in the order, and upon receiving such order the owner must comply with the order.
6. An order made under Section 5 may be delivered to the owner or occupier by any method that the Inspector determines will give the owner actual notice of its contents, including mail, facsimile transmission, email, courier, and personal service, and in the case of an imminent hazard to persons or property, including the premises that are the subject of the order, may provide oral notice of the order by telephone or in person, as long as the order is subsequently confirmed in writing.

Vacant Premises

7. Every owner of vacant premises in the City that consists of a lot with vacant buildings and/or structures shall, within 24 hours of the termination of the last lawful occupancy, make the premises secure against unauthorized entry or occupancy, intentional damage and any other condition constituting a fire hazard and/or nuisance by:
- (a) affixing solid barriers to doors, windows and other points of ingress using installation methods and materials that effectively preclude entry, according to Schedule A of this bylaw, and reinstate such barriers immediately upon becoming aware that they have been removed, damaged or compromised in any way; and
 - (b) installing security fencing that effectively precludes entry, according to Schedule B of this bylaw, and reinstate such fencing immediately upon becoming aware that the fencing has been removed, damaged or

- compromised in any way. Security fencing shall consist of chain link fencing, or temporary security or construction fencing may be used for vacant premises that are the subject of a subdivision, rezoning, development permit, building permit or demolition permit application, for a maximum of three (3) years from the date of last lawful occupancy;
- (c) the Inspector may also require:
- i. installing a security alarm and monitoring system complying with all applicable City bylaws;
 - ii. employing security guards on a regular and frequent basis;
 - iii. exterior lighting that does not shed direct light on any neighbouring premises; and
 - iv. other security measures or devices as required.
8. Every owner of vacant premises in the City that consists of a lot without vacant buildings and/or structures shall make the premises secure against unauthorized entry or occupancy, intentional damage and any other condition constituting a fire hazard and/or nuisance:
- (a) for lots that are the subject of a subdivision, rezoning, development permit, building permit or demolition permit application, installing security fencing that effectively precludes entry, according to Schedule B of this bylaw, and reinstate such fencing immediately upon becoming aware that the fencing has been removed, damaged or compromised in any way. Security fencing shall consist of chain link fencing, or temporary security or construction fencing may be used for a maximum of three (3) years from the date of application approval, adoption or issuance, as applicable.
- (b) the Inspector may also require:
- i. for lots that are not the subject of a subdivision, rezoning, development permit, building permit or demolition permit application, installing chain link security fencing that effectively precludes entry, according to Schedule B of this bylaw, and reinstate such fencing immediately upon becoming aware that the fencing has been removed, damaged or compromised in any way;
 - ii. installing a security alarm and monitoring system complying with all applicable City bylaws;
 - iii. employing security guards on a regular and frequent basis;
 - iv. exterior lighting that does not shed direct light on any neighbouring premises; and
 - v. other security measures or devices as required.
9. Section 7a applies to every building or structure that is accessory to a vacant building, including any garage, garden shed or other structure that can reasonably be expected to present a fire hazard if occupied unlawfully.
10. Section 7a applies to every building or structure that has been damaged by fire or any other cause to the point that it cannot safely be occupied.
11. Every owner of vacant premises in the City that have been damaged by unauthorized entry or occupancy must promptly effect such repairs as are required to make the premises secure against further entry or occupancy and mitigate any fire hazard.
12. Sections 7a and 10 do not apply in respect of premises for which the City has issued a demolition permit, provided that the building is demolished within 24 hours of the issuance of the permit.

13. An Inspector may require an owner of an unoccupied building, which has no current lawful occupation, tenancy and use and is undergoing a change in ownership, tenancy, use and/or repair/renovation, is connected to site services and is intended to be reoccupied with a lawful tenancy, to install security fencing that effectively precludes entry, according to Schedule B of this bylaw, and reinstate such fencing immediately upon becoming aware that the fencing has been removed, damaged or compromised in any way. The Inspector may also require the affixing solid barriers to doors, windows and other points of ingress using installation methods and materials that effectively preclude entry, according to Schedule A of this bylaw, and reinstate such barriers immediately upon becoming aware that they have been removed, damaged or compromised in any way.
14. An Inspector may, in writing, order an owner of vacant premises or unoccupied building to comply with this bylaw by taking measures described in Section 7, 8, 11 or 13, or other measures reasonably determined by the Inspector to be required to make the premises/building secure against unauthorized entry or occupancy, within the time specified in the order, and upon receiving such order the owner must comply with the order.
15. An order made under Section 14 may be delivered to the owner by any method that the Inspector determines will give the owner actual notice of its contents, including mail, facsimile transmission, email, courier, and personal service, and in the case of an imminent hazard to persons or property, including the unoccupied premises, may provide oral notice of the order by telephone or in person, as long as the order is subsequently confirmed in writing.

Inspections and Inspection Fees

16. An Inspector may enter on any land at reasonable times and in a reasonable manner to inspect the land to determine whether the condition of the land and any buildings and structures on the land complies with this bylaw.
17. No person shall obstruct or interfere with an Inspector in the performance of duties under this bylaw, or any employee of the City or contractor engaged by the City to perform work under this bylaw on default of the owner or occupier.
18. In making an order under Section 5 or 14, the Inspector must specify a time for compliance that is reasonable in view of the condition of the premises and the time that is required to carry out the work required by the order.
19. If an Inspector issues an order under Section 5 or 14, the owner or occupier must advise the Inspector when compliance with the order has been effected, and the Inspector may inspect the premises to confirm such compliance.
20. If the Inspector requires an inspection under Section 19, the owner must pay in advance the inspection fee set out in the Fees and Charges Bylaw, which fee is imposed in respect of both the inspection that preceded the making of the order and the inspection that confirms compliance with the order.

City Action on Default

21. An order made under Section 5 or 14 must specify that if the person to whom the order is addressed fails to comply with the order within the time specified in the order, the City may without further notice enter on the land and perform the work required by the order, at the cost of the owner of the land.
22. Upon the failure of an owner or occupier to comply with an order made under Section 5 or 14 within the time specified in the order, the City may without further notice enter

- on the land and perform the work required by the order, at the cost of the owner of the land.
23. The City may not perform work under Section 22 in relation to an order that has been delivered to an occupier of premises unless a copy of the order was also delivered to the owner.
 24. The City may not perform work under Section 22 in relation to an order of which oral notice was given, until the owner has been provided written confirmation of the order.
 25. The City may, if an owner has not paid the City its cost in undertaking work under Section 22 by December 31 in the year in which the work was performed, recover the cost from the owner in the manner authorized by Section 258 of the *Community Charter*.
 26. If the Inspector is not, having made reasonable efforts, able to locate an owner for the purpose of providing notice of an order under Section 14 or Section 22, the City may perform work under Section 22 at the cost of the owner as if the owner had been notified and had not complied with the order, provided that the City may not incur costs under this Section in excess of \$5000.

The City may seek a remedial action to remedy a hazardous condition and/or declared nuisance, under the authority of the *Community Charter*, as amended from time to time.

Penalties and Enforcement

27. The maximum penalty for a contravention of this bylaw, upon conviction of an offence under the *Offence Act*, is \$10,000.00.
28. Each day on which a contravention of this bylaw continues constitutes a separate offence.

Interpretation

29. In this bylaw,

Discarded material includes, for the purposes of Section 4(a)(i), material having little or no economic value that is accumulated or stored and includes without limitation used lumber or other building supplies, newspapers, household appliances, plumbing fixtures or furniture or the parts of any of them, and broken or unused equipment of any kind.

Graffiti does not include any mural or similar graphic design authorized by the City to be placed on City property.

Inspector means the Bylaw Enforcement Officer, Chief Building Inspector, and any other person designated by the Council to administer this bylaw, and includes, for the purposes of Section 14 of this bylaw, the Fire Chief as defined in Fire Protection and Safety Bylaw, 2026, No. 3300.

Noxious weed means a weed designated under Section 2 of the Weed Control Regulation B.C. Reg. 66/85 under the *Weed Control Act*.

Owner includes, in relation to any provision of this bylaw that requires notice to be given to an owner in respect of any parcel of land, a representative of the owner who has been authorized by the owner, in writing, to deal with the City with respect to matters involving

that parcel, or with respect to matters involving any of that owner's parcels of land within the City.

Recreational vehicle includes a travel trailer, tent trailer, fifth wheel trailer, camper whether mounted on a vehicle or not, park model recreational vehicle and motor home.

Rubbish includes without limitation household or garden waste of any kind whether mixed with soil or not; incinerator ash; used or broken glass; recyclable material of any kind that is not being stored at a recycling facility or depot; and barrels, boxes, crates, totes and other containers.

Vacant premises include a lot, building or other structure in which lawful occupancy has ceased and the condition of the premises may be in a derelict state or state of disuse, and is not suitable for human habitation or other occupancy that is normally permitted, and which may or may not have had site services intentionally disconnected and may or may not be the subject of a subdivision, rezoning, development permit, building permit or demolition permit application. Site services include but are not limited to water, sewer, storm sewer, gas, hydro/electrical, and telecommunications.

READ A FIRST, SECOND AND THIRD time this 13 day of April, 2026.

ADOPTED on the x day of x, 202x.

MAYOR

CORPORATE OFFICER

SCHEDULE A: VACANT PREMISES SECURING REQUIREMENTS

Securing Measures:

- All openings in the basement, first floor doors and windows, and any point of entry accessible from a porch, fire escape or other potential climbing point shall be barricaded with plywood, 2 x 4 braces, carriage bolt sets, and nails. Particle board, wafer board, Masonite, or other similar material shall not be used for purposes of boarding up a building.
- Openings that are 10' from ground level which are not accessible from a porch, fire escape, roof or other climbing point do not need to be secured unless any of the following conditions exists:
 - (a) openings are unlockable, or (b) openings are visibly broken or damaged. Where (a) or (b) are met, the openings may be secured from within the structure with a single piece of plywood.
- Where the structural or environmental conditions exists and it is not safe to secure the opening from the inside, the opening shall be secured from the exterior with the plywood fitted flush and tight to the perimeter, rests snugly against the exterior frame butting up to the siding on wood frame building, or in the case of brick buildings, up to the brick molding edge.
- All secured exterior openings (windows and doors) will be painted flat black in colour, as required by the Inspector.
- The structure shall be posted with a NO TRESPASSING sign at the completion of the board-up.
- Contact the Langley City Fire Rescue Service for an inspection of installed security measures. Inspections can be requested at 604-514-2880 or via email at fireinfo@langleycity.ca, and photographic proof of completion must be provided.

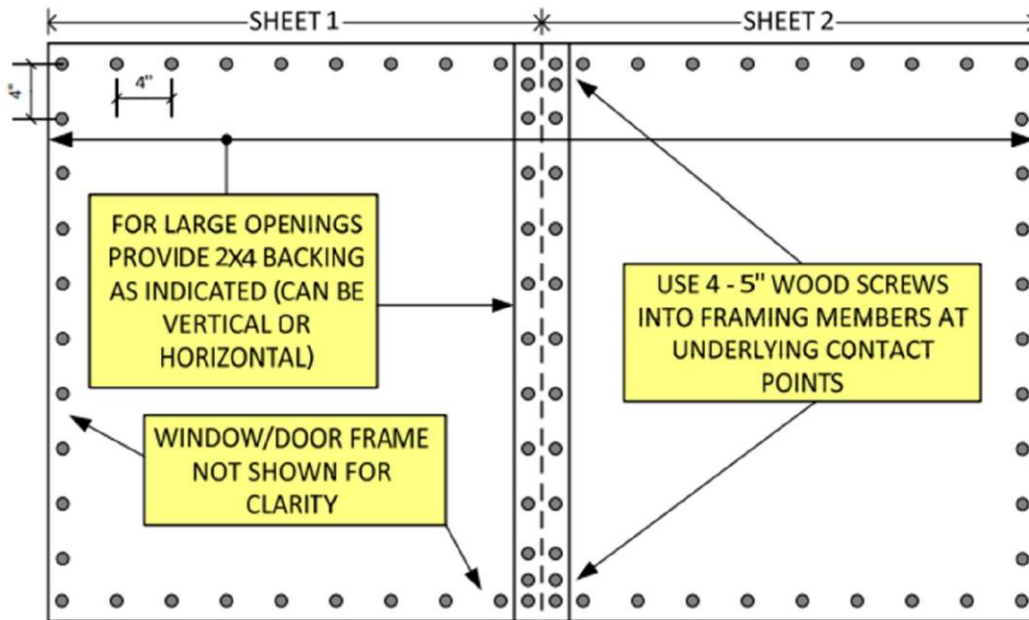
Required Materials:

1. 5/8" plywood.
2. Braces – 2 x 4 lumber.
3. 3" wood screws for securing plywood to building frame.
4. 5" wood screws for securing 2 x 4 bracing to building frame.

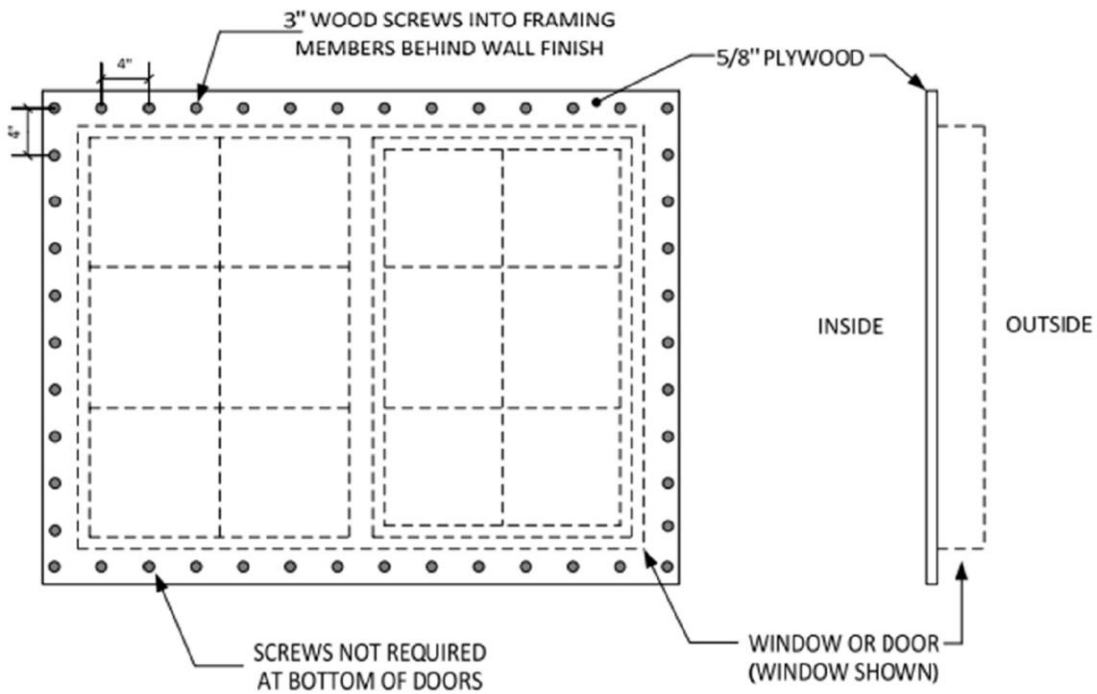
Barrier Assembly:

1. Applying barriers is accomplished with carpenters and appropriate tools and supplies.
2. Plywood shall be cut to fit over the window and door openings, so that the outside edges extend past the underlying building framing members.
3. Plywood shall be installed on the interior side of the opening.
4. 2 x 4 braces, when required, shall be cut to fit the horizontal or vertical dimension of the plywood.
5. All plywood edges shall be secured into building framing members with 3" wood screws at 4" on centre.
6. 2 x 4 bracing ends shall be secured into building framing members with 4 - 5" wood screws. For buildings that require access by authorized personnel, a single door that is visible from the street may be secured using a solid core wood or steel door. There shall be no windows or other openings in this door. The door shall be securely locked using a padlock and hasp assembly that is bolted through the door. The lock loop portion of the hasp is attached to the door frame using a minimum of 3-inch-long wood screws.

SECURITY DETAILS - LARGE OPENINGS



SECURITY DETAILS - SMALL OPENINGS



SCHEDULE B: VACANT PREMISES FENCING REQUIREMENTS

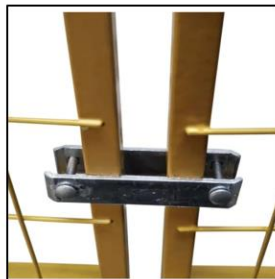
Security Fencing Requirements:

For premises that are using temporary or chain-link fencing as permitted by this bylaw, the following requirements must be met at installation and maintained throughout the entire time period that the fencing is used to secure the premises from unauthorized entry.

- Fencing shall be a minimum of 6 feet or 1.8 m in height along the entire length of the fencing, and have at least one locked or bolted gate or access point into the premises for maintenance and inspection purposes.
- Fencing shall create a continuous, upright and level barrier that encircles and discourages unauthorized entry to the premises and all structures.
- Fencing shall be placed along applicable property lines wherever possible.
- Temporary fencing panels shall be connected together at a minimum of two points (including the top and midpoint of panels), and fence panels shall be bolted together with nuts mounted on the inside of the fence.
- Cross section fence panels shall be installed between temporary fencing panels or sections of temporary fence panels, located within the fence line and on the subject premises and as required to provide lateral stability, to ensure the fence stays upright and connected during inclement weather or disturbance.
- Chain link fencing shall be installed with concrete fence post foundations.
- A NO TRESSPASSING sign(s) shall be posted on each fence segment that fronts a City street or other public right-of-way.
- Contact the Langley City Fire Rescue Service for an inspection of installed fencing. Inspections can be requested at 604-514-2880 or via email at fireinfo@langleycity.ca, and photographic proof of completion must be provided.

Required Fencing Materials:

- Chain link fencing minimum standard is galvanized steel mesh and posts, unless otherwise specified by the Inspector.
- Temporary fencing shall consist of 'see through' steel mesh fence panels. Examples include temporary fencing typically used for securing construction and event sites.



Temporary fence panels shall be connected at the top of fence panels and bolted together at the midpoint, between the top and bottom, of the panels.



Cross panels shall be used to provide lateral stability for temporary fence panels.



April 17, 2026

1329366

Via email: ssalh@langleycity.ca

Their Worship Nathan Pachal
Mayor of the City of Langley
20399 Douglas Crescent
Langley BC V3A 4B3

Dear Mayor Nathan Pachal:

Thank you for your letter of March 11, 2026, regarding the 2026 BC Farmer's Market Nutrition Coupon Program. I am responding on behalf of the Honourable Josie Osborne, Minister of Health. I appreciate your patience, and apologize for the delay in responding, as year-end funding decisions could not be confirmed or communicated until after March 31, 2026.

I am pleased to advise that the BC Association of Farmers' Markets (BCAFM) has been provided with \$4.25 million enabling the Farmer's Market Nutrition Coupon Program to continue delivery in 2026.

Thank you for writing to the Ministry of Health on this matter. Should you have any questions or require further information, please contact the [BCAFM](#) as shown below:

Email: info@bcfarmersmarket.org

Mailing Address:

BC Association of Farmers' Markets
208 - 1089 West Broadway
Vancouver, BC V6H 1E5
Phone: 604-734-9797

Sincerely,

A handwritten signature in blue ink, appearing to read "Maryna".

Maryna Korchagina
Assistant Deputy Minister
Population and Public Health Division



OFFICE OF THE MAYOR

Langley City Hall, 20399 Douglas Crescent, Langley, BC Canada V3A 4B3
mayor@langleycity.ca

March 11, 2026

The Honourable Josie Osbourne
Minister of Health
PO Box 9050, STN PROV GOVT
Victoria, BC V8W 9E2

Via Email: HLTH.Minister@gov.bc.ca

Dear Minister Osbourne:

Re: Thank you for Funding BC Farmers' Market Nutrition Coupon Program

On behalf of Langley City Council, I would like to thank you and the Ministry of Health for your ongoing support of the BC Farmers' Market Nutrition Coupon Program.

The community expresses deep gratitude to the Langley Community Farmers Market for its essential service, provided in partnership with Encompass Support Services Society, Langley Senior Resources Society, Sources Langley Food Bank, and YWCA Fraser Gardens. This service benefits lower-income pregnant individuals, families with children, and seniors/elders.

The BC Farmers' Market Nutrition Coupon Program has made it possible for Langley residents in need to access healthy, locally grown produce at affordable prices. During the 2025 season, more than 123 lower-income households redeemed \$53,136 in coupons with local farmers at the Langley Community Farmers Market and Fort Langley Village Farmers Market. This, in turn, benefits local farmers, who gain additional revenue to support and sustain their farming operations.

The funding your Ministry provides is making a real difference by improving access to nutritious, local food while also supporting our local farmers. I would like to express our sincere gratitude to you and the Ministry of Health for your continued support of the BC Farmers' Market Nutrition Coupon Program.

Yours truly,
CITY OF LANGLEY

Nathan Pachal
Mayor

cc: Heather O'Hara, Executive Director, BC Association of Farmers' Markets
Wylie Bystedt, Chair, Board of Directors, BC Association of Farmers' Markets
Langley City Council

Paula Kusack

Subject: FW: MS Awareness ... month of May
Attachments: DOCSLANG-#166439-v1-COUNCIL_POLICY_CO-73_-_PROCLAMATIONS.pdf; MS Canada Illumination Request_langley.docx; MS Canada Flag Raising Request Langley.docx; MS Canada Proclamation Request-Langley.docx

From: Patricia Wilson [REDACTED]
Sent: Monday, April 13, 2026 8:30 PM
To: WebInfo <webinfo@langleycity.ca>
Subject: MS Awareness ... month of May

City of Langley

Dear Mayor Pachal and Council Members,

As a resident of the Langley, I encourage the City of Langley to proclaim May as MS Awareness Month.

I am just one of the people living near your community whose life has been touched by MS over 20 years ago, as I'm sure there are MANY others living here with this diagnosis.

I have attached a Proclamation request, asking you to declare the month of May 2026 to be MS Awareness Month for MS Canada.

Additionally, MS Flags are available, which can be flown during the month of May outside of your offices. As well, I'm asking on behalf of MS Canada that you illuminate a park or landmark in RED on May 30 to show support for World MS Day global support and hope for the future is something we strive for. In years past, Douglas Park has been illuminated in RED for this cause and we hope this year it will happen again.

Thank you for your support of MS Awareness Month.

Patricia Wilson, MS Ambassador for MS Canada
[REDACTED]

MS Ambassador
A face and voice for the MS community.

MS Multiple Sclerosis Canada

2036/04/13

City of Langley
Mayor Nathan Pachal
20399 Douglas Crescent
Langley BC V3A 4B3

Mayor Nathan Pachal

MS Canada is asking the City of **Langley** to officially declare the month of May as MS Awareness Month. This declaration will significantly raise public awareness of the disease and its effects on the over 90,000 Canadians living with multiple sclerosis (MS), plus the work of MS Canada to connect and empower the MS community to create positive change.

MS is a neurological disease of the central nervous system, which includes the brain, spinal cord, and optic nerves. Each person is affected by MS differently. The most common MS symptoms include fatigue, lack of coordination, weakness, tingling, impaired sensation, vision problems, bladder and bowel problems, and cognitive and mood changes.

Approximately 1 in every 400 Canadians live with MS and on average, 12 Canadians are diagnosed with MS every day. Canada has one of the highest incidence rates of MS in the world and most of us know someone who is affected by the disease.

No one needs to face MS alone and we are here to help. In communities across Canada, MS Canada provides information, support, education and other resources for people affected by MS and their support networks.

Attached is the Proclamation document for your consideration and we thank you in advance for helping to recognize May 2026 as MS Awareness Month. We look forward to hearing from you.

Thank you,

Patricia Wilson MS Ambassador – MS Canada @fortbillybrown@gmail.com

MS Ambassador
A face and voice for the MS community.

MS Multiple
Sclerosis
Canada

Enclosure

PROCLAMATION

WHEREAS, multiple sclerosis is a neurological disease affecting approximately 1 in 400 Canadians and over 90,000 across the country; and

WHEREAS, multiple sclerosis symptoms vary widely, and the disease may cause symptoms such as fatigue, lack of coordination, weakness, tingling, impaired sensation, vision problems, bladder and bowel problems, and cognitive and mood changes; and

WHEREAS, MS is thought to be caused by a combination of genetic, environmental, and lifestyle risk factors; and

WHEREAS, MS Canada is the only national organization in Canada that supports both MS research and services for people affected by MS; and

WHEREAS, annual fundraising events such as the MS Walk, MS Bike, and A&W Canada's Burgers to Beat MS campaign support programs to enhance the lives of people affected by multiple sclerosis and help support MS research in Canada; and

WHEREAS, since 1948, MS Canada has provided over \$224 million for MS research; and is grateful for the dedication and commitment of supporters and volunteers that have made this possible; and

WHEREAS, together we will find ways to connect and empower the MS community to create positive change and see a world free of multiple sclerosis,

NOW, THEREFORE, I **Nathan Pachal**, Mayor of the City of **Langley** of the Province of British Columbia, Canada, do hereby proclaim this month of May 2026 to be MS Awareness Month for MS Canada.

(signature)

MS Canada Illumination Request Template

**Please note that application questions for illumination requests vary, depending on the facility.*

Name of organization: MS Canada

Organization's website: <https://mscanada.ca/>

Organizational phone number: 1-800-268-7582

Organizational address: *Some request forms ask for an organizational address. We've provided our primary mailing address at the top. If you do need to provide a more local/provincial address, you can also use one of the addresses below. Please provide one of the following, depending on your location:*

MAILING ADDRESS:

MS Canada
250 Dundas Street West, Suite 500
Toronto ON, M5T 2Z5

Alberta – Calgary: 1005-150 9 Avenue SW, Calgary AB T2P 3H9

Alberta – Edmonton: 201-9426 51 Avenue NW, Edmonton, Alberta T6E 5A6

British Columbia: 301-3450 Uptown Blvd, Victoria, BC, V8Z 0B9

Manitoba: 100-1465 Buffalo Place, Winnipeg MB R3T 1L8

Ontario: 500-250 Dundas Street W., Toronto, ON M5T 2Z5

Saskatchewan: 1911 Broad Street, Regina, SK, S4P 1Y1

Atlantic: 102-238A Brownlow Ave, Dartmouth, NS B3B 2B4

Sample Request Form – Filled out and sent via email and/or via the facility's website. Tailor as needed.

Good day,

I am writing to put in a request on behalf of MS Canada to have the *NAME OF FACILITY* be **lit up red on May 30, 2026, for World MS Day.**

Contact name: *Patricia Wilson*

Contact email address: *fortbillybrown@gmail.com*

MS Canada

Date(s) of event: May 30, 2026

Date requested for lighting: May 30, 2026

Description of cause/event: Every year on May 30, we celebrate global solidarity and hope for the future of people living and affected by MS through World MS Day. This year's theme is Diagnosis: <https://worldmsday.org/>

Canada has one of the highest rates of multiple sclerosis (MS) in the world. Over 90,000 Canadians live with MS and on average, 12 Canadians are diagnosed with the disease every day. For more information about MS and MS Canada, visit mscanada.ca

Have you made the same request to other iconic facilities in Canada? If yes, which ones?

Yes. Each year we typically reach out to major landmarks in cities across Canada, which often include, Science World, Canada Place, BC Place, Calgary Tower, Provincial City Halls, CN Tower, Niagara Falls and Edmonton High Level Bridge.

Is this an annual or one-time event? Annual

What colour(s) are you requesting for lighting? Red

Please provide your social media handles. We do our best to promote each cause on social media.

Facebook: [@MSCanadaOfficial](#)

Instagram: [@MSCanadaOfficial](#)

Twitter/X: [@MSCanOfficial](#)

Hashtags:

#WorldMSDay

#MSAwarenessMonth

Please provide details of how you will promote your event, and where mention will be made of the lighting at this landmark/facility: Throughout the month of May, and on World MS Day, we strive to reshare social media posts and stories that tag MS Canada featuring photos of illuminations to raise awareness!

Post-event we typically share a round-up social media post featuring some of the landmark illumination pictures, to highlight communities across Canada who participated in World MS Day. This is shared via our MS Canada social media channels.

If you require any additional information, please contact me.

Thank you, *Patricia Wilson MS Ambassador – MS Canada @fortbillybrown@gmail.com*

2026/04/13

City of Langley
Mayor Nanthan Pachal
20399 Douglas Crescent
Langley BC V3A 4B3

Dear *Mayor Pachal*

Good day,

I am writing to submit a request on behalf of [MS Canada](#) to have the MS Canada flag raised for the month of May, 2026, for [MS Awareness](#)

Canada has one of the highest rates of MS in the world. Over 90,000 Canadians live with MS and on average, 12 Canadians are diagnosed with the disease every day.

Having the MS Canada flag raised for the Month of May 2026 will significantly raise public awareness of MS, its effects on Canadians living with it, and the work of MS Canada to connect and empower the MS community to create positive change.

MS is a neurological disease of the central nervous system, which includes the brain, spinal cord, and optic nerves. Each person is affected by MS differently. The most common MS symptoms include fatigue, lack of coordination, weakness, tingling, impaired sensation, vision problems, bladder and bowel problems, and cognitive and mood changes.

No one needs to face MS alone. In communities across Canada, MS Canada provides information, support, education and other resources for people affected by MS and their support networks.

Thank you,

Patricia Wilson MS Ambassador – MS Canada @fortbillybrown@gmail.com

MS Ambassador
A face and voice for the MS community.

MS Multiple
Sclerosis
Canada

MS Canada

Sample Online Application Form

Name of organization: MS Canada

Organization's website: <https://mscanada.ca/>

Organization's social media:

Facebook: [@MSCanadaOfficial](#)

Instagram: [@MSCanadaOfficial](#)

Twitter/X: [@MSCanOfficial](#)

Organizational phone number: 1-800-268-7582

Organizational address: *Some request forms ask for an organizational address. We've provided our primary mailing address at the top. If you do need to provide a more local/provincial address, you can also use one of the addresses below. Please provide one of the following, depending on your location:*

MAILING ADDRESS:

MS Canada
250 Dundas Street West, Suite 500
Toronto ON, M5T 2Z5

British Columbia: 301-3450 Uptown Blvd, Victoria, BC, V8Z 0B9

Contact name: *Patricia Wilson*

Contact email address: *fortbillybrown@gmail.com*

Name of flag: MS Canada flag

Duration of flag raising: for May 1- 30

Please provide a picture of the requested flag:

MS Canada



Purpose of flag raising/description of cause: Canada has one of the highest rates of multiple sclerosis (MS) in the world. Over 90,000 Canadians live with MS and on average, 12 Canadians are diagnosed with the disease every day. Every year on May 30, we celebrate global solidarity and hope for the future of people living and affected by MS through World MS Day (<https://worldmsday.org/>). For more information about MS and MS Canada, visit mscanada.ca

Are you also requesting a ceremony alongside the flag raising? *If you're planning to organize a flag raising ceremony as well, answer "yes" and provide any additional details, if required or applicable.*

2026 TAX RATE BYLAW, 2026 BYLAW NO. 3336

Prepared by:



Alex Chang, Director Financial Services

Reviewed by:



Graham Flack, Deputy Chief Administrative Officer



EXPLANATORY MEMO

2026 TAX RATE BYLAW, 2026, No. 3336

A taxation revenue increase of 5.82% is required to fully fund the approved 2026 Financial Plan.

The following table shows the average effect on the City controlled property tax levies:

Assessment Classification	Number of Properties	Average Assessed Value	Municipal Taxes	Change		
				Annual	Monthly	%
Strata	7,863	\$ 554,238	\$ 1,438	\$ 83.35	\$ 6.95	6.15%
Single Family	3,214	\$ 1,269,858	\$ 3,294	\$ 99.55	\$ 8.30	3.12%
Business/Other	635	\$ 4,684,257	\$ 29,873	\$1,643.43	\$ 136.95	5.82%
Light Industrial	79	\$ 7,571,027	\$ 38,154	\$2,078.91	\$ 173.24	5.76%

The following table outlines the distribution of the property taxes among the property tax classes:

Property Class	% of Total Property Taxation	Dollar Value
Residential (1)	52.6%	\$25,075,139
Utilities (2)	0.8%	358,034
Light Industrial (5)	6.3%	3,014,181
Business & Other (6)	39.9%	18,969,300
Recreation / Non-Profit (8)	0.4%	179,430
Total	100.0%	\$47,596,084

The impact of a property tax increase affects each class, or type of property, differently depending on how the individual property assessments have changed. To adjust for market value shifts the bylaw includes adjusted tax rates for each property class, however the Province only allows municipalities to have one tax rate for all residential class properties.

The residential property tax class provides the largest proportion of property tax revenue which is consistent with most other jurisdictions. In 2026 the assessed value of single-family homes decreased 7.25%, whereas strata (multi-family homes) have decreased 4.51%, therefore when the overall tax rate increase of 5.82% is applied, it has a larger impact on strata homes.

To adjust for the disproportionate change in business and light industrial properties, the property tax ratio in 2026 will be 1:2.459 between the residential and business class and 1:1.943 between the residential and light industrial class.

Note: The figures presented in the explanatory memo do not include any levies from other taxing jurisdictions, only levies specifically for the City of Langley.



2026 TAX RATE BYLAW, 2026

BYLAW NO. 3336

A Bylaw to Levy property value taxes for municipal purposes
for the year 2026

The Council of the City of Langley, in open meeting assembled, enacts as follows:

1. The following tax rates appearing in Schedule “A”, attached to and forming part of this bylaw, are imposed and levied for the 2026 year for:

- (1) the municipal revenue proposed to be raised for the year from property value taxes, as provided in the financial plan, and
- (2) the amount to be collected for the year by means of rates established by the municipality to meet its taxing obligations in relation to another local government or other public body;

and are imposed on the basis of the assessed value of the land and improvements.

2. This Bylaw may be cited for all purposes as the “2026 Tax Rates Bylaw, 2026, No. 3336”.

READ A FIRST, SECOND and THIRD time this _____ day of _____, 2026.

READ FINAL time this _____ day of _____, 2026

MAYOR

CORPORATE OFFICER

**2026 Tax Rate Bylaw No. 3336
Schedule A**

Municipal Taxes							
Property Class	"A" General Municipal	RCMP	Fire	Library	Infrastructure	Other	
1 Residential	2.5937	1.0911	0.4760	0.1175	0.0122	0.8969	
2 Utility	40.0000	16.8269	7.3409	1.8121	0.1881	13.8320	
3 Supportive Housing	2.5937	1.0911	0.4760	0.1175	0.0122	0.8969	
4 Major Industry	5.0395	2.1200	0.9249	0.2283	0.0237	1.7426	
5 Light Industry	5.0395	2.1200	0.9249	0.2283	0.0237	1.7426	
6 Business/Other	6.3773	2.6830	1.1705	0.2889	0.0300	2.2049	
7 Managed Forest	10.1152	4.2553	1.8564	0.4583	0.0476	3.4976	
8 Rec/Non-profit	10.1152	4.2553	1.8564	0.4583	0.0476	3.4976	
9 Farm	2.5937	1.0911	0.4760	0.1175	0.0122	0.8969	

Regional Tax Requisitions	
Property Class	(GVRD) Metro Vancouver
1 Residential	0.0555
2 Utility	0.1943
3 Supportive Housing	0.0555
4 Major Industry	0.1887
5 Light Industry	0.1887
6 Business/Other	0.1360
7 Managed Forest	0.1665
8 Rec/Non-profit	0.0555
9 Farm	0.0555



EXPLANATORY MEMO

AFFORDABLE HOUSING RESERVE FUND BYLAW, 2026, NO. 3320 AFFORDABLE HOUSING RESERVE FUND POLICY CO-89

Updated for April 27, 2026 Regular Council Meeting

****This memo was initially presented at the March 23, 2026 Committee of the Whole (COW) meeting, for Council review and feedback, and an updated version of this memo was presented at the April 13, 2026 Regular Council meeting.

The content of this memo still applies to the proposed Bylaw and Policy, and based on feedback received at the March 23 COW and April 13 Regular Council meetings, these updates have been made to the proposed Bylaw No. 3320 and Council Policy CO-89 and are reflected in the below memo (update related to April 13, 2026 Regular Council meeting is shown below in **bold text**):

1. **Section 2 (page 3) has been updated to state that “AHRF funding should be prioritized towards constructing new below market affordable housing units...”, in addition to the affordable housing options that AHRF funds should be prioritized for (see #5 below);**
2. The review period for cash-in-lieu rates in Section 3 of Bylaw 3320 has been updated to ‘on an annual basis’ (instead of ‘at least once every two years’);
3. The wording of section 4 in Bylaw 3320 has been updated to closely align with the Sections 482.3 (8) and 482.91 (6) in the Local Government Act , which describe how reserve funds are to be spent. Sections 4 a and 4 b of Bylaw 3320 enable the potential use of AHRF funds to purchase/provide land and/or floorspace for affordable housing units, fund the fees, charges and contributions that apply to affordable housing applications, and provide pre-development funding for affordable housing applications, as noted at the March 23, 2026 COW meeting.
4. Section 2 in Council Policy CO-89 has been updated to align with the updated Section 4 in Bylaw 3320, in manner that flows from more general to specific AHRF funding eligibility requirements for affordable housing units;
5. Section 2 in Council Policy CO-89 has also been updated to include a list of affordable housing options that AHRF funds should be prioritized for, based on the OCP and Housing Needs Report. This prioritization does not eliminate other affordable housing options from Council's consideration (nor is the list presented in order of priority);
6. Adding a new Section 4 in Council Policy CO-89 that notes that an annual report is required to be presented to Council that includes details on AHRF fund balance, and the amount of new inclusionary and density bonusing units or cash-in-lieu that

has been created or contributed to the AHRF, and how the AHRF has been has been used in the preceding year.

Bylaw 3320 is being presented for three readings at the April 13 Regular Council meeting, and Council Policy CO-89 is accompanying this bylaw in draft form; should Bylaw 3320 receive 3 readings and be adopted by Council, Council Policy CO-89 may be considered for approval by Council at that time.

Explanatory Memo

This memo provides an overview of the proposed 1). Affordable Housing Reserve Fund (AHRF) Bylaw No. 3320 and 2). draft Affordable Housing Reserve Fund (Deposits and Use of Funds) Council Policy CO-89.

This Bylaw and draft Policy are being brought forward to meet *Local Government Act* (LGA) requirements and provide Council with a reserve fund that can be used to help fund the creation of new affordable housing units in the community, in partnership with non-profit housing societies and senior governments.

The AHRF Bylaw and Policy are also considered to be ‘initial steps’, which are intended to be reviewed and updated by Council from time-to-time, to meet the City’s evolving affordable housing needs and local development and market conditions.

1. Affordable Housing Reserve Fund (AHRF) Bylaw No. 3320

Based on Section 188 of the *Community Charter* and Section 482.3 and Section 482.91 of the LGA, the establishment of the AHRF is necessary for the City to receive cash-in-lieu funds from development applications that are required to provide these funds through the density bonusing and inclusionary housing requirements in the Zoning Bylaw (Section 2.6). The AHRF will also enable Council to direct other funds to the AHRF, which combined with the cash-in-lieu funds noted above can be used by Council to help create new affordable housing units in the City.

The AHRF Bylaw defines affordable housing units and how AHRF funds could be used, to contribute towards the capital costs of providing, constructing, altering, or expanding affordable housing units and the principal and interest costs associated with debt incurred by the City for such costs; and also contribute funding to a non-profit society, non-profit entity, public authority, senior government agency, or another body within the prescribed class of bodies, for the purpose of providing, constructing, altering, or expanding affordable housing units.

LGA Sections 482.3 and 482.91 define capital costs as including planning, engineering, legal costs, and interest costs that are directly related to providing, constructing, altering or expanding affordable housing units.

This Bylaw also identifies the cash-in-lieu rates, that reflect the current estimated capital costs for constructing wood-frame and non-combustible construction in the City, as

required by the LGA. The Bylaw also includes a clause noting that the City will review and if necessary amend these cash-in-lieu rates on an annual basis, so these rates best reflect local development and market conditions.

2. Affordable Housing Reserve Fund (Deposits and Use of Funds) Council Policy CO-89

This proposed Council Policy is intended to further identify how the Affordable Housing Reserve Fund (AHRF) may be used by Council to create new affordable housing units, what housing units are eligible, and the process by which an applicant can request the use of AHRF funds.

The Council Policy implementation section includes specific details about what qualifies as an affordable housing unit (page 2 of the Policy), including type, tenure and target affordability levels, and that these units are to be delivered in a partnership model by way of the units being managed, controlled and/or owned by a non-profit housing society, public authority or senior government agency (regional, Provincial, Federal) in order to qualify for AHRF funds.

The Policy also expands on the AHRF Bylaw by providing additional guidelines that Council may consider when using the AHRF, including how AHRF funds could be allocated to one or more qualifying development applications, how much of the AHRF could be used for a specific application, how to potentially prioritize AHRF allocations amongst multiple applications and a list of affordable housing priorities (based on the City's OCP and Housing Needs Report).

Section 3 of the Policy includes parameters on how an applicant can request the use of AHRF funds, along with an outline of typical AHRF application processes. Applicants will be required to identify specific capital cost-related items for AHRF assistance (i.e. land/equity, funding fees/charges etc.) and support this request with an accompanying financial analysis, for review by staff and then consideration by Council as a part of a rezoning and/or Development Permit application.

Section 4 of the Policy highlights that according to LGA Sections 482.6 and 482.94, the City is required to create an annual report that details the number of affordable housing units (with issued building permits) that have been created through inclusionary zoning or density bonusing requirements, how much cash-in-lieu funding has been placed into the AHRF, and how AHRF funds have been used over the course of a calendar year.



AFFORDABLE HOUSING RESERVE FUND BYLAW, 2026, No. 3320

A Bylaw to adopt the City of Langley Affordable Housing Fund Bylaw, 2025, No. 3320.

The Council of the City of Langley, in open meeting assembled, enacts as follows:

1. Title

1. This bylaw shall be cited as the “City of Langley Affordable Housing Reserve Fund Bylaw, 2026, No. 3320”.

2. General Provisions

1. The following term has the following meaning in this bylaw:
 - a. “Affordable Housing Units” means, and according to Council policy as amended from time to time, below market, non-market, subsidized and special needs housing units that are managed, controlled and/or owned by a non-profit society, non-profit entity, public authority, senior government agency, or another body within the prescribed class of bodies, and secured by a Housing Agreement on property title.
2. Pursuant to Section 188 of the *Community Charter* and Section 482.3 and Section 482.91 of the *Local Government Act*, Council hereby establishes the Affordable Housing Reserve Fund (AHRF), to receive funds as directed by Council from time to time, and to receive cash-in-lieu funds based on the cash-in-lieu rates in this bylaw, from development applications that are subject to density bonus and inclusionary housing requirements in the City’s Zoning Bylaw.
3. Based on Sections 482.3(3) and 482.91(3) of the *Local Government Act*, the below cash-in-lieu rates reflect current estimated capital costs for constructing proposed residential apartment dwelling developments in the City of Langley. The method for determining the current estimated capital costs is to apply the then current cost of construction per square meter / square foot to proposed developments. Estimated cost of construction will differentiate between wood frame and non-combustible material buildings. The City will review and if necessary amend this bylaw to update these rates to best reflect local development and market conditions, on an annual basis from the date of approval of the current rates in this bylaw.

- a. Cash-in-Lieu Rates (according to construction material)
 - i. Wood frame: \$4304 per square metre / \$400 per square foot;
 - ii. Non-combustible: \$5380 per square metre / \$500 per square foot.
- 4. Based on Section 482.3 (8) and 482.91(6) of the *Local Government Act*, applicable Council policy and subject to Council's consideration, AHRF funds and the interest on these funds are to be used to fund the following:
 - a. capital costs of providing, constructing, altering, or expanding Affordable Housing Units, and principal and interest costs associated with debt incurred by the City for such costs; and
 - b. contributing funding to a non-profit society, non-profit entity, public authority, senior government agency, or another body within the prescribed class of bodies, for the purpose of providing, constructing, altering, or expanding Affordable Housing Units.

READ A FIRST, SECOND AND THIRD TIME this thirteenth day of April, 2026.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



CITY OF LANGLEY

MOTION

Council Policy CO-89 Affordable Housing Reserve Fund (Deposits and Use of Funds)

THAT Council Policy CO-89 Affordable Housing Reserve Fund (Deposits and Use of Funds) be approved.



EXPLANATORY MEMO

AFFORDABLE HOUSING RESERVE FUND BYLAW, 2026, No. 3320 AFFORDABLE HOUSING RESERVE FUND POLICY CO-89

Updated for April 27, 2026 Regular Council Meeting

****This memo was initially presented at the March 23, 2026 Committee of the Whole (COW) meeting, for Council review and feedback, and an updated version of this memo was presented at the April 13, 2026 Regular Council meeting.

The content of this memo still applies to the proposed Bylaw and Policy, and based on feedback received at the March 23 COW and April 13 Regular Council meetings, these updates have been made to the proposed Bylaw No. 3320 and Council Policy CO-89 and are reflected in the below memo (update related to April 13, 2026 Regular Council meeting is shown below in **bold text**):

1. **Section 2 (page 3) has been updated to state that “AHRF funding should be prioritized towards constructing new below market affordable housing units...”, in addition to the affordable housing options that AHRF funds should be prioritized for (see #5 below);**
2. The review period for cash-in-lieu rates in Section 3 of Bylaw 3320 has been updated to ‘on an annual basis’ (instead of ‘at least once every two years’);
3. The wording of section 4 in Bylaw 3320 has been updated to closely align with the Sections 482.3 (8) and 482.91 (6) in the Local Government Act , which describe how reserve funds are to be spent. Sections 4 a and 4 b of Bylaw 3320 enable the potential use of AHRF funds to purchase/provide land and/or floorspace for affordable housing units, fund the fees, charges and contributions that apply to affordable housing applications, and provide pre-development funding for affordable housing applications, as noted at the March 23, 2026 COW meeting.
4. Section 2 in Council Policy CO-89 has been updated to align with the updated Section 4 in Bylaw 3320, in manner that flows from more general to specific AHRF funding eligibility requirements for affordable housing units;
5. Section 2 in Council Policy CO-89 has also been updated to include a list of affordable housing options that AHRF funds should be prioritized for, based on the OCP and Housing Needs Report. This prioritization does not eliminate other affordable housing options from Council's consideration (nor is the list presented in order of priority);
6. Adding a new Section 4 in Council Policy CO-89 that notes that an annual report is required to be presented to Council that includes details on AHRF fund balance, and the amount of new inclusionary and density bonusing units or cash-in-lieu that

has been created or contributed to the AHRF, and how the AHRF has been has been used in the preceding year.

Bylaw 3320 is being presented for three readings at the April 13 Regular Council meeting, and Council Policy CO-89 is accompanying this bylaw in draft form; should Bylaw 3320 receive 3 readings and be adopted by Council, Council Policy CO-89 may be considered for approval by Council at that time.

Explanatory Memo

This memo provides an overview of the proposed 1). Affordable Housing Reserve Fund (AHRF) Bylaw No. 3320 and 2). draft Affordable Housing Reserve Fund (Deposits and Use of Funds) Council Policy CO-89.

This Bylaw and draft Policy are being brought forward to meet *Local Government Act* (LGA) requirements and provide Council with a reserve fund that can be used to help fund the creation of new affordable housing units in the community, in partnership with non-profit housing societies and senior governments.

The AHRF Bylaw and Policy are also considered to be ‘initial steps’, which are intended to be reviewed and updated by Council from time-to-time, to meet the City’s evolving affordable housing needs and local development and market conditions.

1. Affordable Housing Reserve Fund (AHRF) Bylaw No. 3320

Based on Section 188 of the *Community Charter* and Section 482.3 and Section 482.91 of the LGA, the establishment of the AHRF is necessary for the City to receive cash-in-lieu funds from development applications that are required to provide these funds through the density bonusing and inclusionary housing requirements in the Zoning Bylaw (Section 2.6). The AHRF will also enable Council to direct other funds to the AHRF, which combined with the cash-in-lieu funds noted above can be used by Council to help create new affordable housing units in the City.

The AHRF Bylaw defines affordable housing units and how AHRF funds could be used, to contribute towards the capital costs of providing, constructing, altering, or expanding affordable housing units and the principal and interest costs associated with debt incurred by the City for such costs; and also contribute funding to a non-profit society, non-profit entity, public authority, senior government agency, or another body within the prescribed class of bodies, for the purpose of providing, constructing, altering, or expanding affordable housing units.

LGA Sections 482.3 and 482.91 define capital costs as including planning, engineering, legal costs, and interest costs that are directly related to providing, constructing, altering or expanding affordable housing units.

This Bylaw also identifies the cash-in-lieu rates, that reflect the current estimated capital costs for constructing wood-frame and non-combustible construction in the City, as

required by the LGA. The Bylaw also includes a clause noting that the City will review and if necessary amend these cash-in-lieu rates on an annual basis, so these rates best reflect local development and market conditions.

2. Affordable Housing Reserve Fund (Deposits and Use of Funds) Council Policy CO-89


This proposed Council Policy is intended to further identify how the Affordable Housing Reserve Fund (AHRF) may be used by Council to create new affordable housing units, what housing units are eligible, and the process by which an applicant can request the use of AHRF funds.

The Council Policy implementation section includes specific details about what qualifies as an affordable housing unit (page 2 of the Policy), including type, tenure and target affordability levels, and that these units are to be delivered in a partnership model by way of the units being managed, controlled and/or owned by a non-profit housing society, public authority or senior government agency (regional, Provincial, Federal) in order to qualify for AHRF funds.

The Policy also expands on the AHRF Bylaw by providing additional guidelines that Council may consider when using the AHRF, including how AHRF funds could be allocated to one or more qualifying development applications, how much of the AHRF could be used for a specific application, how to potentially prioritize AHRF allocations amongst multiple applications and a list of affordable housing priorities (based on the City's OCP and Housing Needs Report).

Section 3 of the Policy includes parameters on how an applicant can request the use of AHRF funds, along with an outline of typical AHRF application processes. Applicants will be required to identify specific capital cost-related items for AHRF assistance (i.e. land/equity, funding fees/charges etc.) and support this request with an accompanying financial analysis, for review by staff and then consideration by Council as a part of a rezoning and/or Development Permit application.

Section 4 of the Policy highlights that according to LGA Sections 482.6 and 482.94, the City is required to create an annual report that details the number of affordable housing units (with issued building permits) that have been created through inclusionary zoning or density bonusing requirements, how much cash-in-lieu funding has been placed into the AHRF, and how AHRF funds have been used over the course of a calendar year.

	Title: Affordable Housing Reserve Fund (Deposits and Use of Funds)	Number: CO-89
	Authority: Council	Section: Development Services
	Date Approved: April 27, 2026	
	Historical Changes:	
	DRAFT	

Purpose and Scope:

The policy identifies how the Affordable Housing Reserve Fund (AHRF), established by Bylaw No. 3320, may be used by Council to help provide, create or improve affordable housing units in the City, in partnership with affordable housing providers, and the process by which an applicant can request the use of AHRF funds, for review by City staff and consideration by Council.

The definition of “Affordable Housing Units” in this policy includes below market, non-market, subsidized and special needs housing units that are managed, controlled and/or owned by a non-profit society, non-profit entity, public authority, senior government agency, or another body within the prescribed class of bodies, and secured by a Housing Agreement on property title.

Policy Statement:

The Official Community Plan (OCP) supports density bonusing and the creation of new affordable housing units in the community, and the *Local Government Act* (LGA) enables the use of density bonusing and inclusionary zoning by local governments to create new affordable housing units. Based on this the City’s Zoning Bylaw permits density bonusing and requires inclusionary housing, and the affordable rental units that are contained in bonus or inclusionary floorspace are to be rented at a minimum of 20% below local market rent and secured by a Housing Agreement for the life of the building these units are within.

The LGA enables applicants to provide a cash-in-lieu contribution, instead of including the required below market units in their development, if these contributions are provided to the City and deposited in an ‘affordable and special needs housing reserve fund’. These cash-in-lieu contributions, and the interest on them, can be used to:

- a. fund the capital cost of providing, constructing, altering or expanding Affordable Housing Units;
- b. pay the principal and interest on a debt incurred by a local government as a result of an expenditure for the capital cost of providing, constructing, altering or expanding Affordable Housing Units; and
- c. contribute to certain prescribed entities (including non-profit housing providers and other as listed in LGA Section 482.3 (8) and 482.91(6)) that are providing, constructing, altering or expanding affordable housing units.

These cash-in-lieu contributions are to be equivalent to the capital costs directly related to providing, constructing, altering or expanding affordable housing units, including planning, engineering, legal and interest costs.

The *Community Charter* also enables a local government to create an affordable and special needs housing reserve fund, to help fund the creation of new affordable housing units in the community. Revenue sources for this fund can include cash-in-lieu contributions, as described above, and other funds deposited into the fund as directed by Council from time to time. The implementation section of this policy provides additional details regarding funding sources and how the funds that are placed in the AHRF can be used.

Implementation:

1. Affordable Housing Reserve Fund Establishment

The AHRF was established by Bylaw No. 3320 on April 27, 2026. As per Bylaw 3320, the AHRF is to receive and hold cash-in-lieu contributions from applications subject to density bonusing and inclusionary housing requirements, according to the cash-in-lieu rates listed below, and to receive other funds as directed by Council from time to time from sources as deemed appropriate and consistent with the *Community Charter*. These fund sources may include revenue from land sales, fund transfers and Municipal and Regional District Tax (MRDT) revenue, among others. All funds that are placed into the AHRF are only to be used to help create new Affordable Housing Units in Langley City.

AHRF Cash-in-Lieu Rates (according to construction material):

- i. Wood frame: \$4304 per square metre / \$400 per square foot;
- ii. Non-combustible: \$5380 per square metre / \$500 per square foot.

2. How AHRF Funds May Be Used

Following AHRF Bylaw No. 3320, and subject to Council's consideration, the AHRF may be used to fund:

- a. capital costs of providing, constructing, altering, or expanding Affordable Housing Units, and principal and interest costs associated with debt incurred by the City for such costs; and
- b. contributing funding to a non-profit society, non-profit entity, public authority, senior government agency, or another body within the prescribed class of bodies, for the purpose of providing, constructing, altering, or expanding Affordable Housing Units.

To clarify, the AHRF Funds may be used to fund:

- a. the purchase or provision of land for Affordable Housing Units;
- b. the purchase or provision of floorspace for Affordable Housing Units;
- c. the fees, charges and contributions that apply to Affordable Housing Unit applications, as permitted by applicable City bylaws and policies, including but not limited to:
 - i. development application fees,

- ii. permit fees,
 - iii. inspection fees,
 - iv. amenity contributions, and
 - v. Development Costs Charges (DCCs); and
- d. the pre-development costs for Affordable Housing Unit development applications.

Prioritizing AHRF Funds for Below Market Units and the City's Housing Needs

AHRF funding should be prioritized towards constructing new below market affordable housing units (20% below market rates and lower) and applications including (as identified in the OCP and 2024 Housing Needs Report; list is not in priority order):

- seniors-focused housing units;
- Indigenous housing units;
- family and youth housing units (including for newcomers);
- special needs, accessible housing units;
- co-op housing units; and
- temporary shelter and transitional housing units.

Affordable Housing Unit Requirements

To be eligible for AHRF funding, units are to be managed, controlled and/or owned by a non-profit housing society, public authority or senior government agency (regional, Provincial, Federal), receive senior government funding, meet community needs, reflect OCP policies and follow these parameters:

- a. rental units are to be rented at a target rate of 20% below local market rent or lower. The local market rent value is to be determined by a development application-specific market rent appraisal, or using local CMHC average rents compared with current market rents and adjusted further to attain the 20% below market threshold (updated annually);
- b. price-controlled home ownership, limited equity and co-op units must be a part of a senior government and/or non-profit housing society affordable home ownership funded program;
- c. all Affordable Housing Units in bullets a. and b. of this section, should be secured by a Housing Agreement on title for the life of the building which the Affordable Housing Units are contained within.

Affordable Housing Units that meet the minimum density bonusing and inclusionary housing requirements in the Zoning Bylaw, or follow tenant relocation plans policy or bylaw requirements are not eligible for AHRF funding.

AHRF Fund Allocation and Balance

Council may choose to limit the amount of AHRF funds allocated to a specific development application, based on the current AHRF balance, and this policy may be updated in the future to identify specific allocation limits and/or scenarios. Although not obligated to do so, Council should aim to retain between 10% to 25% of the current AHRF balance at the time of when Council allocates AHRF

funds to a specific development application, to retain a remainder AHRF balance that provides the possibility of responding to other smaller AHRF funding requests in the short term, and potentially larger fund requests in the long term, assuming the AHRF balance grows through future deposits into the AHRF. In the case of multiple applications for AHRF funding, Council may choose to prioritize funds allocated to one development application over another application, based on this policy, the proposed level of affordability of dwelling units and community benefit, in terms of the proposed Affordable Housing Units meeting the housing needs identified in the OCP and the City's Housing Needs Report.

3. Requesting the Use of AHRF Funds

An applicant for a proposed development application with Affordable Housing Units, may make a request in writing to the City to use AHRF funds to assist in funding the capital cost of constructing these units. Notice of a pending request for AHRF assistance should be provided to City staff by the applicant during the pre-application process, and it is recommended that an official request be submitted by the applicant as a part of the official development application process, and be presented to Council prior to consideration of a rezoning bylaw adoption or Development Permit approval.

The applicant's request shall identify specific capital cost-related items for AHRF assistance (i.e. land/equity, funding fees/charges etc.) and be accompanied by a financial analysis that supports the request, for staff review and Council consideration. Staff will also inform the applicant, upon initial review of a request, of the feasibility of AHRF use based on this policy and AHRF fund balance at the time of the request. Additional requirements and procedures related to this may be included in this policy through future amendments and other City application guidelines and/or bylaw(s).

4. Annual Reporting

As required by Section 482.6 and 482.94 of the LGA, a publicly available annual report is to be presented to Council, prior to June 30 each year, that includes:

- how many Affordable Housing Units, with building permits issued for their construction, that have been created by inclusionary housing or density bonusing requirements in the preceding year;
- the total cash-in-lieu funds deposited into the AHRF in the preceding year;
- the total AHRF funds used to create Affordable Housing Units in the preceding year, and
- the balance in the AHRF at the start and at the end of the applicable year.

Council may use this report to evaluate the performance of applicable bylaws and policies, and consider potential updates as directed by Council.

References:

Policy Number:	CO-89
Policy Owner:	Development Services
Final Approval:	Council
Date Approved:	April 27, 2026
Revision Date:	
Amendments:	
Related Policies/Publications:	Official Community Plan Bylaw; Zoning Bylaw; Housing Needs Report



CITY OF LANGLEY

MOTION

Cost-Benefit Review for Contract Decisions Policy - Councillor Solyom

WHEREAS City Council is responsible for ensuring prudent, transparent, and evidence-based decision-making in the expenditure of public funds;

AND WHEREAS Council must be able to evaluate the relative costs, benefits, and service impacts of proposed contractual changes compared to existing arrangements;

AND WHEREAS the absence of a clearly identified “status quo” or continuation option limits Council’s ability to assess whether proposed changes represent best value;

AND WHEREAS providing comparable cost estimates for both existing and proposed service models enhances accountability and supports informed decision-making;

THEREFORE BE IT RESOLVED that staff be directed to include, as part of all future service contract renewal processes, a clearly defined “status quo” option that outlines the estimated costs and service levels of continuing existing arrangements for a comparable term;

AND FURTHER THAT such analysis be presented alongside any proposed changes to ensure Council has a complete basis for evaluating alternatives prior to making a decision.