REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, December 16, 2024 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – December 16, 2024

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held December 16, 2024.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – December 2, 2024

That Council adopt the Minutes of the Regular Council meeting held December 2, 2024.

C. DELEGATIONS

1. Ashton Kerr
Lower Mainland Green Team
File 0550-07

Request by Ashton Kerr, Partnerships Manager, Lower Mainland Green Team, to appear before Council to discuss the community and environmental impacts made in 2024 resulting from the Township's partnership with Green Teams of Canada.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Agricultural Land Commission Application
No. 100462 (Gill / 5010 – 236 Street)
Report 24-289
File CD 11-04-0093

That Council advise the Agricultural Land Commission that the subdivision application submitted by Sanderson + Welsh Planning Ltd. on behalf of the owner of the property located at 5010 – 236 Street within the Agricultural Land Reserve complies with the minimum parcel size provisions of Suburban Residential Zone SR-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

2. Truck Parking in the Township of Langley
Report 24-291
File CPP LSP00026

That Council endorse Phase 1 of the one-year pilot program to permit truck parking at all hours on select roads in the Gloucester industrial area.

That Council endorse the document titled, "Temporary Use Permit: Commercial Truck Parking Facilities".

3. 2025 Community Emergency Preparedness
Fund Grants
Report 24-286
File ENG 1855-35

That Council authorize an application to the 2025 Union of British Columbia Municipalities Emergency Support Services Equipment and Training Grant for $40,000 of funding.

That Council authorize an application to the 2025 Union of British Columbia Municipalities Emergency Operations Centres Equipment and Training Grant for $40,000 of funding.

4. Canada Housing Infrastructure Fund
Grant Application
Report 24-284
File ENG 1855-35

That Council authorize an application to Infrastructure Canada's Canada Housing Infrastructure Fund for $6,047,000 of cost sharing towards Smith Neighborhood Housing Infrastructure Works.

E. REPORTS TO COUNCIL

5. Capital Request - Fibre Optic Network
Report 24-287
File IT 1705-01

That Council approve $2.0M in additional funding from Community Amenity Contributions to complete fibre optic network connections along 80 Avenue from Glover Road to 201 Street, connect Smith Athletic Park and the Ice and Dry Arenas at the Langley Events Centre to the Township's fibre optic network, and prepare for connection of future projects in this vicinity.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100296 (1364204 BC Ltd. / Apcon Latimer 200 Project Ltd. / 8146 - 200 Street)
Bylaw No. 6086
Bylaw No. 6087
Report 24-290
File CD 08-26-0232

That Council grant 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 (1364204 BC Ltd.) Bylaw No. 6086 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1364204 BC Ltd.) Bylaw No. 6087 rezoning 1.15 ha (2.83 ac) of land located at 8146 - 200 Street to Comprehensive Development Zone CD-211 to facilitate the development of 245 apartment units and 453 m^2 of ground floor commercial use inclusive of a proposed group children's day care, 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 east half of 200 Street (including greenway), 200A Street and the west half of 201 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 15 m wide street greenway on the east side of 200 Street.
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.

F. BYLAWS FOR FIRST AND SECOND READING

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 apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    b. prohibiting vehicular access to 200 Street
    c. restricting development until a Development Permit is issued
    d. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan is accepted by the Township in compliance with the Subdivision and development Servicing Bylaw (Schedule I – Tree Protection)
    e. identifying the type and number of units required to comply with Section 3.1.6 of ToL OCP.
8. Subdivision of property into two lots.
9. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Greenway Amenity Zoning 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 (1364204 BC Ltd.) Bylaw No. 6086 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 abandon Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaws No. 5951 and 5952.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6086 and 6087.

Explanation – Bylaw No. 6086

Bylaw No. 6086 amends the Latimer Neighbourhood Plan to permit High Density Mixed-Use up to 2.5 FSR and 6 storeys in height on property at 8146 – 200 Street.

F. BYLAWS FOR FIRST AND SECOND READING

Explanation – Bylaw No. 6087

Bylaw No. 6087 rezones land located at 8146 – 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-211 to permit a comprehensive development consisting of an apartment building and a mixed use apartment building.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Rezoning Application No. 100757 (1485767 BC Ltd. / Wonder and Grow Learning Center / B150 and B155, 20487 – 65 Avenue)
Bylaw No. 6041
Report 24-288
File CD 08-14-0241

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1485767 BC Ltd.) Bylaw No. 6041 amending Comprehensive Development Zone CD-103 to add group children's day care as a site-specific permitted use subject to the following development prerequisite being satisfied to the acceptance of the Township prior to final reading:

1. Provision of written approval from the strata corporation of the proposed group children's day care use on the property.

Explanation – Bylaw No. 6041

Bylaw No. 6041 amends Comprehensive Development Zone CD-103 to include group children's day care as a permitted use on a site-specific basis on a portion of property located at 20487 – 65 Avenue.

2. Credit Card Service Fee Bylaw Amendment
Bylaw No. 6092
Report 24-283
File FIN 1615-20

That Council give first, second and third reading to Credit Card Payment Service Fee Bylaw No. 5853 Amendment Bylaw No. 6092.

Explanation – Bylaw No. 6092

Bylaw No. 6092 amends the Credit Card Payment Service Fee Bylaw No. 5853 to include flat rate utility charges, metered utility charges and annual property tax charges.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

3. 2025 Revenue Anticipation Borrowing Bylaw
Bylaw No. 6088
Report 24-281
File FIN 3900-25

That Council give first, second, and third reading to the 2025 Revenue Anticipation Borrowing Bylaw No. 6088.

Explanation – Bylaw No. 6088

The purpose of Bylaw No. 6088 is to provide authorization to borrow funds between January 1, 2025 and December 31, 2025. As the Municipality does not receive property taxation revenue until tax collection time (May to late June), it may be necessary to borrow funds to meet the lawful expenditures of the Township and to pay amounts required to meet the Township's taxing obligations in relation to other public bodies.

4. Temporary Borrowing Bylaw (Strategic Land Loan)
Bylaw No. 6089
Report 24-282
File FIN 1760-30

That Council give first, second, and third reading to Temporary Borrowing (Strategic Land Loan) Bylaw No. 6089 towards the estimated cost of purchasing strategic land.

Explanation – Bylaw No. 6089

Bylaw No. 6089 provides for temporary borrowing pending the issuance of debenture securities to complete the purchase of Strategic Land, in the amount of $74,906,665 pursuant to Strategic Land Loan Authorization Bylaw No. 6011.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Council Procedure Bylaw Amendment
Bylaw No. 6071
Report 24-214
File LS 3900-25

That Council give final reading to "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 6071".

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 6071

Bylaw No. 6071 amends the Council Procedure Bylaw to expand the permitted use of electronic or other communication meeting attendance by Council members.

Clerk's Note: Bylaw No. 6071 was amended at the December 2, 2024 Regular Council meeting.

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following information was brought forward from the November 18, 2024 Closed meeting for public information:

1. 2025 Council Appointments of Community Members to Township of Langley Council Advisory Committees
Report C24-36
File LS 0540-01

Agricultural Advisory Committee

That Johanna Walker be appointed as the Youth Representative for the Agricultural Advisory Committee for a two-year term beginning January 1, 2025.
CARRIED

MOTION
That Council appoint the following community members to the Agricultural Advisory Committee for a two-year term beginning January 1, 2025.

- Blake Venechuk
- John Caldarella

CARRIED

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

Board of Variance

That Council appoint the following community members to the Board of Variance for a three-year term beginning January 1, 2025.

- Gordon Klassen
- Doug Preddy
- Jacqueline Tarantino
- Bob Wilson
- Pete Yakabuski

CARRIED

Heritage Advisory Committee

That Aedan Smyth be appointed as the Youth Representative for the Heritage Advisory Committee for a two-year term beginning January 1, 2025.
CARRIED

MOTION
That Council appoint the following community members to the Heritage Advisory Committee for a two-year term beginning January 1, 2025.

- Lauren Chalus
- Jim Foulkes
- Rosemary Genberg
- Williams Mason
- Tristan Taylor

CARRIED

Recreation, Culture and Parks Advisory Committee

That Council appoint the following community members to the Recreation, Culture and Parks Advisory Committee for a two-year term beginning January 1, 2025.

- Andrea Castro
- Jeff Clegg
- Nathan Tiessen
- Eli Hacker (Youth Representative)

CARRIED

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

Seniors Advisory Committee

That Council appoint the following community members to the Seniors Advisory Committee for a two-year term beginning January 1, 2025.

- Tara Baty-Thomas
- Shaun Bennett
- Felix Chan
- Paul Chhina
- Lorna Dysart

CARRIED

Section 90(1) (a) Personnel

The following information has been brought forward from the December 2, 2024 Closed Council meeting for public information:

2. Canadian Track and Field Championships

That Council direct staff to pursue World Athletics class 2 certification for the McLeod Athletic Park track and field facilities in January 2025, at a cost of up to $25,000 to be funded by 2025 Prior Year Surplus.

That Council, subject to the Township's successful achievement of World Athletics class 2 certification prior to award of the event, support and endorse the Local Organizing Committee's proposal to host the 2027 and 2028 Canadian Track and Field Championships at McLeod Athletic Park.
CARRIED

M. FOR INFORMATION

1. **RCMP Staffing Update**
   Memorandum – Protective Services Division - RCMP
   File 7400-01

2. **2025 Collection Area Adjustments Update**
   Memorandum – Public Works Division
   File 5360-02-001

3. **2024 Interim Housing Needs Report**
   Memorandum – Community and Policy Planning Division
   File LRP00026

4. **Financial Report Update – September 30, 2024**
   Memorandum – Finance Division
   File 1830-02

M. FOR INFORMATION

5. Seniors Advisory Committee
Minutes – November 20, 2024
File 0540-20

6. Heritage Advisory Committee
Minutes – December 4, 2024
File 0540-20

N. MOTIONS ARISING FROM INFORMATION

1. Seniors Advisory Committee Recommended Motion
File 0540-20

That Council direct staff to investigate opportunities to mitigate the risks posed to the senior population during heat and smoke-related emergencies, including but not limited to:

- Approach IAFF Local 4550 to assist in a process to inform and educate the community on the risk of heat-related events and places to find shelter.
- Utilize extreme-weather mapping data to identify areas/buildings in the Township and highlight locations that are in possible need of A/C or local cooling centres.

2. Heritage Advisory Committee Recommended Motion
File 0540-20

That Council approve the Heritage Advisory Committee 2025 Work Plan, presented as Attachment A.

O. OTHER BUSINESS

Councillor Rindt presented the following Notice of Motion within the deadlines according to Council's policy:

1. Council Travel and Expense Accounts

Whereas members of Council should make all attempts to demonstrate personal respect for Township of Langley taxpayers and annual operating funds for Township of Langley specific to Mayor and Council;

Therefore be it resolved that staff report to Council with amendments to Council Policy 01-017 Section 3.3 Taxes and Reimbursement of Expenses for Council's consideration including the following:

O. OTHER BUSINESS

1. Any and all travel expenses, including under section 3.3.2, for destinations outside of British Columbia must be approved by Council prior to any expenditure for registration, reservations or otherwise, and released for information; and

2. In addition to approved travel and associated expenses for conferences, the maximum annual expense limit for the Mayor is $5,000, and for a Councillor is $2,500, unless otherwise approved by Council.

That all expenses and expense reimbursements under Council Policy 01-017 Section 3.3 Taxes and Reimbursement of Expenses be suspended until the policy is amended.

P. 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) (k) Negotiations
Item E.2 - Section 90(1) (a) Personnel
Item E.3 - Section 90(1) (e) Property, (k) Negotiations
Item E.4 - Section 90(1) (g) Legal
Item G.1 - Section 90(1) (g) Legal
Item G.2 - Section 90(1) (g) Legal
Item G.3 - Section 90(1) (e) Property, (k) Negotiations
Item I.1 - Section 90(1) (g) Legal
Item I.2 - Section 90(2) (b) Intergovernmental Relations

Q. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, December 2, 2024 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

C. Kooner, S. Richardson, S. Ruff, A. Ruhl, and J. Winslade

W. Bauer and K. Stepto

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 – December 2, 2024

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held December 2, 2024, as amended.
CARRIED

Clerk's Note: Item C.1 was added to the agenda.

B. ADOPTION OF MINUTES

1. Special Council Meeting – November 18, 2024

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council adopt the Minutes of the Special Council meeting held November 18, 2024.
CARRIED

B. ADOPTION OF MINUTES

2. Regular Council Meeting – November 18, 2024

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council adopt the Minutes of the Regular Council meeting held November 18, 2024.
CARRIED

Councillor Richter opposed

3. Public Hearing Meeting – November 18, 2024

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council adopt the Minutes of the Public Hearing meeting held November 18, 2024.
CARRIED

C. DELEGATIONS

1. John Moonen and Fred Wein
File 0550-07

Fred Wein appeared before Council and stated that 56th Avenue has become busier over the years and that this will negatively affect access to his farm. He stated that there are potential other uses for his property.

John Moonen appeared before Council and stated that the Weins believe their arguments for excluding their properties from the Agricultural Land Reserve (ALR) will resonate with the Agricultural Land Commission. He asked Council to authorize staff to prepare the ALR exclusion application for these properties.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Agricultural Land Commission Application No. 100450 (Clearview Horticultural Products Inc. / Wein / 26350 and 26356 – 56 Avenue) Report 24-278
File CD 11-01-0022

Moved by Councillor Richter,
Seconded by Councillor Pratt,

E. REPORTS TO COUNCIL

That Council authorize staff to prepare an Agricultural Land Reserve exclusion application for properties at 26350 and 26356 – 56 Avenue.
DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Pratt, and Rindt opposed

2. Neighbourhood Traffic Calming Policy Update
Report 24-279
File ENG 5460-04

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council approve the amended Council Policy No. 05-110 Neighbourhood Traffic Calming, as presented in Attachment A.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Section 4.6 Area Wide Traffic Calming Projects, as provided in the Report to Council, be added.
CARRIED

Councillor Richter opposed

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That 4.2.3 be amended to include: **"as approved by Council"** at the end of the first sentence.
CARRIED

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor van Popta,
That Section 4.1.1 be amended as follows:

Vertical ~~**and horizontal**~~ deflections will not be considered on arterial roads. **Horizontal deflections, as well as** other low impact traffic calming measures may be considered on arterial roads.
CARRIED

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

Councillor Richter opposed

E. REPORTS TO COUNCIL

3. 202/203 Street from 62 Avenue to 86 Avenue Update
Report 24-277
File ENG 5330-23-163

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council endorse the functional design of 202/203 Street from 62 Avenue to 86 Avenue included as Attachment A in the report.

That Council directs staff to report back with recommendations on a phased completion of the 202/203 Street corridor, including property implications and refined construction estimates.
CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Council Procedure Bylaw Amendment
Bylaw No. 6071
Report 24-214
File LS 3900-25

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second and third reading to “Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 6071”.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the end of the first paragraph of 5.24 be further amended to include: “at the discretion of the Chair”.
CARRIED

Councillors Kunst, Martens, and Richter opposed

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

Councillors Kunst, Martens, Pratt, and Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

2. Old Yale Road Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6084
Report 24-280
File FIN 1760-20

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council give first, second and third reading to Old Yale Road Loan Authorization Bylaw No. 6084 for the purpose of borrowing funds in the amount of $6,959,596 for the reconstruction of the Old Yale Road capital project within the 2025-2029 Capital Program repayable from general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Old Yale Road Loan Authorization Bylaw No. 6084 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment “A”.

b) The deadline for the submission of elector responses forms shall be 4:30PM on Thursday, April 3, 2025 (the “Deadline”).

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published as per Township of Langley Public Notice Bylaw No. 6003.

d) This Alternative Approval Process applies to the entire area of the Township and a fair determination of the total number of electors of the Township of Langley is 96,390.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the maximum term for which debentures may be issued be 10 years.
CARRIED

Councillors Kunst and Richter opposed

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

Councillors Kunst and Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

3. Aldergrove Parkade Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6085
Report 24-281
File FIN 1760-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second and third reading to Aldergrove Parkade Loan Authorization Bylaw No. 6085 for the purpose of borrowing funds in the amount of $8,838,384 for the Aldergrove Parkade capital project within the 2025-2029 Capital Program repayable from general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Aldergrove Parkade Loan Authorization Bylaw No. 6085 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment “A”.

b) The deadline for the submission of elector responses forms shall be 4:30PM on Thursday, April 3, 2025 (the “Deadline”).

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published as per Township of Langley Public Notice Bylaw No. 6003.

d) This Alternative Approval Process applies to the entire area of the Township and a fair determination of the total number of electors of the Township of Langley is 96,390.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

CARRIED

Councillor Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Voluntary Water Metering Bylaw Updates
Bylaw No. 6074
Bylaw No. 6075
Bylaw No. 6076
Report 24-268
File PW 5600-03-21

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council give final reading to "Langley Waterworks Regulation Bylaw No. 6074",

"Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw No. 6075", and

"Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment Bylaw No. 6076".
CARRIED

Councillor Richter opposed

2. Fire Prevention Bylaw
Bylaw No. 6061
Bylaw No. 6073
Report 24-220
File PS 3900-25

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That Council give final reading to "Fire Prevention Bylaw No. 6061", and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6073".
CARRIED

3. Rezoning Application No. 100769 and
Development Permit Application No. 101441
(Astria Properties / 8131 – 198A Street)
Bylaw No. 6032
Report 24-139
File CD 08-27-0079

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Astria) Bylaw No. 6032".
CARRIED

I. BYLAWS FOR FINAL ADOPTION

Development Permit No. 101441

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council authorize issuance of Development Permit No. 101441 (Astria Properties / 8131 – 198A Street) in accordance with Attachment A 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 with the Township's Street Tree and Boulevard Planting Policy.
c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
d. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments.
f. 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. Onsite landscaping being secured by a letter of credit at the building permit stage.
b. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.
c. 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.
d. Preparation of a Crime Prevention Through Environmental Design (CPTED) report and incorporation of its recommendations into the final development design.
e. Payment of supplemental Development Permit application fees.
f. Payment of applicable Development Cost Charges and Building Permit Administration fees.

CARRIED

J. RECONSIDERATION

1. Motions to Reconsider

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council reconsider the following motions:

2023 Development Cost Charges Bylaw
Bylaw No. 5897
Report 23-164
File CD BA000045

and

2024 Development Cost Charges
Bylaw Amendment
Bylaw No. 6024
Report 24-158
File CD BA000048
CARRIED

Councillor Richter opposed

2023 Development Cost Charges Bylaw
Bylaw No. 5897
Report 23-164
File CD BA000045

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to the Langley Development Cost Charges Bylaw No. 5897.
CARRIED

Councillor Richter opposed

2024 Development Cost Charges
Bylaw Amendment
Bylaw No. 6024
Report 24-158
File CD BA000048

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give final reading to “Langley Development Cost Charges Bylaw No. 5897 Amendment Bylaw No. 6024”.
CARRIED

Councillor Richter opposed

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor VanPotpa reported that she attended her final Metro Vancouver Water Committee meeting where they toured the new Water Treatment Plant on Annacis Island.

Councillor Ferguson reported that he attended a Metro Vancouver Storm Water and Drainage Committee meeting.

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

N. FOR INFORMATION

1. **Winter Maintenance Preparedness – 2024/2025 Season**
   Memorandum – Engineering Division
   File 5400-11

2. **Update 40 Avenue Culvert Crossing Failure**
   Memorandum – Public Works Division
   File 5230-25

3. **Water Local Area Service along 24 Avenue, 16 Avenue, 264 Street, and 272 Street**
   Memorandum – Engineering Division
   File 5320-20-WTR23

4. **Willoughby School Site Projections for 2040**
   Memorandum – Community and Policy Planning Division
   File LSP00027

5. **salishan Place by the River Update**
   Memorandum - Recreation, Arts and Culture Division
   File 0810-30

6. **Official Community Plan Amendment and Rezoning Application No. 100256 and Development Permit Application No. 101402 (1308728 BC Ltd. / 21588 - 96 Avenue)**
   Memorandum – Community Development Division
   File 08-36-0219

7. **Joint School District No. 35 / Municipal Liaison Committee**
   Minutes – October 30, 2024
   File 0540-20

N. FOR INFORMATION

8. Recreation, Culture, and Parks Advisory Committee
Minutes – November 13, 2024
File 0540-20

O. MOTIONS ARISING FROM INFORMATION

1. Update 40 Avenue Culvert Crossing Failure
Memorandum – Public Works Division
File 5230-25

MOTION
Moved by Councillor Martens,
Seconded by Councillor Kunst,
That Council send a letter of advocacy to the Province to support staff's appeal application to the province's Disaster Financial Assistance under their recovery program.
CARRIED

P. OTHER BUSINESS

1. 2025 Capital and Culvert Replacement and Facilities Renewal Programs

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

1. Council has preapproved additions and improvements to Willoughby Community Park as outlined within Report to Council 24-274, and has approved and funded the completion of 208 Street from 64 Avenue to 76 Avenue; and

2. Council should consider pre-approval of capital projects that may assist staff with the coordination of multiple concurrent projects at the same location, such as for Willoughby Community Park, and the continuation of the completion of 208 Street and 80 Avenue, along with other known, needed capital improvements;

Therefore be it resolved that Council hereby pre-approves the following capital projects within the 2025 Capital Budget and Five Year Financial Plan:

1. $350,000 from the Capital Projects Reserve for a new Willoughby Community Park South Lane access;

2. $260,000 from the Recreation Renewal and Replacement Reserve for Willoughby Community Park Playground Improvements;

P. OTHER BUSINESS

3. $500,000 from the Capital Projects Reserve for Sidewalk Rehabilitation: St Andrews Avenue;

4. $60,000 and $100,000, respectively, from the Capital Projects Reserve for Fort Langley and Murrayville Cemetery Improvements; and

5. $1,779,313 from Roads DCCs, $17,973 from the Capital Projects Reserve, and $313,758 from Non-Refundable Deposits for the completion of 208 Street from 76 Avenue to 81 Avenue.

That Council pre-approve the 40 Avenue 21400 Block Culvert Replacement within the 2025 Budget and Five Year Financial Plan to be funded with $1,187,500 from Water Capital Works and $3,652,500 from External Debt.

That Council adjust the funding of $2,476,750 for Smith Detention Works (as outlined within Report to Council 24-178) within the 2025-2029 Five Year Financial Plan to be $1,276,750 from existing Prior Year Surplus, and $1,200,000 from internal borrowing of Neighbourhood Parkland Reserve to be repaid with interest at the prevailing rate from the Capital Projects Reserve and/or Prior Year Surplus in 2026.

That Council directs staff to bring forward a Culvert Replacements Capital Plan for Critical and Serious Culvert Replacements for 2025-2027 for Council's consideration, including the 40 Avenue 21400 Block Culvert Replacement, funded by External Debt with a 10 year amortization period, potentially supported by Climate Action Reserve(s) and a new Stormwater Renewal Reserve added to the 2025 Budget and 2025-2029 Five Year Financial Plan with an initial annual transfer of $500,000 in 2025, and an additional $350,000 in 2026.

That Council directs staff to bring forward a Facilities Renewal and Renovation Capital Plan for 2025-2030 for Council's consideration funded by External Debt with a 10 year amortization period, potentially supported by the Facilities Renewal Reserve and/or the annual transfer to the Facilities Renewal Reserve within the 2025-2029 Five Year Financial Plan.

That Council directs staff to develop a new Council Policy for ongoing infrastructure renewal program(s) for applicable rural roads, infrastructure and facilities asset categories to maximize the return on investment from existing property taxes and minimize any increases that may be needed within the next 10 years to substantially address the significant deferment of infrastructure and facilities renewal and replacement liabilities that the Township of Langley has accumulated, for Council's consideration later than within Q2 of 2025.
CARRIED

Councillor Richter opposed

P. OTHER BUSINESS

2. Township of Langley Share for Local Area Service Projects

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

1. Water and Sewer capital infrastructure projects have significantly increased in cost in recent years, increasingly out of reach via the Local Area Service process in some cases;

2. Additional water and sewer capital infrastructure for more property owners is generally a desirable outcome for the Township of Langley as a whole and its Utility ratepayers, specifically; and

3. There are no Business Improvement Areas and related Associations within the Township of Langley, with no suggestion that there will be again in the future;

Therefore be it resolved that Council directs staff to report to Council with a new draft Council Policy informed by Policy No. 05-007 Local Area Service and Business Improvement Area Services to:

1. increase the Township of Langley and/or Utility shares to be 25-50% for Water and Sanitary Systems, as it may be feasible for Council to consider;

2. increase the Township of Langley share to 25% for curbs, gutters and sidewalks;

3. remove items specific to Business Improvement Areas, for a Council Policy specific to Local Area Services; and

4. otherwise streamline the current Local Area Service consideration and approval processes, if possible, with other improvements that it may be appropriate for Council to consider.

CARRIED

Councillor Richter opposed

3. Metro West Inter-Municipal Business Licence Program

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

The Township of Langley participates within the Fraser Valley Inter-Municipal Business Licence program as outlined within Bylaw No. 5960;

The Township of Langley is located within Metro Vancouver, and other Metro Vancouver member municipalities, such as the City of Surrey and the

P. OTHER BUSINESS

City of Delta, participate in both the Fraser Valley and Metro West Inter-Municipal Business Licence programs;

An Inter-Municipal Business Licence (IMBL) allows certain mobile businesses to operate legally in more than one municipality with a special business licence rather than by having to obtain separate business licences in each municipality in which they want to operate; and

These programs provide savings for regional businesses in both time and money and encourages greater licensing compliance by removing the incentive to conduct business without a licence;

Therefore be it resolved that Council directs staff to initiate inclusion within the Metro West Inter-Municipal Business Licence program; and

That staff report to Council with the necessary updates to existing (and/or new) applicable bylaws for the Township of Langley to operate within both the Metro West and Fraser Valley Inter-Municipal Business Licence programs.
CARRIED

4. Traffic Impact Study for 76 Avenue

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

1. Smith Athletic Park Phases I and II have now been approved and funded by Council on November 18, 2024, as outlined within Reports to Council 24-09 and 24-276; and

2. On September 9, 2024, the Province of British Columbia announced 2,800 student spaces at a new Smith Middle School and new Smith Secondary School to be completed for September 1, 2027, fronting the 212 Connector between 210 Street and 76 Avenue adjacent to the upcoming Smith Athletic Park Youth Soccer Campus;

Therefore be it resolved that Council directs staff to undertake a traffic impact study for the area surrounding the proposed Smith Athletic Park and the announced adjacent Smith Middle School and Smith Secondary School, with up to a maximum of $25,000 funded from 2025 Prior Year Surplus;

That access to the announced Smith Middle School and Smith Secondary School shall be limited to the 212 Connector, unless the traffic impact study confirms that one or more 76 Avenue access(es) does not significantly impact the Smith Athletic Park and the established, surrounding residential neighbourhoods, as completed; and

That a traffic impact study confirm what upgrades or other infrastructure additions that may be required for the adjacent neighbourhoods and/or

P. OTHER BUSINESS

76 Avenue east/west to/from 208 Street due to the significant institutional intensification announced for the lands directly adjacent to the Smith Athletic Park.

AMENDMENT
Moved by Councillor Martens,
Seconded by Councillor Richter,
That School District #35, Langley be consulted throughout the process to ensure the needs of the Smith Middle School and Smith Secondary School are considered.
DEFEATED

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

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

Councillor Richter opposed

5. Bylaws 5921 and 5999

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the maximum term for the debentures for the Jericho Booster Station Loan Authorization Bylaw No. 5921 and the Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999 be reduced to 15 years.
CARRIED

Councillor Richter opposed

6. RCMP Staffing Update

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That staff be directed to provide a memo to Council at the December 16, 2024 Regular Council Meeting regarding staffing within the Langley RCMP Detachment.
CARRIED

Q. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
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 D.1 - Section 90(1) (k) Negotiations
Item E.1 - Section 90(1) (k) Negotiations
Item G.1 - Section 90(1) (k) Negotiations
Item G.2 - Section 90(1) (g) Legal
Item G.3 - Section 90(1) (g) Legal
Item I.1 - Section 90(1) (g) Legal
Item I.2 - Section 90(1) (g) Legal

CARRIED

R. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That the meeting terminate at 3:12pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Ashton Kerr
Date: Tuesday, November 26, 2024 5:57:24 PM

Please note the following response to Delegation Requests has been submitted at Tuesday November 26th 2024 5:56 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  12/16/2024
- **Name of delegate or organization wishing to appear**
  Green Teams of Canada
- **Topic**
  Highlighting the community and environmental impacts in 2024 resulting from the Township of Langley's partnership with Green Teams of Canada through a short presentation with photos and feel good stories from the community members and youth engaged, in addition to quantitative impacts
- **Purpose of presentation**
  Information only
- **Full name**
  Ashton Kerr
- **Email address**
  ashton@greenteamscanada.ca
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)

[This is an automated email notification -- please do not respond]

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 16, 2024 – REGULAR MEETING	**REPORT:**	24-289
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-04-0093
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100462 (GILL / 5010 – 236 STREET)		

PROPOSAL:

Subdivision within the Agricultural Land Reserve (ALR) of a 0.96 ha (2.38 ac) parcel located at 5010 – 236 Street into two (2) rural lots.

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision complies with the minimum lot size provisions of the Township's Zoning Bylaw and request consideration based on agricultural merits.

RATIONALE:

The application complies with the provisions of the Township's Zoning Bylaw.

RECOMMENDATION:

That Council advise the Agricultural Land Commission that the subdivision application submitted by Sanderson + Welsh Planning Ltd. on behalf of the owner of the property located at 5010 – 236 Street within the Agricultural Land Reserve complies with the minimum parcel size provisions of Suburban Residential Zone SR-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

EXECUTIVE SUMMARY:

The applicant, pursuant to Section 21(2) of the ALC Act, has applied to subdivide a 0.96 ha (2.38 ac) property into two (2) rural lots. The proposed lots are approximately 0.38 ha (0.94 ac) and 0.58 ha (1.44 ac).

The subject property is located at 5010 – 236 Street, within the ALR, designated Salmon River Uplands in the Rural Plan (adopted in 1993), and zoned Suburban Residential Zone SR-1 (minimum lot size of 0.37 ha (0.92 ac)). Staff recommend that Council forward the application to the ALC as the proposal complies with the minimum lot size requirements of the Township's Zoning Bylaw.

PURPOSE:

To provide Council with information and a recommendation with respect to an ALR subdivision application submitted under Section 21(2) of the ALC Act.

REFERENCE:

Owner:	Ravindar Gill 5848 – 165 Street Surrey, BC V3S 6P8
Agent:	Sanderson + Welsh Planning Ltd. 135, 970 Burrard Street Vancouver, BC V6Z 2R4
Legal Description:	Lot 1 Section 4 Township 11 New Westminster District Plan 20639
Location:	5010 – 236 Street
Area:	0.96 ha (2.38 ac)
Existing Zoning:	Suburban Residential Zone SR-1 (minimum lot size of 0.37 ha (0.92 ac)).
Rural Plan:	Salmon River Uplands
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The property is located in the ALR, designated Agriculture in the OCP, Salmon River Uplands in the Rural Plan, and zoned Suburban Residential Zone SR-1.

DISCUSSION/ANALYSIS:

- An application has been submitted pursuant to Section 21(2) of the ALC Act to subdivide a 0.96 ha (2.38 ac) property into two (2) rural lots.
- The proposed lots are approximately 0.38 ha (0.94 ac) and 0.58 ha (1.44 ac).
- The proposed easterly lot is accessed via a panhandle.
- To accommodate potential future road networks and subdivisions beyond the subject property, the applicant proposes statutory rights-of-way along the southern portion of the property to facilitate the extension of 50 Avenue (east of 236 Street) and along the eastern portion of the property for the extension of 237 Street (Attachment A).
- The Township's Subdivision and Development Servicing Bylaw designates the subject property Level 3 – Suburban. The Level 3 – Suburban service level requires each lot to be serviced with a connection to a municipal water supply and on-site septic disposal system (including nitrate removal).
- Details of the proposed subdivision and road network design will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw and Official Community Plan as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	A property with an existing dwelling and a property used for horticulture (ToL Project No.: 11-04-0092 - Subdivision Application within ALC to subdivide a 6.7 ha (16.6 ac) parcel into approximately 0.4 ha (1.1 ac) and 6.3 ha (15.5 ac) - ALC Refused (Resolution #519/2024))	Salmon River Uplands	Suburban Residential Zone SR-1
South:	A property with existing dwelling and farm	Salmon River Uplands	Suburban Residential Zone SR-1
East:	A property used for horticulture	Salmon River Uplands	Suburban Residential Zone SR-1
West:	236 Street, beyond which are multiple properties with existing dwellings and farms	Salmon River Uplands	Suburban Residential Zone SR-1

Policy Considerations:

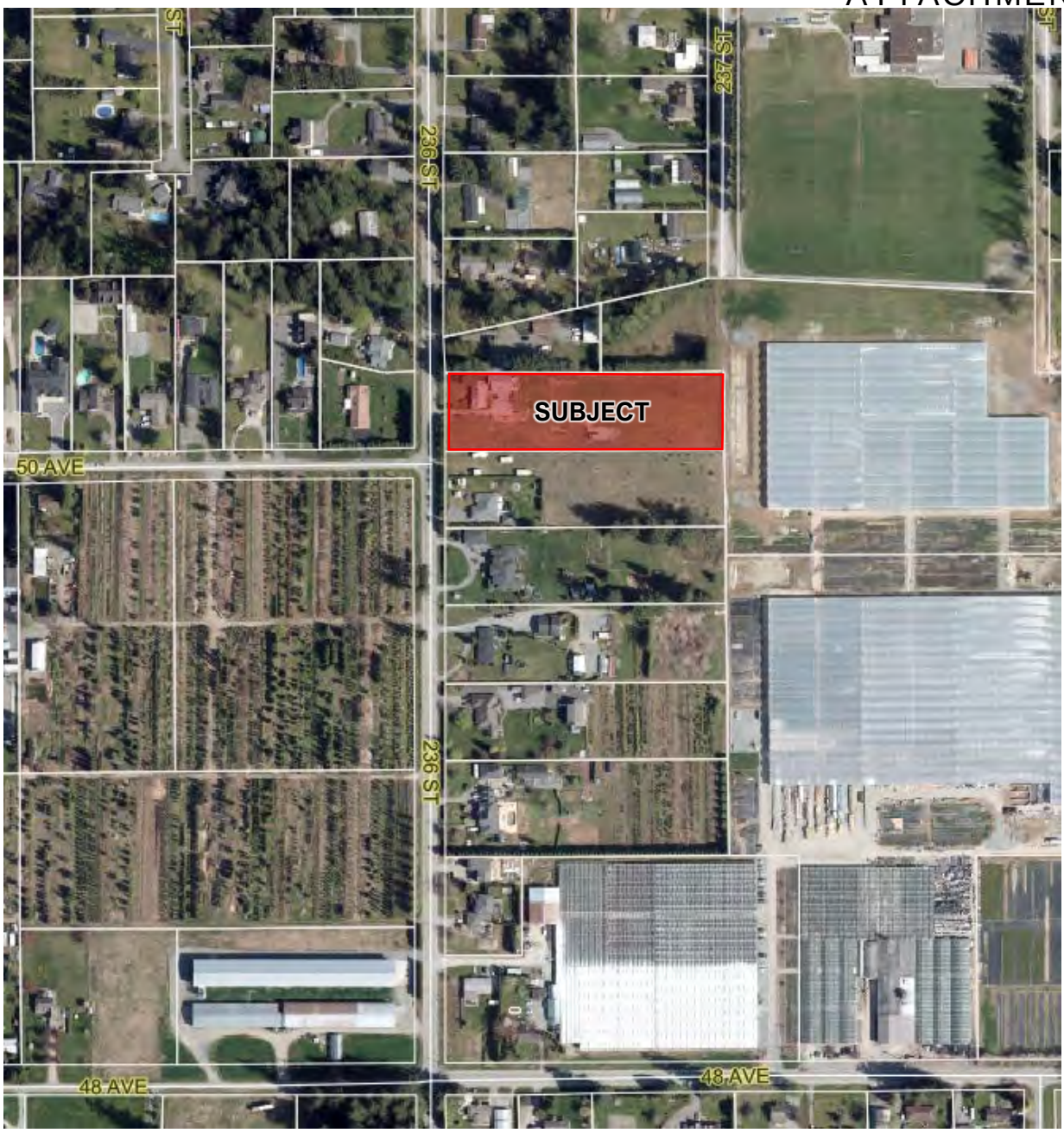
- The subject site is located within the ALR and designated Salmon River Uplands in the Rural Plan.
- Staff recommend that Council advise the ALC that the subdivision proposal complies with the Township's Zoning Bylaw and meets the minimum lot size requirements of the Suburban Residential Zone SR-1.
- Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.
- As the Township of Langley does not have the required expertise to assess the application from an agricultural perspective, the application is being forwarded to the ALC for their consideration.

Respectfully submitted,

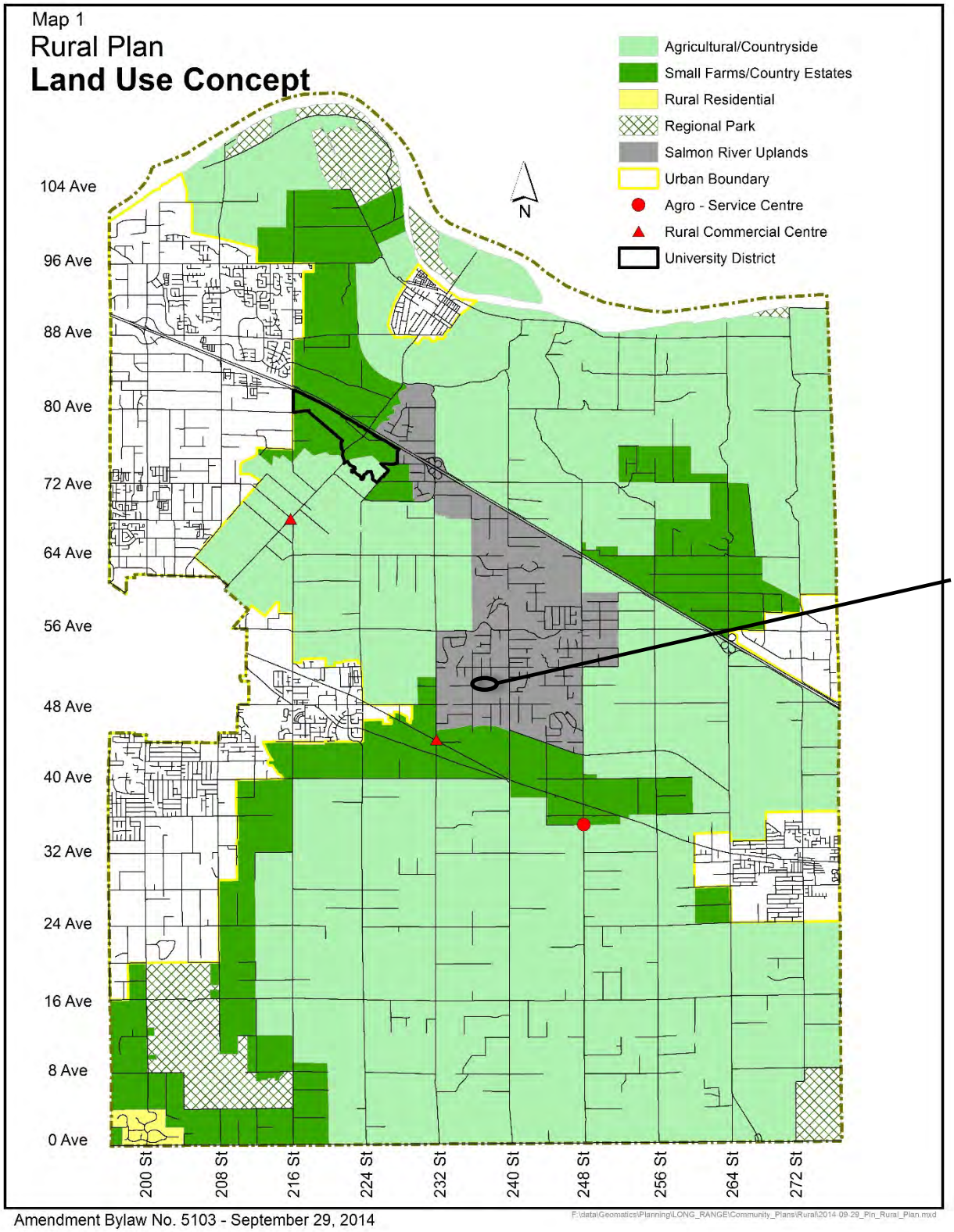
Mohammad Nemati
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

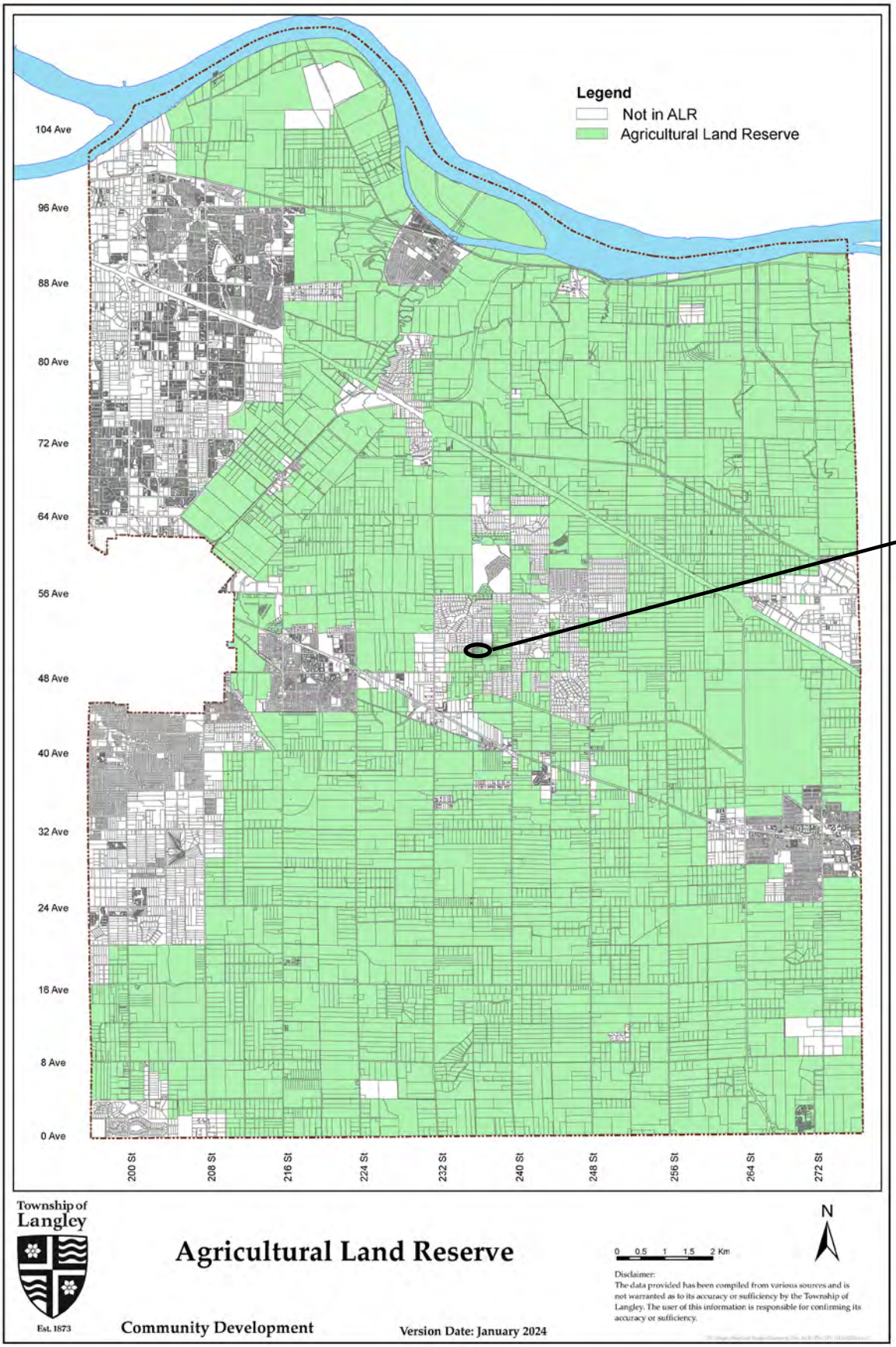
ATTACHMENT A Maps and Graphics

ATTACHMENT A



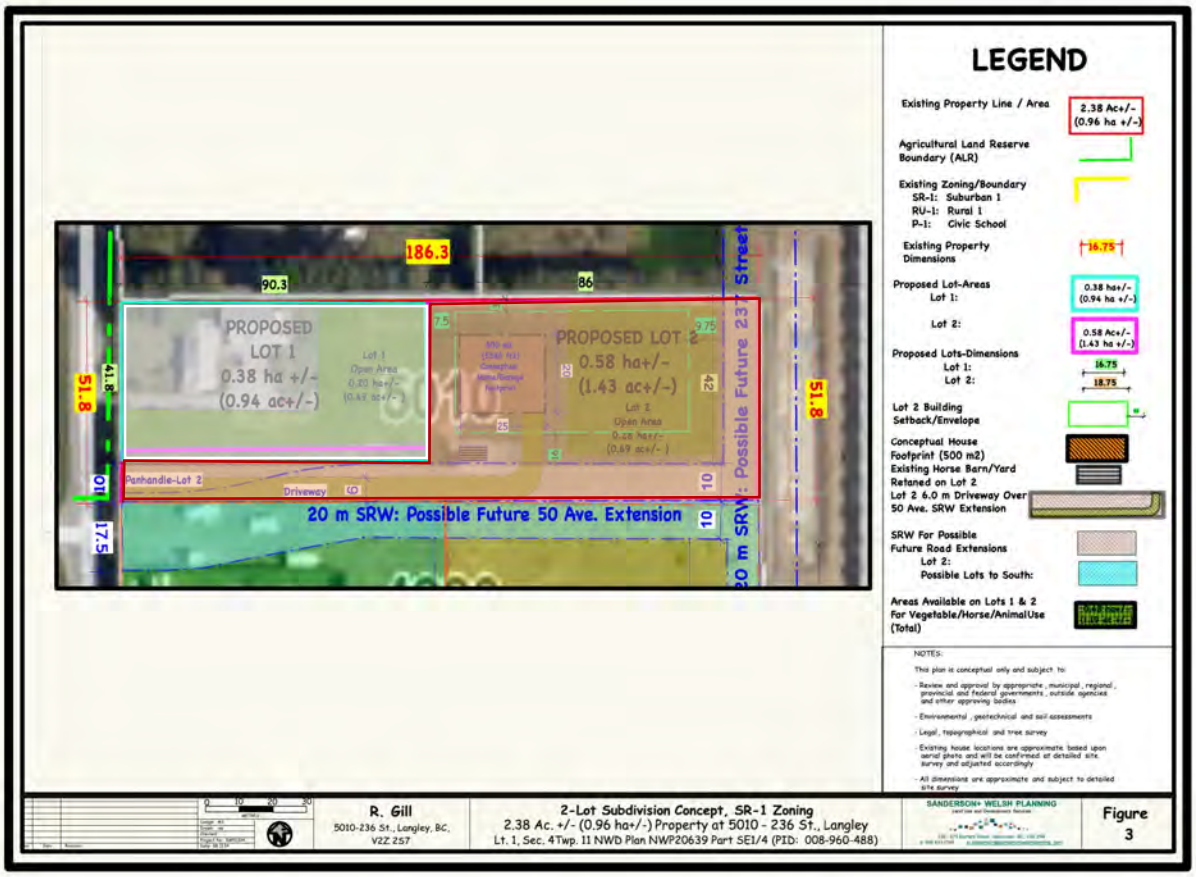
AERIAL CONTEXT MAP


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Rural\2014-09-29_Pln_Rural_Plan.mxd

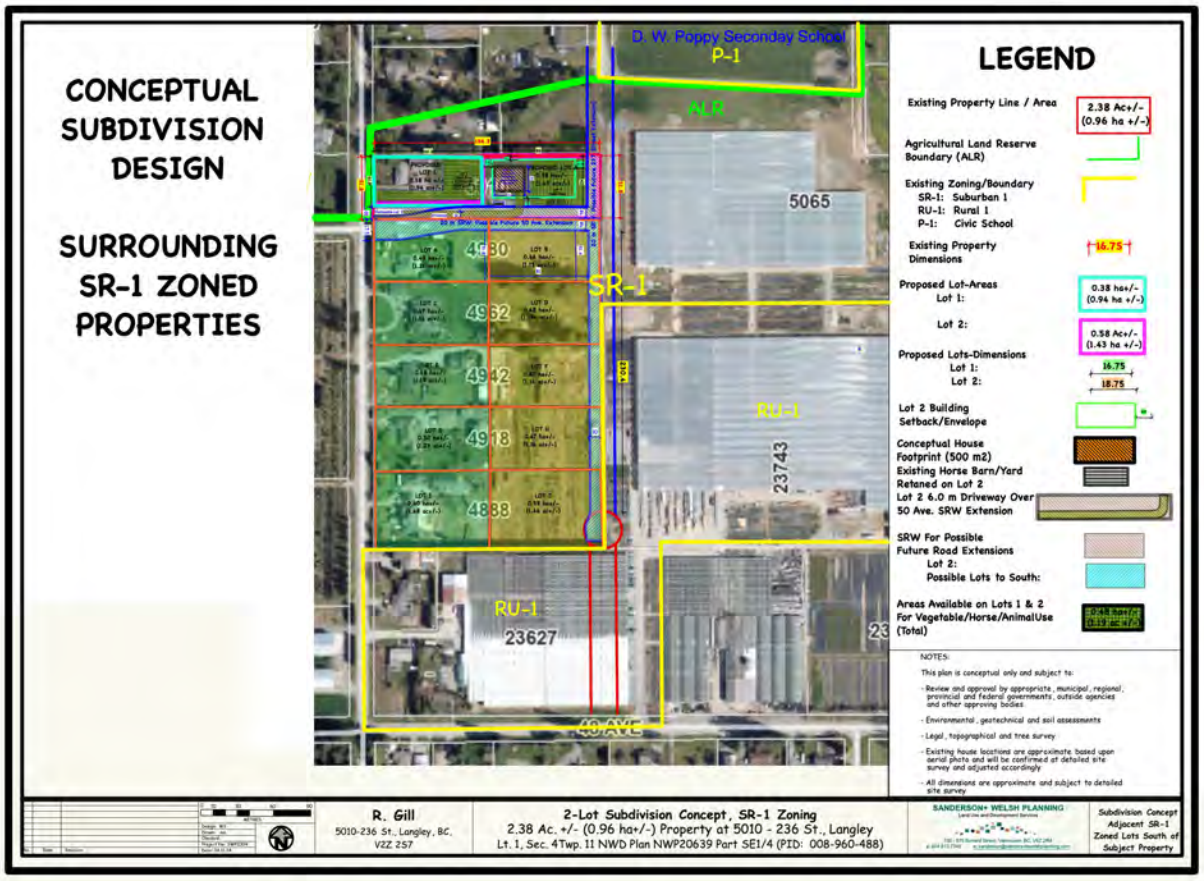

Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: January 2024
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



CONCEPTUAL SUBDIVISION DESIGN – SUBMITTED BY APPLICANT

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	DECEMBER 16, 2024 - REGULAR MEETING	**REPORT:**	24-291
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE:**	LSP00026
SUBJECT:	TRUCK PARKING IN THE TOWNSHIP OF LANGLEY		

RECOMMENDATIONS:

That Council endorse Phase 1 of the one-year pilot program to permit truck parking at all hours on select roads in the Gloucester industrial area.

That Council endorse the document titled, “Temporary Use Permit: Commercial Truck Parking Facilities”.

EXECUTIVE SUMMARY:

At the July 15, 2024 Regular Meeting, Council requested staff to: (1) develop a one-year pilot program to allow truck parking at all hours on select roads in Gloucester and Northwest Langley industrial areas; and (2) develop commercial truck parking Temporary Use Permit locational and site guidelines for designated future industrial and commercial lands larger than one acre.

This report outlines the proposed process for implementing the one-year pilot program that identifies geographic areas for the pilot program (Attachment A) and a Temporary Use Permit: Commercial Truck Parking Facilities guide (Attachment B).

The process to implement the one-year pilot program is structured into three phases:

- Phase 1 includes parking on Gloucester Way from 268 Street to 275 Street and on 272 Street from 48 Avenue to 56 Avenue in the Gloucester industrial area
- Phase 2 will extend on-street truck parking to sections of 275 Street and 58 Crescent in Gloucester
- Phase 3 will further extend on-street truck parking to select roads in Northwest Langley

PURPOSE

This report presents a proposed phased one-year pilot program to permit 24-hour truck parking on select roads and a Temporary Use Permit: Commercial Truck Parking Facilities guide.

BACKGROUND/HISTORY:

At the July 15, 2024 Regular Meeting, Council requested a report on:

1) the process for implementing the one-year pilot program permitting truck parking at all hours on select roads in the industrial areas of Gloucester and Northwest Langley industrial areas; and
2) truck parking Temporary Use Permit locational and site guidelines for designated future industrial and commercial lands greater than one acre.

DISCUSSION/ANALYSIS:

The following provides details on the proposed one-year on-street truck parking pilot program. A Temporary Use Permit: Commercial Truck Parking Facilities guide is presented in Attachment B.

One-Year On-Street Parking Pilot Program:

The process to implement the one-year pilot program to permit 24-hour on-street truck parking is structured into three phases:

- Phase 1 would provide for on-street truck parking on Gloucester Way from 268 Street to 275 Street and 272 Street from 48 Avenue to 56 Avenue in the Gloucester industrial area
- Phase 2 would extend the parking to sections of 275 Street and 58 Crescent in Gloucester
- Phase 3 would further extend the parking to select roads in Northwest Langley

The pilot program would be implemented as follows:

<u>Phase 1: Gloucester (starting early 2025)</u>

Phase 1 of the pilot program in Gloucester would involve the installation of street signage, community outreach and parking utilization monitoring.

1. Street Locations

   A detailed road analysis identified Gloucester Way from the 268 Street to 275 Street and 272 Street from 48 Avenue to 56 Avenue as appropriate locations for on-street truck parking in Phase 1. The locations, as shown on Map 1 (Attachment A), have been identified using suitability criteria such as access from arterial routes, road width, driveway access, sightlines and adequate turnaround. It is initially estimated that between 50 and 70 commercial trucks can be accommodated subject to truck size and trailer components.

   Traffic signs would indicate “Commercial Vehicle Parking Permitted - Max 72 hours”. Signs would be placed at regular intervals along the designated parking areas. Additional signs, including the pilot area map, would be placed in the pilot area to inform road users and local businesses about the pilot program. Cost for preparation and installation of signage for this phase would be approximately $12,000 funded by the 2025 Roads Operations budget.

2. Outreach and Feedback

   Planned outreach to businesses fronting Gloucester Way is intended to increase awareness of the pilot program and provide opportunities for feedback. Information will include the timeline for the pilot program, the method that businesses can provide feedback, and the ability for employees or patrons to park on the street.

The outreach campaign would include both online (website, social media) and conventional (media release, paid newspaper advertisements, etc.) communication methods. A dedicated section on the existing Transportation webpage would be created with detailed information on the pilot program including a dedicated email address for submission of any questions or concerns.

Targeted outreach would include local trucking businesses and the BC Trucking Association.

3. Pilot Project Effectiveness

   Once the pilot project is implemented, parking utilization would be measured twice weekly by Township Bylaw Officers (Officers). The Officers would collect data using the Automated License Plate Reader (ALPR) to monitor the commercial vehicles that have stayed beyond the posted 72-hour limit. Officers would also manually count how many commercial vehicles are parking on the identified streets.

Should Council endorse Phase 1, staff will provide a report towards the end of Phase 1 on the Phase 1 outcomes and seek Council's input on endorsing Phase 2 and 3.

Phase 2: Gloucester Expansion (starting approximately May 2025)

In consultation with Bylaw Enforcement and Transportation, Phase 2 would extend the pilot program to additional streets in Gloucester. During this phase, staff would review the monitoring data and community outreach feedback prior to expanding on-street truck parking to additional streets, as shown on Map 1 (Attachment A). The frequency of the bylaw patrols to determine parking utilization would be evaluated to optimize staff resources. Efforts would be made to inform the fronting businesses in the Phase 2 area of the timeline and feedback mechanism.

Phase 3: Northwest Langley (starting approximately October 2025)

Consideration for further expansion of on-street truck parking to Northwest Langley would be determined in consultation with Bylaw Enforcement and Transportation. Staff would review the monitoring data, Bylaw staff workload and community outreach feedback prior to expanding the on-street pilot area as shown on Map 2 (Attachment A). Given the single ALPR vehicle constraint across the municipality, Phase 3 implementation timelines would be adjusted as needed to ensure sufficient resource availability for consistent monitoring. Efforts would be made to inform the businesses in the Phase 3 area about the pilot program and to receive feedback via the dedicated email address.

The cost estimate for sign preparation and installation for Phases 2 and 3 is approximately $20,000.

Temporary Use Permit: Commercial Truck Parking Facilities Guide:

The Temporary Use Permit: Commercial Truck Parking Facilities guide (Guidelines) has been developed recognizing the need for commercial truck parking while considering items such as noise control, traffic safety and protection of the environment. The guidelines inform a Temporary Use Permit (TUP) for a commercial truck parking facility defined in the Zoning Bylaw as a purpose-built parking facility greater than one acre (net developable area) to provide commercial vehicle parking, with lawful accessory uses such as washroom and security rooms.

Truck parking facilities are encouraged to be located on lands designated for future industrial, business park or commercial uses with minimal tree removal and watercourse disturbance. The proposed Temporary Use Permit: Commercial Parking Facilities guide is presented as Attachment B.

Financial Implications:

The proposed Phase 1 of the one-year pilot program can be implemented with current resources. Towards the end of Phase 1, staff would provide required budget amounts for Phases 2 and 3. As Bylaw Enforcement has a full work program, Council may wish to consider funding as part of a future budget process including potential need for additional resources such as another ALPR-equipped vehicle.

Respectfully submitted,

James Sun
SENIOR TRANSPORTATION ENGINEER
for
ENGINEERING DIVISION

Melisa Gunn
COMMUNITY AND POLICY PLANNER
for
COMMUNITY AND POLICY PLANNING DIVISION

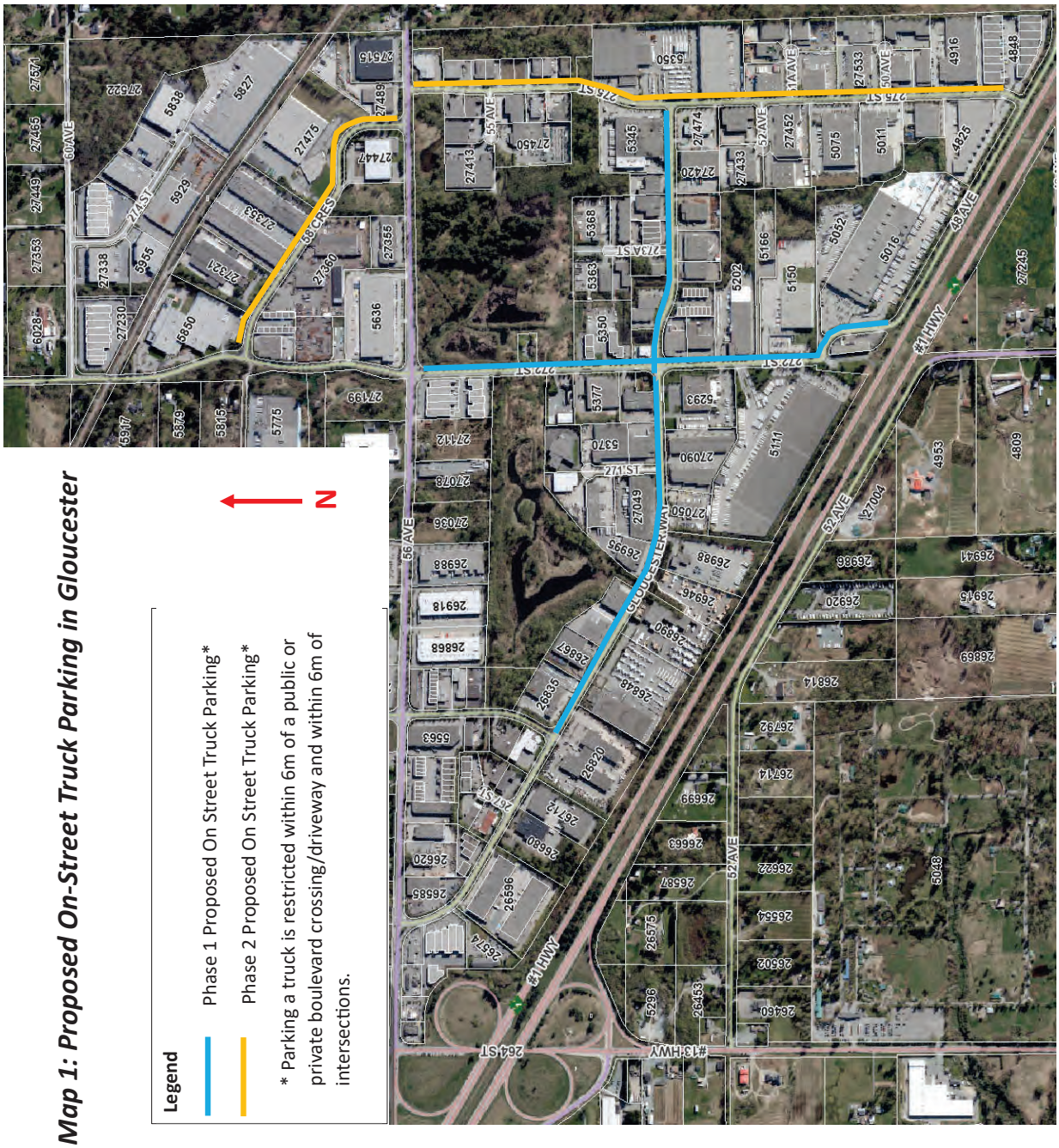
This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
COMMUNITY DEVELOPMENT DIVISION	S. Richardson
ENGINEERING DIVISION	A. Ruhl
BYLAW ENFORCEMENT	M. Natt

ATTACHMENT A Proposed On-Street Truck Parking Locations

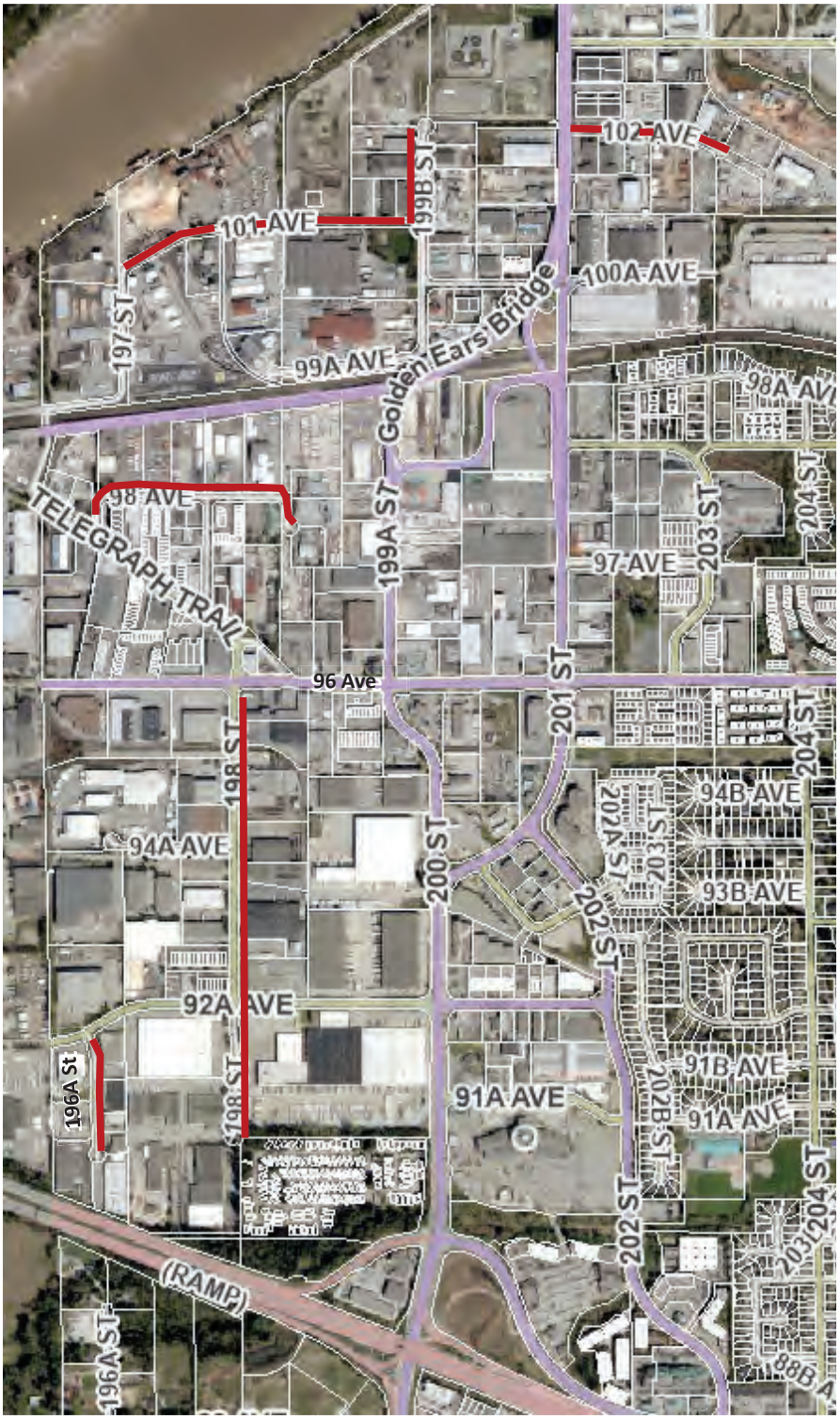
ATTACHMENT B Temporary Use Permit: Commercial Truck Parking Facilities Guide

ATTACHMENT A



Map 1: Proposed On-Street Truck Parking in Gloucester

Map 2: Proposed On-Street Truck Parking in Northwest Langley



Legend

Phase 3 Proposed On Street Truck Parking*

* Parking a truck is restricted within 6m of a public or private boulevard crossing/driveway and within 6m of intersections.

Temporary Use Permit: Commercial Truck Parking Facilities

ATTACHMENT B

Application Guide

Township of Langley | Community and Policy Planning **Guide**

This document provides guidance for the preparation of a Temporary Use Permit (TUP) application for a commercial truck parking facility in the Township of Langley, in accordance with applicable legislation, bylaws and other requirements.

A commercial truck parking facility is defined as a parking facility greater than one acre (net developable area) purpose-built to provide commercial vehicle (Zoning bylaw defined) parking with limited ancillary uses such as washroom and security room. A TUP is valid for three years with potential for a three-year extension.

Requirements to Construct a Temporary Use Truck Parking Facility

Location

This guide informs TUPs for commercial truck parking facilities. Truck parking facilities are encouraged to be located on lands designated for future industrial, business park or commercial uses that are larger than one acre (net developable area) in size. Additional considerations when determining a location for commercial truck parking facilities should include tree retention, and limiting disturbances to watercourses.

Permits and Process

A TUP is required prior to construction of a temporary commercial truck parking facility and processed by Development Services.

Prior to construction, the property owner is required to enter into a Servicing Agreement with the Township for the construction of the required works and services including tree and landscape items.

The Servicing Agreement requires a liability insurance policy in the amount of $3 million, covering the construction period and a one-year maintenance period after construction.

The property owner is required to provide a security deposit in support of the Servicing Agreement. The deposit amount is the estimated cost of the required works and services prepared by a Professional Engineer and reviewed and accepted by the Township.

The property owner is required to provide separate security to ensure that the temporary use is carried out in accordance with the terms and conditions of the TUP, that the temporary use is eliminated upon expiry of the permit and the use, and occupancy of the property is brought to its original condition and into compliance with applicable Bylaws.

A building permit for any proposed parking and temporary ancillary uses is required.

Regulatory Considerations

TUP commercial truck parking facilities are to comply with all Township policies and bylaws, with specific consideration to the following items.

1. Zoning Bylaw No. 2500 Section 107.5.4 Parking and Loading Requirements and Section 111 Landscaping, Screening and Fencing.
2. Exterior Lighting Impact Policy No. 07-156.
3. Subdivision and Development Servicing Bylaw 2019 No. 5382 (SDSB) design standards.
4. Streamside Protection and Enhancement: Schedule 3 Development Permit Areas
5. Erosion and Sediment Control Bylaw 2009 No. 4381.
6. Community Standards Bylaw 2019 No. 5448.
7. Soil Deposit and Removal Bylaw 2013 No. 4975.

General Requirements

1. Commercial truck parking facilities are encouraged to be located on lands designated for future industrial, business park or commercial uses that are larger than one acre (net developable area) in size and accommodates commercial vehicle parking and commercial vehicle temporary ancillary uses for security and washroom facilities only.
2. No person may occupy or live in any commercial vehicles parked onsite.
3. Contaminated Sites Regulation Schedule 2 activities are prohibited including but not limited to vehicle washing, equipment and engine repair, motor vehicle repair and petroleum or natural gas storage and/or dispensing.
4. If adjacent to lands in the Agricultural Land Reserve (ALR), provision of an ALR setback and landscape buffer is required, informed by the Ministry of Agriculture and Food’s Guide to Edge Planning (2015).
5. If adjacent to residential or institutional zoning, to reduce conflict, noise reduction considerations such as sound attention components and enhanced screening/buffering may be required. Sound levels must meet the requirements in Community Standards Bylaw.
6. The TUP commercial truck parking facility is subject to Development Permit (DP) Area guidelines if a proposed facility is in a DP area.

Engineering Requirements

1. Design to allow all turning movements on-site; vehicles are not permitted to back into the site.
2. A turn movement analysis (ingress and egress) prepared by a Professional Engineer at the driveway for the largest design vehicle expected to access the site.
3. The access to the site must be of a sufficient size to accommodate the type of vehicles using the facility (including fire trucks) and located at a location acceptable to the Township.
4. Each parking space and maneuvering aisle shall be surfaced with asphalt, concrete or other dust-free material.
5. A stormwater management plan prepared by a Professional Engineer in accordance with the requirements in the SDSB.
6. Erosion and Sediment Control Plan prepared by a qualified professional to the acceptance of the Director of Engineering.
7. The site shall be graded in order to dispose of all surface water through a water quality control facility before it enters the Township’s storm sewer.

8. Traffic Impact Study prepared by a Professional Engineer, if required, to the acceptance of the Director of Engineering.
9. Benkelman Beam test results provided for the existing roads fronting and connecting to the proposed truck parking facility's adequate road structure. A design report from a Professional Engineer indicating the works necessary to pave these roads in order to meet Township specifications.
10. Fire protection study proving adequate fire protection to the satisfaction of the Fire Department.

Environmental and Landscape Requirements

1. A Qualified Environmental Professional is required to review watercourse items that affect site conditions, define setbacks, implement environmental mitigation, and confirm that the facility adheres to all regulations. Setbacks and streamside protection fencing are required to ensure the preservation of watercourses and streamside protection and enhancement areas.
2. Landscape plans prepared by a registered member of the British Columbia Society of Landscape Architects. The plans shall provide a design that complies with the Township's Zoning Bylaw Section 111 Landscaping, Screening and Fencing and considers privacy, sound attenuation, and pedestrian circulation through the design of on-site landscape areas.
3. Existing significant trees shall be protected in accordance with the Township's SDSB – Schedule I. Every effort shall be made to preserve significant tree stands and perimeter trees, particularly conifers. Existing significant trees and replacement trees to be incorporated into on-site landscaping areas and ALR buffers. Tree and landscape security is secured in the Servicing Agreement.

Drawings/Plans

All drawings must be prepared by the appropriate qualified professional.

Other

The property owner is advised further review of a TUP application development may involve the following agencies:

• BC Hydro	• Ministry of Health
• Fortis BC	• Ministry of Transportation and Infrastructure
• Ministry of Environment	• Department of Fisheries and Oceans

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 16, 2024 - REGULAR MEETING	**REPORT:**	24-286
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35
SUBJECT:	2025 COMMUNITY EMERGENCY PREPAREDNESS FUND GRANTS		

RECOMMENDATIONS:

That Council authorize an application to the 2025 Union of British Columbia Municipalities Emergency Support Services Equipment and Training Grant for $40,000 of funding.

That Council authorize an application to the 2025 Union of British Columbia Municipalities Emergency Operations Centres Equipment and Training Grant for $40,000 of funding.

ANALYSIS:

The Union of British Columbia Municipalities (UBCM), through the Community Emergency Preparedness Fund, offers two funding streams for equipment and training for Emergency Support Services (ESS) and Emergency Operations Centres (EOC) which are intended to support communities in building capacity to respond to emergencies. Each stream allows for one application and covers 100% of eligible costs to a maximum of $40,000 per application. Grant submissions for the ESS Equipment and Training stream are due by January 31, 2025, and for the EOC Equipment and Training stream are due by February 28, 2025.

For the Emergency Support Services Equipment and Training stream, staff are proposing a project centred around Evacuee Registration and Assistance (ERA), Mobile Registration and Referral Kits. This project proposes to purchase equipment to build Referral Kits including, laptops, tablets, and other electronics to enable the Township to provide support for registrations and referrals for other services regardless of the location and available resources. The funding will also be used to purchase supplies to help establish the Township Emergency Support Services program. The total cost is anticipated to be $40,000 and will be fully covered by the grant.

Additionally, for the EOC Equipment and Training stream, staff are proposing an EOC Operational Readiness Enhancement project. This project proposes to purchase new equipment (computers, telephones, and electronic information displays), which will allow the Township to deploy its EOC “virtually” and ensure optimal operational readiness. The funding will also be used for staff training to increase readiness. The total cost is anticipated to be $40,000 and will be fully covered by the grant.

Financial Implications:

Should the Township be successful with the applications, the Township will receive a total of $80,000 in funding for the two projects covering 100% of the works.

Respectfully submitted,

Karl Neufeld-Peters
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
PROTECTIVE SERVICES - FIRE	J. de Roy

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 16, 2024 - REGULAR MEETING	**REPORT:**	24-284
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35
SUBJECT:	CANADA HOUSING INFRASTRUCTURE FUND GRANT APPLICATION		

RECOMMENDATION:

That Council authorize an application to Infrastructure Canada's Canada Housing Infrastructure Fund for $6,047,000 of cost sharing towards Smith Neighborhood Housing Infrastructure Works.

ANALYSIS:

The Government of Canada announced in its 2024 Budget the Canada Housing Infrastructure Fund (CHIF). The aim of this program is to accelerate new construction, rehabilitation, and expansion of housing by enabling drinking water, wastewater, stormwater, and solid waste infrastructure. Several streams of funding are contemplated, but under the direct delivery stream, CHIF will cover 40% of eligible costs on projects between $1 million and $100 million in total costs.

To be eligible to apply, municipalities must meet several Housing Conditions, including implementing zoning for four (4) units as-of-right and, for regions with a population over 300,000, committing to freezing their Development Charges from April 2, 2024 – April 2, 2027.

Staff are proposing that the previously approved Smith Neighborhood Infrastructure projects be submitted to the CHIF. This bundled group of projects has a high state of project readiness and is strongly aligned with the program in that completion of the detention and drainage works will support up to 1,925 housing units that are currently contemplated within the Smith Neighborhood plan. Eligible costs would include:

- Detention Pond 7B
- Storm Sewer – Tank 7A to Pond 7B
- Storm Sewer – Pond 7B to North Creek
- Road 72A Avenue – 209A Street to 210 Street (required for access to Pond 7B)
- 208A Street – 76 Avenue to 212 Street Connector (Drainage, Water and Sewer)
- 212 Street Connector (Drainage, Water and Sewer)
- 76 Avenue – 208 Street to 208A Street (Drainage)
- 76 Avenue – 208A Street to 210 Street (Drainage)

The total potential grant award for these works is $6,047,000. Of note, the purchase of land is not an eligible cost, nor are any costs that have occurred prior to an award of funding. As such, staff considered the inclusion of Detention Tank 7A, but this is unlikely to be eligible given the funding timelines.

The Township has satisfied the four (4) units as-of-right funding through the adoption of Bill 44 requirements. As a municipality with a current population of less than 300,000, the Township is not required to freeze its development cost charges though Metro Vancouver would be required to freeze its development charges over this same period. Staff are unaware at this time if Metro Vancouver will meet this stipulation.

Financial Implications:

Should the Township be successful in receiving funding, it would receive a $6,047,000 contribution from the Federal Government, decreasing municipal requirements for funding towards these projects.

Respectfully submitted,

Ryan Chapman
MANAGER, BUSINESS SUPPORT AND ADMINISTRATION
for
ENGINEERING DIVISION

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

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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 16, 2024 - REGULAR MEETING	**REPORT:**	24-287
FROM:	INFORMATION TECHNOLOGY DIVISION	**FILE:**	1705-01
SUBJECT:	CAPITAL REQUEST - FIBRE OPTIC NETWORK		

RECOMMENDATION:

That Council approve $2.0M in additional funding from Community Amenity Contributions to complete fibre optic network connections along 80 Avenue from Glover Road to 201 Street, connect Smith Athletic Park and the Ice and Dry Arenas at the Langley Events Centre to the Township's fibre optic network, and prepare for connection of future projects in this vicinity.

ANALYSIS:

The Township's fibre optic network currently connects the following sites: Civic Facility, Operations, Fire Hall 6, RCMP Main Detachment, Langley Regional Airport, McLeod Athletic Park, Brawn Pump Station, WC Blair Recreation Centre, Fire Hall 4, and the Langley Events Centre. Where there is available capacity, fibre optic circuits have been leased to School District 35: Peter Ewart Middle School, R.E. Mountain Secondary, James Anderson Learning Centre, SD35 Operations Yard, and SD35 School Board Office resulting in revenue to the Township. Attachment A shows the overall network, including sites connected, not connected, conduit only segments, and the proposed connections.

Funding is requested to complete conduit work on 80 Avenue from 202A to 216 Street as well as segments of Glover Road. Once the conduit is completed, fibre optic cable will be installed, completing a redundancy loop for the Langley Events Centre and Civic Facility. Once the 80 Avenue portion is completed, the next steps will be to connect the Township's newest facilities to the network - the Soccer Campus in the Smith Neighbourhood (Smith Athletic Park), and the Recreation Facility at Langley Events Centre for ice and dry floor recreation (The Arenas at Langley Events Centre) - and prepare for fibre optic connection work for future projects in this vicinity. Attachment B shows the view of the loop and Attachment C shows a closer view of the proposed site connections.

The funding request is being brought forward now to leverage an opportunity to install conduit during the 208 Street, 208A Street, and 76 Avenue Roadworks capital projects that were recently approved by Council and are currently proceeding through the procurement process, as well as to take advantage of other upcoming projects along 80 Avenue.

Without additional funding, existing conduit already installed will be unused, proposed sites will require high speed fibre optic connections to be provided by telecommunications companies, and opportunities to lease circuits to SD35 and expand the Township network to include Roads Operations traffic cameras will be missed.

Township of Langley Capital Project Description						
Project Title:	Fibre Optic Connections					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		2,000,000				
Budget Remaining	336,301					
Total Projected Cost	336,301	2,000,000				

Project Description *(Phased Project)	Connect Township facilities using a TOL-owned fibre optic network. As the Township grows, demand for network bandwidth increases. An additional $2.0M in funding is required to complete the fibre optic network along 80 Avenue from Glover Road to 201 Street and establish connections into the Soccer Campus at Smith Athletic Park, and the Ice and Dry Arenas Facility at the Langley Events Centre and prepare for future projects in this vicinity.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Build a Township-owned fibre optic network and leverage opportunities to include fibre optic infrastructure as part of Engineering capital projects.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High** (circled)	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	Ongoing	Initial Year of Approval:	Ongoing

Township of Langley Capital Project Description						
Project Title:	Fibre Optic Connections					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve	336,301					
Debt						
TransLink						
ICBC						
Other: Community Amenity Contributions		2,000,000				
Total Currently Funded	**336,301**	**2,000,000**				

Total Currently Unfunded						

Estimated Annual Operating Impact	
Climate Action Category	
Climate Action ID	

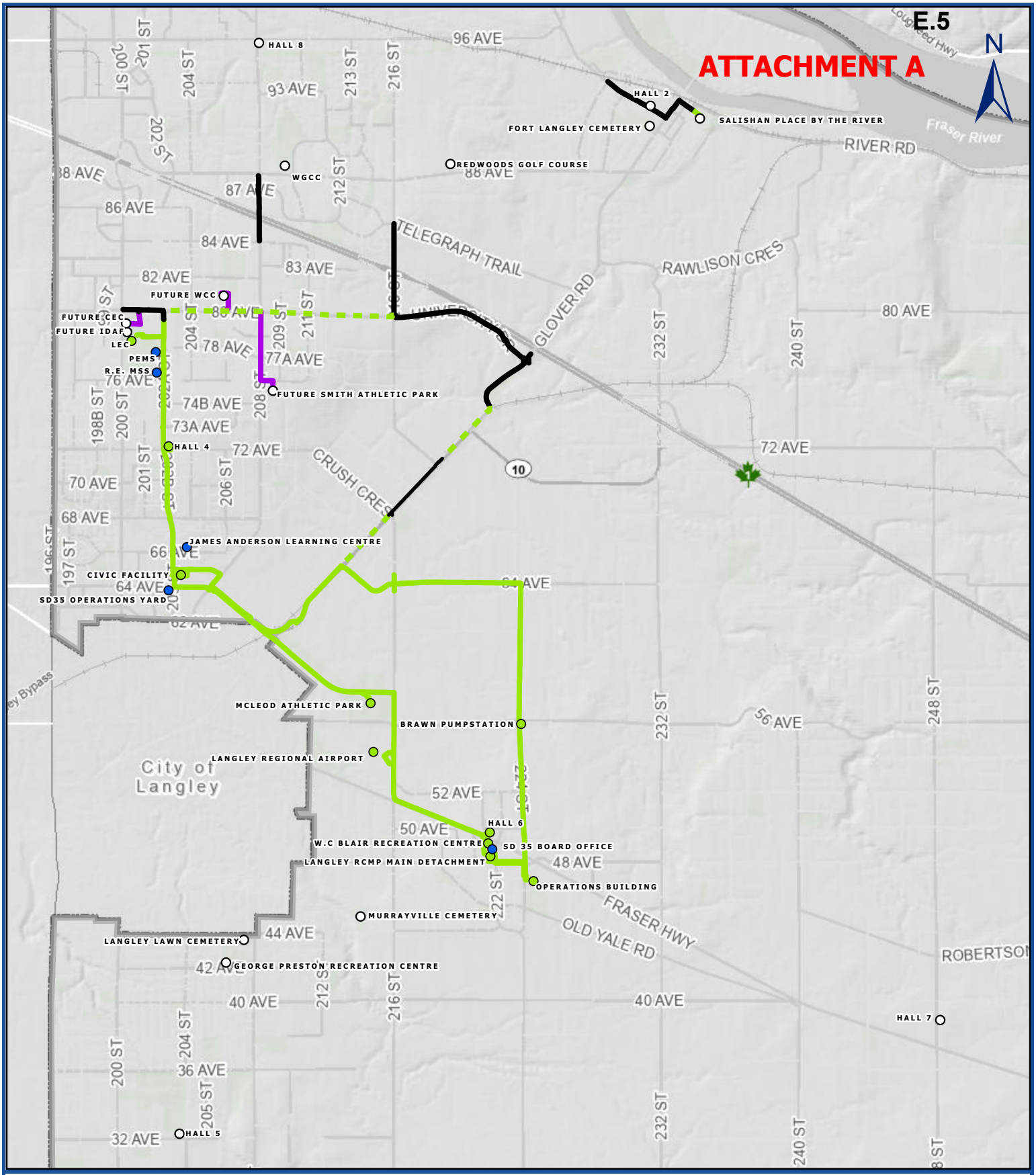
Respectfully submitted,
Jim Makela
DIRECTOR, INFORMATION TECHNOLOGY
for
INFORMATION TECHNOLOGY DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
CORPORATE PROJECTS DIVISION	S. Groves

ATTACHMENT A – Map of Current Fiber Optic Overall Network
ATTACHMENT B – Map of Current Fiber Optic Network Loop
ATTACHMENT C – Map of Proposed Capital Project Fiber Optic Connections

ATTACHMENT A



Current Fiber Optic Network

Township of Langley BC

Est. 1873

Printed Date: Monday, December 09, 2024

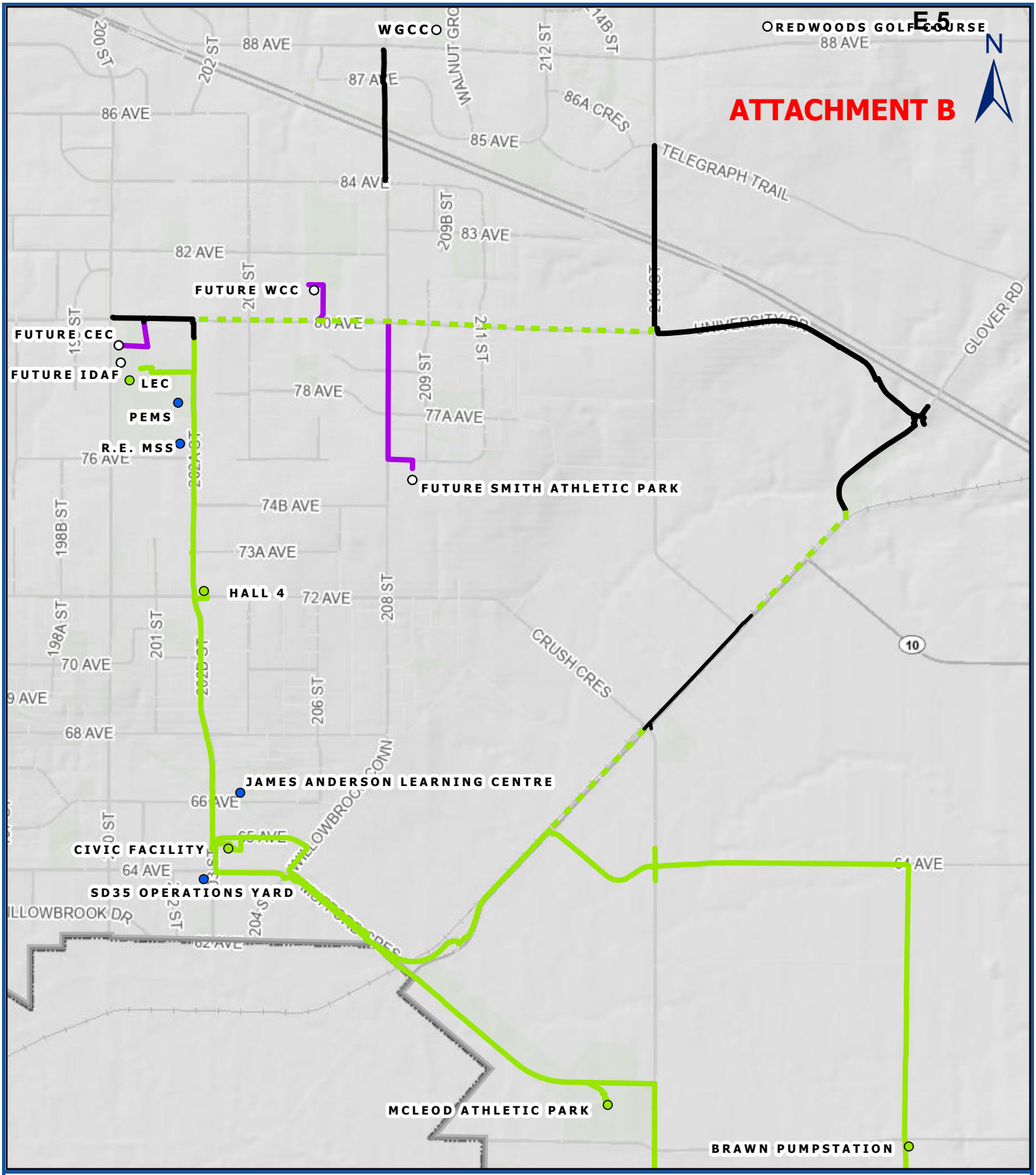
Disclaimer:The data provided had been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy and sufficiency.

0 0.38 0.75 1.5 2.25 3 Kilometers

Legend

- Municipal Boundary
- Facilities
  - TOL Fibre Connected
  - Not Fibre Connected
  - SD35 Fibre Connected
- Fiber Lines
  - In-Use
  - Conduit Only
  - Planning/Under Construction
  - Facility Connection Proposed

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Township of Langley BC
Est. 1873

Current Fiber Optic Network

Printed Date: Monday, December 09, 2024

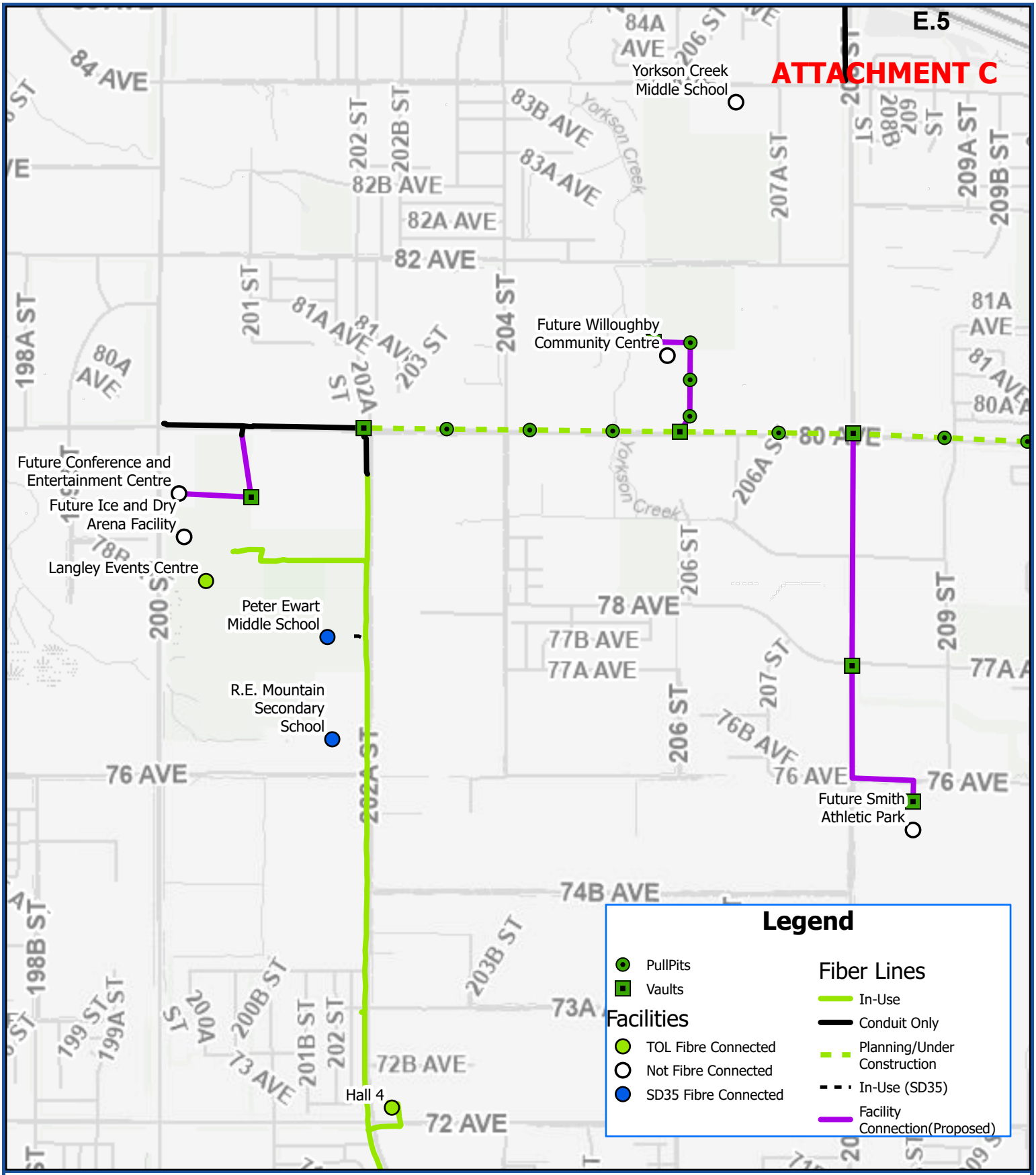
Disclaimer: The data provided had been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy and sufficiency.

0 0.25 0.5 1 1.5 2 Kilometers

Legend

- Municipal Boundary
- Facilities
  - TOL Fibre Connected
  - Not Fibre Connected
  - SD35 Fibre Connected
- Fiber Lines
  - In-Use
  - Conduit Only
  - Planning/Under Construction
  - Facility Connection Proposed

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Township of Langley BC
Est. 1873

Proposed Capital Project Fiber Optic Connections

Printed Date: Monday, December 09, 2024

Disclaimer: The data provided had been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy and sufficiency.

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0 62.5 125 250 375 500 625 750 875 1,000 Meters

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Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 16, 2024 - REGULAR MEETING	**REPORT:**	24-290
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-26-0232
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100296 (1364204 BC LTD. / APCON LATIMER 200 PROJECT LTD. / 8146 - 200 STREET)		

PROPOSAL:

Application to amend the Willoughby Community Plan and Latimer Neighbourhood Plan and rezone approximately 1.15 ha (2.83 ac) of land located at 8146 - 200 Street to Comprehensive Development Zone CD-211 to facilitate development of 245 apartment units and 453 m^2 of ground floor commercial use inclusive of a proposed group children's day care.

RECOMMENDATION SUMMARY:

That Council abandon Bylaws No. 5951 and 5952 and grant first and second reading to Bylaws No. 6086 and 6087 subject to ten development prerequisites being satisfied prior to final reading; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

Development of the site has not advanced under Bylaws No. 5951 and 5952. As the application requires further amendments to the Willoughby Community and Latimer Neighbourhood Plan, Council consideration of Bylaws No. 6086 and 6087 is required.

RECOMMENDATIONS:

That Council grant 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 (1364204 BC Ltd.) Bylaw No. 6086 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1364204 BC Ltd.) Bylaw No. 6087 rezoning 1.15 ha (2.83 ac) of land located at 8146 - 200 Street to Comprehensive Development Zone CD-211 to facilitate the development of 245 apartment units and 453 m^2 of ground floor commercial use inclusive of a proposed group children's day care, 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 east half of 200 Street (including greenway), 200A Street and the west half of 201 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 15 m wide street greenway on the east side of 200 Street.
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 apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    b. prohibiting vehicular access to 200 Street
    c. restricting development until a Development Permit is issued
    d. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan is accepted by the Township in compliance with the Subdivision and development Servicing Bylaw (Schedule I – Tree Protection)
    e. identifying the type and number of units required to comply with Section 3.1.6 of ToL OCP.
8. Subdivision of property into two lots.
9. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Greenway Amenity Zoning 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 (1364204 BC Ltd.) Bylaw No. 6086 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 abandon Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaws No. 5951 and 5952.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6086 and 6087.

EXECUTIVE SUMMARY:

1364204 BC Ltd. has applied to develop 1.15 ha (2.83 ac) of land located at 8146 - 200 Street with 245 apartment units and 453 m^2 of ground floor commercial space inclusive of a proposed group children's day care. To facilitate the development, the applicant has proposed to amend the Willoughby Community Plan and Latimer Neighbourhood Plan to increase the permitted density of the apartment portion of the site from 1.4 FSR to 2.5 FSR, increase maximum building heights and amend the eastern portion of the site from Rowhouse / Townhouse (22 UPA) and Live-Work (Townhouse) (22 upa) to High Density Mixed Use. The applicant also proposes to rezone the site to Comprehensive Development Zone CD-211 to accommodate the proposal.

On November 20, 2023, Council granted third reading to Official Community Plan Amendment and Rezoning Bylaws No. 5951 and 5952 to facilitate development of 88 apartment units and 28 townhouse units (including five live-work units). The OCP amendment proposed a height

increase for the apartment designated portion (west) from 4- to 6-storeys. As the currently proposed use and density is inconsistent with Bylaws No. 5951 and 5952, the current proposal requires the previous bylaws to be abandoned.

A development permit for form and character of the project has not been submitted by the applicant at this time. Should the current proposal be granted approval by Council, prior to construction, a development permit to inform the form and character of the project is required to be submitted for Council's consideration.

As the proposed development is inconsistent with the Willoughby Community Plan and Latimer Neighbourhood Plan, Council consideration of the neighbourhood plan amendment and rezoning is requested, subject to completion of ten development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan and Latimer Neighbourhood Plan Amendment Bylaw No. 6086 and Rezoning Bylaw No. 6087.

REFERENCE:

Owner:	1364204 BC Ltd. 5775 – 126 Street Surrey, BC V3X 3G8
Legal Description:	Parcel "One" (J23124E) of Parcel "G" (Reference Plan 22073) Lots 6 and 7: Except Firstly: Part Shown as Highway on Plan 43050: Secondly: Part Road on Plan NWP87571; Thirdly: Part on SRW Plan NWP87889; Section 26 Township 8 New Westminster District Plan 3295
Location:	8146 - 200 Street
Area:	1.15 ha (2.83 ac)
Willoughby Community Plan (existing):	Multi Family
Willoughby Community Plan (proposed):	High Density Mixed Use
Willoughby Development Permit Area (existing):	Area 'B' Residential
Willoughby Development Permit Area (proposed:	Area 'D' Mixed Use
Latimer Neighbourhood Plan (existing):	Low Density Apartment (1.4 FSR), Rowhouse / Townhouse (22 UPA) and Townhouse Live Work (22 UPA)
Latimer Neighbourhood Plan (proposed):	High Density Mixed-Use (2.5 FSR)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-211

BACKGROUND/HISTORY:

The site is designated under the Latimer Neighbourhood Plan a combination of Low Density Apartment (1.4 FSR) on the western portion of the site, Rowhouse / Townhouse (22 UPA) and Townhouse Live Work (22 UPA) on the eastern portion of the site.

On November 20, 2023, Council granted third reading to Bylaws No. 5951 and 5952 for an application on the subject site to amend the Latimer Neighbourhood Plan to increase the permitted height of the western portion of the site (between 200 and 200A Street) from 4- to 6-storeys and rezone the property to Comprehensive Development Zone CD-198 to facilitate development of 88 apartment units and 28 townhouse units (including five live-work units). However, the owner has not completed the third reading conditions and instead the subject application has been advanced.

DISCUSSION/ANALYSIS:

- The applicant has provided a preliminary site plan that proposes 245 apartment units in two 6-storey buildings and includes 453 m^2 (4,876 ft^2) of ground floor commercial use fronting 201 Street.
- The proposed apartment mixed-use designation is for the eastern portion of the site (between 200A and 201 Street).

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	An existing single storey church and an existing 3-storey townhouse development (ToL Project No. 08-26-0187)	Low Density Apartment (1.4 FSR) and Rowhouse / Townhouse (22 UPA)	Civic Institutional Zone P-1 and Comprehensive Development Zone CD-131
South:	An existing 6-storey apartment (adjacent to 200 Street) and 28 townhouses (five live-work) that are 3-storeys (between 200A and 201 Street) ToL Project No. 08-26-0197.	Live-Work (Townhouse) (22 upa), Low Density Apartment (1.4 FSR – 6 storeys permitted)	Comprehensive Development Zone CD-144
East:	201 Street, beyond which are 19 townhouse units, that are 3-storeys, developed as part of ToL Project No. 08-26-0197.	Rowhouse / Townhouse (22 UPA), Live-Work (Townhouse) (22 UPA), Low Density Apartment (1.4 FSR)	Comprehensive Development Zone CD-144
West:	200 Street, beyond which are several properties within the Business Office Park Langley Tech-Campus	Business Office Park	Comprehensive Development Zone CD-57

Community / Neighbourhood Plan Amendment:

- The site is designated Multi Family in the Willoughby Community Plan that requires an amendment to accommodate the proposed High Density Mixed Use form on the eastern portion of the site.
- As this site is designated Development Permit Area 'B' Residential, an amendment to the Plan is needed to include High Density Mixed Use development form and character considerations for the site.
- The site is split designated Low Density Apartment (westerly portion, between 200 and 200A Street) that allows up to 1.4 FSR and a maximum height of 4-storeys, Rowhouse / Townhouse (22 UPA) and Live-Work Townhouse (22 UPA) (easterly portion, between 200A and 201 Street) in the Latimer Neighbourhood Plan.

- The applicant has applied to:
    - Amend the Willoughby Community Plan from Multi-Family to High Density Mixed-Use to accommodate the mixed use building on the eastern portion of the site.
    - Amend the Willoughby Community Plan from Development Permit Area 'B' Residential to Development Permit Area 'D' Mixed Use to provide for the applicable guidelines for the mixed use building on the eastern portion of the site.
    - Amend the Latimer Neighbourhood Plan to increase the site density from 1.4 FSR (western portion) and 22 UPA (eastern portion) to an overall density of 2.5 FSR.
    - Amend the Latimer Neighbourhood Plan to replace the Rowhouse / Townhouse (22 UPA) and Live-Work Townhouse (22 UPA) designations with the High Density Mixed-Use designation (2.5 FSR).
    - Amend the Latimer Neighbourhood Plan to increase the building heights from 4- to 6-storeys (western portion) and increase the building height from 3-storey townhouse to a 6-storey mixed-use apartment building (eastern portion).

Zoning Amendment:

- Bylaw No. 6087 proposes to rezone the site to a new Comprehensive Development Zone CD-211 to facilitate development of 245 apartment units and 453 m^2 of commercial space (including group children's day care) in two buildings, at a density of 2.5 FSR.

Development Permit:

- The subject property is located in Development Permit Area "B" Residential in the Willoughby Community Plan. The proponent has elected not to advance a development permit with the application.
- The applicant will be required to submit a development permit for these units to allow Council the opportunity to review the form, character and siting prior to building permits being issued. Included as a condition of rezoning in this report is a requirement for a covenant to be registered on site to prohibit development until a development permit for the site has been issued by Council.
- The project will be further reviewed as part of the development permit application process to ensure compliance with, including but not limited to, the following: provision of the site's proposed CD-211 zoning in terms of siting, lot coverage, height, use and density, parking, landscaping, age-friendly amenity area requirements, fire truck turning radius requirements and alignment with applicable Development Permit Area guidelines. Staff note that the site plan is conceptual, and resolution of the above requirements may result in changes to the proposal.

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**
Apartments	245	$11,000 / unit	$2,695,000
FSR exceeding Latimer NP max	48,632 ft^2 (west building) 82,910 ft^2 (east building)	$25 / ft^2	$1,215,800 $2,072,750
Total			**$5,983,550**

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
0	63	58	17	80

Detailed tree management and landscape plans will be provided and reviewed in conjunction with a future development permit.

Policy Considerations:

The proposed Willoughby Community Plan and Latimer Neighbourhood Plan amendment and rezoning application will facilitate the development of 245 apartment units and 453 m^2 of ground floor commercial use inclusive of a proposed group children's day care.

The proposal requires amendments to the Willoughby Community Plan and Latimer Neighbourhood Plan in consideration of the existing permitted land use designations, density, development permit area and height. Staff note, the 200 Street 2040 Study indicates the site as Midrise High-Density in the Hub Urban Village. Should Council give first and second reading to Bylaw Nos. 6086 and 6087 (subject to ten development prerequisites) staff request to be authorized to schedule the required Public Hearing.

Respectfully submitted,

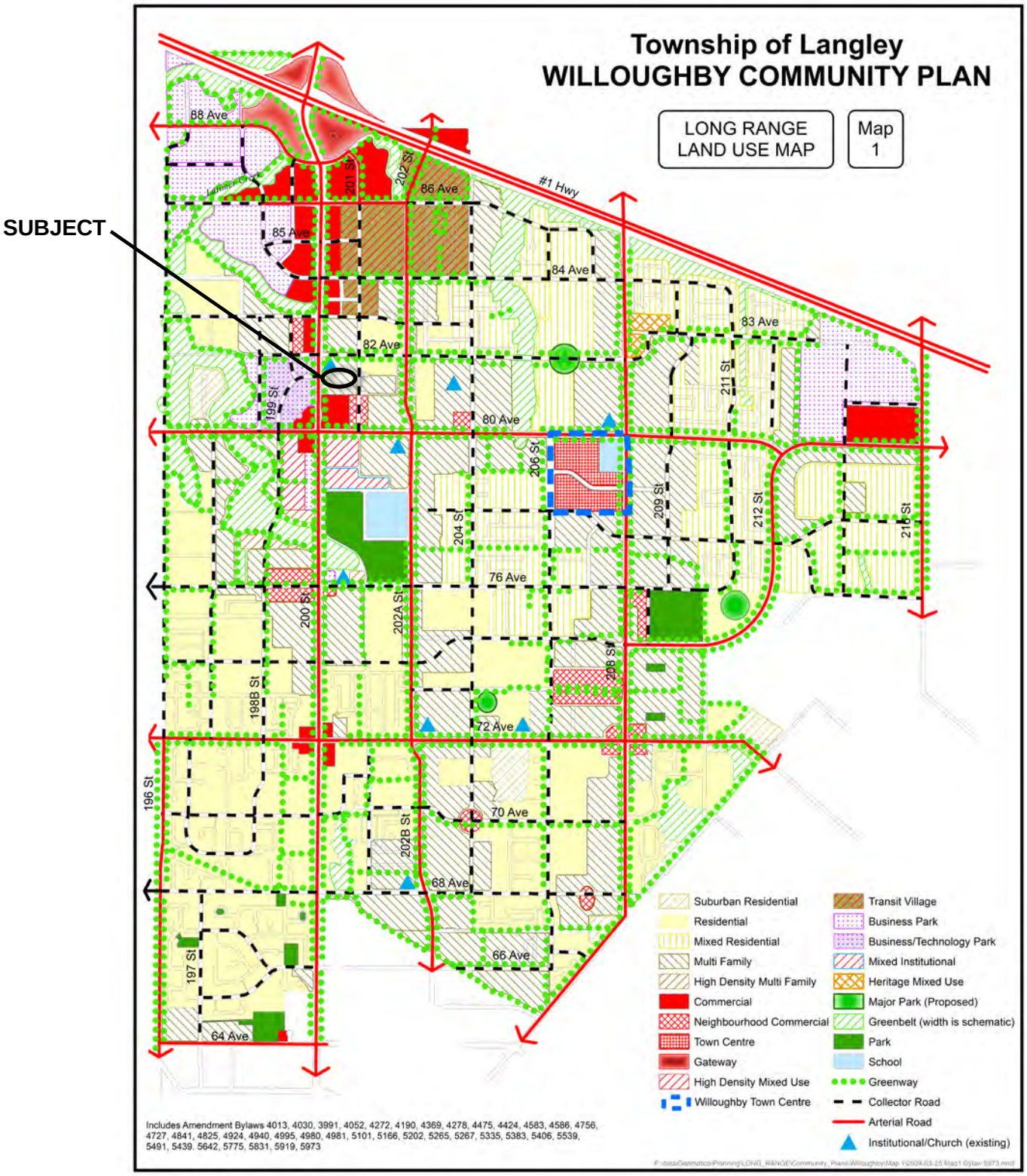
Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

ATTACHMENT A

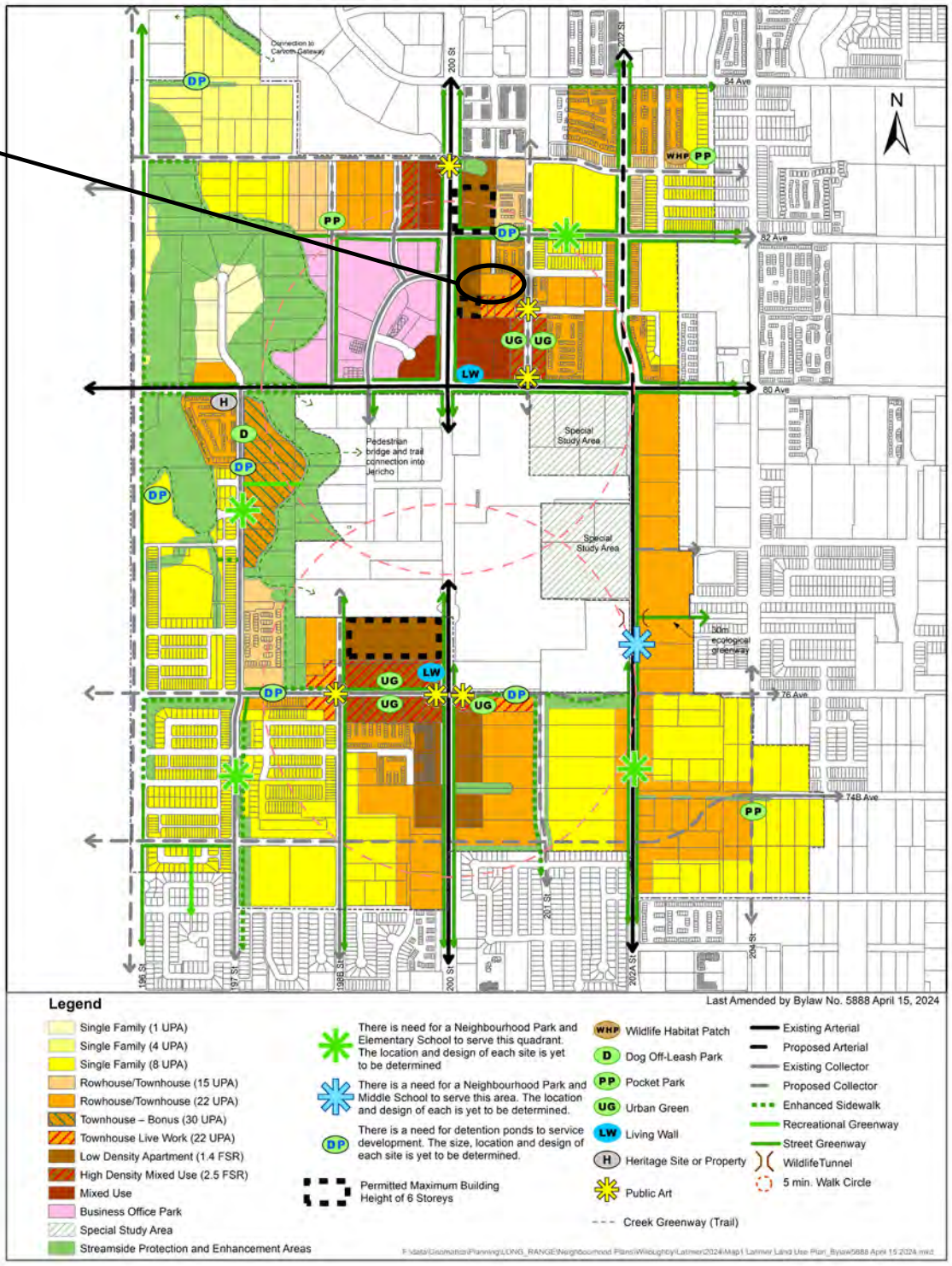


AERIAL CONTEXT MAP


SUBJECT
Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Transit Village
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642, 5775, 5831, 5919, 5973

SUBJECT

Map 1 - Latimer Land Use Plan





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



200A STREET



COMMERCIAL FRONTAGE

RENDERINGS – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101
AMENDMENT (1364204 BC LTD.) BYLAW NO. 6086

EXPLANATORY NOTE

Bylaw No. 6086 amends the Latimer Neighbourhood Plan to permit High Density Mixed-Use up to 2.5 FSR and 6 storeys in height on property at 8146 – 200 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101
AMENDMENT (1364204 BC LTD.) BYLAW NO. 6086

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800 and Latimer Neighbourhood Plan Bylaw No. 5101

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 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1364204 BC Ltd.) Bylaw No. 6086”.

2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 is further amended by amending Map 1, by:
   a.) including the property shown on Schedule A attached to and forming part of this bylaw as “High Density Mixed Use”; and

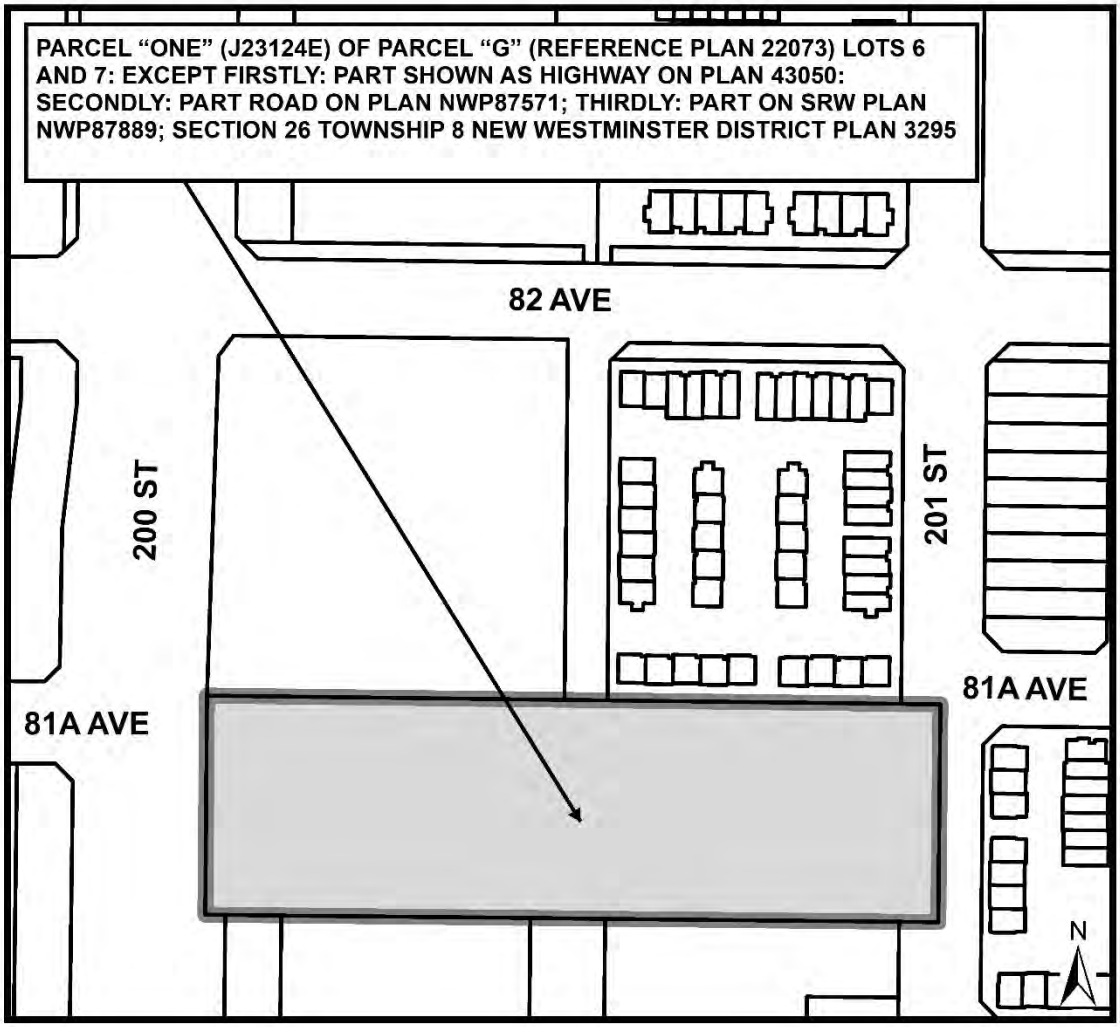
   b.) including the property shown on Schedule A attached to and form part of this bylaw as “Development Permit Area ‘D’ Mixed Use.

3. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 is further amended by amending Map 1 – Land Use Concept by including the property shown on Schedule A attached to and forming part of this bylaw as “High Density Mixed Use (2.5 FSR)”.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
PUBLIC HEARING HELD the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6086



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1364204 BC LTD.) BYLAW NO. 6087

EXPLANATORY NOTE

Bylaw No. 6087 rezones land located at 8146 – 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-211 to permit a comprehensive development consisting of an apartment building and a mixed use apartment building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1364204 BC LTD.) BYLAW NO. 6087

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 (1364204 BC Ltd.) Bylaw No. 6087".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-211" after the words "Comprehensive Development Zone CD-210"
   (2) Adding to Section 110.1 after the words "CD-210" the words "CD-211 – 3000 m²"
   (3) Adding after Section 1110 "Comprehensive Development Zone CD-210" the following as Section 1111 "Comprehensive Development Zone CD-211"

1111 **COMPREHENSIVE DEVELOPMENT ZONE CD-211**

Uses Permitted

1111.1 In the CD-211 Zone, only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and uses
2) *accessory home occupations* subject to Section 104.3
3) *group children's day care* subject to Section 1111.3
4) *residential uses* subject to Section 1111.2
5) *commercial uses* subject to Section 1111.3
6) offices subject to Section 1111.3
7) *licensee retail store* subject to the provisions of the Liquor Control and Licensing Act and Regulations and Section 1111.3

Residential Uses

1111.2 *Apartment* units are permitted in the apartment *building* and above the ground floor of the mixed-use apartment building as indicated in Section 1111.12.

Residential Uses

1111.3 *Commercial uses, group children's day cares, office uses, and licensee retail stores* are permitted on the ground floor of the mixed-use *building* as indicated in Section 1111.13.

All *residential uses* are required to comply with Section 3.1.6 of Township of Langley Official Community Plan Bylaw 1979 No. 1842 as amended.

Density

1111.4 The maximum *floor space ratio* of lands zoned CD-211 shall not exceed 2.5.

Lot Coverage

1111.5 Lot coverage of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Siting of Buildings and Structures

1111.6 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1111.7 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with a Development Permit and not exceed six (6) *storeys.* The *height* of *accessory buildings* and *structures* shall not exceed 3.75m or one (1) *storey*, whichever is less.

Subdivision Requirements

1111.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1111.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the Development Permit.

Parking and Loading

1111.10 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

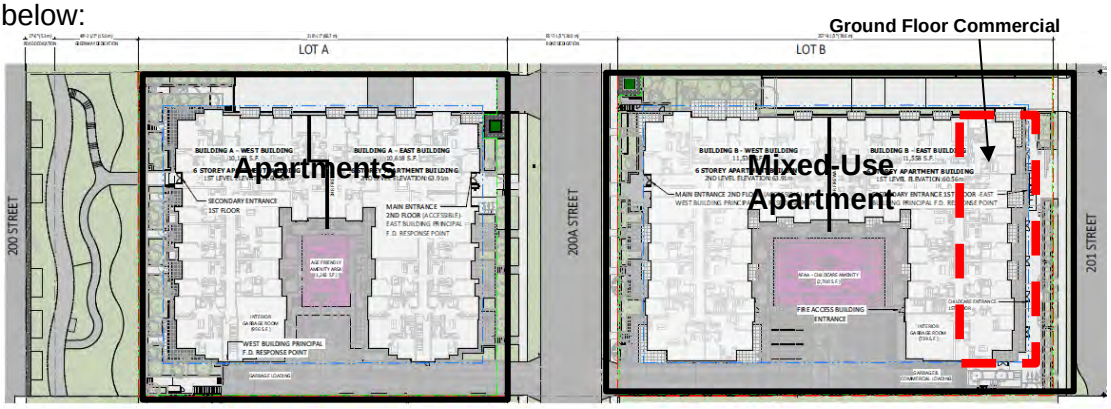
1111.11 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1111.12 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

Site Plan

1111.13 Development in this zone shall conform substantially with the site plan as shown below:



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

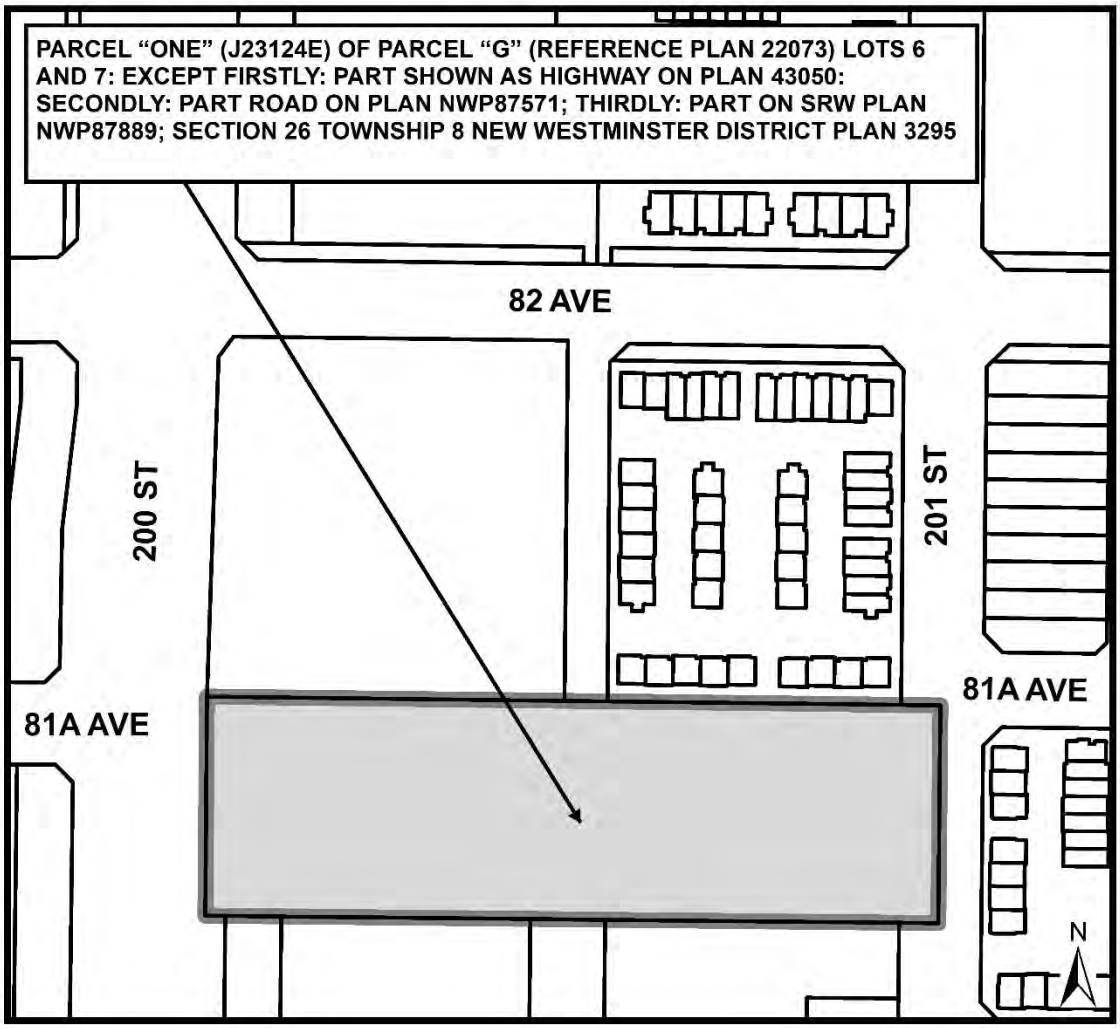
Parcel "One" (J23124E) of Parcel "G" (Reference Plan 22073) Lots 6 and 7: Except Firstly: Part Shown as Highway on Plan 43050: Secondly: Part Road on Plan NWP87571; Thirdly: Part on SRW Plan NWP87889; Section 26 Township 8 New Westminster District Plan 3295

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-211.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
PUBLIC HEARING HELD the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6087



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 16, 2024 - REGULAR MEETING	**REPORT:**	24-288
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0241
SUBJECT:	REZONING APPLICATION NO. 100757 (1485767 BC LTD. / WONDER AND GROW LEARNING CENTER / B150 AND B155, 20487 – 65 AVENUE)		

PROPOSAL:

On October 7, 2024 Council considered first, second, third and final reading of Bylaw No. 6041 (Attachment A) to amend Comprehensive Development Zone CD-103 to accommodate a group children's day care on a site-specific basis for units B150 and B155 in the mixed-use building located at 20487 – 65 Avenue and passed the following resolution:

That the application be referred back to staff, for Council's future consideration, to:

1. *confirm with the proponent how the requirement to demonstrate adequate drop-off and pick-up areas will be satisfied; and*
2. *review if Final Adoption shall be subject to the approval of the local strata corporation.*

In response to Item 1 of Council's resolution, the applicant provided a report with additional clarification on the parking arrangements and traffic management plan (Attachment B). In response to Item 2 of Council's resolution, staff have included a development prerequisite for Council's consideration requiring written approval of the proposed group children's day care use on the property by the strata corporation.

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1485767 BC Ltd.) Bylaw No. 6041 amending Comprehensive Development Zone CD-103 to add group children's day care as a site-specific permitted use subject to the following development prerequisite being satisfied to the acceptance of the Township prior to final reading:

1. Provision of written approval from the strata corporation of the proposed group children's day care use on the property.

EXECUTIVE SUMMARY:

On October 7, 2024 Council considered first, second, third and final reading of Bylaw No. 6041 to amend Comprehensive Development Zone CD-103 to accommodate a group children's day care on a site-specific basis for units B150 and B155 in the mixed-use building located at 20487 – 65 Avenue and passed the following resolution:

That the application be referred back to staff, for Council's future consideration, to:

1. *confirm with the proponent how the requirement to demonstrate adequate drop-off and pick-up areas will be satisfied; and*

2. review if Final Adoption shall be subject to the approval of the local strata corporation.

In response to Item 1 of Council's resolution, the applicant provided a report with additional clarification on the parking arrangements and traffic management plan. In response to Item 2 of Council's resolution, staff have included a development prerequisite for Council's consideration requiring written approval of the proposed group children's day care use on the property by the strata corporation.

Staff recommend that Council give first, second and third reading to Bylaw No. 6041.

PURPOSE:

To provide updated information for Council's consideration of Bylaw No. 6041.

BACKGROUND/HISTORY:

- Council considered first, second, third and final reading of Bylaw No. 6041 on September 9, 2024 and resolved to refer the application to the October 7, 2024 Council Meeting.
- On October 7, 2024 Council resolved the following:

  That the application be referred back to staff, for Council's future consideration, to:

  1. *confirm with the proponent how the requirement to demonstrate adequate drop-off and pick-up areas will be satisfied; and*
  2. *review if Final Adoption shall be subject to the approval of the local strata corporation.*

DISCUSSION/ANALYSIS:

- In response to Item 1 of Council's resolution, the applicant provided a report dated November 11, 2024 with additional clarification on the parking arrangements and traffic management plan.
- In response to Item 2 of Council's resolution, staff have included a development prerequisite for Council's consideration requiring written approval of the proposed group children's day care use on the property by the strata corporation.

(1) Confirm with the proponent how the requirement to demonstrate adequate drop-off and pick-up areas will be satisfied.

- The report provided by Wonder and Growing Learning Center dated November 11, 2024 provides additional clarification regarding how adequate employee parking, drop-off and pick-up areas are being provided.
- The report includes measures undertaken to date to minimize impact on neighbouring businesses and residents, as well as visuals and a supporting diagram clarifying where the six reserved parking spaces are located for employee parking, drop-off, and pick-up.

(2) Review if Final Adoption shall be subject to the approval of the local strata corporation.

- Staff reviewed this item in conjunction with legal counsel and confirmed Council's ability to include adding a development prerequisite requiring written approval of the proposed group children's day care use on the property by the strata corporation.
- Written approval by the strata corporation of the proposed group children's day care use on the property has been included as a development prerequisite of final reading of Bylaw No. 6041.

Policy Considerations:

The proposed zoning amendment to accommodate a group children's day care on a site-specific basis for units B150 and B155 in the mixed-use building located at 20487 – 65 Avenue is consistent with the Willowbrook Community Plan. Accordingly, staff recommend that Council give first, second and third reading to Bylaw No. 6041.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	September 9, 2024 Report to Council (without attachments)
ATTACHMENT B	Report Submitted by Applicant, dated November 11, 2024

ATTACHMENT A

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 9, 2024 – REGULAR MEETING	**REPORT:**	24-167
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0241
SUBJECT:	REZONING APPLICATION NO. 100757 (1485767 BC LTD. / WONDER AND GROW LEARNING CENTER / B150 AND B155, 20487 – 65 AVENUE)		

PROPOSAL:

Application to amend Comprehensive Development Zone CD-103 to accommodate a group children's day care on a site-specific basis for units B150 and B155 in the mixed-use building located at 20487 – 65 Avenue.

RECOMMENDATION SUMMARY:

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1485767 BC Ltd.) Bylaw No. 6041.

RATIONALE:

The proposal is consistent with the provisions of the Willowbrook Community Plan.

RECOMMENDATION:

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1485767 BC Ltd.) Bylaw No. 6041 amending Comprehensive Development Zone CD-103 to add group children's day care as a site-specific permitted use.

EXECUTIVE SUMMARY:

Wonder & Grow Learning Center has applied on behalf of 1485767 BC Ltd. to amend the CD-103 zone to allow a group children's day care as a permitted use in units B150 and B155 in the mixed-use building located at 20487 – 65 Avenue.

Though not currently permitted in the CD-103 zone, group children's day cares are accommodated in many comparable commercial and comprehensive development zones.

The proposal is consistent with the provisions of the Willowbrook Community Plan. Staff recommend that Council support the rezoning amendment.

PURPOSE:

This report is to provide information and a recommendation to Council regarding proposed rezoning application RZ100757.

REFERENCE:

Owner:	1485767 BC Ltd. 106, 222 4th Street West North Vancouver, BC V7M 1H7
Agent:	Wonder & Grow Learning Center B155, 20487 – 65 Avenue Langley, BC V2Y 3K8
Legal Description:	Strata Lots 230 and 231 District Lot 311 Group 2 New Westminster District Strata Plan EPS4097
Location:	B150 and B155, 20487 – 65 Avenue
Area:	20487 – 65 Avenue: 2.3 ha (5.7 ac) B150 and B155: 179.3 m^2 (1929.9 ft^2)
Existing Zoning:	Comprehensive Development Zone CD-103
Willowbrook Community Plan:	Comprehensive Development

BACKGROUND/HISTORY:

- The subject site is designated Comprehensive Development in the Willowbrook Community Plan.
- The intent of the Comprehensive Development designation is to provide for mixed-use developments including multiple family, seniors' congregate housing, neighbourhood convenience retail and office uses.
- The site was rezoned to Comprehensive Development Zone CD-103 and Development Permit No. 100738 was issued in July 2017 (ToL Project No. 08-14-0164).
- Wonder & Grow Learning Center currently operates a child development center offering professional therapy services and supportive tutoring programs in units B150 and B155 on the ground floor of the existing mixed-use building located at 20487 – 65 Avenue.

DISCUSSION/ANALYSIS:

- The subject application is to amend the CD-103 zone to allow a group children's day care as a permitted use in units B150 and B155 in the existing mixed-use building located at 20487 – 65 Avenue.
- The group children's day care is proposed to be operated by Wonder & Grow Learning Center and will provide care for 25 children with three employees.
- The CD-103 zone permits commercial uses, subject to no individual commercial use exceeding a gross floor area of 450 m^2 (4,843 ft^2).
- The group children's day care is proposed to be located in units B150 and B155 (gross floor area of 179.3 m^2 (1,929 ft^2)) in a mixed-use building fronting 65 Avenue, with the associated outdoor play area located off site consistent with Fraser Health's Away Play Policy.
- Compliant with Section 107 of the Zoning Bylaw, the group children's day care proposes six parking spaces, three parking spaces for employees and three parking spaces for drop-off and pick-up.

- Prior to a Building Permit and Business Licence being issued for the group children's day care, the proponent will be required to:
    - receive Community Care (Fraser Health) approval
    - ensure units B150 and B155 are compliant with the BC Building Code to accommodate the proposed use
    - provide an outdoor play area approved by Community Care (Fraser Health)
    - demonstrate adequate drop-off and pick-up areas in accordance with Section 107 of the Zoning Bylaw

Adjacent Uses:

	Existing Use	Willowbrook Community Plan Designation	Existing Zoning
North:	Townhouses	Multi Family One	Comprehensive Development Zone CD-10
South:	65 Avenue beyond which is a Costco and other light industrial and commercial uses	Business Office Park	Business/Office Park Zone M-11
East:	Townhouses	Multi Family One	Comprehensive Development Zone CD-36
West:	Langley Senior's Village	Institutional	Comprehensive Development Zone CD-44

Zoning Amendment:

- Bylaw No. 6041 proposes to add group children's day care to the list of permitted uses in the CD-103 zone on a site-specific basis for units B150 and B155 located at 20487 – 65 Avenue.

Policy Considerations:

The proposed zoning amendment to allow a group children's day care as a permitted use on a site-specific basis is consistent with the provisions of the Willowbrook Community Plan. Accordingly, staff recommend that Council give first, second, third and final reading to Rezoning Bylaw No. 6041.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

Wonder & Grow Learning Center

Parking and Traffic Management Report

Location:
Wonder & Grow Learning Center
B150 & B155, 20487 65 Avenue, Langley, BC

Submitted by:
Stella Lee, Director

Date:
11.11.2024

Parking and Traffic Management Report

Table of Contents

1. Introduction
    - Purpose of Report
2. Current Parking Arrangements
    - Designated Parking Spaces and Accessibility
    - Proximity to Center Entrance
    - Additional Visuals
3. Financial Considerations and Operational Necessity
    - Financial Constraints
    - Operational Need for Rezoning Approval
    - Commitment to Mission and Need for Financial Stability
4. Local Community Need for Daycare Services
    - High Demand for Childcare
    - Community Benefits
5. Traffic Flow and Drop-off/Pick-up Coordination
    - Structured Drop-off and Pick-up Times
    - Minimal Impact on Local Traffic
6. Compliance with Zoning, Building Codes, and Site Suitability
    - Zoning and Parking Requirements
    (Township of Langley's Zoning Bylaw Section 107)
    - Operation Within Designated Rights
    - Fraser Health Approval and Site Suitability
7. Community Impact and Safety Measures
    - Safety Protocols
    - No Impact on Shared Strata Spaces
8. Conclusion
    - Summary
    - Request for Support and Consideration
9. Appendices
    - Visuals: Parking Layout and Access Routes
    - Supporting Data and Diagrams

1. Introduction

Purpose of Report:
This report provides additional clarification on the parking arrangements and traffic management plan for Wonder & Grow Learning Center as part of our rezoning application. As a small business, we encountered financial limitations with commissioning an external parking study and, following discussion with city staff, decided to prepare this internal report to address council's concerns.

2. Current Parking Arrangements

Designated Parking Spaces and Accessibility:
Wonder & Grow Learning Center has six designated parking spaces located within the underground parking structure, accessible via an intercom system at the entrance. Upon entering, users can input a code to gain direct access to our six designated spaces, conveniently clustered near the exit door of the parking structure. This arrangement provides a short, direct path from parking to the center.

Proximity to Center Entrance:
After exiting the parking area, users are guided onto a safe sidewalk leading directly to our center's entrance, only a few steps away. This layout ensures a secure, streamlined path from parking to the center, prioritizing both convenience and safety.

Additional Visuals:
To aid understanding, we have included a series of visual guides in the attachments, detailing the entry sequence into the parking area and illustrating the direct route from our parking spaces to the center entrance.

3. Financial Considerations and Operational Necessity

Financial Constraints:
Following a discussion with city staff, we jointly determined that preparing this internal report would be a feasible alternative to commissioning an external parking study, as the latter presented a significant financial burden for our small business. This report has

therefore been prepared to address council's requirements while remaining within our financial means.

Operational Need for Rezoning Approval:
Due to high rental fees and associated maintenance costs to cover two combined units, it has become increasingly challenging to sustain operations solely through individual sessions. Expanding into daycare services represents a viable solution, allowing us to support more families while ensuring our business's long-term sustainability. Without rezoning approval, it is uncertain whether we will be able to continue operating in this location under the current business model.

Commitment to Mission and Need for Financial Stability:
Wonder & Grow Learning Center has been able to successfully uphold its mission by offering supportive, individualized behavioral intervention sessions to numerous children and families. These essential sessions provide much-needed assistance, enabling us to fulfill our center's core values and goals by serving those in need. In this respect, our center's operations have been successful—financial concerns aside. To sustain this journey of growth and to continue supporting the children and families who rely on us, finding new operational strategies that secure financial stability is now essential.

4. Local Community Need for Daycare Services

High Demand for Childcare:
Langley and its surrounding areas, including Willoughby and Willowbrook, are experiencing rapid growth in population, resulting in an increased demand for daycare services. Many working families in these communities rely on local daycare centers like ours for safe, reliable, and nurturing childcare. By expanding our services to include a daycare program, we can help meet this growing need and provide a trusted, accessible childcare option for local families.

Community Benefits:
This expansion will not only provide critical daycare availability for the community but will also create a stable, enriching environment for children, supporting their early development and offering much-needed support to working parents in the area.

5. Traffic Flow and Drop-off/Pick-up Coordination

Structured Drop-off and Pick-up Times:
The daycare's fixed operating hours will result in two predictable periods each day for drop-off and pick-up. These structured times help consolidate traffic, minimizing any potential disruptions. Our staff will actively supervise these peak periods to ensure a smooth and efficient flow, thereby preventing congestion and promoting efficient use of the parking spaces.

Minimal Impact on Local Traffic:
Given that drop-off and pick-up only occur twice daily, this streamlined schedule reduces the impact on nearby residential areas, ensuring a peaceful and organized environment for neighbors and compliance with all applicable zoning requirements.

6. Compliance with Zoning, Building Codes, and Site Suitability

Zoning and Parking Requirements:
Our center's six designated parking spaces meet all required standards under the Township of Langley's Zoning Bylaw Section 107, including three spaces for staff and three for drop-off/pick-up, ensuring compliance without the need for additional structural modifications or approvals.

Operation Within Designated Rights:
We are committed to operating solely within the boundaries and rights allocated to us under our current property agreement. This means that all operations, including parking and traffic flow, will occur strictly within our designated spaces, with no encroachment upon shared or common areas. We believe that this alignment with strata policies and building codes eliminates the need for further approvals or adjustments to existing strata regulations.

Fraser Health Approval and Site Suitability:
Our center has received preliminary approval from Fraser Health following multiple site visits. Fraser Health's review has confirmed the suitability of our center's location, particularly with two public parks situated very close to our location, which serve as designated 'Away Play' spaces. These parks provide a safe and compliant route for children's outdoor play in accordance with licensing regulations, offering a seamless

transition for children from our center to designated outdoor spaces. This arrangement has been approved to meet all Fraser Health standards, ensuring both safety and compliance.

7. Community Impact and Safety Measures

Safety Protocols:
Our staff will supervise drop-off and pick-up during peak hours to ensure a well-managed, safe environment. We have clearly communicated our parking guidelines to families and will continue to monitor the process actively, minimizing any potential impact on the surrounding community.

No Impact on Shared Strata Spaces:
By strictly adhering to our designated parking spaces and property rights, we ensure that there is no impact on shared spaces or other strata operations. This commitment to operating within our assigned boundaries will help foster a positive relationship with the community and alleviate any concerns from neighboring residents.

8. Conclusion

Summary:
Wonder & Grow Learning Center's current parking and operational setup fulfills all zoning, building, and safety requirements, with minimal impact on the surrounding community. Our structured drop-off and pick-up schedule supports an organized traffic flow, ensuring that operations remain smooth and respectful of nearby residents.

Request for Support and Consideration:
Given the substantial financial burden associated with an external parking study, we respectfully request that the council accept this internal report as sufficient evidence of our compliance. We hope to receive your support in approving our rezoning application to meet the community's growing demand for daycare services and to secure the sustainability of our center.

With this rezoning approval, we can maximize the use of our current space, providing essential daycare services to local families in a safe, nurturing environment.

We are grateful for your consideration and look forward to the opportunity to further serve the Langley community.

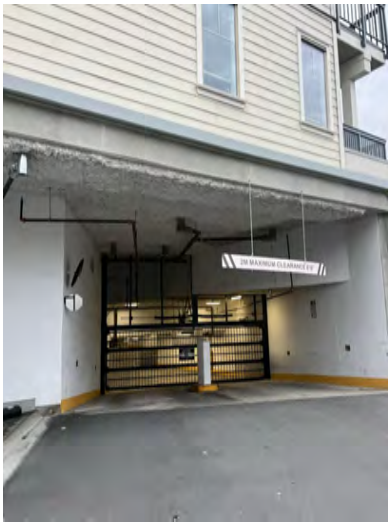
9. Appendices

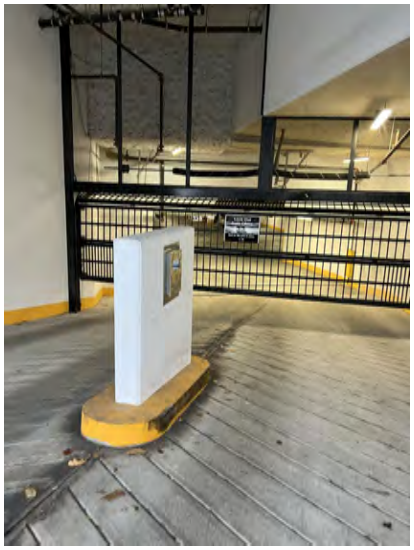
Visuals : Parking Layout and Access Routes

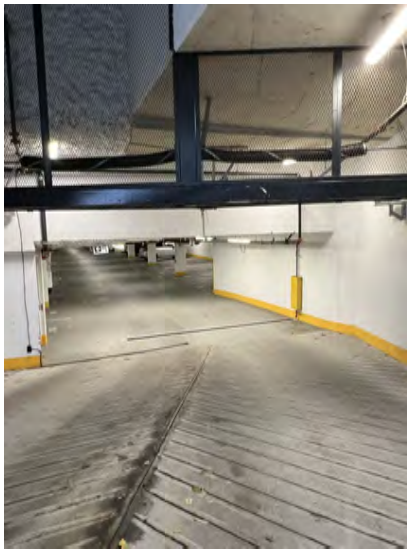




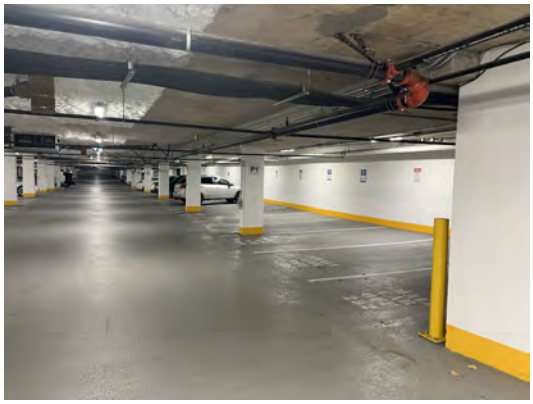


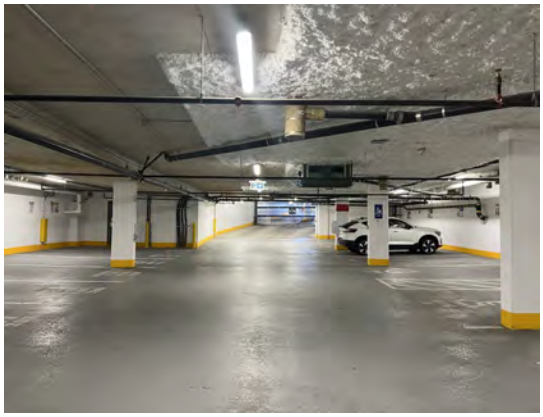


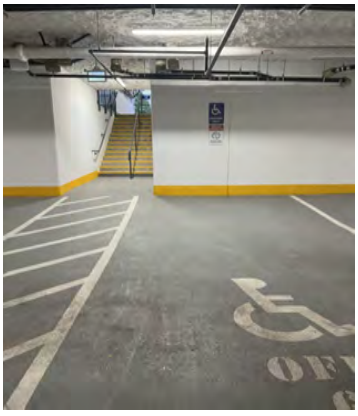


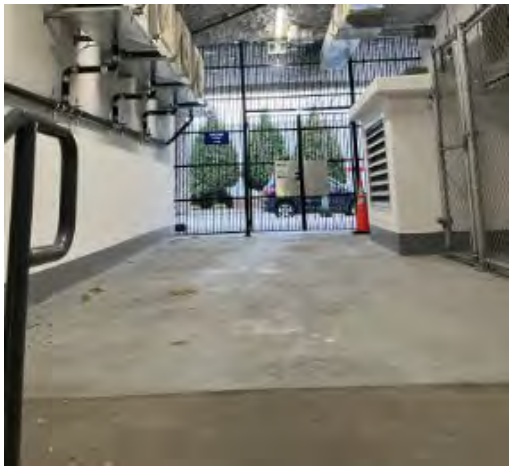








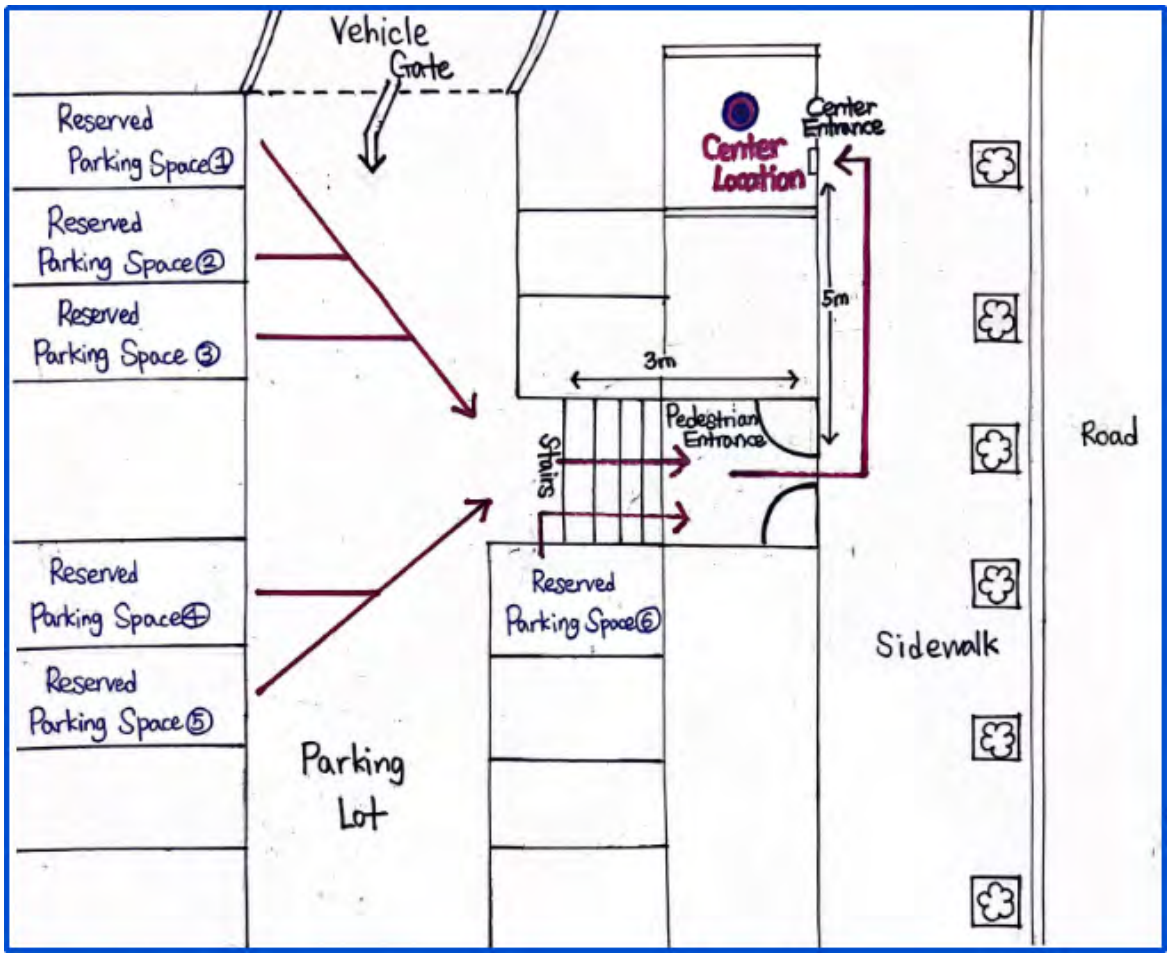







0487 B 65 AVENUE
SHOPS PARKING

Supporting Diagram



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1485767 BC LTD.) BYLAW NO. 6041

EXPLANATORY NOTE

Bylaw No. 6041 amends Comprehensive Development Zone CD-103 to include group children's day care as a permitted use on a site-specific basis on a portion of property located at 20487 – 65 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1485767 BC LTD.) BYLAW NO. 6041

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 (1485767 BC Ltd.) Bylaw No. 6041”.

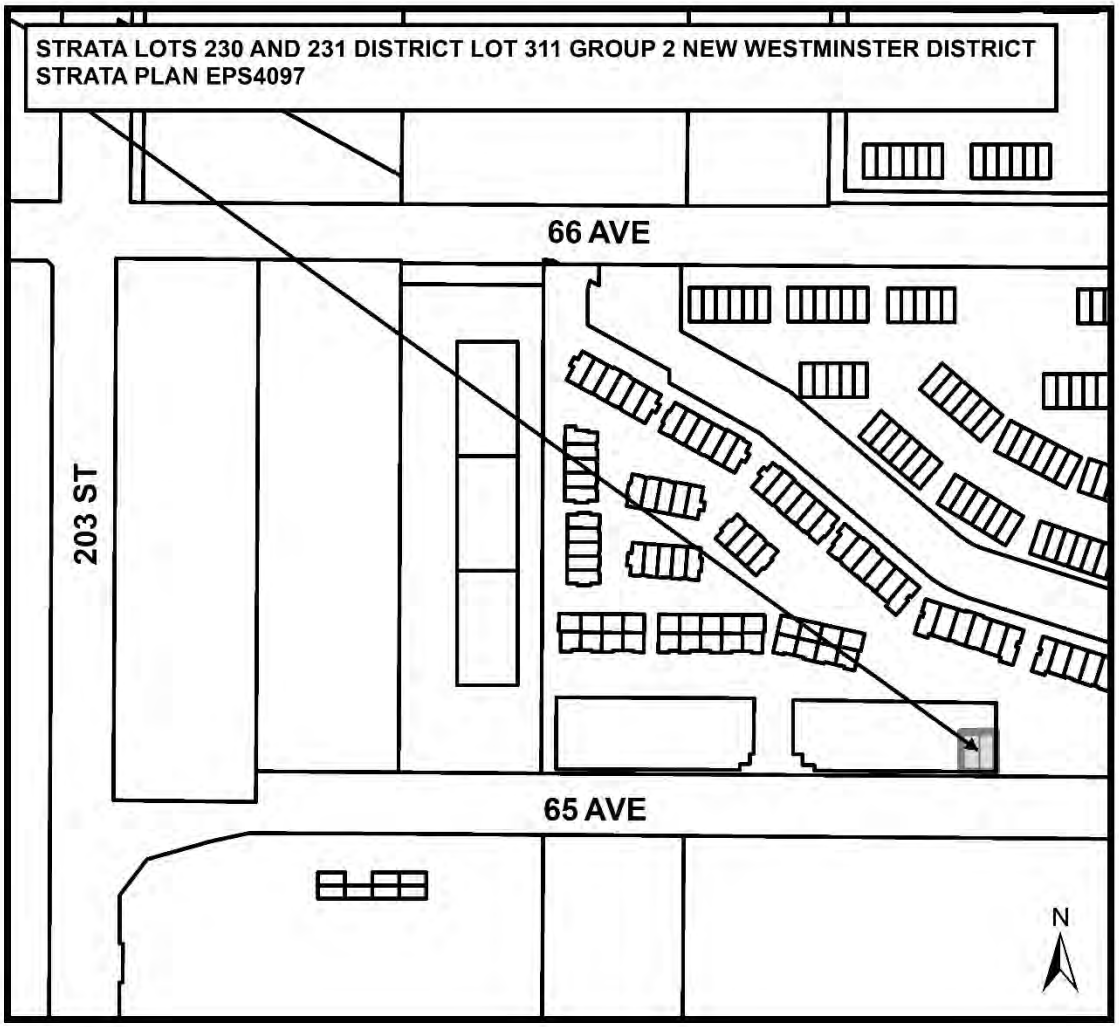
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by adding the following to Section 1003.1:

   5) *group children’s day care* on Strata Lots 230 and 231 District Lot 311 Group 2 New Westminster District Strata Plan EPS4097

NOTICE WAS GIVEN the	30	day of	August	, 2024
READ A FIRST TIME the		day of	September	, 2024
READ A SECOND TIME the		day of	September	, 2024
READ A THIRD TIME the		day of	September	, 2024
ADOPTED the		day of	September	, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6041



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 16, 2024 - REGULAR MEETING	**REPORT:**	24-283
FROM:	FINANCE DIVISION	**FILE:**	1615-20
SUBJECT:	CREDIT CARD SERVICE FEE BYLAW AMENDMENT		

RECOMMENDATION:

That Council give first, second and third reading to Credit Card Payment Service Fee Bylaw No. 5853 Amendment Bylaw No. 6092.

EXECUTIVE SUMMARY:

The Township of Langley currently charges a credit card fee of 2.2% on select schedules of the Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended. Amendments to Credit Card Payment Service Fee Bylaw No. 5853 through Amendment Bylaw No. 5995 are proposed to expand service to include flat rate utility charges, metered utility charges and property taxes.

PURPOSE:

This report is provided to update Credit Card Payment Service Fee Bylaw No. 5853 to harmonize the types of fees and charges where an additional charge applies to customers who utilize a credit card to provide payment.

BACKGROUND/HISTORY:

Due to the high fees charged by credit card companies, which are borne by the merchant, it has been an ongoing challenge for Municipalities to accept credit cards for fees. In 2023, the Township adopted Credit Card Payment Service Fee Bylaw No.5853 which allowed the addition of a 2.2% service fee charge to offset the fees for accepting payments by credit cards for some fees.

According to section 194(1)(a) of the Community Charter, a Council may, by bylaw, impose a fee payable in respect of all or part of a service for the municipality, which the credit card service fees fall under.

.

By adding the ability to pay by credit for the below charges residents and business that choose this option will be paying for the service without placing burden on cost on taxpayers.

DISCUSSION/ANALYSIS:

Staff recommend expansion of the credit card fee program to the following:

1. Flat and Pro Rated Utility Charges
2. Metered Utility Charges
3. Property Taxes

The addition of these fees is recommended to allow the Township to provide a higher standard of service by providing additional payment options for customers without placing any additional burden or cost on taxpayers. However, there are still many other options for residents and businesses to pay to avoid the credit card service fee.

Financial Implications:

The addition of these fees will offset credit card service charges that the Township of Langley would be charged whenever a credit card is chosen as the form of payment for these charge types.

Respectfully submitted,

Kim Kenward
MUINICIPAL COLLECTOR
for
FINANCE DIVISION

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

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

CREDIT CARD PAYMENT SERVICE FEE BYLAW NO.5853

AMENDMENT BYLAW NO. 6092

EXPLANATORY NOTE

Bylaw No. 6092 amends the Credit Card Payment Service Fee Bylaw No. 5853 to include flat rate utility charges, metered utility charges and annual property tax charges.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

CREDIT CARD PAYMENT SERVICE FEE BYLAW NO. 5853

AMENDMENT BYLAW NO. 6092

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 “Credit Card Payment Service Fee Bylaw No. 5853 Amendment Bylaw No. 6092”.

2. The “Credit Card Payment Service Fee Bylaw No. 5853, as amended, is further amended by:

   a. Adding Section 3 (c) with the following text:

      - Flat rate, and pro rated utility charges levied for a property.

   b. Adding Section 3 (d) with the following text:

      - Metered utility charges levied for a property.

   c. Adding Section 3 (e) with the following text:

      - Annual property tax charges levied for a property.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 16, 2024 - REGULAR MEETING	**REPORT:**	24-281
FROM:	FINANCE DIVISION	**FILE:**	3900-25
SUBJECT:	2025 REVENUE ANTICIPATION BORROWING BYLAW		

RECOMMENDATION:

That Council give first, second, and third reading to the 2025 Revenue Anticipation Borrowing Bylaw No. 6088.

EXECUTIVE SUMMARY:

Pursuant to Section 177 of the *Community Charter*, 2025 Revenue Anticipation Borrowing Bylaw No. 6088 will provide authorization to borrow money between January 1, 2025 and December 31, 2025 should it become necessary.

The Township will receive most of its 2025 property tax revenue mid-year but Township expenditures commence on January 1, 2025. This bylaw will provide authority in the unlikely event that it becomes necessary to borrow money on an interim basis to meet the lawful expenditures of the Township and to pay amounts required to meet the Municipality's taxing obligations in relation to other public bodies. Bylaw No. 6088 sets this borrowing limit at $50 million for the year 2025.

It is highly unlikely that the Township will ever need to borrow under this bylaw. Use of this form of financing is rare for municipalities the size of the Township and has been accessed only once in the last 30 years.

In the event borrowing becomes necessary, the Township will maintain a line of credit agreement with the Township's bank in the amount of $50 million. To borrow money under this line of credit agreement, a promissory note must be executed by the Mayor and the Director of Finance. The borrowing would be reported to Council at the earliest opportunity.

Revenue collected from property taxes or cash from investments maturing would be used to repay the amount borrowed at the earliest possible opportunity and in any case no later December 31, 2025.

PURPOSE:

The purpose of this report is to introduce 2025 Revenue Anticipation Borrowing Bylaw No. 6088 for first, second and third reading by Council. This bylaw will provide authorization to borrow money in the unlikely event that it becomes necessary between January 1, 2025 and December 31, 2025, pursuant to Section 177 of the *Community Charter*.

DISCUSSION/ANALYSIS:

The Township will receive most of its 2025 property tax revenue mid-year but Township expenditures commence on January 1, 2025. This bylaw will provide authority in the unlikely event that it becomes necessary to borrow money on an interim basis to meet the lawful expenditures of the Township and to pay amounts required to meet the Municipality's taxing obligations in relation to other public bodies. Bylaw No. 6088 sets this borrowing limit at $50 million for the year 2025.

It is highly unlikely that the Township will ever need to borrow under this bylaw. Use of this form of financing is rare for municipalities the size of the Township and has been accessed only once in the last 30 years due to a cash flow timing issue.

In the event borrowing becomes necessary, the Township will maintain a line of credit agreement with the Township's bank in the amount of $50 million. To borrow money under this line of credit agreement, a promissory note must be executed by the Mayor and the Director of Finance. The borrowing would be reported to Council at the earliest opportunity. Revenue collected from property taxes or cash from investments maturing would be used to repay the amount borrowed at the earliest possible opportunity and in any case not later than December 31, 2025.

Legislation:

Community Charter Section 177, on revenue anticipation borrowing states the following:

1. *A Council may, by bylaw, provide for the borrowing of money that may be necessary to:*
    a. *Meet current lawful expenditures.*
    b. *Pay amounts required to meet the municipality's taxing obligations in relation to another local government or other public body.*
2. *The debt outstanding under this section must not exceed the total of:*
    a. *The unpaid taxes for all purposes imposed during the current year.*
    b. *The money remaining due from other governments.*
3. *Before the adoption of the annual property tax bylaw in any year, the taxes in that year are deemed to be 75% of all property taxes imposed for all purposes in the preceding year.*
4. *When collected, revenue from property taxes must be used as necessary to repay money borrowed under this section.*

Financial Implications:

Maximum allowable borrowing under this bylaw is $50 million. Interest costs for this type of short-term borrowing would be minimal.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

2025 REVENUE ANTICIPATION BORROWING BYLAW NO. 6088

EXPLANATORY NOTE

The purpose of Bylaw No. 6088 is to provide authorization to borrow funds between January 1, 2025 and December 31, 2025. As the Municipality does not receive property taxation revenue until tax collection time (May to late June), it may be necessary to borrow funds to meet the lawful expenditures of the Township and to pay amounts required to meet the Township's taxing obligations in relation to other public bodies.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

2025 REVENUE ANTICIPATION BORROWING BYLAW NO. 6088

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 “2025 Revenue Anticipation Borrowing Bylaw No. 6088”.
2. The Corporation of the Township of Langley is hereby authorized and empowered to borrow upon the credit of the Corporation up to the maximum amount of Fifty Million dollars ($50,000,000) in such amounts and at such times as the same may be required, and at a rate of interest that shall not exceed the prime rate set by the Corporation’s bankers.
3. The monies so borrowed and interest thereon, shall be payable on or before the 31st day of December 2025.
4. The form of obligation or obligations to be given as an acknowledgment of the liability of the Corporation for and in connection with the monies so borrowed shall be a promissory note or notes for such sums as may be required and may be advanced from time to time, signed by the Mayor and Director of Finance of the Corporation and bearing the Corporate Seal of the Corporation.
5. There is hereby set aside as security for the liability hereby authorized to be incurred the whole unpledged or unencumbered amount of unpaid taxes due to the Corporation as at December 31, 2024, and the whole of the taxes to be levied for the year 2025. When collected, revenue from property taxes must be used, as necessary, to repay money borrowed under the authority of Bylaw No. 6088.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 16, 2024 - REGULAR MEETING	**REPORT:**	24-282
FROM:	FINANCE DIVISION	**FILE:**	1760-30
SUBJECT:	TEMPORARY BORROWING BYLAW (STRATEGIC LAND LOAN)		

RECOMMENDATION:

That Council give first, second, and third reading to Temporary Borrowing (Strategic Land Loan) Bylaw No. 6089 towards the estimated cost of purchasing strategic land.

PURPOSE:

The purpose of the report is to obtain Council's approval for Temporary Borrowing Bylaws No. 6089 for Strategic Land Purchases as outlined previously.

DISCUSSION/ANALYSIS:

On September 9, 2024, Council gave final reading to Strategic Land Loan Authorization Bylaw No. 6011 for $74,906,665 for the estimated cost of purchasing strategic land.

The Temporary Borrowing bylaw provides for temporary borrowing pending the issuance of debenture debt by the Municipal Finance Authority in accordance with the *Community Charter*.

A Temporary Borrowing Bylaw acts as a bridge from that period when a Capital Project starts, and funding is required to the next official debt issuance by Metro Vancouver and the Municipal Finance Authority. Temporary borrowing can also work like a progress draw and provide an opportunity to borrow only what is required until such time as the project is complete and the total amount of funding required is known. It makes sense to use temporary borrowing when the timeline for a project is in flux. Money borrowed under this section must be repaid or transferred to long term debt within five years from the first advance.

The Township will place the debt with the MFA through the long-term debenture debt program. Temporary Borrowing Bylaws are required to obtain funds from the MFA through their interim financing program until the long-term debenture debt program is in place. The Strategic Land Loan will be repaid from General Operating Revenue, Parks DCC's and Roads DCC's with a maximum term of 30 years.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6089

EXPLANATORY NOTE

Bylaw No. 6089 provides for temporary borrowing pending the issuance of debenture securities to complete the purchase of Strategic Land, in the amount of $74,906,665 pursuant to Strategic Land Loan Authorization Bylaw No. 6011.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 6089

WHEREAS it is provided by Section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily under the conditions therein set out.

WHEREAS the Council has adopted Bylaw No. 6011, cited as Strategic Land Loan Authorization Bylaw No. 6011 authorizing the borrowing of a sum not exceeding seventy-four million nine hundred six thousand six hundred sixty-five dollars ($74,906,665) to complete the purchase of Strategic Land.

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

This bylaw may be cited as “Temporary Borrowing (Strategic Land) Bylaw No. 6089”.

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of seventy-four million nine hundred six thousand six hundred sixty-five dollars ($74,906,665), as the same may be required.

The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Financial Administration Officer.

The money so borrowed shall be used solely for the purposes set out in said Strategic Land Loan Authorization Bylaw No. 6089.

The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL PROCEDURE BYLAW 2016 NO. 5199

AMENDMENT BYLAW NO. 6071

EXPLANATORY NOTE

Bylaw No. 6071 amends the Council Procedure Bylaw to expand the permitted use of electronic or other communication meeting attendance by Council members.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL PROCEDURE BYLAW 2016 NO. 5199

AMENDMENT BYLAW NO. 6071

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 "*Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 6071*".

2. The "*Council Procedure Bylaw 2016 No. 5199*" as amended is further amended:

   a) Replace the text in Section 5.24 a) with the following:

      "Attendance at Federal, Provincial, or Township business or activity."

   b) Add the following text to the end of the first paragraph of Section 5.24:

      "at the discretion of the Chair".

PUBLIC NOTICE GIVEN THE 25 OF NOVEMBER, 2024

READ A FIRST TIME the	02	day of	December	, 2024
READ A SECOND TIME the	02	day of	December	, 2024
READ A THIRD TIME the	02	day of	December	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	DECEMBER 16, 2024
FROM:	PROTECTIVE SERVICES RCMP	**FILE NO:**	7400-01
SUBJECT:	RCMP STAFFING UPDATE		

The purpose of this memorandum is to provide Mayor and Council with an update on the RCMP staffing levels, as requested at the December 2, 2024 Regular Council Meeting.

The below information has been provided by Superintendent Joe Fortin, OIC LMD Corporate and Client Services, on December 3, 2024, indicating the FTE, FTE Utilization, and Difference (vacancies).

S/Sgt. Roger Green, Administrative NCO, Langley Detachment, advised the vacancies (16) are all hard vacancies, meaning they are all in some stage of the staffing process. Either a staffing action request has been made and we are waiting for a candidate to be named or someone has been identified and we are waiting for them to arrive.

2024/25 - P7

RM/CM FTE Establishment	RM/CM Funded	FTE Utilization	Difference:
165.65	165.65	132.94	32.71

% Funded of Est.	100.00%
% Unfunded	0.00%
% FTE Uti. To Funded	80.25%
% Hard/Soft Vacancy	19.75%

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	DECEMBER 16, 2024
FROM:	PUBLIC WORKS DIVISION	**FILE NO:**	5360-02-001
SUBJECT:	2025 COLLECTION AREA ADJUSTMENTS UPDATE		

The purpose of this memorandum is to update Mayor and Council on changes to the Township's curbside collection areas for garbage, organics and recycling which were previously communicated to Council on November 4, 2024, as shown in Attachment A.

An adjustment to the curbside collection areas is required due to development concentrated in the Monday collection zone in Willoughby. Staff planned to notify the 1,200 affected properties by mail in early December 2024. However, due to ongoing labour disruptions at Canada Post, this is no longer feasible.

Staff have confirmed with the Township's service provider, Sierra Waste Services Ltd., that the proposed collection area adjustments can be delayed until the Canada Post labour disruption has been resolved. Staff will notify all affected properties once Canada Post returns to regular operations, with collection area adjustments taking effect four to five weeks after notification commences.

ATTACHMENT A November 4, 2024 Memo to Council – 2025 Collection Area Adjustments

ATTACHMENT A

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR & COUNCIL	**DATE:**	NOVEMBER 4, 2024
FROM:	PUBLIC WORKS DIVISION	**FILE NO:**	5360-02-001
SUBJECT:	2025 COLLECTION AREA ADJUSTMENTS		

The purpose of this memorandum is to update Mayor and Council on upcoming changes to the Township's curbside collection areas for garbage, organics, and recycling collection.

Staff periodically review the Township's curbside collection areas in consultation with our collection provider (Sierra Waste Services Ltd.) to ensure equipment and crews are used efficiently. This is done by balancing service demands over the collection week (Monday through Thursday).

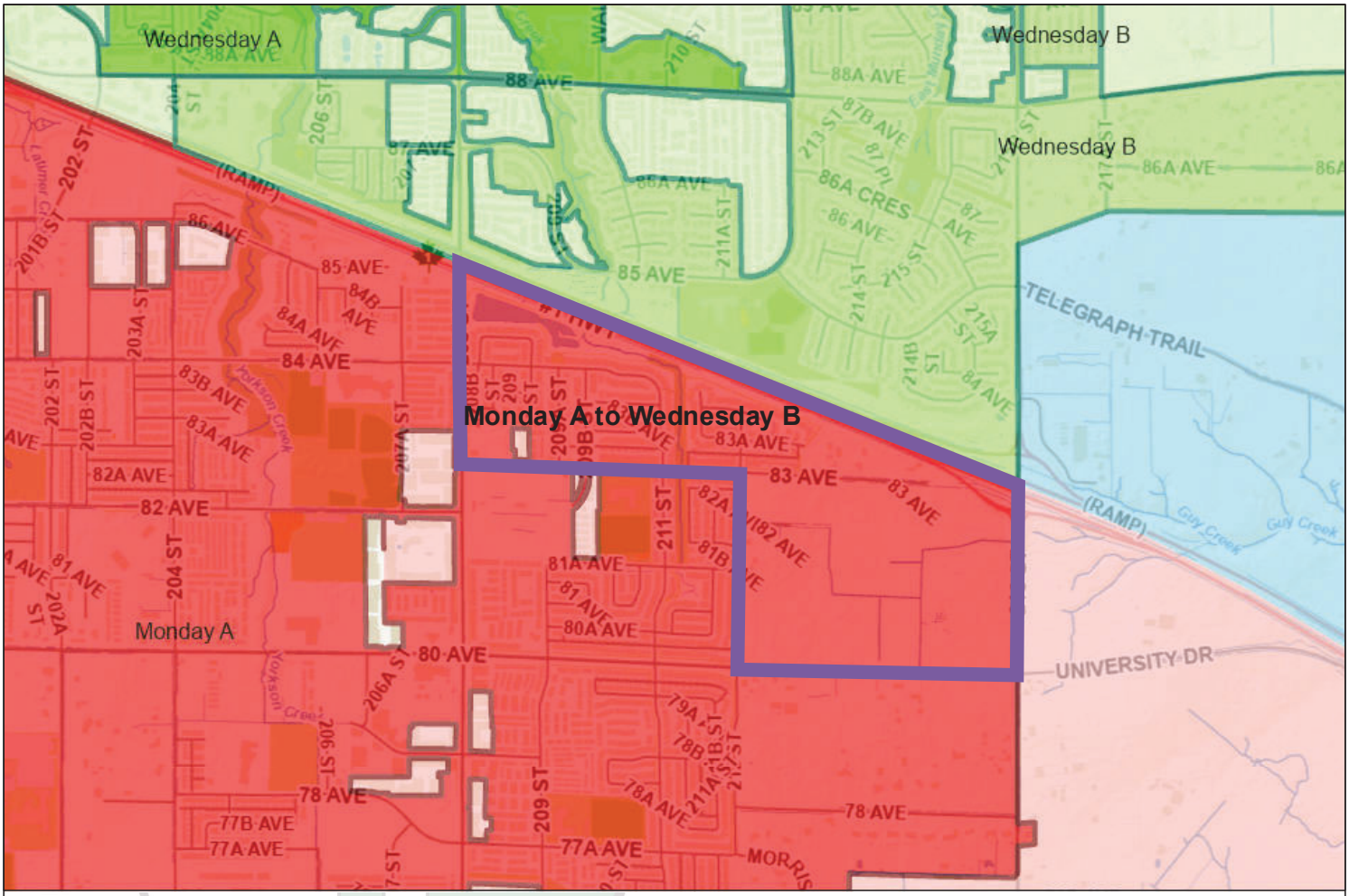
Collection zones were last revised in January 2019 to accommodate population growth and took known future construction and zoning into consideration. Since then, continued development concentrated in the Willoughby neighbourhood has resulted in service demands on Monday being significantly higher than the remainder of the week. If collection zones remain unchanged, the Township's collection provider may become unable to service all homes within the existing boundaries as scheduled or accommodate strata complexes seeking to switch from private to municipal collection services.

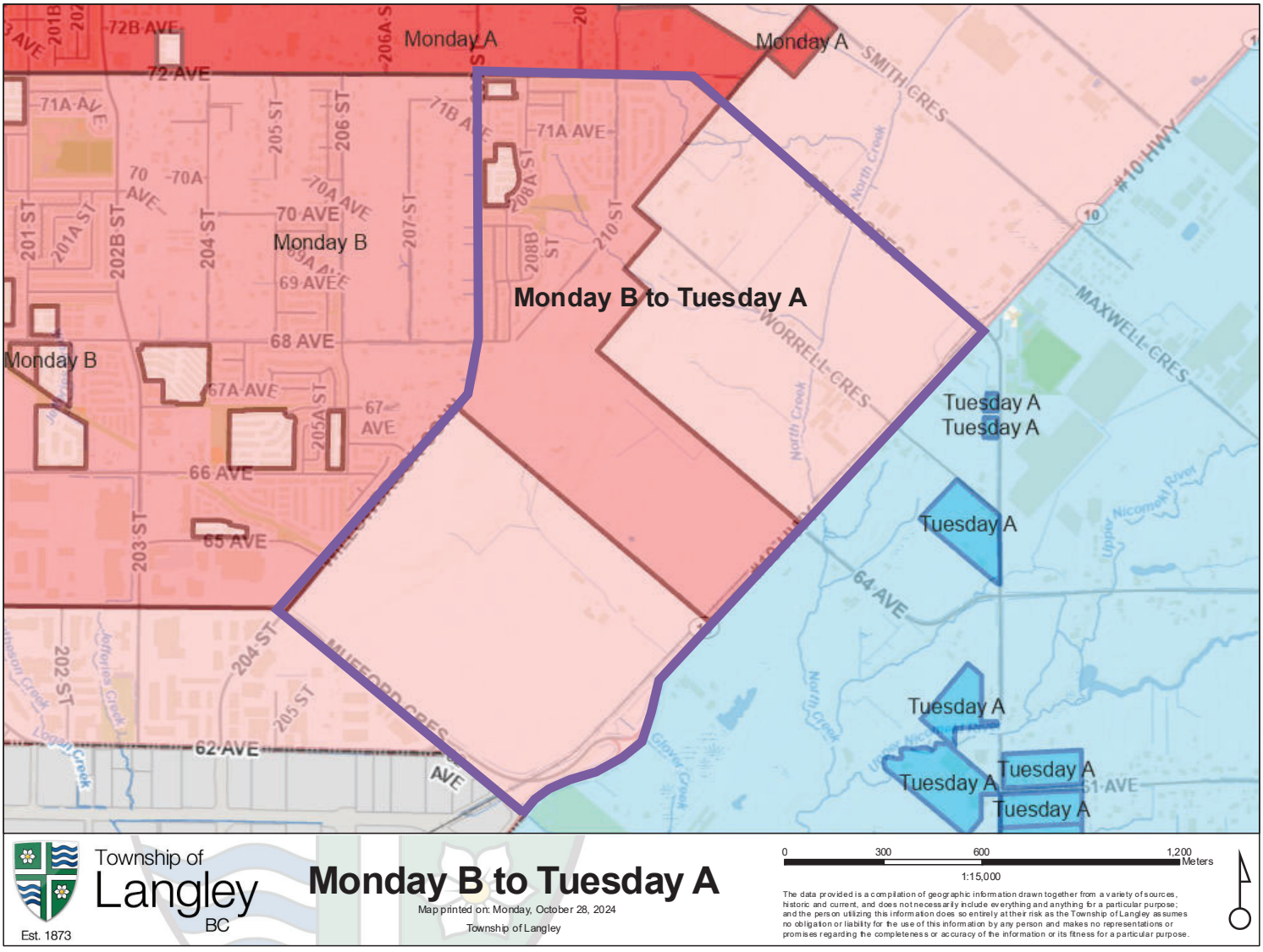
Two areas currently receiving collection on Mondays will be shifted to Tuesdays or Wednesdays, affecting approximately 1,200 properties. These areas are outlined in Attachments A and B. Homes will receive garbage collection for two consecutive weeks to help them adjust to their new collection schedule before returning to bi-weekly garbage collection.

Zone changes are scheduled to come into effect the week of January 6, 2025, the first full week after the holidays. Affected residents will be notified of the changes by mail in early December and through digital communications in the weeks that follow. Once in effect, no further changes to collection zones are anticipated for another five years.

ATTACHMENT A: Map - Zone Change – Monday A to Wednesday B

ATTACHMENT B: Map - Zone Change – Monday B to Tuesday A


Wednesday A
Wednesday B
Wednesday B
Monday A to Wednesday B
Monday A
88 AVE
88A AVE
87 AVE
86A AVE
86 AVE
85 AVE
84 AVE
83A AVE
83 AVE
82A AVE
82 AVE
81A AVE
81 AVE
80A AVE
80 AVE
78 AVE
77B AVE
77A AVE
202 ST
203A ST
204 ST
206 ST
206A ST
207A ST
209 ST
211 ST
86A CRES
87B AVE
87 PL
87 AVE
214 ST
215 ST
215A ST
214B ST
84 AVE
TELEGRAPH TRAIL
(RAMP)
UNIVERSITY DR
MORRIS
Township of Langley BC
Est. 1873
Monday A to Wednesday B
Map printed on: Monday, October 28, 2024
Township of Langley
0 300 600 1,200 Meters
1:15,000
The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.


Monday A
Monday A
Monday B
Monday B
Monday B to Tuesday A
Tuesday A
Tuesday A
Tuesday A
Tuesday A
Tuesday A
Tuesday A
Tuesday A
72B AVE
72 AVE
71A AVE
70 AVE
70A AVE
69 AVE
68 AVE
67A AVE
67 AVE
66 AVE
65 AVE
64 AVE
62 AVE
205 ST
206 ST
201 ST
202B ST
204 ST
207 ST
208A ST
208B ST
210 ST
203 ST
202 ST
SMITH CRES
WORRELL CRES
MAXWELL CRES
#10 HWY
MUFFORD CRES
North Creek
Upper Nicomekl River
Glover Creek
Logan Creek
Township of Langley
Est. 1873
Monday B to Tuesday A
Map printed on: Monday, October 28, 2024
Township of Langley
0
300
600
1,200
Meters
1:15,000
The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	DECEMBER 16, 2024
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE NO:**	LRP00026
SUBJECT:	2024 INTERIM HOUSING NEEDS REPORT		

This memorandum is to inform Mayor and Council that the 2024 Interim Housing Needs Report has been published on the Township website as an appendix to the existing (2020) Housing Needs Report according to legislated requirements.

Background

At the November 18, 2024 Regular Meeting, Council received the 2024 Interim Housing Needs Report (HNR), which fulfilled Section 585.31 of the Local Government Act (LGA). As directed by Council, the report has been published on the Township website as an appendix to the 2020 Housing Needs Report at www.tol.ca/housing. This meets the requirement under Section 585.4 of the LGA.

Next Steps

By December 31, 2025, the Township is required to update both the Official Community Plan and Zoning Bylaw to accommodate the number of units identified in the HNR, a process known as “pre-zoning”.

Further, at the November 18, 2024 Regular Meeting, Council directed staff to report back with options to pre-zone applicable infill lands along or near 200 Street between 72 Avenue and 85 Avenue. Specifically, this report will analyze the capacity of this area to supply approximately 7,800 units identified through the provincial HNR Method that are in excess of the need identified previously in the Township’s 2020 HNR (6,260 units in 2020, for a total of 14,121 identified in the 2021 Interim HNR).

Township of Langley
Est. 1873

MEMORANDUM

TO:	MAYOR AND COUNCIL	**DATE:**	DECEMBER 16, 2024
FROM:	FINANCE DIVISION	**FILE NO:**	1830-02
SUBJECT:	FINANCIAL REPORT UPDATE – SEPTEMBER 30, 2024		

The purpose of this memorandum is to provide an update on the Financial Report for the period ended on September 30, 2024.

SUMMARY:

The September 30, 2024, Financial Report includes the following schedules:

- Revenue and Expenses for each fund.
- Capital Expenditures for each fund.
- Legal expenditures.
- Development Cost Charge receipts.
- Contracts awarded over $1 million.

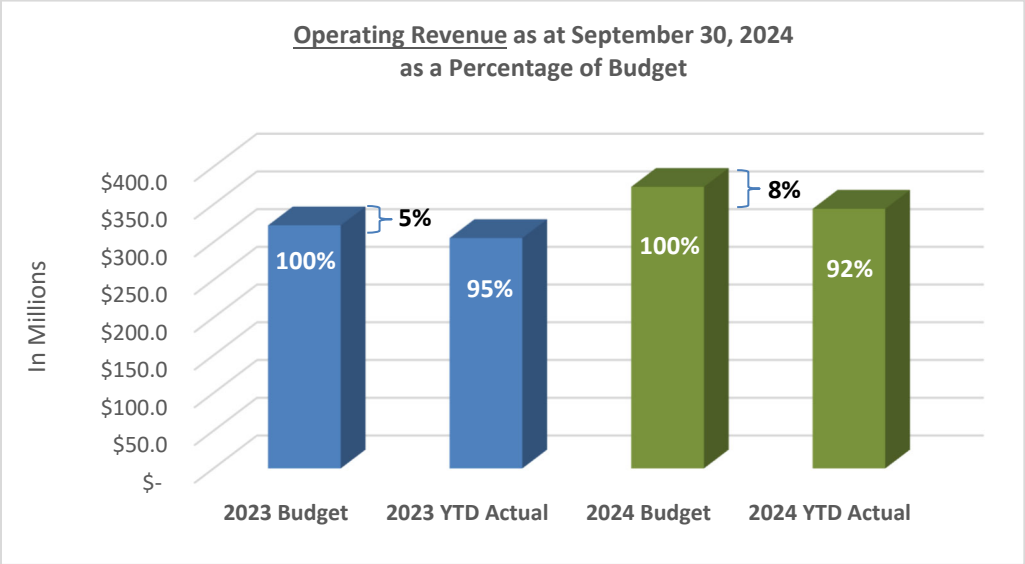
The memo provides Council with an update on the Township's financial activity for the first nine months of 2024 and compare this activity with the adopted 2024 Financial Plan and for the same period in 2023. This report will also provide Council an update on additional financial indicators with the potential to impact current and future performance.

Operating Revenue and Expenses

As at September 30, 2024, operating revenue and expenses are within authority provided by the 2024-2028 Five-Year Financial Plan Bylaw No. 5976. Schedule 'A' presents revenue and expenses for General, Parks, Transportation, Stormwater, Water, Sewer, and Solid Waste Funds. The charts below provide an overall summary.

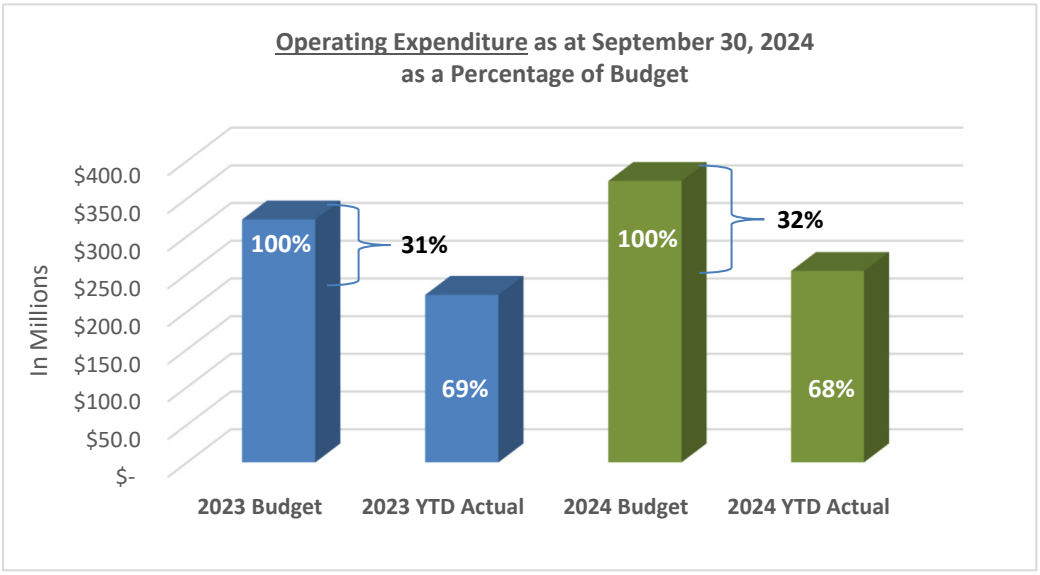
REVENUE

Revenue is always more than seventy-five percent of the annual budget at this point in the year because the property tax and utility billing for the entire year is levied in May.



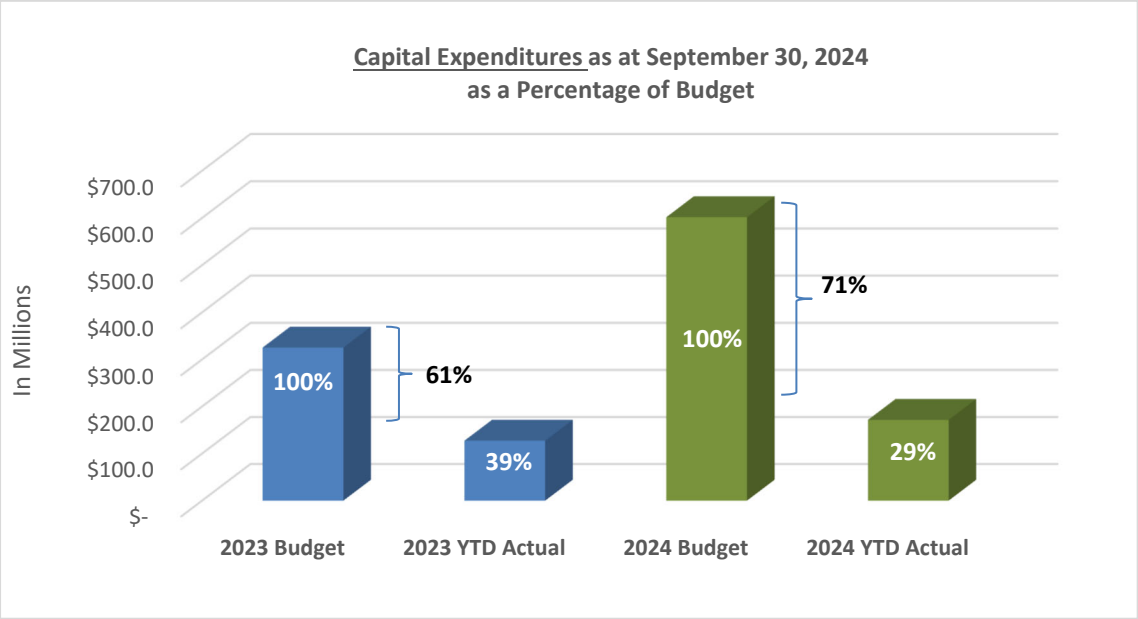
EXPENSES

Expenses are usually less than seventy-five percent of the annual budget at this point in the year due to the seasonality of Township business.



Capital Budget Expenditures

Schedule B presents capital expenditures for all funds for the nine months ending September 30, 2024. The actual YTD column reflects actual capital expenditures where goods and/or services have been received or rendered. After removing *placeholder capital budget authority*[1], approximately 29% of the Township's 2024 Capital Budget (39% in 2023) has been expended as at September 30, 2024.



The 2024 budget includes a number of large dollar capital projects (Schedule B) whereby, for a number of reasons, construction had not begun, or had just begun, as of the drafting of this report.

Listed below are a few reasons for low capital expenditures on capital projects:

- RFP processes delayed until approval of capital budget.
- Large multi-year projects undergoing design phase.
- Projects pending third party approval or decision.
- Projects pending property acquisitions.

Legal Fees

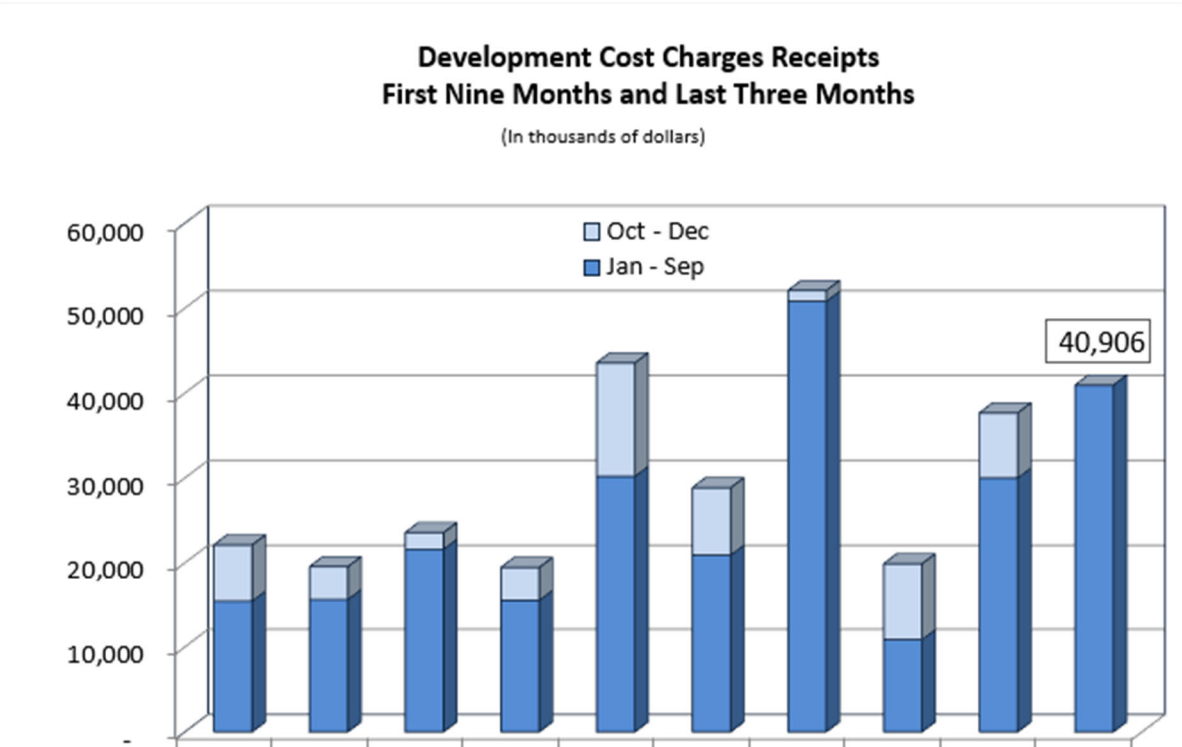
Schedule C presents legal expenditures for the nine-month period ending September 30, 2024.

[1] Funding envelopes provided for Property/Land Acquisition, Contributed Assets from Developments and Unidentified Externally Funded.

Development Cost Charge Receipts

Schedule D presents a breakdown of annual Development Cost Charge (DCC) receipts for 15 years from 2010 to 2024. Results for the current year include only January to September 30, 2024.

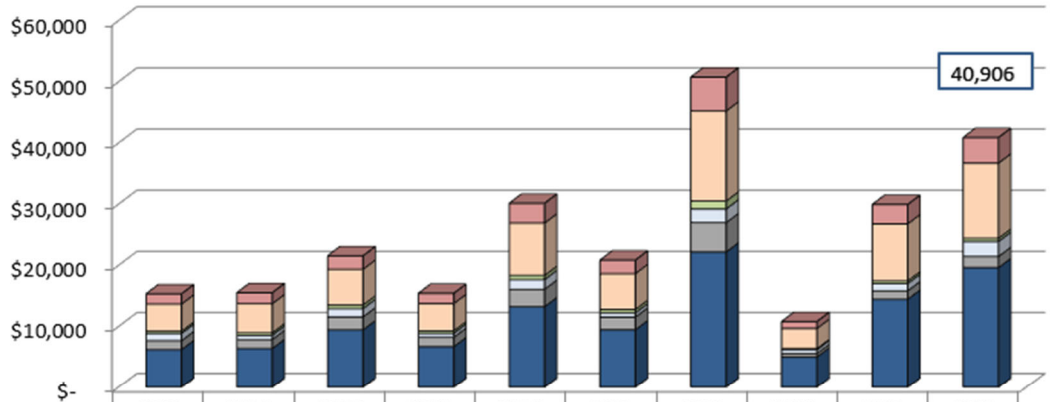
The chart below shows a comparison between the first nine months and the last quarter of each fiscal year from 2015 to 2023 and the first nine months of 2024. Total DCC receipts of $40.9 million as at September 30, 2024, represents an increase of $10.9 million (37%) from the $30.0 million collected for the same period in 2023. The increase in DCC receipts is mainly because permits were issued to larger projects with higher DCC values in 2024.



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Oct - Dec	6,729	3,979	1,958	3,979	13,370	7,939	1,274	9,036	7,662	0
Jan - Sep	15,354	15,540	21,572	15,446	30,158	20,872	50,777	10,827	29,967	40,906

The following graph summarizes annual DCC receipts collected over the past ten years by type.

Development Cost Charge Receipts by Category
As at September 30th
(in thousands of dollars)

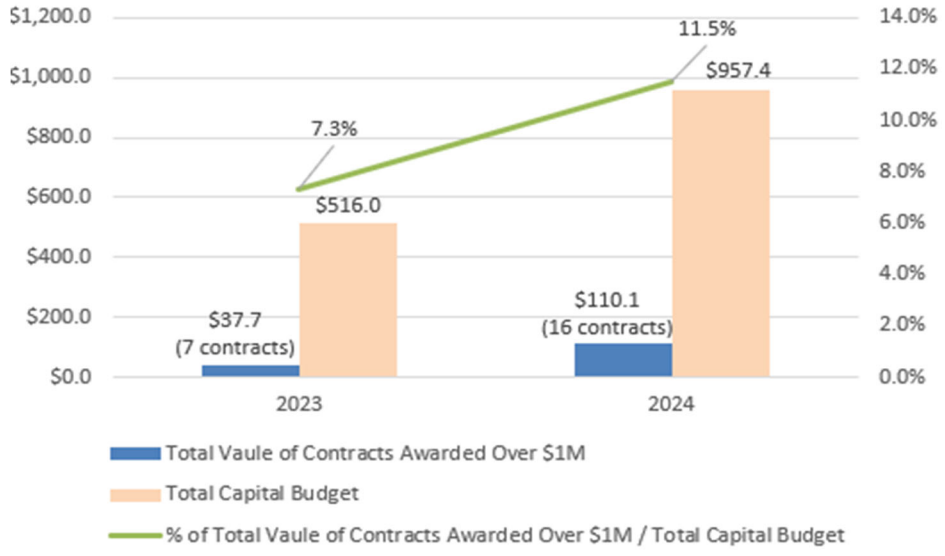


	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Park Dev.	$1,673	$1,796	$2,204	$1,678	$3,227	$2,208	$5,530	$1,124	$3,169	$4,178
Parkland	$4,441	$4,766	$5,849	$4,454	$8,564	$5,860	$14,722	$3,307	$9,321	$12,287
Sewer	$354	$404	$579	$423	$678	$565	$1,295	$181	$437	$527
Drainage	$1,202	$693	$1,356	$642	$1,590	$684	$2,235	$627	$1,188	$2,452
Water	$1,456	$1,471	$2,110	$1,537	$2,847	$2,070	$4,796	$568	$1,376	$1,821
Roads	$6,227	$6,411	$9,475	$6,711	$13,252	$9,485	$22,199	$5,019	$14,475	$19,642

<u>Contracts Awarded Over $1,000,000</u>

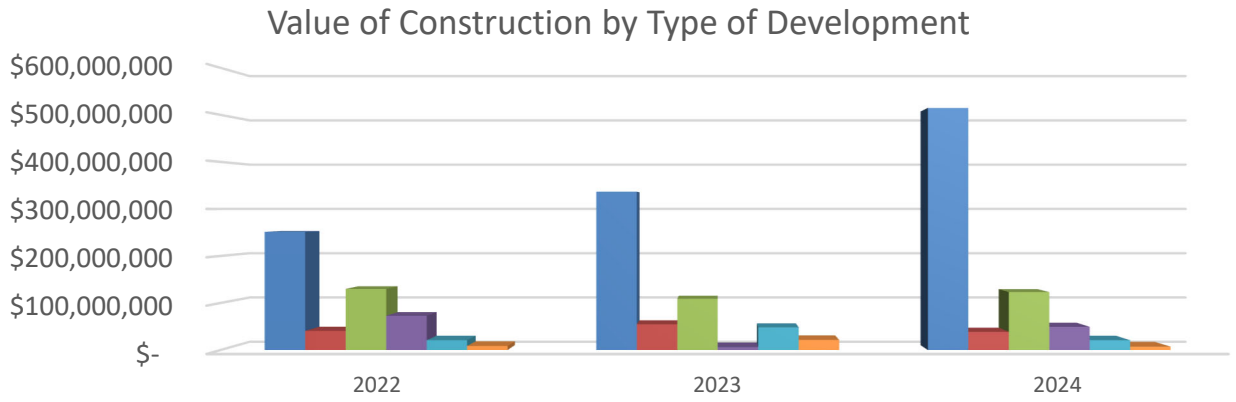
Schedule E reflects sixteen procurement contracts awarded, each over $1 million, for the nine months ending September 30, 2024. The aggregate value of the sixteen contracts were $110.1 million, an increase of $72.4 million from the seven contracts at $37.7 million in 2023, which corresponds to an increase of $441.4 million in total Capital Budget ($957.4 million in 2024 vs. $516.0 million in 2023).

Contracts Awarded Over $1M vs. Capital Budget
(in millions of dollars)



Development and Building Permit Values

The chart below presents the change in Construction Value by development category for the nine months ended September 30, 2024, including comparatives in 2022 and 2023 for the same period.

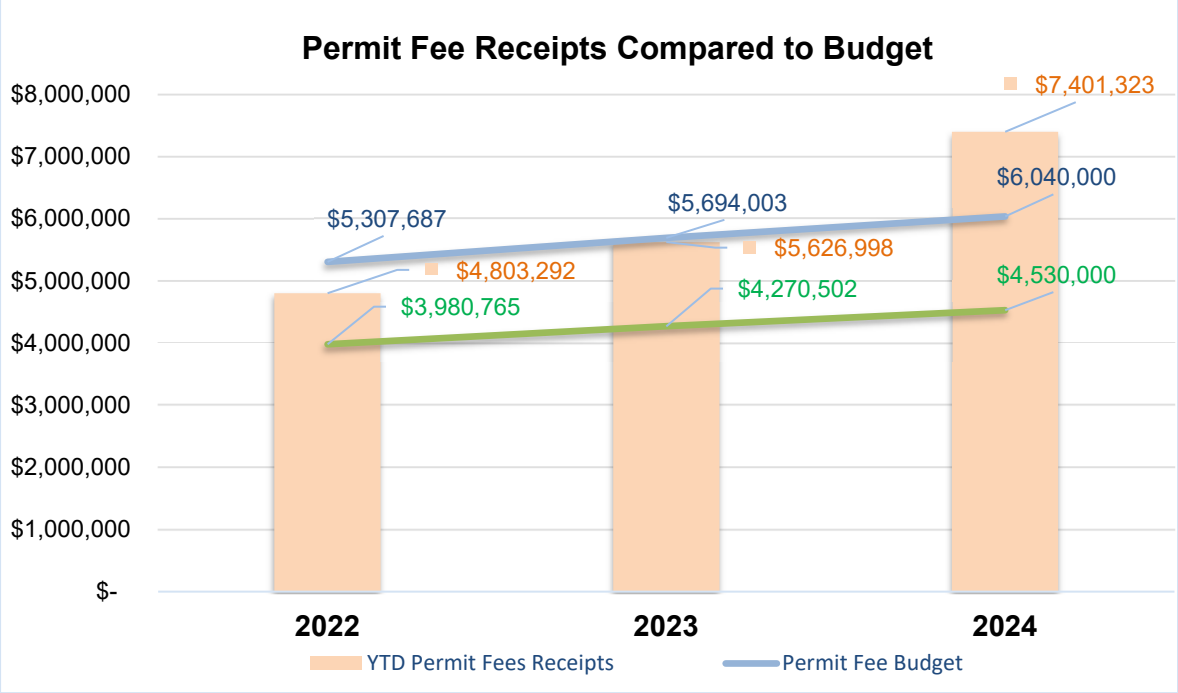


	2022	2023	2024
Residential	$251,261,668	$336,563,150	$514,733,131
Tenant Improvement	$40,692,166	$54,794,645	$38,694,087
Commercial	$129,946,349	$108,915,674	$123,303,605
Institutional	$72,752,011	$6,153,981	$49,384,000
Industrial	$20,870,000	$48,155,984	$20,894,607
Agricultural	$8,618,754	$21,706,642	$7,308,618

The table that follows shows a building construction value increase of 31% overall as compared to the same period in 2023. Although Industrial, Tenant Improvement, and Agricultural construction values have a decrease year-over-year, the increase in Residential, Institutional, and Commercial construction values contributed to the total increase year-over-year.

	2023 Over 2022		2024 Over 2023	
	Value of Construction Change	Contribution to Total % Change	Value of Construction Change	Contribution to Total % Change
Residential	$ 85,301,482	16%	$ 178,169,981	31%
Tenant Improvement	$ 14,102,479	3%	$ (16,100,558)	(3%)
Commercial	$ (21,030,675)	(4%)	$ 14,387,931	2%
Institutional	$ (66,598,030)	(13%)	$ 43,230,019	8%
Industrial	$ 27,285,984	5%	$ (27,261,377)	(5%)
Agricultural	$ 13,087,888	2%	$ (14,398,024)	(2%)
TOTAL	$ 52,149,128	10%	$ 178,027,972	31%

2,496 building permits were issued from January to September 2024 representing an 2% decrease from the 2,559 permits issued for the same period in 2023. $7.4 million permit fee receipts in year-to-date 2024 show an increase of $1.8 million (32%) from the $5.6 million collected in 2023. When compared to budget, year-to-date permit fees exceed the nine-month budget by $2.9 million.



	September 30, 2022	September 30, 2023	September 30, 2024
Total Value of Construction	**$ 524,140,948**	**$ 576,290,076**	**$ 754,318,048**
Permits Issued	**2,232**	**2,559**	**2,496**
YTD Permit Fees Receipts	$ 4,803,292	$ 5,626,998	$ 7,401,323
Permit Fees to Meet Budget	$ 504,396	$ 67,005	$ (1,361,323)
Permit Fee Budget	**$ 5,307,687**	**$ 5,694,003**	**$ 6,040,000**
YTD Permit Fees Receipts (3/4 year)	$ 4,803,292	$ 5,626,998	$ 7,401,323
Permit Fee YTD Budget (75%)	$ 3,980,765	$ 4,270,502	$ 4,530,000
Variance Favorable	**$ 822,526**	**$ 1,356,495**	**$ 2,871,323**
Average Permit Fee per Permit	**$ 2,152**	**$ 2,199**	**$ 2,965**

ATTACHMENTS

Schedule A	Schedule of Operating Revenue and Expenditure by Division
Schedule B	Schedule of Capital Expenditure, All Funds
Schedule C	Schedule of Legal Expenditure
Schedule D	Schedule of Development Cost Charge Receipts
Schedule E	Schedule of Contracts Awarded over $1,000,000

Schedule A

TOWNSHIP OF LANGLEY

OPERATING REVENUE AND EXPENDITURE

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2024

BY DIVISION	2024 Annual Budget	2024 YTD Actual	2024 YTD Actual as % Budget	2023 YTD Actual	2023 YTD Actual as % Budget
	$	$		$	
REVENUE					
General Universal Services					
Corporation Administration	26,116,047	22,494,708	86.13%	22,163,747	92.63%
Human Resources	3,383,988	3,317,353	98.03%	2,868,745	90.59%
Finance	7,326,467	6,575,293	89.75%	6,222,204	89.68%
Fiscal Services	11,032,148	23,992,103	217.47%	18,467,035	192.27%
Police	52,737,859	48,295,177	91.58%	44,997,856	93.60%
Fire	28,785,624	27,417,492	95.25%	22,371,721	96.56%
Community Development	19,312,577	16,750,611	86.73%	12,472,947	73.38%
Facility Management	32,119,053	20,841,202	64.89%	18,186,461	97.89%
Recreation and Culture	28,042,908	25,636,276	91.42%	25,536,106	96.05%
Total General Universal Services	**208,856,671**	**195,320,217**	**93.52%**	**173,286,824**	**97.88%**
Universal Utilities					
Parks	21,444,011	19,629,218	91.54%	17,623,140	95.29%
Transportation	49,553,418	43,601,202	87.99%	39,996,241	93.49%
Stormwater	14,720,687	11,686,147	79.39%	9,161,407	91.10%
Total Universal Utilities	**85,718,116**	**74,916,568**	**87.40%**	**66,780,788**	**93.62%**
User Pay Utilities					
Water	38,885,746	36,741,649	94.49%	32,710,491	83.87%
Sewer	28,904,635	26,781,129	92.65%	23,207,812	92.84%
Solid Waste	10,887,763	10,561,315	97.00%	9,457,975	96.19%
Total User Pay Utilities	**78,678,144**	**74,084,093**	**94.16%**	**65,376,278**	**88.55%**
TOTAL REVENUE	**373,252,931**	**344,320,878**	**92.25%**	**305,443,890**	**94.80%**
EXPENDITURE					
General Operating Fund					
Corporation Administration	26,116,047	17,518,720	67.08%	16,660,395	70.37%
Human Resources	3,383,988	2,478,459	73.24%	2,295,260	72.48%
Finance	7,326,467	5,077,568	69.30%	4,354,674	62.76%
Fiscal Services	11,032,148	8,172,520	74.08%	1,399,044	14.57%
Police	52,737,859	33,403,446	63.34%	32,699,741	68.02%
Fire	28,785,624	20,571,612	71.46%	17,259,651	74.50%
Community Development	19,312,577	11,315,869	58.59%	9,996,313	58.81%
Facility Management	32,119,053	15,939,863	49.63%	12,751,261	67.08%
Recreation and Culture	28,042,908	19,077,240	68.03%	18,346,253	70.34%
Total General Universal Services	**208,856,671**	**133,555,298**	**63.95%**	**115,762,592**	**65.23%**
Universal Utilities					
Parks	21,444,011	16,236,240	75.71%	13,424,782	72.59%
Transportation	49,553,418	35,626,173	71.89%	31,140,108	73.53%
Stormwater	14,720,687	7,975,222	54.18%	7,148,805	71.09%
Total Universal Utilities	**85,718,116**	**59,837,634**	**69.81%**	**51,713,695**	**72.94%**
User Pay Utilities					
Water	38,885,746	28,821,928	74.12%	26,915,747	69.01%
Sewer	28,904,635	23,770,439	82.24%	20,806,599	83.23%
Solid Waste	10,887,763	7,931,915	72.85%	7,201,293	73.24%
Total User Pay Utilities	**78,678,144**	**60,524,282**	**76.93%**	**54,923,639**	**74.39%**
TOTAL EXPENDITURE	**373,252,931**	**253,917,214**	**68.03%**	**222,399,926**	**69.02%**

TOWNSHIP OF LANGLEY

OPERATING REVENUE AND EXPENDITURE

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2024

Tax Levy for Township Services (included in revenue above)	2024 Annual Budget	2024 YTD Actual	2024 YTD Actual as % Budget	2023 YTD Actual	2023 YTD Actual as % Budget
	$	$		$	
General Operating Fund					
Corporation Administration	19,060,047	19,066,316	100.03%	18,093,345	100.29%
Human Resources	2,653,006	2,653,879	100.03%	2,344,214	100.29%
Finance	5,628,050	5,539,091	98.42%	5,310,754	99.43%
Police	40,195,565	40,208,786	100.03%	38,439,105	100.29%
Fire	24,727,440	24,735,573	100.03%	20,703,830	100.29%
Community Development	2,271,535	2,272,282	100.03%	1,169,010	100.29%
Facility Management	19,103,094	19,109,377	100.03%	16,751,356	100.29%
Recreation and Culture	8,531,440	8,534,246	100.03%	11,403,326	100.29%
Total General Universal Services	**122,170,177**	**122,119,550**	**99.96%**	**114,214,939**	**100.25%**
Universal Utilities Operating Fund					
Parks	15,095,458	15,087,989	99.95%	13,975,501	100.20%
Transportation	33,894,205	33,882,912	99.97%	29,879,654	100.22%
Stormwater	10,262,128	10,259,128	99.97%	8,440,421	100.24%
Total Universal Utilities	**59,251,791**	**59,230,029**	**99.96%**	**52,295,576**	**100.22%**
User Pay Utilities					
Water	35,823,316	33,728,549	94.15%	29,959,378	93.18%
Sewer	27,855,603	26,118,509	93.76%	22,299,996	92.87%
Solid Waste	10,675,468	10,495,080	98.31%	9,406,511	97.86%
Total User Pay Utilities	**74,354,387**	**70,342,138**	**94.60%**	**61,665,884**	**93.75%**
TOTAL TAX LEVY	**255,776,355**	**251,691,717**	**98.40%**	**228,176,399**	**98.40%**

TOWNSHIP OF LANGLEY

OPERATING REVENUE AND EXPENDITURE

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2024

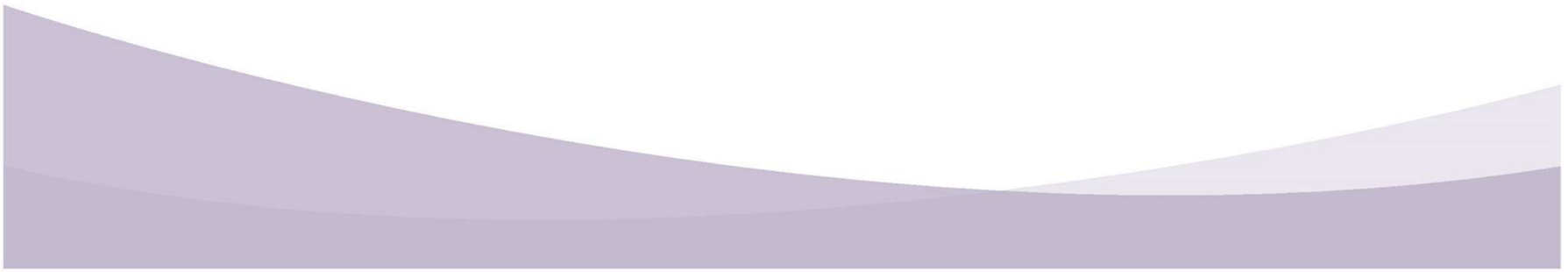
Non-Tax Revenue for Township Services (included in revenue above)	2024 Annual Budget	2024 YTD Actual	2024 YTD Actual as % Budget	2023 YTD Actual	2023 YTD Actual as % Budget
	$	$		$	
General Operating Fund					
Corporation Administration	1,494,216	1,381,602	92.46%	3,714,368	87.32%
Human Resources	644,322	580,135	90.04%	491,221	78.34%
Finance	1,533,852	1,036,202	67.56%	909,174	64.53%
Fiscal Services	4,409,952	18,188,918	412.45%	18,456,406	495.11%
Police	10,707,972	8,072,703	75.39%	6,558,752	78.45%
Fire	3,469,982	2,527,596	72.84%	1,667,891	73.56%
Community Development	14,911,192	14,388,203	96.49%	11,054,945	79.07%
Facility Management	1,138,380	1,241,715	109.08%	1,250,119	132.98%
Recreation and Culture	18,788,544	17,012,176	90.55%	13,957,370	97.32%
Total General Operating Services	**57,098,412**	**64,429,251**	**112.84%**	**58,060,245**	**116.33%**
Universal Utilities Operating Fund					
Parks	3,035,511	2,299,603	75.76%	2,090,120	91.68%
Transportation	8,642,887	7,404,229	85.67%	8,392,583	98.20%
Stormwater	1,427,485	665,449	46.62%	682,834	55.34%
Total Universal Utilities	**13,105,883**	**10,369,281**	**79.12%**	**11,165,537**	**92.59%**
User Pay Utilities					
Water	1,574,001	2,463,424	156.51%	2,286,885	155.80%
Sewer	804,622	649,305	80.70%	907,817	96.75%
Solid Waste	212,295	66,235	31.20%	51,464	23.79%
Total User Pay Utilities	**2,590,918**	**3,178,963**	**122.70%**	**3,246,165**	**123.78%**
TOTAL NON-TAX REVENUE	**72,795,213**	**77,977,495**	**107.12%**	**72,471,948**	**112.20%**

Transfer From Own Reserves (included in revenue above)	2024 Annual Budget	2024 YTD Actual	2024 YTD Actual as % Budget	2023 YTD Actual	2023 YTD Actual as % Budget
	$	$		$	
General Operating Fund					
Corporation Administration	5,561,784	2,046,790	36.80%	356,035	21.83%
Human Resources	86,660	83,340	96.17%	33,311	16.47%
Finance	164,565	-	0.00%	2,277	1.21%
Fiscal Services	6,622,196	5,803,185	87.63%	10,629	0.18%
Police	1,834,322	13,688	0.75%	-	0.00%
Fire	588,202	154,323	26.24%	-	0.00%
Community Development	2,129,850	90,126	4.23%	248,992	13.45%
Facility Management	11,877,579	490,110	4.13%	184,986	19.80%
Recreation and Culture & Culture	722,924	89,854	12.43%	175,411	20.07%
Total General Operating Services	**29,588,082**	**8,771,416**	**29.65%**	**1,011,640**	**7.66%**
Universal Utilities Operating Fund					
Parks	3,313,042	2,241,626	67.66%	1,557,519	68.66%
Transportation	7,016,326	2,314,060	32.98%	1,724,004	38.97%
Stormwater	3,031,074	761,571	25.13%	38,152	9.50%
Total Universal Utilities	**13,360,442**	**5,317,257**	**39.80%**	**3,319,675**	**46.80%**
User Pay Utilities					
Water	1,488,429	549,677	36.93%	464,228	8.62%
Sewer	244,410	13,316	5.45%	-	0.00%
Solid Waste	-	-	0.00%	-	0.00%
Total User Pay Utilities	**1,732,839**	**562,993**	**32.49%**	**464,228**	**8.54%**
TOTAL TRANSFER FROM OWN RESERVE REVENUE	**44,681,363**	**14,651,665**	**32.79%**	**4,795,543**	**18.64%**
TOTAL REVENUE FOR TOWNSHIP SERVICES	**373,252,931**	**344,320,878**	**92.25%**	**305,443,890**	**94.80%**
TOTAL REVENUE FOR TOWNSHIP SERVICES	**373,252,931**	**344,320,878**	**92.25%**	**305,443,890**	**94.80%**

TOWNSHIP OF LANGLEY

Schedule B

2024 Year-to-Date 3rd Quarter Capital Expenditure Statements



Township of Langley
Schedule of Capital Expenditure, ALL FUNDS
For the Nine Months Ended September 30, 2024

	Budget 2024	Actual YTD 30-Sep-2024	2024 Budget Remaining %	Actual YTD 30-Sep-2023	2023 Budget Remaining %
	$	$	%	$	%
General Capital Fund	263,269,252	116,487,357	55.75%	87,572,959	23.43%
Parks Capital Fund	96,278,533	11,118,888	88.45%	6,518,531	85.03%
Transportation Capital Fund	126,397,969	28,845,038	77.18%	24,250,232	73.71%
Stormwater Capital Fund	63,186,115	6,638,087	89.49%	4,507,022	77.85%
Solid Waste Capital Fund	557,271	83,934	84.94%	439,930	12.84%
Sewer Capital Fund	13,056,639	2,379,363	81.78%	1,014,163	97.17%
Water Capital Fund	38,649,934	5,897,819	84.74%	3,106,605	83.25%
Subtotal	**601,395,713**	**171,450,486**	**71.49%**	**127,409,443**	**60.84%**
Place Holder Funding (Note 1)	356,032,791	-	100.00%	-	100.00%
Total 2024 Capital Expenditure	**957,428,504**	**171,450,486**	**82.09%**	**127,409,443**	**75.31%**
Total 2023 Capital Expenditure	516,041,174	127,409,443	75.31%		

Note 1: Includes Funding Envelopes for Assets Contributed from Developers, Parkland Acquisition, General Land Acquisition, Annual Local Area Service and Unidentified Externally Funded.

Township of Langley
Schedule of Capital Expenditure, ALL FUNDS
For the Nine Months Ended September 30, 2024

Large Projects not fully underway as of September 30th, 2024

Divisions	Budget 2024 $	Actual YTD September 30, 2024 $
Facilities Maintenance		
Fire Hall 5: Brookswood Replacement (19900 Block 27 Avenue)	*32,150,000*	*902,841*
Willoughby Community Centre	*19,553,527*	*28,483*
MUS - Museum Heritage Centre and Development	*1,706,012*	*191,098*
Corporate Fleet Chargers: Fire Hall 6, Operations, Civic Facility	*1,067,412*	*89,915*
Parks		
Smith Athletic Park: Youth Soccer Campus	*50,293,940*	*1,803,395*
Yorkson Community Park Development	*20,610,956*	*2,407,128*
Noel Booth Community Park Upgrades	*7,636,936*	*877,629*
Fort Langley Waterfront Project	*4,228,161*	*113,578*
Willoughby Community Park: SE Field Replacement	*1,250,000*	*84,534*
Fraser River Shoreline Cleanup	*1,000,000*	*-*
Fort Langley Community Park Sewer Upgrades	*1,259,891*	*40,743*
Transportation		
Fraser Highway Widening: 24300 Block to 24600 Block	*13,279,303*	*95,349*
Road Construction: 208A Street and 76 Avenue from 208 Street to 210 Street (YSC)	*12,351,047*	*99,684*
Road Widening: 80 Ave between 204 and 212 St	*10,866,106*	*114,313*
212 Street Connector from 208 Street to 210 Street	*5,194,310*	*-*
Intersection and Rail Crossing Improvements: River Road and 252 Street	*5,039,819*	*140,777*
Road Widening: 208 Street - 84 to 76 Avenue	*2,225,004*	*64,691*
Mufford Overpass Rehabilitation	*2,177,288*	*-*
Road Construction: 19900 Block 27 Avenue	*2,035,000*	*-*
Stormwater		
Detention Pond 7B and Associated Works (YSC)	*26,251,336*	*173,839*
Smith Neighborhood: Detention Tank 7A	*6,060,606*	*217,316*
Salmon River Dyke Improvements	*5,629,714*	*-*
Glen Valley & Salmon River Flood Mitigation	*5,000,000*	*514,248*
Yorkson Lowlands - Stormwater Attenuation and Wetland Restoration	*1,764,943*	*16,330*
204 Street Storm Sewer	*1,750,000*	*4,788*

Township of Langley
Schedule of Capital Expenditure, ALL FUNDS
For the Nine Months Ended September 30, 2024

Sewer		
SWRLSTN - Lifts Stn & Forcemain: 266 St & 24 Ave	*3,578,651*	*95,541*
Lift Station & Forcemain: 24 Ave 196 to 200 St	*2,224,161*	*7,497*
SWRLSTN - Lift Station: Milner	*1,664,446*	*-*
Water		
WTRSTNS - Jericho Booster Stn Design & Construction: 73A Ave & 204 St	*20,722,370*	*2,988,382*
WTRSTNS - Brookswood Heights Booster Station	*3,200,841*	*-*
Watermain: 212 Street Connector from 208 Street to 210 Street	*1,498,000*	*-*
WTRMAIN - Watermain 28 Avenue	*1,496,052*	*-*
WTRWTPL - Filter Tank Repair/Replace: Aldergrove Water Treatment Plant	*1,104,435*	*163,819*
Reservoir Replacement: Strawberry Hill	*1,000,000*	*-*
Total Large Projects not fully underway	***276,870,267***	***11,235,918***

Township of Langley
General Fund Schedule of Capital Expenditure
For the Nine Months Ended September 30, 2024

	Budget 2024	Actual YTD 30-Sep-2024	2024 Budget Remaining	Actual YTD 30-Sep-2023	2023 Budget Remaining
Corporate Admin	73,754,346	71,433,577	3.15%	82,018,591	3.68%
Policing	773,901	45,186	94.16%	183,054	78.53%
Fire	17,521,648	3,851,988	78.02%	713,660	82.43%
Community Development	137,038	126,175	7.93%	182,763	0.00%
Recreation and Culture	2,876,478	253,745	91.18%	1,376,254	58.91%
Facilities Maintenance	168,205,841	40,776,685	75.76%	3,098,638	85.08%
Capital Expenditure Before Place Holder Funding	**263,269,252**	**116,487,357**	**55.75%**	**87,572,959**	**23.43%**
Place Holder Funding (Note 1)	354,482,791	-	100.00%	-	100.00%
Total Capital Expenditure	**617,752,043**	**116,487,357**	**81.14%**	**87,572,959**	**64.81%**

Note 1: Includes Funding Envelopes for Assets Contributed from Developers, Parkland Acquisition, General Land Acquisition, Annual Local Area Service and Unidentified Externally Funded.

Township of Langley
Corporate Admin Capital Expenditure Statement by Project
For the Nine Months Ended September 30, 2024

		Budget 2024	Actual YTD 30-Sep-2024	Budget Remaining	Budget Remaining %
CA1000	CA General Capital	11,219	11,219	-	0.00%
IT1001	IT Capital	2,525,596	1,122,125	1,403,471	55.57%
PROP0001	General Land Acquisition	69,785,310	69,785,310	-	0.00%
PROP100X	Land Sales, Exchange and Preparation/Remediations for Disposal	1,432,221	514,923	917,298	64.05%
Total Capital Expenditure		**73,754,346**	**71,433,577**	**2,320,769**	**3.15%**

Township of Langley
Policing Capital Expenditure Statement by Project
For the Nine Months Ended September 30, 2024

		Budget 2024	Actual YTD 30-Sep-2024	Budget Remaining	Budget Remaining %
CPO1001	CPO Capital	228,254	5,900	222,354	97.42%
CPO1002	CPO North Langley Capital	258,907	-	258,907	100.00%
PSN1002	Vehicle Upgrades: Conversion to Electric Vehicles	40,000	-	40,000	100.00%
PSS1001	PSS Capital	225,675	39,286	186,389	82.59%
PSS1002	PSS Shared Admin Pool Vehicle	21,065	-	21,065	100.00%
Total Capital Expenditure		**773,901**	**45,186**	**728,715**	**94.16%**

Township of Langley
Fire Capital Expenditure Statement by Project
For the Nine Months Ended September 30, 2024

		Budget 2024	Actual YTD 30-Sep-2024	Budget Remaining	Budget Remaining %
FDAC1001	FD - Emergency Preparedness Equipment	12,095	2,902	9,193	76.01%
FDFC1001	Fire Depart Fleet Capital Staff Vehicle	363,748	345,596	18,152	4.99%
FDFC1002	Fire Depart Fleet Capital Replacement Fire Truck	3,050,204	268,478	2,781,726	91.20%
FDFC1005	Fire Apparatuses Multi-Year Purchase (Rescue 2024)	1,797,664	1,453,032	344,632	19.17%
FDFC1006	APX - Pre-Fire Planning, Inspection and Investigation Software (N)	35,500	23,943	11,557	32.55%
FDFC1007	Fire Apparatuses Multi-Year Purchase (Engine 2024)	1,627,993	1,164,787	463,206	28.45%
FDFC1008	Fire Apparatuses Multi-Year Purchase (Two Mini Pumpers 2024)	1,562,200	48,150	1,514,050	96.92%
FDFC1009	Fire Apparatuses Multi-Year Purchase (Two Engines 2025)	2,332,600	-	2,332,600	100.00%
FDFC1010	Fire Apparatuses Multi-Year Purchase (Engine 2026)	1,166,300	-	1,166,300	100.00%
FDFC1011	Fire Apparatuses Multi-Year Purchase (Tower 2027)	2,727,218	-	2,727,218	100.00%
FDFC1012	Fire Apparatuses Multi-Year Purchase (Quint 2028)	2,036,503	-	2,036,503	100.00%
FDS1000	FD Suppression Training Equip Capital	43,967	17,030	26,937	61.27%
FDS1002	FD Suppression Firefighting Equip Capital	318,000	165,346	152,654	48.00%
FDS1003	Confined Space Communication Equipment and Rescue Escape Packs (R)	27,000	1,339	25,661	95.04%
FDS1004	Personal Protective Equipment (PPE) (R)	155,408	151,528	3,880	2.50%
FDSC1001	FD Self-Contained Breathing Apparatus	77,902	77,902	-	0.00%
FDSC1002	FD Mobile CAD Data Terminals	35,631	10,515	25,116	70.49%
FDSC1003	Fire Apparatus Deployment Analysis Module (ADAM Software)	59,215	50,908	8,307	14.03%
FDSC1004	Telestaff Workforce Management Software (N)	73,000	52,000	21,000	28.77%
FDSC1005	Training Records Management Software (N)	19,500	18,532	968	4.96%
Total Capital Expenditure		**17,521,648**	**3,851,988**	**13,669,660**	**78.02%**

Township of Langley
Community Development Capital Expenditure Statement by Project
For the Nine Months Ended September 30, 2024

		Budget 2024	Actual YTD 30-Sep-2024	Budget Remaining	Budget Remaining %
FBE1004	Bylaw Portable Radios	71,000	60,137	10,863	15.30%
NRDCD	Non Refundable Deposit Release	66,038	66,038	-	0.00%
Total Capital Expenditure		**137,038**	**126,175**	**10,863**	**7.93%**

Township of Langley
Recreation and Culture Schedule of Capital Expenditure
For the Nine Months Ended September 30, 2024

		Budget 2024	Actual YTD 30-Sep-2024	Budget Remaining	Budget Remaining %
ACC1017	ACC - Waterpark Amenities Equipment Replacement	1,305	-	1,305	100.00%
ACCI1005	Salishan Place - Exhibits	1,003,430	-	1,003,430	100.00%
ACCI1006	Salishan Place ACCI Office Furniture and Equipment	213,074	65,439	147,635	69.29%
ACCI1008	Public Art - Airport Park	1,750	-	1,750	100.00%
ACCI1009	Salishan Place School Program Furniture and Equipment	74,750	-	74,750	100.00%
ACCI1010	Salishan Place - Audio Visual	1,000,000	-	1,000,000	100.00%
LIB1002	Libraries Furniture Replacement	27,673	3,135	24,538	88.67%
LIB1004	Fort Langley Library Furniture and Equipment	116,947	14,086	102,861	87.96%
LIB1005	Signage - TOL Libraries - Various Communities	34,500	-	34,500	100.00%
RCP1002	Aquatic Facility Equipment Replacements	215,340	119,664	95,676	44.43%
RCP1003	Fitness Equipment Replacement (various)	156,945	40,778	116,167	74.02%
RCP1005	Furniture and Equipment Replacement (various locations)	20,119	-	20,119	100.00%
WGC1027	WGC - Network Cable for Fitness Equipment	10,645	10,644	1	0.01%
Total Capital Expenditure		**2,876,478**	**253,745**	**2,622,732**	**91.18%**

Township of Langley
Facilities Maintenance Capital Expenditure Statement by Project
For the Nine Months Ended September 30, 2024

		Budget 2024	Actual YTD 30-Sep-2024	Budget Remaining	Budget Remaining %
ACSH1000	Aldergrove Community Station House Renovations	376,822	376,822	-	0.00%
CF1005	CF Air Handling Unit Replacements	250,000	8,190	241,810	96.72%
CF1018	Civic Facility: Low Carbon Mechanical Retrofits	784,073	97,995	686,078	87.50%
CF1020	Civic Facility: Main IT Room AC Replacement (R)	295,000	12,989	282,011	95.60%
CF1021	Bylaw Office Renovation	350,000	261,968	88,032	25.15%
CF1022	Fraser River Presentation Theatre Upgrades	750,000	59,440	690,560	92.07%
FAC1002	FAC - Annual Facility Improvements: Envelope, Mechanical, Electrical & Other	16,521	-	16,521	100.00%
FAC1025	Low Carbon Retrofit Plans	491,200	178,305	312,895	63.70%
FAC1035	Smith Athletic Park: Youth Soccer Campus	744,160	26,683	717,477	96.41%
FAC1036	Corporate Fleet Chargers: Fire Hall 6, Operations, Civic Facility	1,067,412	89,915	977,497	91.58%
FAC1037	FAC: Occupancy Based Controls at WGC and CF	52,142	40,930	11,212	21.50%
FAC1038	FAC: Building Automation System Programming Optimization (various Facilities)	40,000	-	40,000	100.00%
FAC1039	FAC: Child Care Facilities (various locations)	125,000	-	125,000	100.00%
FIRE1003	Fire Halls (Various): Emergency Preparedness Upgrades	73,992	-	73,992	100.00%
FIRE1009	Fire Hall 6: Roof Replacement	584,950	-	584,950	100.00%
FIRE1012	Fire Hall 5: Brookswood Replacement (19900 Block 27 Avenue)	32,150,000	902,841	31,247,159	97.19%
FIRE1013	Fire Hall 4: Facility Renovation	467,804	452,012	15,792	3.38%
FIRE1014	Fire Hall 6: Vehicle Exhaust Extraction System Replacement	225,000	207,566	17,434	7.75%
FIRE1015	Fire Training Centre Feasibility Study	150,000	101,015	48,985	32.66%
GPCF1020	GPC - CO2 Sensors and Programmable Thermostats	32,858	32,858	-	0.00%
GPCF1021	George Preston Recreation Centre: Dehumidifier Mechanical Replacement (R)	70,000	55,265	14,735	21.05%
GPCF1022	George Preston Centre: Electrical Equipment Replacement (R)	250,000	-	250,000	100.00%
LECF1015	LEC: Ice and Dry Arenas Facility	100,969,318	36,066,173	64,903,145	64.28%
LECF1016	LEC: Public EV Chargers	60,000	-	60,000	100.00%
LECF1017	LEC: Banquet Hall Upgrades	89,000	89,000	-	0.00%
LECF1018	LEC: 2040	110,000	-	110,000	100.00%
MUS1000	MUS - Museum Heritage Centre and Development	1,706,012	191,098	1,514,914	88.80%
RCMP1015	RCMP Main Detachment EV Charging Station	418,486	2,396	416,090	99.43%
RCMP1016	RCMP Main Detachment: Building Improvements	2,589,993	856,995	1,732,998	66.91%

Township of Langley
Facilities Maintenance Capital Expenditure Statement by Project
For the Nine Months Ended September 30, 2024

		Budget 2024	Actual YTD 30-Sep-2024	Budget Remaining	Budget Remaining %
RCMP1023	RCMP Main Detachment: Fitness & Security Pre-planning & Design	79,076	35,048	44,028	55.68%
RCMP1024	RCMP Main Detachment: Emergency Generator Replacement	300,000	27,497	272,503	90.83%
WCBF1005	WCB - WC Blair Recreation Centre: Facility, Mechanical, Electrical & Other	91,753	57,120	34,633	37.75%
WCBF1012	WC Blair: Roof Replacement	72,665	-	72,665	100.00%
WCBF1015	WC Blair: Rooftop HVAC Unit Upgrade	6,683	-	6,683	100.00%
WCBF1019	WC Blair: EV Charger Installation	6,717	-	6,717	100.00%
WCBF1020	WC Blair Recreation Centre: Operations Area Air Conditioning	116,297	3,101	113,196	97.33%
WCCF1000	Willoughby Community Centre	19,553,527	28,483	19,525,044	99.85%
WGCF1007	Walnut Grove Community Centre: Pool Safety Improvements	29,024	14,600	14,424	49.70%
WGCF1011	Walnut Grove Community Centre: Pool Air Handling Unit Upgrades	85,155	49,344	35,811	42.05%
WGCF1012	Walnut Grove CC: Basement Mechanical Room AC	66,698	58,974	7,724	11.58%
WGCF1013	Walnut Grove CC: Fitness Room Air Handling Unit Ventilation Upgrade	433,503	3,880	429,623	99.10%
WGCF1014	Walnut Grove Community Centre: Building Envelope Repairs (R)	650,000	10,047	639,953	98.45%
WGCF1015	Walnut Grove Community Centre: Pool Pump Replacements (R)	50,000	49,826	174	0.35%
WGCF1016	Walnut Grove Community Centre: Pool Piping Replacement (R)	200,000	183,144	16,856	8.43%
WGCF1017	Walnut Grove Community Centre: MCC 3A Replacement (R)	350,000	10,741	339,259	96.93%
WGCF1018	Walnut Grove Community Centre: Glass Block Wall Repairs (R)	125,000	122,197	2,803	2.24%
WGCF1019	Walnut Grove Community Centre: Roof Replacement (R)	700,000	12,230	687,770	98.25%
Total Capital Expenditure		**168,205,841**	**40,776,685**	**127,429,153**	**75.76%**

Township of Langley
Parks Design & Development Capital Expenditure Statement by Project
For the Nine Months Ended September 30, 2024

		Budget 2024	Actual YTD 30-Sep-2024	Budget Remaining	Budget Remaining %
AAP1015	Aldergrove Athletic Park: Covered Gathering Area	31,936	-	31,936	100.00%
CBP1000	Cricket Bowling Pitch at Bell Park	31,000	-	31,000	100.00%
CEM1004	Annual Cemetery Improvements: Fort Langley	75,267	49,290	25,977	34.51%
DDA1002	DDA - Construction	1,982	1,982	-	0.00%
DDA1006	Derek Doubleday Arboredtm Trails	3,511	3,294	217	6.18%
FLCP1000	Fort Langley Community Park Sewer Upgrades	1,259,891	40,743	1,219,148	96.77%
FLOA1000	Fort Langley Outdoor Amphitheatre and Indigenous Garden	35,000	-	35,000	100.00%
FLW1000	Fort Langley Waterfront Project	4,228,161	113,578	4,114,583	97.31%
FRSL1000	Fraser River Shoreline Cleanup	1,000,000	-	1,000,000	100.00%
FTF1001	Fort to Fort Trail: Freshet Mitigation	80,253	-	80,253	100.00%
GPC1011	Brookswood Activity Park	11,517	-	11,517	100.00%
GPC1023	George Preston Recreation Centre: Driveway Improvements	174,759	139,918	34,841	19.94%
JWP1000	Jackman Park Development	58,247	4,339	53,908	92.55%
NBP1007	Noel Booth Community Park Upgrades	7,636,936	877,629	6,759,307	88.51%
NELP1000	NE Latimer Neighbourhood Park	864,112	599,927	264,185	30.57%
PKSP1002	Neighbourhood Improvement Program	3,842	-	3,842	100.00%
PKSP1012	Parks Playground Equipment Repl.	85	-	85	100.00%
PKSP1043	Synthetic Turf Field Replacement: Aldergrove Athletic Park (R)	1,909,806	1,217,704	692,102	36.24%
PKSP1048	Slope Stabilization: East & West Munday Creek	1,000,000	647,845	352,155	35.22%
PKSP1054	Langley Bike Parks Repairs and Upgrades	100,000	53,518	46,482	46.48%
RGC1000	Redwoods Golf Course Pump Replacements	30,000	-	30,000	100.00%
RGC1001	Redwoods Golf Course Automatic Transfer Switch	47,500	-	47,500	100.00%
SAP1000	Smith Athletic Park: Youth Soccer Campus	50,293,940	1,803,395	48,490,545	96.41%
SWYP1000	Donna Gabriel Robins Neighbourhood Park	1,366,575	963,670	402,905	29.48%
TRL1016	Trails - Walnut Grove Trail Improvements	15,250	-	15,250	100.00%
UFT1006	Non-Refundable Deposit Tree Planting	1,512,816	398,299	1,114,517	73.67%
UFT1007	Non-Refundable Deposit Tree Inspections	174,748	107,645	67,103	38.40%
WCP1026	Willoughby Community Park: Lighting Upgrade	19,490	2,412	17,078	87.62%
WCP1027	Willoughby Community Park Infrastructure	51,396	50,396	1,000	1.95%
WCP1029	Willoughby Community Park – Bocce Court Covers	349,074	286,589	62,485	17.90%
WCP1030	Willoughby Community Park: Site Improvements	926,225	700,090	226,135	24.41%

Township of Langley
Parks Design & Development Capital Expenditure Statement by Project
For the Nine Months Ended September 30, 2024

		Budget 2024	Actual YTD 30-Sep-2024	Budget Remaining	Budget Remaining %
WCP1031	Willoughby Community Park: South West Plaza	304,436	298,416	6,020	1.98%
WCP1032	Willoughby Community Park: SE Field Replacement	1,250,000	84,534	1,165,466	93.24%
WGC1028	Walnut Grove Community Park Sewer Lift Station Upgrades	99,822	-	99,822	100.00%
WGCP1000	Walnut Grove Park Culvert Replacement (R)	300,000	222,469	77,531	25.84%
WGCP1001	Walnut Grove Field Conversion and Safety Improvements	280,000	44,078	235,922	84.26%
WPU1004	Williams Park Christmas Supplies	140,000	-	140,000	100.00%
YCP1002	Yorkson Community Park Development	20,610,956	2,407,128	18,203,828	88.32%
Total Capital Expenditure		**96,278,533**	**11,118,888**	**85,159,645**	**88.45%**

Township of Langley
Transportation Capital Expenditure Statement by Project
For the Nine Months Ended September 30, 2024

		Budget 2024	Actual YTD 30-Sep-2024	Budget Remaining	Budget Remaining %
AIR1005	AIRPORT - Airside Paving	61,196	11,973	49,223	80.43%
AIR1014	AIRPORT - Beacon and Light Panel	103,402	-	103,402	100.00%
AIR1015	AIRPORT - Apron Resurfacing	350,189	47,237	302,952	86.51%
AIR1018	AIR - Fencing	47,189	2,651	44,538	94.38%
AIR1022	AIR - Airfield Signage	20,000	-	20,000	100.00%
AIR1025	Airport Security Upgrades	125,168	124,697	471	0.38%
AIR1026	Airport - Precision Approach Path Indicator (PAPI) & Taxiway Lighting	186,000	-	186,000	100.00%
AIR1030	Airport: Generator	265,700	202,675	63,025	23.72%
AIR1032	AvGas Fuel Dispensers and Payment Kiosks Replacement	219,000	-	219,000	100.00%
FLTC1192	Service Truck (Light) Replacement: 741-V051	3,388	1,693	1,695	50.03%
FLTC1206	Medium dump crew cab with 9 foot dump box (5 of 8)	56	55	1	1.79%
FLTC1216	Propane Conversion on Existing Vehicles	65,964	-	65,964	100.00%
FLTC1226	Van Replacement 764-V042	14,309	108	14,201	99.25%
FLTC1232	Hybrid Vehicle Replacement 804-V046	46,670	46,670	-	0.00%
FLTC1245	FLT - Winter Maintenance Equipment Replacement	7,964	-	7,964	100.00%
FLTC1246	Service Truck Replacment: 716-V051	115,650	115,650	-	0.00%
FLTC1252	Passenger Vehicle Replacement: 805-V046	62,724	46,670	16,054	25.59%
FLTC1266	Van Replacement: 937-V042	8,320	-	8,320	100.00%
FLTC1269	Backhoe Replacement: 1138-E013	12,786	-	12,786	100.00%
FLTC1270	Trailer Replacement: 967-V071	6,380	-	6,380	100.00%
FLTC1271	Pick Up Truck (Full Size) Replacement: 1038-V032	77,000	68,370	8,630	11.21%
FLTC1272	Passenger Vehicle Replacement 79-V031	65,000	41,203	23,797	36.61%
FLTC1275	Dump Truck (Heavy) Replacement 761-V013	390,000	377,074	12,926	3.31%
FLTC1276	Service Truck Replacement 762-V051	200,000	166,761	33,239	16.62%
FLTC1277	Dump Truck (Heavy) Replacement 1044-V012	2,477	2,476	1	0.04%
FLTC1278	Pick Up Truck (Large) Replacement 1100-V023	11,852	-	11,852	100.00%
FLTC1279	Passenger Vehicle Replacement 1031-V046	65,000	46,670	18,330	28.20%
FLTC1286	Pick Up Truck (Compact) Replacement 969-V031	41,605	3,382	38,223	91.87%
FLTC1287	Pick Up Truck (Compact) Replacement 970-V031	44,803	4,133	40,670	90.78%
FLTC1288	Van Replacement 1016-V042	65,000	47,289	17,711	27.25%
FLTC1289	Van Replacement 1017-V042	65,000	47,289	17,711	27.25%
FLTC1291	Radio Equipment	10,050	-	10,050	100.00%
FLTC1295	Snow and Ice Control Improvements Equipment	1,385,336	1,327,602	57,734	4.17%
FLTC1296	Medium Dump Truck Replacement: 1882-V011	160,000	-	160,000	100.00%
FLTC1297	Pickup Truck Replacement: 1191-V032	60,000	41,760	18,240	30.40%
FLTC1298	Boom Lift Replacement: 1354-E043	240,000	-	240,000	100.00%

Township of Langley
Transportation Capital Expenditure Statement by Project
For the Nine Months Ended September 30, 2024

		Budget 2024	Actual YTD 30-Sep-2024	Budget Remaining	Budget Remaining %
FLTC1299	Dump Truck (Heavy) Replacement: 1006-V013	410,000	374,641	35,359	8.62%
FLTC1300	Utility Tractor Replacement: 470-E022	125,000	101,062	23,938	19.15%
FLTC1301	Dump Truck (medium) Replacement: 1112-V011	160,000	-	160,000	100.00%
FLTC1302	Transmission Flushing Machine Replacement	4,286	-	4,286	100.00%
FLTC1304	Dump Truck (Medium) Replacement: 1070-V011	180,000	-	180,000	100.00%
FLTC1305	Pick Up Truck (Full Size) Replacement: 1043-V032	130,138	130,137	1	0.00%
FLTC1306	Mower Replacement: 1206-E051	50,000	40,570	9,430	18.86%
FLTC1307	Backhoe Compactor Replacement: 1152-E093	2,523	-	2,523	100.00%
FLTC1308	Trailer Replacement: 264-V074	18,000	-	18,000	100.00%
FLTC1309	Cargo Van Replacement: 1075-V042	90,000	-	90,000	100.00%
FLTC1310	Dump Truck (Medium) Replacement: 1082-V032	160,000	-	160,000	100.00%
FLTC1312	Wheel Loader replacement: 339-E012 (N)	425,000	271,938	153,062	36.01%
FLTC1313	Asphalt Roller replacement: 383-E031 (N)	145,000	80,422	64,578	44.54%
FLTC1314	Flat Deck Trailer replacement: 771-V071 (N)	25,000	-	25,000	100.00%
FLTC1315	Compact Car replacement: 901-V046 (N)	65,000	-	65,000	100.00%
FLTC1316	Flat Deck Trailer replacement: 936-V071 (N)	25,000	-	25,000	100.00%
FLTC1317	Compact Cargo Van replacement: 1018-V042 (N)	65,000	52,132	12,868	19.80%
FLTC1318	Compact SUV replacement: 1072-V046 (N)	65,000	52,065	12,935	19.90%
FLTC1319	Compact Cargo Van replacement: 1076-V042 (N)	65,000	-	65,000	100.00%
FLTC1320	Dumping Box Trailer replacement: 1101-V073 (N)	25,000	-	25,000	100.00%
FLTC1321	Medium Dump Truck replacement: 1114-V012 (N)	170,000	-	170,000	100.00%
FLTC1322	Medium Dump Truck replacement: 1116-V011 (N)	170,000	-	170,000	100.00%
FLTC1323	Ice Edger replacement: 1122-E073 (N)	20,000	7,972	12,028	60.14%
FLTC1324	Compact Car replacement: 1158-V046 (N)	65,000	-	65,000	100.00%
FLTC1325	Service Truck replacement: 1170-V051 (N)	125,000	-	125,000	100.00%
FLTC1326	Service Truck replacement: 1171-V051 (N)	125,000	-	125,000	100.00%
FLTC1327	Compact Car replacement: 1190-V042 (N)	65,000	51,644	13,356	20.55%
FLTC1328	Turf Roller replacement: RW-189 (N)	41,000	-	41,000	100.00%
FLTC1329	Woodchipper replacement: 1203-E083 (N)	81,000	73,823	7,177	8.86%
FLTC1330	Road Tractor replacement: 1262-E021 (N)	356,773	350,265	6,508	1.82%
FLTC1331	Compact Car replacement: 1388-V063 (N)	65,000	52,065	12,935	19.90%
FLTC1332	Light Dump Truck replacement: 1488-V031 (N)	120,000	114,453	5,547	4.62%
FLTC1333	Light Dump Truck replacement: 1489-V031 (N)	120,000	114,819	5,181	4.32%
FLTC1334	Band Saw replacement (N)	12,500	9,844	2,656	21.25%
FLTC1335	Finger Brake replacement (N)	10,500	8,453	2,047	19.50%
FLTC1336	Tire Machine replacement (N)	5,000	4,724	276	5.52%
FLTC1337	Mobile Column Hoist (N)	98,000	90,019	7,981	8.14%

Township of Langley
Transportation Capital Expenditure Statement by Project
For the Nine Months Ended September 30, 2024

		Budget 2024	Actual YTD 30-Sep-2024	Budget Remaining	Budget Remaining %
FLTC1338	Mower Replacement: 1268-E101	35,000	-	35,000	100.00%
RDS1044	RDS - Railway Crossing Safety Improvements	493,766	-	493,766	100.00%
RDS1127	Transit Improvements: Various Locations	79,018	8,130	70,888	89.71%
RDS1238	Rail Safety Improvement: CN Rail	106,297	60,164	46,133	43.40%
RDS1241	Public Waste Receptacles: Various Locations (5 year implementation)	72,841	42,829	30,012	41.20%
RDS1242	Road Widening: Fraser Hwy 24500 to 25000 Blocks	2,262,036	489,713	1,772,323	78.35%
RDS1245	Intersection Improvements: Rawlison & Glover	117,476	4,594	112,882	96.09%
RDS1258	Slope Stability 56 Avenue – 24200 Blk	14,223	5,768	8,455	59.45%
RDS1265	Permit Software	83,111	7,988	75,123	90.39%
RDS1266	North Langley Truck Route Network Improvements	587,685	-	587,685	100.00%
RDS1269	Road Widening: 216 St - 88 Ave to Telegraph Trail	79,042	7,865	71,177	90.05%
RDS1271	Design & Construction: 82 Ave Widening from 207 St to Yorkson Creek	26,140	-	26,140	100.00%
RDS1272	Jackman Reclamation	369	-	369	100.00%
RDS1300	Horn Pit Reclamation	466,606	466,606	-	0.00%
RDS1302	Road Widening: 202A 7700 Block to 7900 Block	2,909	2,909	-	0.00%
RDS1307	Road Widening: 96 Ave from 204 St to 208 St	297,830	-	297,830	100.00%
RDS1319	Road Widening: 208 Street - 84 to 76 Avenue	2,225,004	64,691	2,160,313	97.09%
RDS1324	Road Widening: 80 Ave between 204 and 212 St	10,866,106	114,313	10,751,793	98.95%
RDS1328	96 Ave Cycling Connector: Telegraph Trail to 201 St	735,493	40,456	695,037	94.50%
RDS1333	Road Widening: 80 Ave; 20100 Block to 202A Street	520,717	373,236	147,481	28.32%
RDS1337	Design: 206 Street between 78 Ave & Willoughby Town Centre Dr	2,025,350	1,901,450	123,900	6.12%
RDS1340	Road Widening: 56 Ave; 21100 block to 213A Ave	9,077	1,411	7,666	84.46%
RDS1344	Railway Grade Crossing Improvements: Various Locations	14,767	14,766	1	0.01%
RDS1346	CN Railway Improvements: 9900 Block 201 Street	1,886	1,886	-	0.00%
RDS1349	Intersection and Rail Crossing Improvements: River Road and 252 Street	5,039,819	140,777	4,899,042	97.21%
RDS1354	Jackman Landfill Improvements	194,481	-	194,481	100.00%
RDS1355	Road Widening: 202A Street 7900 Block to 80 Avenue	963,025	313,806	649,219	67.41%
RDS1356	Fraser Highway Widening: 24300 Block to 24600 Block	13,279,303	95,349	13,183,954	99.28%
RDS1359	Signal Installation: 96 Ave at 216 St	150,000	27,465	122,535	81.69%
RDS1361	Traffic Signal: 68 Avenue at 196 Street	166,900	-	166,900	100.00%
RDS1364	Annual Bridge Replacement Program	94,303	9,525	84,778	89.90%
RDS1370	Bridge Deck Replacement: 8600 Block Glover Road	5,000	5,000	-	0.00%
RDS1373	Fraser Highway Design: 23400 to 24300 blks and 25000 blk to 264 Street	147,424	27,600	119,824	81.28%
RDS1375	208 Phase I and II (64 Ave to 76 Ave)	47,093,444	16,804,971	30,288,473	64.32%
RDS1378	Mufford Overpass Rehabilitation	2,177,288	-	2,177,288	100.00%
RDS1379	20400 Block 16 Avenue Bridge Rehabilitation	404,428	-	404,428	100.00%
RDS1381	207A Street (82 Ave to 84 Ave) Public Road Improvements	1,050,537	517,272	533,265	50.76%

Township of Langley
Transportation Capital Expenditure Statement by Project
For the Nine Months Ended September 30, 2024

		Budget 2024	Actual YTD 30-Sep-2024	Budget Remaining	Budget Remaining %
RDS1382	Campbell River Bridge – Interim Abutment Repair	290,000	115,071	174,929	60.32%
RDS1383	Traffic Calming: 21200 Block 83 Avenue	100,000	-	100,000	100.00%
RDS1385	Firehall #4 Driveway and Apron Improvements	400,000	379,453	20,547	5.14%
RDS1386	Complete Street: 216 Street 88 Avenue to 96 Avenue	928,000	128,617	799,383	86.14%
RDS1388	Road Construction: 19900 Block 27 Avenue	2,035,000	-	2,035,000	100.00%
RDS1389	Functional Design: 202 Street Corridor 72 Avenue to 86 Avenue	200,000	169,997	30,003	15.00%
RDS1390	Rain Garden Remediation	250,000	196,032	53,968	21.59%
RDS1391	7500 Block 232 Street Bridge Rehabilitation	30,000	22,943	7,057	23.52%
RDS1392	Road Improvements: Hudson Bay Street	42,105	8,900	33,205	78.86%
RDS1393	Road Construction: 208A Street and 76 Avenue from 208 Street to 210 Street (YSC)	12,351,047	99,684	12,251,363	99.19%
RDS1394	Interim Asphalt Driveway – 73A Ave from 20261 72B Ave	50,000	-	50,000	100.00%
RDS1395	Bus Speed Reliability: 64 Avenue & 200 Street	94,000	12,698	81,302	86.49%
RDS1396	Bus Speed Reliability: 86 Avenue & 200 Street	150,000	4,055	145,945	97.30%
RDS1397	Pedestrian Path Rehabilitation: 2600 Block 200 Street Bridge	620,000	95,800	524,200	84.55%
RDS1399	Multi-Use Path: 40 Avenue 200 Street to 204 Street	327,000	167,848	159,152	48.67%
RDS1400	Intersection Improvements: 88 Avenue & Glover Road	160,000	-	160,000	100.00%
RDS1401	Pedestrian and Cycling Infrastructure: 88 Avenue Wright Street to Glover Road	180,000	-	180,000	100.00%
RDS1402	Road Widening: 86 Avenue – 200 Street to 202 Street	400,000	-	400,000	100.00%
RDS1403	212 Street Connector from 208 Street to 210 Street	5,194,310	-	5,194,310	100.00%
RDS1404	Lane Closure 80 Avenue at 212 Street	25,000	-	25,000	100.00%
REC1000	Annual Recycling Carts	617	-	617	100.00%
TRN1000	TRN - Trans. Planning Misc Capital	544,676	206,032	338,644	62.17%
TRN1001	Traffic Calming: Various Locations	507,638	470,714	36,924	7.27%
TRN1005	TRN - Historic Old Yale Road	338,104	143,649	194,455	57.51%
TRN1008	Active Transportation Network Use Data Collection Strategy	24,897	24,897	-	0.00%
TRN1010	Annual Environmental Maintenance Works	112,976	685	112,291	99.39%
TRN1011	Traffic Calming: Telegraph Trail Corridor	303,000	130,096	172,904	57.06%
TRN1012	Traffic Calming: Billy Brown Road	231,000	140,301	90,699	39.26%
TRN1013	Vehicle: Commercial Vehicle Inspection Program	130,000	21,893	108,107	83.16%
Total Capital Expenditure		**126,397,969**	**28,845,038**	**97,552,928**	**77.18%**

Township of Langley
Stormwater Capital Expenditure Statement by Project
For the Nine Months Ended September 30, 2024

		Budget 2024	Actual YTD 30-Sep-2024	Budget Remaining	Budget Remaining %
STW1062	STW - Drainage Improvements: Nathan Creek	442,996	161,901	281,095	63.45%
STW1086	Salmon River Dyke Improvements	5,629,714	-	5,629,714	100.00%
STW1116	STW - Yorkson Lowland at 102B Ave - Property Acquisition	996,637	6,500	990,137	99.35%
STW1156	STWCULV - Nicomekl River Culvert Replace; 21700 Blk of 64 Ave	49,598	1,216	48,382	97.55%
STW1167	Yorkson Lowlands - Stormwater Attenuation and Wetland Restoration	1,764,943	16,330	1,748,613	99.07%
STW1174	Howes Creek Cleaning and 272 St Culvert Replacement	113,822	2,734	111,088	97.60%
STW1176	Slope Failure: 4343 216 Street (EOC3)	221,426	9,054	212,372	95.91%
STW1180	Anderson Creek Culvert - 216 Street	2,578	-	2,578	100.00%
STW1181	24200 Block - 63 Ave Culvert	14,867	-	14,867	100.00%
STW1182	8700 Block - 252 St Culvert	5,948	-	5,948	100.00%
STW1184	Stormwater Climate Change Adaption Study	196,498	24,037	172,461	87.77%
STW1185	East Munday Creek Bank Erosion	150,000	-	150,000	100.00%
STW1186	Stormwater System Climate Change Integration Plan	100,021	-	100,021	100.00%
STW1190	Storm Sewer Replacement: 248 Street and 50 Avenue	9,176	-	9,176	100.00%
STW1191	Culvert Repair/Replacement 21400 Block 40 Avenue (EOC3)	74,326	4,498	69,828	93.95%
STW1192	Culvert Replacement: Matheson Creek 64 Avenue and 201 Street	1,003,512	1,002,665	847	0.08%
STW1193	Storm Sewer Improvements: 224 Street Murrayville	321,857	69,472	252,385	78.42%
STW1194	Salmon River: 56 Avenue Bridge Erosion Mitigation (EOC3)	289,802	14,790	275,012	94.90%
STW1195	Culvert Replacement: 4800 Block 232 Street	158,261	-	158,261	100.00%
STW1198	STW – Annual Environmental Maintenance Works	213,627	-	213,627	100.00%
STW1199	Culvert Replacement: 5800 Block 232 Street	756,666	462,661	294,005	38.86%
STW1201	208 Phase I and II (64 Ave to 76 Ave)	11,057,898	3,945,935	7,111,963	64.32%
STW1202	Glen Valley & Salmon River Flood Mitigation	5,000,000	514,248	4,485,752	89.72%
STW1203	Road Construction Stormwater Works: 19900 Block 27 Avenue	400,000	-	400,000	100.00%
STW1204	Detention Pond 7B and Associated Works (YSC)	26,251,336	173,839	26,077,497	99.34%
STW1205	Bedford Channel Dredging	150,000	6,105	143,895	95.93%
STW1206	204 Street Storm Sewer	1,750,000	4,788	1,745,212	99.73%
STW1207	Smith Neighborhood: Detention Tank 7A	6,060,606	217,316	5,843,290	96.41%
Total Capital Expenditure		**63,186,115**	**6,638,087**	**56,548,026**	**89.49%**

Township of Langley
Solid Waste Capital Expenditure Statement by Project
For the Nine Months Ended September 30, 2024

		Budget 2024	Actual YTD 30-Sep-2024	Budget Remaining	Budget Remaining %
SWC1000	SWCOLLECT - Collection Carts	253,859	81,259	172,600	67.99%
SWC1002	SW - Equipment Replacement	303,412	2,675	300,737	99.12%
Total Capital Expenditure		**557,271**	**83,934**	**473,337**	**84.94%**

Township of Langley
Sewer Capital Expenditure Statement by Project
For the Nine Months Ended September 30, 2024

		Budget 2024	Actual YTD 30-Sep-2024	Budget Remaining	Budget Remaining %
SWR1113	SWRLSTN - Lifts Stn & Forcemain: 266 St & 24 Ave	3,578,651	95,541	3,483,110	97.33%
SWR1140	Lift Station & Forcemain: 24 Ave 196 to 200 St	2,224,161	7,497	2,216,664	99.66%
SWR1141	SWRVEH - Vehicle: Utilities Van	108	-	108	100.00%
SWR1143	SWRLSTN - Lift Station: Milner	1,664,446	-	1,664,446	100.00%
SWR1154	Sanitary Sewer Upgrades: 80 Avenue between 20100 Block and 202A Street	37,745	27,860	9,885	26.19%
SWR1158	Electrical Upgrades: Gloucester Sewer Lift Station	94,063	43,450	50,613	53.81%
SWR1159	Electrical Upgrades: 28 Avenue Sewer Lift Station	99,357	1,090	98,267	98.90%
SWR1163	214B Street Sewer Lift Station Replacement	1,129,341	814,856	314,485	27.85%
SWR1165	Salmon River Uplands Servicing Plan	41,557	41,074	483	1.16%
SWR1167	208 Phase I and II (64 Ave to 76 Ave)	3,769,810	1,345,231	2,424,579	64.32%
SWR1168	Road Construction Sanitary Sewer Works: 19900 Block 27 Avenue	75,000	-	75,000	100.00%
SWR1169	Sanitary Sewer: 208A Street and 76 Avenue from 208 Street to 210 Street	342,400	2,763	339,637	99.19%
Total Capital Expenditure		**13,056,639**	**2,379,363**	**10,677,277**	**81.78%**

Township of Langley
Water Capital Expenditure Statement by Project
For the Nine Months Ended September 30, 2024

		Budget 2024	Actual YTD 30-Sep-2024	Budget Remaining	Budget Remaining %
WTR1030	WTR - Scada Systems Upgrades	55,983	55,721	262	0.47%
WTR1058	WTR - 83Ave at 200St; Prv Station	654,699	-	654,699	100.00%
WTR1144	Murrayville Reservoir Decommissioning	432,124	2,079	430,045	99.52%
WTR1147	WTRWTPL - Filter Tank Repair/Replace: Aldergrove Water Treatment Plant	1,104,435	163,819	940,616	85.17%
WTR1164	WTRSTNS - Jericho Booster Stn Design & Construction: 73A Ave & 204 St	20,722,370	2,988,382	17,733,988	85.58%
WTR1166	WTRQUAL - Chlorinator: East Aldergrove Reservoir	270,280	70,362	199,918	73.97%
WTR1173	WTRSTNS - Brookswood Heights Booster Station	3,200,841	-	3,200,841	100.00%
WTR1201	WTRMETR - Water Meter Replacement	149,143	53,221	95,922	64.32%
WTR1202	WTRVEH - Vehicle: Utilities Van	32	-	32	100.00%
WTR1203	WTRMAIN - Watermain 28 Avenue	1,496,052	-	1,496,052	100.00%
WTR1214	WTRMAIN - 101 Avenue and 201 Street (Valves)	65,940	4	65,936	99.99%
WTR1217	WTRMAIN - Upsize 32 Ave at 205 St	336,000	20,754	315,246	93.82%
WTR1218	WTRSUPP - Carvolth Zone Meter: 86 Ave at 202 St	150,000	-	150,000	100.00%
WTR1220	Aldergrove Water Treatment Plant pH Adjustment	12,061	9,040	3,021	25.05%
WTR1224	Leak Detection: East Langley Watermain	230,642	7,717	222,925	96.65%
WTR1230	Watermain Design: Fraser Highway 22300 block to 264 Street	57,439	51,193	6,246	10.87%
WTR1232	Asbestos Concrete Replacement: Various Locations	1,214,379	698,864	515,515	42.45%
WTR1233	Salmon River Uplands Servicing Plan	20,778	20,778	-	0.00%
WTR1234	Ground Water Wells Decommissioning	476,013	147,090	328,923	69.10%
WTR1236	208 Phase I and II (64 Ave to 76 Ave)	4,492,923	1,603,269	2,889,654	64.32%
WTR1237	Road Construction Water Works: 19900 Block 27 Avenue	115,000	-	115,000	100.00%
WTR1238	Reservoir Replacement: Strawberry Hill	1,000,000	-	1,000,000	100.00%
WTR1239	Water Metering Program	210,000	-	210,000	100.00%
WTR1240	Watermain: 208A Street and 76 Avenue from 208 Street to 210 Street	684,800	5,527	679,273	99.19%
WTR1241	Watermain: 212 Street Connector from 208 Street to 210 Street	1,498,000	-	1,498,000	100.00%
Total Capital Expenditure		**38,649,934**	**5,897,819**	**32,752,114**	**84.74%**

Township of Langley
Schedule of Legal Expenditures
For the Nine Months Ended September 30, 2024

DIVISION	2024 Annual Budget	2024 Actual Sep-30	Variance Under (Over)	Actual as % of Budget
Corporate Administration	481,760	1,366,375	(884,615)	283.62%
Human Resources	78,030	-	78,030	0.00%
Finance	22,000	63,296	(41,296)	287.71%
Engineering	165,685	327,267	(161,582)	197.52%
Community Development	199,893	470,995	(271,102)	235.62%
Recreation and Culture	13,219	24,296	(11,077)	183.79%
TOTAL	**960,587**	**2,252,228**	**(1,291,641)**	**234.46%**

DIVISION	2023 Annual Budget	2023 Actual Sep-30	Variance Under (Over)	Actual as % of Budget
Corporate Administration	481,760	1,000,462	(518,702)	207.67%
Human Resources	78,030	32,231	45,799	41.31%
Finance	22,000	38,585	(16,585)	175.38%
Engineering	165,685	307,392	(141,707)	185.53%
Community Development	199,893	245,663	(45,770)	122.90%
Recreation and Culture	16,219	2,536	13,683	15.64%
TOTAL	**963,587**	**1,626,868**	**(663,281)**	**168.83%**

Township of Langley
Schedule of Development Cost Charge Receipts
2024

Schedule D

For the Nine Months Ended September 30

	Roads	Water	Drainage	Sewer	Parkland	Park Dev.	Total
2010	3,825,011	752,553	720,496	320,008	3,382,751	310,231	9,311,050
2011	4,409,557	905,760	1,233,543	386,585	3,233,603	294,753	10,463,801
2012	5,169,300	984,604	1,163,808	416,040	3,842,123	352,336	11,928,211
2013	4,556,508	899,428	676,759	354,318	2,741,901	463,858	9,692,772
2014	4,409,143	1,053,598	932,858	298,459	2,931,042	1,070,831	10,695,930
2015	6,227,496	1,455,992	1,202,279	354,145	4,441,047	1,673,435	15,354,394
2016	6,411,041	1,470,709	692,944	403,996	4,765,860	1,795,829	15,540,378
2017	9,474,996	2,109,698	1,355,944	578,860	5,848,575	2,203,807	21,571,879
2018	6,711,309	1,537,067	641,530	423,181	4,454,280	1,678,422	15,445,789
2019	13,252,329	2,846,746	1,590,370	677,663	8,564,260	3,227,106	30,158,473
2020	9,485,141	2,070,369	684,354	564,692	5,859,642	2,207,977	20,872,174
2021	22,198,551	4,795,628	2,235,246	1,295,122	14,722,443	5,530,423	50,777,413
2022	5,018,826	568,139	627,259	180,572	3,307,400	1,124,426	10,826,622
2023	14,475,371	1,376,376	1,187,649	436,563	9,321,167	3,169,376	29,966,501
2024	19,641,965	1,820,773	2,452,054	526,637	12,286,782	4,177,700	40,905,911

For the Twelve Months Ended December 31

	Roads	Water	Drainage	Sewer	Parkland	Park Dev.	Total
2010	5,316,984	1,045,805	1,102,199	441,351	4,479,324	410,867	12,796,530
2011	6,071,287	1,183,818	1,472,055	505,836	4,558,284	416,231	14,207,511
2012	5,539,170	1,054,485	1,530,282	446,008	4,111,816	377,068	13,058,829
2013	7,974,809	1,549,368	1,026,280	620,691	5,636,630	785,397	17,593,176
2014	7,161,576	1,645,444	1,188,222	462,379	4,817,849	1,781,801	17,057,271
2015	9,078,327	2,078,914	1,471,836	520,657	6,488,336	2,444,877	22,082,947
2016	8,172,189	1,841,139	792,583	505,923	5,960,934	2,246,146	19,518,914
2017	10,267,823	2,344,380	1,783,271	643,146	6,167,133	2,323,843	23,529,596
2018	8,296,180	1,905,656	912,795	523,931	5,655,129	2,130,915	19,424,605
2019	19,152,767	4,134,168	2,223,487	1,037,311	12,332,823	4,647,141	43,527,697
2020	12,829,544	2,794,728	1,155,985	765,614	8,181,941	3,083,045	28,810,857
2021	22,859,990	4,871,431	2,092,292	1,319,031	15,211,591	5,696,721	52,051,056
2022	8,886,142	962,333	1,386,916	251,313	6,251,274	2,125,319	19,863,297
2023	18,080,794	1,717,021	1,425,668	542,847	11,837,777	4,025,039	37,629,144
2024 (9 Months)	19,641,965	1,820,773	2,452,054	526,637	12,286,782	4,177,700	40,905,911

Schedule E

Township of Langley
Contracts Awarded - Over $1,000,000
For the Nine Months Ended September 30, 2024

B&B Heavy Civil Construction Ltd FT 24-118 Construction of 208 St from 72 Ave to 76 Av	$	21,024,600
Kinetic Construction Ltd. RFP 24-206 Brookswood Fire Hall 5 IPD	$	19,934,169
Industra Construction Corp FT 24-109 Jericho Booster Pump Station	$	17,624,806
Sierra Waste Services Ltd RFP 08-122 Waste Services	$	11,619,048
Commercial Truck Equipment Corp AG 24-716 Supply & Delivery of Fire Trucks	$	10,023,624
Wright SBW Smith Athletic Park JV 23-96 Smith Athletic Park	$	8,181,592
Cedar Crest Lands (BC) Ltd FT 24-125 Yorkson Community Park (YCP) Enhancements	$	6,284,000
All Roads Construction Ltd. FT 24-149 Paving Services - TOL Roads	$	2,836,428
Westport Construction Group Inc FT 24-104 267 St & 24 Ave Sanitary Lift Station and F	$	2,588,663
Commercial Truck Equipment Corp PIERCE, MAXI SABER PUMPER/ENGINE	$	2,481,929
Canadian Landscape & Civil Services Ltd FT 23-240 Yorkson Parking Lot	$	1,862,291
All Roads Construction Ltd. FT 24-137 Paving Services -MRN	$	1,328,130
AstroTurf West Distributors Ltd CCDC RFP 23-130 AAP Synthetic Turf Replacement	$	1,250,550
Commercial Truck Equipment Corp 24-160 Mini Pumper Firetrucks	$	1,100,000
Merletti Construction (1999) Ltd FT 23-221 214B Street Lift Stn Upgrades	$	1,010,015
Rivershed Society of BC AG 24-723 Food Corridor Project	$	1,000,000
Total	**$**	**110,149,844**

Note: In accordance with the Township Procurement Policy, contract awards greater than $1M are reported to Council in the quarterly report as presented above. These projects are all included in the 2024 budget approved by Council.

Township of Langley

Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, November 20, 2024 at 7:06pm
Salmon River Meeting Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
S. Baker, Community Co-Chair
Councillor T. Baillie, Council Co-Chair

P. Chhina, S. Hedao, K. Ludlam, A. Nierop, S. Soheili, T. Taylor, and S. Tingley

Guest:
S. Woykin, Langley Meals on Wheels

In Attendance:
P. Crump, Langley Seniors in Action

Staff:
A. Jensen, Manager, Strategic and Social Planning
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

S. Baker acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – November 20, 2024

Moved by S. Soheili,
Seconded by P. Chhina,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the November 20, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – October 16, 2024

Moved by T. Taylor,
Seconded by K. Ludlam,
That the Seniors Advisory Committee adopt the Minutes of the October 16, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Shannon Woykin, Executive Director, Langley Meals on Wheels (LMOW)

S. Woykin provided a presentation regarding the Langley Meals on Wheels and noted that they have been delivering meals since 1979. The following information was provided:

Mission:
Deliver services to the communities for all to be fed, connected and supported. Committed to promoting health, dignity and social connection through food and community support.

Vision for the future:
Community Centered Approach:
No barriers – proving programs and reaching all those in need - seniors, individuals recovering from hospitalization, families/individuals facing food insecurity.

- Meal Programs include hundreds of nutritious meals delivered weekly.
- Safety check – 5,000 checks between 2022 and 2024
- LMOW programs are volunteer driven – 26,144 volunteer hours last year

Program Impact Highlights
- Currently over 300 volunteers
- Annual Meals Served: 73,231
- Clients Served: 576
- Subsidized Clients: 286
- Meal Delivery Routes Driven: 3,450

How the community is supported:
- Home from the Hospital program – daily meal delivery supporting those who are transitioning from hospital to home - 1834 meals delivered this year.
- LMOW Firehouse Café – social enterprise community café – revenue supports meal program subsidies and increased awareness.
- Food and Friends – 55+ social luncheon.
- Community Cooking Classes – promotes food literacy and healthy meal preparation.
- Community Garden Beds – growing fresh produce, involving community in sustainable food practices.
- Meal Café Gift Card Program – Discreet program providing access to meals at the LMOW Firehouse Café. No cost program providing food security with dignity. Available through local schools and service providers.
- Starfish Summer Program
- Healthy Living Bags
- “Let’s Talk Food Table” Initiative – collaborative community effort addressing food security and resource-sharing in Aldergrove.

C. DELEGATIONS AND PRESENTATIONS

- Space for Community Groups – space rentals providing availability of services – from counselling to community meetings.

Community Outreach:

- Community Outreach Meal Program – 11,200 meals last year.
- Referrals to services: 210 year to date.
- Reaching members of the community who often only have contact with first responders.

D. REPORTS

1. Co-Chair Reports

Councillor Baillie reported that he had a tour of the new "Aspire" Seniors Facility that was built on the Aldergrove rink site.

S. Baker reported the following:

- Participated in a Poverty Reduction meeting online.
- Attended the first Accessibility Committee meeting.
- Attended the Age-Well Conference in Edmonton.
- Attended the United Way "Summit on Aging" in Richmond.
- Participated in an advisory committee for a new podcast on ageism.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Heat and Smoke Preparedness

COUNCIL
Moved by T. Taylor,
Seconded by P. Chhina,
Whereas the senior population in Langley is vulnerable to environmental heat and smoke-related emergencies;

Therefore be it resolved that the Seniors Advisory Committee recommends that Council direct staff to investigate opportunities to mitigate the risks posed to the senior population during heat and smoke-related emergencies, including but not limited to:

- Approach IAFF Local 4550 to assist in a process to inform and educate the community on the risk of heat-related events and places to find shelter.

F. WORK PROGRAM

- Utilize extreme-weather mapping data to identify areas/buildings in the Township and highlight locations that are in possible need of A/C or local cooling centres.

CARRIED

2. Business Arising from Minutes

Discussion ensued regarding accessing data collected by Stats Canada and other organizations regarding seniors.

A. Jensen provided information on the Toronto Seniors Housing Corporation which was discussed at the last meeting.

3. Work Program Review

A. Jensen reviewed the action items and motions that the committee has worked on this year.

4. SAC Year End Report

The year-end report will be presented at the December meeting for the committee's endorsement.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: Wednesday, December 18, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

The meeting terminated at 9:00pm.

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley

Est. 1873

HERITAGE ADVISORY COMMITTEE

Wednesday, December 4, 2024 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
R. Genberg, Community Co-Chair
Councillor Margaret Kunst, Council Co-Chair
Councillor Barb Martens, Council Co-Chair

M. Gill, B. Mason, T. Quiring, and T. Taylor

Staff
A. Reeve, Community & Policy Planner
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

R. Genberg acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Heritage Advisory Committee
December 4, 2024

Moved by B. Mason,
Seconded by M. Gill,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the December 4, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee
November 6, 2024

Moved by T. Quiring,
Seconded by T. Taylor,
That the Heritage Advisory Committee adopt the minutes of the November 6, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

Councillor Kunst reported that she attended the Farm Museum Annual General Meeting. Plans for the extension of the building were presented. They will be doing a capital campaign to raise money for the expansion.

Councillor Martens reported that she will be attending the Farm Museum annual Fall Dinner.

2. Report from Staff Liaison

A. Reeve reported that she and S. Mikicich will be presenting at the Agricultural Advisory Committee meeting in December regarding the Rural Heritage Task Force report and findings. A potential joint tour with HAC and AAC of heritage buildings in the Agricultural Land Reserve will be suggested.

3. Heritage Curator's Report

No report.

4. Heritage Review Panel

A. Reeve reported that a meeting is being considered for January regarding the Haldi House restoration.

The committee requested an update on how the Haldi House will integrate with the new waterfront plans.

5. Pioneer Recognition Planning Committee Report

R. Genberg reported that feedback from guests indicated they would prefer not to have musicians playing continuously during the event so they can talk freely and visit with others.

6. Museum Advisory Group Report

B. Mason reported that the architects have turned over the keys for the museum to the Township. The museum opening will occur in phases.

Planning for the audio/visual system has begun.

A memo received by Council on December 2, 2024 will be forwarded to HAC members.

E. CORRESPONDENCE

F. 2024 WORK PROGRAM

1. 2024 Year End Report

The 2024 Year End report was presented to the committee for comment.

MOTION
Moved by T. Quiring,
Seconded by B. Mason,
That the Heritage Advisory Committee receive and endorse the Heritage Advisory Committee 2024 Annual Report and ask staff to forward it to Council for information.
CARRIED

2. 2025 Work Plan

A revised Work Plan was presented based on the comments from the committee at the last meeting.

MOTION
Moved by M. Gill,
Seconded by T. Taylor,
That the Heritage Advisory Committee endorse the draft 2025 Work Plan, as presented.
CARRIED

COUNCIL
Moved by T. Quiring,
Seconded by T. Taylor,
That the Heritage Advisory Committee recommend that Council approve the Heritage Advisory Committee 2025 Work Plan, presented as Attachment A.
CARRIED

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Langley Heritage Society Update

No report.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

2. Alder Grove Heritage Society Update

T. Quiring reported that the museum has been tagged twice in the past month. They have received a $5,000 donation from the Aldergrove Legion. The AGM is on December 15 which is the last day the museum will be open until February 2, 2025. The digitization project at UBC is now complete. Parking is becoming an issue in front of the museum. She asked if the Township could install signs to designate the spots in front of the museum as museum parking only.

I. NEXT MEETING

Date: Wednesday, January 8, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by T. Taylor,
That the meeting terminate at 8:40pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

,

ATTACHMENT A

Township of Langley
Est. 1873

HERITAGE ADVISORY COMMITTEE 2025 WORK PLAN

The Heritage Advisory Committee proposes to undertake the following work in 2025 consistent with its mandate. Calendar quarters show the estimated time and duration of when this work will occur.

Approved by Council: _____

A. ONGOING COMMITTEE WORK

ITEM	PROJECTS & ASSOCIATED TASKS	Q1	Q2	Q3	Q4
1	**Documenting Heritage Sites**				
	▪ Continue to provide recommendations for additions to the Community Heritage Register, and provide input on Statements of Significance for resources to be listed on the Register.	X	X	X	X
	▪ Consider options for improving the accessibility and application of the information documented in existing heritage inventories.	X	X	X	X
	▪ Consider options for increasing additions to Community Heritage Register and advancing protection of Registered sites.	X	X	X	X
	▪ Consider options for recognizing and protecting heritage landscape features such as trees.		X	X	
2	**Heritage Register Recognition Program**				
	▪ Continue to recognize new additions to the Community Heritage Register with commemorative plaques. In 2025 this will include: o The Rizun Residence o Aldergrove Fire Hall No. 3	X			X
3	**Heritage Building Incentive Program**				
	▪ Review applications to the HBIP and make recommendations for awarding of grants – through the Heritage Review Panel (a special-purpose subcommittee of HAC).	X	X	X	X
	▪ Implement/advance program improvements recommended by the 2023 Task Force.	X	X		

4	**Impacts of Development on Heritage Sites and Areas** ▪ Provide timely input, as may be requested, on heritage sites facing transition, and historic areas potentially impacted by development – through the Heritage Review Panel. ▪ Review Heritage Revitalization Agreement process to ensure follow-through and enforceability.	X X	X X	X X	X
5	**Consider or Inquire into Matters as Requested by Council** ▪ Respond to referrals from Council.	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
7	**Committee Liaison to Langley Pioneer Recognition Committee** ▪ Maintain liaison with the Langley Pioneer Recognition Committee by appointing a liaison. The Heritage Advisory Committee will receive regular reports from the Committee Liaison.	X	X		
8	**Terms of Reference Review** ▪ Fulfill policy requirement to review HAC Terms of Reference on a biennial basis.	X			

B. PROJECT PRIORITIES FOR 2025

ITEM	PROJECTS & ASSOCIATED TASKS	Q1	Q2	Q3	Q4
9	**Rural Heritage** ▪ Assist staff in the development of a strategy related to the recognition and conservation of Langley's rural heritage, based on directions outlined by the Rural Heritage Task Force.	X	X	X	X

10	**Information, Education and Awareness** ▪ Monitor implementation of the work plan based on directions outlined by the Heritage Information, Education and Awareness Task Force, including: o Updated website o Consistent signage program, including interpretive signage for historic transportation routes o Social media program ▪ Explore additional opportunities to increase awareness.	X X	X X	X X	X X

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Council Remuneration

Policy No:	**01-017**
Approved by Council:	**2003-03-03**
Revised by Council:	**2006-02-20**
Revised by Council:	**2012-12-03**
Revised by Council:	**2016-05-30**
Revised by Council	**2019-02-05**
Revised by Council	**2022-12-05**
Revised by Council	**2024-04-29**
Revised by Council	**2024-09-23**

1. Purpose

1.1. To provide a policy for calculating Council's remuneration and expenses and how remuneration will be determined.

2. Related Policy

2.1 N/A

3. Policy

3.1. Council's remuneration has been authorized by Council resolution to be calculated by the following method:

3.1.1. That the salary of a Federal Member of Parliament, a BC Provincial Court Judge, a BC Provincial Cabinet Minister, a BC Provincial MLA, the job rate of a Superintendent of the RCMP and the Principal of the largest high school in Langley be defined as the comparators; Effective January 1, 2019, the Mayor's salary be benchmarked at 96% of the average salary of comparators for the calendar year 2019 and thereafter, less the highest and lowest salary of the comparators.

3.1.2. That the salary of each Councillor shall be benchmarked at 37% of the Mayor's salary.

3.1.3. That the comparators' salaries be reviewed in the first quarter of each year and if the average salary has increased, adjustments be made to Mayor and Councillors' salaries retroactive to January 1st of the year in which the annual review was conducted.

3.1.4. That, if based on the annual review of the comparator salaries, the average salary has decreased, the Mayor and Councillors' salaries be frozen until it is determined as a result of the annual review of the comparator salaries that an increase is warranted.

3.1.5. Deleted by Council Resolution December 5, 2022.

3.2. Travel Allowance

3.2.1. Given the Township's geographical size and need/requirement for the Mayor and Councillors to attend numerous job-related meetings and activities throughout the Township and region and the lack of public transportation, a travel allowance will be provided.

3.2.1.1. The Mayor's travel allowance will be $850 per month.

3.2.1.2. Councillors travel allowance will be $340 per month.

3.3. Taxes and Reimbursement of Expenses

3.3.1. The cost of attending conferences, conventions, or traveling (including the per kilometre charge) on municipal business beyond the boundaries of the City of Langley and the Township of Langley, is reimbursable by submitting an Employee Expense Reimbursement Form, excluding travel to regional meetings where remuneration is additionally provided. Such funds reimbursed by the Township to the Council member are not considered taxable but rather additional expense allowances.

3.3.2. Conferences and associated permissible expenses are pre-approved and funded for events of the following organizations: Federation of Canadian Municipalities (FCM), Union of British Columbia Municipalities (UBCM) and the Lower Mainland Local Government Association (LMLGA).

3.3.3. Conferences and associated permissible expenses that are not subject to Section 3.3.2 require prior approval of the Mayor and/or Council.