Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, April 3, 2023 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

A G E N D A

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – April 3, 2023

That Council adopt the agenda and receive the agenda items of the Regular Council meeting held April 3, 2023.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – March 13, 2023

That Council adopt the Minutes of the Regular Council meeting held March 13, 2023.

2. Public Hearing Meeting – March 13, 2023

That Council adopt the Minutes of the Public Hearing meeting held March 13, 2023.

C. DELEGATIONS

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Strengthening Communities' Services
Report 23-48
File MA 5040-03

That Council approve disbursement of $292,000 of grant funding, received under the UBCM Strengthening Communities' Services Program, to the organizations identified in Attachment A.

2. Development Variance Permit Application No. 100144
(Guenter/Anderson / 9060 and 9072 Trattle Street)
Report 23-49
File CD 11-32-0123

That Council authorize Development Variance Permit No. 100144 for the properties located at 9060 and 9072 Trattle Street subject to the following:

a. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement of Residential Zone R-1E from 22.0 m to 19.6 m for a three lot subdivision as indicated in Schedule A; and
b. Registration of an exterior design control agreement at the time of subdivision, to the acceptance of the Township.

3. 200 Street 2040
Report 23-52
File MA LRP00022

That Council endorse the draft Terms of Reference for 200 Street 2040 (Attachment A).

4. Donna Gabriel Robins Neighbourhood Park
Report 23-53
File MA 6125-20

That Council pre-approve $2,100,000 in additional funding as part of the 2023 Capital Budget for the construction of Donna Gabriel Robins Park (formerly Southwest Yorkson Neighbourhood Park).

5. Draft Financial Plan 2023-2027 - Results of Public Consultation
Report 23-45
File FIN 1700-80

That Council receive the results of the public consultation for the Draft 2023-2027 Financial Plan for information.

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Rezoning Application No. 100617 and Development Variance Permit Application No. 100165 (1177293 BC Ltd. / Unibuild Construction / 7894 – 197 Street) Bylaw No. 5856
Report 23-50
File CD 08-22-0099

That Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1177293 BC Ltd.) Bylaw No. 5856 rezoning 0.80 ha (2.0 ac) of land located at 7894 – 197 Street to Residential Compact Lot Zones R-CL(A), R-CL(B), and R-CL(SD) to facilitate a residential development consisting of 16 lots (eight single family lots and eight semi-detached lots), subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements for the east side of 197 Street, the new 197B Street, the new lane, and the north and west sides of 78B Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Latimer Neighbourhood Plan;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
5. Registration of restrictive covenants acceptable to the Township:
    a. Identifying the units (5% of single family and semi-detached) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    b. Restricting building on Lots 11 and 16 to allow for a temporary turn around until required road and services are available in compliance with the Subdivision and Development Servicing Bylaw.
    c. Prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within individual units zoned Residential Compact Lot Zone R-CL(SD);

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

6. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy; and
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges; and further

That Council at the time of final reading of Bylaw No. 5856 authorize the issuance of Development Variance Permit No. 100165 (lot depth variance) as follows:

a. Section 405.9 – Subdivision Requirements of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front loaded lot depth requirement in the Residential Compact Lot Zone R-CL(B) from 25.0 m to 23.0 m for proposed Lots 11 – 16 as shown on Schedule "A".

Explanation – Bylaw No. 5856

Bylaw No. 5856 rezones 0.8 ha (2.0 ac) of land located at 7894 – 197 Street to Residential Compact Lot Zones R-CL(A), R-CL(B), and R-CL(SD) to accommodate a mixed residential development consisting of 16 lots (8 single family lots and 8 semi-detached lots).

2. Rezoning Application No. 100659
(1231515 BC Ltd. / Flat Architecture Inc. / 19681 – 80 Avenue)
Bylaw No. 5860
Report 23-51
File CD 08-27-0056

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1231515 BC Ltd.) Bylaw No. 5860 rezoning approximately 0.82 ha (2.02 ac) of land located at 19681 – 80 Avenue to Comprehensive Development Zone CD-131 to facilitate development of 36 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements for 80 Avenue and 197 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Latimer Neighbourhood Plan;

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

3. Dedication and construction of a 4.5 m wide street greenway on the north side of 80 Avenue including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Registration of the following restrictive covenants:
    a. Protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security;
    b. Prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces;
    c. Prohibiting garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
    d. Identifying the units (minimum 5% for townhouses) required to incorporate the Adaptable Housing Requirements;
    e. Prohibiting access from the site to 80 Avenue;
7. Registration of a cross access easement for access purposes in favour of the property located to the west (19645 – 80 Avenue);
8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy Compliance and the Willoughby Greenway Amenity Policy, and the Township's 5% Neighbourhood Park Land Acquisition Policy; and
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges.

Explanation – Bylaw No. 5860

Bylaw No. 5860 rezones 0.82 ha (2.02 ac) of land located at 19681 – 80 Avenue to Comprehensive Development Zone CD-131 to facilitate development of 36 townhouse units.

3. Langley 2023 – 2027 Five-Year Financial Plan Bylaw and Development Cost Charge Reserve Fund Expenditure Bylaw
Bylaw No. 5867
Bylaw No. 5868
Report 23-46
File FIN 1700-80

That Council give first, second, and third reading to the Langley 2023 – 2027 Five-Year Financial Plan Bylaw No. 5867; and

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

That Council give first, second, and third reading to the Development Cost Charge Reserve Fund Expenditure Bylaw No. 5868.

Explanation – Bylaw No. 5867

The Langley 2023 - 2027 Five-Year Financial Plan Bylaw No. 5867 authorizes the expenditure of funds for the Municipality. The Langley 2023 - 2027 Five-Year Financial Plan Bylaw No. 5867 is prepared pursuant to Section 165 of the *Community Charter* and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2023.

An expenditure that is not provided for in the 2023 - 2027 Five-Year Financial Plan is not lawful.

Explanation – Bylaw No. 5868

Bylaw No. 5868 provides for the 2023 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2023 – 2027 Five Year Financial Plan. The projects are for road, stormwater, sewer, water services and for parkland acquisition and development.

Expenditures have been included in the DCC Expenditure Bylaw, even when it looks like there are not enough funds available, in the event that enough DCC funds are received during the year. Projects will only proceed when sufficient funds are available.

Funds that become available in the Parkland Acquisition DCC Reserve, Water DCC Reserve, Stormwater DCC Reserve, and Roads DCC Reserve are first directed towards payment of the annual debt.

Presently, there are estimated expenditures under the bylaw in the amount of $111,514,635 which include capital carry-forwards from prior years, current debt payments and new capital projects for 2023.

Should any of the above-noted monies remain unexpended at the end of a project; the unexpended balance will be returned to the credit of the reserve fund.

4. User Pay Utility Rate Bylaws For 2023
Bylaw No. 5869
Bylaw No. 5870
Bylaw No. 5871
Report 23-47
File FIN 1700-80

That Council give first, second, and third reading to the Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw No. 5869;

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

That Council give first, second, and third reading to the Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw No. 5870; and

That Council give first, second, and third reading to the Langley Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw No. 5871.

Explanation – Bylaw No. 5869

Bylaw No. 5869 sets the minimum charge for metered water customers at $329.72 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $297.05.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.953 per cubic meter. The current rate is $0.859 per cubic meter.

The flat rate for residential customers will be $659.44. The current rate is $594.09.

Explanation – Bylaw No. 5870

Bylaw No. 5870 sets the annual flat rate per service connection at $548.16 for residential sewer use. The current rate is $510.77.

The rate for Non-Residential sewer use is set at $1.542 per cubic meter of sewage discharged with a minimum of $274.08 per service connection for each six-month period. The current rates are $1.437 per cubic meter of sewage discharged with a minimum of $255.39 per service connection for each six-month period.

Explanation – Bylaw No. 5871

Bylaw No. 5871 set the base collection fees for Municipal Collection Services (curbside collection) at $183.46. The current rate is $170.

The rate for Centralized collection - all services are set at $134.90. The current rate is $125.

The rate for centralized collection - organics only are set at $48.56. The current rate is $45.

The cart size fee for 240L container is set at $160. The current rate is $160. The cart size fee for 120L container is set at $80. The current rate is $80.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR CONSIDERATION AT THIRD READING AND FOR FINAL ADOPTION

1. Streamside Protection and Enhancement Clarification Amendments
Bylaw No. 5854
Report 23-34
File CD BA000040

That Council give third and final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Streamside Protection and Enhancement Clarification) Bylaw No. 5854".

Explanation – Bylaw No. 5854

Bylaw No. 5854 brings forward clarifying amendments to the Township's Official Community Plan Schedule 3 Development Permit Areas: Streamside Protection and Enhancement.

J. BYLAWS FOR FINAL ADOPTION

K. CORRESPONDENCE

In an effort to make the community aware, the following proclamations have been requested:

1. Lyme Disease Awareness Month
File 0630-01

That Council receive the correspondence from the BC Lyme Non-Profit Society, to light up any infrastructure that supports green lighting and/or share information on Township social media to raise awareness on May 3, 2023 to recognize Lyme Disease Awareness Month.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests. Council amended the Proclamation Policy to include the lighting of infrastructure requests, as they are a form of proclamation, at the April 26, 2021 Regular Council meeting.

2. Deafblind Awareness Month
File 0630-01

That Council receive the correspondence from Theresa Tancock, Executive Director, Canadian Deafblind Association – BC Chapter, requesting the month of June 2023 be proclaimed as Deafblind Awareness Month.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

K. CORRESPONDENCE

3. Day of Mourning
File 0630-01

That Council receive the letter from Janet Andrews, Secretary-Treasurer, New Westminster & District Labour Council, requesting April 28, 2023 be proclaimed as the Day of Mourning for Workers Killed and Injured on the Job. They are also requesting that Council observe one minute of silence in Council Chambers at the April 17, 2023 Regular meeting.

Clerk's Note: A representative for the Labour Council will appear before Council as a delegation at the April 17, 2023 Regular Council meeting. Policy No. 01-024 Approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

L. MINUTES OF COMMITTEES

1. Heritage Advisory Committee – March 1, 2023
Recreation, Culture, and Parks Advisory Committee – March 8, 2023
Agricultural Advisory and Economic Enhancement Committee – March 22, 2023
File 0540-20

That Council receive the Minutes of the Council Advisory Committee meetings as listed above.

2. Heritage Advisory Committee Recommended Motion
File 0540-20

That Council approve the Heritage Advisory Committee 2023 Work Plan, presented as Attachment A.

3. Recreation, Culture, and Parks Advisory Committee Recommended Motion
File 0540-20

That Council approve the Recreation, Culture, and Parks Advisory Committee 2023 Work Plan, presented as Attachment A.

M. MAYOR AND COUNCIL REPORT

N. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

O. ITEMS FROM PRIOR MEETINGS

The following item was deferred at the January 30, 2023 Regular Council meeting:

1. Assessment Averaging
Report 23-11
File FIN 1970-01

Moved by Councillor Martens,
Seconded by Councillor vanPopta,
That Council receive information on Assessment Averaging for the purpose of calculating property taxes within the Township of Langley.
CARRIED

MOTION
Moved by Councillor Richter,
Seconded by Councillor vanPopta,
That Council ask staff to proceed with Assessment Averaging in 2024.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That this motion be deferred to the April 3, 2023 Regular Council meeting.
CARRIED

Councillor Richter opposed

P. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following information has been brought forward from the March 13, 2023 Closed Council meeting for public information:

1. Langley Environmental Partners Society (LEPS)

MOTION
That the expiring Partnering Agreement with the Langley Environmental Partners Society not be extended and be replaced with an allocation of $150,000 per year for the years 2023 through 2027 with the funds being drawn from the Climate Action Fund; and

That the resolution be released and included on the next Regular Council agenda for information.
CARRIED

Q. OTHER BUSINESS

R. MOTION TO RESOLVE INTO CLOSED MEETING

That Council now resolve into a Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration;
Item E.1 - Section 90(1) (e) Property; (k) Negotiations;
Item E.2 - Section 90(1) (e) Property; (k) Negotiations;
Item F.1 - Section 90(1) (a) Personnel;
Item G.1 - Section 90(1) (k) Negotiations;
Item H.1 - Section 90(1) (k) Negotiations;
Item H.2 - Section 90(1) (e) Property;
Item H.3 - Section 90(1) (e) Property; (k) Negotiations; and
Item I.1 - Section 90(1) (e) Property.

S. TERMINATE

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, March 13, 2023 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

PRESENT: Mayor E. Woodward

Councillors T. Baillie, S. Ferguson, M. Kunst, B. Martens, M. Pratt, K. Richter, R. Rindt, and M. vanPopta

M. Bakken, S. Richardson, S. Ruff, J. Winslade, and R. Zwaag

W. Bauer, K. Stepto, and R. Welfing

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Mayor Woodward acknowledged the Traditional Territories of the Coast Salish Peoples.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – March 13, 2023

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held March 13, 2023, as amended.
CARRIED

Clerk's Note: Items P.5, P.6, and P.7 were moved to the end of "Other Business".

B. ADOPTION OF MINUTES

1. Regular Council Meeting – February 27, 2023

Moved by Councillor Kunst,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Regular Council meeting held February 27, 2023.
CARRIED

C. DELEGATIONS

1. Jim Armstrong
Armstrong Environmental Services Inc.
File 0550-07

Brian Gaudet, on behalf of Jim Armstrong, Armstrong Environmental Services Inc., appeared before Council to discuss Soil Deposit Application SO002235 for 27575 – 8 Avenue. He asked Council to revise the policy where it states that there must be 67% in favour of the application, and further asked Council to forward this application to the ALC. He stated that the land in its present state is not farmable for soil-based crops, according to the agrologist report, and that new soil would allow for blueberry crops.

2. Kal Bains
File 0550-07

Kal Bains appeared before Council to discuss defeated "Local Area Service Bylaw 2022 No. 5768 amendment Bylaw No. 5847". He stated that he was representing a group of neighbours in the area and that this application began in 2018. He further stated that most residents want sewer for their properties and also for the school at the end of the street. He asked Council to re-consider this Local Area Service.

D. PRESENTATIONS

1. Soil Deposit Application for 27575 – 8 Avenue
Report 23-21
File ENG SO002235

R. Welfing provided a presentation regarding the Soil Deposit and Removal Policy. He commented that this policy applies to applications that exceed 600m^3. The policy has provisions for public notification, petition, and support threshold. Staff are working on amendments to the Soil Deposit and Removal Bylaw 2013 to reflect changes to the Agriculture Land Commission Act (2021).

Staff recommend maintaining notification to neighbours within a 1km radius, and also notifications in the newspaper and website. Staff further recommend that the petition process and public information session be removed as a requirement as they have proven to be un-useful to date.

Further suggested policy amendments include:

- Amend definition of "Surrounding Property Owner"
    - Properties exempt from taxation
- Add a summary drawing prepared by applicant/qualified professional that includes:
    - Site plan;
    - Proposed deposit areas; and
    - Fill depths.

D. PRESENTATIONS

MOTION
Moved by Councillor vanPopta,
Seconded by Councillor Kunst,
That Council direct staff to bring forward amendments, as identified in the presentation, to the Soil Deposit and Removal Policy and Bylaw for consideration.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That a public information session be retained in the policy for volumes over 10,000 m^3.
CARRIED

Councillors vanPopta and Pratt opposed

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Baillie,
That a petition process for be retained for information purposes.
CARRIED

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Kunst,
That Council direct staff to refer soil deposit application for 27575 – 8 Avenue to the Agricultural Land Commission and direct staff to process the application.
CARRIED

E. REPORTS TO COUNCIL

1. Development Variance Permit Application No. 100154 (Kenneth Copeland Ministries / 20135 – 93A Avenue) Report 23-38
File CD 08-35-0232

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council authorize Development Variance Permit No. 100154 for property located at 20135 – 93A Avenue subject to the following:

E. REPORTS TO COUNCIL

a. Section 107.3 c) v) and vi) – Required off-street parking spaces of Township of Langley Zoning Bylaw 1987 No. 2500 being varied from 44 to 33 off-street parking spaces as indicated in Schedule "A".

CARRIED

2. Development Permit Application No. 101283
(Vesta Properties (Latimer) Ltd. / 20000 Block of 86 Avenue)
Report 23-37
File CD 08-26-0226

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council authorize issuance of Development Permit No. 101283 to Vesta Properties Ltd. for property located in the 20000 Block of 86 Avenue subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Trees and Boulevard Plantings Policy, and Age Friendly Amenity Area Requirements;
c. All signage being in substantial compliance with Schedule "A" and with the Township's Sign Bylaw;
d. Provision of a final tree management plan incorporating tree retention, replacement, and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
f. All refuse areas to be located within buildings and/or enclosures and screened;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

a. Completion of all conditions listed in and subsequent discharge of restrictive covenant CA8783725;
b. Registration of statutory rights-of-way along the western property line and north of the rear lane for pedestrian access;
c. Registration of a restrictive covenant requiring a minimum of 11 units to be provided as adaptable housing, identifying the adaptable units;
d. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage;
e. Tree retention, replacement, and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees;

E. REPORTS TO COUNCIL

f. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw; and
g. Payment of Development Cost Charges, supplemental development permit application fees, and building permit administration fees.

CARRIED

3. 2022 General Local Election – Failure to Provide Candidate Disclosure Statements
Report 23-35
File ADM 4200-20

Moved by Councillor vanPopta,
Seconded by Councillor Pratt,
That Council receive the 2022 General Local Election – Failure to Provide Candidate Disclosure Statements report.
CARRIED

4. Agricultural Land Commission Application No. 100424 (Martini / Vipond / Coast Cranberries Ltd. / 10221 – 216 Street and 21216 – 102B Avenue)
Report 23-41
File CD 09-01-0036

Moved by Councillor Richter,
Seconded by Councillor Ferguson,
That Council refer the application to the Agricultural Land Commission and advise that the proposed non-farm use application, submitted by Gemma Martini to permit filming and film related activities on the properties located at 10221 – 216 Street and 21216 – 102B Avenue, complies with the Township's Zoning Bylaw (subject to Agricultural Land Commission approval) and is compatible with overall objectives of the Township's Rural Community Plan.
CARRIED

5. Update of the 2023-2027 Financial Plan
Report 23-42
File FIN 1700-80

Moved by Councillor vanPopta,
Seconded by Councillor Kunst,
That Council receive the report on the update for the 2023-2027 Financial Plan and direct staff to undertake further public consultation and bring forward the Financial Plan Bylaw and the Tax Rate Bylaw.
CARRIED

Councillor Richter opposed

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100248 and Development Permit Application No. 101190 (1179203 BC Ltd. / Ciccozzi Architecture Inc. / 20069 - 80 Avenue)
Bylaw No. 5849
Bylaw No. 5850
Report 23-40
File CD 08-26-0221

Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1179203 BC Ltd.) Bylaw No. 5849 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1179203 BC Ltd.) Bylaw No. 5850 rezoning 1.05 ha (2.59 ac) of land located at 20069 - 80 Avenue to Comprehensive Development Zone CD-180 to facilitate the development of 289 apartment units and 1,943 m^2 (20,914 ft^2) of ground floor commercial space, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the north half of 80 Avenue (including greenway), west half of 201 Street, and south half of future 80A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Latimer Neighbourhood Plan;
3. Dedication and construction of a 4.5 m wide street greenway on the north side of 80 Avenue;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Compliance with Age Friendly Amenity Area requirements;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
7. Registration of restrictive covenants acceptable to the Township:
    a. Identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;

F. BYLAWS FOR FIRST AND SECOND READING

8. Registration of a statutory right-of-way for public art to the be located at the corner of 80 Avenue and 201 Street;
9. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1179203 BC Ltd.) Bylaw No. 5849 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5850 authorize issuance of Development Permit No. 101190 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements;
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
d. All rooftop mechanical equipment to be screened from view; and
e. All refuse areas to be located in an enclosure and screened;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
c. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
d. On-site landscaping to be secured by letter of credit at building permit stage;

F. BYLAWS FOR FIRST AND SECOND READING

e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required public hearing for Bylaws No. 5849 and 5850 in conjunction with the hearing for proposed Development Permit No. 101190.
CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Rezoning Application No. 100693 and Development Permit Application No. 101305 (Bearing Pointe Developments / 8075 – 198A Street) Bylaw No. 5851 Report 23-39

File CD 08-27-0074

Moved by Councillor vanPopta,
Seconded by Councillor Kunst,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bearing Pointe Developments) Bylaw No. 5851 rezoning 0.98 ha (2.42 ac) of land located at 8075 – 198A Street to Comprehensive Development Zone CD-179 to facilitate the development of 5-storey office building, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Latimer Neighbourhood Plan;
3. Provision of final on-site and off-site landscape design plans including enhanced sidewalk treatment, trail alignment, including interim pedestrian route via statutory right of way, fencing, signage, landscaping details and security;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

6. Registration of the following restrictive covenants:
    a. Protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security;
7. Registration of a 6.0 m (19.69 ft) wide statutory right-of-way for the purpose of a public trail on the outer edge of the SPEA;
8. Compliance with the Willoughby Greenway Amenity Policy;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges; and further

That Council at time of final reading of Rezoning Bylaw No. 5851 authorize issuance of Development Permit No. 101305 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule “A”;
b. Landscape plans being in substantial compliance with Schedule “B” and the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;
c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
d. All rooftop mechanical equipment to be screened from view; and
e. All refuse areas to be located in an enclosure and screened;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
c. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
d. On-site landscaping to be secured by letter of credit at building permit stage;
e. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy;
f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

CARRIED

Councillor Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

2. Rezoning Application No. 100611 and Development Permit Application No. 101165 (1184854 BC Ltd. / Isle of Mann / 20390 – 72 Avenue) Bylaw No. 5848 Report 23-36
File CD 08-14-0223

Moved by Councillor vanPopta,
Seconded by Councillor Ferguson,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1184854 BC Ltd. / Isle of Mann) Bylaw No. 5848 rezoning approximately 0.7 ha (1.7 ac) of land located at 20390 - 72 Avenue to Comprehensive Development Zone CD-177 to facilitate the development of 24 apartment units and 46 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements for 72 Avenue, 204 Street, and 71B Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Dedication and construction of a 4.5 m wide street greenway on the south side of 72 Avenue, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Finalization of landscaping items including compliance with Age Friendly Amenity Area requirements;
7. Registration of restrictive covenants:
    a. identifying the units (minimum 5% of townhouse units, 10% apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements for the Township's Official Community Plan; and
    b. prohibiting the development of secondary suites within individual townhouse units;
8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Willoughby Greeenway Amenity Policy, and the Township's 5% Neighbourhood Park Land Acquisition Policy;

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges; and

That Council at time of final reading of Rezoning Bylaw No. 5848 authorize issuance of Development Permit No. 101165 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in substantial compliance with Schedule "A"; and
e. All refuse areas to be located in an enclosure and screened.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
c. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administrative fees;
d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

CARRIED

Councillor Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Official Community Plan Amendment and Rezoning Application No. 100209 (Conwest / 26477, 26695, 26601, 26575, 26713 – 56 Avenue, and 26500 Block of 56 Avenue, and 5670 – 264 Street, and 5625 – 268 Street
Bylaw No. 5706
Bylaw No. 5707
Bylaw No. 5708
Report 23-43
File CD 14-07-0056

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council consider the applicant's revised community amenity contribution as described in this report and included as Attachment A and Attachment B;

That should Council consider the applicant's revised community amenity contribution acceptable, Council:

A) Give third reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw No. 5707 rezoning 14.59 ha (36.1 ac) of land located on the north side of 56 Avenue between 264 Street and 268 Street to General Industrial Zone M-2 to facilitate the future industrial development of the site subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley unless otherwise noted prior to final reading:

   a. Servicing Agreement being entered into with the Township to engage the services of qualified professionals and undertake technical studies, as needed, and to secure required road and utility upgrades and extensions, including those related to stormwater management, in accordance with the Township's Subdivision and Development Servicing Bylaw and other regulations as applicable to ensure no impact to the surrounding area;
   b. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Gloucester Industrial Park Community Plan;
   c. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
   d. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in

H. BYLAWS FOR CONSIDERATION AT THIRD READING

compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);

e. Registration of cross access easements on the existing properties to accommodate future access from all subject lands to 264 Street, 268 Street, and 56 Avenue;
f. Provision of an 8 m wide ALR buffer along the northern property line to be secured by a restrictive covenant registered on title;
g. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
h. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy (RGS) and Greater Vancouver Sewerage and Drainage District;
i. Registration of restrictive covenants:
    i. Restricting left-turning movements to and from the existing site to 56 Avenue and 264 Street;
    ii. Prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township;
j. Compliance with the Schedule 3 - Development Permit Areas: Streamside Protection and Enhancement of the Township OCP;
k. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a total voluntary community amenity contribution of $22,350,620 in support of the proposed OCP amendment and rezoning comprised of:
    i. $18,850,620 as a cash contribution instead of providing actual amenity, and
    ii. Securing transfer of 22710 - 96 Avenue, (2.6 ha / 6.33 acres) to the Township upon securing any and all required environmental and Agricultural Land Commission approvals and associated works;
l. Completion of all relevant external agency, federal, provincial, regional, and Township approvals;
m. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure Service Administration fees, Development Works Agreement (DWA) and Latecomer charges;

B) That (at the time of third reading of Bylaw No. 5706), Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy; and

C) That Council grant third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw

H. BYLAWS FOR CONSIDERATION AT THIRD READING

No. 5708 (and grant final reading at time of final reading of Bylaw No. 5707).

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Martens,
That item K.i on page 2 of the report be amended to read as follows:

$18,850,620 as a cash contribution instead of providing actual amenity, with 100% contributed and deposited into the Community Amenity Contribution Fund.
CARRIED

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

Councillor Richter opposed

I. BYLAWS FOR FINAL ADOPTION

1. **General Local Government Election Bylaw Amendment**
   Bylaw No. 5846
   Report 23-26
   File ADM 3900-25

   Moved by Councillor Martens,
   Seconded by Councillor Baillie,
   That Council give final reading to “General Local Government Election 2010 Bylaw No. 4844 Amendment Bylaw No. 5846”.
   CARRIED

2. **Credit Card Payment Service Fee**
   Bylaw No. 5853
   Report 23-32
   File FIN 1615-20

   Moved by Councillor Martens,
   Seconded by Councillor vanPopta,
   That Council give final reading to “Credit Card Payment Service Fee Bylaw No. 5853”.
   CARRIED

3. **Langley Fees and Charges Bylaw Amendment**
   Bylaw No. 5852
   Report 23-31
   File FIN 1810-20

I. BYLAWS FOR FINAL ADOPTION

Moved by Councillor vanPopta,
Seconded by Councillor Baillie,
That Council give final reading to "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 5852".
CARRIED

4. Rezoning Application No. 100685
(Lanstone Properties (Murrayville) Ltd. /
21541 and 21565 – 44 Avenue and 4477 – 216 Street)
Bylaw No. 5808
Report 22-78
File CD 07-36-0152

Moved by Councillor Ferguson,
Seconded by Councillor vanPopta,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lanstone Properties (Murrayville) Ltd.) Bylaw No. 5808".
CARRIED

J. CORRESPONDENCE

1. BC Farm Museum Association
Permissive Tax Exemption Request
File 1970-01

Moved by Councillor Martens,
Seconded by Councillor Kunst,
That Council receive the letter from Alexander Hope, President, BC Farm Museum Association, requesting Council consider providing a permissive tax exemption for property located at 9119 King Street for 2023. The property was purchased after the tax exemption application deadline and based on last year's assessment the exemption would be approximately $5,100.
CARRIED

MOTION
Moved by Councillor Ferguson,
Seconded by Councillor Martens,
That the amount of $5,100 be forwarded to the BC Farm Museum Association, funded from Council Contingency in 2023.
CARRIED

2. PMD Awareness Month
File 0630-01

Moved by Councillor Baillie,
Seconded by Councillor Kunst,

J. CORRESPONDENCE

That Council receive the request from Gina Friel, International Association for Premenstrual Disorders (IAPMD), to light up the Willoughby Greenway Bridge in teal or blue on April 15, 2023 to recognize PMD Awareness Month.
CARRIED

K. MINUTES OF COMMITTEES

1. Agricultural Advisory and Economic Enhancement Committee – February 22, 2023
File 0540-20

Moved by Councillor Pratt,
Seconded by Councillor Kunst,
That Council receive the Minutes of the Council Advisory Committee meeting as listed above.
CARRIED

2. Agricultural Advisory and Economic Enhancement Committee Recommended Motion
File 0540-20

Moved by Councillor Martens,
Seconded by Councillor vanPopta,
That Council approve the Agricultural Advisory and Economic Enhancement Committee 2023 Work Plan, presented as Attachment A.
CARRIED

L. MAYOR AND COUNCIL REPORT

Councillor Kunst reported that she and Councillor Baillie attend a Housing Forum hosted by the Langley Immigration Society.

Councillor Baillie reported that he attended the Cultural Diversity Awards.

Councillor Martens reported that she participated in the Coldest Night of the Year and attended the International Woman's Day event hosted by Ishtar.

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Ferguson encouraged everyone to wash clothes in cold water.

Councillor Martens reported that she attended a Regional Parks Committee meeting and a George Massey Crossing Task Force meeting.

MEETING RECESSED
The meeting recessed at 3:11pm.

MEETING RECONVENED
The meeting reconvened at 3:25pm.

N. ITEMS FROM PRIOR MEETINGS

1. Tree Protection Bylaw Update 2023
Bylaw No. 5838
Bylaw No. 5841
Bylaw No. 5842
Report 23-17
File ENG 6300-01

Moved by Councillor Kunst,
Seconded by Councillor vanPopta,
That Council give final reading to "Tree Protection Bylaw 2019 No. 5478 Amendment Bylaw No. 5838";

"Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 5841"; and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5842".

AMENDMENT
Moved by Councillor vanPopta,
Seconded by Councillor Baillie,
That "Tree Protection Bylaw 2019 No. 5478 Amendment Bylaw No. 5838" be amended as follows:

1. Revise section 5.4 a) to clarify protected tree removal requirements for third party public utilities and their infrastructure;

2. Revise section 6.1 b) to specify that a permit exemption for farm operations only applies to properties located within the Agricultural Land Reserve (ALR). Properties outside of the ALR with farm operations are subject to a permit under section 5.4 b) of the proposed bylaw; and

3. Add section 10.1 c) to give authority to charge permit fees to remove protected trees.

Amendments to Bylaw 5478 will be in effect for all in-stream, unissued permits and all new applications received on or after March 14, 2023, and

That "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 5841" be amended as follows:

1. Amend the Cash-In-Lieu Fee for removed trees as follows:
    a) For Building Envelope, Driveway, or Septic Field Conflicts
        - Trees 20 to 30cm dbh $1,200 per tree

N. ITEMS FROM PRIOR MEETINGS

- Trees greater than 30cm dbh $600 per tree
- All to a maximum of $50,000 per application

b) For Trees that are inappropriate for their species, size or location $100 per tree
c) For protected trees removed without a permit $2,000 per tree

2. Amend the Permit Fee to remove protected trees as follows:
a) For Building Envelope or Septic Field Conflicts
- Trees 20 to 30cm dbh $500 per tree
- Trees greater than 30cm dbh $1000 per tree

b) For protected trees removed without a permit $2,000 per tree

Amendments to Bylaw 4616 will come into effect for applications received on or after March 14, 2023.
CARRIED

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

2. Motion to Reconsider

Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That Council reconsider the following motion:

Integrated Stormwater Management Plan
West Creek Watershed
Report 19-35
File ENG 5225-03-010
CARRIED

MOTION
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That Council direct staff to proceed with an Integrated Stormwater Management Plan for West Creek with a focus on the Gloucester industrial lands, utilizing funding currently available in the Stormwater Capital Reserve account up to a maximum of $250,000 with cost recovery from development within the area; and further

That this Integrated Stormwater Management Plan be commenced in 2019, with completion by 2020.

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Richter,
That Council hereby refers Report 19-35 back to staff to review the anticipated costs, timeline and potential rationale for completing an ISMP for

N. ITEMS FROM PRIOR MEETINGS

West Creek, including, but not necessarily limited to, a revised scope that could include additional requirements within the traditional Gloucester Industrial Estates for its Streamside Protection and Enhancement Area(s) (SPEAs), for Council to consider.
CARRIED

3. Motion to Reconsider

Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That the following motion be reconsidered:

Sanitary Sewer Local Area Service
24 to 28 Avenues and 204 to 208 Streets
Bylaw No. 5768
Report 22-12
File ENG 5320-20-SWR21-02
CARRIED

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council give final reading to “Local Area Service Bylaw No. 5768”.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That consideration of final reading of “Local Area Service Bylaw No. 5768” be deferred until the conclusion of the Glenwood Neighbourhood Plan.
CARRIED

Councillors Kunst, Pratt and Richter opposed

O. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following information has been brought forward from the February 13, 2023 Closed meeting for public information:

1. Seniors Advisory Committee

File 0540-20

MOTION
That Scott Thompson be appointed to the Seniors Advisory Committee for a one year term.
CARRIED

Section 90(1) (a) Personnel

P. OTHER BUSINESS

1. Council Calendar

Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That the Council calendar be amended to re-schedule the Monday, May 15, 2023 1:30pm Regular/Closed meetings of Council to Monday, May 8, 2023 at 1:30pm and delete the Public Hearing scheduled for May 15, 2023.
CARRIED

2. Servicing and Building Permit Processing Timelines

Moved by Mayor Woodward,
Seconded by Councillor Martens,

Whereas:

1. Building Permits for residential Part 9 construction for new homes, renovations or additions have seen significant processing delays and issuance timelines for many property owners, causing increased construction costs, delays and overall hardship and frustration;

2. More timely completion of servicing agreements and the issuance of Building Permits for Part 3 residential developments will improve timelines for the provision of new housing supply and needed road and other infrastructure within developing areas; and

3. Allowing property owners to improve their property within all current regulations and bylaws, if subject to the Building Permit process, in a timely, reasonable fashion is simply the right thing to do for residents and taxpayers;

Therefore be it resolved that Council hereby directs staff to report to Council on additional resources that may be required and potential process improvements and/or bylaw amendments that may be appropriate for Council to consider that will achieve, subject to consultant availability, expertise and responsiveness:

a. issuance of complete residential Part 9 building permit applications for driveways, tree removal/replacement, new homes, renovations, secondary suites or other residential property improvements within two weeks;

b. completion of acceptable servicing agreements for approved residential subdivisions for execution within sixty days, if so requested and preferred by development proponents; and

P. OTHER BUSINESS

c. issuance of all other complete building permit applications types within 60 to 90 days.

CARRIED

3. Parks Works Policy Redundant Work Plan Item

Moved by Mayor Woodward,
Seconded by Councillor Martens,
Whereas:

1. On April 4, 2022, Council directed staff to develop a Parks Works Policy to confirm that no significant development work will be commenced in Township of Langley parks until a public open house on the proposed works is conducted and public feedback is received by Council;

2. Staff utilize Council adopted Public Input to Recreation, Culture and Parks Facilities Council Policy No 06-001 which provides for public input, including community organizations, into the design and development of Recreation, Culture and Parks facilities; and

3. Council adopted Parks and Playing Fields Development Policy No. 06-023 provides for a defined process, including consultation with School District 35 and input by user groups and the general public, for parks and playing fields development;

Therefore be it resolved that Council hereby directs staff to:

1. apply existing Public Input to Recreation, Culture and Parks Facilities Council Policy No 06-001 to the construction of parking lots in parks and dedicated green space areas; and

2. to not proceed with the development of an additional Parks Works Policy at this time.

CARRIED

4. Step Code 4 for Part 9 Residential Buildings

Moved by Councillor vanPopta,
Seconded by Councillor Baillie,
Whereas:

1. The Province of BC introduced the Energy Step Code as part of the BC Building Code as an opt-in provision available to Local Governments to regulate energy efficiency in 2017 as a voluntary compliance option;

2. The Energy Step Code has 5 steps for Part 9 residential buildings, such as single family detached, duplex, rowhouse, and townhouse, and 4 steps for Part 3 residential buildings, such as apartments and mixed-use commercial buildings;

P. OTHER BUSINESS

3. The Township of Langley adopted the use of the Energy Step Code for Part 9 residential buildings in January of 2019, beginning at Step 1 in 2019, progressing to Step 2 in 2020, and to Step 3 in 2022; and

4. The proposed adoption timeline to move to Step 4 for Part 9 residential buildings at or after 2024, as outlined within Report to Council 18-71 dated June 11, 2018, ensures that the Township of Langley's "BC Energy Step Code requirement would gradually increase over time to stay ahead of BC Building Code changes and prepare for net-zero energy ready buildings by 2032";

Therefore be it resolved that Council hereby directs staff to report to Council with draft bylaw amendments to the Langley Building Bylaw 2008 No. 4642 to confirm the adoption of Step 4 of the BC Energy Step Code for Part 9 residential buildings to start January 1, 2024.
CARRIED

The agenda order was varied.

8. "Tattoo Parlour" Bylaw Review

Moved by Councillor Martens
Seconded by Councillor Baillie,
Whereas:

1. Tattoo services in the Township of Langley are prohibited under Zoning Bylaw 2500 through an exclusion from "COMMERCIAL USE" and "PERSONAL SERVICE USE";

2. Zoning Bylaw 2500 refers to both "tattoo shops" which does not have a definition and "tattoo parlours" which does have a definition; and

3. The definition for a "tattoo parlour" within Zoning Bylaw 2500 includes common esthetic services like microblading: "any place where a tattoo (being an indelible mark or figure fixed upon the body by insertion of pigment under the skin or by production of scars) is rendered";

Therefore be it resolved that Council hereby directs staff to report to Council with:

A. A review of tattoo parlour regulations, including but not necessarily limited to, relevant policies from neighbouring jurisdictions, consideration for any other affected businesses such as the common esthetic service of microblading, and potential commercial zones where tattoo services could be introduced such as the zones that allow spas and salons; and

B. Draft bylaw amendments to potentially permit tattoo services in the Township of Langley, for Council to consider, including, but not necessarily limited to:

P. OTHER BUSINESS

a. The removal of the exemption for “tattoo parlours” under “PERSONAL SERVICE USE” and the removal of the exemption for “tattoo shops” under “COMMERCIAL USE”;

b. Zoning inclusions for tattoo services; and

c. The replacement of the word “parlours” with terminology used in the modern industry to refer to a location where tattoo services occur.

CARRIED

Councillor Richter opposed

9. Review of Community Proclamations Council Policy

Moved by Councillor Baillie,
Seconded by Councillor Martens,
Whereas:

1. The Township of Langley’s long-standing policy since 2000 has been to limit its involvement in proclamations as outlined within Proclamations Council Policy No 01-021;

2. Proclamation requests are listed as correspondence within Council agendas with the explanation that “In an effort to make the community aware, the following proclamations have been requested,” and no other action is taken; and

3. The Township of Langley does not have a method for reviewing and investigating proclamation requests from the community or other organizations;

Therefore be it resolved that Council hereby directs staff to report to Council on a potential revised proclamations process, including, but not necessarily limited to:

A. A review of the proclamations processes in other neighbouring and regional municipalities that accommodate proclamation requests on behalf of legitimate organizations of long-standing community involvement and positive impact with relevant policy revisions and options that may be appropriate for Council to consider; and

B. The feasibility and cost of introducing an additional flagpole at the Township of Langley Civic Facility to be used as part of a revised proclamation consideration process, if so adopted by Council.

P. OTHER BUSINESS

REFERRAL
Moved by Councillor Ferguson,
Seconded by Councillor Richter,
That review of review of Community Proclamations Council Policy be referred to the Council Process Committee.
DEFEATED

Mayor Woodward and Councillors Baillie, Martens, Pratt, Rindt, and vanPopta opposed

MAIN MOTION
The question was called on the Main Motion, and it was
CARRIED

Councillors Kunst, Ferguson, and Richter opposed

MAYOR DECLARES CONFLICT OF INTEREST
Mayor Woodward declared a Conflict of Interest under Section 100 of the Community Charter based on the perception of a potential conflict and left the meeting at 4:19.

Acting Mayor Kunst assumed the position of Chair.

5. Improvements to Fort Langley Community Park

Moved by Councillor vanPopta,
Seconded by Councillor Ferguson,
Whereas:

1. On April 14, 2021, Council asked staff to report to Council on potential aquatic facilities and other options to accommodate youth in Fort Langley before confirming the removal of the outdoor pool in Fort Langley to replace its location with a spray park;

2. On June 24, 2021, staff identified an Adventure (Parkour) Park potentially consisting of climbing walls, balance beams, stairs, ledges, rails and other play items as a top-three community priority in Report to Council 21-72;

3. On February 28, 2022, Council directed staff to present a revised park concept plan for Fort Langley Community Park, subject to further input, regardless of the decision to remove the Fort Langley Outdoor Pool and replace its location with an alternative amenity; and

4. Within Report to Council 21-72 Staff confirmed that aquatic facilities would require the removal of existing park amenities, loss of a playing field and/or significant trees with extensive utility upgrades based on Council's previous design to not replace the Fort Langley Outdoor Pool;

P. OTHER BUSINESS

Therefore be it resolved that Council hereby directs staff to report to Council with a design concept for park and amenity improvements to Fort Langley Community Park, potentially including, but not necessarily limited to, an adventure/parkour park and other needed upgrades to the Langley Fine Arts School playing field, such as new fencing or other options that may be appropriate for Council to consider, excluding replacement of outdoor aquatic facilities.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Pratt,
That Improvements to Fort Langley Community Park be referred to staff to provide suggestions to Council on public consultations opportunities.
DEFEATED

Councillors Baillie, Ferguson, Kunst, Martens, Pratt, Rindt, and vanPopta opposed

MAIN MOTION
The question was called on the Main Motion, and it was
CARRIED

6. Fort Langley Waterfront Project

Moved by Councillor vanPopta,
Seconded by Councillor Baillie,
Whereas:

1. As outlined within Report to Council 07-131, July 23, 2007, the Township of Langley completed a waterfront visioning and planning process with a clear desire to see the waterfront be renewed and updated with pedestrian connections and other improvements;

2. The historic Haldi House located at 9272 Glover Road is in need of restoration along with a potential relocation within the Fort Langley Waterfront Project and should remain in the vicinity of historical context; and

3. There have been multiple attempts over many years to renew this waterfront area with multiple processes of public input completed contemplating an overall public benefit and utility;

Therefore be it resolved that Council hereby pre-approves $250,000 within the 2023 Budget from the Capital Projects Reserve to enable the initiation, design and required pre-project work(s) to complete a Fort Langley Waterfront Project concept, including, but not necessarily limited to, site survey(s), geotechnical analysis, tree assessments, off-site and on-site civil infrastructure and other items that may be required to review; and further

P. OTHER BUSINESS

Be it resolved that staff shall report to Council with a design concept to be funded within the 2024 budget process, with recommendations as may be appropriate for Council to consider, to solicit public input via a public open house(s) or other feedback processes, with potential commencement within 2024.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That Fort Langley Waterfront Project be referred to staff to provide suggestions to Council on public consultations opportunities, prior to moving forward with spending $250,000 on a plan.
DEFEATED

Councillors Baillie, Ferguson, Kunst, Martens, Pratt, Rindt, and vanPopta opposed

MAIN MOTION
The question was called on the Main Motion, and it was
CARRIED

Councillor Richter opposed

7. New Fort Langley Heritage Streetscape Plan

Moved by Councillor vanPopta,
Seconded by Councillor Pratt,
Whereas:

1. The May 31, 2021, Delegation to Council by Mr. Barry Dashner requested a review and update the 2001 Fort Langley Heritage Streetscape Plan;

2. The November 1, 2021, Report to Council 21-126, at the direction of the previous Council, outlined a potential process to update both the Fort Langley Community Plan and Streetscape Improvement Program, not requested by Mr. Dashner;

3. The Fort Langley Heritage Streetscape Plan is over 20 years old and covers a portion of Fort Langley that is a “designated heritage conservation area and builds on a previously identified need to treat this area in a holistic manner” [Report to Council 02-91]; and

4. The Fort Langley Heritage Streetscape Plan is partially complete with obsolete guidelines that seem to have been abandoned;

P. OTHER BUSINESS

Therefore be it resolved that Council hereby directs staff to report to Council regarding an update to the Fort Langley Heritage Streetscape Plan, including, but not necessarily limited to, a terms of reference, budgetary requirements, and timelines required for public input, for Council to consider.
CARRIED

Q. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That Council now resolve into a Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration;
Item E.1 - Section 90(1) (k) Negotiations;
Item E.2 - Section 90(1) (k) Negotiations;
Item E.3 - Section 90(1) (k) Negotiations;
Item E.4 - Section 90(1) (e) Property; (k) Negotiations;
Item E.5 - Section 90(1) (e) Property;
Item F.1 - Section 90(1) (f) Law Enforcement;
Item F.2 - Section 90(1) (a) Personnel;
Item D.1 - Section 90(1) (k) Negotiations; and
Item D.2 - Section 90(1) (e) Property; (k) Negotiations

CARRIED

R. TERMINATE

Moved by Councillor Martens,
Seconded by Councillor Rindt,
That the meeting terminate at 4:57pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING AND DEVELOPMENT PERMITS

Monday, March 13, 2023 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

PRESENT: Mayor E. Woodward

Councillors T. Baillie, S. Ferguson, M. Kunst, B. Martens, M. Pratt, K. Richter, R. Rindt, and M. vanPopta

S. Richardson

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – March 13, 2023

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held March 13, 2023.
CARRIED

B. DEVELOPMENT PERMITS

C. PUBLIC HEARING

1. Streamside Protection and Enhancement Clarification Amendments
Bylaw No. 5854
Report 23-34
File CD BA000040

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Streamside Protection and Enhancement Clarification) Bylaw No. 5854"

C. PUBLIC HEARING

Explanation – Bylaw No. 5854

S. Richardson explained that Bylaw No. 5854 brings forward clarifying amendments to the Township's Official Community Plan Schedule 3 Development Permit Areas: Streamside Protection and Enhancement.

Submissions from the public:

1. M. St. Pierre, a Langley resident, was in attendance and commented that the wording changes in the bylaw seems to reduce the protection of streamside's and the environment. She also expressed concerns regarding the definition of "Qualified Professional". She asked Council to refer the bylaw back to staff to strengthen the language regarding streamside protection.
2. C. Wiens, a Langley resident, was in attendance and expressed concerns regarding the professional reliance model, the specific amendments being proposed, including the definition of "Qualified Professional", and the way these amendments have been brought forward without enough public engagement. She asked Council to refer the Bylaw back to staff.
3. L. Perrin, an Abbotsford resident, was in attendance and commented on the Department of Fisheries permit document and potential breach of trust by the Township. She asked Council to not pass this bylaw in its current form.
4. L. Lightfoot, a Langley resident, was in attendance and stated that these amendments remove much of the regulatory oversight. She expressed concerns regarding the powers of the "Qualified Professional", changing the definition of the term "stream", and protection of streams and watercourses, sensitive ecosystems, and wildlife habitat. She asked Council to reject the proposed amendments.
5. N. Shah, Nicomekl Enhancement Society, was in attendance and expressed concerns regarding the terms "ditch" and "brook" being removed from the definition of a "stream". Ditches are important for spawning salmon. What is a "Qualified Professional"? She further stated that regulatory tools are essential for protecting the environment and wildlife.
6. B. Gardner, a Langley resident, was in attendance and stated that the bylaw amendments should strengthen existing protection of streams, not weaken it. She further expressed concerns regarding problematic redefinitions, designation of authority to developer-hired consultants, and failure to consider or recognize the impacts of climate change on our streams and watercourses. She asked Council to reject the bylaw amendments.
7. J. Lawflor, a Langley resident, was in attendance and commented on concerns regarding the definition of "qualified professional". He further commented on the destruction of green spaces and concerns regarding local flooding and residents' ability to get to work.

C. PUBLIC HEARING

8. L. Perrin spoke for a second time and stated that the Fisheries Act defines “fish habitat” and that this Act overrides local bylaws.
9. N. Lees, Nicomekl Enhancement Society, was in attendance and expressed concerns regarding the Township’s authority to change the definitions in this bylaw.

The following written submissions were received from the public:

1. L. Perrin, a Langley resident, expressing concerns that the report should include all appropriate and applicable documents and permits.
2. D. Kask, a Langley resident, stating opposition to amending this bylaw to allow developers to use their qualified environmental professional to decide if a stream is a Class C stream that is unregulated.
3. M. St. Pierre, a Langley resident, expressing concerns regarding sections 5.5, 4.22f, 5.1c, and 5.7.
4. D. Sherwin, expressing concerns regarding the Township using its own qualified professional, monetizing of the environment, indigenous concerns, ditches and brooks, and increased truck parking.
5. B. Gardner, a Langley resident, expressing concerns about problematic redefinitions, designation of authority to developer-hired consultants, and failure to consider or recognize the impacts of climate change on our streams and watercourses.
6. R. Shead, a BC resident, expressing concerns about the definition of “regulated” and “non-regulated”, SPEA protection requirements, development proceeding without government approvals, and the definition of “qualified professional”.
7. T. Bettles, a Langley resident, expressing concerns regarding streamside setbacks and approval from the Township, removal of the reference to the streamside areas, lack of referral to the Ministry of Fisheries, use of a “qualified professional”, and setback for ditches.
8. T. Sampson, expressing concerns regarding redefining the word “stream’, over reliance on “qualified professionals” who are developer-hired consultants, and the timing of these amendments.
9. C. Wiens, a Langley resident, expressing concerns with the professional reliance model, the specific amendments being proposed, and the way these amendments have been brought forward.
10. C. Grey, a Langley resident, expressing concerns regarding the definition of “qualified professionals”, classification of a watercourse, streamside and fish habitat protection, setbacks, public input, natural assets, and climate impacts.
11. T. and L. Lightfoot, Langley residents, expressing concerns regarding the powers of the “Qualified Professional”, and protection of streams and watercourses, sensitive ecosystems, and wildlife habitat.

C. PUBLIC HEARING

12. L. Pandolfo, a Langley resident, stating that all amendments to the bylaw should prioritize the long-term sustainability of the environment, and that nothing should come above the health of our natural environment.
13. Barbara Sutherland, Senior Authorization Specialist – Water, Ministry of Forests, expressing concern about the interpretation of a stream, particularly class “C” watercourses, that may not align with the definition under the Water Sustainability Act.
14. G. Stelting, a Langley resident, expressing concerns regarding the qualified professional powers, development within the Streamside Protection Area, weakened “Stream” definition, penalties, and conditions for non-regulated Class C.

D. TERMINATE

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That the meeting terminate at 7:44pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 3, 2023 – REGULAR MEETING	**REPORT:**	23-48
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE:**	5040-03
SUBJECT:	STRENGTHENING COMMUNITIES' SERVICES		

RECOMMENDATION:

That Council approve disbursement of $292,000 of grant funding, received under the UBCM Strengthening Communities' Services Program, to the organizations identified in Attachment A.

EXECUTIVE SUMMARY:

At its Regular Meeting on April 12, 2021, Council authorized submission of an application to the UBCM Strengthening Communities' Services Program for $2.5M in grant funding to facilitate temporary actions to support unhoused populations and address associated community impacts. In July 2021, the Township received confirmation that its application for funding had been successful, with approved project components including enhanced community services, enhanced bylaw enforcement, community engagement, and staff training.

At its Regular Meeting on December 13, 2021, Council approved the disbursement of grant funding to Langley Meals on Wheels Society ($190,000), Lookout Housing and Health Society ($624,000), Lower Fraser Valley Aboriginal Society ($624,000), and Stepping Stone Community Services Society ($604,020) to deliver the community services associated with the project. In a memorandum to Mayor and Council dated July 21, 2022 (Attachment B), it was noted that Stepping Stone Community Services Society had withdrawn from the service delivery component of the project, resulting in $604,020 of grant funds available for reallocation to other project components. The July 21, 2022 memorandum further indicated that $202,500 of those funds would be reallocated for bylaw enforcement, and that staff would report back to Council with further updates and recommendations as required for the remaining $401,520 in project funds.

Based on an updated project budget approved by UBCM, it is recommended that $292,000 in additional grant funds be disbursed to Langley Meals on Wheels Society ($40,000), Lookout Housing and Health Society ($106,000), and Lower Fraser Valley Aboriginal Society ($146,000), as outlined in Attachment A. These funds, which would be in addition to the funding disbursed in December 2021, would allow these organizations to continue delivering the community services up to the new project deadline of July 31, 2023.

There are no financial implications for the Township as 100% of the project costs are covered by the UBCM Strengthening Communities' Services Program. The project will conclude after the funding period as to not create any long-term financial implications for the Township of Langley.

PURPOSE:

The purpose of this report is to obtain Council's approval for payment of additional grant funding under the UBCM Strengthening Communities' Services Program.

BACKGROUND/HISTORY:

At its Regular Meeting on April 12, 2021, Council authorized the submission of an application to the UBCM Strengthening Communities' Services Program (the Program) for $2.5M in grant funding to facilitate temporary actions to support unhoused populations and address associated community impacts. The Program is intended to support local governments that wish to undertake temporary actions, recognizing that these actions would complement other provincial and community-based efforts. The Program is meant to address the challenges exacerbated by COVID-19, bridging the period between the outbreak and the post-COVID recovery period. Major capital improvements and investments were ineligible costs under the Program, and only local governments and Treaty First Nations were eligible to apply.

The Township received notification in July 2021 that its application had been successful, with approved project components including enhanced outreach and support services, enhanced bylaw enforcement, community engagement, and staff training. Reports to Council 21-34 and 21-143 (Attachment C) include additional information about the overall project.

Of the $2.5M grant, $2,042,020 was allocated for community services to be delivered by the non-profit sector. After an open call for expressions of interest in May 2021, at its Regular Meeting on December 13, 2021, Council approved the disbursement of grant funding to four non-profit agencies to deliver community services associated with the project (see table below).

Organization	**Amount**	**Notes**
Langley Meals on Wheels Society	$190,000	The funds will be used for a meal preparation and delivery program for individuals experiencing homelessness including individuals being sheltered in temporary shelter/housing. The funds will facilitate approximately 70 meals per day over the one-year project period.
Lower Fraser Valley Aboriginal Society	$624,000	The funds will be used to enhance outreach support services (e.g., life skills supports, housing navigation, connection to other social and health services), secure shelter/housing, and lease a vehicle for outreach services. The funds will support two full-time outreach staff and shelter/housing for approximately 20 individuals over the one-year project period. The Lower Fraser Valley Aboriginal Society is focused on serving local Indigenous people.
Lookout Housing and Health Society	$624,000	The funds will be used to enhance outreach support services (e.g., life skills supports, housing navigation, connection to other social and health services), secure shelter/housing, and lease a vehicle for outreach services. The funds will support two full-time outreach staff and shelter/housing for approximately 20 individuals over the one-year project period.
Stepping Stone Community Services Society	$604,020	The funds will be used to enhance outreach support services (e.g., life skills supports, housing navigation, connection to other social and health services) and secure shelter/housing. The funds will support two full-time outreach staff and shelter/housing for approximately 20 individuals over the one-year project period.
Total	**$2,042,020**	

Following Council's approval of the disbursement of the grant funds, one-year contribution agreements were finalized with Langley Meals on Wheels Society (June 1, 2022 – May 31,

2023), Lookout Housing and Health Society (June 1, 2022 – May 31, 2023), and Lower Fraser Valley Aboriginal Society (May 1, 2022 – April 30, 2023). The contribution agreements outline the project deliverables, budget, and reporting requirements.

As described in a memorandum to Mayor and Council dated July 21, 2022 (Attachment B), due to organizational changes at that time, Stepping Stone Community Services Society had withdrawn from the service delivery component of the project, resulting in $604,020 of grant funds available for reallocation to other project components. The July 21, 2022 memorandum indicated that, unless otherwise directed by Council, $202,500 of those funds would be reallocated for bylaw enforcement, and that staff would report back to Council with further updates and recommendations, as required, for the remaining $401,520 in project funds.

DISCUSSION/ANALYSIS:

Since the July 21, 2022 memorandum to Mayor and Council, and consistent with the next steps identified therein, staff have worked with UBCM on the reallocation of the remaining $401,520 to other project components and have secured a project extension to July 31, 2023 (the final deadline under the grant program). Of the remaining $401,520, it is recommended that $292,000 in grant funds be disbursed to Langley Meals on Wheels Society ($40,000), Lookout Housing and Health Society ($106,000), and Lower Fraser Valley Aboriginal Society ($146,000), as outlined below and in Attachment A. These funds, which would be in addition to the funding approved for disbursement in December 2021, would allow these organizations to continue delivering the community services up to the July 31, 2023 project deadline. The other $109,520 in remaining project funds have been reallocated to other project components (e.g., community engagement and administration).

Organization	**Amount**	**Notes**
Langley Meals on Wheels Society	$40,000	The funds will be used to extend the meal preparation and delivery program for individuals experiencing homelessness (including individuals being sheltered in temporary shelter/housing) for two additional months (June – July 2023). The funds will facilitate approximately 70 meals per day over the two-month period.
Lookout Housing and Health Society	$106,000	The funds will be used for outreach support services staff (e.g., life skills supports, housing navigation, connection to other social and health services), shelter/housing costs, and outreach vehicle mileage costs for two additional months (June – July 2023). The funds will be used to support at least 20 individuals or families per month.
Lower Fraser Valley Aboriginal Society	$146,000	The funds will be used for outreach support services staff (e.g., life skills supports, housing navigation, connection to other social and health services), shelter/housing costs, and outreach vehicle lease costs for three additional months (May – July 2023). The funds will be used to support at least 20 individuals or families per month.
Total	**$292,000**	

At the end of 2022, Lookout Housing and Health Society and Lower Fraser Valley Aboriginal Society were supporting nearly 100 vulnerable individuals or families with temporary accommodation and housing costs through this project, primarily by providing additional rent subsidies in market housing. It is noted that this caseload of approximately 100 individuals or families between the two agencies exceeds the target caseload of 40 individuals or families that

was established as part of this project. In addition, between June and December 2022, Langley Meals on Wheels Society had prepared and distributed over 14,000 free meals for individuals experiencing homelessness and being sheltered in temporary accommodation or housing. The additional funding recommended in this report would facilitate the extension of these services.

Langley Meals on Wheels Society, Lookout Housing and Health Society, and Lower Fraser Valley Aboriginal Society have confirmed that the recommended additional funding allocation is sufficient to extend the services until July 31, 2023. If the additional funding is approved by Council, an amendment to the contribution agreements reflecting the updated budgets and timelines will be required as a condition of the funding.

Financial Implications:

There are no financial implications for the Township as 100% of the project costs are covered by the UBCM Strengthening Communities' Services Program. The project will conclude after the funding period as to not create any long-term financial implications for the Township of Langley.

Respectfully submitted,

Patrick Ward
MANAGER, STRATEGIC AND SOCIAL PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff

ATTACHMENT A Recommended Grant Funding

ATTACHMENT B Memorandum to Mayor and Council dated July 21, 2022

ATTACHMENT C Council Report 21-143

ATTACHMENT A

Recommended Grant Funding

Organization	Amount	Notes
Langley Meals on Wheels Society	$40,000	The funds will be used to extend the meal preparation and delivery program for individuals experiencing homelessness (including individuals being sheltered in temporary shelter/housing) for two additional months (June – July 2023). The funds will facilitate approximately 70 meals per day over the additional two-month period.
Lookout Housing and Health Society	$106,000	The funds will be used for outreach support services staff (e.g., life skills supports, housing navigation, connection to other social and health services), shelter/housing costs, and outreach vehicle mileage costs for two additional months (June – July 2023). The funds will be used to support at least 20 individuals or families per month.
Lower Fraser Valley Aboriginal Society	$146,000	The funds will be used for outreach support services staff (e.g., life skills supports, housing navigation, connection to other social and health services), shelter/housing costs, and outreach vehicle lease costs for three additional months (May – July 2023). The funds will be used to support at least 20 individuals or families per month.

Township of Langley
Est. 1873

ATTACHMENT B

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JULY 21, 2022
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE NO:**	5040-03
SUBJECT:	STRENGTHENING COMMUNITIES' SERVICES PROJECT UPDATE		

The purpose of this memorandum is to update Mayor and Council on the Strengthening Communities' Services project.

In terms of background, at its Regular Meeting on April 12, 2021, Council authorized the submission of an application to the UBCM Strengthening Communities' Services Program for $2.5M in grant funding to facilitate temporary actions to support unsheltered homeless populations and address associated community impacts. In July 2021, the Township received confirmation that its application for grant funding had been successful.

Of the $2.5M grant, $457,980 was allocated for enhanced bylaw enforcement, community engagement, inter-agency coordination, staff training, and project administration. $2,042,020 was allocated for community services to be delivered by the non-profit sector. At its Regular Meeting on December 13, 2021, Council approved the disbursement of the $2,042,020 to four non-profit agencies: Langley Meals on Wheels Society ($190,000), Lower Fraser Valley Aboriginal Society ($624,000), Lookout Housing and Health Society ($624,000), and Stepping Stone Community Services Society ($604,020).

With the above as background, Stepping Stone Community Services Society has recently advised the Township that due to recent organizational changes it is no longer able to accept the $604,020 in grant funds to deliver the services under this project. As any unspent project funds would need to be returned to UBCM, and in order to ensure compliance with grant conditions, staff will allocate $202,500 of the $604,020 (~33%) to the enhanced bylaw enforcement component of the project which would allow for an extension of two temporary bylaw enforcement officers from September 2022 to June 2023, unless otherwise directed by Council.

In addition, staff will continue to monitor emerging community needs and work with the three other non-profit agencies currently delivering the community services and will report back to Council with further updates and recommendations, as required, for the remaining $401,520 (~67%) in project grant funds.

Township of Langley
Est. 1873

ATTACHMENT C

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 13, 2021 – REGULAR MEETING	**REPORT:**	21-143
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	5040-03
SUBJECT:	STRENGTHENING COMMUNITIES' SERVICES		

RECOMMENDATION:

That Council approve disbursement of $2,042,020 of grant funding, received under the UBCM Strengthening Communities' Services Program, to the organizations identified in Attachment A.

EXECUTIVE SUMMARY:

At its Regular Meeting on April 12, 2021, Council authorized submission of an application to the UBCM Strengthening Communities' Services Program for $2,500,000 in grant funding to facilitate temporary actions to support unsheltered homeless populations and address associated community impacts.

In July 2021, the Township received confirmation that its application for grant funding under the Strengthening Communities' Services Program had been successful. Accordingly, a budgetary amount of $2,042,020 was allocated for community services to be delivered by the non-profit sector. Specifically, $1,852,020 is allocated for enhanced outreach and support services and $190,000 is allocated for a meal delivery program.

Consistent with Council direction, the Township issued an Expression of Interest to identify and consider non-profit organizations that may be interested in providing such services. As an outcome of this process, it is recommended that the funds be distributed to the following successful non-profit service providers including: the Langley Meals on Wheels Society, Lookout Housing and Health Society, Lower Fraser Valley Aboriginal Society, and Stepping Stone Community Services Society, as outlined in Attachment A.

Following disbursement, a remaining amount of $457,980 is allocated for enhanced bylaw enforcement, community engagement, inter-agency coordination, staff training, and project administration.

There are no financial implications for the Township as 100% of the costs are covered by the UBCM Strengthening Communities' Services Program. Project activities have been designed to conclude after the funding period as to not create any long-term financial implications for the Township of Langley.

PURPOSE:

The purpose of this report is to obtain Council's approval for payment of grant funding under the UBCM Strengthening Communities' Services Program.

BACKGROUND/HISTORY:

At its Regular Meeting on April 12, 2021, Council authorized the submission of an application to the UBCM Strengthening Communities' Services Program (the Program) for $2,500,000 in grant funding to facilitate temporary actions to support unsheltered homeless populations and address associated community impacts. The Program is intended to support local governments that wish to undertake temporary action over a one-year period, recognizing that this action will complement other provincial and community-based efforts. The Program is meant to address the challenges exacerbated by COVID-19, bridging the period between the outbreak and the post-COVID recovery period. Only local governments and Treaty First Nations were eligible to apply to the Program. The Township received notification in July 2021 that its application had been approved.

Consistent with the proposed activities outlined in the Report to Council 21-34 (Attachment B), the Strengthening Communities' Services project is a multi-faceted approach to addressing unsheltered homelessness including enhanced outreach and support services, enhanced bylaw enforcement, community engagement, and staff training (see table below).

Project Activity	**Budget**
Enhanced outreach and support services for people experiencing homelessness (services to be delivered by the non-profit sector; may include life skills supports, temporary shelter, housing navigation, connection to other social & health services)	$1,852,020
Meal delivery program for people in temporary shelter spaces (service to be delivered by the non-profit sector)	$190,000
Recovery of incremental bylaw enforcement costs incurred between September 17, 2020 and April 16, 2021	$10,000
Two temporary bylaw enforcement officers (includes wages, vehicle, and equipment costs for one year)	$320,000
Food gift cards and sanitizer for distribution by bylaw enforcement	$10,000
Engagement strategies to foster positive dialogue with community members and enhance public awareness of issues related to homelessness	$25,000
Establishment and coordination of a multi-sectoral working group, including Indigenous organizations and people with lived experience, to enhance service coordination and collaborative action	$3,500
Training and capacity building for Township staff	$62,600
Project administration and coordination	$26,880
Total	**$2,500,000**

As detailed in the table above, a $2,042,020 budget is allocated for project activities to be delivered by the non-profit sector. Specifically, $1,852,020 is allocated for enhanced outreach and support services and $190,000 is allocated for a meal delivery program. A minimum of 33% of the outreach and support services budget is allocated to organizations directly serving local Indigenous people given that 33% of the people experiencing homelessness counted as part of the 2020 Homeless Count identified as Indigenous. The rest of the project budget ($457,980) is allocated for bylaw enforcement, community engagement, inter-agency coordination, staff training, and project administration, as shown in the table above.

DISCUSSION/ANALYSIS:

Consistent with the process outlined in the Report to Council 21-34 (Attachment B), the Township issued an Expression of Interest in May 2021 to identify and consider non-profit organizations that may be interested in providing the outreach, support, and meal delivery services over a one-year period. Responses to the Expression of Interest were evaluated based on the following criteria:

- Alignment with the intended outcomes of the service
- Capacity and experience in delivering the service
- Knowledge of the local context and population
- Demonstrated ability to partner with local governments and other organizations
- Value as demonstrated on previous opportunities

As an outcome of the Expression of Interest process, it is recommended that the $2,042,020 budget allocated for project activities to be delivered by the non-profit sector be distributed to the Langley Meals on Wheels Society, Lookout Housing and Health Society, Lower Fraser Valley Aboriginal Society, and Stepping Stone Community Services Society (see Attachment A). A contribution agreement outlining the project deliverables, budget, and reporting requirements will be required as a condition of the funding.

Financial Implications:

The $2,500,000 grant will cover 100% of the project costs including the $2,042,020 allocated for the non-profit sector. All project activities have been designed to conclude after the funding period as to not create any long-term financial implications for the Township of Langley.

Respectfully submitted,

Patrick Ward
STRATEGIC/SOCIAL PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff

ATTACHMENT A Recommended Grant Funding

ATTACHMENT B Report to Council 21-34

Recommended Grant Funding

Organization	Amount	Notes
Langley Meals on Wheels Society	$190,000	The funds will be used for a meal preparation and delivery program for individuals experiencing homelessness including individuals being sheltered in temporary shelter/housing. The funds will facilitate approximately 70 meals per day over the one-year project period.
Lower Fraser Valley Aboriginal Society	$624,000	The funds will be used to enhance outreach support services (e.g., life skills supports, housing navigation, connection to other social and health services), secure shelter/housing, and lease a vehicle for outreach services. The funds will support two full-time outreach staff and shelter/housing for approximately 20 individuals over the one-year project period. The Lower Fraser Valley Aboriginal Society is focused on serving local Indigenous people.
Lookout Housing and Health Society	$624,000	The funds will be used to enhance outreach support services (e.g., life skills supports, housing navigation, connection to other social and health services), secure shelter/housing, and lease a vehicle for outreach services. The funds will support two full-time outreach staff and shelter/housing for approximately 20 individuals over the one-year project period.
Stepping Stone Community Services Society	$604,020	The funds will be used to enhance outreach support services (e.g., life skills supports, housing navigation, connection to other social and health services) and secure shelter/housing. The funds will support two full-time outreach staff and shelter/housing for approximately 20 individuals over the one-year project period.

~~ATTACHMENT B~~

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 12, 2021 – REGULAR MEETING	**REPORT:**	21-34
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	5040-03
SUBJECT:	UBCM STRENGTHENING COMMUNITIES' SERVICES PROGRAM		

RECOMMENDATION:

That Council authorize staff to submit a grant application to the UBCM Strengthening Communities' Services Program and indicate support for related proposed programming activities.

EXECUTIVE SUMMARY:

The Union of British Columbia Municipalities (UBCM) is currently accepting applications to the Strengthening Communities' Services Program (the "Program") to assist local governments in supporting unsheltered homeless populations and addressing related community impacts. The program supports local governments that wish to undertake temporary action over a one-year period, and is intended to help address challenges that have been exacerbated due to the COVID-19 pandemic.

Recognizing that local governments do not have the mandate or resources to provide services for unsheltered homeless populations, the Program presents an opportunity for municipalities to leverage support for what is inevitably a matter of community concern. In the case of the Township, based on current population, the available grant funding amounts to $2,500,000, which does not require any matching contribution of on-going funding or resource implications. Only local governments and Treaty First Nations are eligible to apply to the Program, which contributes 100% of eligible costs of related activities.

In consultation with various stakeholders, staff have developed, for Council's consideration, an application to the UBCM program consisting of diverse activities that contribute to a multi-faceted approach to addressing unsheltered homelessness. All of the proposed activities, including staff time for project administration and coordination, would be funded by the grant and have been designed to conclude after the one-year funding period so as to not create any long-term financial implications. As some of the proposed activities would be delivered by non-profit organizations, it is recommended that an expression of interest be issued to identify and consider the organizations that may be interested in providing these services. Subject to Council approval, staff will proceed with issuing an expression of interest for the proposed activities to be delivered by the non-profit sector and report back to Council with funding recommendations.

A Council resolution authorizing the submission of the grant application and indicating support for the proposed activities is a requirement of the UBCM application criteria. The deadline for the submission of applications to the program is April 16, 2021. Staff note that capital expenditure related to permanent investments are not eligible costs, with such being limited to programing only.

PURPOSE:

The purpose of this report is to obtain Council's authorization for submission of a grant funding application to the UBCM Strengthening Communities' Services Program.

BACKGROUND/HISTORY:

The Government of Canada and the Province of British Columbia are providing $540 million in shared funding to local governments under the 'Safe Restart Agreement' to manage the impacts of the COVID-19 pandemic. Within the Safe Restart funding, $100 million is being delivered through the UBCM Strengthening Communities' Services Program, which aims to support unsheltered homeless populations and address related community impacts through submission of applications.

The COVID-19 pandemic has presented significant challenges for people experiencing homelessness in Langley.[1] People who lack adequate housing are not only highly vulnerable to COVID-19, but have also been highly impacted by the measures taken to limit the spread of the virus. The response to COVID-19 for example, has resulted in reduced access to public washrooms and the suspension of some community meal programs. While the Salvation Army Gateway of Hope emergency shelter in Langley City has remained open, its capacity was reduced in order to accommodate physical distancing.

In response to these challenges, temporary accommodation for a number of people experiencing homelessness in Langley was secured by BC Housing and other agencies at several local hotels. At the same time, a number of individuals remain unsheltered in the Township, evidenced by the increase in homeless camp related calls received by Bylaw Enforcement in 2020 when compared to 2018 or 2019. With the end of the pandemic on the horizon, it is expected that the emergency funding programs that have facilitated the temporary accommodation of some people experiencing homelessness will end. While staff understand that BC Housing is exploring a long-term strategy for individuals temporarily sheltered during the pandemic, it is likely that unsheltered homelessness in the community will increase with the end of these emergency funding programs.

DISCUSSION/ANALYSIS:

UBCM is currently accepting applications to the Strengthening Communities' Services Program to assist local governments in supporting unsheltered homeless populations and addressing related community impacts. The program supports local governments that wish to undertake temporary action over a one-year period recognizing that this action will complement other provincial and community-based efforts. The program is meant to address the challenges exacerbated by COVID-19, bridging the period between the outbreak and the post-COVID recovery period.

Although local governments do not have the mandate or resources to provide services for unsheltered homeless populations, only local governments and Treaty First Nations are eligible to apply to the Strengthening Communities' Services program. Based on its population, the Township may apply for $2,500,000 in funding. The program can contribute 100% of the cost of eligible activities and does not require any ongoing funding commitment. There are four intended outcomes of the program:

1. Improved health and safety of unsheltered homeless people living in public or private spaces, including reduced risk of COVID-19 or other disease transmission.
2. Reduced community concerns about public health and safety in neighbourhoods where unsheltered homeless populations are seeking temporary shelter and services.
3. Improved coordination among eligible applicants and health/social service providers, Indigenous organizations and others working on housing, homelessness and service provision.
4. Increased capacity of eligible applicants to work with homeless persons and Indigenous organizations towards culturally safe and trauma-informed responses.

[1] The 2020 Homeless Count identified 209 people experiencing homelessness in Langley, a slight increase from the 206 people counted in 2017. Of the 209 people experiencing homelessness, 108 were unsheltered, an increase from the 79 unsheltered people counted in 2017. It is noted that the 2020 Homeless Count took place in a 24-hour period on March 3 and March 4, about two weeks before the COVID-19 provincial state of emergency. At the beginning of the pandemic, Bylaw Enforcement staff reported encountering increased numbers unsheltered people experiencing homelessness.

The program outlines the scope of activities that are eligible for funding, and eligible costs can be incurred from September 17, 2020 to approximately one year after the approval of a grant application. Major capital improvements and permanent capital investments, among other items, are ineligible costs and activities. A Council resolution indicating support for the proposed activities is a requirement of the application criteria. The deadline for the submission of applications to the program is April 16, 2021.

Proposed Programming Activities:

With the intended outcomes and eligible activities of the grant program in mind, staff have developed, for Council's consideration, an application to support the activities identified in the table below over a one-year period:

Proposed Potential Programming Activity	**Budget**
Enhanced outreach and support services for people experiencing homelessness (services to be delivered by the non-profit sector; may include life skills supports, temporary shelter, housing navigation, connection to other social & health services)	$1,852,020
Meal delivery program for people in temporary shelter spaces (service to be delivered by the non-profit sector)	$190,000
Recovery of incremental bylaw enforcement costs incurred between September 17, 2020 and April 16, 2021	$10,000
Two temporary bylaw enforcement officers (includes wages, vehicle, and equipment costs for one year)	$320,000
Food gift cards and sanitizer for distribution by bylaw enforcement	$10,000
Engagement strategies to foster positive dialogue with community members and enhance public awareness of issues related to homelessness	$25,000
Establishment and coordination of a multi-sectoral working group, including Indigenous organizations and people with lived experience, to enhance service coordination and collaborative action	$3,500
Training and capacity building for Township staff	$62,600
Project administration and coordination	$26,880
Total	**$2,500,000**

In developing the proposed activities, staff consulted with representatives from BC Housing, the Ministry of Social Development and Poverty Reduction, Fraser Health Authority, the Langley RCMP, and local non-profit organizations to help identify current and anticipated service gaps and opportunities for the grant funding. As shown in Table 1, the estimated cost of the proposed activities, including Township staff time for project administration and coordination, is equal to $2,500,000 and therefore would be fully covered by the grant funding.

Expression of Interest:

As noted in above, it is proposed that the enhanced outreach and support services and meal delivery program be delivered by non-profit organizations funded through Township grants utilizing the UBCM funding. While a number of local non-profits were consulted as part of the development of the proposed UBCM grant application, it is recommended that a future expression of interest be developed to identify / consider all organizations that may be interested in providing such services.

Subject to Council's approval, staff will bring forward future recommendations for Council's consideration of approval related to grant funding for organizations that respond to the expression of interest, based on evaluation criteria that may include but is not limited to the following:

- Alignment with intended outcomes of the service
- Capacity and experience in delivering the service
- Knowledge of the local context and population
- Demonstrated ability to partner with local governments and other organizations
- Cost effectiveness

Given that 33% of the people experiencing homelessness counted as part of the 2020 Homeless Count identified as Indigenous and the emphasis that the UBCM program has placed on partnering with Indigenous organizations, it is recommended that at least 33% of the outreach and support services budget be allocated to an organization(s) directly serving local Indigenous people.

Policy Considerations:

The proposed activities support the following plans and strategies:

- Township of Langley Sustainability Charter (adopted in 2008)
- Social/cultural objectives:
  - Respond to community and social needs
  - Foster a preventative approach to personal and community safety
  - Provide consistent and effective bylaw enforcement
  - Maintain a high performance work force
- Township of Langley Official Community Plan (adopted in 2016)
- Policy 3.1.11: Collaborate with and support non-profit agencies that provide short-term emergency and transitional shelter, food, and access to social services for those in need.
- Metro Vancouver Regional Affordable Housing Strategy (endorsed in 2016)
- Goal 5: End homelessness in the region.
  - Action k: Support agencies that serve the needs of the homeless population.
- Township of Langley Social Sustainability Strategy (draft)
- Action 3D: Support initiatives that raise awareness and address misinformation about homelessness in the community (e.g. local events and advertising campaigns).

Financial Implications:

The UBCM grant program does not require local governments to provide additional funding and the $2,500,000 grant available would be sufficient cover the project costs, including staff time for project administration and coordination. As a temporary program, there is no requirement for any ongoing funding and the proposed activities have been designed to conclude after the one-year funding period so as to not create any long-term financial implications.

Conclusion:

The purpose of this report is to obtain Council's authorization for the submission of a grant funding application to the UBCM Strengthening Communities' Services Program and issuance of an expression of interest for delivery of some of the proposed activities. Although local governments do not have the mandate or resources to provide services for unsheltered homeless populations, the program presents an opportunity for the Township to receive $2,500,000 in funding to enhance supports for unsheltered homeless populations and address related community impacts. Only local governments and Treaty First Nations are eligible to apply to the program, which can contribute 100% cost of eligible activities and does not require any ongoing funding commitment.

Respectfully submitted,

Patrick Ward
STRATEGIC/SOCIAL PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 3, 2023 – REGULAR MEETING	**REPORT:**	23-49
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-32-0123
SUBJECT:	DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100144 (GUENTER/ANDERSON / 9060 AND 9072 TRATTLE STREET)		

PROPOSAL:

Development Variance Permit application to vary Section 110.1 – Minimum Subdivision Requirements of the Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the minimum lot frontage requirement of Residential Zone R-1E from 22.0 m (~72 ft) to 19.6 m (~64 ft) for a three lot subdivision.

RECOMMENDATION SUMMARY:

That Council issue Development Variance Permit No. 100144.

RATIONALE:

In support of the proposed variance, the applicant has provided a Neighbourhood Character Study and has committed to registering an exterior design control agreement covenant upon the completion of subdivision.

RECOMMENDATION:

That Council authorize Development Variance Permit No. 100144 for the properties located at 9060 and 9072 Trattle Street subject to the following:

a. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement of Residential Zone R-1E from 22.0 m to 19.6 m for a three lot subdivision as indicated in Schedule A; and
b. Registration of an exterior design control agreement at the time of subdivision, to the acceptance of the Township.

EXECUTIVE SUMMARY:

The applicant is seeking approval to vary the minimum subdivision requirements to reduce the minimum lot frontage requirement in the Residential Zone R-1E from 22.0 m (~72 ft) to 19.6 m (~64 ft) for a proposed three lot subdivision as shown in the preliminary subdivision plan included in this report.

In support of the proposed variance, the applicant has provided a Neighbourhood Character Study and has committed to registering an exterior design control agreement at time of subdivision. Staff recommend that Council issue Development Variance Permit No. 100144, provided as Attachment A to this report.

PURPOSE:

The purpose of this report is to provide information to Council regarding proposed Development Variance Permit No. 100144 for property at 9060 And 9072 Trattle Street.

REFERENCE:

Owner:	Corey & Samantha Anderson 9060 Trattle Street Langley, BC V1M 2R6 Mark & Adriana Guenter 9072 Trattle Street Langley, BC V1M 2S1
Location:	9060 and 9072 Trattle Street
Legal Description:	Lots 102 and 103 District Lot 81 Group 2 New Westminster District Plan 33369
Area:	1,700 m^2 (18,298.7 ft^2) - 9060 Trattle Street 1,900 m^2 (20,451.4 ft^2) – 9072 Trattle Street 3,600 m^2 (38,750.1 ft^2) total
Existing Zoning:	Residential Zone R-1E
Fort Langley Community Plan:	Single Family

BACKGROUND/HISTORY:

The subject properties are currently zoned Residential Zone R-1E, designated Single Family in the Fort Langley Community Plan and are 1,700 m^2 (18,298 ft^2) and 1,900 m^2 (20,451 ft^2) in size. There are existing single family dwellings on each property.

Adjacent Uses:

	Existing Use	Fort Langley Community Plan Designation	Existing Zoning
North:	Langley Fine Arts School	School	Civic Institutional Zone P-1
South:	Single Family property	Single Family	Residential Zone R-1E
East:	Single Family properties	Single Family	Residential Zone R-1E
West:	Trattle Street, beyond which are Single Family properties	Single Family	Residential Zone R-1E

DISCUSSION/ANALYSIS:

The applicant proposes a three lot subdivision which requires a variance to reduce the minimum lot frontage requirement in the Residential Zone R-1E from 22.0 m (~72 ft) to 19.6 m (~64 ft).

The proposed lots comply with the minimum lot depth (25 m (82 ft)) and minimum lot area (930 m^2 (10,010.4 ft^2)) requirements of the Residential Zone R-1E however, the proposed lot frontages are less than the minimum frontage requirements.

	Residential Zone R-1E Requirements	Proposed
Minimum Lot Area:	930.0 m^2	1,268 m^2, 1,198.8 m^2, 1,129.3 m^2
Minimum Frontage:	22.0 m	19.6 m
Minimum Lot Depth:	25.0 m	71.1 m, 67.2 m, 63.3 m

In support of their application, the proponent has provided a letter of intent (Attachment F) including a rationale with a Neighbourhood Character Study (Attachment G) and has commited to registering an exterior design control agreement included as a permit condition at time of subdivision.

Proposed Variance:

The applicant has provided the attached letter (Attachment F) in support of their request to vary the minimum lot frontage including the following rationale:

> *"Our intention with this application is to convert 9072 & 9060 Trattle St into three single family lots. Our lots, once subdivided, will meet two of the three parameters the Township has outlined for us with respect to the area, depth and frontage for subdivided lots. We engaged Butler Sundvick to complete an up to date survey in November 2022. We have included the topographic survey that shows the current lot frontages and a supplemental sketch plan which shows the proposed subdivision, complete with lot sizes and depths. As shown, our proposed subdivision would create three lots with relatively equal frontages; two lots would have a frontage of 19.6m and one would have a frontage of 19.680m, which is roughly 10% less then the minimum requirement of 22.0m. Our one variance request is to relax the frontage requirement for each lot, which has been done for many other properties in our neighbourhood."*
>
> *"In addition to the requirements, we have also engaged a Design Consultant to complete the attached Neighbourhood Character Study. We are committed to using this Neighbourhood Character Study to help create an exterior design control agreement during the development process."*
>
> *"Our goal with this subdivision is to create exceptional homes and an additional lot that will allow another family to enjoy the Trattle Street neighbourhood in Fort Langley. This would also give us the opportunity to build new homes for our growing families. In doing so, we would endeavour to preserve the charm and character that drew us to Fort Langley. With the rising cost of house prices being one of the biggest issues across our region and country, we hope that being able to supply one more home can be a small part of the solution.*
>
> *Since we have every intention of being long-term residents in this neighbourhood, we are committed to building new houses that would enhance the streetscape and appeal on Trattle St. We are ready to partner with the Township to carry out a successful project and bring another family to the community."*

The applicant's qualified professional (A.J. Muir Design Ltd.) has provided a Neighbourhood Character Study (Attachment G) identifying prevailing features of nearby homes. Should this Development Vaiance Permit be endorsed by Council, the Neighbourhood Character Study will be used to inform an exterior design control agreement registered at time of subdivision to

ensure homes constructed from the resulting subdivision have compatibile architectural characteristics and design continuity with existing homes along Trattle Street.

Policy Considerations:

Development Variance Permit No. 100144 proposes to vary Section 110.1 – Minimum Subdivision Requirements of the Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the minimum lot frontage requirement in Residential Zone R-1E from 22.0 m to 19.6 m (11% approximate reduction). Staff note that the proposed lot width reduction is relatively modest and overall, the proposed lot sizes exceed the required minimum. Further, registration of an exterior design control agreement will ensure that the resulting homes to be constructed, while on slightly narrower lots, have compatible architectural elements with the existing streetscape.

Staff recommend that Council issue Development Variance Permit No. 100144 provided as Attachment A to this report.

Respectfully submitted,

Alexandra Heinen
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Variance Permit No. 100144
ATTACHMENT B	Aerial Context Map
ATTACHMENT C	Fort Langley Langley Community Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Site Plan Submitted by Applicant
ATTACHMENT F	Letter of Intent
ATTACHMENT G	Neighbourhood Character Study

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100144

This Permit is issued this _____day of _____, 2023 to:

1. Name: Corey & Samantha Anderson — Mark & Adriana Guenter
   Address: 9060 Trattle Street — 9072 Trattle Street
   Langley, BC V1M 2R6 — Langley, BC V1M 2S1

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lots 102 and 103 District Lot 81 Group 2 New Westminster District Plan 33369

   CIVIC ADDRESS: 9060 and 9072 Trattle Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement of the Residential Zone R-1E from 22.0 m to 19.6 m for a three lot subdivision as indicated in Schedule A; and
   b. Registration of an exterior design control agreement at the time of subdivision, to the acceptance of the Township.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Development Variance Permit shall be substantially commenced within two years after the date the Development Variance Permit is issued.

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

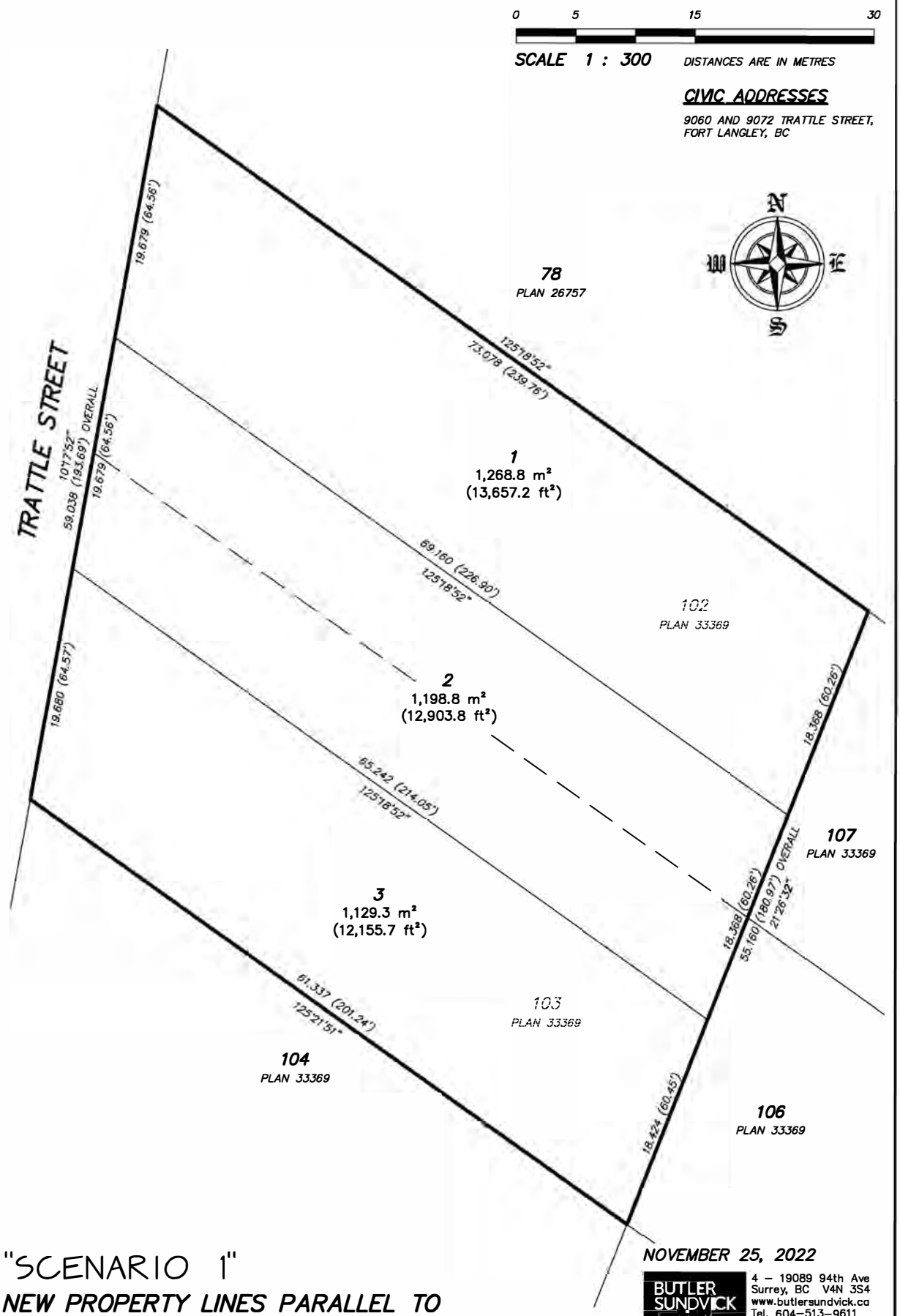
   This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2023.

Attachments:
SCHEDULE A Site Plan

SKETCH PLAN SHOWING PROPOSED SUBDISION OF LOT 102 AND 103 BOTH OF DISTRICT LOT 81 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 33369

SCHEDULE A



"SCENARIO 1"

NEW PROPERTY LINES PARALLEL TO NORTH PROPERTY LINE

NOVEMBER 25, 2022

BUTLER SUNDVICK
4 – 19089 94th Ave
Surrey, BC V4N 3S4
www.butlersundvick.ca
Tel. 604–513–9611

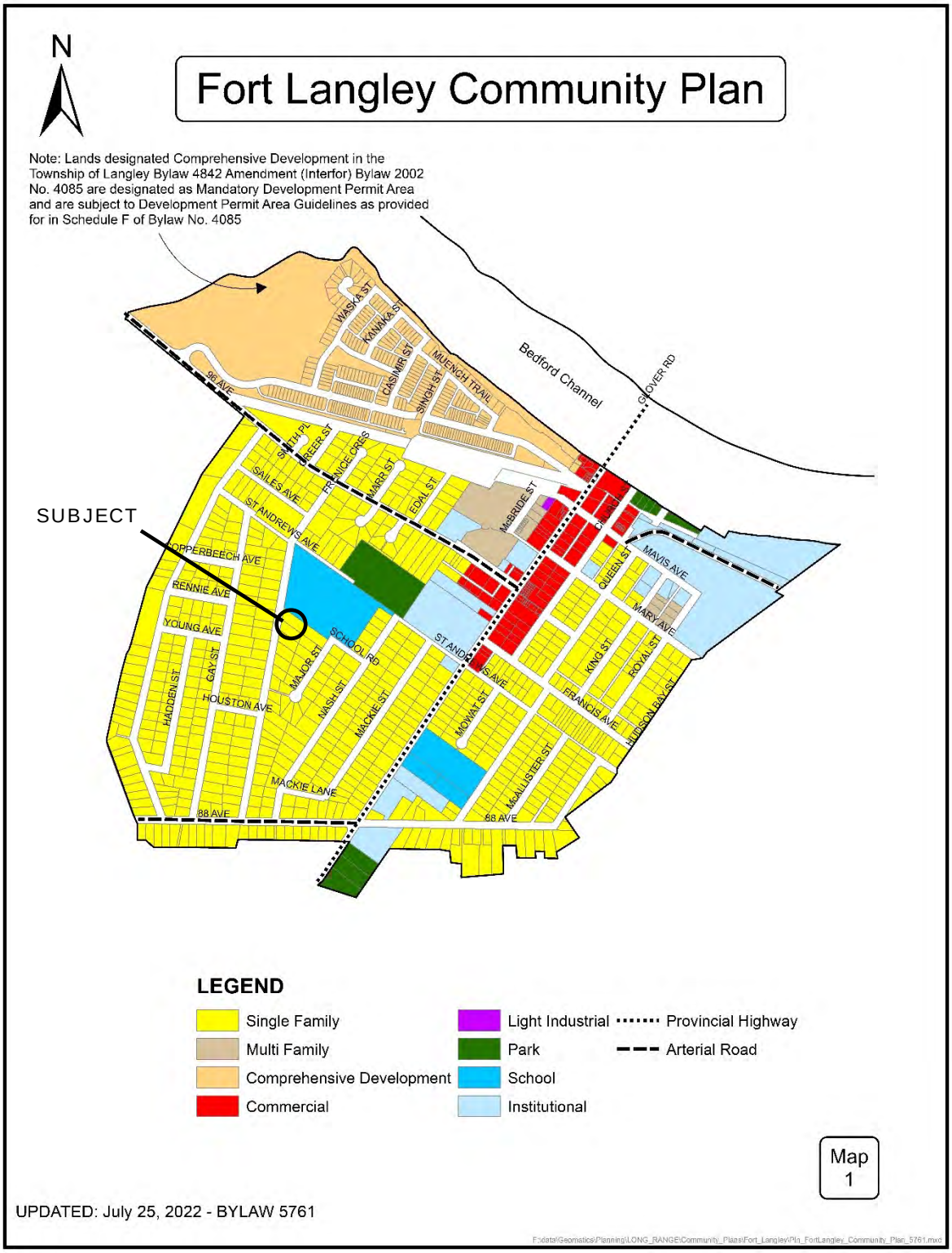
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Dwg: 5645–SK1 (S1) Rev1 (Scenario 1.JAB)

ATTACHMENT B

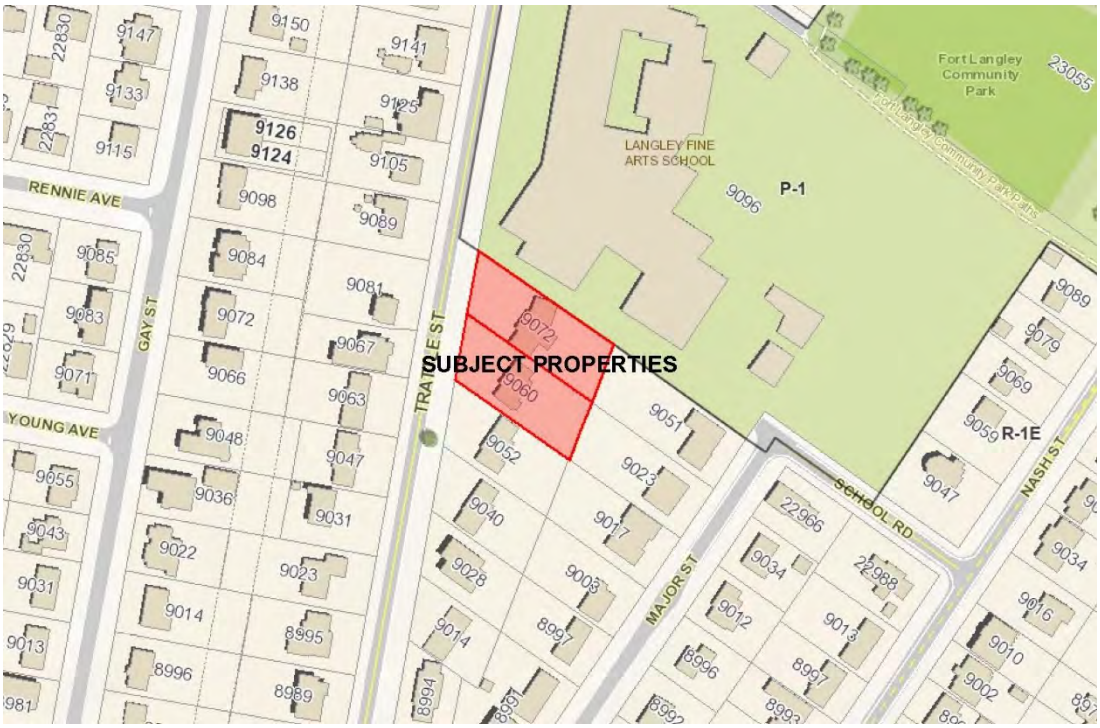


AERIAL CONTEXT MAP

ATTACHMENT C

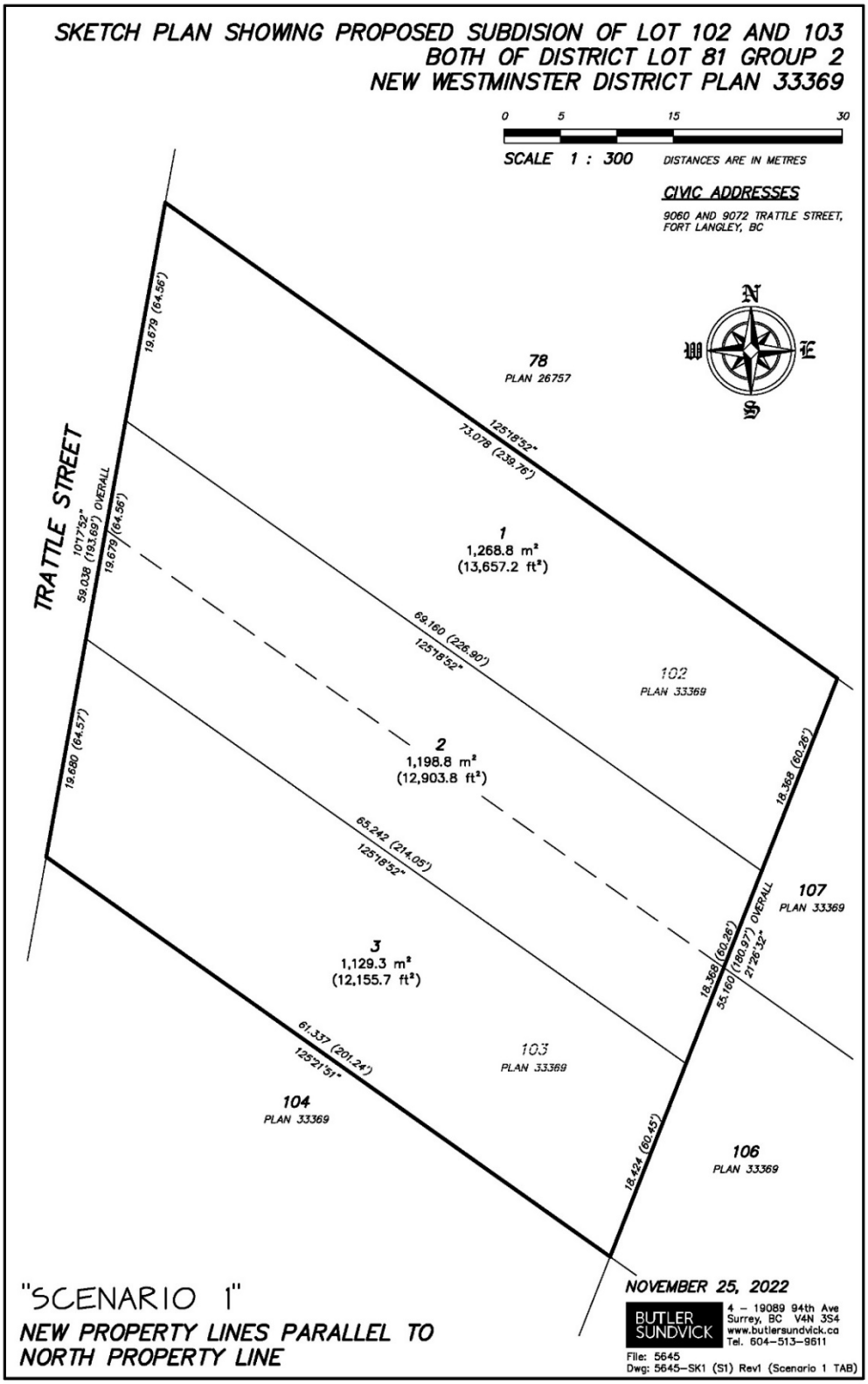


ATTACHMENT D



ZONING BYLAW NO. 2500 MAP

ATTACHMENT E



SITE PLAN – SUBMITTED BY APPLICANT

ATTACHMENT F
Revision 1

Corey & Samantha Anderson
9060 Trattle St
Langley, BC
corey@guildfordgolf.com

Mark & Adriana Guenter
9072 Trattle St
Langley, BC
mguenter@gmail.com

December 7, 2022

Township of Langley
20338 65 Ave
Langley, BC
V2Y 3J1

RE: LETTER OF INTENT – 9060 & 9072 TRATTLE STREET VARIANCE & SUBDIVISION APPLICATION
Project No. 11-32-0123 / Guenter / Anderson

To Ms. Alexandra Heinen,

We are providing this revised letter today in response to the Townships' September 16th File Review Letter.

As you will see, we are now submitting concurrent applications for both a development variance and subdivision for our two properties at 9060 and 9072 Trattle St in the Township of Langley. Both of us, with our respective wives and kids, are the homeowners and residents at these properties. We have been residents of the Township for many years, and love living here. We intend to be a part of the community for years to come.

Our intention with this application is to convert 9072 & 9060 Trattle St into three single family lots. Our lots, once subdivided, will meet two of the three parameters the Township has outlined for us with respect to the area, depth and frontage for subdivided lots. We engaged Butler Sundvick to complete an up to date survey in November 2022. We have included the topographic survey that shows the current lot frontages and a supplemental sketch plan which shows the proposed subdivision, complete with lot sizes and depths. As shown, our proposed subdivision would create three lots with relatively equal frontages; two lots would have a frontage of 19.679m and one would have a frontage of 19.680m, which is roughly 10% less then the minimum requirement of 22.0m. Our one variance request is to relax the frontage requirement for each lot, which has been done for many other properties in our neighbourhood.

We have completed and enclosed all of the required documents for both of the applications we are submitting at this time. In addition to the requirements, we have also engaged a Design Consultant to complete the attached Neighbourhood Character Study. We are committed to using this Neighbourhood Character Study to help create an exterior design control agreement during the development process.

We have also noticed in our research that there are other nearby subdivisions where the Township has relaxed their subdivision guidelines for requests similar to ours. Although there are a substantial

number of similar developments in Fort Langley, two relatively recent subdivisions in very close proximity to our properties are located at 9211 & 9205 Marr Street and 8912 & 8918 Nash Street. The lot frontages for these properties are 15.4m, 18.2m, 19.5m and 19.8m, respectively. Township records reported to us show that no variance permits were required for these subdivisions, even though both subdivisions created lots with much smaller frontages and less square footage than our proposal. One other example is 9088 Church Street, which is a subdivision where both the frontage and square footage that falls well below the allowable 10% relaxation limit. This information clearly illustrates that here have been relaxations in excess of the variance that is being requested, yet a variance was not needed for other developments.

Our goal with this subdivision is to create exceptional homes and an additional lot that will allow another family to enjoy the Trattle Street neighbourhood in Fort Langley. This would also give us the opportunity to build new homes for our growing families. In doing so, we would endeavour to preserve the charm and character that drew us to Fort Langley. With the rising cost of house prices being one of the biggest issues across our region and country, we hope that being able to supply one more home can be a small part of the solution.

Since we have every intention of being long-term residents in this neighbourhood, we are committed to building new houses that would enhance the streetscape and appeal on Trattle St. We are ready to partner with the Township to carry out a successful project and bring another family to the community.

We understand that one of the next steps will be the Public Information Meeting. We will be in touch with you shortly to discuss the details and notification requirements for that meeting. In the meantime, please let us know if there is any additional information that you require from us, or if there are any ideas that we could collaborate on to move these applications forward.

Sincerely,

Corey Anderson (Homeowner)

Mark Guenter (Homeowner)

Samantha Anderson (Homeowner)

Adriana Guenter (Homeowner)

CHARACTER STUDY

ATTACHMENT G

Langley Project no: 11-32-0123
Project Location: 9060 & 9072 Trattle Street, Langley BC
Design Consultant: Angus J. Muir – A.J. Muir Design Ltd.
Date: November 01, 2022

This Character Study is supported by two additional documents included at the end;
Appendix A – Context Neighborhood Plan
Appendix B – Context Neighborhood Photos

1. Context Neighborhood and Context Homes

1.1 Establishing the Context Neighborhood:

The Context Neighborhood includes the parent parcel(s) of the proposed development (herein called the Subject Site) and surrounding properties. The Context Neighborhood (as outlined graphically on Appendix A) was established by considering the geographical area, road system, and generally what would be perceived as the neighborhood to which the parent parcel(s) belongs. This includes consideration of homes visible from the Subject Site and along the main access route. The Context Neighborhood should be seen as the area to which the parent parcel(s) is part of, and would be affected by development of the Subject Site as new lots are created and added to the neighborhood.

The Context Neighborhood is bounded by Saint Andrews Avenue to the north, Houston Avenue to the south, and generally includes homes along both sides of Trattle Street. The Context Neighborhood is comprised entirely of R-1E zoned lots.

The greater area beyond the Context Neighborhood is almost entirely comprised of R-1E zoned lots similar in size and layout to the Context Neighborhood, although some of the R-1E lots to the east of the Context Neighborhood appear to be smaller in area. The Context Neighborhood that was selected fairly represents this broader area and this study would not have different findings if this broader area was included within the Context Neighborhood for the sake of this study.

1.2 Establishing Context Homes within the Context Neighborhood:

This section is to identify which homes within the Context Neighborhood that should be included as Context Homes, and will be considered when developing the restrictions in Design Guidelines to be registered as a Building Scheme on the newly created lots. Often the Context Neighborhood will include homes that are anomalous and do not contribute to or establish the overall character, are not visible from the road, are currently undergoing development and subdivision, or are not in keeping with the NCP for the area, so it is important to identify the Residential Character of the entire Context Neighborhood but only consider specific elements of the identified Context Homes to develop restrictions which suit the neighborhood and encourage high quality and consistency.

Another consideration when identifying Context Homes is the age of the homes and properties found within the Context Neighborhood. The Context Neighborhood may be entirely comprised of older homes, be a mix of older and more current homes, or be mostly current newer homes. Design Guidelines included in the Building Scheme to be registered on the new

lots should not require industry standard levels of quality and materials which were indicative of homes built 30 years ago or older. Where the entire context neighborhood consists of older homes there may be elements such as similar massing and form that can be encouraged in the Design Guidelines. Where the Context Neighborhood is a mix of older and current homes the older homes may not contribute unless they are very well organized and have very similar elements. Where the Context Neighborhood is mostly newer current homes then the Design Guidelines should include restrictions that promote very similar levels of massing and form but also detailing and materials.

The Context Neighborhood is comprised of 18 properties not including the Subject Site or the home(s) on the Subject Site. Homes range in age from relatively new to roughly 50 years old. All homes appear to be Single Family Dwellings and no Duplex Dwellings.

To determine which homes in the Context Neighborhood should be considered as Context Homes the Context Neighborhood has been reviewed and it has been determined that all 18 of the homes in the Context Neighborhood will be considered as Context Homes. These properties are shown in the Context Neighborhood Plan on Appendix A, a photo of each is included in Appendix B, and each property is listed by address below;

- 9028 Trattle Street
- 9031 Trattle Street
- 9040 Trattle Street
- 9047 Trattle Street
- 9052 Trattle Street
- 9060 Trattle Street - Subject Site
- 9027 Trattle Street - Subject Site
- 9063 Trattle Street
- 9067 Trattle Street
- 9081 Trattle Street
- 9089 Trattle Street
- 9105 Trattle Street
- 9125 Trattle Street
- 9141 Trattle Street
- 9153 Trattle Street
- 8989 Trattle Street
- 8994 Trattle Street
- 8995 Trattle Street
- 9014 Trattle Street
- 9023 Trattle Street

2. Residential Character

2.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site and Context Neighborhood:

The Subject Site is located on the east side of Trattle Street and is immediately to the south of the Langley Fine Arts School. It is an existing R-1E zoned property with no lane access. The Subject Site is proposed to be subdivided into three lots which will retain the existing R-1E zoning. The existing homes on the Subject Site are proposed to be removed and the three new lots will be prepared for three new homes. All new lots will front onto Trattle Street.

The broader area around the Subject Site is a well-established residential neighborhood which

will largely remain the same over time. Some of the adjacent properties may be subdivided, such as with the Subject Site, but generally the area will not undergo significant densification in the near future.

Considering the layout of the roads, infrastructure and lots in the Context Neighborhood it is unlikely that any future development will significantly alter the overall layout of the neighborhood or create new roads and lanes which might affect the new lots on the Subject Site at some time in the future. So we do not need to anticipate any future adjacent developments having an impact on the newly created lots.

Within the Context Neighborhood many homes are reaching an age in which they are more feasible to be replaced. Several of the Context Homes are new or have been constructed fairly recently to replace older homes which have been torn down. Some of the Context Homes have been significantly renovated to renew the exterior and make the homes more current. This infill situation, along with the various ages of the older homes, has created a very eclectic mix of homes in the Context Neighborhood. Due to the eclectic nature of the Context Neighborhood, coupled with the eclectic styles and varying levels of quality and upkeep, it becomes very difficult to apply any specific common elements of these properties to new homes through restrictions in the Design Guidelines to be registered as a Building Scheme on the new lots.

It can be expected that older homes within the Context Neighborhood will continue to be replaced, and some of the adjacent properties may be subdivided and developed. It is very common in the Greater Vancouver area and Lower Mainland for homes to start being replaced when they are more than 30 years old. The older homes will individually be replaced, one at a time, and this may happen over a period of one or two decades. The Residential Character of the Context Neighborhood will slowly change as older homes are replaced, but currently the Residential Character is well established as an eclectic mix of single family residential homes. The existing Residential Character needs to be considered as new homes are added to the neighborhood but the new homes also need to reflect the shift in style and overall increased quality of new single family homes.

2.2 Prevailing Features of the Context Homes Significant to the Proposed Design Guidelines and Building Scheme:

The Context Homes established in Section 1, and as identified in Appendix A and B, have been reviewed for individual components which contribute to the overall character of the Context Neighborhood. In this section the major components which contribute have been identified, Context Homes are reviewed for each major component, and recommendations are made for the Design Guidelines of the new homes and properties on the Subject Site.

House Styles

- The Context Homes that have been identified as contributing include a significant range of styles such as Neo-Traditional, Neo-Heritage, West Coast Contemporary, California Stucco, Contemporary, Post War, Basement Entry, French Provincial, Farmhouse, etc. with some homes being a hybrid of these styles or a simplified version of these styles. The vastly eclectic range of styles is attributed to the age of most of the lots within the Context Neighborhood, with many homes being built as infill, and not having any Building Scheme registered. These homes represent styles which have been popular though different eras and highlight trends in housing for more than 40 years.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should permit a range of popular styles and not restrict the homes to be more like any one particular style. Most important is to ensure that homes should maintain consistency in form and detailing with the specific style they are trying to achieve. Names of supported

styles can be included in the Design Guidelines but the specific styles should also be supported or restricted by identifying which contributing elements, massing, roof form and materials create the overall style, then restrictions specific to these items should be carefully crafted.

Building Massing

- The Context Homes that have been identified as contributing are a fairly even mix of bungalow and two storey homes, but also a small number of the homes are basement entry or storey-and-a-half. For the bungalow homes typically only one storey is visible. For the basement entry homes it is indicative of the style to have a main floor that is the same size as the basement, with very little articulation or roof forms between the two floors. All of the two storey homes have a reduced upper floor massing with some offset from the front and/or sides, and reduced massing with the use of articulations and roof lines originating at the first storey.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should discourage full two storey massing on the front and limit two storey elements by requiring portions of the upper floor to be set back from the main floor, and where two storey elements occur they should be broken up by design elements such as skirt roofs and boxed out windows. Some two storey massing should be permitted if it suits the specific style or achieves a particular design element.

Corner Lot Design

- Both the Context Neighborhood and the proposed layout of the new development do not include any corner lots.

Roof Form and Material

- The Context Homes that have been identified as contributing primarily have low to medium roof pitches, but some of the Context Homes have steeper roof pitches as much as 12:12. Generally the newer Context Homes tend to have steeper roof pitches and the older Context Homes have lower roof pitches. None of the Context Homes have flat roofs as the main roof form. The Context Homes have main room forms which are a combination of hips and gables, and with some having monoplane roofs which meet in a single ridge. Many homes have feature roof forms which match the main roof form or are in contrast to the main roof form to establish a particular style. The roofing materials used appears to predominantly be asphalt shingle, with at least one home having standing seam metal roofing and two homes having cedar shake roofing. One home, which has a very low pitched roof, most likely have tar and gravel roofing, but this is not visible from the road due to the low pitch and view angle. A similar low pitch roof on another home has torch-on sheet roofing which is visible from the road.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage a range of roof forms indicative of the Context Homes and current popular styles. The minimum roof pitch should be set at 3/12 or higher. Flat roofs should not be permitted as the main roof form but should be permitted on feature roofs if it suits the specific style. Feature roofs should be encouraged and alternate materials for feature roofs should be permitted if it suits the specific style. Asphalt shingle should be the primary roofing material but cedar roofing should also be permitted. Modern roofing materials such as fiberglass or environmentally friendly products should be permitted but only in a shake pattern. Metal roofing should not be permitted as the main roofing material but should be permitted for feature roof elements up to a maximum of 25% of the roof area.

Cladding and Detailing

- The Context Homes that have been identified as contributing include a mix of traditional building materials and cladding such as stone, stucco, horizontal bevel siding, wall shakes and brick, with roughly 1/3 of the Context Homes having stucco as the main body cladding material, and roughly 2/3 of the Context Homes having siding as the main body cladding

material. Where siding is used it is predominantly real wood but some homes appear to also have vinyl siding or metal siding. Trim is visible on many of the Context Homes, and may be wood, stucco or precast moldings depending on the main cladding material used and the overall style of the home. Some homes do not have trim on the windows and doors. Some feature elements and materials such as timber or metal bracing have been included but many homes rely on bold massing and window design to achieve the specific exterior façade. Many of the Context Homes include feature base materials such as brick or stone, with stone being cultured stone or real stone. Modern cladding materials such as metal paneling systems do not appear to be used on any of the Context Homes.

- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage the use of similar cladding, materials and detailing as the Context Homes. Minimum requirements for trim and use of feature elements should be required for street facing elevations, unless is suits the specific style to omit these such as where significant use of stone and brick are used. A broad range of cladding materials should be permitted but modern cladding systems such as cementitious and metal panel systems should not be permitted except on feature elements, and not as the main cladding material. High quality cladding materials should be encouraged, and should include cementitious siding which mimics wood, and full wood or timber siding either painted or stained. Vinyl siding and similar low quality materials should not be permitted where it is visible from the street. Minimum requirements for fascias, fascia bands and barge boards should be included in the Design Guidelines.

Surfacing Materials:

- The Context Homes that have been identified as contributing have a fairly even mix of gravel, asphalt and concrete driveway surfaces. Some of the homes have a mix with gravel or asphalt as the driveway skirt and then concrete or asphalt as the main surface within the property. Where driveways are concrete there are many different finishes present including smooth, stamped and exposed aggregate, and several driveways include a mix of these finishes with border and infill panels. Most of the Context Homes have concrete front entry walkways where it is used on the driveway, except were gravel or asphalt is used the front walkway often differs.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage driveway and walkway surfacing to be concrete or asphalt with finishes similar to those used by the Context Homes, but where asphalt is used it should include concrete border material. Main entry and front walkways should only be permitted to match the driveway material. Gravel should only be permitted as secondary driveway material behind the front face of the home. For greater diversity from lot to lot, surfacing of other high quality materials such as stamped concrete and concrete unit pavers should also be permitted.

Garages:

- The Context Homes that have been identified as contributing mostly have some type of enclosed garage. Many homes have attached front facing two car garages. Some homes have side facing two car garages. A few of the homes have a single car garage and two have a carport without a garage. One of the homes has a three car garage and one appears to not have any garage. All garages appear to have garage doors which close.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should require a garage and all garages should be two car or three car. All new lots will be front loaded although there may be room for garages to be front facing or side facing. Garages should all have doors which close and the panel design of the door should suit the style of the home. Carports should not be permitted.

Front Entry and Porches

- The Context Homes that have been identified as contributing have porches which range from very minimal to medium size. Many homes have a modest front porch, if any, and

feature roofs over the porch are only seen on a few of the homes. Most of the homes have a main roof form which provides cover over the entry and porch but does not treat the front entry as a focal point. Typically the newer Context Homes have a well-defined front porch but older homes tend to rely on an entry door only without a proper porch.

- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should encourage a dominant front entry porch and door which is visible from the road but should be limited to a single storey. Specific restrictions for the height of the porch roofs should be included, and is typically not more than 3.6m from the porch floor.

Landscaping

- The Context Homes that have been identified as contributing have mature yet organized and generally well-kept landscaping. Each lot has a combination of lawn and planting beds in the front yard with planting beds having a combination of shrubs and trees. Lawn typically covers all portions of the front yards which are not driveway or planting beds. Some homes have tall cedar fencing in their rear yards but often rely on hedging for privacy from lot to lot. Some have low privacy fencing in the front yard and a few have quite large or perhaps overgrown hedging in the front yard. Only a couple of homes appear to have overgrown or unkempt front yard landscaping, and generally most homes remain visible from the road and unobscured by larger shrubs or trees.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should require a mix of planting beds and lawn area in the front yards along with guidelines for hedging and planting materials to ensure front yards remain manageable and provide natural transitions from the street. A minimum of 15 shrubs should be included in the requirements. Fencing and hedging should be limited to the sides and rear yards to ensure new homes remain visible, presentable and neighborly. Entry columns and low decorative privacy walls and fences in front yards should be permitted but only with specific review and approval from the Design Consultant.

Retaining:

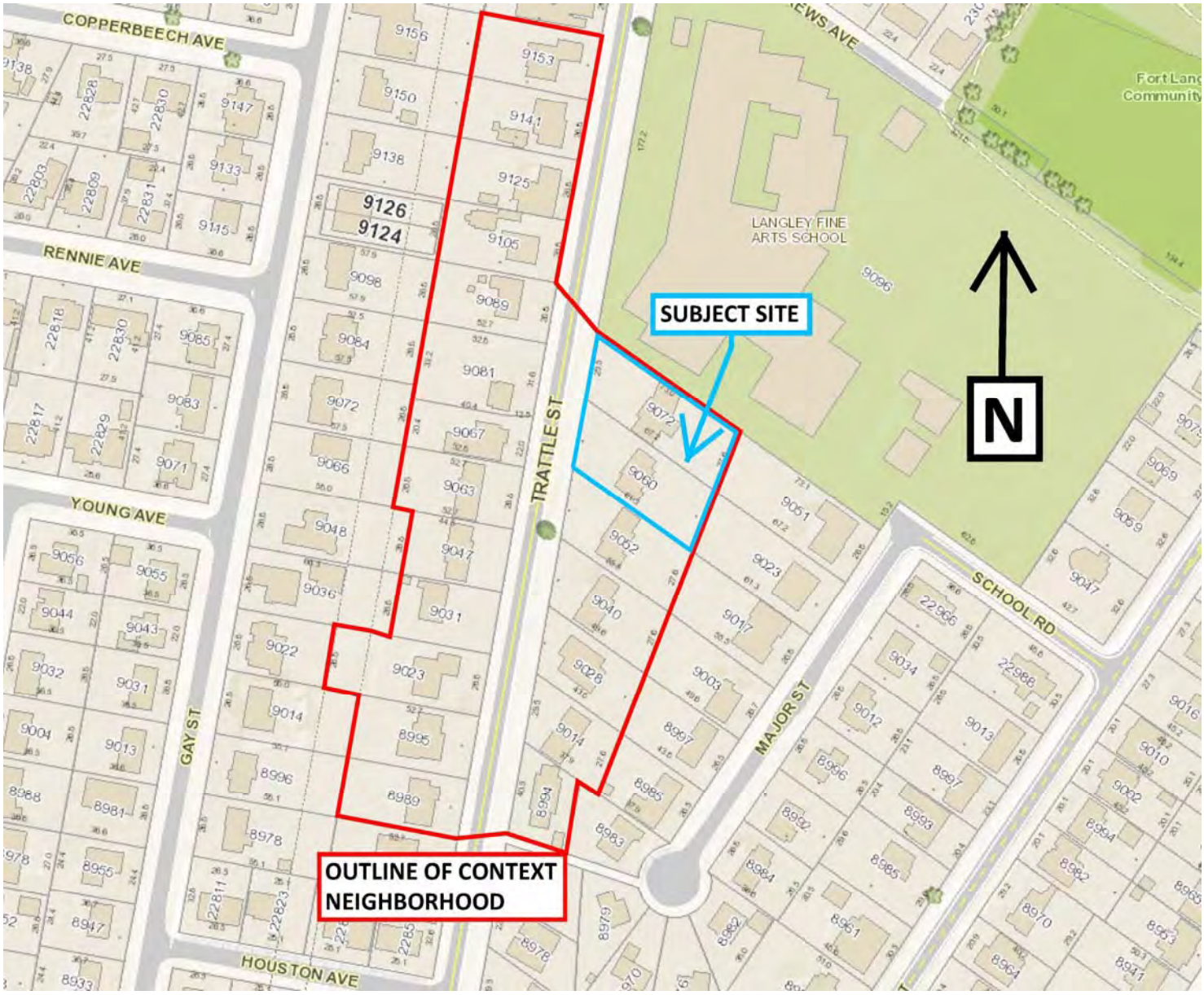
- The Context Homes that have been identified as contributing do not have large amounts of retaining visible from the road. The context neighborhood generally is quite level and requires very little to transition between grades on individual lots. Some homes have low retaining walls or rows of stones as borders for planting beds. The minimal retaining that is visible appears to be either stone, concrete or concrete block, but is very difficult to tell due to the mature nature of the yard landscaping.
- **Recommendation:** The Design Guidelines for the new lots on the Subject Site should limit retaining walls above ground and visible from the street to be 0.4m or less and include guidelines for approved material and finish. Retaining walls which are not visible from the street should have relaxed requirements for material and finish. Retaining below ground, such as for a basement well, should not be restricted in height.

Conclusion:

The Context Homes within the Context Neighborhood are an eclectic mix of styles but overall the homes and landscaping in the Context Neighborhood is well organized and established. The new homes built on the subject site should suit the neighborhood and the Design Guidelines for the lots should ensure compatibility. However, it is difficult to encourage the new homes and landscaping to have all features of all homes in the Context Neighborhood. By selectively identifying common themes within the Context Neighborhood and considering the nature of new home construction with current trends and industry standard levels of quality, the Design Guidelines for the home can provide flexibility while ensuring the new homes suit the neighborhood and maintain levels of quality which will safeguard all home owners in the area.

APPENDIX "A" - CONTEXT NEIGHBORHOOD PLAN

Langley Project no: 11-32-0123
Project Location: 9060 & 9072 Trattle Street, Langley BC



APPENDIX “B” - CONTEXT NEIGHBORHOOD PHOTOS

Langley Project no: 11-32-0123
Project Location: 9060 & 9072 Trattle Street, Langley BC




8994 Trattle St


8995 Trattle St


9014 Trattle St


9023 Trattle St


9027 Trattle St - Subject Site


9028 Trattle St


9031
9031 Trattle St


9040 Trattle St


9047 Trattle St


9052 Trattle St



9060 Trattle St - Subject Site



9063 Trattle St



9067 Trattle St



9081 Trattle St



9089 Trattle St



9105 Trattle St


NEUFELD
9125 Trattle St


9141 Trattle St


9153 Trattle St

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 3, 2023 - REGULAR MEETING	**REPORT:**	23-52
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE:**	LRP00022
SUBJECT:	200 STREET 2040		

RECOMMENDATIONS:

That Council endorse the draft Terms of Reference for 200 Street 2040 (Attachment A).

EXECUTIVE SUMMARY:

The Township of Langley is at the convergence of the rapidly growing regions of Metro Vancouver and Fraser Valley with the 200 Street Corridor as the “main street” in the Township. Metro Vancouver’s Regional Growth Strategy (Metro 2050) identifies 200 Street as a Major Transit Growth Corridor. TransLink’s Regional Transportation Strategy (Transport 2050) designates 200 Street as part of the Major Transit Network. Council has aspired to put in place a vision for 200 Street to leverage senior government investments in public transit and to ensure the greatest benefit to the Township of Langley.

The intent of *200 Street 2040* is to weave together the policy directions of the Willoughby Community Plan and the five neighbourhood plans along 200 Street in one guiding document. The plan is to establish a vision for 200 Street as a frequent transit growth corridor and to guide consideration of future transit-oriented development proposals, particularly at major development nodes around anticipated Bus-Rapid Transit (BRT) stops and transfer points.

The planning area for *200 Street 2040* is bounded by 68 Avenue on the south, 88 Avenue on the north, and extends 400 m on either side of 200 Street for a width of 800 m (see Map 1 in Attachment A). The purpose of *200 Street 2040* is to provide a policy framework to enable consideration of higher densities and taller buildings than those anticipated in approved neighbourhood plans including proportionate density bonus provisions, a land value capture mechanism for securing additional community amenity contributions, and implications associated with any additional considerations (such as water, sewer, storm detention, parks, and schools) that may be required to support development.

200 Street 2040 will be undertaken and completed in 2023 with a budget of approximately $150,000. This report recommends Council endorsement of the draft Terms of Reference for preparation of *200 Street 2040* (Attachment A).

PURPOSE:

This report presents draft Terms of Reference for the preparation of *200 Street 2040*.

BACKGROUND/HISTORY:

At its December 12, 2022 Regular Meeting, Council directed staff to prepare "draft Terms of Reference outlining a potential process, scope of work, timeline, and funding that may be required to complete within 2023, a new land use and related policy document to be called *200 Street 2040* to achieve an updated future vision for the 200 Street Corridor from the north edge of the 200 Street Interchange to the boundary of the Willowbrook Community Plan."

DISCUSSION/ANALYSIS:

The development potential afforded by future frequent and rapid transit along 200 Street may not be fully realized based on the current forms of development occurring along the corridor which include lower density residential and low-rise commercial. Council wishes to ensure that remaining development opportunities along the 200 Street Corridor are maximized to leverage senior government investments in public transit and to ensure the greatest community benefit.

While there is a comprehensive policy framework in place to guide urban development in Willoughby and to shape its emerging neighbourhoods, the absence of a singular plan for development of the 200 Street Corridor remains a significant policy gap.

A new 'corridor' plan to be titled *200 Street 2040* is needed to weave together the policy directions of the Willoughby Community Plan and the five neighbourhood plans along 200 Street to establish a vision for 200 Street as a frequent transit growth corridor, and to guide consideration of future transit-oriented development proposals, particularly at major development nodes around anticipated Bus-Rapid Transit (BRT) stops and transfer points.

200 Street 2040 is to provide a guiding vision and a more detailed policy framework for consideration of higher densities and taller buildings than those anticipated in approved neighbourhood plans – with proportionate density bonus provisions, a land value capture mechanism for securing additional community amenity contributions, and implications associated with any additional considerations (such as water, sewer, storm detention, parks, and schools) that may be required to support development.

Applicable Policies:

Presently, development within the 200 Street Corridor is guided by the Official Community Plan, the Willoughby Community Plan, and five neighbourhood plans.

It is expected that *200 Street 2040* will provide direction for any future amendments and updates to the Willoughby Community Plan, the Carvolth and Latimer Neighbourhood Plans, and the Jericho Sub-Neighbourhood Plan – which pertain to the bulk of remaining developable lands in Willoughby; and to a lesser degree, the Routley and Southwest Gordon Estate Neighbourhood Plans.

Intergovernmental Implications:

200 Street 2040 will support joint planning efforts by the Township of Langley, the City of Langley, TransLink, and the Province of British Columbia in realizing the implementation of a multi-modal transportation corridor along 200 Street and advancing shared objectives for transit-oriented development.

Financial Implications:

The estimated budget for completing the work outlined in the Terms of Reference (Attachment A) is $150,000, not including staff time. It is anticipated that a portion of this budget may be supported through a contribution from Metro Vancouver subject to the availability of funding.

Respectfully submitted,

Jason Chu
MANAGER, COMMUNITY AND POLICY PLANNING
for
MUNICIPAL ADMINISTRATION DIVISION

ATTACHMENT A 200 Street 2040: A Vision for the Township of Langley's 200 Street Corridor - Draft Terms of Reference

200 Street 2040

A Vision for the Township of Langley's 200 Street Corridor

Draft Terms of Reference

March 2023

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1.0 *200 Street 2040* – An Overview

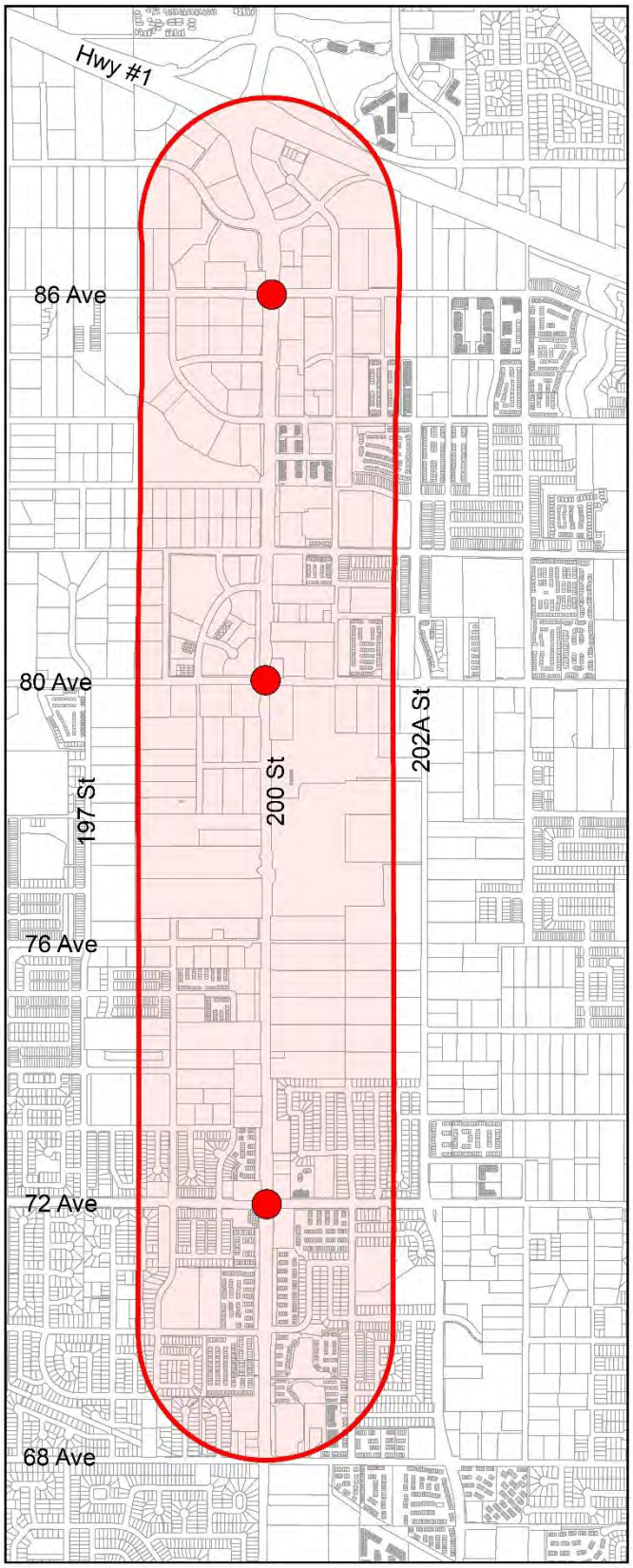
The Township of Langley is undertaking the preparation of the 200 Street Corridor Plan to provide the guiding vision and policy framework to fully realize the potential of 200 Street as a multi-modal transportation corridor; and for the transformation of surrounding lands into a thriving transit-oriented community and vibrant regional destination.

This document establishes the Terms of Reference for preparation of the 200 Street Corridor Plan - to be known as *200 Street 2040*. It outlines the key planning objectives, required plan content, process, associated timelines, budget, and relevant background information. It also includes contextual information related to the study area – i.e., its location and significance within the Township and region, and the existing policy framework for planning and development within the study area.

As shown in Map 1, the 200 Street Corridor extends 400 metres on either side of 200 Street for a width of 800 metres[1], stretching from 68 Avenue in the south to 88 Avenue in the north (see Map 1).

For the purposes of this study, lands located south of 68 Avenue have been excluded from the 'corridor', as they are within the study area of the Willowbrook Community Plan, which is planned for a comprehensive review and update. Opportunities for transforming Willowbrook from an automobile-oriented suburban centre to a future transit-oriented community, and the creation of a major development node at 64 Avenue will be fully addressed as part of that community plan update.

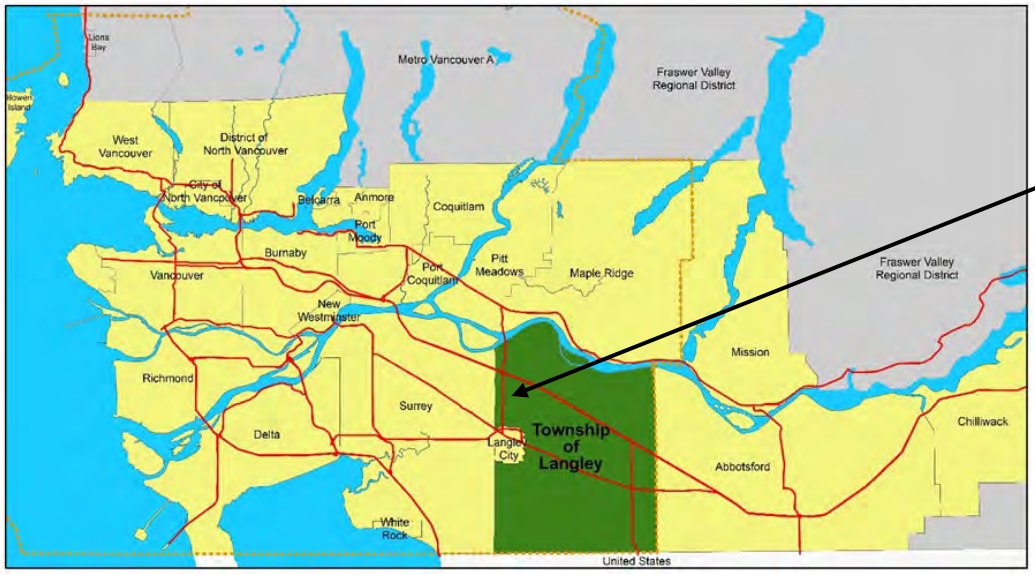
[1] The width of the corridor has been determined in accordance with Official Community Plan (OCP) Policy 2.4.3.



Map 1 - 200 Street Corridor

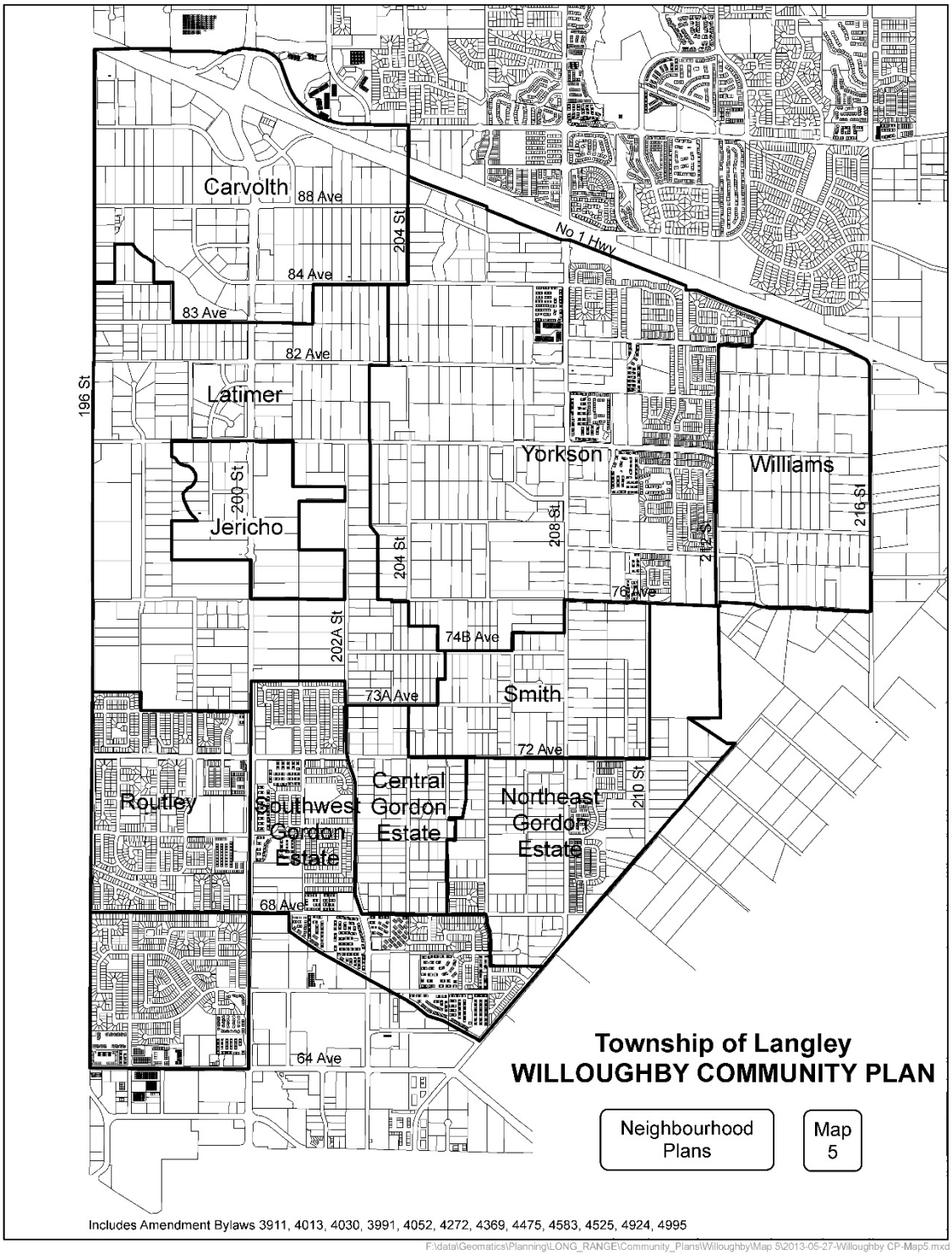
2.0 The 200 Street Corridor in Context

Major upgrades to regional transportation infrastructure in Metro Vancouver and the Fraser Valley in recent years include construction of the new Port Mann Bridge and Golden Ears Bridge, associated Highway 1 improvements, regional and municipal road upgrades, and significant investments in public transit. As a result, the Township of Langley's strategic location and improved access have made it a very desirable location for new residents, businesses, and visitors. As shown in Map 2, the 200 Street Corridor is strategically located at the convergence of the rapidly growing Metro Vancouver and Fraser Valley regions.



Map 2 – Regional Context

Much of the new development in Langley has been directed to the Willoughby community which is the Township's primary urban growth area. The initial focus of development in Willoughby was in the southern neighbourhoods of Routley and Southwest Gordon Estate, and subsequent neighbourhood plans have been completed for Yorkson, Carvolth, Latimer, and Jericho (see Map 3).



Map 3 – Neighbourhood Plan Areas in Willoughby

200 Street is the Township of Langley's principal north-south arterial route through the community of Willoughby. It serves as a northern gateway into Langley from Highway 1, and a southern gateway from Highway 10 and the Fraser Highway. The 200 Street Corridor is designated for more intensive transit-oriented development in both municipal and regional land use plans[2]:

- Carvolth is identified as a Frequent Transit Development Area in the Township's Official Community Plan (OCP);
- The portion of 200 Street between Carvolth and Willowbrook is designated a Major Transit Growth Corridor in Metro 2050;
- 200 Street is identified as a Bus Rapid Transit (BRT) route in Transport 2050; and
- Upon completion of the Surrey-Langley SkyTrain extension[3], 200 Street will also be connected to the regional SkyTrain system via future stations at Willowbrook and Langley City.

3.0 Anticipated Development Nodes

It is envisioned that future higher density development will be focused at key development nodes along the 200 Street Corridor – e.g., at anticipated BRT transit stops and transfer points at 72, 80, and 86 Avenue (see Map 1). A further development node between 72 and 80 Avenues is also likely.

Each of these nodes has the potential to develop into a dynamic destination along a future 'great street' – with its own distinct scale, identity, experiences, and offerings.

4.0 The Purpose of the Corridor Plan

Township Council is concerned that the development potential afforded by future frequent and rapid transit along 200 Street may not be fully realized based on the current forms of development occurring along the corridor which include lower density

[2] See Appendix 'A'.
[3] The current anticipated in-service date for Surrey Langley SkyTrain is late 2028.

residential and low-rise commercial. Council wishes to ensure that remaining development opportunities along the 200 Street Corridor are maximized to leverage senior government investments in public transit and to ensure greatest community benefit.

While there is a comprehensive policy framework in place to guide urban development in Willoughby and to shape its emerging neighbourhoods (see Appendix 'A'), the absence of a singular plan to guide development of the 200 Street Corridor represents a significant policy gap.

An 'overlay' plan is needed to weave together the policy directions of the Willoughby Community Plan and five neighbourhood plans to establish both a future vision for 200 Street as a frequent transit growth corridor and to guide consideration of higher densities and taller buildings, particularly around future BRT stops and transfer points.

200 Street 2040 will provide a more detailed policy framework for consideration of higher densities and taller buildings than those anticipated in approved neighbourhood plans – with commensurate bonus density provisions, a land value capture mechanism for securing community amenity contributions, and determination of financial implications associated with any upsizing of infrastructure services that may be required to support such development.

It is expected that *200 Street 2040* will also provide direction for any future amendments and updates to the Willoughby Community Plan, the Carvolth and Latimer Neighbourhood Plans, and the Jericho Sub-Neighbourhood Plan – which pertain to the bulk of remaining developable lands within the 200 Street Corridor.[4]

200 Street 2040 will also be used to support joint planning efforts by the Township of Langley, the City of Langley, TransLink, and the Province of British Columbia in realizing the implementation of a multi-modal transportation corridor along 200 Street and advancing shared objectives for transit-oriented development.

[4] Note: The southern portion of the 200 Street Corridor north of Willowbrook to 72 Avenue (governed by the Routley and Southwest Gordon Estate Neighbourhood Plans) is largely built out, with few remaining development sites.

5.0 Goals for *200 Street 2040*

As noted in Section 2.0, the 200 Street Corridor is designated for more intensive transit-oriented development in both municipal and regional land use plans. It is envisioned that the 200 Street Corridor would be served by BRT over the shorter term[5], with the potential for light rail transit or SkyTrain service at some future date.

The planning context for 200 Street is its transition from a major automobile-oriented arterial road to a multi-modal transportation corridor, and the opportunity to create new transit-oriented communities, including consideration of higher densities and taller buildings than is anticipated under approved neighbourhood plans.

The primary goal for *200 Street 2040* is to establish a vision for the 200 Street Corridor as a sustainable transit-oriented community(ies), and to establish corridor-level policies to guide the realization of that vision over the next 20 years. This vision will be supported by policies, guidelines, and recommended implementation actions within the proposed corridor plan.

6.0 Project Organization and Management

200 Street 2040 will comprise three key components:

1. A Destination Development Strategy that identifies and fully articulates the market opportunities for 200 Street establishes a future vision for the corridor and guides future place-branding and a marketing narrative for the corridor;
2. A new land use and development policy 'layer' for lands within the corridor; and
3. A general urban design concept to encourage excellence in architectural design and urban placemaking along the 200 Street corridor including key nodes that are anticipated for more intensive development. This could also

[5] It is possible that a 200 Street BRT route could be considered as a future major project business case under TansLink's 2022 Investment Plan (2022-2031) as TransLink undertakes planning for future expansion of the transit network.

inform the establishment of Development Permit guidelines for taller and potentially 'landmark' buildings along the corridor.

This project will be managed by the Community and Policy Planning Department and will be supported by a consultant(s) with expertise in planning, destination development, and urban design. Internal project support will be provided by a multi-disciplinary staff team drawn from other Township departments.

7.0 Plan Components and Deliverables

200 Street 2040 will provide the vision and policy framework to leverage senior government investments in public transit infrastructure and to fully realize the development potential of the 200 Street Corridor as a frequent transit development area. As a guiding document, this corridor plan will include the following key components: Vision, Strategy, Plan, and Design as described below:

Part I – Vision

- Develop a Vision and Storyline for the 200 Street Corridor that:
    - Identifies unique market opportunities and lifestyle trends impacting the corridor;
    - Builds consensus on market trends and key development opportunities;
    - Aligns the 200 Street Corridor Vision with other Township plans;
    - Articulates a vision for each anticipated development node that will inform the development of design guidelines for each neighbourhood[6]; and
    - Inspires developers to create products that will meet the future anticipated needs of Township of Langley residents.
- Articulate the long-term vision, target audiences, key features, and positioning of each of the key nodes within the corridor.

[6] Note: It is not anticipated that Development Permit Guidelines will be developed as part of *200 Street 2040* but would be created as a future implementation tool, once *200 Street 2040* is adopted by Council.

Part II – Strategy

- A Destination Development Strategy will:
    - describe a compelling future vision for the corridor that will inspire the public (current and future residents, businesses, and visitors) about the corridor's full potential;
    - create a destination storyline and branding that is supported by a market opportunity analysis, trend forecasting, community visioning and possible brand identify; and
    - fully articulate the market opportunities for 200 Street and will guide future place-branding and a marketing narrative for the corridor;

Part III – Plan

- Develop an 'overlay' land use and development plan for lands within the corridor including policies, guidelines, and requirements that would allow for the consideration of higher densities within the corridor and taller buildings at key development nodes around future BRT stations.
- This would include bonus density provisions for more intensive forms of development within the corridor, along with a corridor-specific community amenity contribution policy, potential requirements for upgrading of infrastructure services, and other municipal requirements.

Part IV – Design

- To fully leverage future development opportunities for the 200 Street Corridor, there should be municipal oversight to encourage and support high quality design of new buildings, public spaces, and amenities. An urban design concept for the corridor would encourage excellence in architectural design and placemaking, and would establish a distinctive look and feel for 200 Street as a major gateway and multi-modal 'great street'. It is also fundamental to realizing the development of distinctive higher density centres at each major transit node.

- An overall design concept should be supplemented with updated Development Permit guidelines, particularly for taller buildings and the public realm at major transit stops – although more detailed design work would be undertaken at a future date.

Public Engagement

The preparation of 200 Street 2040 will include a program of robust public engagement, with the objective to effectively communicate, involve, and engage property owners, local community stakeholders, external agencies, and the broader public in the planning process. An engagement plan will be developed at the start of the project. Specific work will include preparation of information and presentation materials, questionnaires, and surveys.

Deliverables

200 Street 2040 will be presented as a comprehensive report that will include the following:

- A future vision for the 200 Street Corridor – described in text and images;
- Land use and development policy 'overlay' for the 200 Street Corridor that supplements the policies within the Willoughby Community Plan and five neighbourhood plans to allow for the consideration of higher densities and taller buildings within the Plan area;
- Bonus density provisions and associated requirements including a corridor-specific community amenity contribution policy;
- Framework for assessing impacts of more intensive development on existing servicing plans and identifying any requirements for upsizing of existing or planned infrastructure;
- Urban Design Vision for the 200 Street Corridor and distinctive development nodes around future BRT stations; and
- Associated maps and supporting materials.

The Destination Development Strategy, Vision, and Storyline will also provide content and messaging that could be used by the Township in communicating and promoting future development opportunities to various audiences.

8.0 Anticipated Timing and Budget

Council's expectation is that *200 Street 2040* will be undertaken and completed in 2023. Once Council has approved the draft Terms of Reference and proposed budget for this work and consultant(s) selection has been completed, the project may begin in earnest.

To address the timing expectations of Council, it is recommended that all work be undertaken concurrently rather than in distinct phases. Timing for project completion may be impacted by competing demands on staff time, resource limitations, and unknown factors but is generally estimated as follows:

- Destination Development Strategy – by Fall 2023
- Corridor Plan – by Year End 2023 or Q1 2024

While the Corridor Plan would speak to an overall urban design vision for the corridor and key development nodes, more time and additional budget would be required to create Development Permit guidelines for taller buildings and associated public spaces. This is identified as a future implementation action and subject to further direction from Council.

9.0 Budget

The estimated budget for completing the work outlined in the Terms of Reference is $150,000, not including staff time. It is anticipated that a portion of this budget may be supported through a contribution from Metro Vancouver but this is subject to availability of funding.

Appendix ‘A’ - Existing Policy Framework

More intensive transit-oriented development within the 200 Street Corridor is supported by a hierarchy of municipal plans – including the Official Community Plan, Willoughby Community Plan, and neighbourhood plans for Carvolth, Latimer, and Jericho. At the regional level, 200 Street is designated as a Major Transit Growth Corridor in Metro 2050, and Transport 2050 provides for future Bus Rapid Transit along this corridor. In 2023 the Township will start working on a new Transportation and Mobility Strategy that will provide guidance on the development of 200 Street consistent with the two regional documents.

Sustainability Charter

The Township’s Sustainability Charter was adopted in 2008. It establishes a broad vision for the community that balances environmental, social, and economic objectives – which may be seen as the ‘three pillars’ of sustainability. Of particular note for the 200 Street Corridor are the following key goals:

- Develop livable and vibrant communities
  - focus on compact urban form and mixed-use neighbourhoods
  - manage growth consistent with overall community needs
  - encourage high quality design
  - provide flexible, affordable, and mixed housing options
  - make communities pedestrian and bicycle oriented
- Integrate transportation and community planning
  - encourage and facilitate transit-oriented developments
  - provide safe and affordable transportation infrastructure
  - coordinate with other agencies and groups to improve transit and road services

Official Community Plan

The Township of Langley Official Community Plan (OCP) was adopted in 2016 and lays out the path towards a sustainable future through 2043. The OCP provides a high-level, long-term vision for the municipality – comprised of objectives, principles, and policies to

guide planning and land use decisions. It incorporates key policy directions from a number of other strategic plans and policy documents.

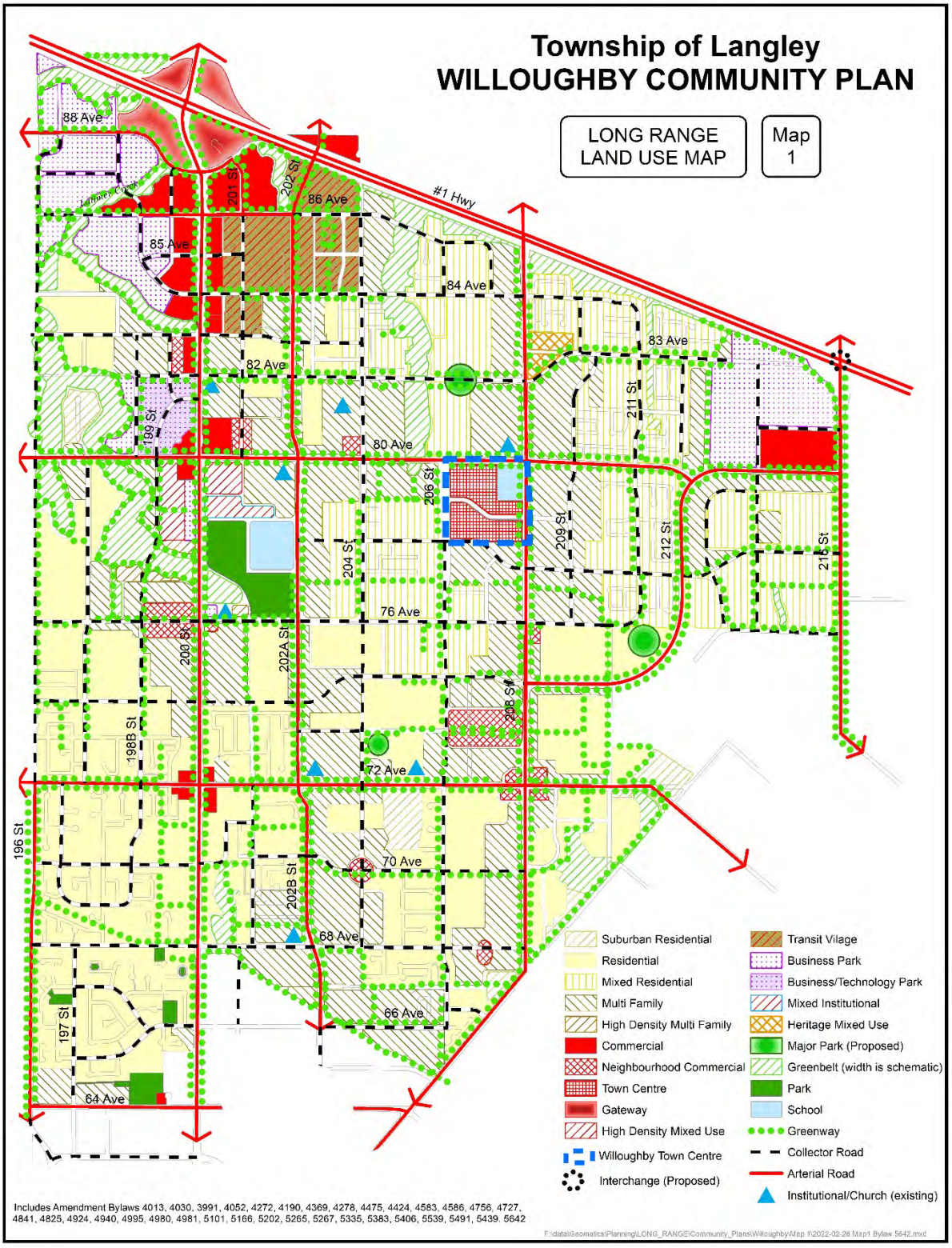
The OCP establishes policies for the Township's urban community structure and centres, including Frequent Transit Development Areas (FTDAs):

- Denser development and a mix of uses in centres will support non-automobile, active forms of transportation
- Clustering residential development within a five-minute walk (400 – 500 metres) of a centre provides for walkable neighbourhoods
- Focus growth along TransLink's Frequent Transit Network (FTN)
- FTDAs are focal points along this network for higher-density forms of residential, commercial, and mixed-use development

Community and Neighbourhood Plans

Metro Vancouver's goals for a liveable and resilient region are also being addressed by the Township of Langley through its community and neighbourhood level plans, which include a focus on diverse and affordable housing, transit and mobility, resilient employment, protecting ecological and agricultural lands, and addressing the impacts of climate change.

Development of the 200 Street Corridor is governed at a higher level by the policy framework of the Willoughby Community Plan, as shown in the Long Range Land Use Map below. More detailed policies for areas within the corridor are outlined in five separate neighbourhood plans: Carvolth, Latimer, Jericho, Routley, and Southwest Gordon Estate (refer to Map 3 on page 5).

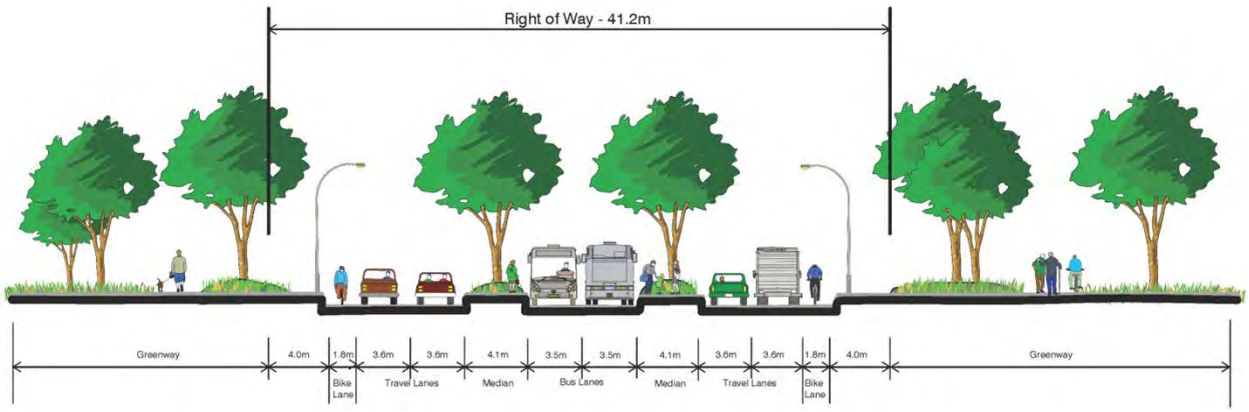


Willoughby Community Plan – Long Range Land Use Map

Carvolth is designated a Frequent Transit Development Area (FTDA) in the OCP. The Carvolth Neighbourhood Plan provides for land use designations and establishes urban design guidelines for four distinct character areas. Carvolth is a major destination on the Regional Transit Network and will serve as an eastern hub for rapid bus transit service to the SkyTrain system.

The Latimer Neighbourhood Plan is guiding the transformation of a large rural/suburban area for more intensive residential development. The land use plan for Latimer provides for significant business park and institutional uses, with an expansive streamside protection and enhancement area. The Langley Events Centre is also located in Latimer and is a major activity node.

The Latimer Plan includes a future vision and potential cross section for the Ultimate 200 Street Corridor as being "enhanced to accommodate all modes of transportation, including median or side-running bus only lanes, four general purpose travel lanes, bicycle lanes, and multi-use greenways parallel to the corridor."

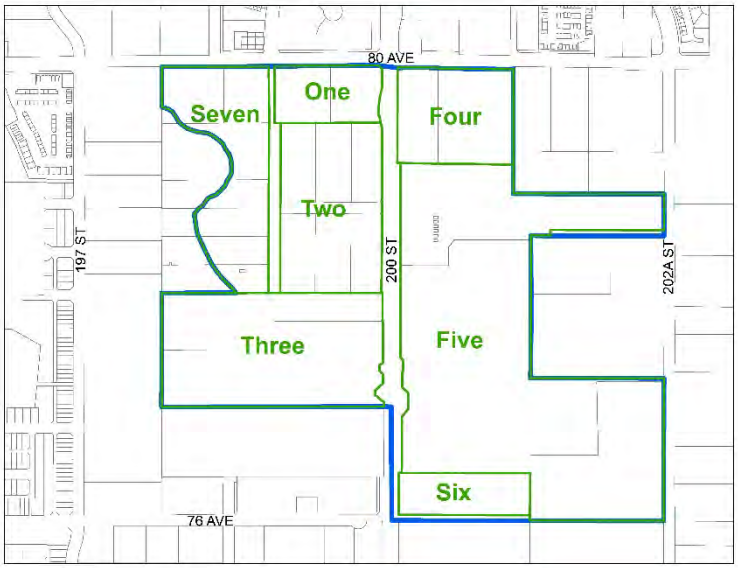


Potential Cross-Section of Ultimate 200 Street Corridor (from Latimer Neighbourhood Plan)

Development in Latimer is expected to occur in phases based on drainage catchment areas and the need for elementary schools and neighbourhood parks. At the core of Latimer is the Jericho 'sub-neighbourhood' which has its own local area plan.

The Jericho Sub-Neighbourhood Plan sets out the policy and design framework for a large-scale, innovative and comprehensively planned neighbourhood. It is envisioned as an adult-oriented (55+) community with a health care focus as well as other housing and business opportunities. The Plan establishes seven (7) development areas as follows:

1. Commercial
2. Mixed employment / residential
3. High density multi-family and seniors residential / institutional
4. High density mixed-use
5. Mixed institutional / residential / park
6. Office / residential / institutional
7. Mixed residential



Development Areas within Jericho Sub-Neighbourhood Plan

The Plan allows for densities ranging from 0.75 Floor Area Ratio (FAR) to 2.25 FAR and building heights from three to 20 storeys, and provides for hotel development within the mixed-use areas. The Jericho sub-neighbourhood is planned to accommodate a population of approximately 5,300.

South of Latimer and the largely built-out neighbourhoods of Routley and Southwest Gordon Estate is the Willowbrook Regional Centre. In anticipation of the Surrey-Langley SkyTrain extension, which will include future stations at Willowbrook and Langley City, preliminary work was undertaken during 2022 on a comprehensive update to the Willowbrook Community Plan. This Plan will guide the future transformation of Willowbrook from a sprawled suburban commercial centre to a transit-oriented mixed-use community. Timing for resumption of this planning process is to be determined.

Metro 2050

The five overarching goals in Metro 2050 are all supportive of expanded transportation options and concentrated forms of transit-oriented development:

1. Create a compact urban area
2. Support a sustainable economy
3. Protect the environment, address climate change, and respond to natural hazards
4. Provide diverse and affordable housing choices
5. Support sustainable transportation choices

Under Metro 2050, the identification of Major Transit Growth Corridors will support the planning principle of directing significant portions of the region's growth to Urban Centres and areas adjacent to transit.

Transport 2050

The future vision for mobility in Metro Vancouver, as illustrated in Transport 2050, is a future far less reliant on the private automobile. The Plan lays out 10 transformative actions that, together with Metro 2050, support the clustering of development in a hierarchy of centres connected by an extensive transit network. This includes 100 kilometres of existing and committed SkyTrain lines; a 300-kilometre expansion of rapid transit delivered mostly at street level in the form of bus-rapid transit; and long-distance express services including connections outside of Metro Vancouver.

Transportation and Mobility Strategy

In 2023 the Township will start working on a new Transportation and Mobility Strategy. This Strategy will provide guidance on the development of 200 Street consistent with the two regional planning documents.

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 3, 2023 - REGULAR MEETING	**REPORT:**	23-53
FROM:	MUNICIPAL ADMINISTRATION DIVISION	**FILE:**	6125-20
SUBJECT:	DONNA GABRIEL ROBINS NEIGHBOURHOOD PARK		

RECOMMENDATION:

That Council pre-approve $2,100,000 in additional funding as part of the 2023 Capital Budget for the construction of Donna Gabriel Robins Park (formerly Southwest Yorkson Neighbourhood Park).

EXECUTIVE SUMMARY:

A neighbourhood park is required at 206 Street and 78 Avenue to serve as outdoor recreation space for the rapidly growing Yorkson neighbourhood and the Donna Gabriel Robins Elementary School which opened in 2021. The Neighbourhood Park plan includes a children's play area, walking paths, a full-size soccer field, a half-size junior soccer field and an overlapping, informal baseball area. The grass fields require one (1) full year of growing time after construction to establish and mature to a level suitable for use, resulting in the desire to expediently award a contract and begin construction.

Following the close of a public tender process, an additional amount of $2,100,000 is required to be approved in the 2023 Capital Budget to complete construction of the park. Funding is proposed to be utilized as $2,079,000 from Park DCCs and $21,000 from general capital.

Staff have consulted with staff and representatives of the school, and staff from the School District's Administration, to outline and agree upon the best approach to construction that balances the immediate school and community needs with the long term success of the park infrastructure. The agreed upon timeline, as further outlined within the discussion section of this report, has the primary grass playing field open for use by summer 2024, and the final portions of the site constructed and open for public use by summer 2025.

PURPOSE:

To request Council consideration of funding approval prior to adoption of the 2023 budget to allow staff to award contracts and proceed with construction of Donna Gabriel Robins Neighbourhood Park (formerly Southwest Yorkson Park).

BACKGROUND/HISTORY:

Donna Gabriel Robins Neighbourhood Park is located on 78 Avenue between Donna Gabriel Robins Elementary School and the future 206 Street. The 5-acre park was designed to include a full-size playing field and playground area, walking trails to access the amenities, and an additional half-sized field. A site map of the school and park is attached (Attachment A).

The park could not be fully constructed due to a delay in the watercourse permit approval, and therefore the half-field bordering 78 Avenue was constructed as gravel to provide a temporary open space for SD35 use for youth activities. The final approval for the watercourse related adjustments and compensation was approved in February 2023 and the site has received tree falling and general clearing in February and March ahead of nesting season utilizing the pre-existing 2022 budget funding.

The public tender of the general park closed March 27, 2023. The tender package included the full-sized field, watercourse and natural area improvements, the playground, and general paths. Optional pricing including a price for the upgrade of the existing gravel half-field to a grass playing surface was also received, which is recommended to be approved at this time.

DISCUSSION/ANALYSIS:

If the revised budget is approved, the intention for the project schedule would be to establish the playing field(s) as quickly as possible for the benefit of the students and community. Grass playing fields require 1 full growing season after seeding for complete establishment to be ready for public use. The tender included milestone dates so that the full playing field would be constructed and completed by August 31, 2023, and open for use summer 2024 prior to the new school term. The temporary gravel field will continue to be used by the school and neighbourhood until school dismissal in June 2024 and then will be closed and the grass half field will be constructed. This schedule will ensure students have continuous access to outdoor recreation space throughout construction, access to the full field in summer 2024 and the complete park with all fields will be open for public use by summer 2025. Staff met with SD35 to review the project and have agreed to this project schedule for field construction, establishment and opening for use.

Financial Implications:

The table below identifies the proposed funding identified by staff in the 2023 Parks Capital budget submission, required for the completion of the project for the consideration of pre-approval by Council.

Work Breakdown	Project Title	Funding Source	Existing Funding	Additional Funding
SWYP1000-01	Donna Gabriel Robins Park (formerly Southwest Yorkson Park)	Existing CFWD	$1,427,581	
		Parks DCC's		$2,079,000
		Capital Projects Reserve		$21,000
		Subtotal	**$1,427,581**	**$2,100,000**

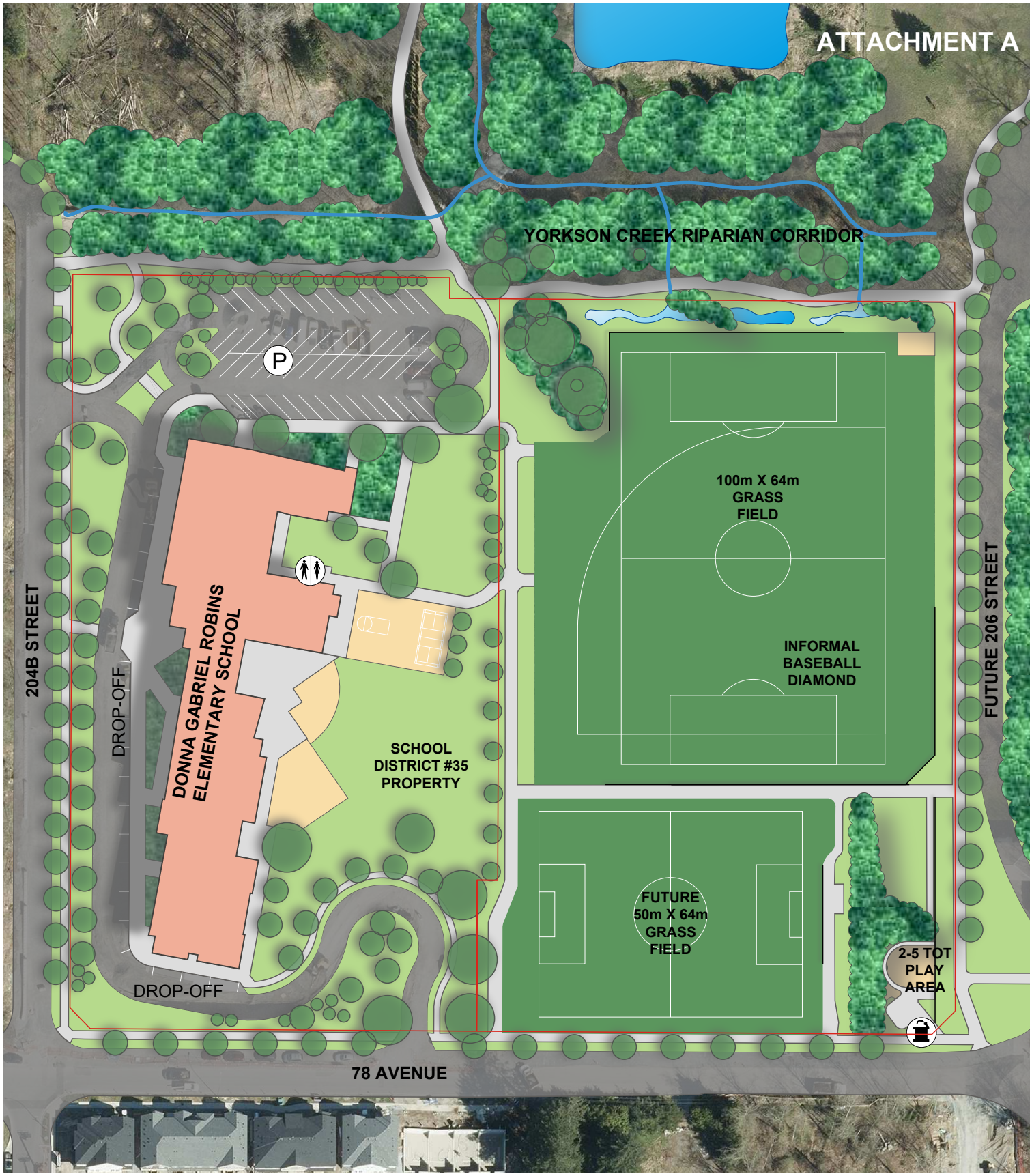
Respectfully submitted,

Scott Groves
DIRECTOR, COMMUNITY PROJECTS
for
MUNICIPAL ADMINISTRATION DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff

ATTACHMENT A Site Map



Township of Langley
Est. 1873

DONNA GABRIEL ROBINS NEIGHBOURHOOD PARK

DRINKING WATER | WASHROOMS | P PARKING

N

Corporate Administration & Community Initiatives | Parks Design and Development 604.533.6013 | Parks Operations 604.532.7300

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 3, 2023 – REGULAR MEETING	**REPORT:**	23-45
FROM:	FINANCE DIVISION	**FILE:**	1700-80
SUBJECT:	DRAFT FINANCIAL PLAN 2023-2027 - RESULTS OF PUBLIC CONSULTATION		

RECOMMENDATION:

That Council receive the results of the public consultation for the Draft 2023-2027 Financial Plan for information.

EXECUTIVE SUMMARY:

The 2023-2027 Financial Plan was posted as an on-line survey with email, telephone, and drop off options. This engagement survey was available for 14 days and was communicated in multiple ways including: a dedicated webpage with info and engagement options listed, featured News link and News post on tol.ca homepage, two advertisements in two newspapers, eNewsletter, and multiple social media posts on Facebook, Twitter, and Instagram.

In addition to compiling the completed survey information, the on-line platform provided information on the number of budget webpage views during the active survey period. In total there were 1,006 views of the webpage during the survey feedback period (up from 390 views in 2022), with 166 completed surveys (up from 79 in 2022).

Public input is relevant for Council to consider as they deliberate, however, it should be noted that it is not a statistically valid sampling of all Township residents' views. There are approximately 50,000 folios billed for property taxes in the Township.

PURPOSE:

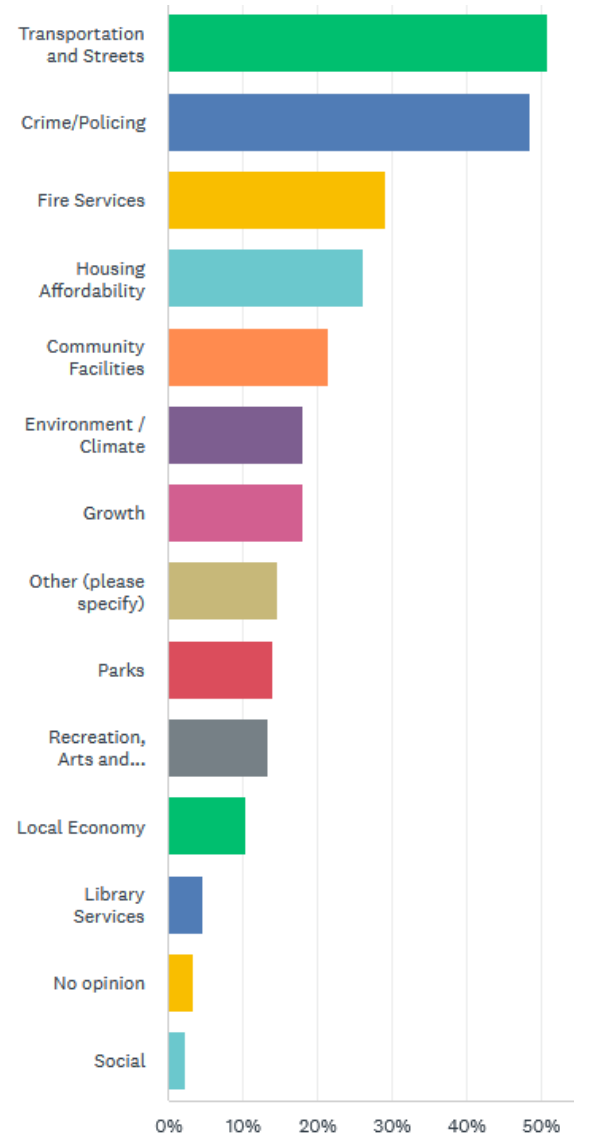
The purpose of this report is to provide Council with a summary of the public input received on the Draft 2023-2027 Financial Plan.

DISCUSSION/ANALYSIS:

SUMMARY OF THE BUDGET ENGAGEMENT SURVEY OUTCOMES

Q1: In your view, as a resident of the Township of Langley, what are the three (3) most important issues facing your community that you feel should receive the greatest attention from your local leaders?

- 166 on-line surveys completed
- 5 responses received through email



ANSWER CHOICES	RESPONSES	
Transportation and Streets	50.88%	87
Crime/Policing	48.54%	83
Fire Services	29.24%	50
Housing Affordability	26.32%	45
Community Facilities	21.64%	37
Environment / Climate	18.13%	31
Growth	18.13%	31
Other (please specify)	14.62%	25
Parks	14.04%	24
Recreation, Arts and Culture	13.45%	23
Local Economy	10.53%	18
Library Services	4.68%	8
Social	3.51%	6
No opinion	2.34%	4
Total Respondents: 166		

#	RESPONSES RECEIVED FROM Q1 IN THE CATEGORY OTHER (PLEASE SPECIFY)
1	The Ft Langley pumphouse needs to be updated, also Squashing this 60 day Pilot Film project that the TOL and ALC approved!
2	Sustainable urban planning
3	Ensuring that growth is both reflective and respectful of community today and in the future. Ensuring that the resources used funds are available today and in the future.
4	Provide waterm,sewer etc to rural areas
5	Core financial review of Township services
6	Cleaning up the drug use in public, not allowing homeless camps and all the crime and garbage that comes with it
7	affordability (for the people that already live here. Safety, includes snow removal along with police, fire and road maintenance and improvements. parks, recreation, arts and culture
8	Property tax
9	Health care
10	Active transportation and transit
11	Bylaw Officers
12	Return to daily 6 am opening hours at Blair Pool
13	bylaw enforcement, promotion of agriculture
14	cost of living/inflation
15	hold the line on property taxes
16	garbage pickup for all the township
17	Schools
18	Hospital
19	Homelessness
20	Housing should be more sustainable by being Net Zero
21	Vagrants
22	The farm bordering TOL on 192nd and 36th, bordering the township on 196.
23	Staffing / employee retention and recruitment
24	I want the spray park in yorkson community park to be completed
25	Hospital

Q2: Why are these priorities important to you?

- 145 comments received
- These comments are summarized in Appendix A

Q3: Please provide additional feedback on the budget as outlined.

- 82 comments received
- These comments are summarized in Appendix B

Respectfully submitted,

Karamjit Mahil
MANAGER OF FINANCIAL PLANNING
For
FINANCE DIVISION

ATTACHMENTS

Appendix A	Budget 2023 Engagement Survey – Question 2 Comments
Appendix B	Budget 2023 Engagement Survey – Question 3 Comments

Appendix A

Budget 2023 Engagement Survey – Question 2 Comments

Why are these priorities important to you?

Answered: 145 Skipped: 26

#	RESPONSES
1	The Pumphouse needs updating, b/c there was dramatic damage left behind from the Nov 2021 flood. It should also be maintained by the TOL and property owners that live on that land...had it been maintained we wouldn't have had this damage Fact! The 60 day Film project that was created by the TOL and ALC should be scraped, it takes away from a valuable feed resource that has been lost by agriculture business owners.
2	My neighbour was warming up her car and someone stole it. Friends of ours in Walnut Grove went away on vacation and came home to a house that was broken into and whose car was stolen. With our growing population there is an increase in crime and a need for more police. We are growing as a community at an exponential rate so I feel this should be a priority for our township. Not to mention, roads and transportation to move the growing population is also a huge concern.
3	Transportation is the main topic, as the City grows it is taking longer and longer to get from point A to Point B. The # of traffic lights are increasing and it seems there is too many lights on the main streets, i.e. 200 and 208. There is no emphasis (or at least it seems that way) to move traffic quickly. It seems there is more of an emphasis on side streets and condo developments.
4	We are growing so fast, we have to protect our community from such rapid growth
5	The environment is something that is only going to increase strain on all municipalities. We should be doing everything we can to slow climate change. With the growing number of unhoused in Langley this is a problem that needs to be addressed. The roads in Langley are becoming increasingly worse.
6	Safety relies on better crime and policing policies.
7	Although the state of construction and streets is irritating, the focus should be more on environmentally sustainable urban planning. Dealing with our environment and proper urban planning would help the other issues immensely.
8	They are areas that are currently either underfunded or depend too heavily on CACs and DCCs.
9	As a long time resident who has been raised here and raised a family here I would like to see others be able to do the same. However, the crowded streets and high housing costs make this a challenge. Therefore, we need affordable family housing and improved transit availability. We also need to protect farmlands as feeding the growing population and protecting those who work those lands is vital.
10	Safe communities are very important. Keep good paying jobs local so people can work close to home. When repairing or upgrading roads ensuring good traffic flow in both directions as opposed to just adding a turning lane. Before planning development make sure the roads can handle the extra traffic.
11	As a senior the taxes that are raised in the tax assessment plus the tax increases are driving senior out.
12	Over the years we have seen to much expansion in the Willoughby area putting pressure on our overall moveable space. I'm not a fan of this type of rapid density and the loss of our rural appeal
13	The number of apparent housing units are far outstripping the services / facilities currently provided; the amount of people living outside society, threatening those that prefer to live within it and making the community dangerous to be out and about in; the increased population can not be properly protected by the current police or fire service levels.
14	Have been lacking for years and now they are major problems
15	Those things affect me very day.
16	I have no services except recycling. After40 years still have no street lights, water, sewer, etc
17	Too much growth too fast. Contributes to increased crime

18	These budget items are essential services, or what generically I call “Needs”. It is the list of non essential or operational costs, the “Wants” that need to be reduced. Otherwise, the annual property tax increases become entrenched with successive TOL budget spends …..the tax payer well, especially seniors and young wage earners is almost tapped out!
19	We moved to our neighborhood because it was a nice area and we pay air of property tax to live here and it has gotten so bad around Fraser and 216 with the travel lodge I do not feel safe here. The travel lodge should be torn down.
20	These have the most impact on daily life
21	Social because the homeless use so many resources from 1st responders, fire services and the list goes on. The cost is not proportinal to our overall population. This is a major cost to the township and needs addressing. Growth covers a huge range of problems and is going to challenge the Mayor and council to look at alternative means that may have not looked at before to accomplish the goals set out. The past approach has not always worked out. The priorties that the mayor and council have set out for the willoughby area attest to past mistakes in infastruture short comings
22	for sustainable growth that makes living in Langlely Township affordable for the average middle class family. Library, recreation, arts and culture are not priorities now.
23	Climate change threatens all our futures. Housing is unaffordable for even working families. And we have a social responsibility to care for those in need.
24	Are roads are in a mess due to expansion. Crime needs to be controlled better. 208 road project was promised to be 4 lanes over 10 years ago,it still is a very slow drive, as well when development went in the roads were not fixed back up either by developers or the Township. The Township also needs to charge developers a much higher fee, for transit roads,parks etc, we are the lowest around the LMD.
25	All contribute to basic daily quality of life in Langley. Roads (208th) have been a disaster for years. How many politicians have run on platform to fix it over how many terms? Be the ones that do it. No excuses.
26	As a resident of Langley and the region, I understand that if we do not first think about the impact we are having on the environment and the most at-risk populations, we will not succeed in moving forward at all.
27	We have lived here over 30 yrs and want to keep our parks wild not sidewalks. Also homeless camps are not nice. And we all need fire rescue. Also I do not want that much growth ity will wreck the place
28	Roads are in terrible shape. Arterial, Collector and Local roads are under-funded. Urban subdivisions in Walnut Grove, Murrayville, Aldergrove and Willoughby will need tens of millions of dollars allocated to repairs in the next decade. We need to fix these roads BEFORE they reach critical condition. For the Rec Centres, try to get Willowbrook & LEC going BEFORE we invest tens of millions in a Rec Centre that we don’t need. If Deputy Directors cry “staffing issues” or “Covid impacts” each time a resident complains about the paltry options at our EXISTING facilities (Willowbrook, WGCC, WC Blair, LEC etc) does it makes sense to build a new facility in Willoughby-Yorkson? Definitely needs a Re-think with a conservative financial principled approach. As they say, build once, maintain forever. We need to do a much better job at maintaining and operating our current Rec Centres. Let’s get to work on that Contract.
29	Free to use community space and libraries bring people together and provide a wide variety of free services to community members.
30	There’s a lack of parks and recreation. All the land is used for townhomes, a pocket park is NOT a park and shouldn’t be look at like that. Make the developers pay for a certain amount of land % to be allocated to parks and rec. What is there is always fully booked up in minutes after registration opens. The township is charging the taxes but not providing the services. The township allows the city to grow but doesn’t do anything to accommodate the growth. Everything is overused.
31	Affordability: have lived here for 37 years (same place). Retired and on fixed income. Cannot afford huge tax increases (tax deferment and reverse mortgage are not an option in my opinion). Have vegetable garden, a couple chickens, room to play with the dogs. Lots of birds, and insects, occasionally see a salamander, etc. Our property is our slice of paradise. It is also important that younger people can afford to live here and raise families and not have a financial noose around their necks trying to survive. The reason why our daughter now works and lives in Trail.
32	With population growth it feels like our infrastructure is not ready for that! Our roads and streets are in a bad shape ,especially in Whilloughby neighbourhood. Also so many good old trees were destroyed because of the new construction projects. Lack of green space and parks in comparison to other places like Port Moody or Coquitlam. Crime has been substantially increased, especially in Willowbrook and Milner areas. Doesn't feel safe as it used to be .

33	Pretty obvious to anyone with a brain
34	I think council should fund the basic needs of sociaty
35	It's a nightmare trying to get around town during the day, especially through Willoughby to Walnut Grove. Programs at rec centers fill out within minutes of registration opening. Climate change is a huge concern and we need to do whatever we can to mitigate it.
36	Population explosion is threatening to overwhelm services and smaller communities.
37	Has immediate impact to my household budget this year although the current property value went down almost 20% down compared to last year. High economic inflation has been costing us much more in the past year tightening our household budget making it difficult to get by.
38	With the increase in young families in the TOL, the need for more community facilities has become a common talking point in many families within my circle. The lack of spaces for children and families to participate in recreational activities at more affordable costs has been frustrating to many.
39	These are all basic needs that need brought up to speed.
40	Crime has increased in our area. Our roads are all destroyed with no repairs in site. Our children do not have bussing or a safe route to school. Lack of marked crosswalks on busy walking routes.
41	Langley is overcrowded, traffic is chaos and congested especially 200 street it takes too long to go anywhere locally, no sidewalks for kids on roads, too many people moving in when roads and traffic weren't ready for it
42	We are in a climate crisis and the township can respond by maintaining or expanding parks, and encouraging active transportation by building lanes, lighting sidewalks, multiuse paths and bike lanes, and encouraging transit.
43	These priorities are selected from a taxation perspective as this is a taxation feed back.
44	I find that there are many people that my neighbour on my right side of my house and I hear at night and sensor lights do not deter them away from stealing things in his yard. Our back gate us stuck and it is loud when opened so I do not think people have been in our yard yet. Transportation and streets because it is busy in Yorkson. Libraries because they are important for the community.
45	These services are critical to a safe community
46	Willoughby is a family friendly area, but we are lacking basic necessities for kids - playgrounds, splash parks and community centres. We have to take a car and search elsewhere, like in Walnut Grove or Surrey. Yorkson Creek Park doesn't have any playground for kids, but has two dog parks.
47	With the sky train coming soon and increase in density we need more community facilities to support the growth. Also, growth is good as it means more money into the township to develop their own ideas and projects. Local economy is important because we need more tourist and density to help our local Small businesses.
48	Keeping the planet healthy begins RIGHT HERE. keeping things LOCAL helps the planet and local community. PARKS provide space for wildlife and humans AND an educational opportunity for humans surrounded by concrete
49	The Township's Fire Department is grossly understaffed. Too often, on-shift crews are responding to incidents outside of their designated zones. This causes delayed responses which in turn leads to greater property loss and damage and a greater risk of death or serious injury in many cases.
50	this is my home and it is in decay mode, lawless and overrun with crime
51	Have lived in Langley Municipality since 1948 without incidents of crime, but lately break ins with stolen valuables has increased in our neighborhood to an alarming degree
52	Homelessness is rampant, whoever does have a job is now driving the streets to get to work, crime is still prevalent
53	crime is out of control, as we grow wee need more 1st responders, growth should happen in a phased mannor
54	Expansion of social services such as libraries, rec centres has lagged population growth, far worse than sports fields, roads, etc. Parks and green spaces needed as Township continues to densify.

55	complaint based bylaw enforcement is damaging to neighbourhoods - there should be proactive enforcement of ALR land use and quiet zone bylaws. People who are so inclined will do whatever they can get away with and the township is supporting this by not enforcing bylaws - it shouldn't take 2 years to deal with a complaint, and then still have activity going on that is not permitted
56	They are the items which are experiencing the most changes with little response from the municipality in the past.
57	They help our community thrive
58	keep taxes very low especially in these inflationary times
59	The township has turned into what surrey was 15 years ago and crime and criminals are rampant. The traffic is atrocious and getting worse with horrible planning. You hand out traffic lights like they are going out of style which just makes things worse. Housing affordability is more then just the purchase price of the house hence lowering property taxes is more important than ever.
60	We are living in a climate crisis and should stop at nothing to implement new, greener ways of living. I also believe library services need to be improved.
61	Because I'm a young person trying to get ahead and housing and cost of living isn't giving people a chance. The fire service is to small for the amount of people and the size of the city the response times in south Langley are way to long.
62	The growth and local economy will bring in more revenue to help with affordable housing and once those are in place finding for the rest can be funded through revenue generated. The rest is important but they need something to pay for them. In a down economy financial prudence just makes sense.
63	Because crime is increasing (shootings) along with homelessness and drug abuse. Nobody can afford a home large enough to have a family. And everywhere you drive you are stuck in traffic. With increase in condos and people moving to the area, this is all bound to get worse.
64	We all need to be concerned with the environment and the township needs to lead the way in green initiatives. The fire service has been under funded for years and needs to keep up with the growth of our community.
65	Non main streets are tight width wize abd unsafe because of it. Our neighborhood streets still aren't paved abd we have been here over 4 years. Not enough park space in more urban areas that are dog friendly. A lot of crime around langley. Resudents need real support from government on making areas safe from violence, open drug use, disgarded drug paraphernalia and harassment from those experiencing homelessness and addiction.
66	They build community (arts and culture); preserve and protect the environment; make our streets safer.
67	We have NO arts/culture here other than a tiny local theatre. Tired of driving to other municipalities for events. Clear cutting every tree in sight for development- how about development around the trees. Not impressed!!! with either of these
68	My kids can't ever enroll in classes or activities because they get filled quickly. You need to ensure safety for all with fire services.
69	Langley transportation and streets have to among the absolute worst in the Vancouver area. This along with lacking facilities for recreation and culture has drastically reduced mine and my families life in Langley. The rate of growth has exploded and left huge gaps in our community
70	The spending now and future is going way beyond control with this council. I've heard many comments regarding 'slate' with no opposition and no end to spending. Residents have told me "it's a real eye-opener" what is happening.
71	There is a clear lack of funding in these important areas.
72	The Fire department has been understaffed for years and teh POC system is not working
73	Extensive growth has affected our lack of infrastructure, fire service ability. We need to slow down development a bit in order for our infrastructure and fire services to catch up.
74	Roads are in a state of complete disrepair throughout the Township and the Fire Department is badly understaffed

75	Our fire service is severely understaffed and struggling to keep up to the demands of the population. Have a difficult time even getting my kids registered for swimming lessons, need more facilities and people to staff them.
76	Fire service needs to be a priority
77	The fire services are essential and they are lacking here in the Township. The wait times for calls in long and I believe there needs to be more finances put towards bettering it for the safety of the community.
78	these allow the community to become stronger
79	Calls for protective services continue to rise and that problem is not ending anytime soon. The roads are in terrible shape and need improvements very soon.
80	I coach for LUSA and field times are hard to get and the sport is only growing. I live near 208th street and take my and my families lives in our hands daily trying to navigate that mess and our local economy should be helped to flourish so people can build their dream in the community they live in with small businesses.
81	Yhey universally affect every citizen in the Township
82	Libraries are essential to provide equitable access to information.They provide opportunities for growth and positively benefit society. It's not much of a society if these educated people don't have some way to recreate and enjoy local culture. Policing is pretty evident. I came back to Langley after near 30 years away. It's not quite the Mos Eisley of the lower mainland, but it's darn close. Regularly hear about stolen catalytic converters, homes being broken in to, and property crime in general. Very disappointing.
83	Getting around in Langley is a nightmare. 16th needs to be 4 lanes. We keep adding more people but nothing is being done about getting in and out of Langley. Crime has become a huge issue in Langley. We need more officers to deal with all the theft that is happening. Garbage pickup should be for all of Langley Township. This would stop the dumping everywhere in Langley.
84	Public Safety is falling behind the population growth
85	The roads are a mess and there is not enough parking for all the housing being built in Willoughby. A high school is needed for the Willoughby area 208/84 area.
86	Why are we hiring so many new firefighters? Isn't there enough already.
87	Public safety is key to the continued growth in our community. Increased buildings residential and industrial increased medical calls and high rises coming we need fire suppression personnel.. we need more policing to deal w the amount of crackheads and transient people flooding into our community from other cities. Especially if the council plans on introducing increased public transit and skytrain a corridor for crime . Increases in parks for sports and children and keeping Langley natural
88	All contribute to the health and safety of our community. Well maintained road infrastructure reduces accidents, and police & fire services are essential
89	Safety, thriving community and good infrastructure.
90	When a community accepts the growth that we are experiencing, what comes with that growth is a commitment for recreation facilities, policing and road development to support that growth. Those should be our priorities!
91	Emergency Services & roads are a priority for all Langley Township citizens
92	These are impacting me and my family the most.
93	Safe place to live is paramount. Fire service is lacking resources with respect to the rapid growth of our community. Policing can improve to make our streets and communities safer
94	The 3 selections have fallen behind and need to be invested in.
95	The fire department is understaffed The roads are the same when I moved here in 1998
96	Retired and tired of sitting in traffic Parks and green space provide space for humans and animals Community centres are needed to keep mental and physical health a priority
97	Money has not been kept up with going into these items.

98	The fact that we are needing to hire 44 new firefighters because we are understand staffed is very concerning. Let's get them the firefighters they need to protect us. Parks are meh, we need to spend more money to making great spaces for the community to enjoy. Our streets are TERRIBLE. Traffic flow and fixing problem roads needs to happen. Like 10 years ago
99	Roads infrastructure and public safety are not keeping pace with the growing community.
100	Langley really seems behind in many critical areas such as the Fire Department, Roads, Police.
101	Public safety should be our number one priority and the evidence/information provided during the election proved that the Township of Langley is significantly farther behind than neighbouring municipalities. It is disappointing that it is going to take four years to get up to "normal" but it needs to be done. The Township of Langley lacks options for arts, culture and recreation. I look to municipalities like Coquitlam who have prioritized public spaces. What they have done for outdoor spaces like parks, spray parks is amazing. The Township looks like a trailer park next to a McMansion of a dirt with similar population like Coquitlam.
102	They are all interconnected
103	Our children (young adults) can't afford to live here. Too many gigantic estate homes not using their farm land.
104	I believe a flourishing local economy is good for the community. From what I have heard the fire department is currently under staffed and with continued growth I want adequate public protection.
105	Need for more firefighters to support the growing population Better up keep on the swimming pools and more staff to facilitate swimming lessons Help support the growing population
106	Fire protection is of the utmost importance. With an aging population in Langley, fast response to those in need is critical.
107	I feel like with the growth of the Township. The previous council has not kept up with infrastructure like roadways and the amount of Firefighters and firetrucks to deal with the increased population
108	Public safety is essential to community sustaining leadership in metro van.
109	Law and order -growing population we need a new hospital , people need homes not just the home less , The working poor need affordable homes. These are not wants these are needs
110	Fire service has been neglected for many years, the service provided is well below neighbouring communities. The POC system is broken and doesn't work leaving many areas of the township un protected Rcmp are constantly pulled to the city leaving Township areas un protected Our services in the township (everything from police and fire to snow removal has not kept up with the growth of the community, and we're still. Rapidly growing
111	Crime Is out of control, unfortunately this is not just a problem for individual cities/ municipalities. The shuffling of crime from area to area is just a Cat and Mouse Game. Our leaders at each Level need to get a strategy for the whole Province not just in our back yard. Local Economy Business and Government have to have a True partner ship that works for everyone. Red tape is absolutely infuriating and my hopes for this council is to have tangible results in the reduction. Transportation and Streets. How effect our the crews? for example recently 24thAve and 264 th St had work done on the East side of the intersection and 24th, the road was badly damaged from the freeze. 24th was completely shut down as the crew repaired the Westbound section. nearly a week later they redeployed to repair the Eastbound damage. Being a former contractor I found it unbelievable that this crew was not able to complete both patches in the same day. What is the cost for this repair? It may be time to see if private contractors are a better fit. This also applies to Spring time coming up and watching the spectacle of when ours crews begin to work on the landscaping in the Medians on the Aldergrove section of the Fraser hwy. Surrey and Abbotsford have contractors for the landscaping, with a fraction of the crew more appears to be accomplished.
112	Due to rapid growth in this community, our community centres are no longer sufficient. As well, my environmental concerns are for obvious reasons with climate change.
113	Daily life matters. We have wildly low crime rates, so we do not need more RCMP officers. We have many fire halls and firefighters so we do not need more hires here. But only 1 bus goes to Fort Langley—and it has a major reroute down to Langley City for a year and a half! Transportation needs attention. Facilities are central to the life of the community, as well— especially reducing the level of crowding at each one.

114	I would like to see more arts facilities, programs and opportunities in the community - especially performing arts - music and theatre. We are behind other communities in this area. We are also all aware of the need for improvements in our transportation and streets, as well as increased access to arts and recreation programs and facilities for our children, as we experience growth, the demand for access to recreation and cultural programs increases and traffic congestion seems to get worse and worse. Driving to access programs for our children at the Walnut Grove Community Centre now takes us almost 30 minutes from the Willoughby area due to congestion on 208 Street.
115	I want a safe, well thought out (i.e., walkable, parks, transit) livable Community
116	Why wait till 2032 to build Net Zero
117	Growth in Langley is too fast without the appropriate infrastructure. It's been a free for all for developers rather than what is best for the way of life of residents.
118	Seeing a huge increase in crime, a heritage building being destroyed and a huge mess around is due to homeless, property taxes escalating while facilities aren't open whiches reduces income for TOL and contributes to youth being disenfranchised and getting up to mischief and committing petty crimes as they aer bored.
119	We are in a housing crisis and climate emergency. It is absolutely critical that we prioritize climate action, environment, and truly affordable non-market housing options.
120	Between litter everywhere and vagrants destroying our streets we need to deal with these problems
121	Safety
122	Housing affordability, ease process for secondary suites. Bus service to get to work and also to bring workers to Aldergrove
123	Petty crime is running rampant. Myself and my neighbours need to keep surveillance cameras around our homes and anything, including holiday lights and decor, can and will be stolen from our properties. Sometimes it is teenagers, sometimes it is full grown adults. It must stop. We are also demolishing green space for condos and townhouses at an alarming rate. When is enough enough? Our children deserve to grow up in something that resembles the Langley of 30 years ago. We are proud to be part country and part city. Do not take away our forests and green space. I also believe that, as we grow and shift into a larger city, we need to be on the forefront of entertainment and culture. We need a local live theatre space similar to the Matsqui Centre in Abbotsford.
124	Capitalism is an ouroboros, a snake eating it's own tail, and we need to reinforce the tail to slow it from eating the major organs. Protect the weak.
125	Kids being outside and being able to travel my neighborhood in less that 2 hr
126	We must ensure we do everything we can to protect our farmland and preserve the eco system adjacent to the farm.
127	The library provides service to so many people on a daily basis, especially those who have nowhere else to go. It's also the only place you can go and not have to pay anything. Community facilities have never been the same since covid and need to be looked after properly. Housing is a huge issue that extends right down to homelessness. We need to keep it affordable and also work on more and more subsidized housing projects to get people off the street.
128	We need the indoor and outdoor recreation space to accommodate our growing population so that every child has the opportunity to participate in learning to swim and sports. There need to be an abundance of treed parks to counter act climate change as well as increase residents sense of well-being. Housing is so costly that even working people cannot afford to pay rents in decent accommodation or buy a small home. Affordable housing should not be limited to renters but have opportunities that can be had through organizations such as Habit for Humanity need to be accommodated to allow responsible residents with low incomes to buy their own homes..
129	They're important factors drastically coming toward Langley at an alarming rate of speed.
130	Safety, entertainment, and quality infrastructure are important to everyone.
131	Concerned with feeling safe and would like to see patrols in addition to reactive policing Family member - senior cannot find clean, safe, affordable housing (Total earning is $2,000)
132	People are our greatest assets. None of the work happens with out committed team members. Union contract is outstanding.

133	1) TOL is growing too quickly. 2) three layers of government are the principal reason for the high cost of housing. 3) Excellent recreation facilities are key for an aging community
134	Make parks accessible for the whole year - provide shade for them in the summer like New Zealand does with their parks. Middle of the day in summer, no families can use the parks because they're too hot/sunny.
135	Having a safe place to live and raise a family is very important. A place for my kids to participate in recreational activities keeps them out of trouble. More Youth spaces and activities would be great.
136	All three affect our everyday living in the community. I love living in Walnut Grove. Have lived here for 37 years and in the same house.
137	Feeling safe in my growing community to use the existing amenities is important. Can increase amenities when economy is stronger. Improve our roads now as development is increasing and our community is growing.
138	There has been an increase of crime in the north langley area with little to no police in the area. There needs to be a north langley detachment. We pay our taxes for recreation usage however we are always told that there isn't enough staff to do things in our area. Don't increase the taxes if you aren't going to use it for what it is needed. Where is the money going. 208th is all I am going to say
139	The roads need a facelift, so many potholes, and broken roads makes it hard to drive, Housing is so expensive pretty soon people are going to be on streets because the can't afford their rent. With the township growing so exponentially, the facilities aren't able to handle all of the people of the communities.
140	I want to live in a safe walkable community for my family
141	Safety for my family, facilities for us to use and enjoy (especially in Brookswood), and recreation activities and events to engage in.
142	1) recreation, arts, and culture - there is nothing for adults (25-50) to do in Langley. Recreation facilities are lack lustre, targeted to youth, or closed. It feels like none of our money goes into recreation or culture or arts, especially compared to Surrey. 2) parks - parks are currently "okay" but could use more development and expansion (trails) 3) transportation and streets - adequate bike lanes in downtown core and willowbrook/willoughby, and effective public transportation prior to sky train are necessary.
143	Safety Possibility for people to own a house Ease of travel in region
144	While generally all the options are important, I think to keep property taxes as low as possible during these difficult financial times, I decided that policing, fire and transportation/streets need continual need continuing attention.
145	Healthcare is so important, long waiting time at Langley memorial hospital

Appendix B

Budget 2023 Engagement Survey – Question 3 Comments

Please provide additional feedback on the budget as outlined.

Answered: 82 Skipped: 89

#	RESPONSES
1	The Premier, with his unexpected move to add Rental Capacity by usurping many owners' property rights, might consider another possibility which has been used in many European jurisdictions. The Provincial and Municipal Governments could set up and execute plans to add 'Council Houses'. City Planners could start planning mixed areas to include government- owned 1, 2 and 3 bedroom semi-detached homes and/or apartment buildings. They would be adequately equipped, but with modest decor. A larger area of such community could be normal commercial development. The Township would build these, be careful to not create 'ghettos' and establish proper management parameters and ensure safety, maintenance and good liveability. BC Housing may be a start point. There are many possibilities on how to do this rather than knee-jerk decisions on how to grab control of private property. Government should step up, finance, build and manage decent rental capacity for those who need legitimate help obtaining decent accommodations. To preclude creating a ghetto situation, good planning might include creating new neighbourhoods in new areas. Ensuring such neighbourhoods work well, they would offer effective access to Transit, other 'normal' commercial apartments, retirement accommodation, a commercial zone to provide shops and perhaps even local police presence. New Community Planning may take time and pre-development work but the 'homeless' situation is a terrible abdication of assisting our fellow man as well as new immigrants who also need decent housing. New communities with thoughtful, balanced planning and funding could be a concrete longer-term solution for our less fortunate citizens and a good first step for new immigrants.
2	Green initiatives are important. This is interesting from San Francisco: https://grist.org/buildings/bay-area-ban-sales-gas-powered-furnaces-heaters/ It irks me that we still have developers allowed to put gas into brand new residential buildings and cheaping out with no A/C in (especially) condos where there is no escape within the unit from the next heat wave.
3	I would like to see TOL take a close look at what is spent on legal costs On 2 occasions in the past 2 years I have seen TOL waste thousands of dollars on legal fees In both cases that I know of that I was personally involved it was a case of TOL attempting to intimadate me. This is so wrong. I suspect this is a common practice in TOL Too often TOL uses lawyers to attempt to intimadate residents rather than having a respectful conversation with them Regarding Tourism Langley it is a complete waste of time and money. Please stop funding this waste of time and money. Please do an audit on Tourism Langley and determin what value it has. You will quickly see it has no value

4	On behalf of the Greater Langley Chamber of Commerce, I am writing to provide feedback on the 2023 operating and capital budget. The Greater Langley Chamber of Commerce represents 1,000 Langley member businesses which operate across the Langleys, the majority of which are located in the Township and are directly impacted by the Township's budget and fiscal plan. The Langley Chamber's primary current concern is the cumulative and compounding cost of doing business faced by our members. From all levels of government there has been a continued increase in both regulatory requirements and obligations as well as direct taxation and charges. With challenging economic times expected ahead, our business community, particularly Langley's small businesses, need support and not further cost pressures and financial burdens. Therefore, I would like to voice appreciation for the efforts made to keep the overall tax increase to 4.92%. This is significantly less than was first proposed in earlier iterations of the budget, and is substantially less than tax increases planned or passed in other municipalities, and will therefore have less of a negative impact on Langley businesses. The Langley Chamber shares Mayor and Council's priorities of building infrastructure, growing services, and increasing capacity in our community, but this must be done in balance with the financial realities of both resident and business taxpayers, and we support the work done to achieve the tax rate increase currently proposed. More specifically, given the $23.3 million received by the Township in infrastructure/capital funding through the Province's Growing Communities Fund, the decision to forgo the usual operating contribution to capital in 2023 was an appropriate way to leverage this funding to lower the tax burden facing residents and businesses, while still using it towards its intended target. The Langley Chamber supports prioritizing key infrastructure, particularly much needed transportation infrastructure, and supports increasing revenue directed to this purpose, but this one-time grant rightly allowed for such a reduction in the operating contribution. However, beyond the average property tax increase is the matter of the mill rates and the proportion of the tax mix paid by each property class. The Langley Chamber is concerned with and would oppose efforts to increase the proportion of the tax mix paid by businesses, as suggested for consideration through a previous motion and vote by Council. Businesses in Langley Township already pay a mill rate 3.45 times that of residents, which has resulted in a situation where "Business Other" properties pay fully 25.5% of the tax burden whilst representing only 9.5% of total properties. This increased tax burden and mill rate differential faced by businesses is despite the fact that businesses in general use fewer local resources and services than residential property owners. The tax burden is already disproportionately skewed towards businesses, and we should not look to this policy lever as a way of generating additional revenue from businesses and business growth. Finally, I would like to flag now the potential challenges the projected tax increases expected in 2024 (10.61%), and 2025 (9.65%) specifically would pose for our business community. These projected increases are significant, and suggest further consideration of possible expenditure deferrals or reductions to mitigate any necessary growth in tax revenue.
5	Just a quick note, sorry about the time just after the 4:30 deadline! I am in favour of adding more to the budget to complete needed improvements to Ponder Park. It has been 2 years since the assessment was done and the park is not being used and enjoyed as it should be. It is a hidden gem in Langley that deserves and needs some attention.
6	Please keep political signs. I support having them in an election. They help inform voters.
7	Overall I am pleased and I appreciate the work everyone is doing. I have water working, parks are open and the library is always available.
8	Instead of giving everyone a percentage of the taxes, we need to make them stay within a budget, just like all of us do. We don't need more firefighters, they rarely attend fires, but more accidents and ambulance calls. Why don't we have trained medics in an equipped vehicle who can tend to the ambulance calls while waiting for the ambulance to come, instead of a firetruck with full crew waiting hours for the ambulance (as just happened to my neighbour. they sat with the patient over two hours since they couldn't leave him alone. Such a waste of my tax dollars. This was just one instance, there are many more times like this. We need to work smarter with the taxes we get.
9	Having looked at the 2021 budget and seeing that 52% of the fire department budget is on medical calls we should be pressuring the Provencial government for more paramedics and not adding more firefighters.
10	We are already one of the highest property tax rates in Canada. Everyone is recovering from financial struggles from the past few years and we don't need another factor that may take away our shelter. Maybe charge directly for water use and enforce compliance of the offenders during the summer restrictions. There are probably other solutions which can be adopted instead of increasing taxes.
11	Skipping a year of contributions to the Capital fund is a great idea. Raising the user fees is a great idea. But increasing any other expenses shouldn't occur. and adding firefighters should be deferred because I'd rather see the development permitting process quickens by beef up their staffing levels.

12	I appreciate not having to pay more for taxes however I'm concerned that the reductions are not sustainable in future years. What is the impact of not funding capital from the universal fund for future year's budgets? Are we paying less this year and having to pay more out of the residents pockets in the future years. And for how long? The increase shown in the 2024 universal year are much higher but does that include the contributions to capital or is that for the annualization of the positions that have been included part way through the 2023 year? What are the plans for the existing wells in Langley? Are we going to see more decommissioned wells that will cause an increase cost of water from Metro Vancouver? Has council taken into consideration the cost of possible shortages of water in the future? What provisions for these plans are included in the future years budgets? Are there plans for reserves that take into consideration the future draw on utilities with increases in building? What is the Township debt percentage per household that we as residents carry? I would like to see these question answered for the residents prior to the passing of this budget.
13	Thank you for trying to run the township more efficiently. When giving out road contracts award companies bonuses for quicker completion and penalties for delays. (e..g. 56th ave between 210th and 216th). When doing a job do it right the 1st time (e.g. repaving 56th avenue between 243rd and 246th) when the road clearly needed stabilization before paving. Taxing illegal suites would really help the budget. We are not in favour of evicting people from legal suites but collecting taxes fairly.
14	With so many new housing and building in the 72nd - highway 1 from 192nd - 216th why are we continuing to be pressured with never-ending tax increases year after year. The new tax ,building and permit revenue from this expansion should be a huge additional increase to our overall taxation amounts collected
15	Property slurs have skyrocketed and have supplied huge increased revenues but still the TOL wants to increase the tax base. Seems like a double hit to the taxpayers who are now struggling to meet their own personal budgets with the rising interest rates.
16	Our property taxes used to be affordable. They are becoming a stretch. We hoped to retire in our home but it is becoming increasingly unlikely. We would rather do with less than have constant tax increases.
17	Need to update existing services before more expansion
18	I agree there needs to be an increase but it has to be affordable. With taxes going up beyond someone’s ability to pay, more people will need to defer. I’m surprised by the number of older people who defer because they can’t afford them. Great they have that option but crazy so many are forced to choose it
19	The current administration absolutely needs to undertake an independent core review of services provided by the Township with the view to keep essential services (police, fire, road, water, sewer, and garbage collection plus essential administrative functions) and eliminate non essential services or at minimum reduce non operational costs.
20	Keep the budget as low as possible. People can't afford tax increases.
21	i feel that the $4.92% tax is fair but i would not support another large increase in 2924
22	This is a time of significanty economic pressure for almost all citizens. Our priorities should reflect our concern for basic services, NOT 'nice-to-have' infrastructure.
23	Along with climate care is transportation issues. Public transportation should be expanded and made more affordable. I know that sounds contradictory, but it would improve people's quality of life and help mitigate climate concerns.
24	Just be responsible with our tax dollars.
25	I do not want to pay more because developers want to make money. When I was in Burnaby when they developed our area and a sewer main was put in the developer picked up the bill and the line stopped at the line with a $300 charge to hook up. Yes I know it would be more now but to not in the stub out to the house during the work is crazy.
26	Drug users, rat-like criminals crawling through the night in Willoughby. Home Depot shelter creating super unsafe vibes in Willowbrook / Willoughby. More RCMP for Willoughby- Willowbrook.
27	Why more taxes and no increase in services. The cost of garbage service and water service is atrocious, we should move to a pay per use model. Why am I paying fresh water for my neighbour who waters her yard all day?

28	I understand that running the Township costs money, workers need raises and a decent benefit package, BUT, I believe that more must be done (yes, probably some cutbacks, and limits placed on wage increases for those at the top end of the wage scale) to keep tax increases to an absolute minimum. That will help those on fixed income, minimum wage, low wages, and even people making good middle-class wages.
29	Township of Langley population contains large number of families with children as well as large population of seniors. Please think about it when you raise those taxes over and over again.
30	Why have we allowed the use of our fire department for ICBC ? I see them constantly deployed to automobile accidents, directing traffic and cleaning up .this was a historic job done by police , ambulance and tow operations that billed ICBC. Now we need more firefighters for ICBC . That is not why our community pays for fire protection. If that is going to be the focus then we better start charging ICBC for the service not tax payers of Langley!
31	In these difficult times council's goal should be a tax reduction by limiting expenses to the basic needs
32	Transparency, tell the residents what is being planned and why. Not knowing why things are being done a certain way causes us move away from the government and not be involved.
33	Though my priority is to encourage council to make good on a promise to build more facilities in Langley, I am also aware of the increases in labour and material costs due to inflationary pressures. It would be prudent to suspend many capital projects to ensure home owners are not hit as hard by another increase in their living costs.
34	I feel that the proposed budget is fair.
35	Increase amount of hone owner grant it’s been stagnant and should be tied to inflation government has done nothing to keep people in their homes.
36	It is extremely disappointing to see that Council's priorities related to transportation are all about road widending - over $375 million of the priority items are for road widening. Wider roads encourage more traffic, leading to further congestion in the township. Not one item on that list appears to address the climate crisis or come from the climate strategy.
37	I am of the opinion that the extensive increase in Northwest Langley tax base should cover these additional costs. Not an overall tax increase. Unless more crime and fires per capita
38	Everything looks good.Hope the senior's discount is still available for the property taxes.
39	I applaud council for trying to hold the line on tax increases. If only they could have Metro Vancouver do the same ...
40	Budget decisions seem solid, but parks infra page is interesting, I have to find 86 parks in TOL.
41	Too much growth, too fast not enough planning and not enough development policing to make sure they are following the rules which 80% are NOT!
42	if we hire bylaw people than we should ENFORCE! the bylaws not simply educate people on them
43	It would be nice to have intention listed behind the budget. I might be in favour of a higher tax increase if I knew it meant more of a specific service. I see we are one of the lowest tax increases around. And while saving money is valued, I’d like to know what other municipalities are able to achieve that we now won’t be able to.
44	Tax increase should not be more than 3 % this year especially
45	Seems like a horrible time to finance large scale projects with the higher rates we have now.
46	I live in a 1000sq townhome and pay the same on property tax at my parents detach home. They have 4x the size, a backyard, and 4 car driveway. Taxes always go up, even when people cannot afford food.
47	Significant reductions in money marked for infrastructure replacements seems short sighted.
48	Include cost of sign language interpreter. You have many DHH residents that needs access to information.
49	Just because other jurisdictions have high increases doesn't mean we should compare ourselves to them. We don't need everything now, it should be a gradual process and done with taxpayers best interests, after all, we pay your salary.
50	I believe the budget increase is too low, we will need to get the money next year. Everybody is expecting a increase so 6-7% is well under Surrey and below Langley city.

51	I would like to see a budget plan that includes developer contributions that are required to address the growing need for better energy services and a road system that can address the growing population.
52	staff existing recreation facilities by making the Township a desirable place to staff (not a dirty corrupt place with sweetheart deals for CWL cronies) honour your oaths to NOT INTERFERE and meddle to boost your over blown ego EW
53	Everything on the above list definitely requires attention, but I feel most important are the few I mentioned.
54	Tough to do what's needed with out massive increases. Seems to be a good balance
55	Considering the budget increase in other communities I am happy council has kept the increase to a reasonable percentage.
56	The transparency is appreciated
57	At a time that society is dealing with the stresses of today - inflation, interest rates, housing affordability and more our council has committed to development paying for itself through an upgraded CAC program. With all of that, a 4.9% tax increase is more than reasonable.
58	I strongly oppose the decision made canceling Brookswood Murrayville water upgrades and buying from metro Vancouver. It takes jobs, safety and security away from Langley. Without water security we have nothing.
59	Time to play catch up and get to where we need to be with our public safety if the Township wants to be the best place to live and work.
60	It appears to low, if we don’t get it now we will need it next year
61	I appreciate the new vision on Council and the dedication to bring service levels up to acceptable levels.
62	I believe we should expedite the hiring of firefighters and combine two years worth of staff into one. Take a break in 2024 and do another hiring of 22 in '25. These firefighters are needed for an apparatus or Firehall. Doing 1/4 is putting off each of these staffing ideas by one year and it means we won't reach full staff until the latter half of final year of this council term. We need to prioritize outdoor spaces. There was much discussion about an outdoor pool. We need more parks, spray parks and playing surfaces. The world is too expensive. Putting in a seasonal installation that costs significantly more than other options previously listed, that has user fees, is not accessible to people of all abilities, that would require staffing is a egregious waste of taxpayer dollars and an insult to those with low incomes, disabilities, etc. We need more cost effective, inclusive options that promote healthy living and we need them prioritized
63	It's great that council wants to be careful of the increase in taxes but it is extremely necessary in order to grow and move forward. Our growth is moving faster than we can keep up with without increasing taxes.
64	At 4.92 % is good better than most communities .
65	N/a
66	How about small steps on increasing the Police and fire. I am paying the highest tax rate in my life time, this includes payroll and when purchasing necessities. Now is not the time for tax hikes instead we need to see how effectively our municipal workers are. I am looking at the current wages, if we are to pay this the pensions should also reflect the private sector you cant have your cake and eat it too!
67	I do not support increasing taxes to bring on additional firefighters. I do support bringing additional RCMP officers on board as crime in the community needs to be addressed and there are growing concerns in the community.
68	Please get rid of Tourism Langley as it has no value It is completely irrelevant
69	N/A
70	I'm disappointed the police budget increased.
71	I am happy to see safety as a priority for this council. Originally 4% increase was the goal. I am okay with paying 4.9 increase if we get safety, retain trees in developments, retain lands in the ALR, gain recreation facilities and address affordable housing. Thank you for this budget!
72	The property tax increase is a bunch of garbage, the township already brings in plenty of money. Do what’s right and remove the ALR restrictions on properties and get developers to come in.

73	Sell some Township land to raise money to reinvest back into the community in all the things we need.
74	It worries me that we are suspending capital contributions. Are we planning both for current and future Township residents?
75	Zero based budgeting should be the mandate. Keep taxes fixed.
76	I am fine with any tax increase as long as we are seeing growth and investment into the township that benefits us.
77	Please do not go overboard with the property tax increase.
78	As a taxpayer I would be open to a higher tax increase during these inflationary times to allow for more capital projects that were deferred.
79	Why 17 firefighters vs 5 police. People need to be safe and feel their property and love ones are safe.
80	In order for the township to improve and provide all the facilities, the raise in property taxes and other costs is necessary for the improvements.
81	I am fine with a tax increase, especially larger than normal, and hoping we get the services that were committed to and we are paying for in this tax increase.
82	Then younger generations are going to be paying taxes for many many years to come. Give us a reason to stay in Langley instead of boring us and closing all the night clubs, bars, and fun activities.

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 3, 2023 - REGULAR MEETING	**REPORT:**	23-50
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-22-0099
SUBJECT:	REZONING APPLICATION NO. 100617 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100165 (1177293 BC LTD. / UNIBUILD CONSTRUCTION / 7894 – 197 STREET)		

PROPOSAL:

Application to rezone approximately 0.8 ha (2.0 ac) of land located at 7894 – 197 Street to Residential Compact Lot Zones R-CL(A), R-CL(B), and R-CL(SD) and to vary the lot depth for six lots to facilitate a residential development consisting of 16 lots (eight single family lots and eight semi-detached lots).

RECOMMENDATION SUMMARY:

That Council give first, second, and third reading to Bylaw No. 5856 subject to seven (7) development prerequisites being satisfied prior to final reading and that Council authorize issuance (at time of final reading of Bylaw No. 5856) of Development Variance Permit No. 100165.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and the Latimer Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1177293 BC Ltd.) Bylaw No. 5856 rezoning 0.80 ha (2.0 ac) of land located at 7894 – 197 Street to Residential Compact Lot Zones R-CL(A), R-CL(B), and R-CL(SD) to facilitate a residential development consisting of 16 lots (eight single family lots and eight semi-detached lots), subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements for the east side of 197 Street, the new 197B Street, the new lane, and the north and west sides of 78B Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Latimer Neighbourhood Plan;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
5. Registration of restrictive covenants acceptable to the Township:

a. Identifying the units (5% of single family and semi-detached) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
b. Restricting building on Lots 11 and 16 to allow for a temporary turn around until required road and services are available in compliance with the Subdivision and Development Servicing Bylaw.
c. Prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within individual units zoned Residential Compact Lot Zone R-CL(SD);

6. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy; and
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges; and further

That Council at the time of final reading of Bylaw No. 5856 authorize the issuance of Development Variance Permit No. 100165 (lot depth variance) as follows:

a. Section 405.9 – Subdivision Requirements of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front loaded lot depth requirement in the Residential Compact Lot Zone R-CL(B) from 25.0 m to 23.0 m for proposed Lots 11 – 16 as shown on Schedule "A".

EXECUTIVE SUMMARY:

Unibuild Construction Management Ltd. has applied to rezone a 0.8 ha (2.0 ac) site located at 7894 – 197 Street to Residential Compact Lot Zones R-CL(A), R-CL(B), and R-CL(SD) to facilitate development of 16 lots (eight single family lots and eight semi-detached lots).

Delegated development permits for form and character and energy conservation and greenhouse gas emission reduction are being processed concurrently.

As the proposed development is consistent with the land use and density provisions of the Willoughby Community Plan, the Latimer Neighbourhood Plan (NP), and the applicable Development Permit Guidelines, staff recommend Council consider the rezoning request subject to the completion of seven (7) development prerequisites and authorize issuance (at time of final reading of Bylaw No. 5856) of Development Variance Permit No. 100165.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5856 and Development Variance Permit No. 100165.

REFERENCE:

Owner:	1177293 BC Ltd. 202, 8433 – 132 Street Surrey, BC V3W 4N8
Agent:	Unibuild Construction Management Ltd. Vikas Mehta 202, 8433 – 132 Street Surrey, BC V3W 4N8
Legal Description:	Lot 3 Section 22 Township 8 New Westminster District Plan 70469
Location:	7894 – 197 Street
Area:	0.80 ha (2.0 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Compact Lot Zones R-CL(A), R-CL(B), and R-CL(SD)
Willoughby Community Plan:	Residential
Latimer Neighbourhood Plan:	Single Family Residential 3

BACKGROUND/HISTORY:

- The subject property is one of seven properties located on the east side of 197 Street, south of 80 Avenue, designated Single Family Residential 3 in the Latimer NP and bounded by a red-coded watercourse to the east.

DISCUSSION/ANALYSIS:

- The subject property is currently zoned Suburban Residential Zone SR-2 and is designated Single Family Residential 3 (6-8 units per acre (upa)) in the Latimer NP.
- Unibuild Construction Management Ltd. has applied to rezone the site to Residential Compact Lot Zones R-CL(A), R-CL(B), and R-CL(SD).
- The proposal will facilitate a mixed-residential development consisting of 16 lots (eight single family lots and eight semi-detached lots) with a total density of 20 units per hectare (8 upa).
- Section 5.2.2 of the Latimer NP states in any Single Family 3 development, in order to achieve housing diversity, no more than 60% of units shall be detached Residential Compact Lots as defined in the Township of Langley Zoning Bylaw No. 2500. As such, eight of the 16 units proposed are semi-detached units.
- The proposed rezoning complies with the Latimer NP.

Adjacent Uses:

	Existing Use	Latimer Neighbourhood Plan Designation	Jericho Neighbourhood Plan Designation	Existing Zoning
North:	A property with an existing single family dwelling	Single Family Residential 3	N/A	Suburban Residential Zone SR-2
South:	A property with an existing single family dwelling, beyond which are lands with active development applications (Project No. 08-22-0100 & 08-22-0107)	Single Family Residential 3	N/A	Suburban Residential Zone SR-2
East:	Two properties with existing single family dwellings	Streamside Protection and Enhancement Area	Townhouse	Suburban Residential Zone SR-2
West:	A development that received final reading on July 27, 2020 for single family and duplexes that are currently under construction (ToL Project No. 08-22-0083)	Single Family Residential 3	N/A	Residential Compact Lot Zone R-CL(B)

Zoning Amendment:

- Bylaw No. 5856 proposes to rezone the site to Residential Compact Lot Zones R-CL(A), R-CL(B), and R-CL(SD) to facilitate the development of 16 lots (eight single family lots and eight semi-detached lots).
- The project complies with the provisions of the proposed zones in terms of lot dimensions, siting, lot coverage, parking, height, use, and density, with the exception of the requested variance to lot depth for proposed lots 11 to 16.

Development Variance Permit No. 100165 (lot depth variance):

- The R-CL(B) Zone has a minimum front loaded lot depth requirement of 25.0 m (82.0 ft).
- Proposed lots 11 to 16 are at a lot depth of 23.0 m (75.5 ft) to provide a required half road for future development of adjacent lands to the east.
- Staff recommend Council issue the development variance permit as the location of the future north-south road limits the lot depth available for the subject development to under 25.0 m (82.0 ft). Staff note that proposed lots 11 to 16 subject to the variance are larger and wider than required for the R-CL(B) Zone.

Subdivision:

- The applicant is proposing to subdivide the subject parcel to create 16 lots (eight single family lots and eight semi-detached lots), with five lots fronting 197 Street, eight lots fronting the new 197B Street, and three lots fronting 78B Avenue.
- As a condition of development, a no-build restrictive covenant is required to be registered on lots 11 and 16 to allow for a temporary turn around until such time as the required road and associated services can be provided through adjacent development.

Development Permits:

- The subject site is located in Development Permit Areas 'B' – Residential (for form and character) and 'O' – Energy Conservation and GHG Emission Reduction in the Willoughby Community Plan.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 upa as well as GHG Development Permits to a delegated staff official.
- As the proposed residential development is less than 25 upa, the associated applications are being processed concurrently for consideration by a delegated staff official.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.

Based on current rates, the CAC calculation for this proposal is as follows:

	Unit Count	**Rate per unit**	**Total**
Single Family Dwellings	8	$11,854	$94,832
Duplexes / Semi-detached	8	$10,088	$80,704
Total			**$175,536**

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	**Replacement Trees Required**	**Replacement Trees Provided**	**Street Trees Provided**	**Total Trees Post Development**
15	59	59	23	82

Policy Considerations:

The proposed rezoning and development variance permit application facilitates the development of 16 lots (eight single family lots and eight semi-detached lots). In staff's opinion the proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Latimer

NP. Staff recommend that Council give first, second, and third reading to Bylaw No. 5856 (subject to seven (7) development prerequisites) and authorize issuance of Development Variance Permit No. 100165.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Variance Permit No. 100165
ATTACHMENT B	Aerial Context Map
ATTACHMENT C	Willoughby Community Plan Map
ATTACHMENT D	Latimer Neighbourhood Plan Map
ATTACHMENT E	Zoning Bylaw No. 2500 Map
ATTACHMENT F	Site Plan Submitted by Applicant

THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT A**

Development Variance Permit No. 100165

This Permit is issued this _____day of _____, 2023 to:

1. Name: 1177293 BC Ltd.

   Address: 202, 8433 – 132 Street
   Surrey, BC V3W 4N8

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 3 Section 22 Township 8 New Westminster District Plan 70469

   CIVIC ADDRESS: 7894 – 197 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. Section 405.9 – Subdivision Requirements of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front loaded lot depth requirement in the Residential Compact Lot Zone R-CL(B) from 25.0 m to 23.0 m for proposed Lots 11 – 16 as shown on Schedule “A”.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Development Variance Permit shall be substantially commenced within two years after the date the Development Variance Permit is issued.

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

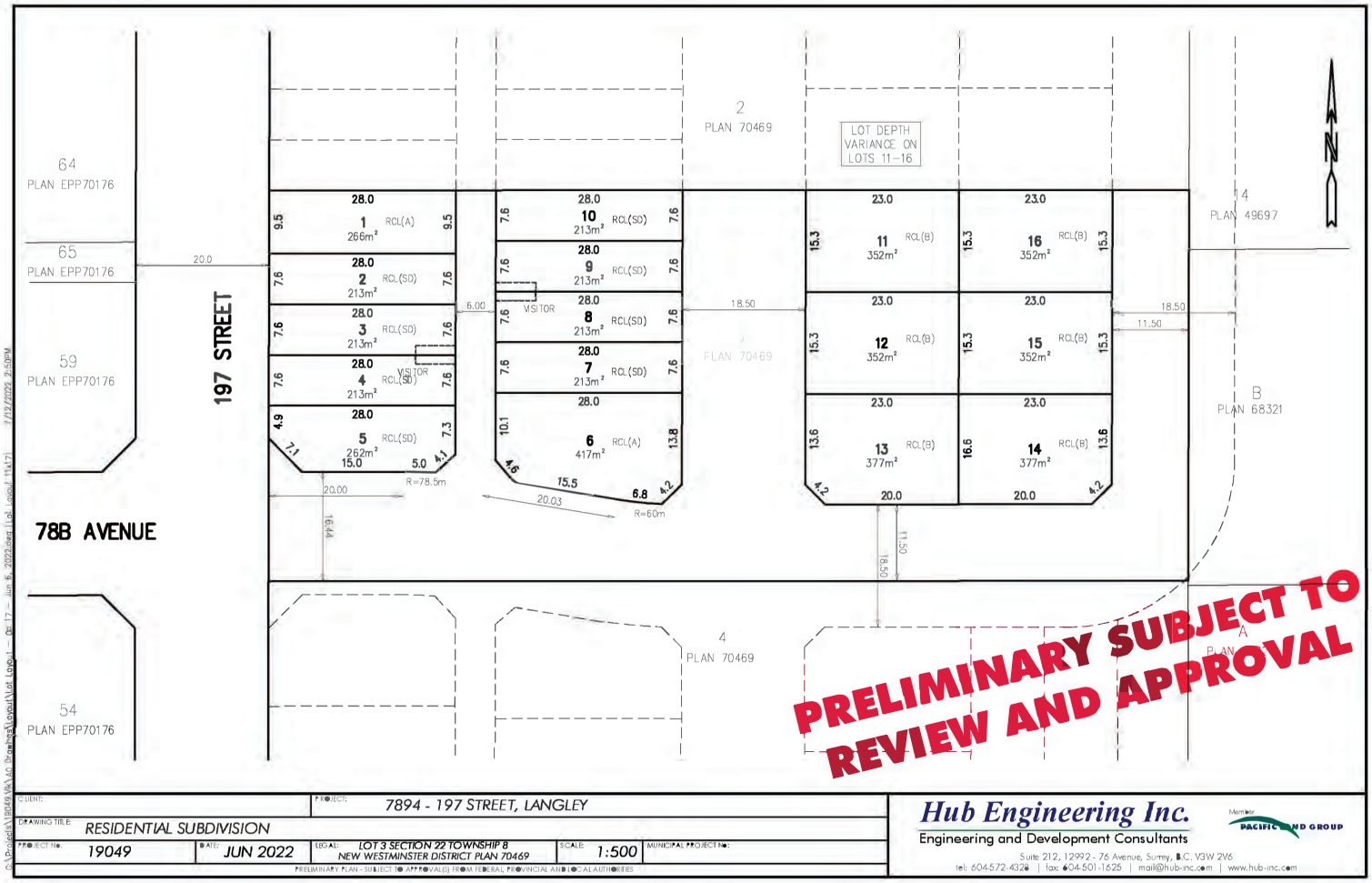
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2023.

Attachments:
SCHEDULE A Site Plan

DEVELOPMENT PERMIT PROPOSAL
TOWNSHIP OF LANGLEY # 08-22-0099
LOT 3, SECTION 22, TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 70469



CLIENT:
PROJECT: 7894 - 197 STREET, LANGLEY
DRAWING TITLE: RESIDENTIAL SUBDIVISION
PROJECT No.: 19049 | DATE: JUN 2022 | LEGAL: LOT 3 SECTION 22 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 70469 | SCALE: 1:500 | MUNICIPAL PROJECT No.:
PRELIMINARY PLAN - SUBJECT TO APPROVALS FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

Hub Engineering Inc.
Engineering and Development Consultants
Member PACIFIC LAND GROUP
Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

SUBMISSION CONTENT: SITE PLAN, BUILDING ELEVATIONS,EXTERIOR COLOURS AND MATERIALS, STREETSCAPES AND LANESCAPES

SCHEDULE A

TOL DP PROPOSAL

SUBMITTED BY: UNIBUILD CONSTRUCTION MANAGEMENT LTD.
C/O GAGANPREET KAUR, 604-596-3070, unibuild9@gmail.com

PREPARED BY: TYNAN DESIGN LTD.

G.1

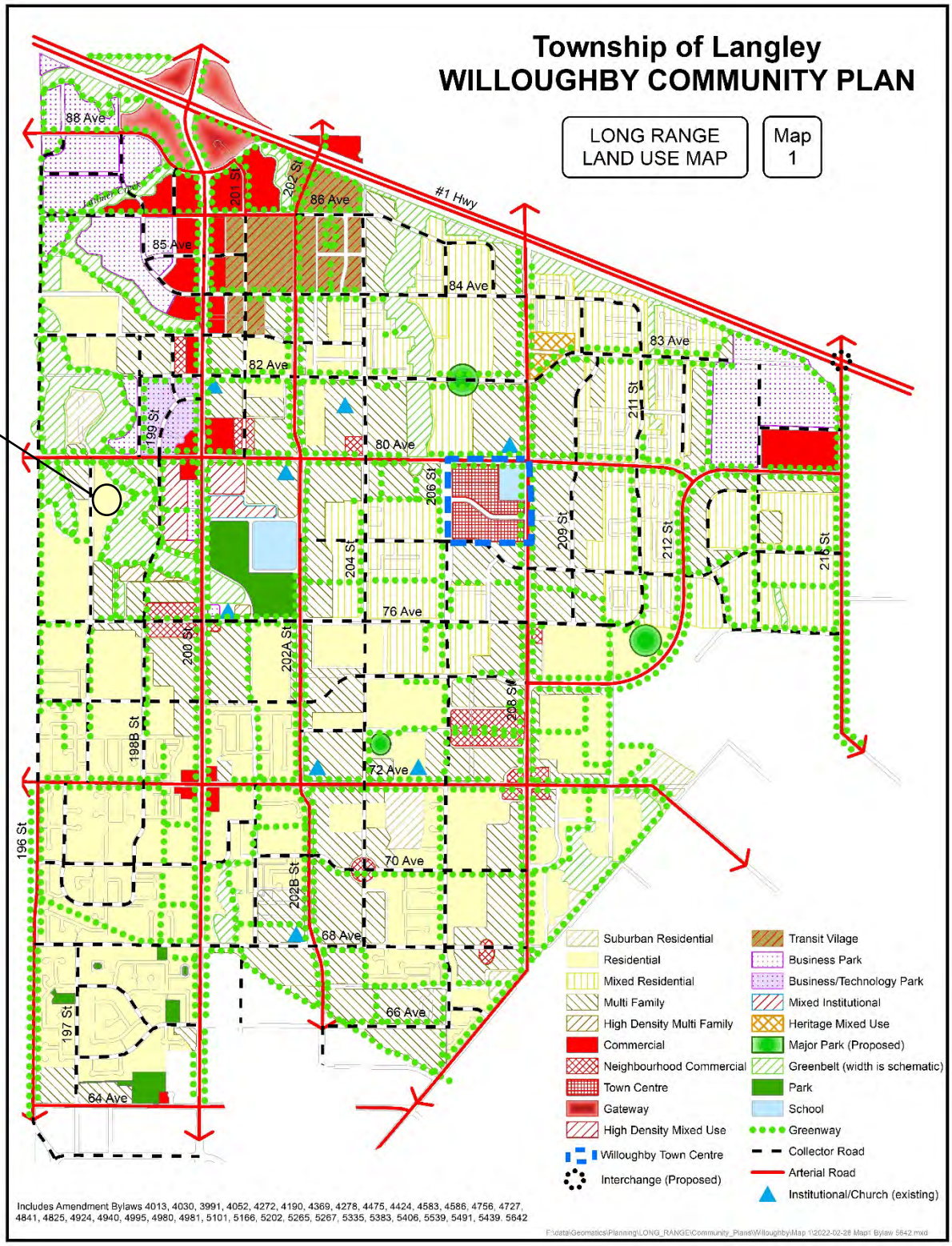
ATTACHMENT B



AERIAL CONTEXT MAP

ATTACHMENT C

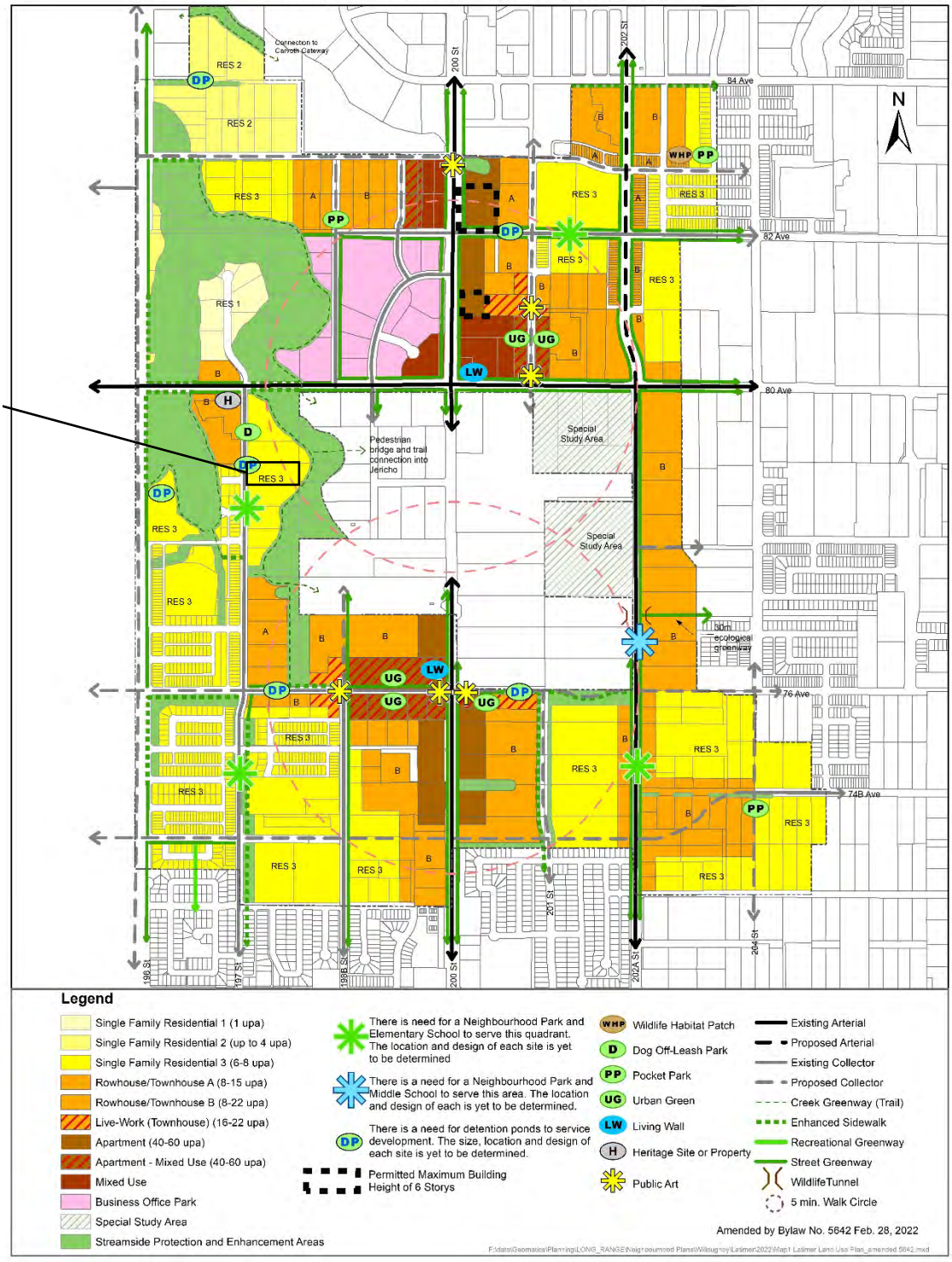
SUBJECT



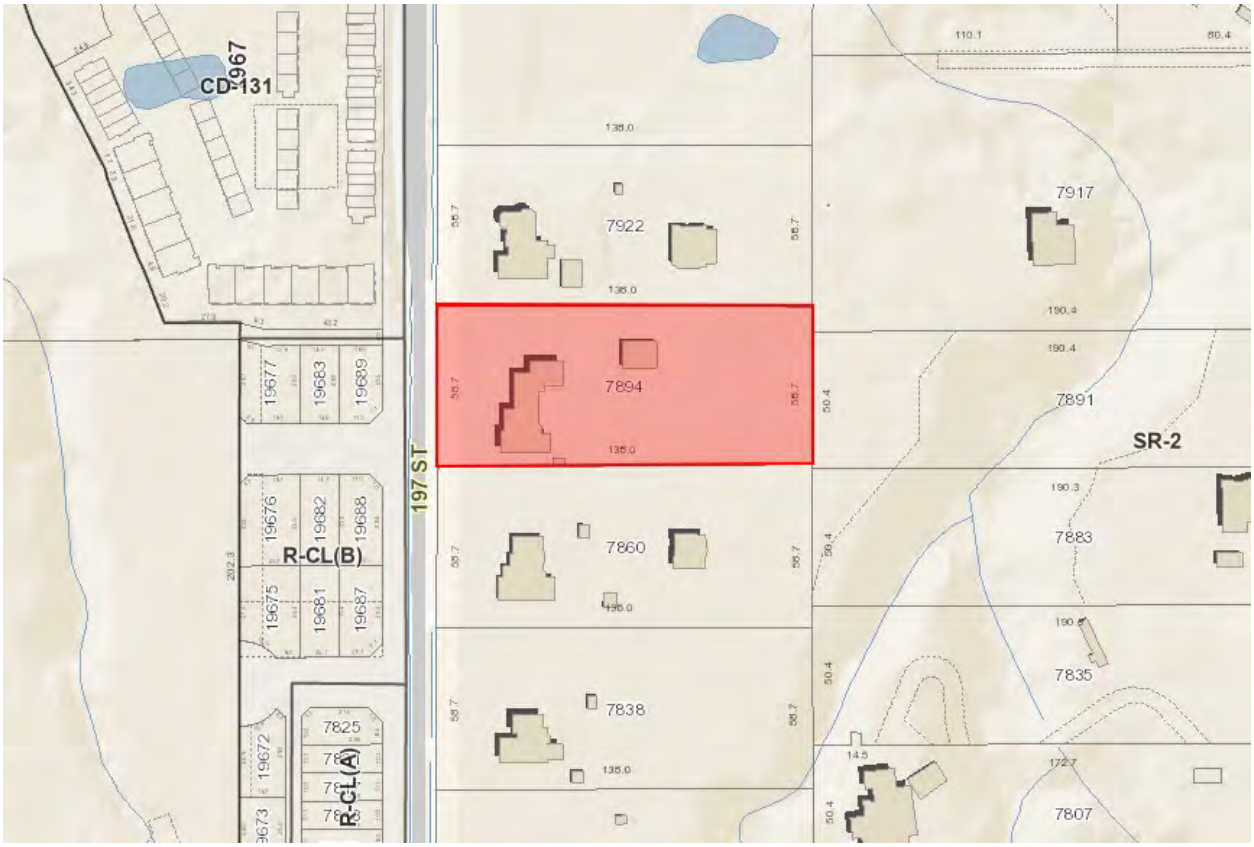
ATTACHMENT D

Map 1 - Latimer Land Use Plan

SUBJECT

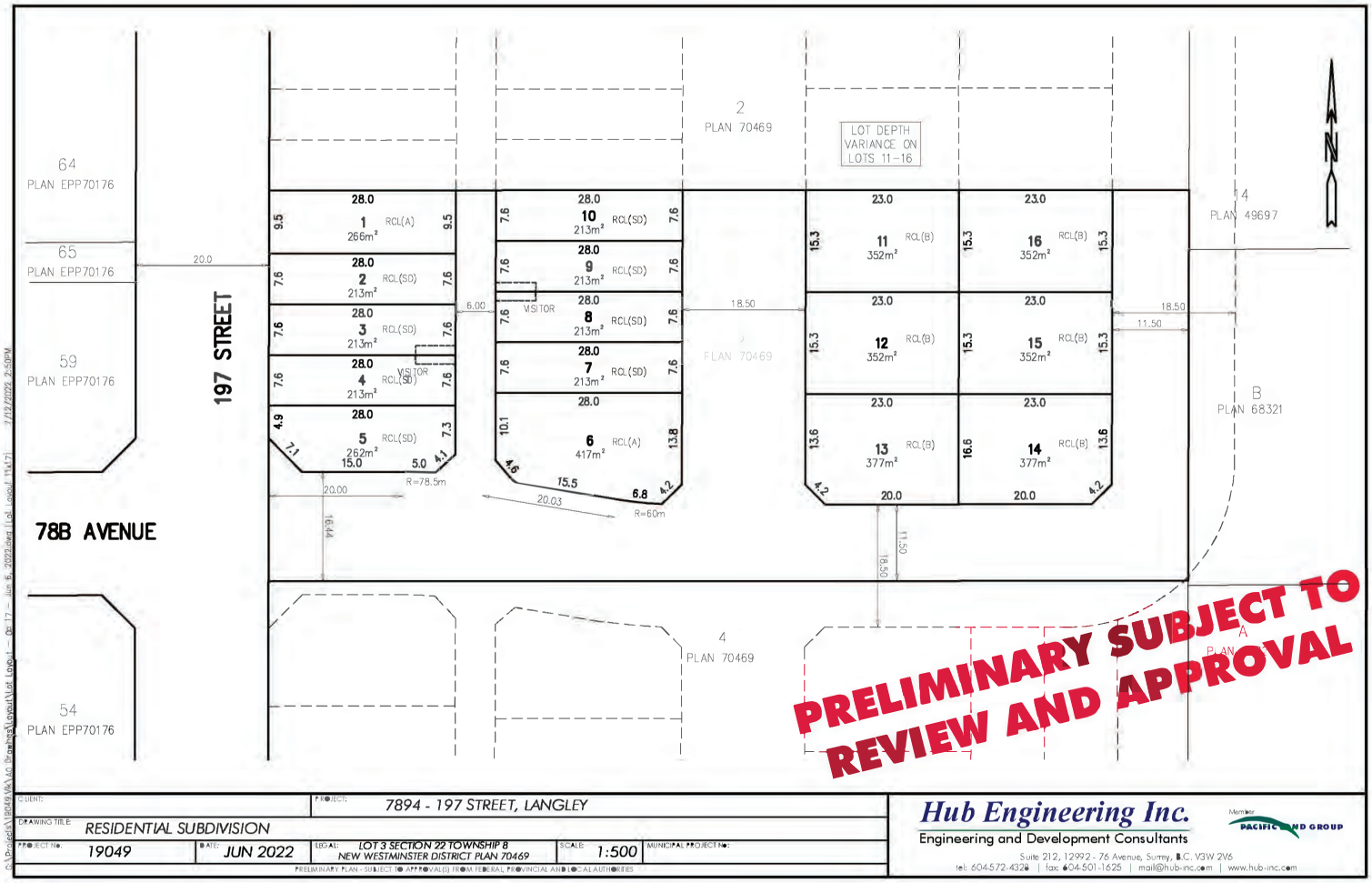


ATTACHMENT E



ZONING BYLAW NO. 2500

DEVELOPMENT PERMIT PROPOSAL
TOWNSHIP OF LANGLEY # 08-22-0099
LOT 3, SECTION 22, TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 70469



SUBMISSION CONTENT: SITE PLAN, BUILDING ELEVATIONS,EXTERIOR COLOURS AND MATERIALS, STREETSCAPES AND LANESCAPES

ATTACHMENT F

TOL DP PROPOSAL

SUBMITTED BY: UNIBUILD CONSTRUCTION MANAGEMENT LTD.
C/O GAGANPREET KAUR, 604-596-3070, unibuild9@gmail.com

PREPARED BY: TYNAN DESIGN LTD.

G.1

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1177293 BC LTD.) BYLAW NO. 5856

EXPLANATORY NOTE

Bylaw No. 5856 rezones 0.8 ha (2.0 ac) of land located at 7894 – 197 Street to Residential Compact Lot Zones R-CL(A), R-CL(B), and R-CL(SD) to accommodate a mixed residential development consisting of 16 lots (8 single family lots and 8 semi-detached lots).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1177293 BC LTD.) BYLAW NO. 5856

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1177293 BC Ltd.) Bylaw No. 5856”.

2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

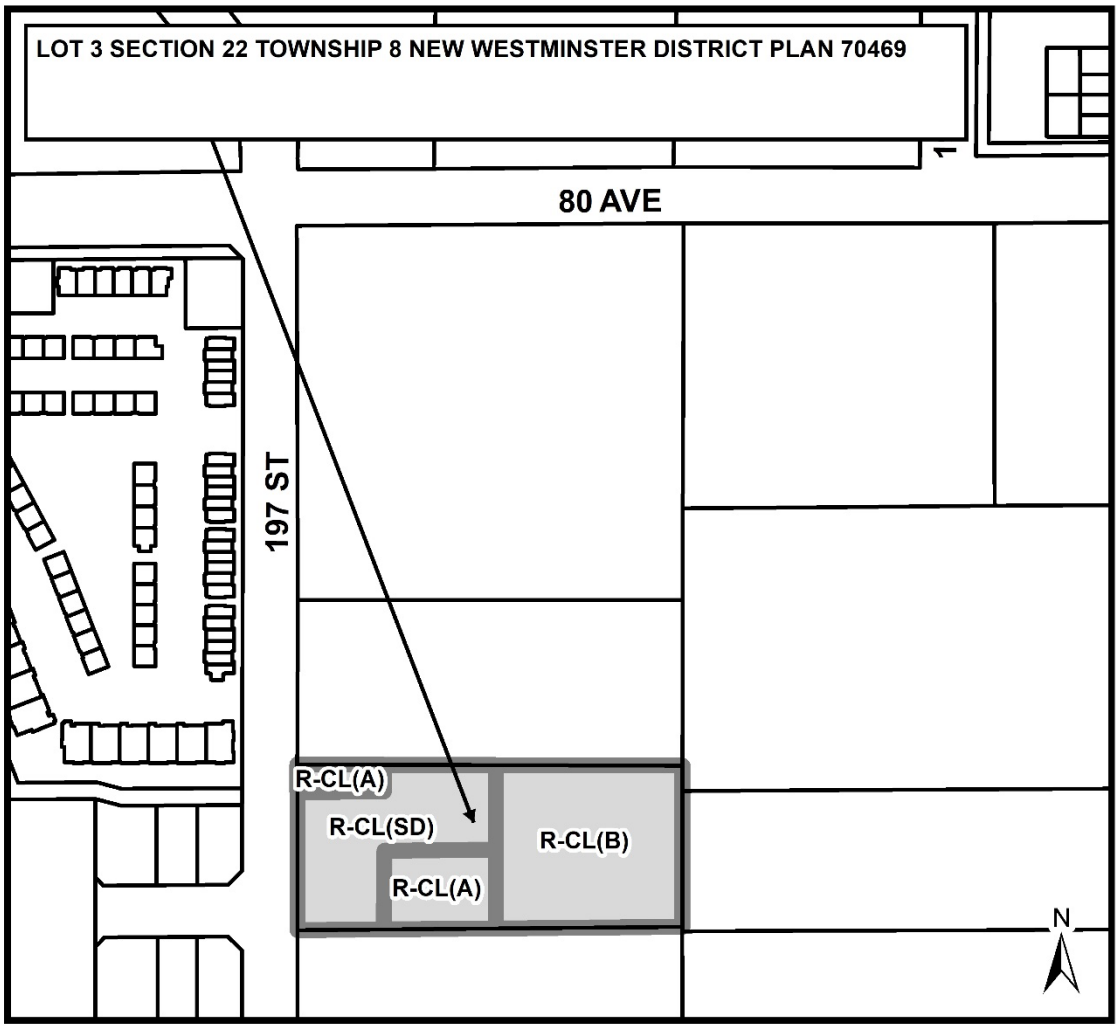
   Lot 3 Section 22 Township 8 New Westminster District Plan 70469

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Compact Lot Zones R-CL(A), R-CL(B), and R-CL(SD).

NOTICE WAS ADVERTISED	23 & 30	day of	March	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5856



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 3, 2023 - REGULAR MEETING	**REPORT:**	23-51
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-27-0056
SUBJECT:	REZONING APPLICATION NO. 100659 (1231515 BC LTD. / FLAT ARCHITECTURE INC. / 19681 – 80 AVENUE)		

PROPOSAL:

Application to rezone approximately 0.82 ha (2.02 ac) of land located at 19681 – 80 Avenue to Comprehensive Development Zone CD-131 to facilitate development of 36 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5860 subject to nine (9) development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan.

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1231515 BC Ltd.) Bylaw No. 5860 rezoning approximately 0.82 ha (2.02 ac) of land located at 19681 – 80 Avenue to Comprehensive Development Zone CD-131 to facilitate development of 36 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements for 80 Avenue and 197 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Latimer Neighbourhood Plan;
3. Dedication and construction of a 4.5 m wide street greenway on the north side of 80 Avenue including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Registration of the following restrictive covenants:
    a. Protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security;

   b. Prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces;
   c. Prohibiting garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
   d. Identifying the units (minimum 5% for townhouses) required to incorporate the Adaptable Housing Requirements;
   e. Prohibiting access from the site to 80 Avenue;
7. Registration of a cross access easement for access purposes in favour of the property located to the west (19645 – 80 Avenue);
8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy Compliance and the Willoughby Greenway Amenity Policy, and the Township's 5% Neighbourhood Park Land Acquisition Policy; and
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges.

EXECUTIVE SUMMARY:

Flat Architecture has applied to develop approximately 0.82 ha (2.02 ac) of land located at 19681 – 80 Avenue to Comprehensive Development Zone CD-131 to facilitate development of 36 townhouse units.

Delegated development permits for form and character and energy conservation and greenhouse gas emission reduction are being processed concurrently.

As the proposal is consistent with and supports the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan, staff recommend that Council consider the rezoning request, subject to the completion of nine development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5860.

REFERENCE:

Owner:	1231515 BC Ltd. 17012 – 23 Avenue Surrey BC V3Z 9Z2
Agent:	Flat Architecture Inc. 209, 6321 King George Boulevard Surrey BC V3X 1G1
Legal Description:	Lot 1 Section 27 Township 8 New Westminster District Plan 70554
Location:	19681 – 80 Avenue
Area:	0.82 ha (2.02 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-131
Willoughby Community Plan:	Multi Family and Greenbelt
Latimer Neighbourhood Plan:	Rowhouse / Townhouse B (8 – 22 units per acre (UPA)) and Streamside Protection and Enhancement Area

BACKGROUND/HISTORY:

The subject site is zoned Suburban Residential Zone SR-2 and designated Multi Family and Greenbelt in the Willoughby Community Plan. The Latimer Neighbourhood Plan designates the site as Rowhouse / Townhouse B (8 – 22 UPA) and Streamside Protection and Enhancement Area.

DISCUSSION/ANALYSIS:

- The developable portion of the subject site is designated Rowhouse / Townhouse B (8 – 22 UPA) in the Latimer Neighbourhood Plan.
- Flat Architecture Inc. has applied to rezone the 0.82 ha (2.02 ac) site to Comprehensive Development Zone CD-131 to facilitate development of 36 townhouses (Attachment E).
- The westerly portion of the site is designated Streamside Protection and Enhancement Area (SPEA). To accommodate the proposed development, the applicant is utilizing the SPEA "flex" provision of OCP Schedule 3. The applicant's proposal includes a portion of the SPEA being decreased by 54 m² (586 ft²), a portion of SPEA being increased by 55 m² (592 ft²), and completion of a minimum 109 m² (1,173 ft²) of SPEA enhancements (i.e. native riparian plantings).
- Protection of the SPEA in a restrictive covenant and acceptance of the streamside enhancement plans, fencing, signage, and security is a development prerequisite.

Adjacent Uses:

	Existing Use	Latimer Neighbourhood Plan Designation	Existing Zoning
North:	A property containing a single family dwelling	Single Family Residential 1 (1 UPA) and Streamside	Suburban Residential Zone SR-2

		Protection and Enhancement Area	
South:	80 Avenue, beyond which is a townhouse development	Rowhouse / Townhouse B (8 – 22 UPA) and Streamside Protection and Enhancement Area	Comprehensive Development Zone CD-131
East:	197 Street, beyond which is a property containing a single family dwelling	Streamside Protection and Enhancement Area	Suburban Residential Zone SR-2
West:	A property containing a single family dwelling	Streamside Protection and Enhancement Area and Single Family Residential 2 (up to 4 UPA)	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 5860 proposes to rezone the site to Comprehensive Development Zone CD-131 to facilitate development of 36 townhouses.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-131 zoning in terms of siting, site coverage, height, and use.
- The Comprehensive Development Zone CD-131 is consistent with the site's Rowhouse / Townhouse B (8 – 22 UPA) designation in the Latimer Neighbourhood Plan which permits a density of 16 – 22 UPA for townhouses (17.8 UPA proposed).

Development Permits:

- The subject site is located in Development Permit Areas 'B' – Residential (for form and character) and 'O' – Energy Conservation and GHG Emission Reduction in the Willoughby Community Plan.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 UPA as well as GHG Development Permits to a delegated staff official.
- As the proposed residential development is less than 25 UPA, the associated applications are being processed concurrently for consideration by a delegated staff official.

Community Amenity Contributions:

- The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types. Based on current rates, the CAC calculation for this proposal is as follows:

	Units	**Rate**	**Total**
Townhouse/Rowhouse/Duplex	36	$10,088 / unit	$363,168
Total			**$363,168**

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
23	60	60	17	77

The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards. Finalization of landscaping details has been included as a development prerequisite.

Policy Considerations:

The proposed rezoning and delegated development permit application facilitates the development of 36 townhouses.

In staff's opinion the proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan. Staff recommend that Council give first, second and third reading to Bylaw No. 5860 (subject to nine (9) development prerequisites).

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Latimer Neighbourhood Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Site Plan Submitted by Applicant

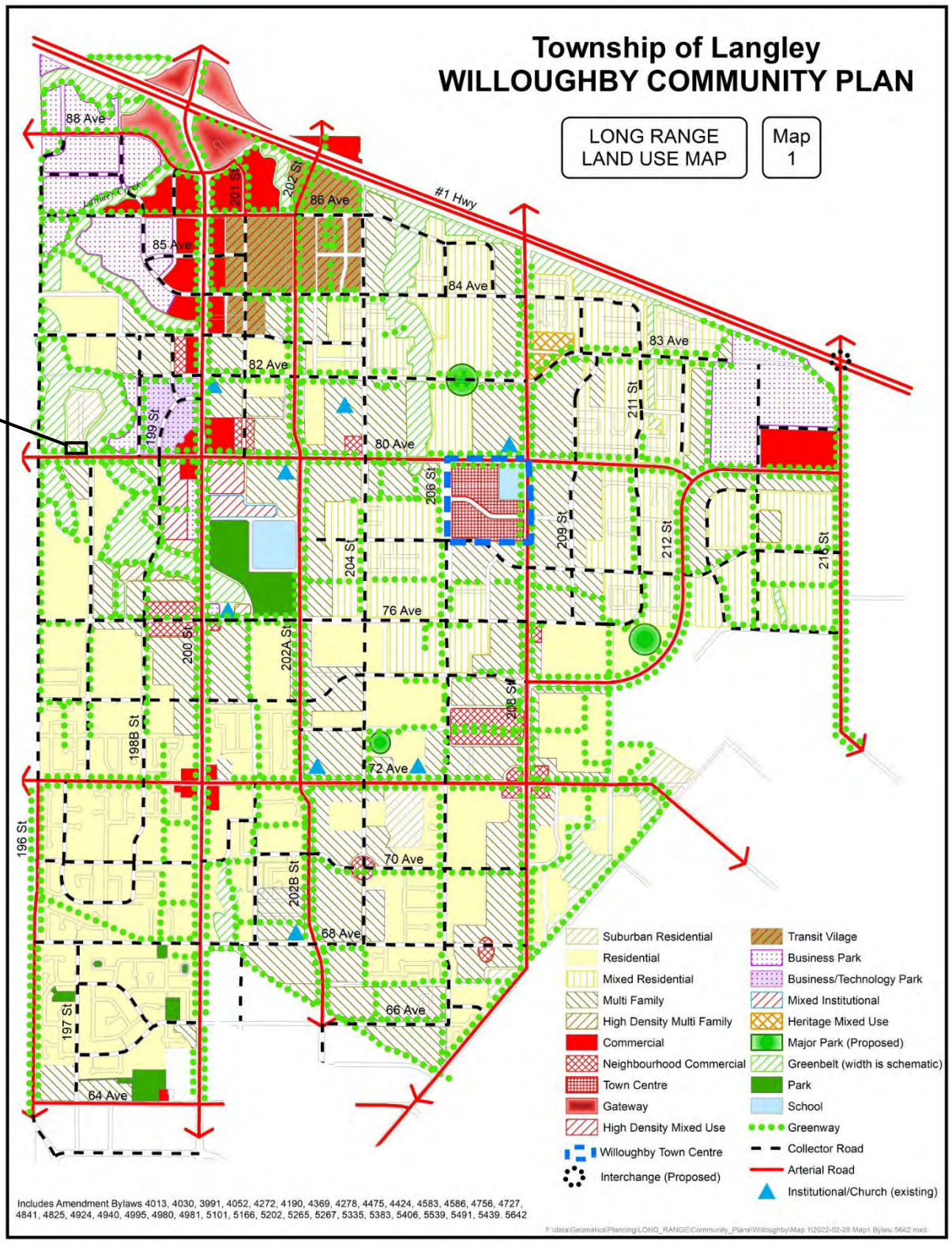
ATTACHMENT A



AERIAL CONTEXT MAP

ATTACHMENT B

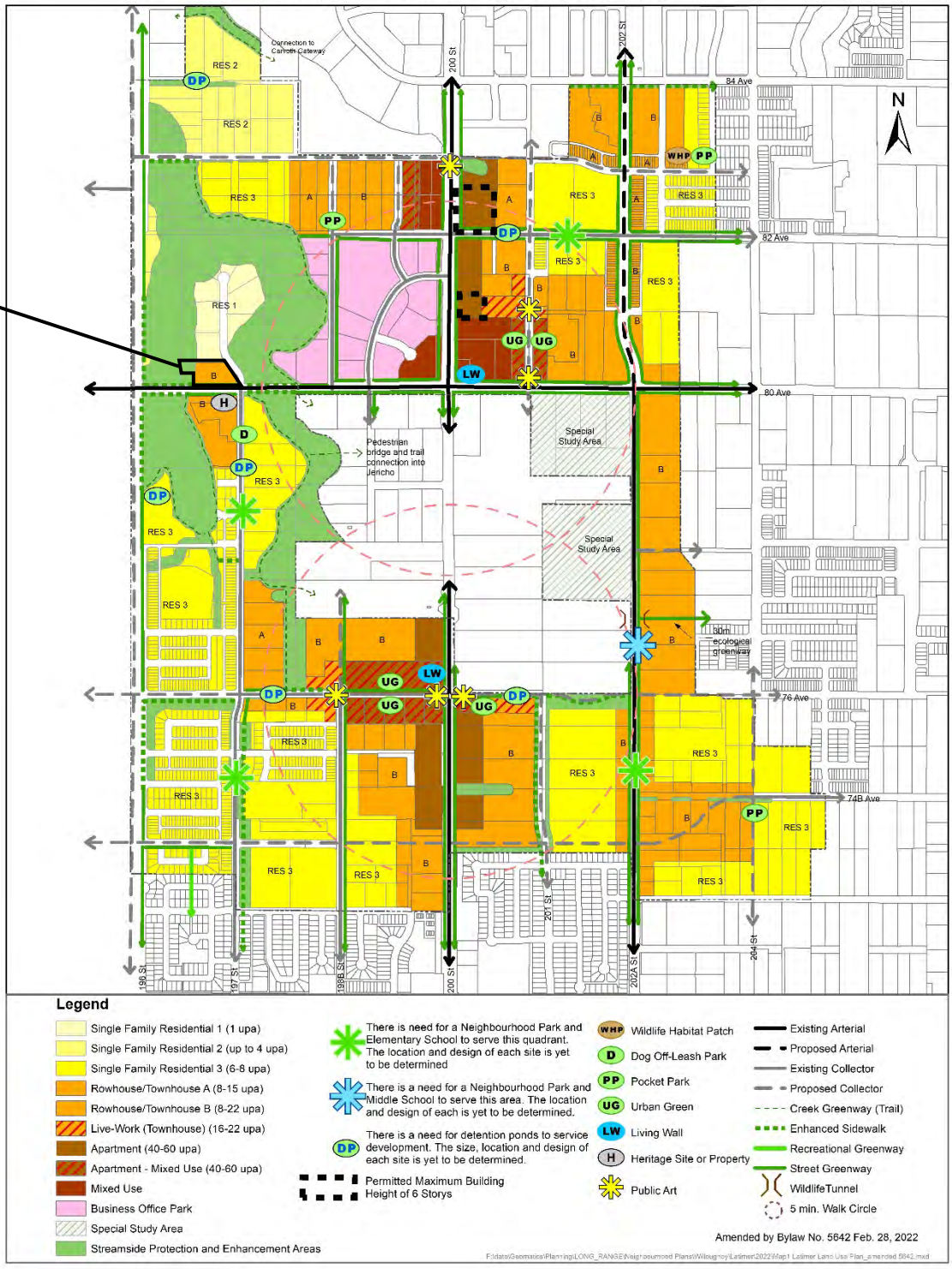
SUBJECT



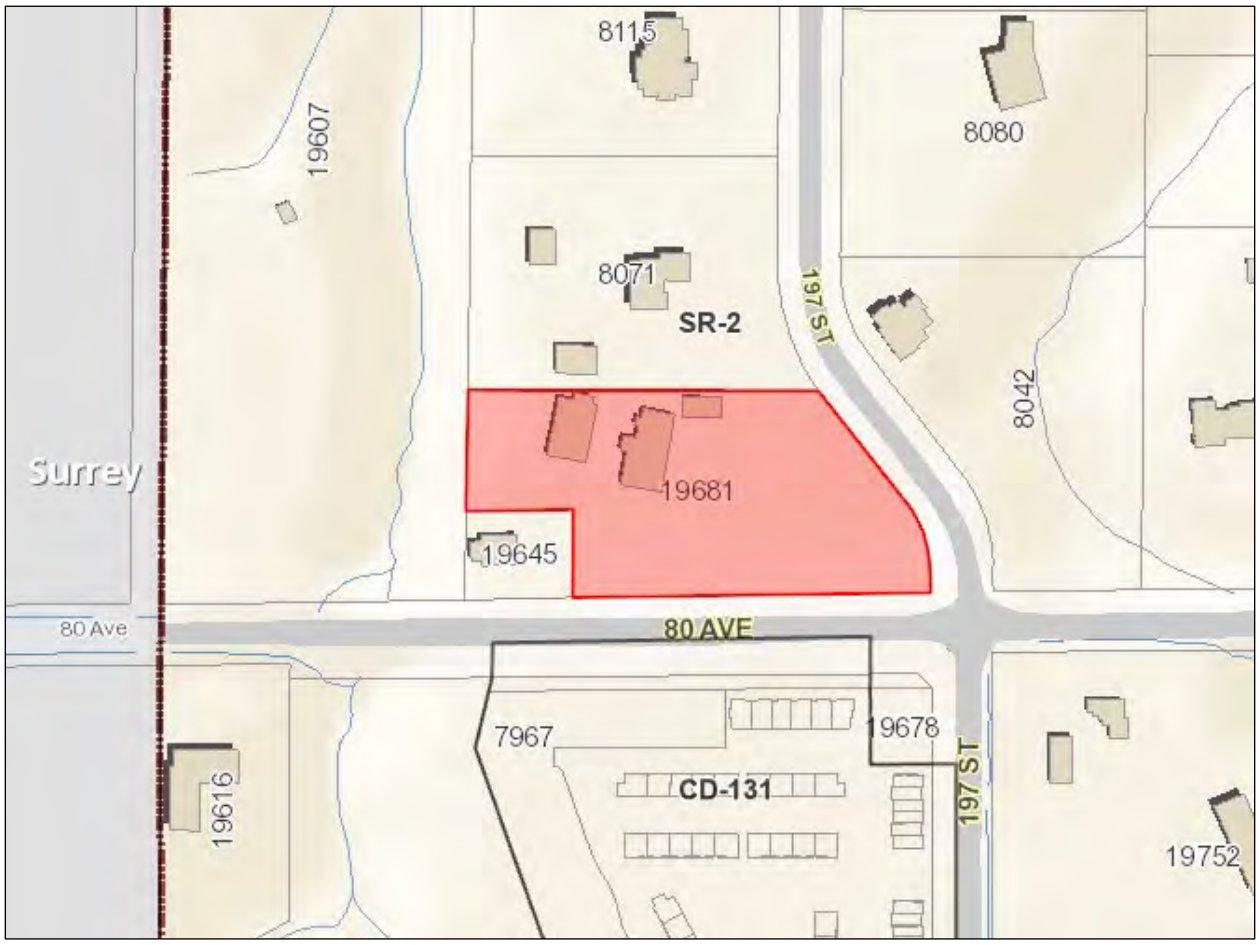
ATTACHMENT C

Map 1 - Latimer Land Use Plan

SUBJECT



ATTACHMENT D



ZONING BYLAW NO. 2500 MAP

PREPARED BY:

FLAT.M ARCHITECTURE INC.

LANGLEY BC

19681 80 AVE.

PROPOSED MULTI-FAMILY DEVELOPMENT

MARCH 23, 2021

A 100 SITE PLAN

G.2

ATTACHMENT E

1 SITE PLAN
Scale: 1/16"=1'-0"

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1231515 BC LTD.) BYLAW NO. 5860

EXPLANATORY NOTE

Bylaw No. 5860 rezones 0.82 ha (2.02 ac) of land located at 19681 – 80 Avenue to Comprehensive Development Zone CD-131 to facilitate development of 36 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1231515 BC LTD.) BYLAW NO. 5860

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1231515 BC Ltd.) Bylaw No. 5860”.

2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

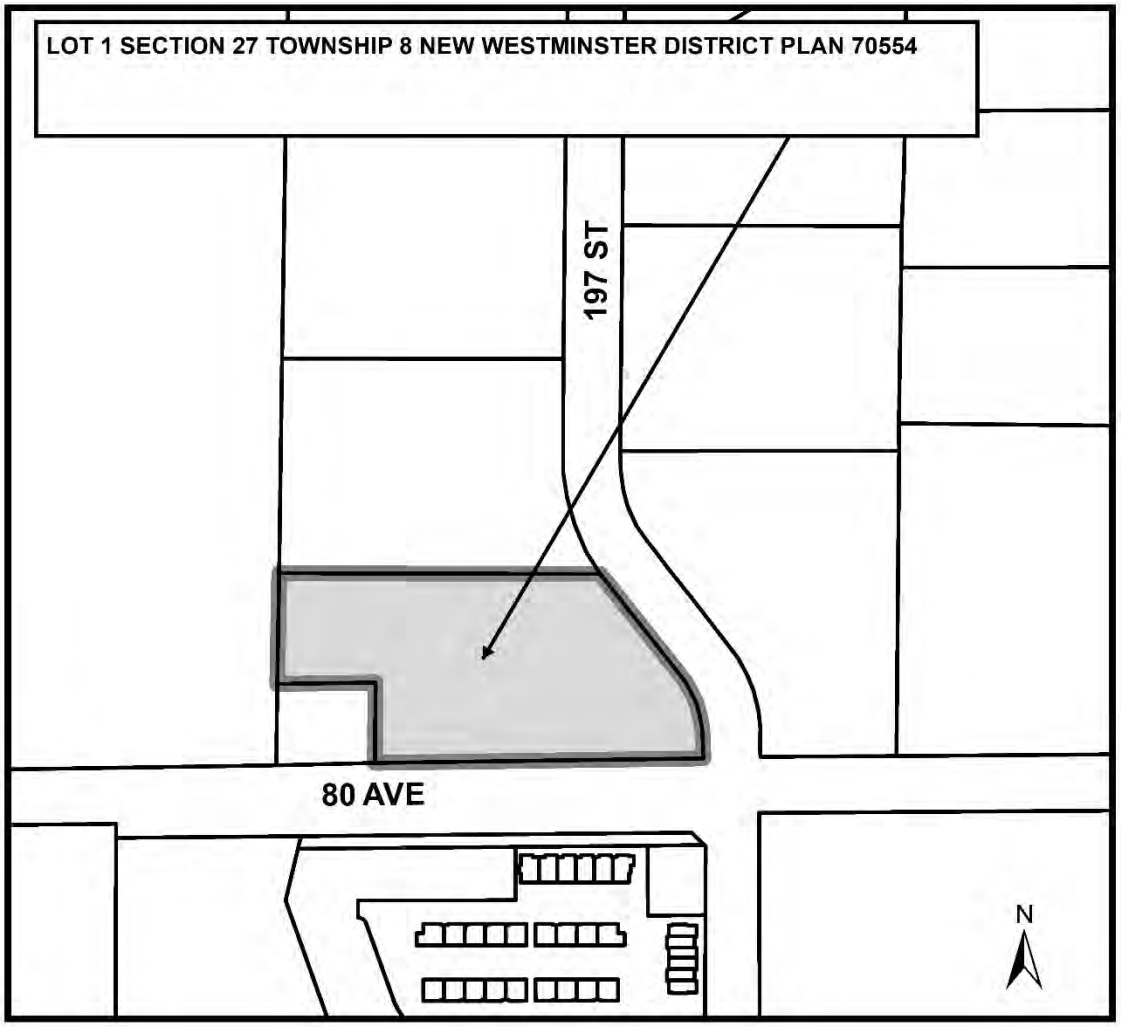
   Lot 1 Section 27 Township 8 New Westminster District Plan 70554

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-131

NOTICE WAS ADVERTISED	23 & 30	day of	March	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5860



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 3, 2023 – REGULAR MEETING	**REPORT:**	23-46
FROM:	FINANCE DIVISION	**FILE:**	1700-80
SUBJECT:	LANGLEY 2023 – 2027 FIVE-YEAR FINANCIAL PLAN BYLAW AND DEVELOPMENT COST CHARGE RESERVE FUND EXPENDITURE BYLAW		

RECOMMENDATIONS:

That Council give first, second, and third reading to the Langley 2023 – 2027 Five-Year Financial Plan Bylaw No. 5867; and

That Council give first, second, and third reading to the Development Cost Charge Reserve Fund Expenditure Bylaw No. 5868.

EXECUTIVE SUMMARY:

The *Community Charter* requires Council to adopt the Langley 2023 – 2027 Five-Year Financial Plan Bylaw before adopting the Annual Tax Rates Bylaw and not later than May 15, 2023. The Langley 2023 – 2027 Five-Year Financial Plan Bylaw No. 5867 will establish the budget for revenues, expenditures, debt servicing and transfers to and from Township funds for 2023 – 2027 for Universal Services[1] and User Pay Utilities (Water, Sanitary, Sewer and Solid Waste). The plan includes a 2% property tax revenue increase, due to growth from new construction.

Revenue budget increases included are as follows:

- Universal Services: 4.92% property tax rate increase
- Water User Pay Utility: 11% user fee increase
- Sanitary Sewer User Pay Utility: 7.32% user fee increase
- Solid Waste User Pay Utility: 7.92% user fee increase

[1] Universal Services: Parks Utility Fund, Transportation Utility Fund, Stormwater Utility Fund and General Fund which includes Fire Services, Police Services, Recreation and Cultural Services, Facility Management and General Government

A five-year projection of proposed changes is as follows:

UNIVERSAL SERVICES	2023	2024	2025	2026	2027
Proposed Property Tax Revenue Increases	4.92%	10.28%	9.47%	6.94%	3.46%

Also, in accordance with the *Community Charter*, Council must adopt the Development Cost Charge Reserve (DCC) Fund Expenditure Bylaw No. 5868 authorizing the expenditure of funds from DCC Reserves for 2023 DCC capital projects, including related debt servicing, as well as DCC capital projects in progress from prior years.

PURPOSE:

The purpose of this report is to bring forward the Langley 2023 – 2027 Five-Year Financial Plan Bylaw No. 5867 and the Development Cost Charge Reserve Fund Expenditure Bylaw No. 5868 for three readings.

DISCUSSION/ANALYSIS

The *Community Charter* requires Council to adopt the Langley 2023 – 2027 Five-Year Financial Plan Bylaw before adopting the Annual Tax Rates Bylaw and not later than May 15, 2023. The Langley 2023 – 2027 Five-Year Financial Plan Bylaw No. 5867 will establish the budget for revenues, expenditures, debt servicing and transfers to and from Township funds for 2023 – 2027 for Universal Services[2] and User Pay Utilities (Water, Sanitary, Sewer and Solid Waste). The plan includes a 2% property tax revenue increase, due to growth from new construction.

Revenue budget increases included are as follows:

- Universal Services: 4.92% property tax rate increase
- Water User Pay Utility: 11% user fee increase
- Sanitary Sewer User Pay Utility: 7.32% user fee increase
- Solid Waste User Pay Utility: 7.92% user fee increase

Also, in accordance with the *Community Charter*, Council must adopt the Development Cost Charge Reserve (DCC) Fund Expenditure Bylaw No. 5868 authorizing the expenditure of funds from DCC Reserves for 2023 DCC capital projects, including related debt servicing, as well as DCC capital projects in progress from prior years.

Respectfully submitted,

Karamjit Mahil
MANAGER OF FINANCIAL PLANNING
for
FINANCE DIVISION

[2] Universal Services: Parks Utility Fund, Transportation Utility Fund, Stormwater Utility Fund and General Fund which includes Fire Services, Police Services, Recreation and Cultural Services, Facility Management and General Government.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY 2023 – 2027 FIVE-YEAR FINANCIAL PLAN BYLAW NO. 5867

EXPLANATORY NOTE

The Langley 2023 - 2027 Five-Year Financial Plan Bylaw No. 5867 authorizes the expenditure of funds for the Municipality. The Langley 2023 - 2027 Five-Year Financial Plan Bylaw No. 5867 is prepared pursuant to Section 165 of the *Community Charter* and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2023.

An expenditure that is not provided for in the 2023 - 2027 Five-Year Financial Plan is not lawful.

THE CORPORATION OF THE TOWNSHIP OF LANGL7EY

LANGLEY 2023 - 2027 FIVE-YEAR FINANCIAL PLAN BYLAW NO. 5867

A bylaw to establish the Five-Year Financial Plan from 2023 to 2027.

WHEREAS Section 165 of the "*Community Charter*" requires that the Corporation of the Township of Langley adopt a Five-Year Financial Plan prior to approval of the Tax Rates Bylaw and May 15, 2023:

NOW THEREFORE, the Local Government Council of The Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as the "Langley 2023 - 2027 Five-Year Financial Plan Bylaw No. 5867".

2. Schedule "A", being the Revenue Plan Objectives and Policies, attached hereto and forming part of this bylaw is hereby adopted as the 2023 – 2027 Five Year Financial Plan of The Corporation of the Township of Langley.

3. Schedule "B", being the Financial Plan, attached hereto and forming part of this bylaw is hereby adopted as the 2023 - 2027 Five Year Financial Plan of The Corporation of the Township of Langley.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY 2023 - 2027 FIVE YEAR FINANCIAL PLAN BYLAW NO. 5867
SCHEDULE "A" – REVENUE PLAN OBJECTIVES AND POLICIES

In accordance with the *Community Charter* disclosure requirements, the Township of Langley discloses the following information.

1. The proportions of revenue proposed to come from the various funding sources;
2. The distribution of property taxes among property classes; and
3. The use of permissive tax exemptions.

1. Proportion of total revenue from various funding sources

Revenue Source	Operating Budget Funding Sources	Capital Budget Funding Sources
Property taxes	55%	1%
Sale of Service – Utilities	21%	0%
Sale of Service - Other	8%	0%
Other sources	10%	46%
Transfer from own funds	6%	30%
Proceeds from borrowing	0%	23%
Total	**100%**	**100%**

The table above reflects Revenue raised from each funding source in 2023. Property taxes form the greatest proportion of operating revenue for the Township, and they provide a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. Such services include parks, transportation, stormwater, fire protection, policing services, recreation and culture, facility maintenance and general government. For these reasons, property taxation will continue to be a major source of the Township revenue.

User fees and charges are the second largest portion of general operating revenue. Many Township services, such as water, sanitary sewer, and solid waste (including garbage and organics collection and disposal), are charged on a user-pay basis, which ensures they are paid for by taxpayers receiving these services.

The capital program is only partially funded from General and Utility Funds revenues with the majority of funding coming from sources such as reserves and surplus, development cost charges receipts, senior government grants, local area service funds and as a last resort, from debt financing.

2. Distribution of actual 2022 property taxes among the various property classes

Property Class	Property Class Description	2022 Property tax Revenue %
1	Residential	63.21%
2	Utilities	0.92%
4	Major Industry	0.22%
5	Light Industry	9.67%
6	Business	25.23%
8	Recreation	0.23%
9	Farm	0.52%
	Total	**100.00%**

The distribution of property tax revenue among the various property classes is presented in the table above. The practice of Council is to set tax rates in order to maintain reasonable tax stability in compliance with the *Community Charter*. This has been accomplished by maintaining the proportionate relationship provided above between property classes as impacted by annual average changes in assessed values of each class. (Property classes are defined and values determined by British Columbia Assessment).

3. Use of Permissive Tax Exemptions

The *Community Charter* provides municipalities the ability to grant permissive exemptions under Sections 244, 225 and 226. The Township's permissive exemption policy sets the parameters under which Council considers applications for permissive exemptions from property taxes from organizations that are eligible for such exemptions.

The Township grants permissive exemptions for buildings for public worship; not-for-profit and charitable organizations and community halls; and heritage properties. Council supports, through permissive exemptions from property taxes, organizations that provide services that fulfill some basic need, improve the life of Township residents and are compatible with or are complementary to the services offered by the Township.

Per Council Report 22-71, dated July 11, 2022, Council approved permissive tax exemptions calculated to be approximately $1,553,275, which is a 1.0 % property tax increase[1]

	2023 (Estimated)	2022 (Actual)
Charitable and Not-For-Profit	$ 678,043	$ 663,034
Churches	848,285	807,891
Heritage Properties	25,149	23,951
Partnering Property	1,798	1,713
Total	$1,553,275	$1,496,589

1 1% Universal Services Property Tax Increase for 2023 = $1,547,100

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY 2023 - 2027 FIVE YEAR FINANCIAL PLAN BYLAW NO. 5867
SCHEDULE "B" – FINANCIAL PLAN

	2023 $	2024 $	2025 $	2026 $	2027 $
REVENUE					
Operating Plan					
Property Taxes and Levies	176,615,482	196,243,414	216,671,340	234,131,367	245,305,538
Sale of Services-Utilities	65,774,026	71,779,285	77,781,867	84,330,157	93,304,857
Sale of Services-Other	26,703,962	28,759,233	30,245,235	31,825,003	31,906,873
Other Revenue	31,865,087	36,941,662	43,537,311	44,179,972	44,581,403
Transfer from Surplus and Reserves	20,552,354	14,226,671	14,226,671	10,626,013	10,135,101
Operating Plan Sub-total	**321,510,911**	**347,950,265**	**382,462,424**	**405,092,512**	**425,233,772**
Capital Plan					
Contribution from Current Year Revenue	2,831,034	2,831,034	2,831,034	2,831,034	2,831,034
Transfer from Prior Year's Surplus	150,000	150,000	150,000	150,000	150,000
Transfer from Development Cost Charge Reserves	106,338,723	17,500,000	22,500,000	25,000,000	27,500,000
Transfer from Capital Surplus and Reserves	157,581,236	15,000,000	15,000,000	15,000,000	15,000,000
Private Funds and Other Sources	129,550,789	24,500,000	29,500,000	32,500,000	37,500,000
Proceeds From Borrowing	119,589,392	50,000,000	50,000,000	50,000,000	50,000,000
Capital Plan Sub-Total	**516,041,174**	**109,981,034**	**119,981,034**	**125,481,034**	**132,981,034**
TOTAL FINANCIAL PLAN REVENUE	**837,552,085**	**457,931,299**	**502,443,458**	**530,573,546**	**558,214,806**
EXPENDITURE					
Operating Plan					
Municipal Services	282,164,567	297,587,092	319,271,028	337,354,069	355,111,426
Debt Service	18,026,944	29,028,681	40,237,853	44,251,958	46,602,759
Contribution to Funds and Reserves	21,319,400	21,334,492	22,953,543	23,486,485	23,519,587
Operating Plan Sub-Total	**321,510,911**	**347,950,265**	**382,462,424**	**405,092,512**	**425,233,772**
Capital Plan	**516,041,174**	**109,981,034**	**119,981,034**	**125,481,034**	**132,981,034**
TOTAL FINANCIAL PLAN EXPENDITURES	**837,552,085**	**457,931,299**	**502,443,458**	**530,573,546**	**558,214,806**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGE RESERVE FUND

EXPENDITURE BYLAW NO. 5868

EXPLANATORY NOTE

Bylaw No. 5868 provides for the 2023 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2023 – 2027 Five Year Financial Plan. The projects are for road, stormwater, sewer, water services and for parkland acquisition and development.

Expenditures have been included in the DCC Expenditure Bylaw, even when it looks like there are not enough funds available, in the event that enough DCC funds are received during the year. Projects will only proceed when sufficient funds are available.

Funds that become available in the Parkland Acquisition DCC Reserve, Water DCC Reserve, Stormwater DCC Reserve, and Roads DCC Reserve are first directed towards payment of the annual debt.

Presently, there are estimated expenditures under the bylaw in the amount of $111,514,635 which include capital carry-forwards from prior years, current debt payments and new capital projects for 2023.

Should any of the above-noted monies remain unexpended at the end of a project; the unexpended balance will be returned to the credit of the reserve fund.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGE RESERVE FUND

EXPENDITURE BYLAW NO. 5868

WHEREAS it is deemed expedient to expend monies set aside in the Development Cost Charge Reserve Fund established pursuant to Bylaw 1980 No.1946 and interest earned thereon for the following purposes:

	TOTAL
Roads	**44,705,561**
Stormwater	**6,573,601**
Sewer	**3,477,821**
Water	**18,864,826**
Parkland	**25,166,738**
Park Development	**12,726,088**
TOTAL	**111,514,635**

NOW THEREFORE, the Municipal Council of The Corporation of the Township of Langley, In Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited as “Development Cost Charge Reserve Fund Expenditure Bylaw No. 5868”.

2. There is hereby authorized to be expended from the monies set aside and any interest earned thereon pursuant to the Bylaw entitled “Development Cost Charge Reserve Fund Bylaw 1980 No. 1946”, a sum not exceeding one hundred and eleven million five hundred fourteen thousand and six hundred thirty five dollars for capital improvements and debt repayment as aforementioned.

Should any of the above-mentioned funds remain unexpended, after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the said Reserve Fund.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 3, 2023 – REGULAR MEETING	**REPORT:**	23-47
FROM:	FINANCE DIVISION	**FILE:**	1700-80
SUBJECT:	USER PAY UTILITY RATE BYLAWS FOR 2023		

RECOMMENDATIONS:

That Council give first, second, and third reading to the Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw No. 5869;

That Council give first, second, and third reading to the Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw No. 5870; and

That Council give first, second, and third reading to the Langley Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw No. 5871.

EXECUTIVE SUMMARY:

The *Community Charter* provides for Council to adopt bylaws approving imposition of fees and charges with respect to user pay services provided. Bylaws 5869, 5870, and 5871 include user pay utility rate changes for 2023 as contemplated in the 2023 – 2027 Five Year Financial Plan for water, sanitary sewer, and solid waste.

User Pay Utility Rates are adjusted annually, as required, to offset general inflation, salary and wage increases, major and regional contract increases (water and liquid waste), capital infrastructure, construction and improvements, and related debt servicing.

The annual impact of proposed adjustments on a representative single-family household subscribing to each service for 2023 is an increase of $65.35 for water service, $37.39 for sanitary sewer service, and $13.46 for solid waste.

USER PAY UTILITIES	Percent Change	Annual Rate Change	Annual Flat Rate
Water	11.00%	$65.35	$659.44
Sanitary Sewer	7.32%	$37.39	$548.16
Solid Waste 240L[1]	7.92%	$13.46	$343.46
Solid Waste 120L	7.92%	$13.46	$263.46

[1] A representative household is considered to use a 240L solid waste unit for purposes of discussion.

PURPOSE:

The purpose of this report is to bring forward the aforementioned User Pay Utility Rate Bylaws 5869, 5870, and 5871 for three readings.

DISCUSSION/ANALYSIS:

The *Community Charter* provides for Council to adopt bylaws approving imposition of fees and charges with respect to user pay services provided. Bylaws 5869, 5870, and 5871 include user pay utility rate changes for 2023 as contemplated in the 2023 – 2027 Five Year Financial Plan for water, sanitary sewer, and solid waste.

User Pay Utility Rates are adjusted annually, as required, to offset general inflation, salary and wage increases, major and regional contract increases (water and liquid waste), capital infrastructure, construction and improvements, and related debt servicing.

The annual impact of proposed adjustments on a typical household subscribing to each service for 2023 is an increase of $65.35 for water service, $37.39 for sanitary sewer service, and $13.46 for solid waste.

USER PAY UTILITIES	Percent Change	Annual Rate Change	Annual Flat Rate
Water	11.00%	$65.35	$659.44
Sanitary Sewer	7.32%	$37.39	$548.16
Solid Waste 240L[2]	7.92%	$13.46	$343.46
Solid Waste 120L	7.92%	$13.46	$263.46

WATER UTILITY

Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw No. 5869 sets the minimum charge for metered water customers at $329.72 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $297.05.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.953 per cubic meter. The current rate is $0.859 per cubic meter.

The annual flat rate for residential customers will be $659.44. The current rate is $594.09.

SANITARY SEWER UTILITY

Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw No. 5870 sets the annual flat rate per service connection at $548.16 for residential sewer use. The current rate is $510.77.

The rate for Non-Residential sewer use is set at $1.542 per cubic meter of sewage discharged with a minimum of $274.08 per service connection for each six-month period. The current rates are $1.437 per cubic meter of sewage discharged with a minimum of $255.39 per service connection for each six-month period.

[2] A representative household is considered to use a 240L solid waste unit for purposes of discussion.

SOLID WASTE UTILITY

Langley Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw No. 5871 revises the base eligible property as follows:

Eligible Property Fees	2023 Rate	Previous Rate
Base Eligible Property Fee (curbside collection)	$183.46	$170
Base Eligible Property Fee (centralized collection – all services)	$134.90	$125
Base Eligible Property Fee (centralized collection – organics only)	$48.56	$45

Al other solid waste fees remain the same.

Respectfully submitted,

Karamjit Mahil
MANAGER OF FINANCIAL PLANNING
for
FINANCE DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 2008 NO. 4697
AMENDMENT BYLAW NO. 5869

EXPLANATORY NOTE

Bylaw No. 5869 sets the minimum charge for metered water customers at $329.72 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $297.05.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.953 per cubic meter. The current rate is $0.859 per cubic meter.

The flat rate for residential customers will be $659.44. The current rate is $594.09.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 2008 NO. 4697

AMENDMENT BYLAW NO. 5869

WHEREAS Bylaw No. 4697, cited as “Langley Waterworks Regulation Bylaw 2008 No. 4697” provides for the regulation of the water works system, water supply and rates.

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 4697.

NOW THEREFORE, the Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw No. 5869”.

2. Bylaw No. 4697 cited as “Langley Waterworks Regulation Bylaw 2008 No. 4697” is amended by deleting Section 1 and Section 2 of Schedule “A” attached to Bylaw No. 4697 and substituting the following therefore:

Section 1 BASIC RATES

The annual flat rate for a Distinct Premise or Coach House is $659.44.

An additional fee amount equal to 30% of the annual flat rate will be charged where a “Premises” contains a “Secondary Suite”.

Subject to the following: the annual flat rate for 2023 shall be multiplied by 365/258 and calculated from April 17, 2023.

Section 2 RATES FOR METERED SERVICE

The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

The rates for each billing will be:

- The first 110 cubic meters at a flat rate of $329.72 per service connection.
- The remainder at $0.953 per cubic meter (Metered Rate).
- The minimum charge is $329.72 per service connection plus meter rent.

Subject to the following: the minimum charge for each six-month period for 2023 shall be multiplied by 365/258 and calculated from April 17, 2023.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367

AMENDMENT BYLAW NO. 5870

EXPLANATORY NOTE

Bylaw No. 5870 sets the annual flat rate per service connection at $548.16 for residential sewer use. The current rate is $510.77.

The rate for Non-Residential sewer use is set at $1.542 per cubic meter of sewage discharged with a minimum of $274.08 per service connection for each six-month period. The current rates are $1.437 per cubic meter of sewage discharged with a minimum of $255.39 per service connection for each six-month period.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367

AMENDMENT BYLAW NO. 5870

WHEREAS Bylaw No. 5367, cited as "Langley Sewerworks Regulation Bylaw 2018 No. 5367" provides for the regulation of the sanitary sewer system, sewage treatment and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw No. 5367;

NOW THEREFORE, the Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw No. 5870".

2. Bylaw No. 5367 cited as "Langley Sewerworks Regulation Bylaw 2018 No. 5367" is amended by deleting Section 1. A., Section 2. A. and Sections 3 and 4 of Schedule "A" attached to Bylaw No. 5367 and substituting the following therefore:

Section 1 BASIC RATES

A. Annual Flat Rate

The annual flat rate for a Distinct Premise or Coach House is $548.16.

An additional fee amount equal to 30% of the annual flat rate will be charged where a "Premises" contains a "Secondary Suite".

Subject to the following: the annual flat rate for 2023 shall be multiplied by 365/258 and calculated from April 17, 2023.

Section 2 RATES FOR NON RESIDENTIAL SEWER USE

A. Sewer Rates and Minimums
Where a connection:

(a) Is to a property used for industrial, commercial, or institutional purpose
(b) Is to a property with farm classification as identified by the B.C. Assessment Authority
(c) Is to a property having a water service larger than 19 mm in diameter except for water services to a multi-family dwelling

The owner shall be charged semi-annually based on the sewage discharged for each preceding six (6) month period. The billings will be calculated by multiplying the cubic meters of sewage discharged by the base rate RB where:

RB = $1.542
The minimum charge for each six month period is $274.08 per service connection.

Subject to the following: The minimum charge for each six-month period for 2023 shall be multiplied by 365/258 and calculated from April 17, 2023.

Section 3 RATES FOR CONTAMINATED GROUNDWATER

All users of the sanitary sewer shall be charged a fee for the use of the system based on the approved maximum total discharge volume as indicated on the GVS&DD "Application for a Waste Discharge Permit pursuant to GVS&DD Sewer Use Bylaw No. 164."

All users of the sanitary sewer shall be charged for the contaminated groundwater discharged into the system according to the following base rate:

R = $1.542 per cubic meter.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SOLID WASTE MANAGEMENT BYLAW 2016 NO. 5200

AMENDMENT BYLAW NO. 5871

EXPLANATORY NOTE

Bylaw No. 5871 set the base collection fees for Municipal Collection Services (curbside collection) at $183.46. The current rate is $170.

The rate for Centralized collection - all services are set at $134.90. The current rate is $125.

The rate for centralized collection - organics only are set at $48.56. The current rate is $45.

The cart size fee for 240L container is set at $160. The current rate is $160.
The cart size fee for 120L container is set at $80. The current rate is $80.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SOLID WASTE MANAGEMENT BYLAW 2016 NO. 5200

AMENDMENT BYLAW NO. 5871

WHEREAS Bylaw No. 5200, cited as "Solid Waste Management Bylaw 2016 No. 5200" provides for a cart-based semi-automated garbage and organics collection program for residential properties, collection schedules, and requirement and servicing options for apartment and condominium multi-family residential buildings within the Township, and updated collection fees.

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 5200;

NOW THEREFORE, the Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw No. 5871".

2. Bylaw No. 5200 cited as "Solid Waste Management Bylaw 2016 No. 5200" is amended by deleting Schedule "A" Part 1 attached to Bylaw No. 5200 and substituting the following:

Part 1 – Base Collection Fee (proposed rates effective April 17, 2023)

The base collection fee payable by all residential owners receiving the Municipal Garbage Collection Service, the Municipal Organics Collection Service, and the Municipal Large Item Collection Service pursuant to this Bylaw shall be $183.46. The rate shall be collected with the annual property tax notice and shall be subject to the same terms, conditions and penalties as are applicable to the collection of the annual property taxes.

Eligible Property Fees	**Amount**
Base Eligible Property Fee (curbside collection)	$183.46
Base Eligible Property Fee (centralized collection – all services)	$134.90
Base Eligible Property Fee (centralized collection – organics only)	$48.56
Annual Collection Fees	**Amount**
Annual Fee for Municipal Garbage Collection Service:	
• 120L Garbage Cart Fee	$80
• 240L Garbage Cart Fee	$160
Annual Fee for Municipal Organics Collection Service	Included in Base Eligible Property Fee

Annual Fee for Municipal Large Item Collection Service	Included in Base Eligible Property Fee

Other Charges	Amount
Extra Garbage Sticker	$3 (plus GST)
Cart Administration Fee (Non-refundable)	$50
Damaged Cart Replacement Fee	$110

Subject to the following: the annual rate for 2023 shall be multiplied by 365/258 and calculated from April 17, 2023.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (STREAMSIDE PROTECTION AND ENHANCEMENT CLARIFICATION)

BYLAW NO. 5854

EXPLANATORY NOTE

Bylaw No. 5854 brings forward clarifying amendments to the Township's Official Community Plan Schedule 3 Development Permit Areas: Streamside Protection and Enhancement.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (STREAMSIDE PROTECTION AND ENHANCEMENT CLARIFICATION)

BYLAW NO. 5854

A Bylaw to amend Langley Official Community Plan Bylaw 1979 No. 1842.

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Streamside Protection and Enhancement Clarification) Bylaw No. 5854”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842” Schedule 3 Development Permit Areas: Streamside Protection and Enhancement, as amended, is further amended by:

    a. Replacing the definition of “Stream” in Section 3 of Schedule 3 with the following:
    "Stream" means:
        a. a natural watercourse, including a natural glacier course, or a natural body of water, whether the stream channel of the stream has been modified, or
        b. a natural source of water supply, including, without limitation, a lake, pond, river, creek, spring, ravine, gulch, wetland or glacier, whether or not usually containing water, including ice, but does not include an aquifer;

    b. Adding the following definitions to Section 3 of Schedule 3 in alphabetical order:
        a. “Fisheries Act” means the Fisheries Act, RSC 1985, c. F-14 as amended or re-enacted from time to time;
        b. “Riparian Areas Protection Regulation” means the Riparian Areas Protection Regulation, BC Reg 178/2019 as amended or re-enacted from time to time;
        c. “Fish habitat” means water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply and migration areas;
        d. “Water Sustainability Act” means the Water Sustainability Act, SBC 2014, c 15 as amended or re-enacted from time to time;
        e. “Watercourse” means any natural or human-made body of water that may or may not provide fish habitat that fall under two categories:
            i. regulated watercourse, does not include a Class C watercourse, and includes:
                a. known or suspected fish-bearing watercourses, including watercourses classified as Class A, Class A(OD), Class A(OW) and Class B as shown on Map 11 “Watercourse Classification Map”, and natural watercourses or natural water supply sources, and
                b. watercourses that do not in fact provide fish habitat, but may include natural watercourses or watercourses

containing a natural source of water supply, including watercourses classified as Class C as shown on Map 11; and,

ii. Non-Regulated Class C watercourse includes watercourses that do not in fact provide fish habitat, are not natural watercourses, and do not contain a natural source of water supply.

c. Replacing Section 4.16.2 of Schedule 3 with the following:
    a. "The proposed development is completely outside of the designated Streamside Protection and Enhancement Development Permit Area and where it can be demonstrated to the acceptance of the Township in accordance with section 5 that the proposed development will not result in negative impacts to the watercourse;"
d. Replacing Section 4.22 of Schedule 3 with the following:
    a. Where a proponent contends that a watercourse location depicted on Map 11 is in error, the proponent can submit for consideration by the Township a report prepared by a B.C. Land Survey Professional that identifies the location of the watercourse.
e. Inserting the following as a new Section 4.23 of Schedule 3 and renumbering the following section accordingly:
    a. Where a proponent contends that a watercourse classification depicted on Map 11 is in error, the proponent can submit for consideration by the Township either an:
        i. assessment prepared by a qualified professional in accordance with section 5, where it is contended that a watercourse is a non-regulated Class C watercourse; or
        ii. A report prepared by a qualified professional that provides a classification of the watercourse, as applicable.
f. Adding the following as a new Section 4.25 of Schedule 3:
    a. Despite this Bylaw, development may be located within the Streamside Protection and Enhancement Development Permit Area if:
        i. the site is subject to undue hardship and meets the riparian protection standard for sites subject to undue hardship in accordance with the Riparian Areas Protection Regulation;
        ii. the qualified professional determines the proposed development will not result in any harmful alteration, disruption or destruction of fish habitat;
        iii. provincial approval for changes in and about a stream has been obtained under the *Water Sustainability Act*; or
        iv. federal authorization for development that results in the harmful alteration, disruption or destruction of fish habitat has been obtained under the *Fisheries Act*.
g. Inserting the following as a new Section 5: Development Adjacent to Regulated Watercourses and renumbering the following section accordingly:

5. Development Adjacent to Regulated Watercourses

5.1 If development is to be located outside of the Streamside Protection and Enhancement Development Permit Area and a qualified professional determines the proposed development will not:

a. result in any harm to fish habitat;

b. impact the flow of a natural water source; or
c. result in any impacts or modifications to a natural watercourse;

the development may proceed without requiring the government approvals or authorizations that may be engaged under the Streamside Protection and Enhancement Development Permit Area, the *Water Sustainability Act*, the Riparian Areas Protection Regulation, or the *Fisheries Act*.

Non-Regulated Class C Watercourse Assessments

5.2 Where an owner of an affected parcel contends a watercourse is a Non-Regulated Class C watercourse, the owner must engage a qualified professional to assess the watercourse to determine whether it is a Non-Regulated Class C watercourse.

5.3 The owner must file the original completed qualified professional assessment referred to in Section 5.2 to the Township for review.

5.4 The assessment must include both field components and desktop analysis to adequately describe current and historical modifications to the watercourse.

5.5 To classify the water body as a Class C watercourse, the qualified professional must in the assessment confirm the following conditions regarding the watercourse:

a. the watercourse does not represent a natural watercourse, whether or not the stream channel has been modified, including but not limited to a lake, pond, river, creek, spring, ravine, gulch, wetland or glacier, as defined by the *Water Sustainability Act*;
b. the watercourse does not contain a natural source of water supply, as defined by the *Water Sustainability Act*; and
c. the watercourse does not connect to or provide water frequented by fish or other areas on which fish depend on either directly or indirectly to carry out their life processes, as defined by the *Riparian Areas Protection Regulation* and the *Fisheries Act*.

5.6 The watercourse may only be classified as a Non-Regulated Class C watercourse if all three conditions are satisfied. If any of the conditions are not discounted in the assessment, the waterbody must be treated as a regulated watercourse.

5.7 The classification of the watercourse by the qualified professional shall be binding upon the Township.

Development Adjacent to Non-Regulated Class C Watercourses

5.8 If a waterbody is classified as a Non-Regulated Class C watercourse, then the proposed development may proceed without requiring the

government approvals or authorizations that may be engaged under the Streamside Protection and Enhancement Development Permit Area, the *Water Sustainability Act,* the Riparian Areas Protection Regulation*,* or *the Fisheries Act*.

h. Amend the table in Schedule 3-1 Table of Streamside Protection and Enhancement Development Permit Area Widths to introduce a new row following the current C and updating the current C as follows:

C (Class C)	Green	0	0
C (Non-Regulated)	Turquoise	0	0

i. Update all references in Schedule 3 to the “Provincial Riparian Areas Regulation” to the “Provincial Riparian Areas Protection Regulation”.

READ A FIRST TIME the	27	day of	February	, 2023
READ A SECOND TIME the	27	day of	February	, 2023
PUBLIC HEARING HELD the	13	day of	March	, 2023
READ A THIRD TIME the		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 27, 2023 - REGULAR MEETING	**REPORT:**	23-34
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	BA000040
SUBJECT:	STREAMSIDE PROTECTION AND ENHANCEMENT CLARIFICATION AMENDMENTS		

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Streamside Protection and Enhancement Clarification) Bylaw No. 5854;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Streamside Protection and Enhancement Clarification) Bylaw No. 5854 is consistent with the Township's Five-Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and

That Council authorize staff to schedule the required public hearing for Bylaw No. 5854.

EXECUTIVE SUMMARY:

This report brings forward clarifying amendments to the Township's Official Community Plan Schedule 3 Development Permit Areas: Streamside Protection and Enhancement.

PURPOSE:

This report provides information and recommendations to amend the Township's Official Community Plan Schedule 3 Development Permit Areas: Streamside Protection and Enhancement.

BACKGROUND/HISTORY:

Council adopted the Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Streamside Protection) Bylaw 2006 No. 4485 in 2006 to align with the Provincial Riparian Areas Regulation (in effect as of March 31, 2006) by adopting a Development Permit Area approach to the Regulation. This approach provided greater certainty to landowners and developers of riparian lands and a more efficient administrative framework utilizing Qualified Environmental Professionals (QEPs), Township staff, and existing review processes familiar to Council, developers, and the public. Minor amendments were adopted in July 2006 to reflect experience implementing the bylaw and to ensure continued efficient implementation. The bylaw was subsequently repealed in 2016 and consolidated into the Township's Official Community Plan (OCP) as Schedule 3.

The Riparian Areas Act and Regulation was amended to the Riparian Areas Protection Act and Regulation (RAPR) in 2019 with no fundamental requirement changes for local governments, proponents, and QEPs.

The Water Act was amended to the Water Sustainability Act (WSA) in 2016 and modernized to ensure a sustainable supply of fresh, clean water for BC residents and is the principal law for managing the diversion and use of water resources.

DISCUSSION/ANALYSIS:

Proposed Bylaw No. 5854 incorporates amendments to OCP Schedule 3 Development Permit Areas: Streamside Protection and Enhancement to clarify the process to confirm applicable watercourse regulations. The following table indicates applicable watercourse regulations, and is further illustrated in Attachment A:

Level of Government	**Regulation**	**Purpose**	**Jurisdictional Area**
Township of Langley	OCP Schedule 3 Development Permit Areas: Streamside Protection and Enhancement	Determination and protection of Streamside Protection and Enhancement Areas (SPEAs) for watercourses and adjacent riparian areas.	Above top of bank to SPEA boundary specifically above RAPR SPEA. **Area:** 30 m from top of bank (TOB) or top of ravine bank (TORB).
Provincial Government (Ministry of Forests)	Riparian Areas Protection Act and Regulation	Determination and protection of streamside protection and enhancement areas for watercourses and adjacent riparian lands.	Above the natural boundary or TOB to RAPR SPEA boundary. **Area:** Simple 30 m from TOB or TORB. Detailed 30 m from stream's natural boundary or TORB.
Provincial Government (Ministry of Forests)	Water Sustainability Act and Regulation	Ensures a sustainable supply of fresh, clean water. Requires an authorization (change approval or notification) if changes are proposed in and about a stream.	Below TOB and instream. **Area:** Below TOB.
Federal Government (Fisheries and Oceans Canada)	Fisheries Act	Protects fish and fish habitat. Requires approval if proposed work will result in the harmful alteration, disruption, or destruction of fish habitat.	Where works, undertaking or activities could result in harm to fish or fish habitat.

The Township's watercourse classification system was developed consistent with objectives of the RAPR to protect fish and fish habitat. The Water Sustainability Act pertains to and protects water. Proposed Bylaw No. 5854 OCP Schedule 3 amendments are designed to clarify outcomes with regards to regulatory requirements and includes:

- Update of legislative references; and
- QEP determination of a non-regulated Class C watercourse those which do not engage any of the watercourse approval processes under the legislations in accordance with its distinct regulated terms. If this determination is made then there is no further engagement of any watercourse approval processes (Township, Provincial, Federal).

The proposed amendment continues to rely on a proponent to retain a QEP to review the site and conduct appropriate assessments to determine the regulatory requirements.

Official Community Plan Consultation Policy:

As the proposed amendments to Schedule 3 of the OCP are limited to clarification items to improve implementation, staff recommend that Council consider the proposed OCP amendment consistent with the Township's OCP Consultation Policy, financial plans (both operating and capital), Metro Vancouver's Waste Management Plans, and the Housing Needs Report.

Policy Considerations:

The proposed bylaw amendments clarify the outcomes with regards to regulatory requirements and the classification of watercourses while maintaining the certainty to landowners and developers of SPEA requirements and an efficient administrative framework.

Respectfully submitted,

Stephen Richardson
DIRECTOR, DEVELOPMENT SERVICES
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A OCP Schedule 3 – Streamside Jurisdiction

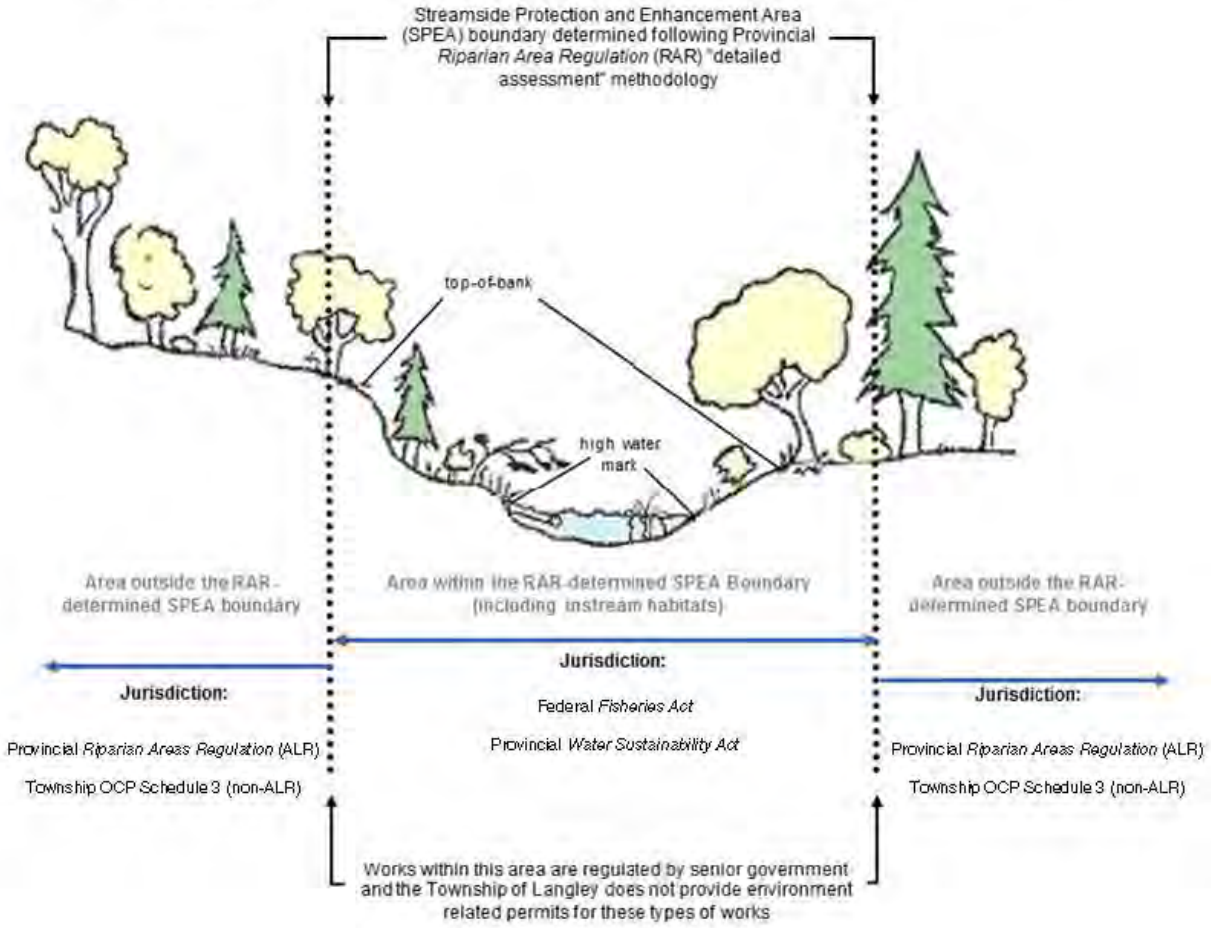
ATTACHMENT A

Township of Langley

Official Community Plan-Schedule 3
Streamside Protection and Enhancement Development Permit Areas

JURISDICTION

Approximate jurisdiction of the Township of Langley Official Community Plan Schedule 3-Streamside Protection and Enhancement Development Permit Areas (OCP Schedule 3) is depicted graphically below.



OCP Schedule does not apply to lands with the Agricultural Land Reserve (ALR). For more information contact Township Development Planning Department.

From: Brandy BC Lyme <brandybclyme@gmail.com>
Sent: Thursday, March 09, 2023 11:41 AM
To: MayorCouncil <mayorcouncil@tol.ca>
Subject: [EXTERNAL] Request: Light Up for Lyme May 3rd

Dear Mayor and Council and other City Decision Makers,

The month of May is Lyme Disease Awareness Month across Canada. In order to raise awareness, members of BC Lyme are reaching out to their communities to support their efforts by lighting up their cities on May 3rd with Green lights. You can participate by:

1. Light up Green at any location in the city that supports green lighting.
2. and /or Share information to raise awareness on your social media.

The main awareness day is on May 3rd, but for those who can light up longer and share information on social media, this is very much appreciated as the entire month of May is Lyme Disease awareness month. We hope the Township of Langley is able to participate in this awareness campaign.

This year will be our 3rd year where the month of May was declared BC Lyme Awareness month by the Provincial Government. We are very proud of this accomplishment.

What is Lyme Disease?
Lyme disease is the most common and fastest-growing vector-borne infection in Canada and the United States. It is caused by the bacteria Borrelia Burgdorferi transmitted by a tick. The tick also carries many co-infections such as Bartonella, Babesia, Anaplasmosis, Ehrlichiosis, Mycoplasma and many more! It has now spread to every province and state in North America and it is directly impacting people in our community.

Lyme disease and other tick-borne diseases are preventable. By taking the right precautions and spreading the word, we can effectively protect all from Lyme. You can find information on prevention, safe tick removal, transmission and more on our website https://www.bclyme.com/

If you require more information, please do not hesitate to ask.

Thank you for your consideration,

Volunteer, BC Lyme
Non-Profit Society

From: Theresa Tancock <theresa@cdbabc.ca>
Sent: Tuesday, March 21, 2023 6:24 PM
To: MayorCouncil <mayorcouncil@tol.ca>
Subject: [EXTERNAL] Proclamation Request for June

Hello,
Please see attached for a Proclamation Request for Deafblind Awareness Month in June 2023. I believe all information is included.

Our organization, the Canadian Deafblind Association - BC Chapter, supports many children and youth with deafblindness in your city, as well as throughout B.C.

Please let me know if you need anything further.

Sincerely,

Theresa Tancock

Executive Director

Canadian Deafblind Association - BC Chapter

227 - 6th Street, New Westminster, BC V3L 3A5

Contact Information
Theresa Tancock, Family Services Coordinator
Canadian Deafblind Assoc. - BC Chapter
227 - 6th Street, New Westminster, BC V3L 3A5
(P) 604-528-6170 (F) 604-528-6174
(E) theresa@cdbabc.ca

Title and Date:
Deafblind Awareness Month
June 2023

Draft Proclamation:

WHEREAS deafblindness is a unique information-gathering disability that incorporates the dual-sensory loss of both sight and hearing, and

WHEREAS individuals who are deafblind can live full, meaningful lives as independently as possible with the right supports in place, such as Intervenor services that serve as a bridge to communication for individuals who are deafblind, and

WHEREAS led by groups and organizations in British Columbia and across Canada that support individuals who are deafblind to increase their independence and improve their quality of life through specialized services, the National Deafblind Awareness Committee encourages the promotion of deafblindness and National Deafblind Awareness Month, including flag raisings and lighting up of local landmarks, and

WHEREAS June is the birth month of Helen Keller, a person who was deafblind known around the world for her perseverance and achievements and who remains an inspiration to the deafblind community, and

WHEREAS Deafblind Awareness Month is an opportunity to recognize and celebrate the contributions that individuals who are deafblind make in their communities throughout British Columbia with the support of Intervenor services;

NOW KNOW YE THAT We do by these presents proclaim and declare that June 2023 shall be known as

“Deafblind Awareness Month”

CDBA
British Columbia

On December 21, 2000, the Ontario Legislature officially proclaimed the month of June in each year as Deaf-Blind Awareness Month, to recognize that "Deafblindness is a unique disability that incorporates the sensory loss of both sight and hearing" and was created to help "recognize that increased public awareness of this disability is crucial to increase opportunities for those who live with it."

The Canadian Senate passed a motion on May 28, 2015 also recognizing June as Deafblind Awareness Month across Canada. This motion helps "to promote public awareness of deafblind issues and to recognize the contribution of Canadians who are deafblind."

June is also the birth month of Helen Keller, an internationally recognized person who was deafblind.

In 2017, the Canadian Survey on Disability: Concepts and Methods Guide[1] provided customized data on deafblindness in their survey (based on the reported seeing and hearing disabilities). These findings are found in the Stakeholder Consultation Project for DeafBlind Ontario Services[2].

Last year, we were fortunate enough to have June 2022 proclaimed as Deafblind Awareness Month in our province and many communities in BC. We are hoping you will again join us in celebrating National Deafblind Awareness Month in communities across British Columbia and Canada.

[1] Canadian Survey on Disability, 2017: Concepts and Methods Guide (beginning on page 12).

[2] https://deafblindontario.com/wp-content/uploads/2019/10/2019_Stakeholders_Consultation_Report_FINAL-s_1022047.pdf (submitted August 2019; Atul Jaiswal, PhD in Rehabilitation Science, MA in Disability Studies & Action, BSc. Occupational Therapy)

NEW WESTMINSTER &
DISTRICT LABOUR COUNCIL

Coleen Jones, President
Janet Andrews, Secretary-Treasurer
Chartered By The Canadian Labour Congress

March 27, 2023

Mayor Eric Woodward, Langley Township
20338 65th Avenue
Langley, BC V2Y 3J1

Dear Mayor Woodward and members of Council,

The New Westminster & District Labour Council represents over 63,000 affiliated union members in 14 communities in the Lower Mainland.

In 1984 our national organization, the Canadian Labour Congress (CLC), introduced the annual day of remembrance for workers killed and injured on the job. April 28th was chosen because this was the day that the third reading took place for the first comprehensive Workers' Compensation Act (Ontario 1914) in Canada. The "Workers Mourning Day Act" (Bill C223) became law on February 1, 1991, an Act which states "the day of April 28th shall be respected as the day of official recognition". The day of recognition was proclaimed by the government of British Columbia in 1989.

On behalf of our members, their families and all workers living and/or working in your community, we have **four requests of your Council**:

- We request you **declare April 28th** as the official *"Day of Mourning for Workers Killed and Injured on the Job"*, and if your Council issues proclamations we would appreciate a copy. A copy of our Proclamation is enclosed to assist Council.
- We also request that **Council observe one minute of silence** in the Council Chambers at the evening Council meeting **on or before April 28th.**
- We thank-you for your leadership in your workplace by **encouraging your staff to observe one minute of silence at 11:00 a.m. on April 28th.**
- Finally, we request **an opportunity to appear as a delegation** to make a ***5 minute presentation at the April 17th, 2023 regular Council meeting***. A union member residing in the city will be presenting on behalf of the Labour Council. Our presentation will focus on the CLC's 2023 theme ***Know your rights; Use the tools; Defend our wins*** and will include up-to-date information on workers' health & safety issues, WorkSafeBC regulatory reviews and/or changes that have impacted BC's workplace accident and fatality rates.

There will be remembrances across Canada on April 28th for workers who have been killed on the job, and to recognize those who have suffered from workplace injury, accident or disease. Please join us on Friday, April 28th at 11 am at Westminster Pier Park in New Westminster as we mourn for those who have died from workplace accidents or disease and recommit ourselves to fight for the living.

Sincerely,

Janet Andrews
Secretary- Treasurer

JA/cb
encl:

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Township of Langley
Est. 1873

HERITAGE ADVISORY COMMITTEE

Wednesday, March 1, 2023 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
R. Genberg, Community Co-Chair
Councillor M. Kunst, Council Co-Chair
Councillor B. Martens, Council Co-Chair

R. Ardron, M. Gill, M.Mann, B. Mason, F. Pepin, and T. Quiring

Staff:
S. Mikicich, Manager, Heritage Planning
R. Schmidt, Manger, Arts and Culture
C. Quin, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Heritage Advisory Committee
March 1, 2023

Moved by T. Quiring,
Seconded by M. Mann,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the March 1, 2023 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee
February 1, 2023

Moved by F. Pepin,
Seconded by T. Quiring,
That the Heritage Advisory Committee adopt the minutes of the February 1, 2023 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair's Report

Councillor Kunst reported that Council passed a motion supporting a grant application for the BC Fairs, Festivals and Events Fund and pre-approved a budget request of $150,000 in the 2023 budget for the Township of Langley 150 Celebration Event

2. Heritage Planner's Report

As a follow-up to a Council referral related to Old Yale Road which was discussed at the February 1, 2023 meeting, S. Mikicich provided background information from March 2015; specifically, related to options for the conservation, commemoration, and reconstruction of Old Yale Road at the historic five corners intersection in Murrayville and the Township of Langley/city of Langley border near Fraser Highway. The Committee will be invited to provide further input during community engagement on this project in the third quarter of 2023.

3. Museum Manager's Report

R. Schmidt reported that the Langley Centennial Museum continues to complete Condition Reports on the entire museum collection. Discussions ensured regarding insurance coverage, concluding that buildings/materials are insured, but not the collection. Construction continues at the new museum, with some stunning beams being installed. It was confirmed that the site will include an indigenous garden.

4. Heritage Review Panel

No report

5. Douglas Day 2023 Planning Committee Report

R. Genberg reported that a theme is yet to be determined for this year's Douglas Day event, but it would make sense to celebrate Langley's 150th anniversary, and potentially tap into grant funding.

6. Museum Advisory Group Report

F. Pepin reported that he was pleased to learn of the rolling storage system for artifacts at the new museum. He further suggested a display of the museum's basket collection, which is one of the finest in the province.

E. CORRESPONDENCE

F. 2023 WORK PROGRAM

1. 2022 Annual Report

The Advisory Committee reviewed the 2022 Annual Report.

MOTION
Moved by T. Quiring,
Seconded by R. Ardon,
That the Heritage Advisory Committee receive and endorse the Heritage Advisory Committee 2022 Annual Report and ask staff to forward to Council.
CARRIED

2. 2023 Work Plan

The Advisory Committee reviewed the draft 2023 Work Plan.

MOTION
Moved by F. Pepin,
Seconded by M. Gill,
That the Heritage Advisory Committee endorse the draft 2023 Work Plan, as presented.
CARRIED

COUNCIL
Moved by T. Quiring,
Seconded by M. Mann,
That the Heritage Advisory Committee recommends that Council approve the Heritage Advisory Committee 2023 Work Plan, presented as Attachment A.
CARRIED

G. COUNCIL REFERRALS

1. Old Yale Road

S. Mikicich reported in Item D.2 of this meeting.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Langley Heritage Society Update

F. Pepin reported on the events of Heritage Week 2023. Staff and volunteers re-opened the railway car site. He stated that the wooden caboose no longer has an operator. He further reported that there are plans to restore an old barn in Murrayville, built in the 1920's which presently has no heritage designation.

2. Alder Grove Heritage Society Update

T. Quiring reported that she sent an invitation to Mayor and Council to arrange a tour of the Aldergrove Community Museum and Archives and is awaiting reply.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

She further noted that if Committee members would like a tour, it is normally open on Sundays from 12 noon to 4pm.

3. Murrayville Five Corners

Councillor Kunst had noticed some activity at Murrayville five corners and was asking for an update. S. Mikicich believed it was the new interpretive panel (currently under a protective cover) and will look into it and report back

4. HAC Photo

A photo of the Heritage Advisory Committee was taken for the Township website.

I. NEXT MEETING

Date: Wednesday, April 5, 2022
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by M. Mann,
Seconded by M. Gill,
That the meeting terminated at 8:30pm
CARRIED

CERTIFIED CORRECT:

_____ _____

Community Representative Co-Chair Council Representative Co-Chair

Township of Langley
Est. 1873

HERITAGE ADVISORY COMMITTEE 2023 WORK PLAN

The Heritage Advisory Committee proposes to undertake the following work in 2023 consistent with the Committee's mandate. Calendar months show the estimated time and duration of when this work will occur.

Approved by Council:

ONGOING COMMITTEE WORK

ITEM	PROJECTS & ASSOCIATED TASKS	JAN	FEB	MAR	APR	MAY	JUN	SEP	OCT	NOV	DEC
1	**Documenting Heritage Sites** ▪ Re-evaluate the practice of updating the Heritage Inventory as an information base for further development of the Community Heritage Register ▪ Continue to provide recommendations for additions to the Community Heritage Register; and provide on Statements of Significance for resources listed on the Register				X	X		X	X		
2	**Heritage Register Recognition Program** ▪ Continue to recognize new additions to the Community Heritage Register with commemorative plaques			X	X	X	X	X	X	X	X
3	**Heritage Building Incentive Program** ▪ Review annual applications to the Incentive program and make recommendations for awarding of grants – through the Heritage Review Panel (a sub-committee of HAC)				X	X	X	X	X	X	X
4	**Impacts of Development on Heritage Sites and Areas** ▪ Provide timely input, as may be requested, on heritage sites facing			X	X	X	X	X	X	X	X

ITEM	PROJECTS & ASSOCIATED TASKS	JAN	FEB	MAR	APR	MAY	JUN	SEP	OCT	NOV	DEC
	transition, and historic areas potentially impacted by development – through the Heritage Review Panel (a sub-committee of HAC)										
5	**Consider or Inquire into Matters as Requested by Council** ▪ Respond to ongoing referrals from Council, as they may arise		X	X	X	X	X	X	X	X	X
6	**Committee Liaison to Museum Advisory Committee** ▪ Maintain liaison with the Langley Centennial Museum by appointing a liaison to the Museum Advisory Committee. The Heritage Advisory Committee will receive regular reports from the Committee Liaison on initiatives of interest to the Committee.		X	X	X	X	X	X	X	X	X
7	**Committee Liaison to Douglas Day Planning Committee** ▪ Maintain liaison to the Douglas Day Planning Committee by appointing a liaison to the event planning committee. The Heritage Advisory Committee will receive regular reports from the Committee Liaison and participate in the annual November event.		X	X	X	X	X	X	X	X	X

PROJECT PRIORITIES FOR 2023

ITEM	PROJECTS & ASSOCIATED TASKS	JAN	FEB	MAR	APR	MAY	JUN	SEP	OCT	NOV	DEC
8	**Heritage Building Incentive Program** ▪ Finalize and begin implementation of proposed changes to the Heritage Building Incentive (Grant) Program.			X	X	X	X				

DRAFT

ITEM	PROJECTS & ASSOCIATED TASKS	JAN	FEB	MAR	APR	MAY	JUN	SEP	OCT	NOV	DEC
9	**Langley's Rural Heritage** ▪ Complete case study research and potential precedents for the conservation of Langley's rural heritage assets – including a final Task Force report and recommendations for HAC's consideration in September 2023 ▪ Incorporate two related projects identified by HAC in 2022 in the work of the Rural Heritage Task Force; specifically, an interpretive project for the Great Northern Railway; and research related to material salvage			X	X	X	X	X	X		
10	**Heritage Information, Education and Awareness** ▪ Assist staff in the development of an education and communications strategy for heritage planning and conservation in the Township of Langley			X	X	X	X	X	X		
11	**Heritage Strategy Update** ▪ Continue the work of the former Heritage Strategy Task Force in defining the objectives and priorities for an update of the Heritage Strategy which is anticipated to commence in 2024 with HAC support ▪ This would include a review of the Heritage Inventory and Community Heritage Register as information and recognition tools, and other aspects of the Township's heritage planning and conservation activities ▪ This would also consider inputs from the Rural Heritage Task Force, and the Heritage Information, Education and Awareness Task Force, and			X	X	X	X	X	X	X	X

DRAFT

ITEM	PROJECTS & ASSOCIATED TASKS	JAN	FEB	MAR	APR	MAY	JUN	SEP	OCT	NOV	DEC
	proposed revisions to the Heritage Building Incentive Program										

DRAFT

Township of Langley
Est. 1873

RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

March 8, 2023 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
Mayor E. Woodward

D. Kang (Committee Co-Chair)
Councillor T. Baillie (Council Co-Chair)
Councillor M. vanPopta (Council Co-Chair)

G. Abreo, S Cook, C. Grey, R. Jhaj, J. Loewen, T. Taylor, and R. Thandi

Staff:
R. Stare, Acting Director, Recreation
K. Stepto, Recording Secretary

Election
S. Cook nominated D. Kang to be the Community Co-Chair for 2023.
R. Thandi seconded the nomination.

D. Kang was elected Community Co-Chair for 2023, by acclamation, and assumed the position of Co-Chair.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Recreation, Culture, and Parks Advisory Committee – March 8, 2023

Moved by T. Taylor,
Seconded by J. Loewen,
That the Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the March 8, 2023 meeting, as amended.
CARRIED

Clerk's Note: Item C.1 was added to the agenda.

B. ADOPTION OF MINUTES

1. Recreation, Culture, and Parks Advisory Committee – February 8, 2023

Moved by R. Jhaj,
Seconded by C. Grey,

B. ADOPTION OF MINUTES

That the Recreation, Culture, and Parks Advisory Committee adopt the Minutes of the February 8, 2023 meeting, as amended.
CARRIED

2. Recreation, Culture, and Parks Advisory Committee Closed Meeting – February 8, 2023

Moved by J. Loewen,
Seconded by G. Abreo,
That the Recreation, Culture, and Parks Advisory Committee adopt the Minutes of the February 8, 2023 Closed meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. ACUCC Firefighters vs. RCMP Water Battle

T. Taylor provided a presentation regarding a proposed Water Battle Community Event at the ACUCC in the summer. He suggested that this be an annual event to promote the connection between first responders, recreation services, and Township residents. The event will span over 5-6 hours between two swims, each targeting different audiences. The first swim will be family-oriented with access to police and fire vehicles in the parking lot, photo ops, and a leisurely water fight in the Breaker Bay and/or the Big Top water feature. The second swim will be geared toward youth, focusing on a battle in the Big Top and field zones. This swim will also expose youth to the various employment opportunities with the Township and create a positive relationship between youth and our emergencies services.

Project goals are:

1. Provide a wholesome community event incorporating emergency services.
2. To showcase our recreation and emergency services to Township families and youth in our community.
3. To target youth and young adults for occupational positions within the township (i.e., Recreation, Fire and Police services).

Event requirements include:

1. RCMP and Fire representatives;
2. Adequate staffing and volunteers;
3. Community representation;
4. Community outreach;
5. Adequate parking; and
6. A specific event timeline.

Discussion ensued and the following comments/questions were provided:

- Will liability be a concern?
- Can food trucks be brought in?

C. DELEGATIONS AND PRESENTATIONS

- Will sporting organizations in the community be invited to have a tent to promote their groups?
- Will this be a pre-sale event only?
- Could there be a perception of wasting water if we have water restrictions at that time?
- Will mud and dirt be tracked into the pool?
- How will participation be monitored? Wrist bands? Hand stamp?
- Will there be enough First Responders available to come to this event?
- Will those not interested in being in the water fight still be engaged somehow?

Action: R. Thandi and J. Loewen volunteered to meet with T. Taylor to flush out more details and report back at the next meeting.

D. REPORTS

1. Co-Chairperson's Report

D. Kang thanked the committee for the nomination to be Co-Chair.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Draft 2023 Work Program

The Advisory Committee reviewed the draft 2023 Work Program.

MOTION
Moved by T. Taylor,
Seconded J. Loewen,
That the Recreation, Culture, and Parks Advisory Committee endorse the 2023 Work Plan, with the addition of three topics:

1. Potential Firefighters vs. RCMP Water Battle at ACUCC
2. TOL 150 Celebrations Update
3. Canadian Premier League Update

CARRIED

COUNCIL
Moved by D. Kang,
Seconded by S. Cook.
That the Recreation, Culture, and Parks Advisory Committee recommends that Council approve the Recreation, Culture, and Parks Advisory Committee 2023 Work Plan, presented as Attachment A.
CARRIED

F. WORK PROGRAM

2. BCRPA Conference

Staff noted that it was possible to send two delegates from the committee to the BCRPA Conference taking place May 3-5, 2023 at the Hyatt Regency Hotel in Vancouver. A. Bayona and S. Cook will attend the conference and provide a report to the committee.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. RCPAC Photo

A photo was taken of the committee for the Township website.

I. NEXT MEETING

Date: April 12, 2023
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

Moved by C. Grey,
Seconded by R. Jhaj,
That the meeting terminate at 8:16pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

A Action Required
D Delegation
P Presentation
R Report
R/F Review / Feedback
U Staff/Rep Update

Recreation, Culture, and Parks Advisory Committee 2023 Work Program

General Committee Work

	Jan	Feb	Mar	Apr	May	June	Sept	Oct	Nov
Orientation		P							
Election of Community Co-Chair			A						
2022 Final Report		A							
Work Program *Approve and appoint liaison roles*		R&F A							
Conferences *BCRPA 2023 annual conference. Selection of 1 member to attend and to provide report to committee.*			R/F	A	U				
Fees and Charges *Staff update re: 2023/2024 fees and charges*				U					

Projects, Programs and Events

	Jan	Feb	Mar	Apr	May	June	Sept	Oct	Nov
Youth Programs and Services *Youth week, first week in May*				P R/F					
Seniors Programs and Services *Seniors week, second week in June*					P R/F				
Adult Programs and Services							P R/F		
Parks Tour						P			
Canada Day Events					U		U		
Public Art					U				
Cultural Programs									P U
Library Services *FVRL annual update*								P U	
Langley Walk *First Sunday in May*				U					
Salishan Place Update						U			
Firefighters vs. RCMP Water Battle				U	U				
Township 150 Celebrations				U	U				
Canadian Premier League					U				

DRAFT

Township of Langley
Est. 1873

A Action Required
D Delegation
P Presentation
R Report
R/F Review / Feedback
U Staff/Rep Update

Recreation, Culture, and Parks Advisory Committee 2023 Work Program

Annual Task Forces

	Jan	Feb	Mar	Apr	May	June	Sept	Oct	Nov
Langley Awards *Pete Swensson Outstanding Community Youth* *Eric Flowerdew Volunteer of the Year* *John & Muriel Arnason Volunteers of the Year* ***Selection Task Force*** *Staff: C. Naples* *Committee Representatives: S. Cook and C. Grey*		A	U	U					

Community Liaisons

	Jan	Feb	Mar	Apr	May	June	Sept	Oct	Nov
ADHOC Groups *Appointment of representatives and subsequent updates* ***Langley Outdoor Sports Advisory Group (LOSAG)*** *Staff: T. Bucker* *Committee Representative: G. Abreo*		A							
Museum Advisory Group *Appointment of representatives and subsequent updates* *Staff: R.Schmidt* *Committee Representative: A. Bayona*		A						U	R/F A

DRAFT

Township of Langley
Est. 1873

AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE

Wednesday, March 22, 2023 at 7:02pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
J. Caldarella, Community Co-Chair
Councillor M. Pratt, Council Co-Chair

C. Alison, A. Cheema, B. Holmes, C. Redekop, A. Smith, T. Taylor, and U. Tayyab

Guest:
C. Keys, Ministry of Agriculture and Foods

Staff:
V. Gafka, Senior Manager, Economic Investment and Development
M. Gunn, Planner, Community and Policy Planning
K. Stepto, Recording Secretary

Election of Co-Chair
A. Smith nominated J. Caldarella to be the Community Co-chair for 2023.
C. Allison seconded the nomination.

J. Caldarella was elected as Community Co-Chair for 2023, by acclamation, and assumed the position of Chair.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory and Economic Enhancement Committee - March 22, 2023

Moved by T. Taylor,
Seconded by U. Tayyab,
That the Agricultural Advisory and Economic Enhancement Committee approve the agenda and receive the agenda items of the March 22, 2023 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory and Economic Enhancement Committee - February 22, 2023

Moved by C. Allison,
Seconded by B. Holmes,
That the Agricultural Advisory and Economic Enhancement Committee adopt the Minutes of the February 22, 2023 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Conley Keys, B.Sc. A.Ag

Central Fraser Valley and Sea to Sky Resource Development Agrologist
Extension and Support Services Branch, BC Ministry of Agriculture and Foods

C. Keys provided a brief update on AgriServiceBC. He noted that most of the inquiries that he receives are regarding the confusion between ALC regulations and local bylaws. Some other key inquiries include development around riparian areas, funding, farm status and BC assessment. Only two formal complaints were received last year: one for odor and one for food safety.

M. Gunn continued by reporting that the Township received over 100 inquiries in 2022 including: cannabis/hemp, land use, how to start a farm/winery, and regulation, permitting, and housing.

The Agri Stability program has been extended to June 30. The Federal Funding Agreement is starting April 1, and the Knowledge and Technology Transfer Program opens April 1.

D. REPORTS

E. CORRESPONDENCE

F. WORK PROGRAM

1. Farm Tour

M. Gunn commented that the AAEEC organizes a farm tour each year which is an action from the Agricultural Viability Strategy, item 2.1.4. The tour typically includes two or three stops with lunch and guest speakers.

The following members volunteered to be on the working group that will organize this event:

F. WORK PROGRAM

A. Cheema
C. Redekop
J. Caldarella
A. Smith
B. Holmes

2. Building Relations with Agriculture Community

M. Gunn commented that one of the recommendations from the Future of Farming Task Force was:

> *Building relationships with the Township farming community to expand the promotion of agriculture.*

As a result, the 2023 AAEEC workplan includes the following item:

> *Initiate the preparation of a workplan for building relationships with the Township Farming community to expand the promotion of agriculture.*

The committee was broken out into four groups to discuss the following questions:

1. How does the Township build relationships/connections?
    - Connect with farming sectors
    - Provide a no-cost licence for membership with the Langley Farmers Institute and the Township of Langley
    - Have a local group for farmers
    - Amalgamate all of the agriculture committees
    - Have more open houses
    - Create a Farmgate app
    - Have a local Farmers Market network
    - Build trust and relationships
    - Round table discussions
    - Promote the TOL Agriculture Planner position
    - Connect with Realtors

2. With whom? What groups?
    - Commodity groups
    - Realtors
    - Farmers' Institute
    - Langley Sustainable Agriculture Foundation
    - Restaurants
    - Wineries
    - Breweries
    - Schools

3. Strategy to start?
    - Create a task force or working group

F. WORK PROGRAM

4. Methods of reaching out/connecting?
    - Start a database
    - Outreach to user groups
    - Make sure the information is easy to understand (terminology explained etc).
    - Provide information in multiple languages
    - Have active engagement instead of passive engagement
    - Engage with the non-ag community.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Chamber of Commerce Update

C. Redekop reported that the Chamber is working on an Advocacy Portfolio and is also working with the province to create a policy regarding the Employer Health Tax and agriculture seasonal workers, who currently cannot benefit from this tax.

2. Farmer's Institute Update

A. Smith reported that the Institute has been receiving many inquires regarding housing, and that the Farm Newsletter is sent out on the 15th of each month by email.

3. AAEEC Photo

A photo was taken of the committee for the Township website.

I. NEXT MEETING

Date: Wednesday, April 26, 2023
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

Moved by U. Tayyab,
Seconded by A.J. Cheema,
That the meeting terminate at 8:48pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 30, 2023 - REGULAR MEETING	**REPORT:**	23-11
FROM:	FINANCE DIVISION	**FILE:**	1970-01
SUBJECT:	ASSESSMENT AVERAGING		

RECOMMENDATION:

That Council receive information on Assessment Averaging for the purpose of calculating property taxes within the Township of Langley.

EXECUTIVE SUMMARY:

At the December 5, 2022, Regular Meeting of Council, the following motion was passed:

> **Outline and present for Council's consideration the potential implementation of BC Assessment Averaging for property taxation jurisdiction within the 2023 or 2024 taxation year, while completing the necessary notification requirements within 2022, such that it will be possible for Council to potentially proceed with it within 2023.**

Staff provided the necessary notification requirements per attachments A & B, on December 12, 2022, to BC Assessment and the Inspector of BC prior to December 31, 2022, as per the above Notice of Motion.

As per response noted below BC Assessment has said it will not be possible to implement an averaged roll for Langley Township for the 2023 tax year.

Assessment Averaging is a mechanism to average out the assessed land values for the current year and the two preceding years and levy property taxes on the average assessed land values plus the improvement assessment that is not averaged. The idea of assessment averaging typically surfaces when some properties or a segment of a municipality experience significant property value increases leading to higher than average property taxes payable.

However, assessment averaging provides relief to some property owners, the balance of owners are penalized by paying more in taxes than they would have paid without averaging. The total amount of taxes collected remains the same, the tax burden shifts from the higher than average assessed properties to the lower than average assessed properties.

Should Council wish to proceed with assessment averaging in 2024, staff will require direction to start the implementation process with BC Assessment.

PURPOSE:

The purpose of this report is to provide to Council information on assessment averaging.

BACKGROUND/HISTORY:

Section 198 of the Community Charter stipulates that instead of imposing tax rates on the assessed value of land (not improvements), an annual property tax bylaw may impose rates applicable to one or more property classes by *assessment averaging*.

Property Classes where land[1] is eligible for assessment averaging are:

- Class 1 – Residential,
- Class 5 – Light Industry
- Class 6 – Business and Other and
- Class 8 – Recreation/Not-for-Profit

Assessment Averaging

Assessment Averaging includes the assessed value of land for the current year and the two preceding years. This mechanism is provided to moderate the impact of sudden changes in the assessed value of land. During times where assessed values are less volatile, assessment averaging has less effect. For this reason, consideration should be given to the significant additional administrative and legislative requirements tied to annual assessment averaging.

The idea of Assessment Averaging typically surfaces when some properties or a segment of a municipality experience significant property value increases leading to higher than average property taxes payable. Consideration should be given to timing in that by the time Assessment Averaging has been considered, volatility in the market may have stabilized or started to stabilize leaving a municipality with a significant new process that does not provide the anticipated benefits to property owners. Owners having experienced spikes in assessed values may not receive the level of relief anticipated and owners experiencing lower increases in value may be penalized as an offset.

In general, assessment averaging in a rising market will likely be welcomed whereas in a declining market it may feel punitive. Regardless of market direction, averaging requires a significant level of additional administration.

Assessment averaging provides relief to some property owners, the balance of owners are penalized by paying more in taxes than they would have paid without averaging. The total amount of taxes collected remains the same, the tax burden shifts from higher than average assessed properties to the lower than average assessed properties.

Administrative and legislative requirements include but are not limited to:

- BC Assessment would need to involve their software vender at the expense of the Township to build in for assessment averaging. This development will not be ready for the 2023 tax assessment. BC Assessment would need to be provided the specific data requirements on how the Township will want to use the assessment averaging.
- *Exclusions* have to be considered (typically: Vacant Land, New Construction, Class Transfers, etc. are excluded). As Council can establish only one tax rate for each class, properties that are not eligible for averaging are also subject to the averaged tax rate. Examples of properties that may be excluded:
  - property that carries no improvement value (i.e. vacant land)
  - a property that has undergone a change in assessment class and/or zoning district
  - a property of which the physical characteristics have been changed as a result of consolidation or subdivision.

[1] Assessment Averaging only applies to Assessed Values for LAND. For Improvements, no change.

- *After January 1st,* of the year the bylaw is to take effect, and at least *two weeks prior to adoption of the bylaw*, a notice that describes the estimated effect of the bylaw on the taxation of SAMPLE properties must be published in accordance with Section 94 of the Community Charter.
- *Prior to March 31st*, the bylaw must be adopted in the year the averaging is to take place. *Council decides each year whether to continue to use averaging to calculate property taxes and the eligibility criteria and requirements for averaging[2].*
- Council must provide for a *Review Panel* to be convened to consider *complaints and concerns* of the public and address or adjust for errors.
- Property Tax Notices *must alert the property owner to the fact that their property has been subject to assessment averaging* and specify the adjusted value of the land and show the *actual* value of improvements.
- In relation to taxes that are imposed under other enactments and collected by a municipality, providing that, despite the other enactments,
    - (i) the values imposed under this section apply, and
    - (ii) the rates to be imposed are to be determined using those values.

Other requirements are:

- Staff must establish formulas for determining modified assessed values that are to be used to impose property values taxes and authorize variation of those formulas;
- Restrictions, conditions and requirements relating to the imposition of tax rates under this section must be established.
- Compatibility with existing land and property tax software systems would have to be established, significant testing to the software system will need to take place to ensure correct tax calculations are being produced based on the Community Charter.

As a general rule, the extent of change in property tax is determined primarily by how a property's assessed value has changed relative to the average change within the property class.

A municipality does not generate higher tax revenue as a result of rising assessed values. The tax levy to be collected is determined by Council as part of the annual budget process, and tax rates are lowered to reflect average assessment increases to ensure "revenue neutrality". However, relative assessment increases for individual properties could shift the tax burden from one property to another in any given year.

For example, assuming there is no council approved increase year-to-year:

- If the average increase for a property class from 2022 to 2023 is 10%, and a specific property in that class increases by 10% over that period, municipal taxes on the property would remain the same for 2023 as they were for 2022.
- If the average for the class is 10% as described above, but a specific property in that class increases by 17%, municipal taxes payable would be more than paid in the previous year. The proportional change will be absorbed by other properties in the class. Total municipal taxes collected will be the same as previous year.
- Conversely, if a specific property in the class increases by 5% when the average increase is 10%, municipal taxes payable would be less than paid in the previous year. Resulting in increases for properties that increase by more than 10%. Once again, the total municipal taxes collected will be the same as previous year.

The above information is relevant to a discussion about assessment averaging which effectively addresses mainly property value increases beyond the annual market value *average* for a given municipality. While a property might have a higher than average assessed value increase for one year, and therefore experience a higher than average tax increase, they may be within the average over three years. Expanding the average to 3-years in a change could mitigate some of the increase they otherwise would experience.

To the degree that assessment averaging provides some relief to some property owners, the balance of owners are penalized by paying more in taxes than they would have paid without averaging.

DISCUSSION/ANALYSIS:

Assessment averaging delays the property tax impact of higher assessments by stretching them across multiple years. Conversely, it also slows the potential to benefit from declines in assessed values should a market soften. As with any change of this type, there will be winners and losers.

Whether market values are increasing or declining, the level of administrative and legislative burden is significant and needs to be taken into consideration.

The City of Vancouver, with its own Vancouver Charter, is the only municipality in British Columbia using assessment averaging. It should be noted that the City of Vancouver has its own charter and has different rules under which it can apply assessment averaging. They use a modified formula which requires significant staff resources to manage.

Assessment averaging redistributes the tax burden from higher valued properties to lower valued properties. The use of averaging brings all properties closer to the average change in assessed value and reduces the immediate impact of increases in assessment values on property taxes by smoothing significant changes. Overall, the same total property tax revenue is collected but the distribution of the payments is altered. Property taxes for those properties with higher than average increases will be reduced and redistributed to those with lower increases.

Legislation:

Community Charter, Section 198 Attachment C and B.C. Regulation 370/2003 Attachment D

Intergovernmental Implications:

In relation to taxes that are imposed under other enactments and collected by a municipality, providing that, despite the other enactments,

- the values imposed under this section apply, and
- the rates to be imposed are to be determined using those values.

External Factors:

BC Assessment is responsible for all property tax assessments in the Province of B.C. Municipalities must use the assessments received from BC Assessment to distribute property taxes to property owners. In order to implement Assessment Averaging the Township must work with BC Assessment to ensure that they are able to provide the tax assessment in the form required for Assessment Averaging.

BC Assessment was notified as stated above.

Upon receipt of the Township of Langley notification requirement, BC Assessment reached out and stated the following.

"BC Assessment implemented a new IT system in 2022, which is changing how we serve our customers. In order to create a new averaged roll, coding changes will need to be made by our system vendor. In order to obtain an estimate/timeframe from our system vendor, we need to have a clear understanding of the requirements and the averaging model. (The existing averaged roll for the City of Vancouver was developed and implemented as part of our existing business processes.) Unfortunately, it will not be possible to implement an averaged roll for Langley Township for the 2023 tax year. Implementation may be possible for 2024, depending on the complexity of the averaging model chosen. Development and testing could require anywhere from a few months to a year, or more (again, depending on complexity).
BC Assessment can provide a cost estimate but will require a specific averaging model first. The cost will include BCA's time and our vendor's time for development and testing. For reference, BCA charges on a cost-recovery basis at $200 per hour. Replicating the averaging model, the City of Vancouver uses would cost less than creating a new averaging model for Langley Township. There is also an annual fee for the data file."

Should Council wish to proceed with assessment averaging in 2024 staff will require direction to start the implementation process with BC Assessment.

Financial Implications:

There will be financial implications to the Township should Council wish to move forward with assessment averaging.

BC Assessment Costs:
The Township will be charged from BC Assessment to upgrade the software to accommodate for assessment averaging, as noted above. The Township will also require test data files to import to review the data and tax statements as well as the annual average data file to levy the property taxes. These costs are not determinable at this time.

Additional Regular Fulltime Analyst Position:
An additional staff position would be required to maintain, analyze, and review assessment data for the averaged roll to ensure the accuracy of the requirements per the bylaw. The additional staff would also review property owners' complaints and prepare data for the parcel review panel. In addition, there will be significate more time needed to respond to taxpayers who will be advised on their property tax notice that their property was subject to averaging and what that means to them personally. In other words, taxpayers will want to know what their taxes would have been without averaging as compared to what they are with averaging. The funding requirements for a new regular fulltime analyst position is $102,000.

Financial implications to taxpayers:
The property owners with an average or lower than average increase will pay higher property tax amounts to make up the shortfall in total taxes collected by the higher than averaged property owners.

Respectfully submitted,

Kim Kenward
MUNICIPAL COLLECTOR
for
FINANCE

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff

ATTACHMENT A
ATTACHMENT B
ATTACHMENT C
ATTACHMENT D

Township of Langley

Est. 1873

December 12, 2022

File No. 1970-02-001

Governance of Structure Branch
PO Box 9839 Stn Prov Govt
Victoria BC V8W 9T1

Email: LGGovernance@gov.bc.ca

Attention: Inspector of Municipalities

Re: Township of Langley Notice of intent to consider the adoption of Assessment Averaging Bylaw for the purpose of property tax calculation for 2023

The Township of Langley is providing notice of its intent to consider the adoption of Assessment Averaging Bylaw for the purpose of property tax calculation for 2023 under the Community Charter section 198 and Regulation 370/2003.

Requirements before bylaw may be adopted

1 The authority to adopt an assessment averaging or assessment phasing bylaw is subject to the following requirements:

(a) before January 1 of the year in which the bylaw is to take effect, notice of intent to consider the bylaw must be provided to the inspector and to the British Columbia Assessment Authority;

(b) after January 1 of the year in which the bylaw is to take effect and at least 2 weeks before the adoption of the bylaw, a notice that describes the estimated effect of the bylaw on the taxation of sample properties within the municipality must be published in accordance with section 94 *[requirements for public notice]* of the *Community Charter*;

(c) the bylaw must be adopted before March 31 in the year in which it is to take effect;

Yours Truly,

Sandra Rich
DIRECTOR OF FINANCE

Township of Langley

Est. 1873

December 12, 2022 File No. 1970-02-001

BC Assessment
B200-20161 86 Ave
Langley BC V2Y 2C1

Email: bryan.murao@bcassessment.ca

Attention: Bryan Murao

Re: Township of Langley Notice of intent to consider the adoption of Assessment Averaging Bylaw for the purpose of property tax calculation for 2023

The Township of Langley is providing formal notice of its intent to consider the adoption of Assessment Averaging Bylaw for the purpose of property tax calculation for 2023 under the Community Charter section 198 and BC Regulation 370/2003.

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(c) the bylaw must be adopted before March 31 in the year in which it is to take effect;

Yours truly,

Sandra Ruff
DIRECTOR OF FINANCE

Assessment averaging and phasing options

198 (1) Subject to subsection (1.1), instead of imposing tax rates on the assessed value of land, an annual property tax bylaw may impose rates applicable to one or more property classes by assessment averaging or assessment phasing in accordance with the regulations under subsection (2).

(1.1) Subsection (1) does not apply to a tax rate imposed by the municipality to collect a tax imposed by the Province under section 120.1 of the *School Act*.

(2) For the purpose of allowing municipalities to moderate the impact of sudden changes in the assessed value of land, the Lieutenant Governor in Council may make regulations as follows:

(a) establishing formulas for determining modified assessed values that are to be used to impose property value taxes and authorizing variation of those formulas;

(b) exempting, or authorizing the exemption of, particular types of property within a property class, or of property in prescribed circumstances, from the application of a bylaw under this section;

(c) providing for a process to review and correct errors made in applying a bylaw under this section to any property;

(d) establishing restrictions, conditions and requirements relating to the imposition of tax rates under this section;

(e) in relation to taxes that are imposed under other enactments and collected by a municipality, providing that, despite the other enactments,

(i) the values imposed under this section apply, and

(ii) the rates to be imposed are to be determined using those values.

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B.C. Reg. 370/2003
O.C. 970/2003

Deposited October 24, 2003
effective January 1, 2004

This consolidation is current to January 10, 2023.

Community Charter

ASSESSMENT AVERAGING AND PHASING REGULATION

[includes amendments up to B.C. Reg. 292/2007, September 24, 2007]

Contents

1 Definition
2 Restriction on property classes
3 Assessment averaging option
4 Assessment phasing option
5 Requirements before bylaw may be adopted
6 Variation and modification authority
7 Application to taxes for non-municipal purposes
8 Notice of adjusted assessment
9 Review panel

Definition

1 In this regulation, **"assessment averaging or assessment phasing bylaw"** means a bylaw imposing tax rates under section 198 *[assessment averaging and phasing options]* of the *Community Charter*.

Restriction on property classes

2 An assessment averaging or assessment phasing bylaw is restricted to property classes 1, 5, 6 and 8.

Assessment averaging option

3 For assessment averaging under section 198 of the *Community Charter*, the tax rates may be imposed on the amount determined in accordance with the following formula:

Amount = averaged land value + assessed improvements value

where

averaged land value	=	average of the assessed value of the land in the current year and the 2 preceding years;
assessed improvements value	=	the assessed value of improvements in the current year.

Assessment phasing option

4 For assessment phasing under section 198 of the *Community Charter*, the tax rates may be imposed on the amount determined in accordance with the following formula:

Amount = (assessed land value − phasing reduction) + assessed improvements value

where

assessed land value = the assessed value of the land in the current year;

phasing reduction = the amount determined by multiplying

(a) the phasing percentage established by the assessment phasing bylaw, being not less than 50% and not more than 66%,

by

(b) the difference between

(i) the increase in the assessed value of the land in the current year from the previous year, and

(ii) the assessed value of the land in the previous year multiplied by the average percentage increase in the assessed value from the previous year to the current year of all land within the municipality included in the same property class;

assessed improvements value = the assessed value of improvements in the current year.

Requirements before bylaw may be adopted

5 The authority to adopt an assessment averaging or assessment phasing bylaw is subject to the following requirements:

(a) before January 1 of the year in which the bylaw is to take effect, notice of intent to consider the bylaw must be provided to the inspector and to the British Columbia Assessment Authority;

(b) after January 1 of the year in which the bylaw is to take effect and at least 2 weeks before the adoption of the bylaw, a notice that describes the estimated effect of the bylaw on the taxation of sample properties within the municipality must be published in accordance with section 94 *[requirements for public notice]* of the *Community Charter*;

(c) the bylaw must be adopted before March 31 in the year in which it is to take effect;

(d) the bylaw must establish a procedure to allow property owners to complain to the review panel referred to in section 9 of this regulation about errors made in applying the bylaw to their property.

[am. B.C. Reg. 292/2007, s. 4.]

Variation and modification authority

6 (1) An assessment averaging or assessment phasing bylaw may modify the averaging formula in section 3 of this regulation or the phasing formula in section 4 of this regulation to

(a) exempt from the bylaw, or

(b) govern the application of the bylaw to,

particular types of property within a property class.

(2) The authority under subsection (1) includes authority in relation to property with an assessed value that is different from that on the previous assessment roll because of one or more of the following:

(a) an error or omission;

(b) a subdivision or consolidation or a new development to, on or in the land;

(c) a change in

(i) physical characteristics,

(ii) zoning,

(iii) the classification of the property under section 19 (14) of the *Assessment Act*, or

(iv) the eligibility of the property for assessment under section 19 (8), 23 or 24 of the *Assessment Act*.

Application to taxes for non-municipal purposes

7 (1) If a council adopts an assessment averaging or assessment phasing bylaw, the following rules apply:

(a) the assessed value or the net taxable value must continue to be the basis for determining the amount of money to be raised in the municipality for the purposes of the following:

(i) section 197 (1) (b) *[property taxes for other bodies]* of the *Community Charter*;

(ii) sections 119 and 137 of the *School Act*;

(iii) section 17 of the *Assessment Authority Act*;

(iv) sections 15 and 17 of the *Municipal Finance Authority Act*;

(v) section 14 of the *British Columbia Transit Act*;

(b) the value determined under the bylaw, and not the assessed value or the net taxable value referred to in this or any other Act, must be the basis for taxing properties within the property classes specified in the bylaw to raise the money required under the provisions referred to in paragraph (a).

(2) If

(a) a body other than the council sets a rate under an enactment for calculating property taxes, and

(b) the council adopts an assessment averaging or assessment phasing bylaw,

then, despite any other enactment, the council must, by resolution, substitute a rate that is sufficient to raise the same amount of revenue in the municipality for

that body from each property class to which the assessment averaging or assessment phasing bylaw applies as the amount that would have been raised for that body had that bylaw not been adopted.

(3) If the amount of revenue raised in any year for a body under subsection (2) is more or less than the amount that would have been raised had the council not substituted the rate, the difference must be used to adjust the rate for the next year.

Notice of adjusted assessment

8 (1) If the assessed value of a parcel of land on the assessment roll has been adjusted under an assessment averaging or assessment phasing bylaw, the tax notice under section 237 *[general tax notices]* of the *Community Charter* for the parcel must include, or have enclosed with it, a statement

(a) informing the owner that assessed values and tax rates have been adjusted as a result of the bylaw,

(b) specifying the adjusted value of the land and the value of any improvements on it, and

(c) describing the procedure for requesting the collector to correct errors and for complaining about errors to the review panel referred to in section 9 of this regulation.

(2) On the initiative of the collector or on the request of an owner who is notified under subsection (1) of adjustments to the assessed value of the owner's property, the collector may correct errors made in applying the bylaw to any property.

Review panel

9 (1) If a council adopts an assessment averaging or assessment phasing bylaw, it must establish a review panel in the same manner as a parcel tax roll review panel under section 204 *[parcel tax roll review panel]* of the *Community Charter*.

(2) The review panel may

(a) adjudicate complaints about errors made in applying the bylaw to the assessed value of any property, and

(b) direct the collector to make any amendments to the adjusted value of the property that are necessary to give effect to the panel's decision.

Note: *this regulation repeals B.C. Regs. 85/93 and 324/92.*

[Provisions of the *Community Charter*, S.B.C. 2003, c. 26, relevant to the enactment of this regulation: section 198]

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