



MINUTES OF A REGULAR COUNCIL MEETING

Monday, April 29, 2024

7:00 p.m.

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
R. Beddow, Deputy Director of Development Services
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
S. Kennedy, Fire Chief
K. Kenney, Corporate Officer
D. Leite, Director of Corporate Services
D. Pollock, Director of Engineering, Parks and Environment
K. Tamondong, Recreation Supervisor

1. **LAND ACKNOWLEDGEMENT**

Mayor Pachal began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

2. **ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the April 29, 2024 regular agenda be adopted as circulated.

CARRIED

3. **CONSENT AGENDA**

It was MOVED and SECONDED

THAT the following items be approved:

a. Adoption of Minutes

1. Regular Meeting Minutes from April 8, 2024

THAT the minutes of the regular meeting held on April 8, 2024 be adopted as circulated.

2. Special (Pre-Closed) Meeting Minutes from April 15, 2024

THAT the minutes of the special (pre-closed) meeting held on April 15, 2024 be adopted as circulated.

3. Special Meeting Minutes from April 8 and 22, 2024

THAT the minutes of the special meetings held on April 8 and 22, 2024 be adopted as circulated.

b. Bylaws

1. Bylaw 3269 - Bylaw Notice Enforcement Bylaw Amendment

Final reading of a bylaw to amend the Bylaw Notice Enforcement Bylaw to align with offences and section numbers of the Highway and Traffic Regulation Bylaw.

THAT the bylaw cited as "Bylaw Notice Enforcement Bylaw, 2021, No. 3139, Amendment No. 1, 2024, No. 3269" be read a final time.

c. Correspondence

1. Prevention of Violence Against Women Week - April 14-20, 2024

Municipal Action Plan to End Gender-Based Violence
Battered Women's Support Services

2. Melanoma and Skin Cancer Awareness Month - May 2024

Save Your Skin Foundation

CARRIED

4. **ADOPTION OF THE MINUTES**

See Consent Agenda

5. **DELEGATIONS**

- a. City Council's March 18, 2024 Resolution Re: Call for a Permanent Ceasefire in Gaza and Call to End Canada's Complicity in Both the Ongoing Genocide in Gaza

Ilona Ug, representing the Langley Jewish community, spoke regarding a recent resolution adopted by Council calling for a permanent ceasefire in Gaza, as follows:

- asks that Council not bring the Middle East conflict to Langley;

- her family moved to Langley from Israel and became proud Canadian citizens to get away from the Middle East instability, recurrent wars and terrorism;
- because multiple peace offers were rejected by the political authority, her and her decided to take the painful step of leaving their family and friends and seek a safer life in Canada so their two children can have a normal and happy childhood;
- but during the last seven months after the horrific Hamas terrorist attacks on October 7th, they have witnessed a rise in anti-Semitic attacks on Jewish people in British Columbia;
- the violent rallies that call for “the destruction of Israel from the river to the sea, Palestine will be free”, and calls for intifada during which they were constant in their attacks against Jewish civilians, make them feel unsafe and frightful for our lives;
- due to this they need to arrange security to protect them when they have Jewish community gatherings in Langley;
- they are scared to tell people that they are Jewish or Israeli and children in the Langley community have been targeted in schools because they were born in Israel;
- as a mother she is very concerned that this resolution will only worsen the situation, divide the community and make their life in Langley more unsafe;
- they want to live peacefully and not to be scared anymore;
- she understands that Council had a good intent asking to end the current war between Hamas terrorists and Israel but by only asking for a ceasefire without demanding Hamas terrorists to surrender, stop using Palestinians as human shields, stop launching rockets on Israeli territory, and to return the 133 hostages, this motion is basically stating that Israel should stop protecting its borders and people and might signal Hamas that their war crimes against Israel and Palestinians are acceptable by Langley residents;
- the accepted motion is part of an organized campaign against Israel and many municipalities in BC have been approached by Pro Palestinian groups to adopt it;
- those who checked the facts and realized that the motion is outside the municipal jurisdiction, have rejected it, for example the Port Moody Council during their meeting on April 9th;
- the approved motion has unverified and false information that inflames antisemitism, such as the unverified and false number of Palestinian civilians killed in the war; keep in mind, those numbers are provided by a terror organization and exclude the number of terrorists that were killed during the war;
- the accusation of genocide has deeply offended them; genocide is a legal term and in no way do Israeli policies and actions meet the legal threshold to be accused of this;

- accusing Israel of genocide is diminishing real acts of genocide, and is offensive to the Jewish community and especially Holocaust survivors and their families;
- approval of this one-sided motion causes a division in our community, stigmatizes the Jewish community, and puts their children at risk;
- please consider all the provided reasons to cancel this one sided resolution; create policy that will promote the safety of the Jewish community here in Langley.

By unanimous consent, an additional speaker named Moran was permitted to address Council as part of the delegation and spoke regarding the following:

- in response to statements made by an individual regarding the Middle East conflict during their delegation to Council on March 4th:
 - although the speaker spoke very eloquently, the information provided was not based in fact, but rather opinion, and contained fabrications, exaggerations and half truths;
 - although the speaker claimed to be speaking on behalf of Jewish and Israeli people of the Langley community; this is false; the speaker does not speak for her or the other individuals present in the audience;
- the subject matter of the motion passed by Council is beyond Council's jurisdiction; as a local government, Council is not tasked with questioning or appealing to the Prime Minister of Canada regarding international matters; but rather local issues such as maintenance of parks, noise complaints, transportation, infrastructure, and strengthening vulnerable community members;
- implored Council to revoke the motion it passed as it puts the Jewish and Israeli community that has chosen to come live a peaceful life in Langley in imminent danger;
- please continue to serve this local community as we have entrusted our quality of life here in the City.

b. City Council's March 18, 2024 Resolution Re: Call for a Permanent Ceasefire in Gaza and Call to End Canada's Complicity in Both the Ongoing Genocide in Gaza

Regina Lvovski,, representing the Langley Jewish community, spoke regarding a recent resolution adopted by Council calling for a permanent ceasefire in Gaza, as follows:

- the many members of the Jewish community are here tonight to share their hurt with Council;

- they have never felt so unwelcome in this community as they feel right now unfortunately;
- by accepting this one-sided motion Council agreed to accept false accusations against the Jewish and Israeli communities;
- she has a sense of disappointment regarding Council's recent resolution;
- while the intention to address the Israel Palestine conflict is commendable, she must express deep concern about the one sided nature of the motion which had good intentions but results only in division and feelings of hurt and fear;
- it seems it was made without any further research and understanding of the complicated conflict and without even mentioning the brutal massacre of over 1200 people on October 7th by Hamas terror organization which started this horrible war; or considering the 134 hostages that are still being held by Hamas in Gaza;
- antisemitism has raised its ugly head even here in Langley, fueled by the cheap and false propaganda of Pro Palestinian activists;
- her own children felt it and her 10 year old daughter was bullied and targeted in school by several classmates for being Jewish which ended up with them involving the RCMP unfortunately, and they have records for that as well; if Council wants them she would be happy to share them with Council;
- her son witnessed a highly hateful political display in his school and that portrayed Jewish people as murderers;
- they don't want such hostility for their children; that's not why they are here in Canada; their community is fearful and concerned ;
- she works closely with the Jewish community and she can see their worry in attending Jewish events and celebrating their holidays;
- many times they had to invite the RCMP just to stand guard because they want to celebrate their holidays;
- we all desire to live in peace in this diverse and beautiful city inclusive of all religions, backgrounds, races, and genders;
- rather than taking sides on distant conflicts, let us focus on our efforts in promoting understanding, dialogue, and peace right here;
- let us work together to address the present issues facing Langley and strive to create a safer more equitable future for us all;
- she trusts Council will take the necessary steps to rectify this situation and demonstrate that the Jewish community has a rightful place in Langley.

In response to a request to allow another speaker to address Council,

It was **MOVED** and **SECONDED**

THAT the 5 minute time limit for the delegation be extended in order to allow an additional speaker to address Council.

David Fox, a resident of New Westminster, who is active in the Jewish community in the Lower Mainland on a number of committees, advised he expresses the mainstream position held by the vast majority of the Jewish community in British Columbia, and spoke regarding the following:

- advised that Council is ignoring two of its most fundamental tasks:
 - to ensure a safe and supportive environment for all of its residents; and
 - to focus on matters that directly benefit the city;
- Council has no mandate to deal with the complex and divisive war 12,000 kms away;
- Council has received letters and today Council is seeing community members, a lot of them, who have taken time out to face Council here in condemnation of that motion that Council passed on March 18th;
- tragically Council chose to accept a fundamentally flawed and biased political motion which amounted to blood libel against the state of Israel, and by extension the Jewish community of Langley, many of which have deep connections to the country, its people and their own Jewish heritage;
- Council's motion could have been written by the Hamas terrorist organization or the Iranian regime and its being blindly accepted by those that live in this wonderful and beautiful West Coast utopia;
- Nowhere in that motion was there a single reference to Hamas which is a literally genocidal group that started the conflict on October 7th with a gleeful butchering, sexual abuse of the innocent;
- funnily enough it was left wing progressive Israelis famously dedicated to a peaceful two state solution, that bore the brunt of the slaughter and kidnapping;
- the motion is laden with the most brazen lies and mischaracterizations, and which is now on the City's record;
- always remember, that if Hamas surrenders, and returns the hostages, the fighting stops immediately;
- if you genuinely care for the Palestinian people, you'd be pushing the Canadian government to be pushing for that;
- how to move forward:
 - first we believe that a public apology needs to be made to the Jewish community of Langley for entertaining a motion so completely outside its mandate without consultation or question, which caused fear, distress, and polarization;
 - we would also like to see if you can bring in a motion, or cancel the letter that was sent to the federal government or write a new letter to the federal government that would modify the position previously taken or the words of the position previously taken about;

- as a longer term ask, we'd like you to align with the many municipalities that have formally accepted the working definition of Anti-Semitism of the International Holocaust Remembrance Alliance; this will definitely show that you care for your Jewish community and is something that is being done a lot right now;
- as has been said, let's stick to the business of Langley, deal with zoning, build parks, help the vulnerable in Langley and fix the roads, leave foreign policy where it belongs, which is with the federal government; this was really a bridge too far.

6. **COUNCIL MEMBER REPORTS**

a. Upcoming Regular Meetings

May 13, 2024

May 27, 2024

b. Council Advisory Bodies Update

c. Ottawa Mission Summary April 17 – April 18, 2024

Mayor Pachal spoke to the report dated April 23, 2024.

It was **MOVED** and **SECONDED**

THAT City Council receive the Ottawa Mission Summary report dated April 23, 2024 for information.

CARRIED

7. **BYLAWS**

See Consent Agenda also

a. Bylaw 3272 - Zoning Amendment Bylaw

First and second reading of a bylaw to rezone the properties located at 20256 - 20272 54A Avenue from RS1 Single Family Residential Zone and RM1 Multiple Residential Low Density Zone to CD94 Comprehensive Development Zone to accommodate a 6-storey, 114-unit apartment development.

Carl Johannsen, Director of Development Services introduced the purpose of the bylaw as follows:

- the application for rezoning is for a 6-storey, 114-unit apartment building;
- in the Official Community Plan (OCP), this area is designated Mid-rise Residential which supports development up to 12 storeys and 3.5 FAR;

- this rezoning application is consistent with the OCP and that is where the new provincial legislation kicks in, prohibiting public hearings for rezoning applications that are consistent with the OCP.

The following individuals were in attendance as the applicant team:

David Eaton – Senior Architect – ParaMorph Architecture
Harp Saran – President, Development – Scale Projects (the property owner)
David Stoyko – Landscape Architect – David Stoyko Landscape Architect

The applicant team presented an overview of their rezoning and development permit application, providing information on the following:

- site location;
- building elevations;
- setbacks;
- number of units and unit types;
- resident and visitor parking spaces;
- bikes spaces and lockers;
- aerial view renderings of the building;
- number of, and types of amenities;
- changes made to elements of the building design in response to feedback from the Advisory Design Panel;
- concept plan on ground level, including landscaping and amenity spaces;
- roof concept plan, including amenity spaces; and
- landscaping planting list.

In response to questions from Council members, the applicant team advised that:

- with respect to whether the applicant took into consideration the potential for higher traffic volumes in the area due to three other developments being built in the area in addition to theirs, although the owner could have built a larger development, they did not, and in keeping with the movement to reduce the number of vehicles in these types of developments, the ratio for parking stalls is one vehicle per unit which is less than the 1.5 ratio most developments had in the past;
- with respect to whether a coordinated trades parking plan will be developed between all three developments if construction for all three takes place at the same time, as they own one of the other sites which is proceeding to construction before this development, they will be utilizing a portion of this site for trades parking so as not to take up any off street parking for residents; there will also be some staging off the lane, which has three access points, with the goal being to minimize the traffic that comes into the street so as to not interfere with any residents.

In response to questions from Council members, staff advised that:

- the Transit-Oriented Areas (TOA) comes into effect July 1st; this application is using the shoulder rates in this area;
- all development applications must provide a trades parking plan as they cannot park on the street, and a construction management plan, including traffic control; should there be three developments starting construction at the same time, the City would have a coordinated traffic management plan and construction management plan for the three sites;
- the Strategic Transportation Plan forecasts build out throughout the community and the capacity of the road network and intersections;
- as development occurs it's important to ensure there are appropriate controls in place at intersections within the network itself;
- although traffic management plans are prepared for individual developments, they do take into account the area surrounding the development;
- the road fronting the development will be improved to have parking on both sides as well as a lane in each direction; as it's a local standard road and multi-family, it is two lanes and so has significant capacity for the development that is going to occur; however, there will be pressure as other development occurs in the neighbourhood;
- the City's street and lane access is a good pattern for high density as it provides multiple ways to travel which helps to distribute traffic and take pressure off one particular street.

The Corporate Officer advised that statutory notification requirements were met as follows:

Notice of 1st & 2nd reading of Bylaw 3272 was placed on the notice boards in City Hall and in Timms Community Centre and published in the April 18 & 25 issues of the Langley Advance Times, and notices were mailed to residents within 100m of the subject properties.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 201, 2024, No. 3272" be read a first and second time.

CARRIED

b. Bylaw 3276 - 2024 Tax Rate Bylaw No. 3276

First, second and third reading of a bylaw to levy property taxes for municipal purposes for the year 2024.

It was MOVED and SECONDED

THAT the bylaw cited as "2024 Tax Rates Bylaw, 2024 No. 3276" be read a first, second and third time.

CARRIED

Opposed: Councillor Mack

c. Bylaw 3279 - Housing Agreement Bylaw

First, second and third reading of a bylaw to enter into a housing agreement under Section 483 of the Local Government Act.

It was MOVED and SECONDED

THAT the bylaw cited as "Housing Agreement Bylaw, 2024, No. 3279" be read a first, second and third time.

CARRIED

d. Bylaw 3281 - Public Notice Bylaw Amendment

First, second and third reading of a bylaw to amend the public notice bylaw. (regarding non-legislative public notice)

It was MOVED and SECONDED

THAT the bylaw cited as "Public Notice Bylaw, 2024, No. 3267, Amendment No. 1, 2024, Bylaw No. 3281" be read a first and second time.

CARRIED

- e. Bylaw No. 3278 - Parks and Public Facilities Regulation Bylaw, Amendment Bylaw

Final reading of a bylaw to amend the Parks and Public Facilities Regulation Bylaw to add location maps as a schedule to the bylaw identifying the specific areas in selected parks and public facilities where consumption of liquor is permitted seasonally.

It was MOVED and SECONDED

THAT the bylaw cited as "Parks and Public Facilities Regulation Bylaw, 2018, No. 3048, Amendment No. 3, 2024, Bylaw No. 3278" be read a final time.

CARRIED

8. COMMITTEE REPORTS

- a. Arts, Recreation, Culture & Heritage Advisory Committee - 2025 Langley City Film Festival Funding Request

Councillor Wallace spoke to the report dated March 28, 2024.

It was MOVED and SECONDED

THAT Council approve allocating \$15,000.00 from the Public Art capital budget for costs at the 2025 Langley City Film Festival.

BEFORE THE QUESTION WAS CALLED, in response to a question from a Council member, Kim Hilton, Director of Recreation, Culture and Community Services advised that the requested funds from the Public Art capital budget will be used as a contingency in the event the fundraising sub-committee is not able to raise all the funds required for the event.

THE QUESTION WAS CALLED and the motion was

CARRIED

Prior to consideration of Item 9.a., Councillor Mack declared a conflict of interest as the proposed loan is the primary funding source for the Highway One Way project where she owns a business. Councillor Mack left the meeting at 7:54 pm.

9. ADMINISTRATIVE REPORTS

- a. Municipal Security Issuing Resolution 3234

It was MOVED and SECONDED

THAT City Council approve borrowing from the Municipal Finance Authority of British Columbia, as part of the 2024 Fall Borrowing Session, \$15 million as authorized through the Property Acquisition Loan Authorization Bylaw 2023, No. 3234 and that the Metro Vancouver Regional District be requested to consent to our borrowing over a 20 year term and include the borrowing in their Security Issuing Bylaw.

CARRIED

Councillor Mack returned to the meeting at 7:55 pm.

- b. Out of Province Conference Request - Planner

It was MOVED and SECONDED

THAT Anton Metalnikov, Planner, be authorized to attend the Canadian Institute of Planners national conference in Edmonton, Alberta from July 9-11, 2024.

CARRIED

- c. Award of Tender T2024-005, Douglas Recreation Centre – Child Care Expansion/Renovation

It was MOVED and SECONDED

1. THAT City Council award the Tender T2024-005 Douglas Recreation Centre – Childcare Expansion/Renovation to Edifice Construction Inc. in the amount of \$2,763,861.39 plus a contingency of 15%, totalling \$3,178,440.60 (excluding GST and Separate Prices).
2. THAT City Council authorize the Recreation Supervisor, the Director of Recreation, Culture and Community Services and the Corporate Officer to execute the contract document for the T2024-005 Douglas Recreation Centre – Child Care Expansion/Renovation.

BEFORE THE QUESTION WAS CALLED, in response to questions from a Council member, Karlo Tamondong, Recreation Supervisor advised that:

- the expansion of the childcare facility in the Douglas Recreation Centre will provide 72 new childcare spaces, including 10 infant/toddler spaces, 14 three to five year old spaces and 48 school age spaces;
- funding sources for the project include \$4.3 million from the province and \$100,000 from the federal government.

THE QUESTION WAS CALLED and the motion was

CARRIED

10. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

11. CORRESPONDENCE

See Consent Agenda

12. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 8:00pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER