



REGULAR COUNCIL MEETING AGENDA

Monday, January 27, 2020
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

Pages

1. ADOPTION OF AGENDA

- a. Adoption of the January 27, 2020 Regular Agenda

2. ADOPTION OF THE MINUTES

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- b. Special (Pre-Closed) Meeting Minutes from January 13, 2020 8
- c. Public Hearing Minutes from January 13, 2020 10

3. COMMUNITY SPOTLIGHT

- a. RCMP Update 21
Supt. Murray Power, OIC, Langley RCMP

4. MAYOR'S REPORT

- a. Upcoming Meetings
Regular Council Meeting – February 10, 2020
Regular Council Meeting – February 24, 2020
- b. Recreation Update
Kim Hilton, Director of Recreation, Culture and Community Services
- c. Discover Langley City - Councillor Albrecht

5. **BYLAWS**

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| | Third reading of a bylaw to amend the Zoning Bylaw to to accommodate a 6-storey, mixed-use development comprising 144 condominium apartments and 287m ² (3,085 sq ft) commercial floor space at 20350 and 20370 Logan Avenue inclusive of setback and off-street parking variances | |
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| | Third reading of a bylaw to rezone properties located at 20355, 20385 54 Avenue; 5421 204 Street to accommodate a 981-unit redevelopment of the Langley Lions seniors housing complex with Phase 1A consisting of an 8 storey, 101 unit Birch Building replacement | |
| | 3. Bylaw 3110 - Discharge of Land Use Contract Bylaw | 187 |
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| | First, second, third reading of a bylaw to repeal the Advisory Planning Commission Establishment Bylaw | |

7. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

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b. Correspondence

1. Corporation of the District of Saanich 402
Request to Modernize the Motor Vehicle Act by Lowering
Default Speed Limits
2. BC Humanist Association 405
Request to confirm future inaugural session will not include an
invocation or prayer

c. New Business

1. Release of Motions from January 13, 2020 Closed Meeting of
Council
Appointments to Committees, Task Groups and Boards:

THAT the following person be appointed to the City's
Environmental Task Group for a term of one year, expiring
December 31, 2020:
David Chang – Voting Member Representing a Post Secondary
Institution.

THAT the following person be appointed to the CP Community
Advisory Panel for a term of two years, expiring December 31,
2021:
Rob Chorney – Member at Large Representing the City of
Langley

THAT the following people be appointed to the City's Board of
Variance for a term of three years, expiring December 31,
2022:
Vivian Thompson
Andrew Evindsen
John Meagher

8. ADJOURNMENT



MINUTES OF A REGULAR COUNCIL MEETING

Monday, January 13, 2020

8:14 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

Present: Mayor van den Broek
Councillor Albrecht
Councillor James
Councillor Martin
Councillor Pachal
Councillor Storteboom

Absent: Councillor Wallace

Staff Present: F. Cheung, Chief Administrative Officer
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
D. Leite, Director of Corporate Services
K. Kenney, Corporate Officer

- a. Adoption of the January 13, 2020 Regular Agenda

MOVED BY Councillor James

SECONDED BY Councillor Albrecht

THAT the January 13, 2020 agenda be adopted as circulated

CARRIED

2. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from December 16, 2019

MOVED BY Councillor James

SECONDED BY Councillor Martin

THAT the minutes of the regular meeting held on December 16, 2019 be adopted as circulated.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from December 16, 2019

MOVED BY Councillor James

SECONDED BY Councillor Albrecht

THAT the minutes of the special (pre-closed) meeting held on December 16, 2019 be adopted as circulated.

CARRIED

3. **MAYOR'S REPORT**

a. Upcoming Meetings

Regular Council Meeting – January 27, 2020

Regular Council Meeting – February 10, 2020

b. Library Happenings - Councillor Martin

Family Literacy Day – January 27, 2020

Enter to win in Library or online. Contest runs January 2 to 31, 2020.

Friends of the Library (1-2 pm) - Tuesday, January 21

Friends of the Library (1-2 pm) Tuesday, January 21

Come check out the Friends of the Library group, which supports the library through advocacy, fundraising and assistance with various projects and programs.

The Friends meeting is followed by the Titles & Tea book club, which discusses each month's chosen work of fiction in a casual and welcoming setting.

Let's Celebrate Chinese New Year!

Sunday, February 2, 1:30 – 3 pm

Join us for a traditional performance featuring the Chinese lion dance and folk dance, followed by a special sign language presentation, calligraphy demonstration, and festive New Year goodies.

Getting to Know Dementia

Monday, February 3, 1 – 3 pm

Join a presenter from the Alzheimer Society of BC to enhance your knowledge of dementia, and learn about the different types of resources and support services available for people living with different stages of the disease.

English Conversation Group

Tuesdays, February 4 – March 24, 10:30 am – 12:30 pm

Practice and improve your English conversation in a supportive setting. Learn common vocabulary and phrases used at work and in everyday life. Presented in partnership with SUCCESS.

Philosopher's Corner
Thursday, February 6, 12:30 – 2 pm

Join us for a discussion that is part of KPU's TALK series. February's discussion topic will be "Canadian Values; What Are They?"

Councillor Martin added that she had recently attended the graduation ceremony of Library Champions which is a three program where immigrants can learn English. She has seen how this program has given recent immigrants as well as immigrants who have been in Canada for some time the confidence to go out in society after they have completed this program so it is a very worthwhile program. The next program in Langley is in October.

c. Debbie Froese – Mayor van den Broek

On behalf of Council, staff and the city, Mayor van den Broek offered condolences to Mayor Jack Froese from the Township of Langley and his family following the recent passing of his wife Debbie Froese. A celebration of life will be held Friday, January 24, 2020 at 2:00 pm at Christian Life Assembly.

d. Memorandum of Understanding – Mayor van den Broek

The Mayor advised that Council resolved that the following statement be released to the public:

Langley City Council has approved to enter into a Memorandum of Understanding ("MOU") between South Coast British Columbia Transportation Authority ("TransLink") and City of Langley for the Surrey Langley SkyTrain Project for the portion within City of Langley in order for TransLink to proceed with the next steps of the Surrey Langley SkyTrain ("SLS") Work Plan for completion and submission of a reference design and business case to the Federal and Provincial treasury boards in Spring 2020.

It is the expectation of the Mayors' Council that, prior to the SLS Project proceeding to issuance of a formal business case, TransLink and the City will enter into a MOU which will establish project objectives, scope, roles and responsibilities.

The MOU is a statement of intent summarizing the collective elements of TransLink and the City and to illustrate mutual support of the project. The MOU is intended to advance the development of the Supportive Policies Agreement and Municipal Access Agreement for the project. The following are the key elements of the MOU:

- Commitment by TransLink and the City;
- Project objectives and scope;
- TransLink's roles and general responsibilities;

- The City's roles and general responsibilities;
- Joint roles and responsibilities;
- Supportive Policies Agreement;
- Operations and Maintenance Centre (OMC);
- 196 Street and 203 Street station and transit exchange;
- Industrial Avenue Corridor; and
- Municipal Access Agreement.

The MOU reaffirms TransLink and the City's commitment to work collaboratively and support the project to extend the SkyTrain to Langley City. The City's commitment also includes development of updated land-use plans, transit-oriented land-use policies and affordable housing strategies, all of which are already underway as part of the Official Community Plan and Zoning Bylaw Updates and Nicomekl River District Neighbourhood Plan, and which will form part of the future Supportive Policies Agreement.

The MOU is not intended to create legal binding rights nor to fetter the powers of Council on approving future agreements and policies.

The MOU also demonstrates that Langley City is being proactive and taking a methodical approach to strengthen the business case to secure the remaining \$1.9 billion in the Phase Three Investment Plan to complete the SkyTrain extension to the City of Langley as one complete project.

4. BYLAWS

- a. Bylaw 3091 - Zoning Amendment and Development Permit No. 17-18

Final reading of a bylaw to rezone properties located at 5460, 5470, 5480, 5490, 5500, 5510 199A Street to accommodate a 5 storey, 104 unit condominium development

MOVED BY Councillor Pachal
SECONDED BY Councillor Martin

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 159, 2019, No. 3091" be read a final time.

CARRIED

1. Development Permit No. 17-18

5460, 5470, 5480, 5490, 5500, 5510-199A Street

MOVED BY Councillor Martin

SECONDED BY Councillor James

THAT Development Permit Application DP-17-18 to accommodate a 5 storey, 104-unit condominium development located at 5460, 5470, 5480, 5490, 5500, 5510-199A Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

CARRIED

5. **ADMINISTRATIVE REPORTS**

a. 2019 Annual Report for City Committees

MOVED BY Councillor Martin

SECONDED BY Councillor Pachal

THAT the 2019 Annual Reports for the following City Committees be received for information:

- Community Day Committee
- Youth Committee
- Magic of Christmas Parade Committee

CARRIED

6. **NEW AND UNFINISHED BUSINESS**

a. Motions/Notices of Motion

MOVED BY Councillor Pachal

SECONDED BY Mayor van den Broek

THAT City staff work with the Langley Lions Housing Society and its funding partners to ensure that, on average, 87% of the units in phase 1 and phase 2 of the Master Plan are for the exclusive residency of seniors. For example, phase 1 may have 80% and phase 2 may have 90% of units for the exclusive residency of seniors; and

THAT City staff work with the Langley Lions Housing Society and its funding partners to ensure that future phases have at least 87% of the units for the exclusive residency of seniors; and

THAT if future phases will have less than 87%, and more than 85% of the units for the exclusive use of seniors, that the Langley Lions Housing Society and its funding partners work with City Council and staff to find a mutually agreeable percentage, noting the importance of seniors housing for our community and Council's desire to maintain at least 87% of the units for the exclusive use of seniors.

BEFORE THE QUESTION WAS CALLED staff responded to questions from Council, advising that:

- the existing tenant breakdown on the site is 86.3% seniors and 13.7% under 55 and the proposed Birch building replacement is proposed to be 80% seniors and 20% under 55. In the staff report brought forward to Council on December 9th, staff recommended a proposed tenant breakdown of 85% seniors and 15% under 55 for the balance of the project, noting that the Birch replacement building has received the funding the Community Housing Fund that has an 80/20 split.
- the tenant mix percentage for the Birch building replacement was determined through the Community Housing Fund which is administered by BC Housing; however, future phases of the Langley Lions Housing complex redevelopment would each require their own housing agreement with tenant mix to be determined and which would require approval of Council.

Councillor Pachal spoke to his motion advising that the 80% tenant mix for Phase 1 has already been negotiated with the funding partners; the intent of his motion is to set the tenant mix higher than it is today and to ensure that the tenant mix for Phases 1 and 2 combined does not result in a net decrease in the 86%.

Discussion ensued regarding the merits of the motion.

In response to questions from a Council member, Councillor Pachal advised that this motion gives staff guidance in negotiating the tenant mix for future phases of the redevelopment which would then become be part of housing agreements, each of which would require approval of Council.

Further discussion ensued regarding ensuring the concerns of LSCAT and the Langley Care Society are being addressed.

THE QUESTION WAS CALLED and the motion was

CARRIED

b. Correspondence

1. Lower Fraser Valley Aboriginal Society - National Indigenous Peoples Day

Use of Douglas Park on the 3rd Saturday in June

c. New Business

7. **ADJOURNMENT**

MOVED BY Councillor Pachal
SECONDED BY Councillor James

THAT the meeting adjourn at 8:35pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER



MINUTES OF A SPECIAL (PRE-CLOSED) COUNCIL MEETING

**Monday, January 13, 2020
4:30 p.m.
CKF Boardroom, Langley City Hall
20399 Douglas Crescent**

Present: Mayor van den Broek
Councillor Albrecht
Councillor James
Councillor Martin
Councillor Pachal
Councillor Storteboom

Absent: Councillor Wallace

Staff Present: F. Cheung, Chief Administrative Officer
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
D. Leite, Director of Corporate Services
K. Kenney, Corporate Officer

1. MOTION TO HOLD A CLOSED MEETING

MOVED BY Councillor James
SECONDED BY Councillor Martin

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

- (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
 - (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
 - (c) labour relations or other employee relations;
 - (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

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

(2) A part of a council meeting must be closed to the public if the subject matter being considered relates to:

(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED

2. ADJOURNMENT

MOVED BY Councillor Martin
SECONDED BY Councillor Albrecht

THAT the Special (pre-closed) Council meeting adjourn at 4:31pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER



MINUTES OF A PUBLIC HEARING MEETING

Monday, January 13, 2020

7:00 p.m.

**Council Chambers, Langley City Hall
20399 Douglas Crescent**

Present: Mayor van den Broek
Councillor Albrecht
Councillor James
Councillor Martin
Councillor Pachal
Councillor Storteboom

Absent: Councillor Wallace

Staff Present: F. Cheung, Chief Administrative Officer
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
D. Leite, Director of Corporate Services
K. Kenney, Corporate Officer

Mayor van den Broek called the Public Hearing to order.

Mayor van den Broek read a statement regarding the procedure to be followed for the Public Hearing.

The Corporate Officer advised that notification of the Public Hearing had been publicized in the following manner:

Notices pertaining to all the bylaws were mailed December 30th and also hand delivered to properties within 100 metres of the subject properties. Newspaper advertisements were placed in the January 3rd and January 8th editions of the Langley Advance Times and notice was placed on the City Hall notice board and website on January 10th.

The Corporate Officer advised that no correspondence was received in relation to Bylaw No. 3113. Twenty-one pieces of correspondence were received in total in relation to Bylaws 3108, 3109 and 3110; with four pieces being included in the agenda package and 17 pieces circulated on-table to Council.

2. BUSINESS

a. Logan Avenue Apartments

1. Bylaw 3113 - Zoning Bylaw Amendment and Development Permit DP 05-19

To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20350 & 20370 Logan Avenue from the C2 Service Commercial and CD12 Comprehensive Development Zones to the C1 Downtown Commercial Zone to accommodate a 6-storey, mixed-use development comprising 144 condominium apartments and 287 m² of commercial floor space.

The Mayor invited Lukas Wykpis, Keystone Architecture, to present the proposed bylaw and development permit application.

Mr. Wykpis introduced Mr. Eric Potxleitner, Architect, Keystone Architecture and provided information on the proposed development as follows:

- Context Plans
- Site Plan
- P1 Level Plan
- 1st, 2nd and 3rd Floor Plans (3rd floor to 6th floor are the same)
- Building Elevations

Mr. Potxleitner provided information on the following:

- Street View rendering
- Commercial rendering
- Amenity rendering

Mr. Wykpis provided further information on the following:

- Landscape Plan
- Crime Prevention Through Environmental Design (CPTED) Principles incorporate into design
- Project Sustainability Principals.

The Mayor invited those in attendance who deem their interest in property affected by the proposed bylaw and development permit to present their comments.

Stephanie Reeky, 5450 203 St, asked what buildings are currently on the property.

Staff advised that there are two older commercial buildings on the site – Sunshine Autobody and Joe's Rental Equipment.

The Mayor called three times for speakers on the bylaw.

There were no further speakers.

b. Langley Lions Redevelopment Project

1. Bylaw 3108 - Official Community Plan Amendment - Langley Lions Housing

To amend City of Langley Official Community Plan Bylaw, 2005, No. 2600 in order to accommodate a 981-unit multi-phase redevelopment of the Langley Lions seniors housing complex located at 20355 and 20385 54 Avenue and 5421 204 Street. The amendments consist of the following:

- Section 16.0 Land Use Designations – the addition of a new Langley Lions Seniors District designation and related policies;
- Section 17.0 Development Permit Area Guidelines – the addition of a Langley Lions Seniors District Development Permit Area and guidelines;
- Schedule “A” – Land Use Designation Map - revised map including Langley Lions Seniors District land use designation.

2. Bylaw 3109 - Zoning Bylaw Amendment and Development Permit DP 04-19

To amend Zoning Bylaw, 1996, No. 2100 to create a CD70 Comprehensive Development zone to accommodate a 981 unit multi-phase redevelopment of the Langley Lions seniors housing complex and to rezone the properties located at 20355 and 20385 54 Avenue and 5421 204 Street to the new zone. Also, to approve the first phase of the redevelopment through the issuance of Development Permit DP 04-19 for an 8 story 101-unit rental apartment building.

3. Bylaw 3110 - Discharge of Land Use Contracts No. 16-73 and No. 11-75

To authorize the discharge of Land Use Contracts No. 16-73 and No. 11-75 from the property located at 20355 – 54 Avenue to facilitate a 981-unit multi-phase redevelopment of the Langley Lions seniors housing complex.

4. Langley Lions Redevelopment Project - Introduction of Proposed Development

The Mayor invited Carl Johannsen, Director of Development Services to introduce the Langley Lions Redevelopment Project:

- Bylaw 3108 - Official Community Plan Amendment
- Bylaw 3109 - Zoning Bylaw Amendment & Development Permit
- Bylaw 3110 - Discharge of Land Use Contracts No. 16-73 & 11-75

Mr. Johannsen advised that the three bylaws pertain land use, zoning and design with respect to the long term phased redevelopment of the Langley Lions senior housing complex, noting that the is being referred to as the seniors housing complex as that is how it's been referred to historically. It's the Langley Lions Housing Society that operates the site.

The bylaws, if approved would collectively enable redevelopment of the site over a 15 to 20 year period.

The purpose of each bylaw was provided as follows:

OCP Amendment Bylaw 3108

- Enable the increase the number of rental units on the site
- Identify the site as predominantly seniors housing complex
- Provide direction on site design.

Zoning Amendment Bylaw 3109

- Enable the redevelopment through a master plan approach
- Identifies the parameters regarding permitted uses, density, building height, and parking.

Land Use Contract Discharge Bylaw 3110

Discharge Land Use Contracts and enable the redevelopment to occur according to the master plan.

Development Permit is also being considered for the first phase – Birch Building replacement

Each new proposed building on the site will require its own Development Permit for the design of the building and each phase will also require a housing agreement bylaw to be approved by Council

The Director of Development Services invited the applicant to present the proposal.

Jeanette Dagenais, Executive Director, Langley Lions Housing Society, on behalf of the Langley Lions Housing Society, thanked

Council for supporting the non-market housing development project which she believes will make a real difference in the community by helping to address the increasing need for affordable housing for seniors and persons with disabilities. She introduced Dane K. Jansen, Principal and Glenn Gardner, Senior Associate, DYS Architecture, the project architects.

Mr. Jansen provided information on the proposed development as follows:

- Aerial Image
- Site Plan
- Existing unit count
- Existing conditions
- Langley Lions Phasing Plan – Phase 1
- Langley Lions Phasing Plan – Phase 2
- Langley Lions Phasing Plan – Phase 3
- Langley Lions Phasing Plan – Phase 4
- Langley Lions Phasing Plan – Phase 5
- Langley Lions Phasing Plan – Phase 6
- Proposed unit count
- Master Plan
- Master Plan Subdivision
- Future Fire Truck access
- Birch Replacement – Development Permit
- Birch Replacement – Site Section AA
- Phase 1 Birch Parking Plan
- Phase 1 Birch Ground Floor Plan
- Phase 1 Birch Fire Truck Access
- Birch Replacement Parking Plan
- Birch Replacement – Level 01 Plan
- Birch Replacement – Level 02-08 Plan (Typical)
- Birch Replacement – East Elevation rezoning
- Birch Replacement – West Elevation rezoning
- Birch Replacement – North and South Elevation rezoning
- Birch Perspectives looking southeast
- Birch Perspectives looking east
- Birch Perspectives looking northeast
- Birch Perspectives looking southwest
- Crime Prevention Through Environmental Design (CPTED) Principles incorporated into the design
- Sustainable Development – environment social economy culture
- Landscape Plan – Phase 1
- Traffic Management Plan

In response to questions from Council Mr. Jansen advised that:

- the term adaptable units means that the units can be adapted to accessible units;
- there is flexibility in the plan to reallocate space as required between car/bike/scooter parking over time as needed;
- electrical hook-ups and implementing a modified security plan would facilitate car sharing in the future.

5. Langley Lions Redevelopment Project - Public Input Opportunity

The Mayor invited those in attendance who deem their interest in property affected by the proposed OCP, Zoning and Land Use Contract Discharge bylaws and the proposed development permit for the Langley Lions Redevelopment Project to present their comments.

Deborah Silvester, 20461 Douglas Crescent, Langley, representing Board of Directors for Langley Care Society, read from correspondence submitted for the Public Hearing, highlighting the following:

- Langley Lodge is operated by the Langley Cares Society, not Fraser Health as noted in staff report;
- Langley Care Society not opposed to the proposed development, though have some concerns that she would like addressed with respect to:
 - height of the proposed Birch replacement – interference with Langley Lodge communications antenna;
 - single access to site and construction traffic volume – access and safety of staff and wear and tear on road surface; recommend applicant contact Langley Mall for access through south service lane to site;
 - limited on-street parking – potential for construction workers to use Lodge parking spaces; recommend applicant contact Langley Mall to use their parking during construction;
 - noise during and post construction; recommend applicant contact Langley Mall for access through south service lane to site;

- reduced sunlight for Langley Lodge courtyard garden due to shadowing.

Marilyn Fischer, 5475 201 Street, Langley, Board president, representing Triple A Senior Housing Society, read from correspondence submitted for the Public Hearing and highlighted the following:

- Does not fully support the proposed development due to various concerns with respect to density of the proposal; impact on economically vulnerable seniors;
- Recommends Council adjourn Public Hearing following all presentations and table decision on development pending the engagement of a social planning consultant to conduct a comprehensive community review of the proposed redevelopment.

Leslie Gaudette, 21054 46A Ave., Langley, representing the Board of the Langley Seniors Community Action Table (LSCAT), read from correspondence submitted for the Public Hearing and highlighted the following:

- referred to report prepared by LSCAT to document concerns of residents of the Langley Lions housing complex and results of the report;
- Have questions regarding the proposed tenant mix and rents payable as they feel the average rent proposed of \$901 for the 50% of units in the rent-geared-to-income category is much higher than the \$480 per month rent expected for a senior living on \$19,800 per year, the minimum income for OAS/GIS, with rent based on 30% of income;
- Unclear about what final mix of tenants in Birch building will be;
- Concern with social isolation reported by residents of the current complex and how this will be addressed in new complex;
- LSCAT supports proposal by Triple A Senior Housing's recommendation that City engage a social planning consultant to conduct a comprehensive community review of the proposed redevelopment.

- LSCAT requests that BC Housing and the City lead the formation of a community advisory committee to provide ongoing community input to the project.

Pamela Reid, 3718 206A Street, Langley, representing the Langley Senior Resources Society, provided the following comments:

- It is not clear whether proposed tenant ratios based on income is an improvement for low income seniors in terms of number of units;
- recommended interpretation by someone from social planning field of what is proposed in terms of residency ratios and implications for low income seniors dependent on access to low income housing;
- spoke in support of Triple A Senior Housing's recommendation that City engage a social planning consultant to conduct a comprehensive community review of the proposed redevelopment to better understand the implications for low income seniors dependent on subsidized housing at the complex and in the surrounding vicinity.

Jane Carter, 20385 54 Ave., Langley, provided the following comments:

- Resides in one of the Langley Lion's complexes, pleased to see reduced number of entrances and exits for proposed Birch building;
- Spoke in support of Triple A Senior Housing's recommendation that City engage a social planning consultant to conduct a comprehensive community review of the proposed redevelopment;
- Concerned regarding housing mix as a resident who lives on site;
- Concerned with density increase.

Don Stearns, 20165 68A Ave., Langley, Board member of the Langley Lions Housing Society, provided the following comments:

- Spoke in support of the proposed redevelopment;
- The current buildings are reaching end of life;
- New buildings will improve the esthetic look of the complex;

- Modernizing the buildings will improve the lives of the seniors living at the complex by having more modern, safe and secure housing;
- Professional team has put together long term plan for the complex to try and improve affordable living standards for seniors living in the city.

The Mayor called for further speakers who haven't spoken yet on the bylaws.

Debra Hauptman, 10505 Robertson St. Maple Ridge, Chief Executive Officer for the Langley Care Society that operates Langley Lodge, provided the following comments:

- Langley Lodge is directly on east side of the Birch building; the former Birch building was four stories, the new Birch building will be eight stories and will completely shade the Langley Lodge courtyard, negatively impacting the quality of life for Langley Lodge residents as it is the only outdoor space at the facility;
- Much effort has been made to improve the courtyard with flower gardens;
- Concern with construction vehicles using the Langley Lodge's north parking access and how that will be managed;
- Risk loss of revenue due to the Birch replacement blocking the communications antenna on the roof of the Langley Lodge;
- Request that Langley Lions and the developer work with Langley Lodge to see if there is way to minimize shade on their courtyard.

The Mayor called a second time for further speakers on the bylaws.

Shamir Bhatia, 475 Aubrey Place, Vancouver, provided the following comments:

- In order to clarify income concerns raised by some speakers, referred to a letter submitted by BC Housing as part of the Public Hearing which outlined the rental rate structure for the proposed Birch Building. He noted the rent structure as follows :

30% - Moderate Income (Affordable Market Rents)

50% - Rent Geared to Income (for which they will be not paying more than 30% of their income, not \$901) – for lower income levels

20% - Low Income Deep Subsidy – lowest incomes, such as tenants on income assistance.

- Read from BC Housing letter which stated the redevelopment would result in more subsidized housing units in the new building than in the old building and under the rental rate structure none of the subsidized tenants in the new Birch building will pay more than 30% of income for

The Mayor called a third time for further speakers on the bylaws.

Julius Wonsuk, Sherbrooke Street, New Westminster, advised he worked for Langley Lions and expressed support for the redevelopment.

Marilyn Fischer, 5475 201 Street, Langley, speaking a second time, provided the following comments:

- Suggested name of project site be changed from Langley Lions Seniors District to City Timbers Seniors District to reflect location of the development site;
- TASHS questions the 80% increase in density which is inconsistent with plans of other similar housing providers in Metro Vancouver;
- Comprehensive community consultation that they are requesting should include provision and access to amenities within and in support of tenants of the complex and other parameters suggested by community stakeholders should be considered;
- Read recommendations from her correspondence that was submitted as part of the Public Hearing as follows:
 - Failing adjournment of the Public Hearing pending the conduct of and presentation to Council and the community of a report of a community consultation and assessment of the Langley Lions senior housing redevelopment by a social planning consultant:
 - Scale back the redevelopment plan to 40 – 50 percent increase in density based on the

example of Brightside Community Homes Foundation.

- Increase low income deep subsidy tenant mix to reflect need of economically vulnerable seniors in the City of Langley and to reflect findings of pending BC government housing needs assessment.

The Mayor called a final time for further speakers on the bylaws.

There were no further speakers.

3. MOTION TO CLOSE PUBLIC HEARING

MOVED BY Councillor Pachal

SECONDED BY Councillor James

THAT the Public Hearing close at 8:13pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER



CITY OF LANGLEY

REQUEST TO APPEAR AS A DELEGATION / COMMUNITY SPOTLIGHT

To appear before Council as a Delegation or Community Spotlight at a Council Meeting, please submit a written request to the Corporate Officer by 12:00 p.m. noon on the Wednesday prior to the scheduled Council Meeting. You may complete this form or provide a letter however please ensure the letter contains the information requested on this form. You can submit your request by email to pkusack@langleycity.ca, in person or by mail at City Hall (20399 Douglas Crescent, Langley BC V3A 4B3), or by fax at 604-514-2838. A staff member will contact you to confirm the meeting date at which you are scheduled to appear before Council.

Council meetings take place at 7:00 p.m. in the Council Chambers on the second floor of Langley City Hall. Delegations are defined as an individual, group of organization making a request of Council. A Community Spotlight is an individual, group or organization providing information or updates on an event or activity. Delegations are limited to a five (5) minute presentation and Community Spotlights are limited to a ten (10) minute presentation. You may speak on more than one (1) topic but you must keep your presentation within the prescribed time limit. Please attach any material that you wish Council to review in advance of the meeting to this form.

DATE: January 8, 2020

REQUESTED MEETING DATE: Jan 28, 2020

NAME: Supt. Murray Power, OIC

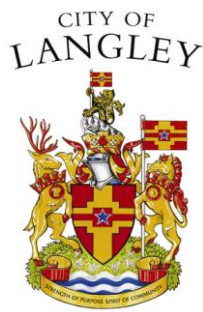
ORGANIZATION NAME: Langley RCMP

CONTACT NUMBER: 604-532-3200

TOPIC: Update

AUDIO/VISUAL NEEDS: ppt

ACTION YOU WISH COUNCIL TO TAKE: None, for information



ZONING BYLAW, 1996, NO. 2100 AMENDMENT NO. 166, 2019, BYLAW NO. 3113 DEVELOPMENT PERMIT APPLICATION DP 05-19

To consider a Rezoning Application and Development Permit Application from L. Gosselin to accommodate a 6-storey, mixed-use development comprising 144 condominium apartments and 287 m² of commercial floorspace.

The subject properties are currently zoned C2 Service Commercial and CD12 Comprehensive Development Zone in Zoning Bylaw No. 2100 and designated “Downtown Commercial” in the Official Community Plan. All lands designated “Downtown Commercial” are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	L. Gosselin
Owner:	Whitetail Homes (Logan) Ltd.; Miat Properties Ltd.
Civic Addresses:	20350 & 20370 Logan Avenue
Legal Description:	Lots 87 & 88 Except: Part Dedicated Road on Plan 82134, District Lots 308 and 309, Group 2, New Westminster District, Plan 39522
Site Area:	3,995 m ² (0.987 acres)
Number of Units:	144 apartment
Density:	360.5 units/ha (145.9 units/acre)
Gross Floor Area:	
Residential:	10,628 m ² (114,400 sq ft)
<u>Commercial:</u>	<u>287 m² (3,089 sq ft)</u>
Total:	10,915 m ² (117,489 sq ft)
Floor Space Ratio:	2.73
Lot Coverage:	77.1%
Parking Required:	214 spaces (including 11 h/c stalls)
Parking Provided:	
Commercial:	12 spaces
Resident:	156 spaces
<u>Visitor:</u>	<u>24 spaces</u>
Total	192 spaces (including 11 h/c stalls)
Existing Zoning:	C2 Service Commercial CD12 Comprehensive Development
Proposed Zoning:	C1 Downtown Commercial

OCP Designation:	Downtown Commercial
Variances Requested:	Front Setback - 2.0 m (4.0 m variance requested; 6.0 m is required setback) Rear Setback – 4.0 m (2.0 m variance requested; 6.0 m is required setback) Ext. Setback – 4.7 m (1.3 m variance requested; 6.0 m is required) Int. Setback – 0.0 m (6.0 m variance requested; 6.0 m is required setback) Off-Street Parking – 192 spaces provided (214 spaces required)
Development Cost Charges:	\$1,947,096.00 (City - \$1,375,056.00, GVS&DD - \$508,320.00, SD35 – \$63,720.00)
Community Amenity Charges:	\$288,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 166**

BYLAW No. 3113

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20350 & 20370 Logan Avenue to the C1 Downtown Commercial Zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

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

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 166, 2019, No. 3113”.

2. Amendment

Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by changing the zone classification of:

- (a) PID: 008-631-361
Lot 87, District Lots 308 and 309, Group 2, New Westminster District, Plan 39522
- (b) PID: 004-888-812
Lot 88 Except: Part Dedicated Road on Plan 82134, District Lots 308 and 309, Group 2, New Westminster District, Plan 39522

from the C2 Service Commercial and CD12 Comprehensive Development Zones to the C1 Downtown Commercial Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this 16th day of December, 2019.

A PUBLIC HEARING, pursuant to Section 464 of the *Local Government Act* was held this thirteenth day of January, 2020.

READ A THIRD TIME this XXXX day of XXXX, 2019.

FINALLY ADOPTED this XXX day of XXX, 2019.

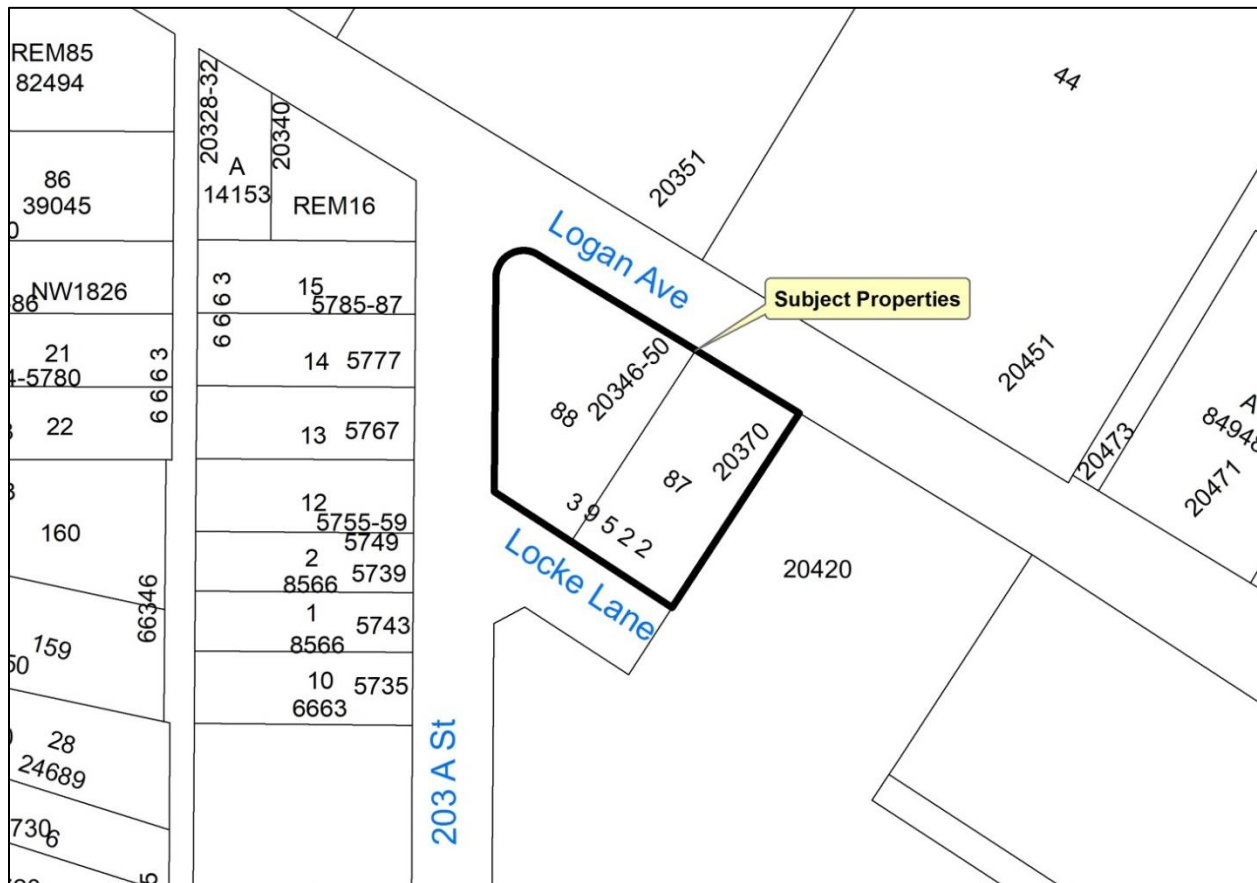
MAYOR

CORPORATE OFFICER



REZONING APPLICATION RZ 05-19 DEVELOPMENT PERMIT APPLICATION DP 05-19

Civic Address: 20350 & 20370 Logan Avenue
Legal Description: Lots 87 & 88 Except: Part Dedicated Road on Plan 82134, District Lots 308 and 309, Group 2, New Westminster District, Plan 39522
Applicant: L. Gosselin
Owner: Miat Properties Ltd.
Whitetail Homes (Logan) Ltd.





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject: **Rezoning Application RZ 05-19 &
Development Permit Application DP 05-19**

From: Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

File #: 6620.00
Bylaw #: 3113

Doc #:

Date: November 20, 2019

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 05-19 and Development Permit Application DP 05-19 to accommodate a 6-storey, mixed-use development comprising 144 condominium apartments and 287 m² (3,085 sq ft) commercial floorspace at 20350 and 20370 Logan Avenue be approved, inclusive of setback and off-street parking variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services' report.

PURPOSE OF REPORT:

To consider rezoning and Development Permit applications by L. Gosselin, for a 6-storey mixed-use development comprising 144 condominium apartments and 287 m² (3,085 sq ft) commercial floorspace.

POLICY:

The subject properties are currently zoned C2 Service Commercial and CD12 Comprehensive Development in Zoning Bylaw No. 2100 and designated "Downtown Commercial" in the Official Community Plan (OCP) Land Use Designation Map. All lands designated for Downtown Commercial use are subject to a Development Permit to address building form and character.

COMMENTS/ANALYSIS:

Application Summary Table:

Applicant:	L. Gosselin
Owner:	Whitetail Homes (Logan) Ltd.; Miat Properties Ltd.
Civic Addresses:	20350 & 20370 Logan Avenue
Legal Description:	Lots 87 & 88 Except: Part Dedicated Road on Plan 82134, District Lots 308 and 309, Group 2, New Westminster District, Plan 39522
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Existing Zoning:	C2 Service Commercial CD12 Comprehensive Development
Proposed Zoning:	C1 Downtown Commercial
OCP Designation:	Downtown Commercial
Variances Requested:	Front Setback - 2.0 m (4.0 m variance requested; 6.0 m is required setback) Rear Setback – 4.0 m (2.0 m variance requested; 6.0 m is required setback) Ext. Setback – 4.7 m (1.3 m variance requested; 6.0 m is required) Int. Setback – 0.0 m (6.0 m variance requested; 6.0 m is required setback) Off-Street Parking – 192 spaces provided (214 spaces required)
Development Cost Charges:	\$1,947,096.00 (City - \$1,375,056.00, GVS&DD - \$508,320.00, SD35 – \$63,720.00)
Community Amenity Charges:	\$288,000.00

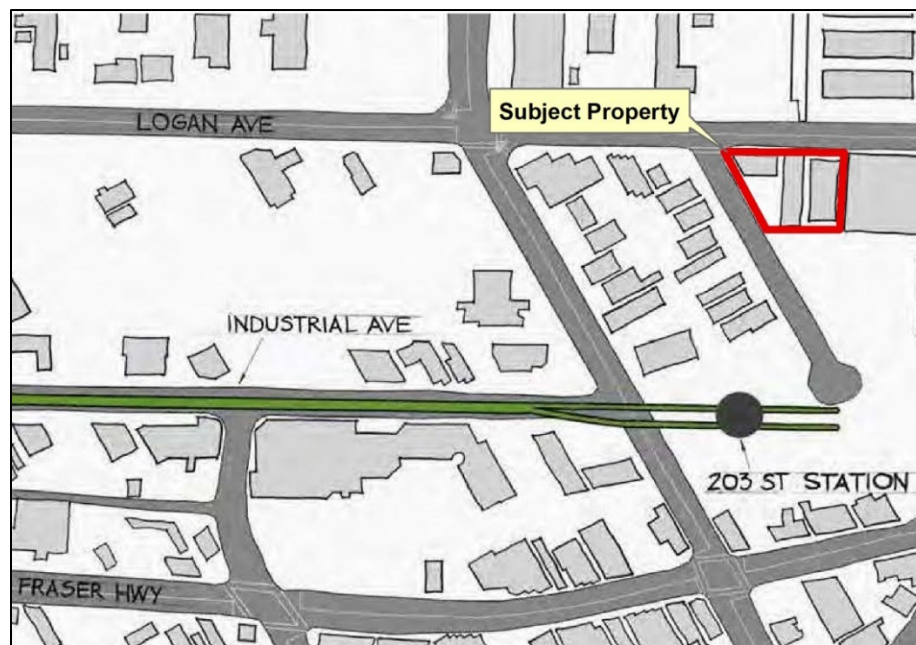
Discussion:

1. Context

The application site consists of two properties on Logan Avenue between 203A Street and the Cascades Casino parkade. The properties currently contain three buildings which house or recently housed Joe's Equipment & Garden Supply, Sunshine Autobody and other businesses. Across Logan Avenue (a 4-lane arterial road) to the north is the Duncan Way Industrial Area including a large storage business and the former Greyhound bus station. Several automotive service garages and parts shops are located on the west side of 203A Street. To the south and east of the site is the Cascades Casino/Coast Hotel & Convention Centre including a multi-storey parking garage (20420 Logan Avenue) that abuts the east property line.

The subject properties are part of the "Industrial Arts" Special Design District in the Downtown Master Plan and are identified in the Official Community Plan for commercial and light industrial uses with provision for some work/live units. At the time of the Downtown Master Plan, the area was envisioned as a Granville Island-inspired district of workshops and artist studios. In November 2019 TransLink identified the location of the future 203 Street/Downtown Langley SkyTrain station approximately 100 metres south of the development application site.

SkyTrain Alignment (green line) & 203 Street Station Location



2. Design

The proposal features a 6-storey, mixed-use building abutting the Cascades Casino parkade and fronting Logan Avenue and 203A Street. Recognizing that the OCP is under review and the development site is in close proximity to frequent transit service, a future bus transit exchange and recently confirmed future SkyTrain station, the applicant and City staff have worked together to refine the application design to better address the future SkyTrain. In deference to the SkyTrain station and bus exchange to the south, ground floor commercial units front a public plaza and outdoor seating area at the corner of 203A Street and Locke Lane. This creates an active and attractive frontage that reduces the design impact of the above-grade portion of the underground parkade (which is partially above grade due to soil conditions) and takes advantage of the following factors:

- Year-round sun exposure at the southwest corner of the site
- Availability of on-street parking on 203A Street and Locke Lane
- Pedestrian traffic generated by the planned SkyTrain station and bus exchange

Functionally the building is serviced by a two-level parkade accessed from Locke Lane. The upper parking level includes public parking for the commercial units as well as visitor parking for the apartments. Resident parking is secured behind a gate and ramps down to a lower (P1) level. The apartment entrance is located on Logan Avenue and a large amenity space (332 m²) on the second floor opens onto a landscaped private courtyard on top of the parking garage. The outdoor amenity space features a children's play area and community garden plots. Ground floor residential units on Logan Avenue and 203A Street enjoy direct access to the public sidewalk from their patios.

The building consists of three wings that wrap around a south facing central courtyard. The 6-storey massing is maintained in each wing, however, an interplay of elevation details including recessed windows, balconies, columnar elements, colours and finishes is employed by the architect to vary the perception of mass. The building height approximates that of the adjacent Coast Hotel (6-storeys) and the nearby Landing apartment (5 storeys) at 20299 Industrial Avenue. The architect is also employing a mix of materials and colours on the east-facing façade (party wall interface with Casino parkade) to create visual interest on the party wall portion that is visible above the parkade.

3. CPTED

The applicant's proposal benefited from a comprehensive Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into the plans.

4. Variances

To provide a required 2.0 metre road dedication along Logan Avenue (for future bike lanes) and ground level commercial and residential units that address the City's urban design expectations, the applicant is requesting the following variances from C1 zoning provisions:

- Front Setback reduction from 6.0 metres to 2.0 metres
- Exterior Setback reduction from 6.0 metres to 4.7 metres
- Rear Setback reduction from 6.0 metres to 4.0 metres
- Interior Setback reduction from 6.0 metres to 0.0 metres
- Off-Street Parking requirement relaxation from 214 spaces to 192 spaces (22 space or approximately 10 percent relaxation)

The requested parking relaxation is supported by a traffic engineer's report that calculates the anticipated parking demand based on traffic engineering standards, survey data from similar developments and other factors such as proximity to transit services. Staff also note that the proposed 10 percent relaxation is consistent with parking relaxation policies used in other municipalities for developments near SkyTrain or other frequent transit services. Staff support the relaxation, given the application is in close proximity to existing frequent transit service and future rapid transit, and the parking space reduction has also enabled the current design with ground-floor retail oriented towards the future SkyTrain station and bus transit exchange.

The current setback and off-street parking requirements for residential uses in the C1 zone will be reviewed as part of work on the new Official Community Plan and Zoning Bylaw.

Staff recommend that the above variances be approved to accommodate the proposed development.

5. Summary

Recognizing that an OCP update is underway and the location of the 203 Street SkyTrain station was only recently confirmed, and in the absence of updated plans and design guidelines for the area, the proposed building

reflects cooperation between the applicant and City and balances current development realities in the area and the future arrival of SkyTrain.

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed 144-unit mixed-use development. These requirements may be subject to change upon receipt of a development application.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zones, parking, loading areas, and garbage / recycling areas, all of which apply to this Development.

A) **The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:**

1. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw. All calculations shall be based on the updated IDF data for Surrey Kwantlen Park (1962-2013) *with 20% added to the calculated results to account for climate change.*
3. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City. The developer's engineer will determine the appropriate main tie-in locations and size the connections for the necessary capacity. The capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense. Any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a Demolition permit.
4. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire

- Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995". All calculations shall be submitted in spreadsheet format that includes all formulas for review by the City.
5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Rescue Service.
 6. To accommodate the City of Langley's Fire Rescue Service equipment, the developer is responsible for providing an 8.0m minimum paved laneway along the Locke lane project frontage.
 7. A road dedication of 2.0m will be required along the entire Logan Ave. frontage of the proposed development.
 8. A traffic impact study will be required to determine if there will be significant impact and traffic concerns with the proposed development. The scope of the study must be approved by the Director of Engineering, Parks and Environment prior to initiation.
 9. The condition of the existing pavement along the proposed project frontage shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at the developer's cost.
 10. Existing sidewalk to be removed and replaced along the project's Logan Ave. and 203A St. frontage complete with boulevard trees. Sidewalk shall be as per the Downtown Realm of Influence standard as outlined in the Downtown Master Plan.
 11. Design and construct a pedestrian cross-walk on 203A Ave. crossing Locke lane complete with concrete let-downs at both ends.
 12. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
 13. Existing and proposed ornamental street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels shall be as per the Downtown Realm of Influence standard as outlined in the Downtown Master Plan.

14. Eliminate the existing overhead hydro/telecommunication wiring and poles along the development's Logan Ave. frontage by replacing with underground hydro/telecommunication infrastructure.
15. Permanent pavement restoration of all pavement cuts shall be as per the City of Langley's pavement cut policy by the developer's contractor at the developer's expense.

B) The developer is required to deposit the following bonding and connection fees:

1. The City would require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. The City plans to construct a future bike lane (future works) on Logan Ave. The developer will be required to make a cash-in-lieu contribution for the design, construction and administration of said future works (amount to be determined).
4. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
5. The City would require a \$40,000 bond for the installation of a water meter to current standards.

C) The developer is required to adhere to the following conditions:

2. Undergrounding of hydro, telephone and cable services to the development site is required, complete with underground or at-grade transformer.
3. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
4. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost.
5. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.

6. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
7. A complete set of as-built drawings, service record cards, a completed tangible capital asset form (TCA) and a completed pavement cut form all sealed by a Professional Engineer shall be submitted to the City within 60 days of the substantial completion date. Digital drawing files in *.pdf* and *.dwg* formats shall also be submitted.
8. The selection, location and spacing of street trees and landscaping are subject to the approval of the Director of Engineering, Parks & Environment
9. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
10. Garbage and recycling enclosures shall be accommodated on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update"

Fire Department Comments:

Fire department access for the whole project was reviewed to ensure adequate exterior access was in place to accommodate fire apparatus. Interior floor access, fire hydrant and fire department connection locations will be evaluated during the building permit stage.

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the November 27, 2019 meeting. A copy of the APC minutes will be presented to Langley City Council at the December 9, 2019 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$1,375,056.00 to City Development Cost Charge accounts and \$288,000.00 in Community Amenity Charges.

ALTERNATIVES:

1. Require changes to the applicant's proposal.
2. Deny application.

Prepared by:



Roy Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



Rick Bomhof, P.Eng.
Director of Engineering, Parks &
Environment

Concurrence:



Rory Thompson, Fire Chief

attachments



**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

**HELD IN LANGLEY CITY HALL
CKF COMMUNITY BOARDROOM**

**WEDNESDAY, NOVEMBER 27, 2019
7:00 PM**

Present: Councillor Rudy Storteboom (Chair)
Councillor Nathan Pachal (Vice-Chair)
Councillor Paul Albrecht
Ellen Hall
Mike Haney
Dan Millsip
John Beimers
Constable Berthier Kyobela
School Trustee Tony Ward

Absent: Adrian Brugge
Jen Cook
Trish Wong

Staff: Carl Johannsen, Director of Development Services
Paula Kusack, Deputy Corporate Officer

Applicant: Luc Gosselin, Whitetail Homes
Lukas Wykpis, Keystone Architecture
Eric Poxleitner, Keystone Architecture
Noel Lim, Keystone Architecture

1) APPROVAL OF AGENDA

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Haney

THAT the agenda for the November 27, 2019 Advisory Planning Commission meeting be approved.

CARRIED

2) RECEIPT OF MINUTES

MOVED BY Commission Member Hall
SECONDED BY Commission Member Haney

THAT the minutes for the September 11, 2019 Advisory Planning Commission meeting be received.

CARRIED

3) APPLICATION

**Rezoning Application RZ 05-19
Development Permit Applications DP 05-19
20350 & 20370 Logan Avenue**

The Director of Development Services provided a brief overview of the proposed development noting its location, the land use of the surrounding areas, and the proposed future transit infrastructure. He added that the site is currently split between two different zones and the proposal is to rezone the entire site to C1 Downtown Commercial to permit the proposed development.

The Chair added that the application is coming before the APC in advance of the City's new Official Community Plan (OCP) but noted that it is in line with the direction of the new proposed OCP.

Mr. Wykpis advised that the proposal is a 6 storey mixed use, residential / commercial, building comprised of 144 units (114 - 1 bedroom, 5 – 1 bedroom + a flex room and 25 – 2 bedroom).

Mr. Wykpis reviewed the following development details:

- Site plan;
- Entry points;
- Commercial space;
- Underground parkade access and parking;
- 2nd floor amenity space;
- Floor plans;
- Storage space (located on all floors);
- Plaza seating;
- Street parking;
- Landscape Plan;
- CPTED report; and
- Sustainability principles including bike parking and electric car parking.

Mr. Poxleitner added that the building borders an industrial area on one side and an entertainment area on the other so the design has incorporated a bit of an industrial edge to help transition from one land use to the other.

Discussion continued about the landscape plan, outdoor patio space, grass amenity area, child play area and some community garden plots.

The Chair opened the floor for discussion.

Mr. Millsip inquired about the type of flooring planned for the bike storage locker on the 2nd floor, as it is a distance away from the elevator.

Mr. Wykpis noted that carpet is in the plan, however he advised that they could rearrange the entry to the bike storage to shorten the distance from the elevator thereby reducing the travel distance over carpeted areas.

Individual members raised questions and inquiries related to:

- Concern about loitering at the seating areas planned for the corner of 203A Street and Locke Road.
 - The area was considered in the CPTED review and it will be well lit and designed with that in mind.
 - Gates or low fencing should be considered for the walk-up units facing Logan Avenue to enhance security for the patios.
- Future land use on the west side of 203A Street?
 - The expectation is that the updated OCP will have similar land use in the area surrounding this development.
- Would like to see a more creative design for the north elevation to enhance the character of the building. Despite the fact that the north side faces an industrial area the elevation should have the same consideration aesthetically as the rest of the building.
- Consider extending balconies further to allow residents to have better eyes on the street.
 - It was noted that alternatively, recessed balconies provide privacy.
- Considering the number of units in the building perhaps add more bike storage.
 - Noted that residents with expensive bikes will not likely use public storage and will keep them in their unit. The expectation is that the public storage will not be full.
- Electric Vehicle Charging stations:
 - Strata council determines how usage of available charging stations is shared;
 - Suggestion to include more finished stations upfront instead of owners paying more for additional stations later;
 - Public are fighting over EV spots in other buildings, there is not enough for the number of people that own electric vehicles now.
 - It was noted that 10% of BC cars are electric today.
 - Consider roughing in stations for all parking spaces at the building stage to reduce costs later.
 - Consider providing buyers an option to upgrade if they want a charging station at their assigned parking spot for their own personal use.

- Mr. Gosselin noted that charging stations could be considered as an optional upgrade to a unit's parking space.
 - It was noted that 'rough in' refers to conduit only, not pulling the wire, however if buyers opted to 'upgrade', that fee would include completion of the charging station for the individual parking space.
- Applicant will consider rough-in on commercial EV charging spaces.
- User fees for residents to charge EV cars go directly to their suite.
- Ensure the building power supply is sufficient for the addition of more EV charging stations.
- It was noted that Metro Vancouver has a wealth of information in relation to EV charging stations in new buildings.
- Visitor parking;
- Setback requests:
 - Consider designs that allow more open space on future development sites, requiring less setback variances.
 - Staff noted that the setback allows for a 2m bike lane, meaning the space will not feel crowded.
- Construction / security of the storage lockers;
 - It was noted that the storage lockers are located on each floor to help enhance security as there is more resident traffic in the hallways than the parkade.
- Designated commercial parking spaces?
 - Applicant noted that the exact ratio has not been determined yet.

Mr. Gosselin noted that the original design was going in a completely different direction and has gone through many changes to get to this point. He commended City staff for assisting in the process and helping to realize the project as it is today.

The applicant left the meeting at 7:57pm.

The members reviewed the requested variances included in the application.

The Director of Development Services noted that across the region municipalities are making 10% - 20% reductions in required parking for developments in close proximity to transit and there is a good policy basis for that. This development is in line with the region. He reviewed the design process and noted the benefits gained to the community with the new building design and enhanced streetscape.

Discussion continued about the SkyTrain and how it will impact the City and the developments in the area.

The Chair inquired if it's possible to have the fire department review applications before they are presented to the APC. The Director of Development Services advised that the Fire Chief reviews the exterior plans prior to the APC receiving them. After the APC has reviewed the design the fire department conducts another review focusing on interior details, prior to building permit issuance.

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Beimers

THAT Rezoning Application RZ 05-19 and Development Permit Application DP 05-19 to accommodate a 6-storey, mixed-use development comprising 144 condominium apartments and 287 m² (3,085 sq ft) commercial floorspace at 20350 and 20370 Logan Avenue be approved, inclusive of setback and off-street parking variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services' report.

CARRIED

4) **ADVISORY PLANNING COMMISSION (APC) TRANSITION TO ADVISORY DESIGN PANEL (ADP)**

The Chair advised that staff presented Council with an amendment to the development review process. He invited staff to explain to the APC members.

The Director of Development Services explained that the Nexus of Community Plan that was adopted by Council last year, along with the anticipated arrival of SkyTrain, set the stage for an OCP and Zoning Bylaw review including a review of procedures around development. The Plan further recommended the consideration of the creation of an Advisory Design Panel (ADP) to replace the current APC. The main differences between an APC and an ADP are:

- ADP's typically include professional accredited architects and landscape architects in addition to local representation in its membership;
- There is no legislative requirement to meet specific membership criteria for ADP's, it is a select committee of Council and therefore membership is determined at the Council level.

Staff noted that local representation is a high priority and will be included in the membership composition. A new terms of reference will be presented to council for consideration in the new year.

MOVED BY Commission Member Haney
SECONDED BY Commission Member Millsip

THAT the Advisory Planning Commission membership supports the transition to an Advisory Design Panel.


CARRIED

6) **ADJOURNMENT**

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Haney

THAT the meeting adjourn at 8:42 p.m.

CARRIED



CHAIR

DIRECTOR OF DEVELOPMENT SERVICES

Certified Correct



sheet schedule

SD1.01	PROJECT DATA	SD3.01	P1 LEVEL PLAN
SD1.03	CONTEXT PLANS	SD3.02	1st FLOOR PLAN
SD1.05	STREETSCAPES	SD3.03	2nd FLOOR PLAN
SD1.20	SITE PLAN	SD3.04	3rd FLOOR PLAN
SD1.21	SITE SECTIONS	SD3.05	4th FLOOR PLAN
SD1.31	SHADOW STUDY	SD3.06	5th FLOOR PLAN
SD1.32	SHADOW STUDY	SD3.07	6th FLOOR PLAN
SD1.33	SHADOW STUDY	SD3.08	ROOF LEVEL PLAN
SD1.34	SHADOW STUDY	SD4.01	BUILDING ELEVATIONS
SD1.35	STREET VIEW RENDERING	SD4.02	BUILDING ELEVATIONS
SD1.36	COMMERCIAL RENDERING		
SD1.37	AMENITY RENDERING		

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abbotsford, bc v2s 2b1



LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

COVER PAGE
SCALE: N.T.S.

RE-ISSUED FOR DP
19-12-11 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-181

SD0.01

0.1.0 project data

PROJECT:	LOGAN AVENUE APARTMENTS
PROPOSED ZONING:	C1 (DOWNTOWN COMMERCIAL)
CIVIC ADDRESS:	20350 & 20370 LOGAN AVENUE, LANGLEY, BC
LEGAL DESCRIPTION:	
VARIANCES APPLIED FOR:	NORTH SETBACK REDUCTION FROM 6.0m TO 2.0m WEST SETBACK REDUCTION FROM 6.0m TO 4.7m SOUTH SETBACK REDUCTION FROM 6.0m TO 4.0m PARKING REDUCTION OF 22 STALLS
BYLAW EXEMPTIONS:	N/A
BCBC BUILDING AREA DEFINITION:	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS
FSR DEFINITION:	TOTAL GROSS FLOOR AREA DIVIDED BY TOTAL SITE AREA (NOT DEFINED BY CITY OF LANGLEY)
ZONING GROSS FLOOR AREA DEFINITION:	ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS
ZONING BUILDING GRADE DEFINITION:	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING
ZONING BUILDING HEIGHT DEFINITION:	THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY
MAXIMUM ALLOWABLE BUILDING HEIGHT:	46m (ZONING BYLAW)
MINIMUM BUILDING ELEVATION:	8.86m
SETBACKS:	AS NOTED ON PLANS
ZONING BUILDING GRADE:	11.15m
BUILDING HEIGHT:	6 STOREY - 18.55m (AS PER ZONING DEFINITION)
SITE AREA:	43,000 s.f. (3,994.8 s.m.)(0.987 Acres)
BUILDING AREA:	19,755 S.F. (1,835.3 S.M.)
ALLOWABLE LOT COVERAGE:	95%
PROPOSED LOT COVERAGE:	33,151.4 S.F. / 43,000 S.F. = 77.1%
GROSS FLOOR AREA (NOT INCLUDING PARKADE) :	117,489 S.F. (10,915.09 S.M.)
GROSS FLOOR AREA (PARKADE ONLY):	39,915 S.F. (3,708.23 S.M.)
PROPOSED FSR:	117,489 S.F. / 43,000 s.f. = 2.73 FSR

0.2.0 gross floor area break-down

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
CIRCULATION				
1st FLOOR	2083 SF	193.53 m²	1.8%	
2nd FLOOR	2413 SF	224.19 m²	2.1%	
3rd FLOOR	2963 SF	275.31 m²	2.5%	
4th FLOOR	2877 SF	267.30 m²	2.4%	
5th FLOOR	2877 SF	267.30 m²	2.4%	
6th FLOOR	2877 SF	267.30 m²	2.4%	
	16091 SF	1494.94 m²	13.7%	
COMMERCIAL				
1st FLOOR	3085 SF	286.63 m²	2.6%	
	3085 SF	286.63 m²	2.6%	
INDOOR AMENITY				
2nd FLOOR	3571 SF	331.76 m²	3.0%	(REQUIRED 2.3 S.M. PER UNIT)
	3571 SF	331.76 m²	3.0%	
RESIDENTIAL				
1st FLOOR	4619 SF	429.12 m²	3.9%	
2nd FLOOR	14576 SF	1354.15 m²	12.4%	
3rd FLOOR	17016 SF	1580.87 m²	14.5%	
4th FLOOR	17055 SF	1584.46 m²	14.5%	
5th FLOOR	17055 SF	1584.46 m²	14.5%	
6th FLOOR	17055 SF	1584.46 m²	14.5%	
	87376 SF	8117.51 m²	74.4%	
STORAGE				
2nd FLOOR	1142 SF	106.13 m²	1.0%	(REQUIRED 5.67 CUBIC METRES PER UNIT)
3rd FLOOR	1556 SF	144.52 m²	1.3%	
4th FLOOR	1556 SF	144.52 m²	1.3%	
5th FLOOR	1556 SF	144.52 m²	1.3%	
6th FLOOR	1556 SF	144.52 m²	1.3%	
	7365 SF	684.22 m²	6.3%	
	117489 SF	10915.06 m²	100.0%	
AREA GRAND TOTAL	117489 SF	10915.06 m²	100.0%	

0.2.1 gross floor area

LEVEL / AREA TYPE	AREA SF	AREA m²
GROSS FLOOR AREA		
1st FLOOR	9787 SF	909.28 m²
2nd FLOOR	21702 SF	2016.23 m²
3rd FLOOR	21535 SF	2000.70 m²
4th FLOOR	21488 SF	1996.28 m²
5th FLOOR	21488 SF	1996.28 m²
6th FLOOR	21488 SF	1996.28 m²
	117489 SF	10915.06 m²
	117489 SF	10915.06 m²
AREA GRAND TOTAL	117489 SF	10915.06 m²

0.2.2 parking requirements

REQUIRED (BYLAW REQUIREMENT)			
	UNIT #	FACTOR	TOTAL
TENANT (2 BED, 1 BED, STUDIO)	144	*1.2	172.8
VISITOR	144	*0.2	28.8
COMMERCIAL	3085 S.F.	3/1001 S.F. (OR FRACTION THEREOF)	12
TOTAL STALLS REQUIRED			214
PARKING PROVIDED			
	REGULAR	SMALL CAR	H/C TOTAL
LEVEL 1 (SURFACE)	30	32	5 67
P1 (UNDERGROUND)	83	36	6 125
TOTAL STALLS PROVIDED		192 (incl. 68 small car = 35.4%)	
BIKE PARKING REQUIRED (BYLAW REQUIREMENT)			
	UNITS	FACTOR	TOTAL
BIKE STALLS (RESIDENT / UNIT)	144	*0.5	72
BIKE STALLS (VISITOR / BLDG)	1	*6	6
TOTAL STALLS REQUIRED			78
BIKE PARKING PROVIDED:			
P1: 12 STALLS + L1: 11 STALLS + L2: 55 STALLS = 78 STALLS			

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 Bed	22	15.3%	
1 Bed (Adaptable)	5	3.5%	
1 Bed (sm.)	87	60.4%	
1 Bed + Flex (Adaptable)	5	3.5%	
2 Bed	25	17.4%	
TOTAL UNITS: 144		100.0%	

NOTE: ADAPTABLE UNITS REQUIRED = 7.2 UNITS (5%)
ADAPTABLE UNITS PROVIDED = 10 UNITS



logan road ave. looking west



203a st. looking south/east @ south side of property



logan ave. looking south east



203a st looking south



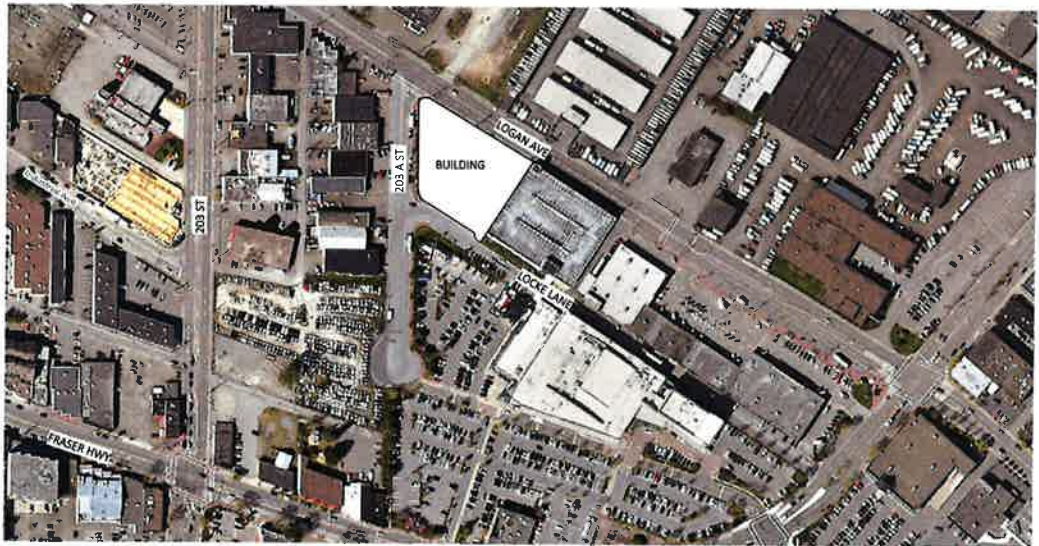
203a st looking north



locke rd. looking north/west



aerial view looking s/e



location map/north survey



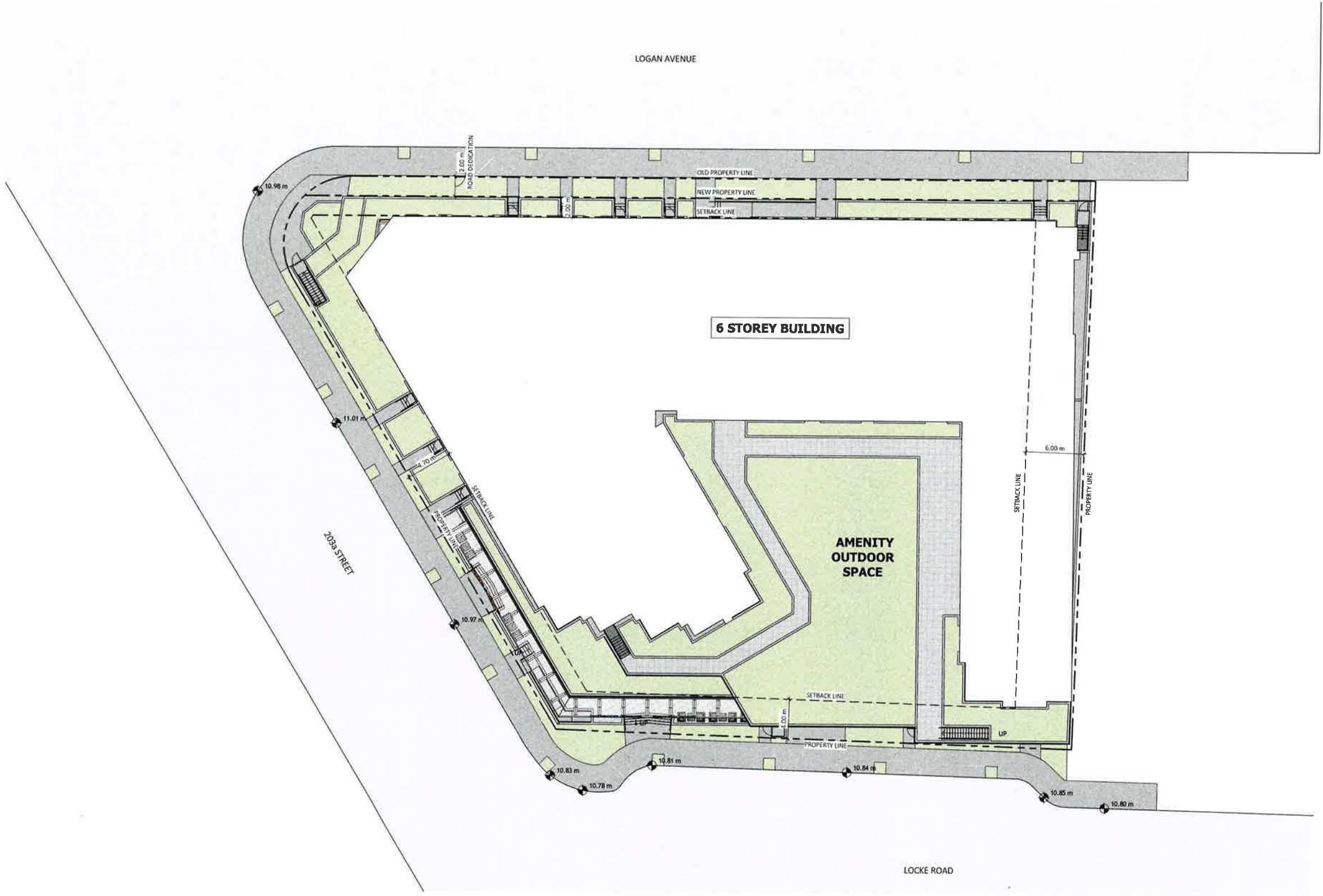
203 a st.

3/32" = 1'-0"



Logan ave.

3/32" = 1'-0"



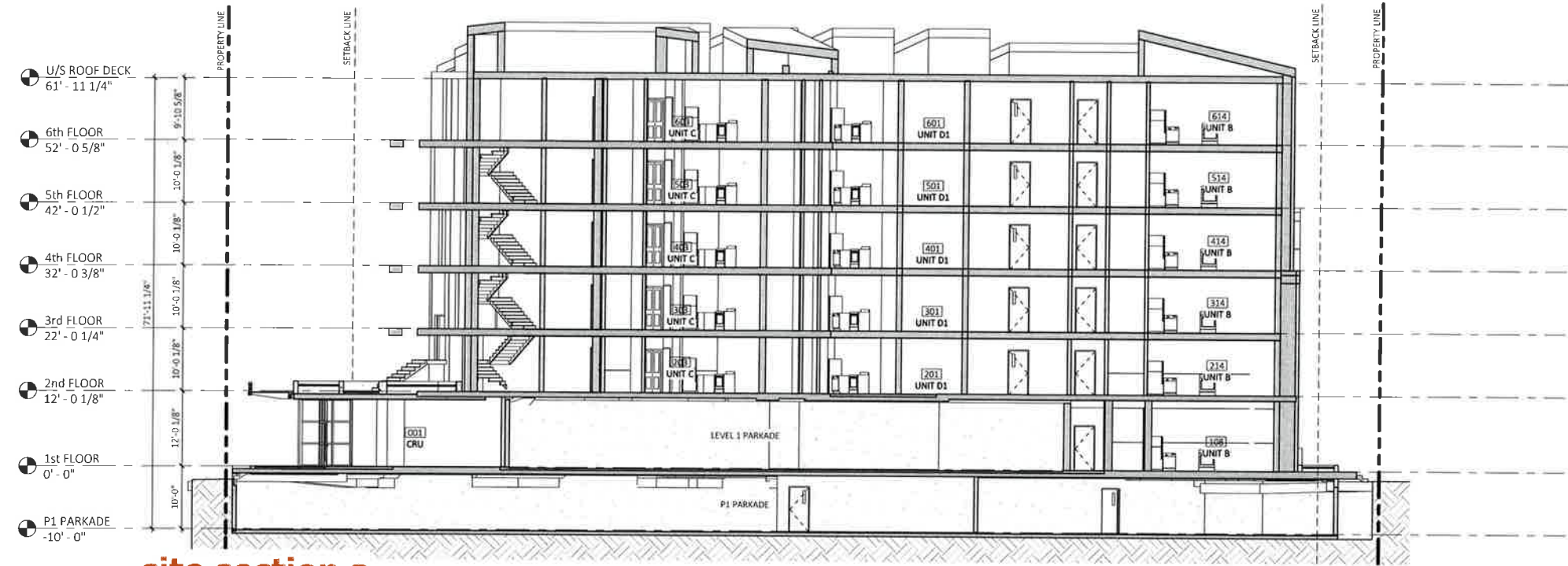
LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

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



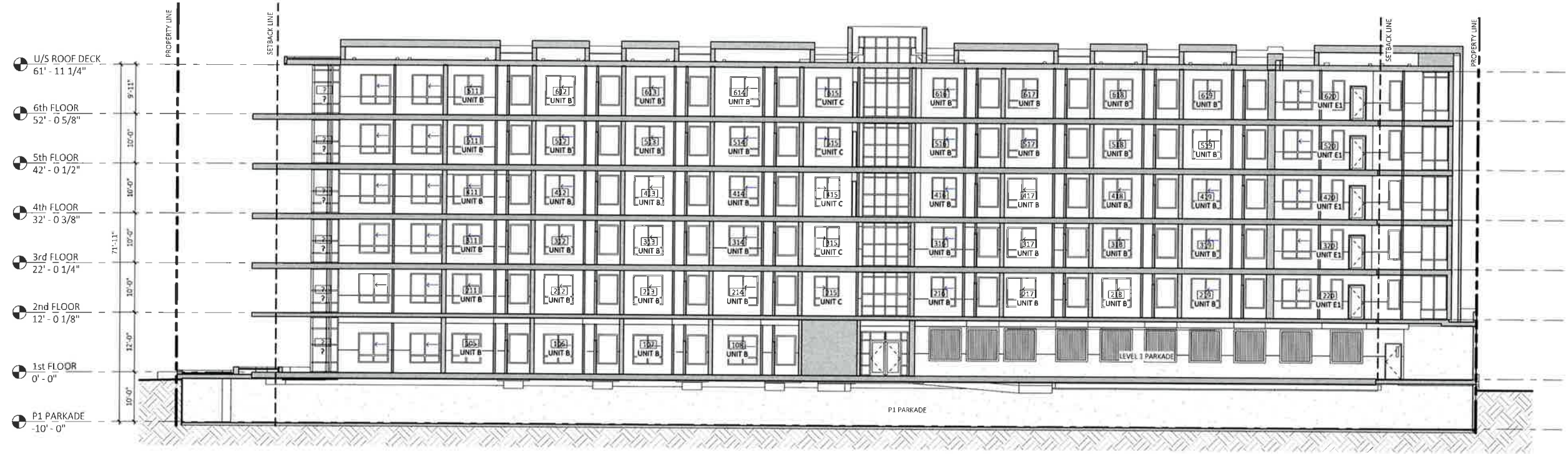
RE-ISSUED FOR DP
19-12-11 REVISION #:
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SD1.20



site section a

3/32" = 1'-0"



site section b

3/32" = 1'-0"



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LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

SITE SECTIONS

SCALE: 3/32" = 1'-0"

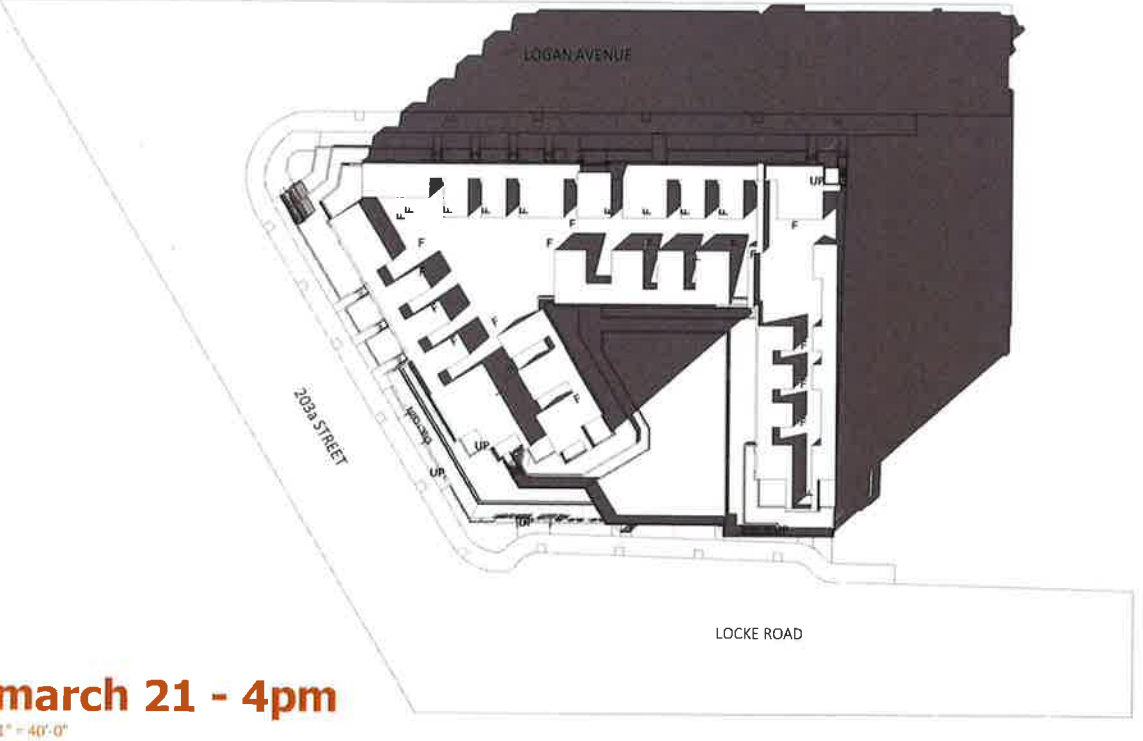
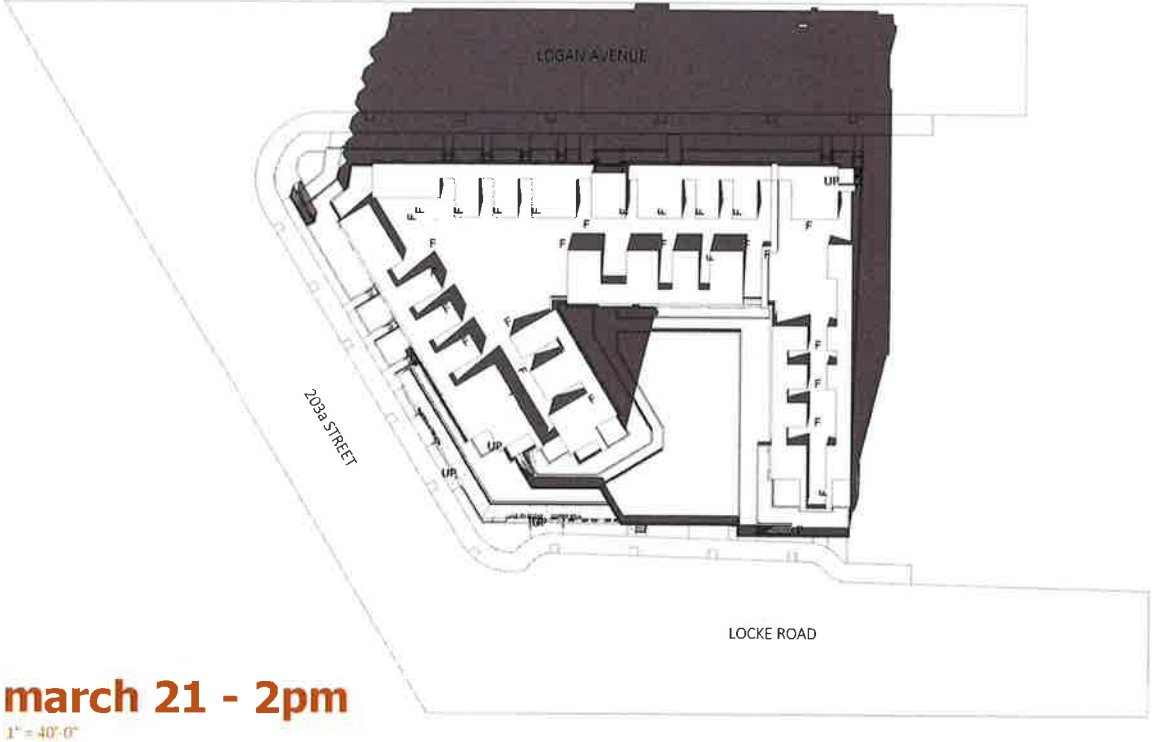
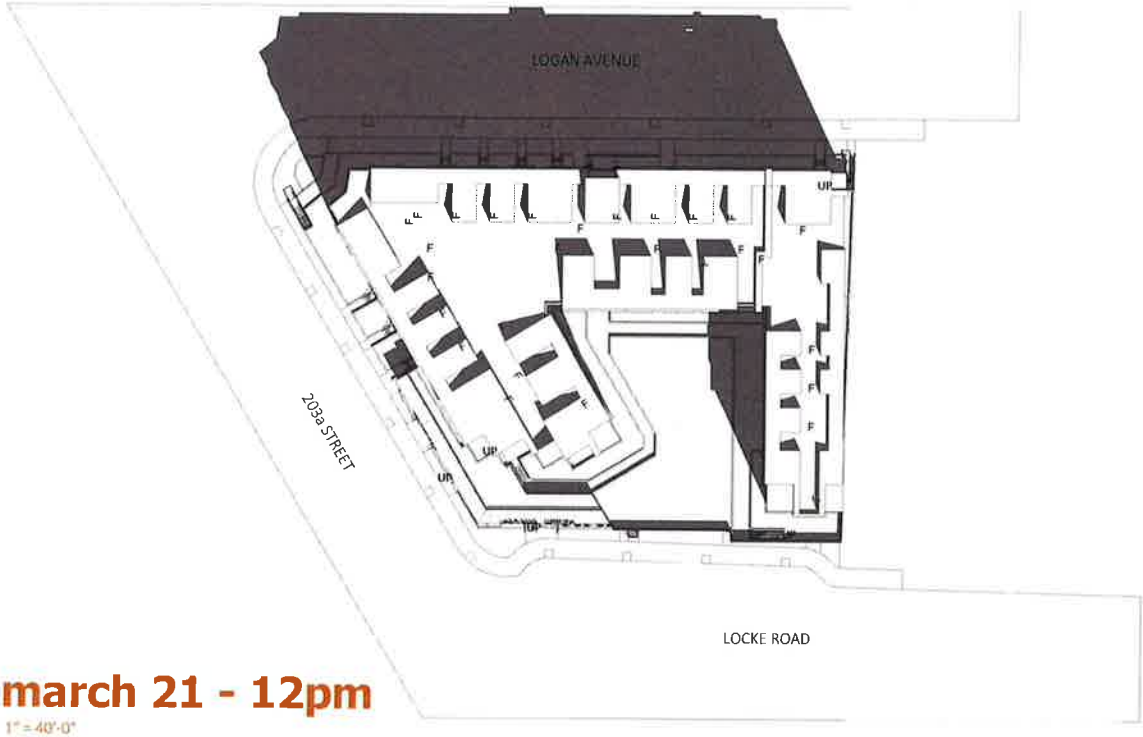
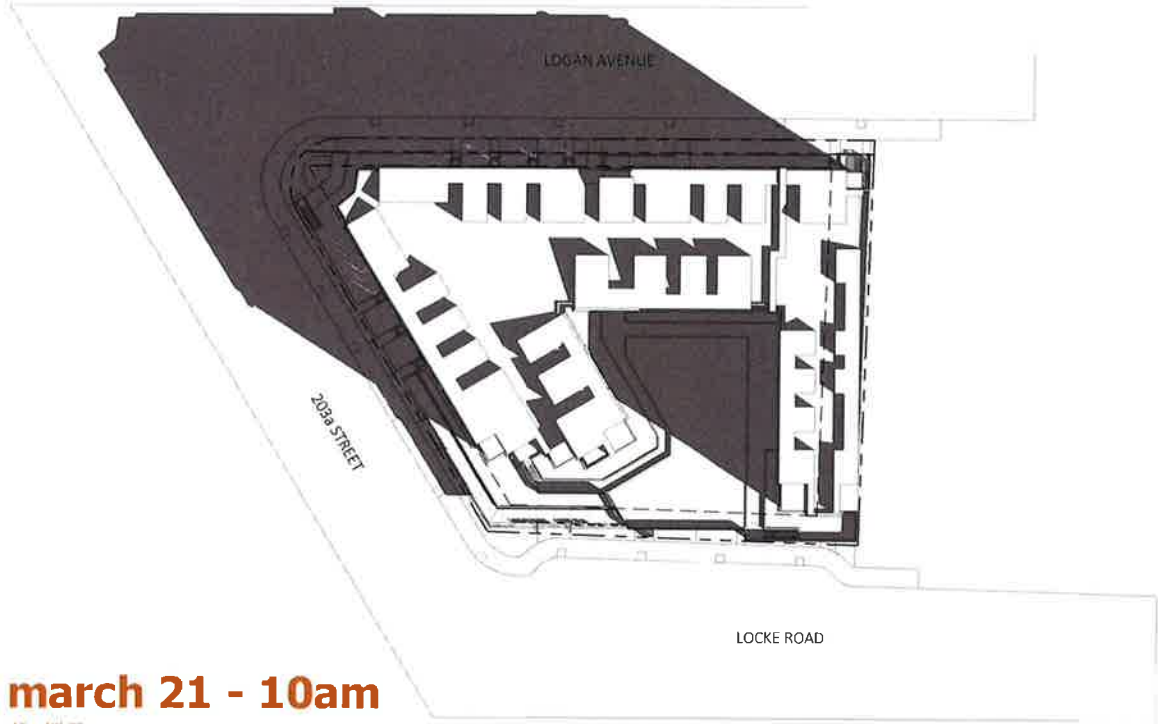
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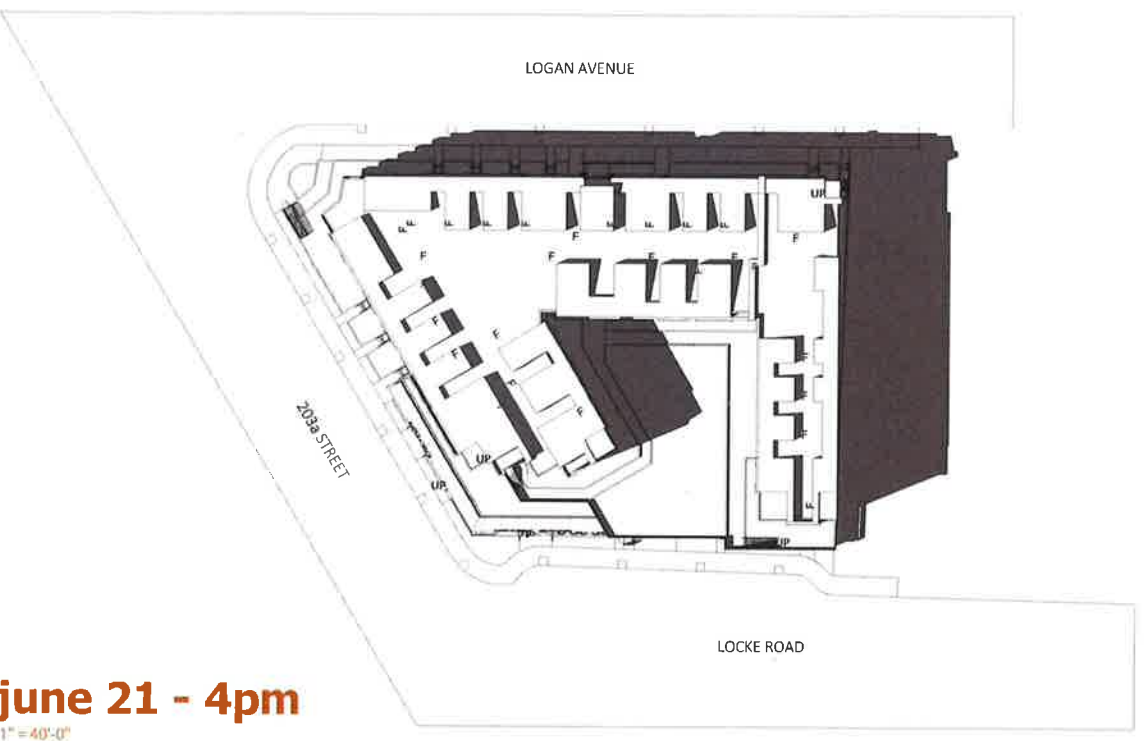
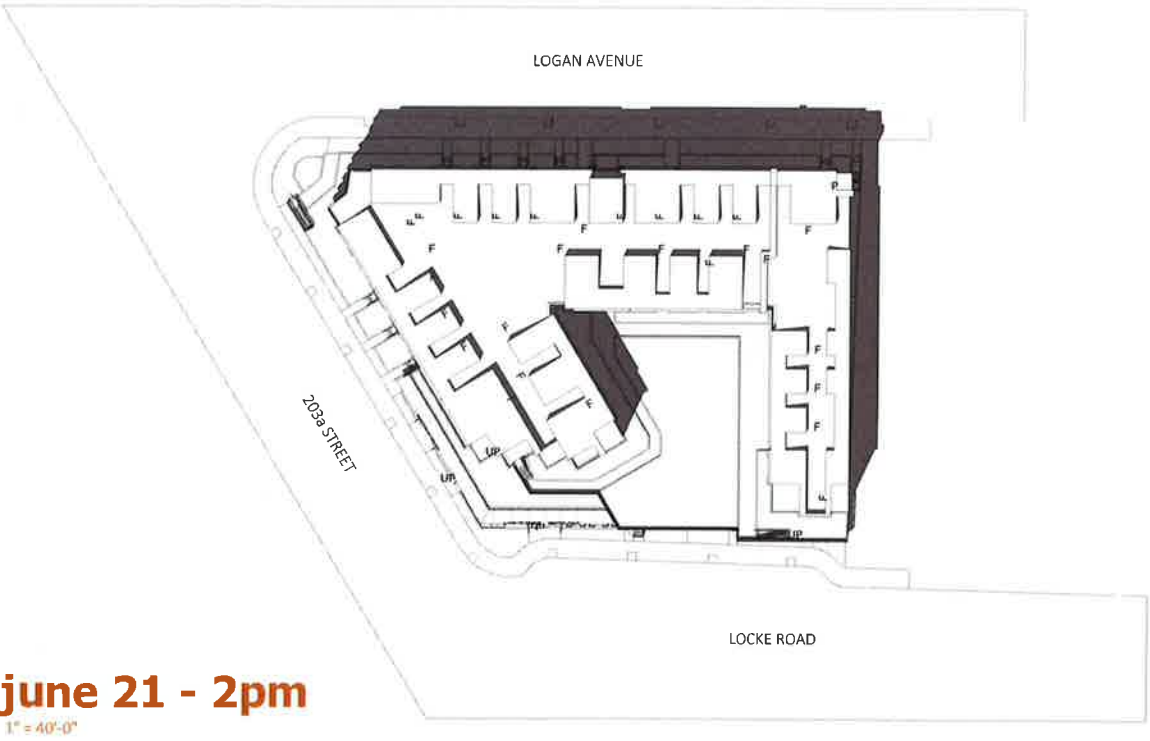
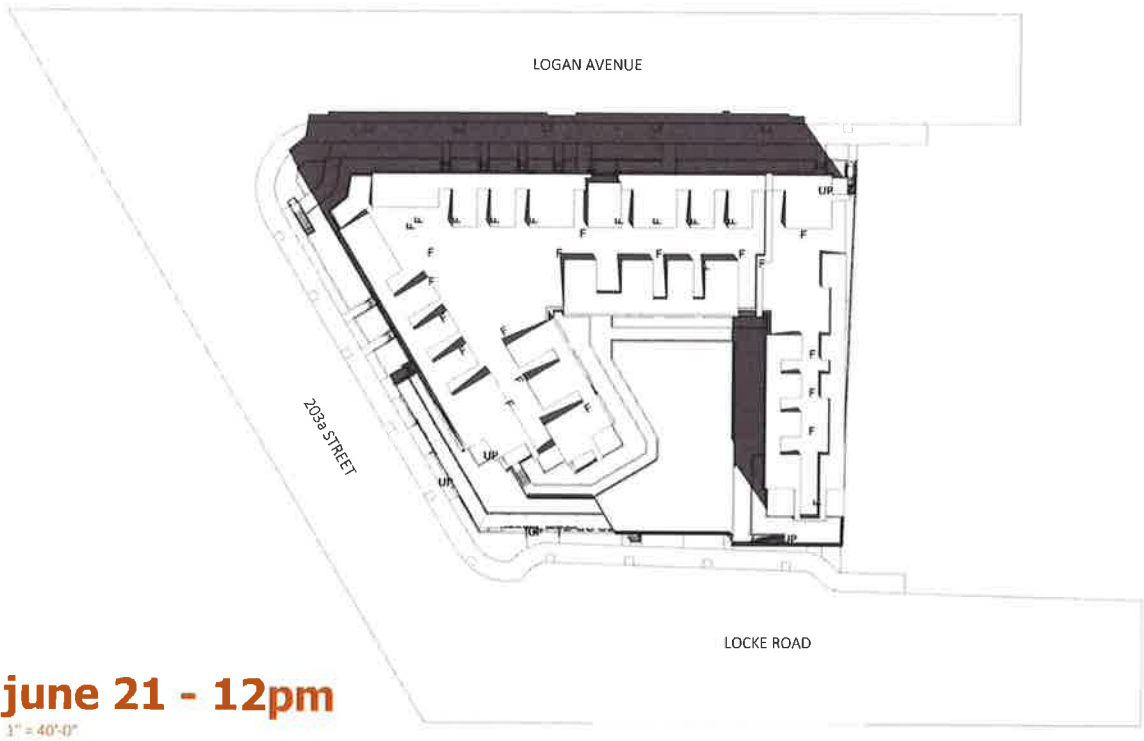
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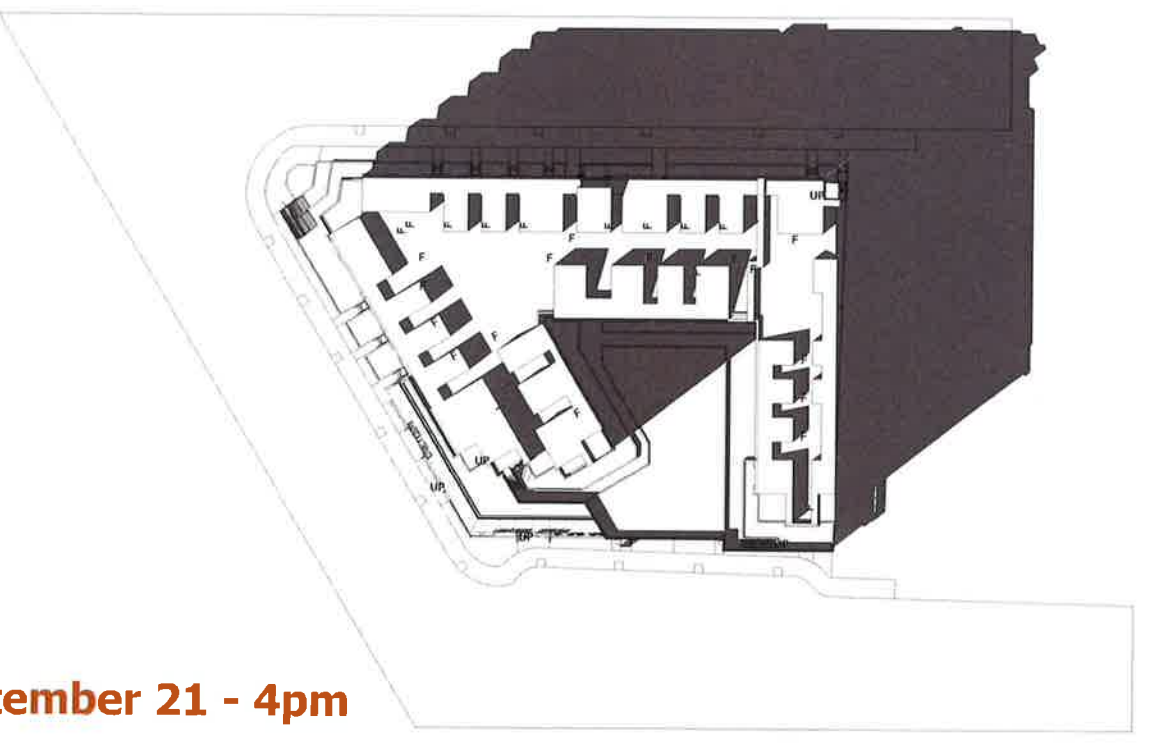
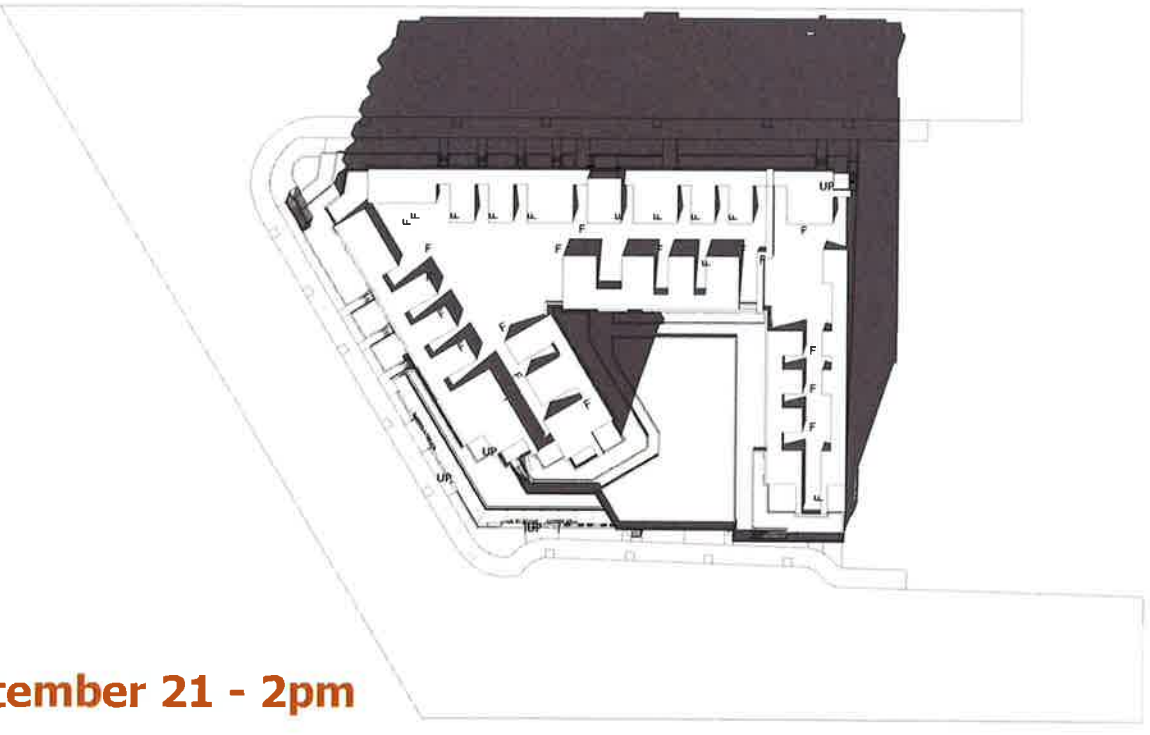
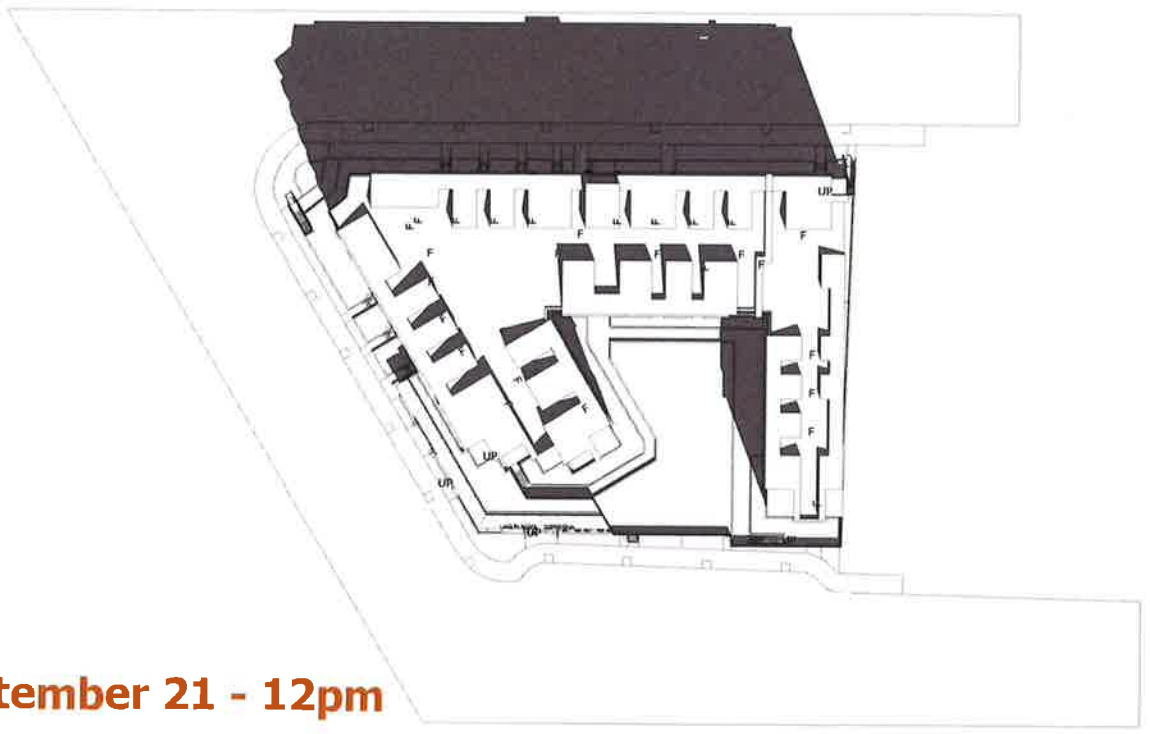
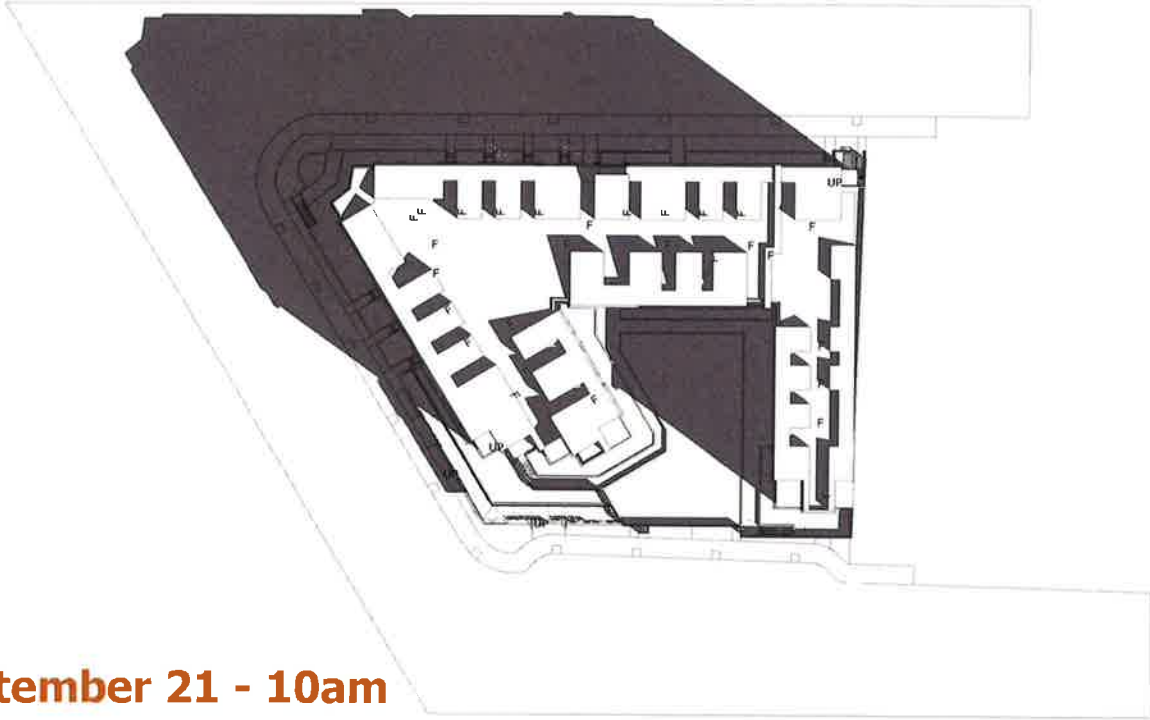
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PROJECT NUMBER: 18-181

SD1.21







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LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

SHADOW STUDY

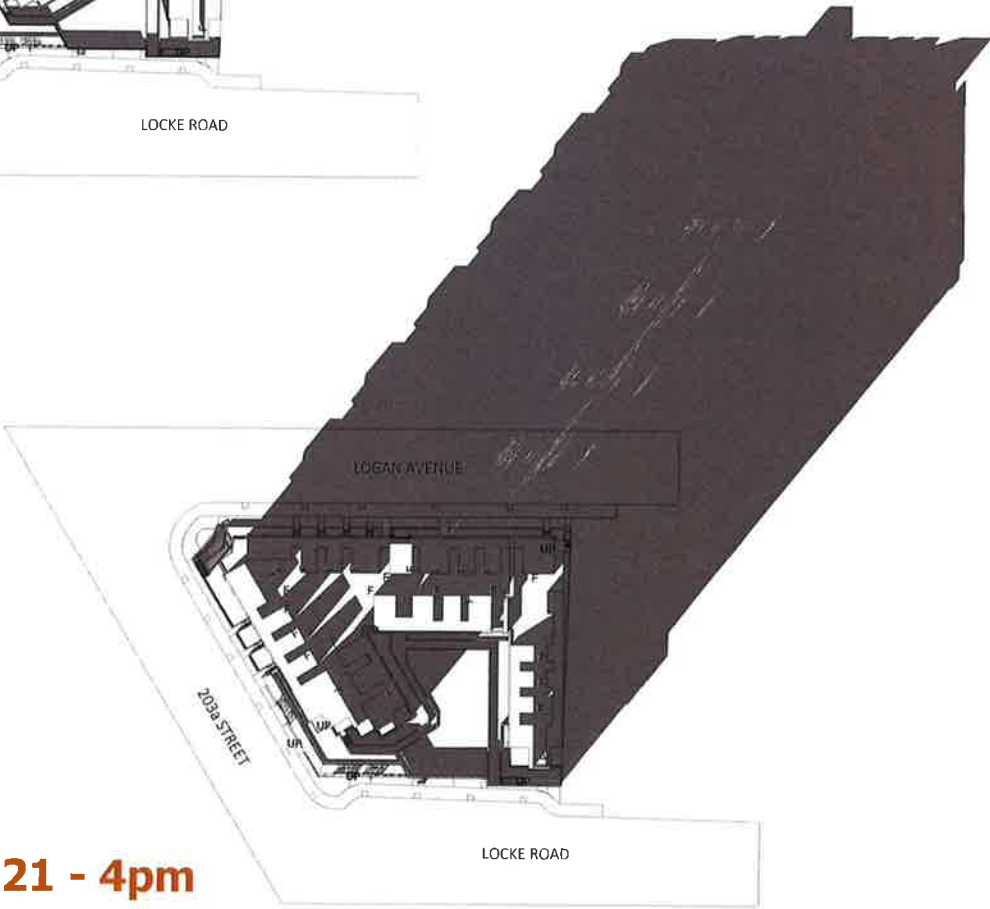
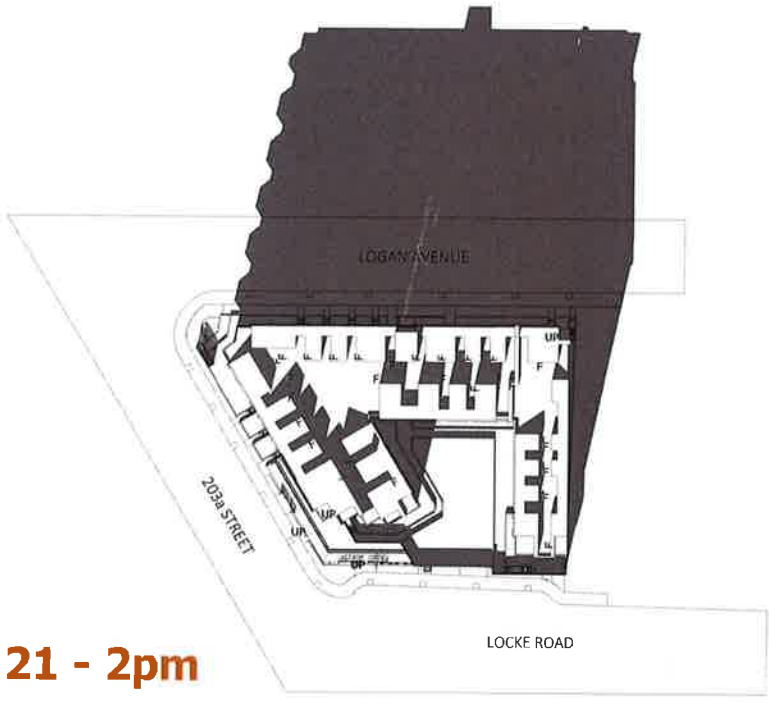
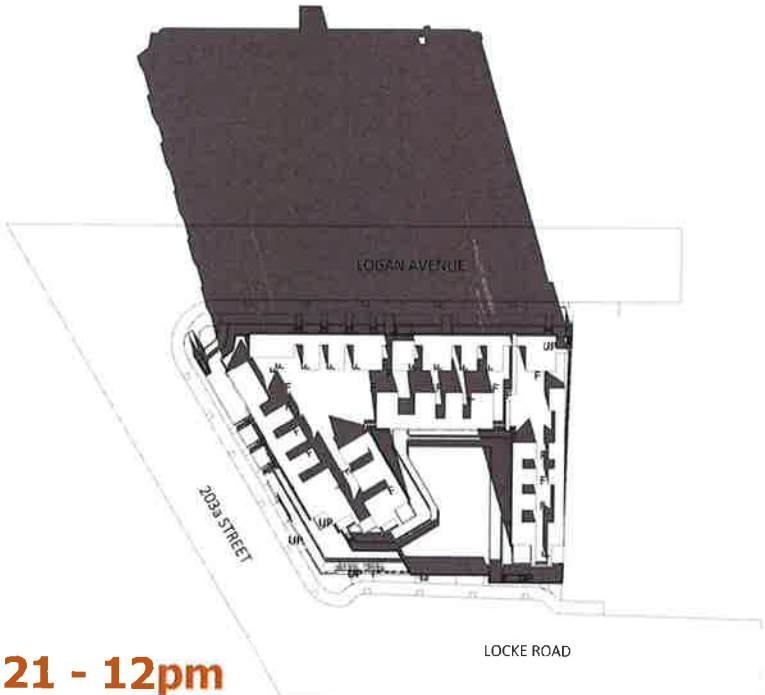
SCALE: 1" = 40'-0"



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LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

STREET VIEW RENDERING
SCALE: N.T.S.

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SD1.35



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LOGAN AVENUE APARTMENTS

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COMMERCIAL RENDERING

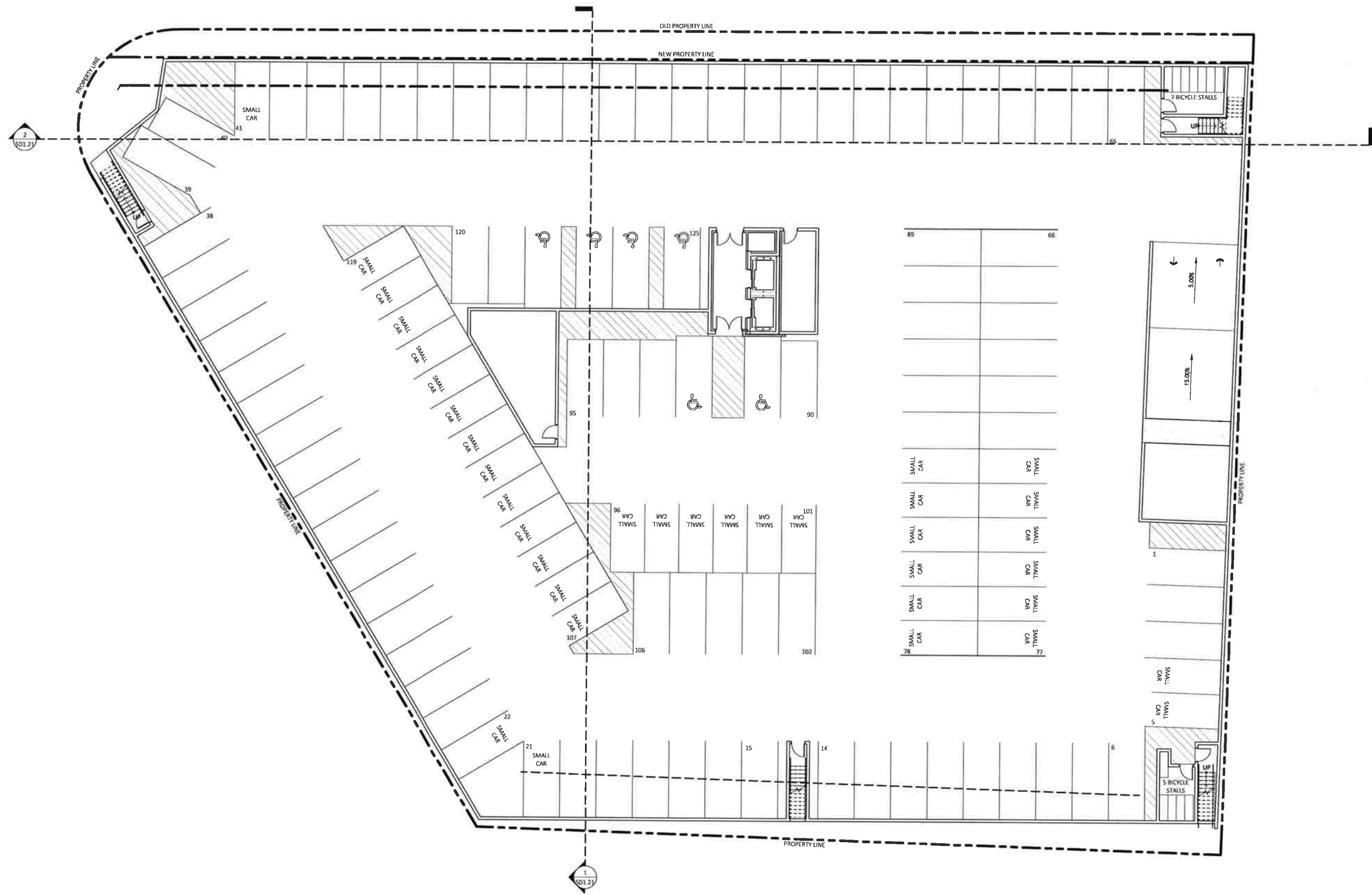
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PROJECT NUMBER: 18-181

SD1.36





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LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

P1 LEVEL PLAN

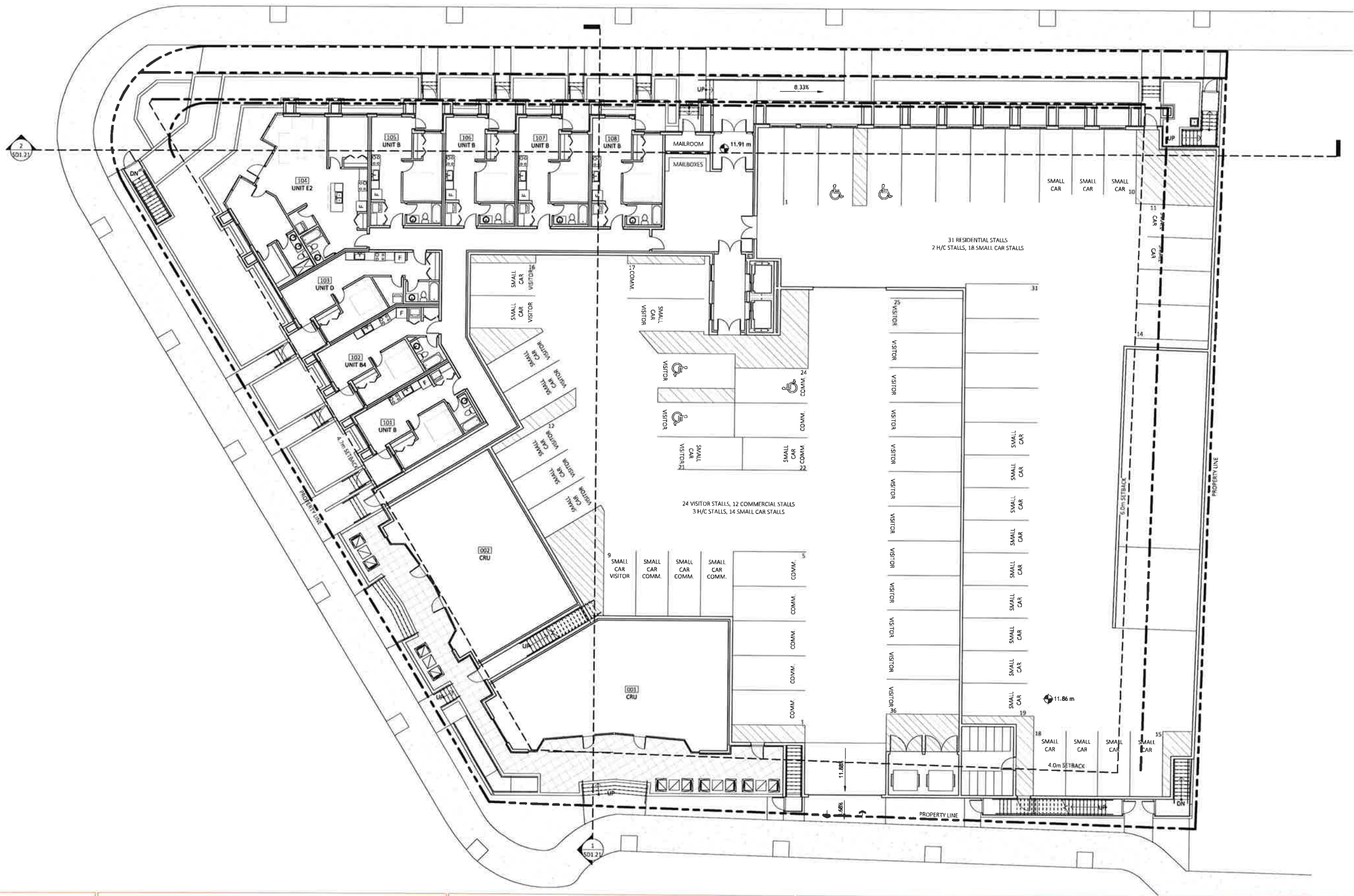
SCALE: 3/32" = 1'-0"



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19-12-11 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-181

SD3.01



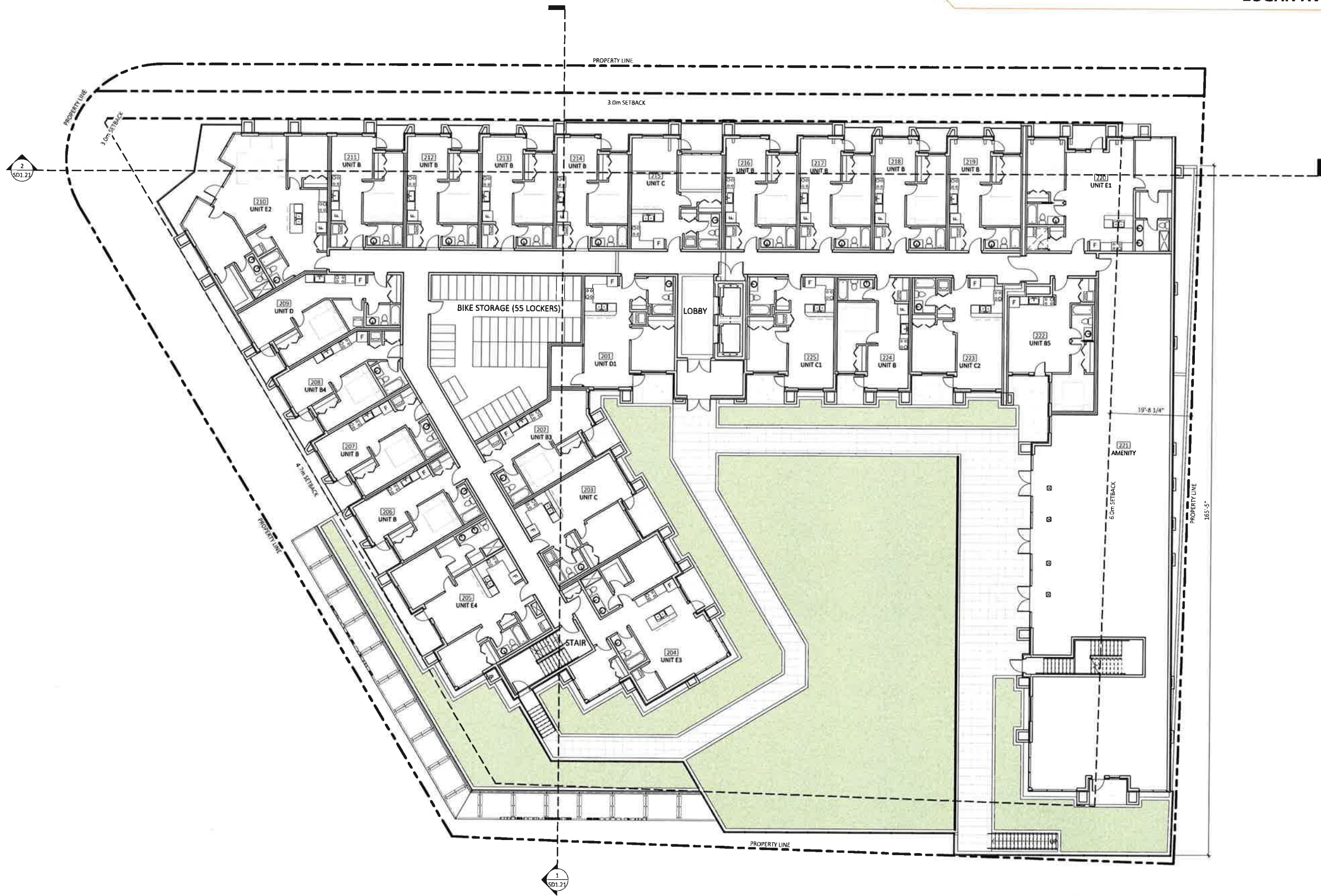
LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

1st FLOOR PLAN
SCALE: 3/32" = 1'-0"



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19-12-11 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-181

SD3.02



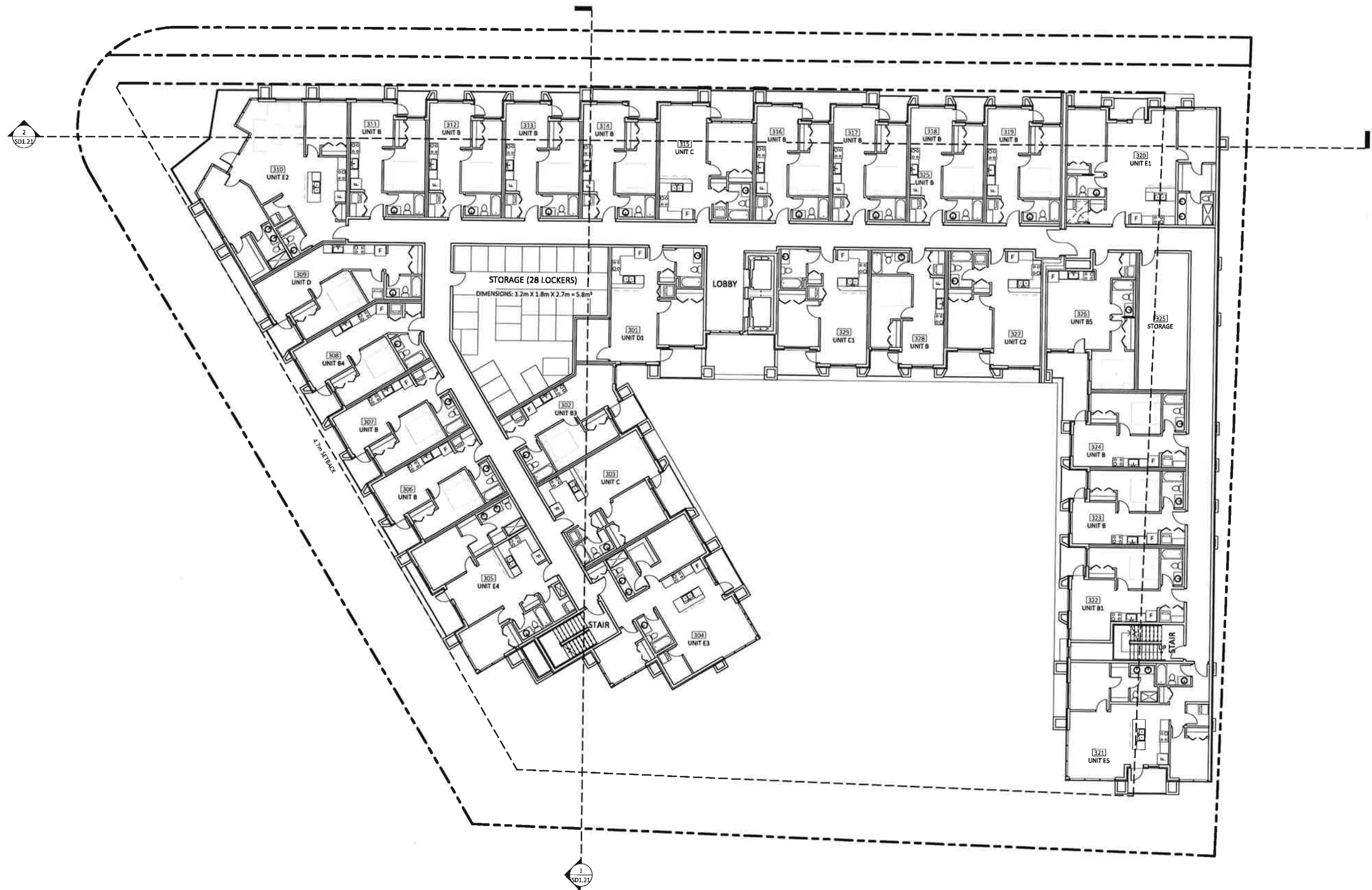
LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

2nd FLOOR PLAN
SCALE: 3/32" = 1'-0"



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SD3.03



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LOGAN AVENUE APARTMENTS

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3rd FLOOR PLAN

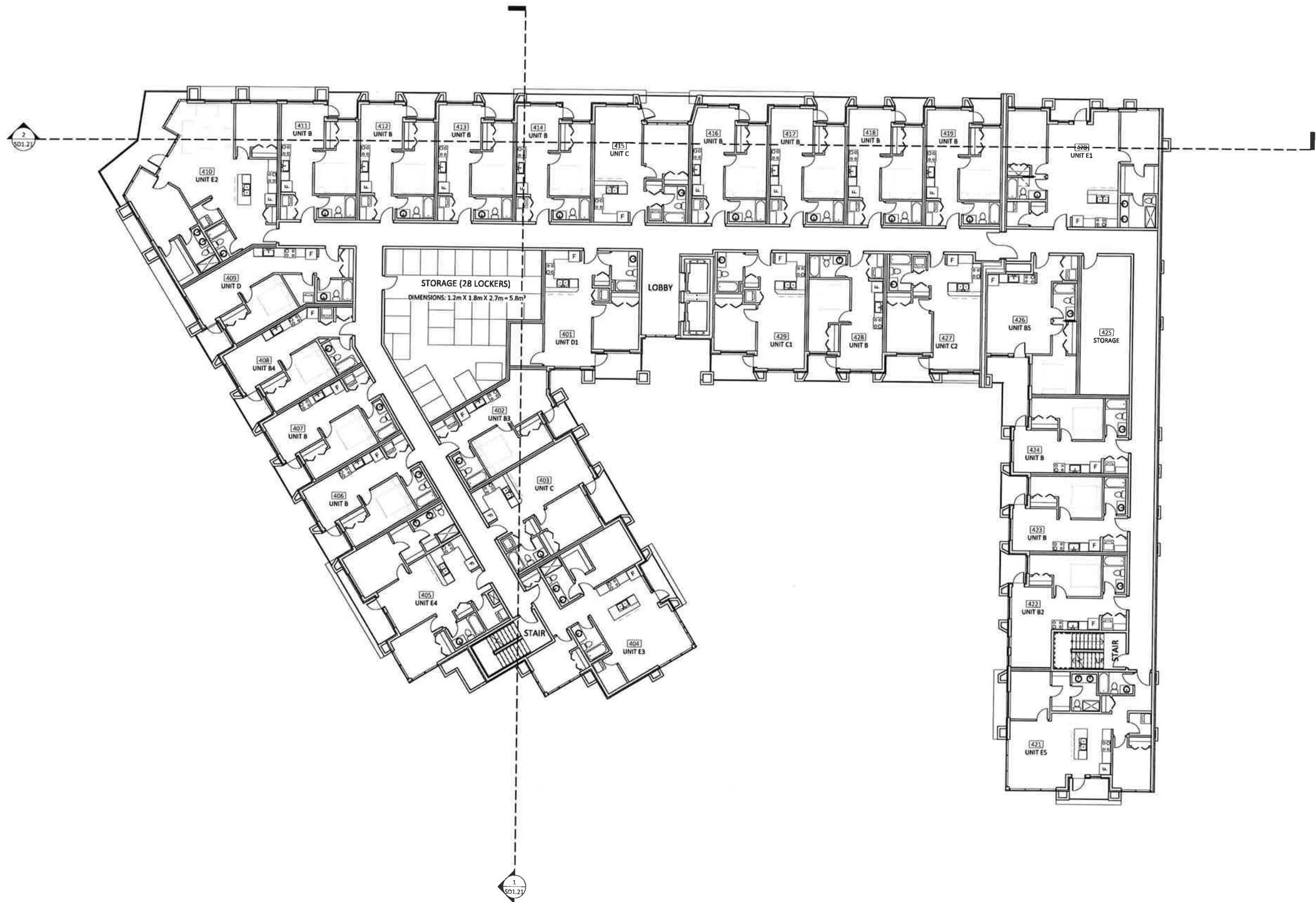
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SD3.04



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LOGAN AVENUE APARTMENTS

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4th FLOOR PLAN

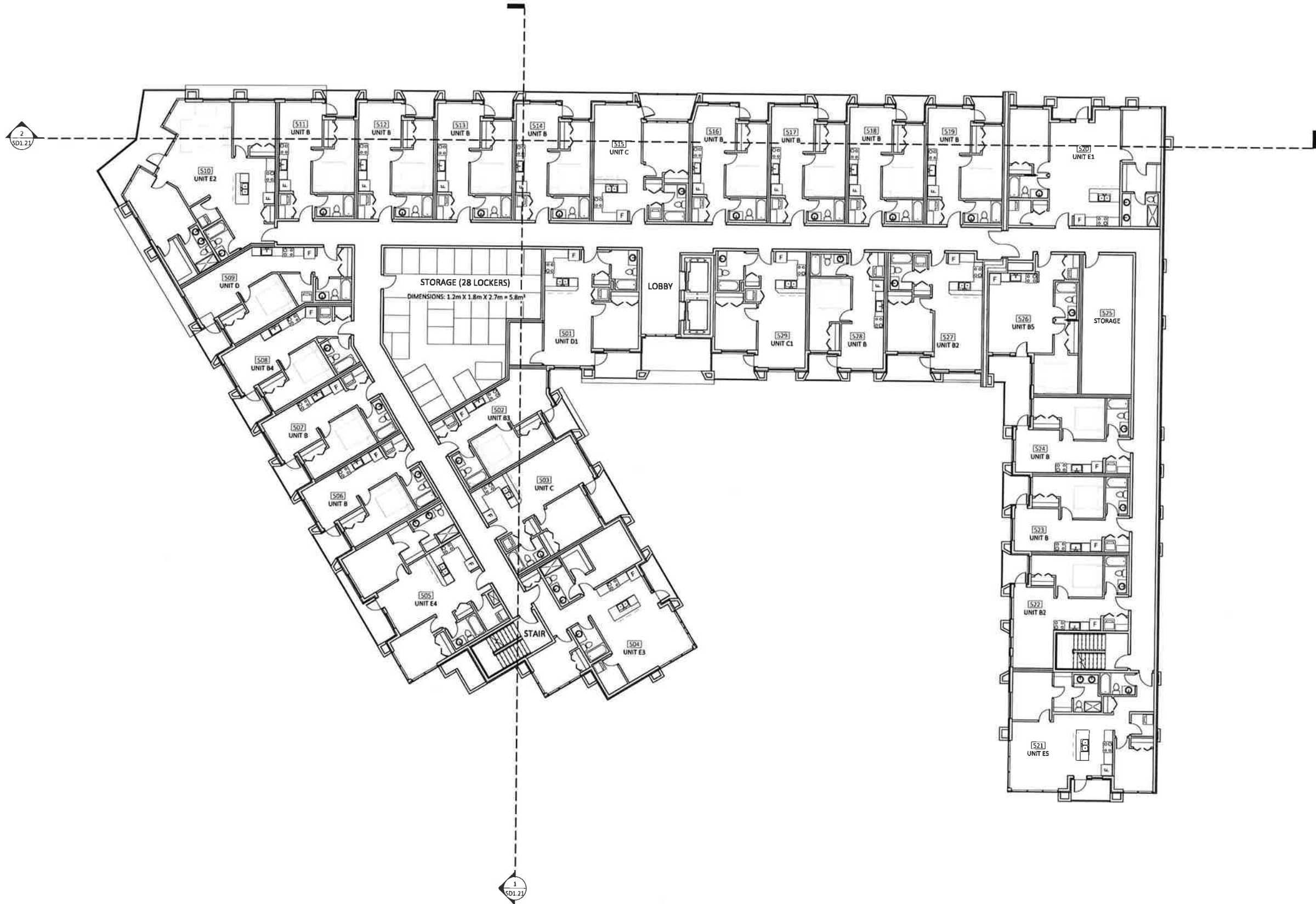
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SD3.05



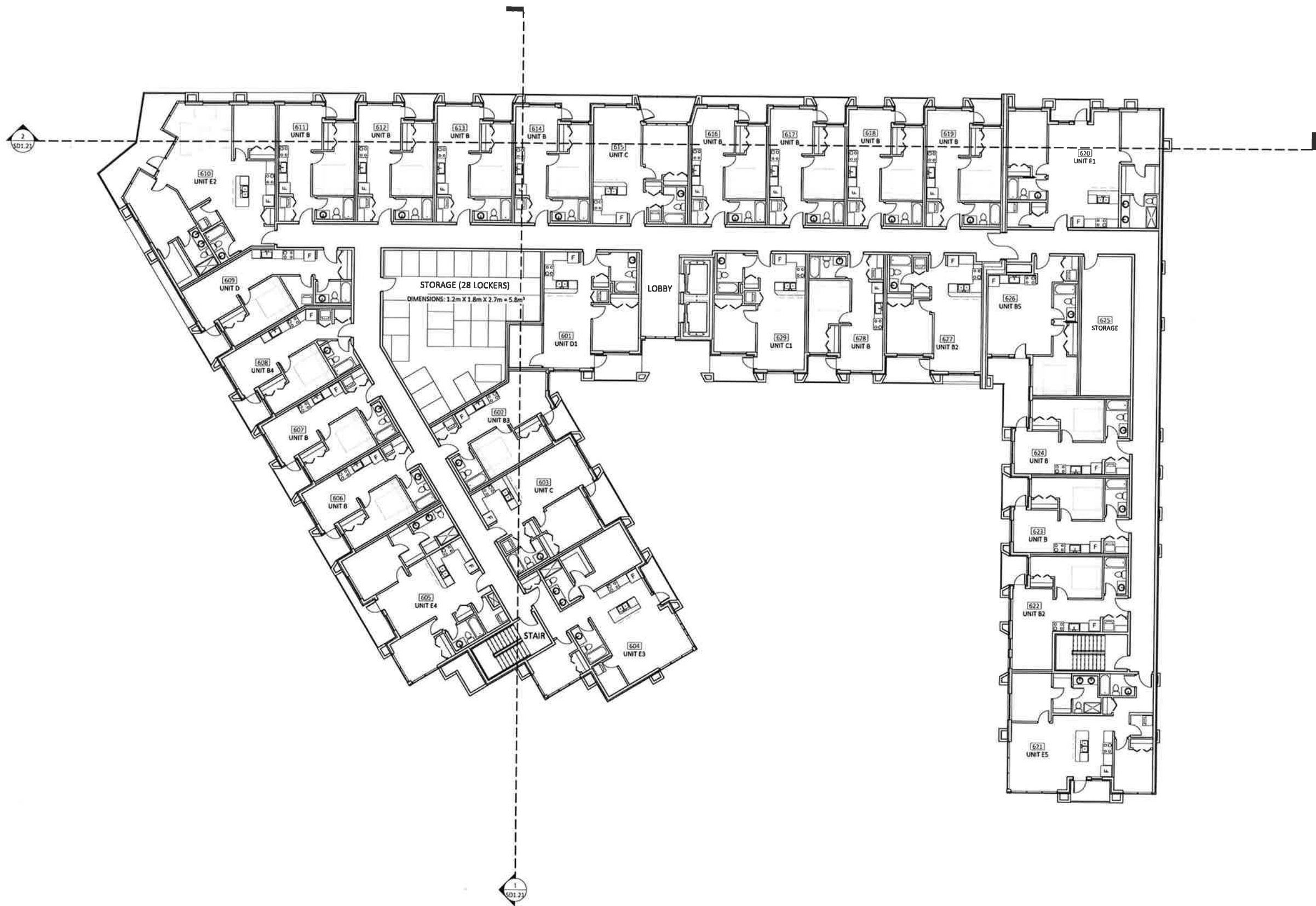
LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

5th FLOOR PLAN
SCALE: 3/32" = 1'-0"



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SD3.06



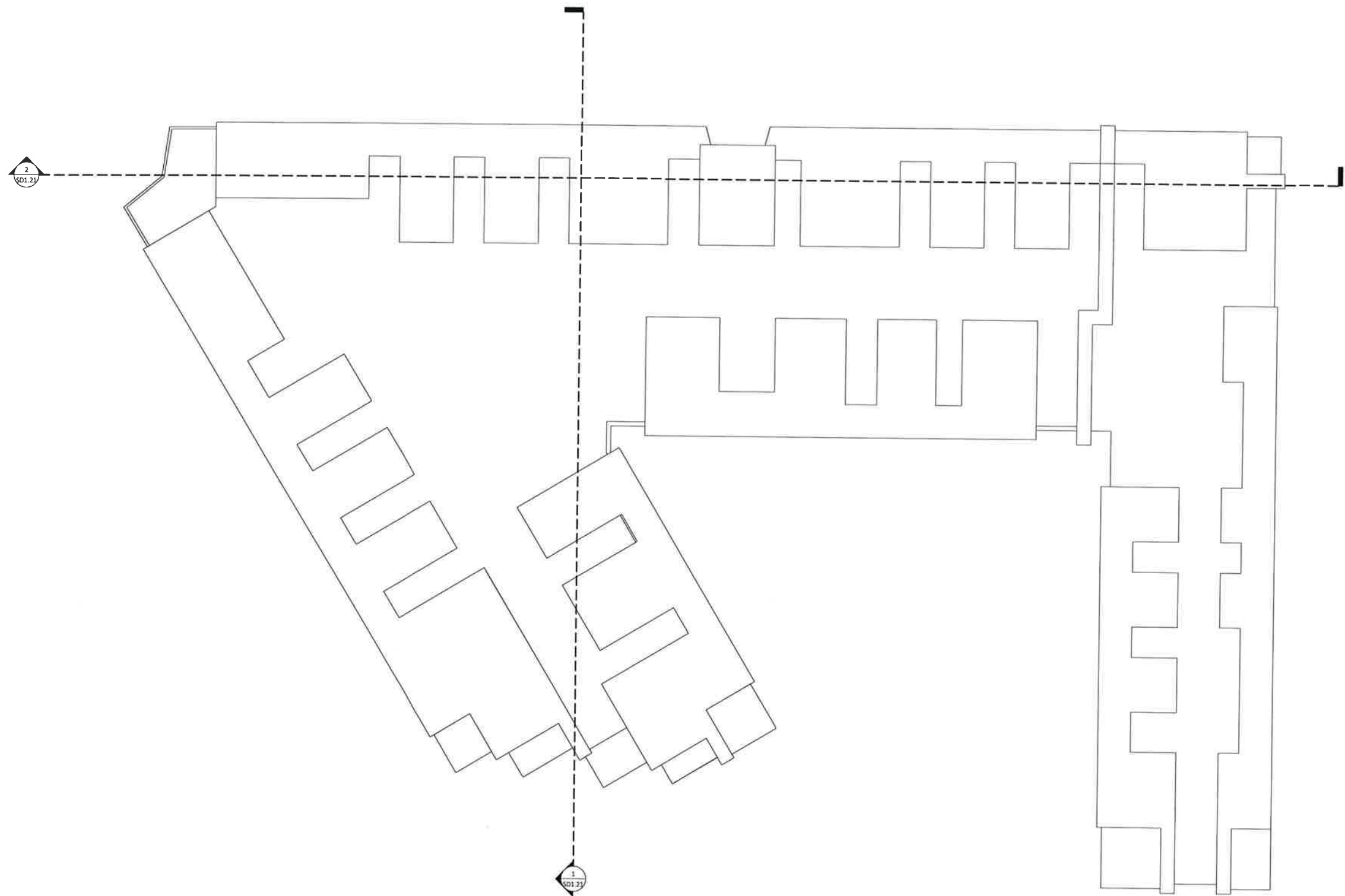
LOGAN AVENUE APARTMENTS
20350 & 20370 Logan Avenue, Langley, BC

6th FLOOR PLAN
SCALE: 3/32" = 1'-0"



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SD3.07



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LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

ROOF LEVEL PLAN

SCALE: 3/32" = 1'-0"



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19-12-11 REVISION #:
CITY OF LANGLEY FILE #:
PROJECT NUMBER: 18-181

SD3.08



north elevation

3/32" = 1'-0"



west elevation

3/32" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- 'JAMES HARDIE', COLOUR: IRON GRAY
- 2 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- 'JAMES HARDIE', COLOUR: PEARL GRAY
- 3 CORRUGATED METAL :
- 'VICWEST', (HORIZONTAL, 7/8" CORRUGATED 2 5/8" SPACE)
COLOUR: 'GALVANIZED'
- 4 ALUMINUM CLADDING (WOODGRAIN):
- 'LONGBOARD', COLOUR: 'DARK NATIONAL WALNUT'
- 5 STANDING SEAM METAL ROOFING
- COLOUR: WHITE
- 6 STANDING SEAM METAL ROOFING
- COLOUR: DARK GREY
- 7 GLAZING SYSTEM:
COLOUR: 'BLACK ANODIZED', C/W BROWN SPANDREL PANEL
- 8 WINDOW VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 9 SLIDING PATIO DOOR VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 10 ALUMINUM/GLASS DECK RAILING:
- COLOUR: 'BLACK'
- 11 METAL FLASHING:
- 'GENTEK', COLOUR: 'SLATE 523'
- 12 CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'
- 13 EXTERIOR METAL DOOR:
- 'BENJAMIN MOORE', COLOUR: 'BLACK'
- 14 PLANTER:
- SMOOTH FACE ALLEN BLOCK, C/W MATCHING CAP
COLOUR: GRAY



LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

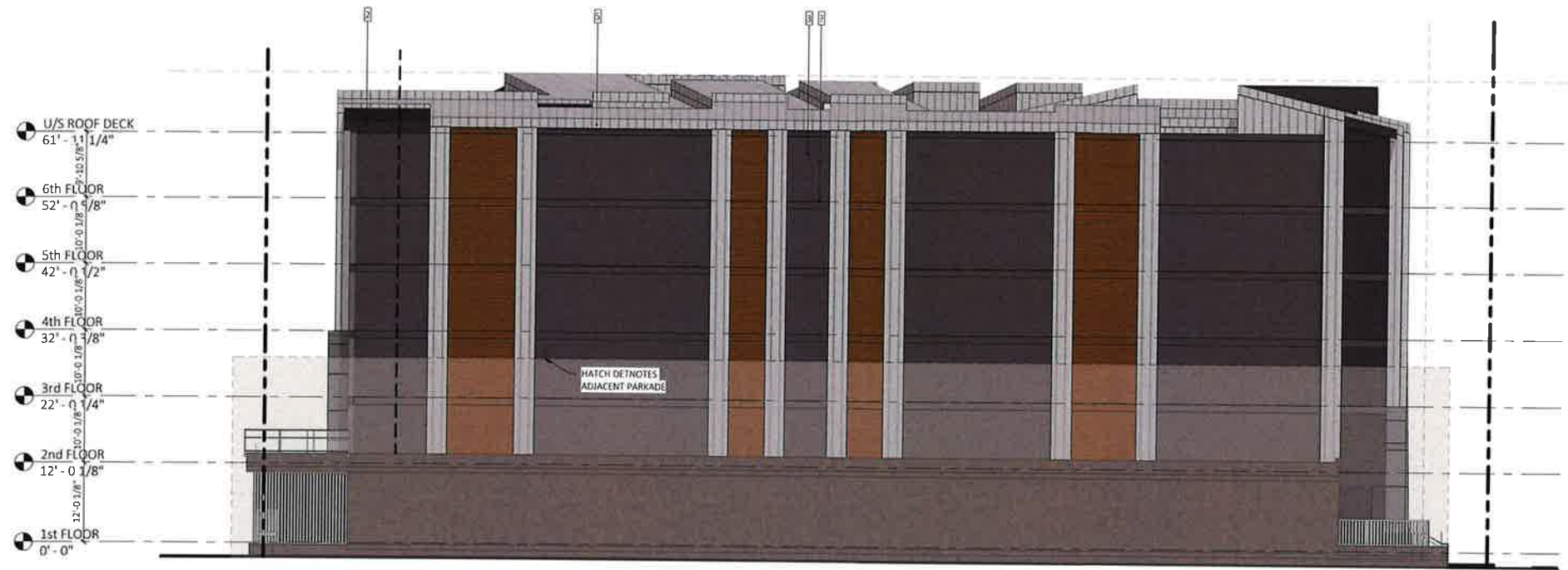
BUILDING ELEVATIONS

SCALE: As indicated

RE-ISSUED FOR DP

19-12-11 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-181

SD4.01



material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- 'JAMES HARDIE'; COLOUR: IRON GRAY
- 2 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- 'JAMES HARDIE'; COLOUR: PEARL GRAY
- 3 CORRUGATED METAL:
- 'VICWEST'; (HORIZONTAL, 7/8" CORRUGATED 2 5/8" SPACE)
COLOUR: 'GALVANIZED'
- 4 ALUMINUM CLADDING (WOODGRAIN):
- 'LONGBOARD'; COLOUR: 'DARK NATIONAL WALNUT'
- 5 STANDING SEAM METAL ROOFING
- COLOUR: WHITE
- 6 STANDING SEAM METAL ROOFING
- COLOUR: DARK GREY
- 7 GLAZING SYSTEM:
COLOUR: 'BLACK ANODIZED', C/W BROWN SPANDREL PANEL
- 8 WINDOW VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 9 SLIDING PATIO DOOR VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 10 ALUMINUM/GLASS DECK RAILING:
- COLOUR: 'BLACK'
- 11 METAL FLASHING:
- 'GENTEK', COLOUR: 'SLATE 523'
- 12 CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'
- 13 EXTERIOR METAL DOOR:
- 'BENJAMIN MOORE'; COLOUR: 'BLACK'
- 14 PLANTER:
- SMOOTH FACE ALLEN BLOCK, C/W MATCHING CAP
COLOUR: GRAY

east elevation

3/32" = 1'-0"



south elevation

3/32" = 1'-0"



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LOGAN AVENUE APARTMENTS

20350 & 20370 Logan Avenue, Langley, BC

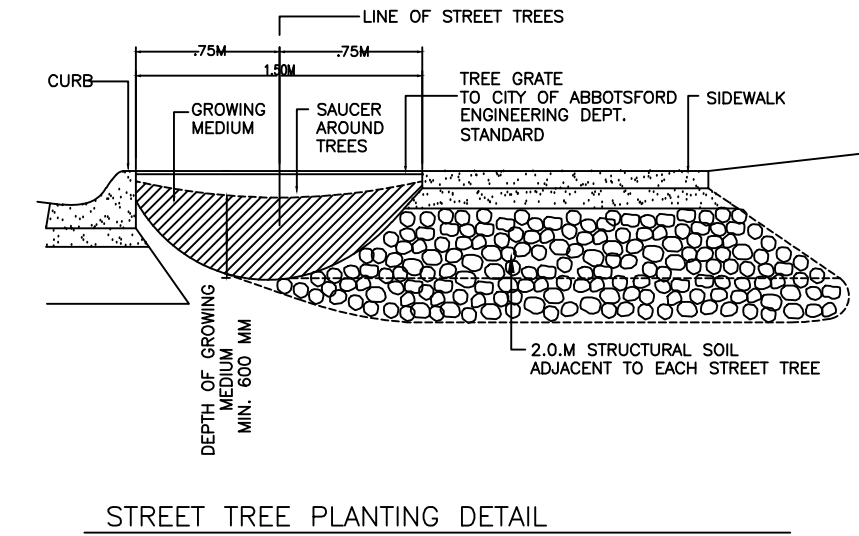
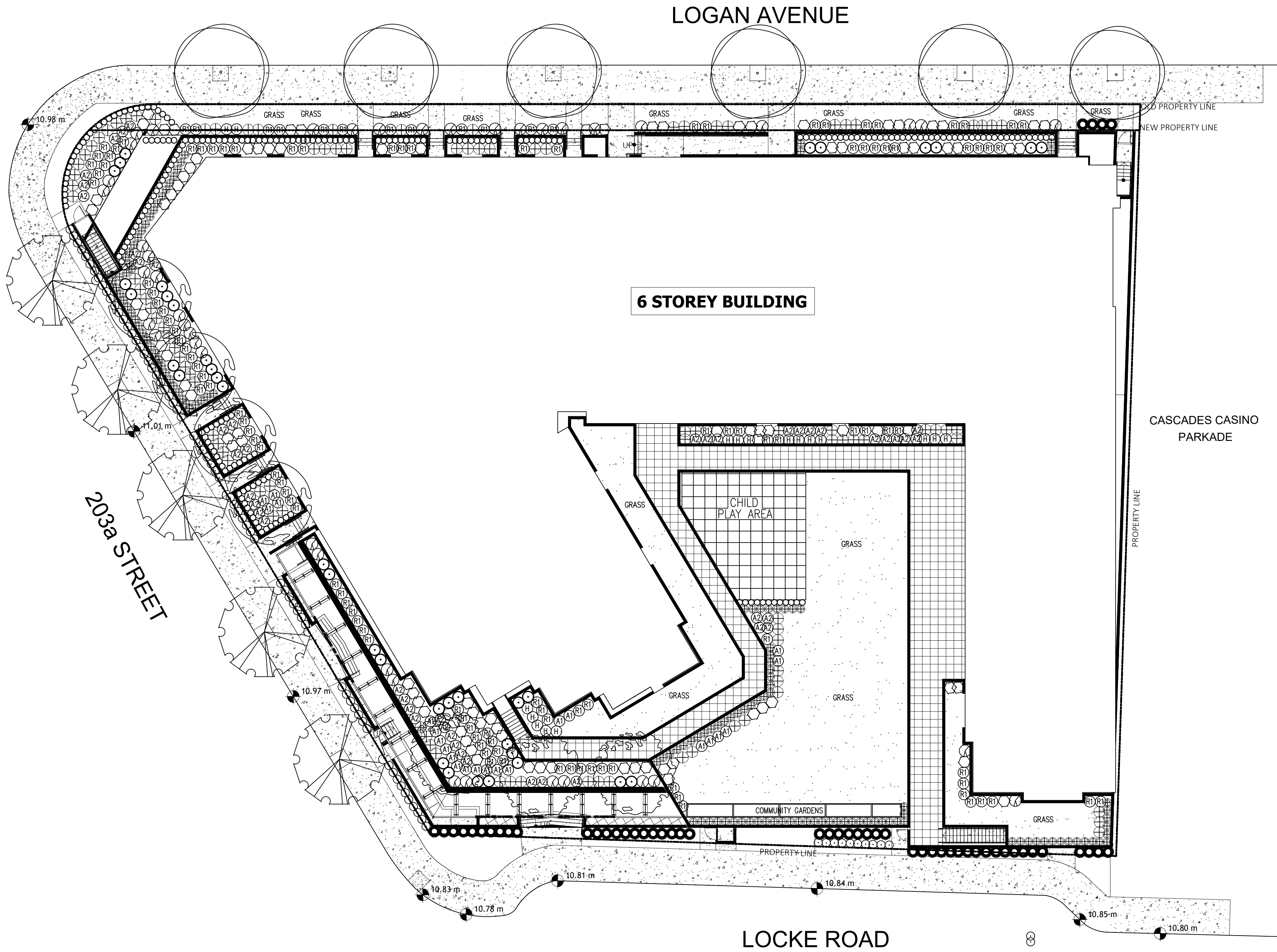
BUILDING ELEVATIONS

SCALE: As indicated

RE-ISSUED FOR DP

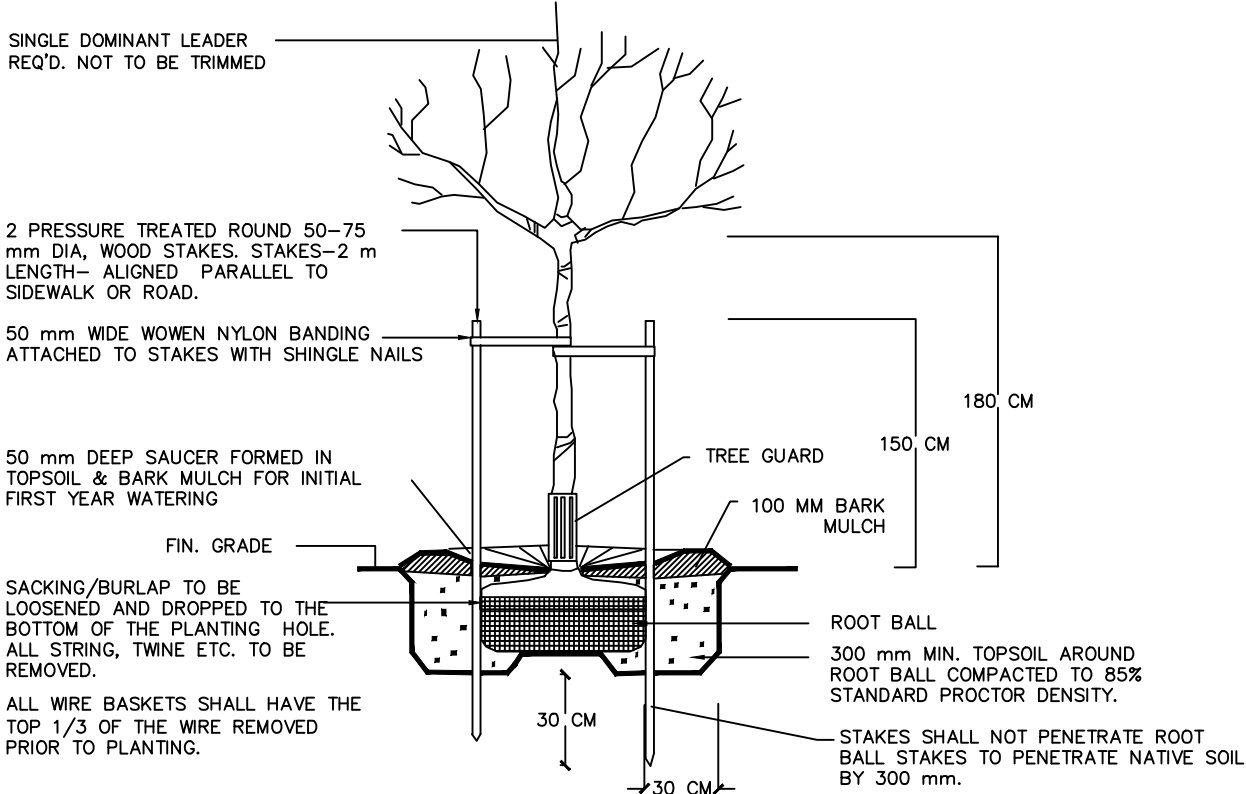
19-12-11 REVISION #:
CITY OF LANGLEY FILE #
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SD4.02

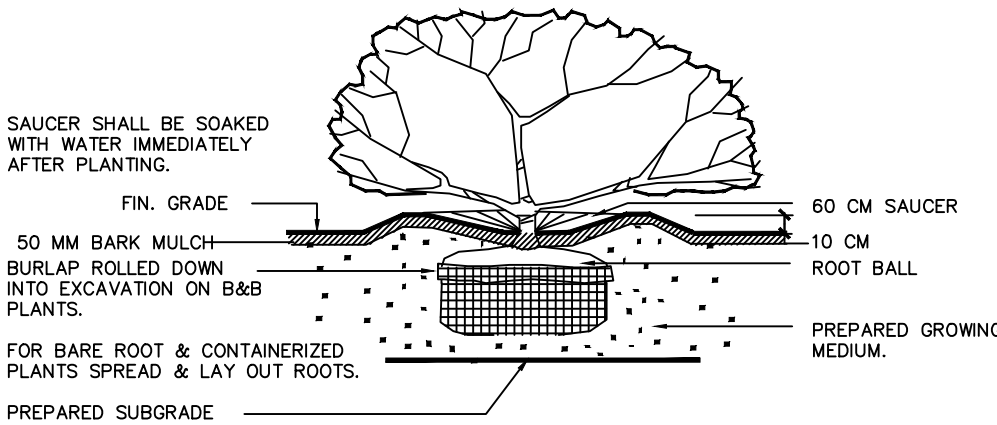


NOTES / GENERAL

- 1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNA/BCSLA "LANDSCAPE STANDARDS"
- 2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :
- | | |
|--------------------|-------------------------|
| LAWN AREAS | 450 mm |
| GROUND COVER AREAS | 450 mm |
| SHRUB AREAS | 450 mm |
| TREE PITS | 300 mm AROUND ROOT BALL |
- 3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- 4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- 5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- 6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- 8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



TREE PLANTING DETAIL
SECTION N.T.S.



PLANTING DETAIL — SHRUBS & GRD. COVER PLANTS
SECTION N.T.S.

PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	SWEET GUM		6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE		6 CM. CAL.	AS SHOWN	B. & B.
	PARROTIA PERSICA	PERSIAN IRONWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	4	6 CM. CAL.	AS SHOWN	B. & B.
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	98	#2 POT	85 CM. O.C.	
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	22	#3 POT	90 CM. O.C.	
	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	43	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	83	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	60	#3 POT	45 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	29	#3 POT	90 CM. O.C.	
	BERBERIS THUNBERGII 'ATROPURPUREA'	PURPLE BERBERIS	77	#3 POT	70 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	116	#3 POT	90 CM. O.C.	
	POLYSTICHUM MUNITUM	SWARD FERN	10	#3 POT	90 CM. O.C.	
	HOSTA (VARIOUS)	HOSTA	17	#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	30	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	232	#3 POT	70 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	43	1.50 METERS	70 CM. O.C.	

NOV/19	New Site Plan	3
AUG/19	Revised Site Plan	2
Feb/19	Revised Site Plan	1
DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

MR. LUC GOSSELIN
WHITETAIL HOMES

UNIT #104
3550 Mt. LEHMAN ROAD
ABBOTSFORD, B.C.
V4X 2M9

TITLE

PLAN VIEW

LANDSCAPE PLAN
LOGAN AVENUE
APARTMENTS
20350 20370 LOGAN AVENUE
CITY OF LANGLEY, B.C.

SCALE	1:200	DATE	FEB/19
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED	JOB No.
	DRAWING No.
	L-1



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Langley Lions Redevelopment - Public Hearing
Information Report

File #: 6620.00

Doc #:

From: Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Date: January 22, 2020

RECOMMENDATION:

That Council receive the Langley Lions Redevelopment - Public Hearing Report for information.

PURPOSE:

The purpose of the report is to provide clarification on points raised at the Public Hearing held on January 13, 2020 concerning the proposed Langley Lions Redevelopment, and does not constitute new information after the Public Hearing.

COMMENTS/ANALYSIS:

Speakers at the January 13th Public Hearing raised points about the proposed development that require clarifications. These are provided in the table in Attachment 1.

BUDGET IMPLICATIONS:

N.A.

SUMMARY:

The January 13, 2020 Public Hearing involved Council receiving public input regarding the proposed OCP Amendment, Zoning Amendment and Land Use Discharge Bylaws to change the land use, density and design guidelines of the Langley Lions seniors housing complex and facilitate a long-term, phased redevelopment of the site. As noted above, many of the comments raised at the Public Hearing have already been addressed in the applicant's plans, reports and other supporting information, and the information presented in this report also provides further clarifications that respond to comments and questions received at the Public Hearing.

Outstanding issues relating to tenant mix and affordability can be addressed through the formulation and Council consideration of the individual housing agreements that will be required for each successive future phase, and Council's January 13, 2020 resolution regarding the future on-site tenant mix provides guidance for the negotiation of future housing agreements. The building and site design of future phases, provided there is general concurrence with the master plan, can also be further refined through the development permit application process for each of the future buildings. Accordingly, it is recommended that the OCP Amendment, Zoning Amendment and Land Use Contract Discharge Bylaws be considered for third reading at this time.

ALTERNATIVES:

N.A.

Respectfully Submitted,



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Attachment(s):

1. Public Hearing Comments and Clarifications
2. Construction/Traffic Management Plan – Valley Traffic Systems
3. Close-up of Master Plan Shadow Study (Equinox) – DYS Architecture

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

Attachment 1: Public Hearing Comments and Clarification

Item	Comment	Clarification/Response
1. Langley Lodge Ownership	<ul style="list-style-type: none"> Staff reports describe Langley Lodge as a long-term seniors care facility “operated by Fraser Health Authority”. Speaker says it is actually operated by the Langley Cares Society, which has owned the land and facility since 1973. 	<ul style="list-style-type: none"> City staff acknowledge this and will correct wording in reports.
2. Building Height Comparison	<ul style="list-style-type: none"> Disagreement with the comparison of building heights in staff report. 	<ul style="list-style-type: none"> December 3, 2019 staff report describes Birch Building replacement as being “comparable” in height to Langley Lodge. DVP 01-06 plans show that Langley Lodge West Tower is 85 ft (top of mechanical penthouse) while the new Birch Building Replacement is 92 feet at its highest point (86 feet plus 6 foot mechanical penthouse), which is 7 feet higher than Langley Lodge.
3. Langley Lodge Communications Antennae Impact	<ul style="list-style-type: none"> Concern that the height of the Birch Building replacement will interfere with communications antennae on the roof of the Langley Lodge, which the operator depends on for revenue. 	<ul style="list-style-type: none"> Applicant has committed to discuss this issue with the Langley Lodge and address their concerns regarding the communications antennae.
4. Construction Impacts	<ul style="list-style-type: none"> Concern about impact on Langley Lodge’s north parking lot/service lane. Concern about contractors taking up street parking along with Langley Lodge parking areas. 	<ul style="list-style-type: none"> Applicant’s construction/traffic management plan (presented at the public hearing, and attached to report) shows access to site from 203 Street driveway – there will be no construction access from 204 Street. Applicant has committed to securing off-street parking for contractors in the area. Applicant is strongly motivated to reduce nuisance impacts

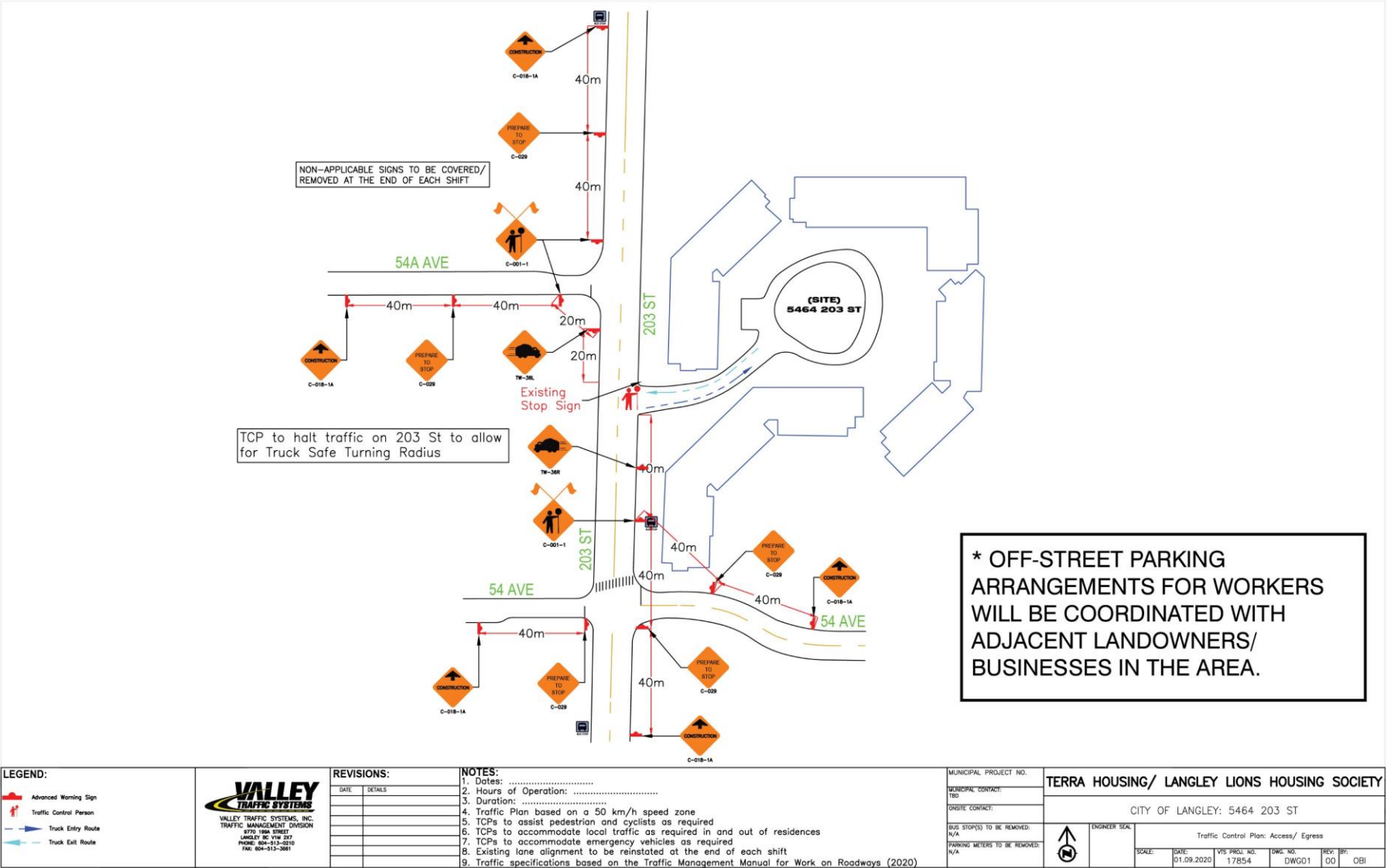
Item	Comment	Clarification/Response
	<ul style="list-style-type: none"> Concern about noise, construction traffic, debris, etc. 	<p>from construction for the sake of LLHS tenants and Langley Lodge patients.</p> <ul style="list-style-type: none"> Applicant must comply with City Noise bylaw. Construction/traffic management plan sets out requirements for dust control and street sweeping
5. Langley Lodge Courtyard Impacts	<ul style="list-style-type: none"> Concern that enjoyment of the courtyard will be reduced due to shadowing. Safety concerns expressed relating to the dark courtyard. 	<ul style="list-style-type: none"> The applicant's shadow study was presented to Council on December 9, 2019; a close up of this shadow study is attached to this report for additional clarification of shadowing impacts. The shadow study shows at the equinox between 10 am and 2 pm, which is the time of year and day that shadow studies typically focus on, that the long-term redevelopment of the Langley Lions site will enable significant portions of the Langley Lodge courtyard area to receive full sunlight (no shadows) during a typical lunch time period - between just after noon to after 2 pm, and following this shadow progression the courtyard will only be almost fully shadowed by the new Birch building after 4 pm. This close-up also shows, in red outline and provided to clarify current shadowing conditions on this courtyard, that the existing Elm building, which is oriented along the southern edge of this courtyard, casts a shadow over most of the courtyard throughout this same time period. The future planned demolition of the existing Elm building, combined with careful design and siting of the new Elm 15 storey tower (Phase 6) will significantly improve sunlight penetration into the Langley Lodge courtyard during mid-day. Further minimization of shadowing in this courtyard during this time period may also be possible through design refinements as a part of the Development Permit process for Phase 6.
6. Density	<ul style="list-style-type: none"> Concern that such a high density would lead to segregation and 	<ul style="list-style-type: none"> LLHS notes that it provides extensive common areas in Evergreen Timbers building and will add more within the

Item	Comment	Clarification/Response
	<p>isolation of seniors on the site.</p> <ul style="list-style-type: none"> • Concern that an 80% increase in density is excessive. • Statement that density is inconsistent with other similar projects in Metro Vancouver. 	<p>Birch Replacement Building. Gathering spaces are specifically programmed to overcome segregation and isolation.</p> <ul style="list-style-type: none"> • Proposed density at full buildout of the complex would be 137 units/acre, less than the 150 units/acre currently permitted on the adjacent Langley Mall property. As noted in previous staff reports, the proposed increase in density can be supported as follows: <ul style="list-style-type: none"> ✓ The site is adjacent to the Downtown and in close proximity to shops and services accessible to the tenants; ✓ The site abuts the Langley Mall property which is designated for high density, mixed-use development including high-rise apartments in the City's existing Downtown Master Plan; ✓ The site is located within 500 metres (5-10 minute walk) of the planned Downtown Langley SkyTrain station; ✓ The proposed redevelopment will provide a substantial component of the affordable rental housing units required for seniors in the City of Langley. • As noted in the staff report, the redevelopment master plan includes best practice urban design features that will help create safe, comfortable and community-oriented spaces that foster resident interaction and enhance livability, by way of the quadrangle building layout, low building lot coverage (36.5 percent), large internal courtyards and community gardens, and ground-oriented units that provide 'eyes on the street' and greenspaces. <p>Staff further note that the proposed density is consistent with the Draft OCP Land Use Concept recently presented for public input.</p> <ul style="list-style-type: none"> • There are other examples of high-density/ large seniors

Item	Comment	Clarification/Response
		<p>housing complexes in the region, including the 16 storey Affordable Housing Societies complex in North Vancouver, the 23 storey Oceana PARC project in White Rock, and the 11-acre Menno Place seniors complex in Abbotsford. Menno Place includes buildings between 3 to 7 storeys and 512 independent, assisted and residential care units, plus a 151 bed hospital on the same site. Staff note that the society that operates Menno Place has considered the addition of new units and redevelopment of existing buildings to higher density forms.</p>
<p>7. Affordability & Subsidy Level</p>	<ul style="list-style-type: none"> • Concern that typical tenant income levels will rise through redevelopment and that this will gentrify the complex. • Recommendation that the share of deep subsidy/Rent Geared to Income (RGI) units be increased. • Request that a social planning consultant conduct a review of the proposal, and include community consultation, age-friendly and social isolation-based considerations, and input from a gerontologist on effects of density on seniors' housing and mental health. 	<ul style="list-style-type: none"> • BC Housing's support letter noted that "The redevelopment results in more subsidized housing units being created in the new building than in the old Birch building which it is replacing. Under this rental rate structure, none of its subsidized tenants for the new Birch building will be required to pay more than 30 % of income for rent." • Funding for redevelopment phases relies on compliance with BC Housing criteria. • LLHS has indicated that it addresses issues of resident segregation and isolation in a high-density environment by providing social space and programming it with activities. Some examples include exercise, BBQ, cards, crib, bingo, a community meal funded by a local church, lawn and carpet bowling, Irish dancing, ukulele group, and many entertainment events in general. Residents are invited to these events with posters located in each building. The amenities and opportunities are there so not to isolate any tenants. Supporting the tenants is LLHS' core function. The tenants' success is recognized in the continuing and increasing support from Fraser Health, BC Housing and on the ground service providers. • LLHS notes continuing support from BC Housing, Fraser

Item	Comment	Clarification/Response
		<p>Health and non-profit service providers is evidence of successful operating practices.</p> <ul style="list-style-type: none"> • The applicant recognizes that Housing Agreements will need to be approved by Council for the Birch Building and each future phase of the redevelopment. This will likely involve further research, analysis and consideration of tenant needs as future phases come forward, and applicant is committed to working with the City of Langley to create a healthy community at the Langley Lions site.
8. Tenant Mix	<ul style="list-style-type: none"> • Confusion around what the final tenant mix will be for the Birch Building, given the number of Fraser Health-supported residents currently living on site. 	<ul style="list-style-type: none"> • The tenant mix for the Birch Building Replacement will be at least 80% seniors (55+) and up to 20% non-seniors. • The income mix will be: <ul style="list-style-type: none"> -30% - Moderate Income (Affordable Market Rents) -50% - Housing Income Limits (Rent Geared to Income) -20% - Low Income Deep Subsidy • The tenant and income mix for the Birch Building and each future phase of the redevelopment will be secured through Housing Agreements registered against the title of the property. While the proposed tenant mix in new Birch Building has been determined through the funding for the redevelopment (through BC Housing's Community Housing Fund), the specific tenant mixes of future phases are to be determined and Council will need to consider the approval of future Housing Agreement for each new phase, within the intent of the proposed OCP Amendment and Rezoning, which if approved will enable the redevelopment of the Langley Lions seniors complex. • City Council passed a resolution at its January 13, 2020 meeting that requires a minimum of 87 percent of units be provided for seniors in future phases of the redevelopment. During Council discussion it was clarified that this would give staff guidance in negotiating the tenant mix for future

Item	Comment	Clarification/Response
		<p>phases of the redevelopment which would then become part of housing agreements, each of which would require approval of Council.</p> <ul style="list-style-type: none"> • The Langley Lions Housing Society (LLHS) has noted that their focus is on providing seniors housing, which is consistent with the intent of their proposed redevelopment of the Langley Lions seniors housing complex and the proposed OCP Amendment and rezoning Bylaws.
9. Acquired Brain Injury & Rainbow Program Tenants	<ul style="list-style-type: none"> • Concern that there won't be enough social supports available, while these tenants represent about 25% of complex population. 	<ul style="list-style-type: none"> • Support for Acquired Brain Injury and Rainbow Program tenants is provided by Fraser Health, Langley Stepping Stone and Cheshire Homes Society. • LLHS asserts that these tenants enjoy good support from service providers.



CLIENT



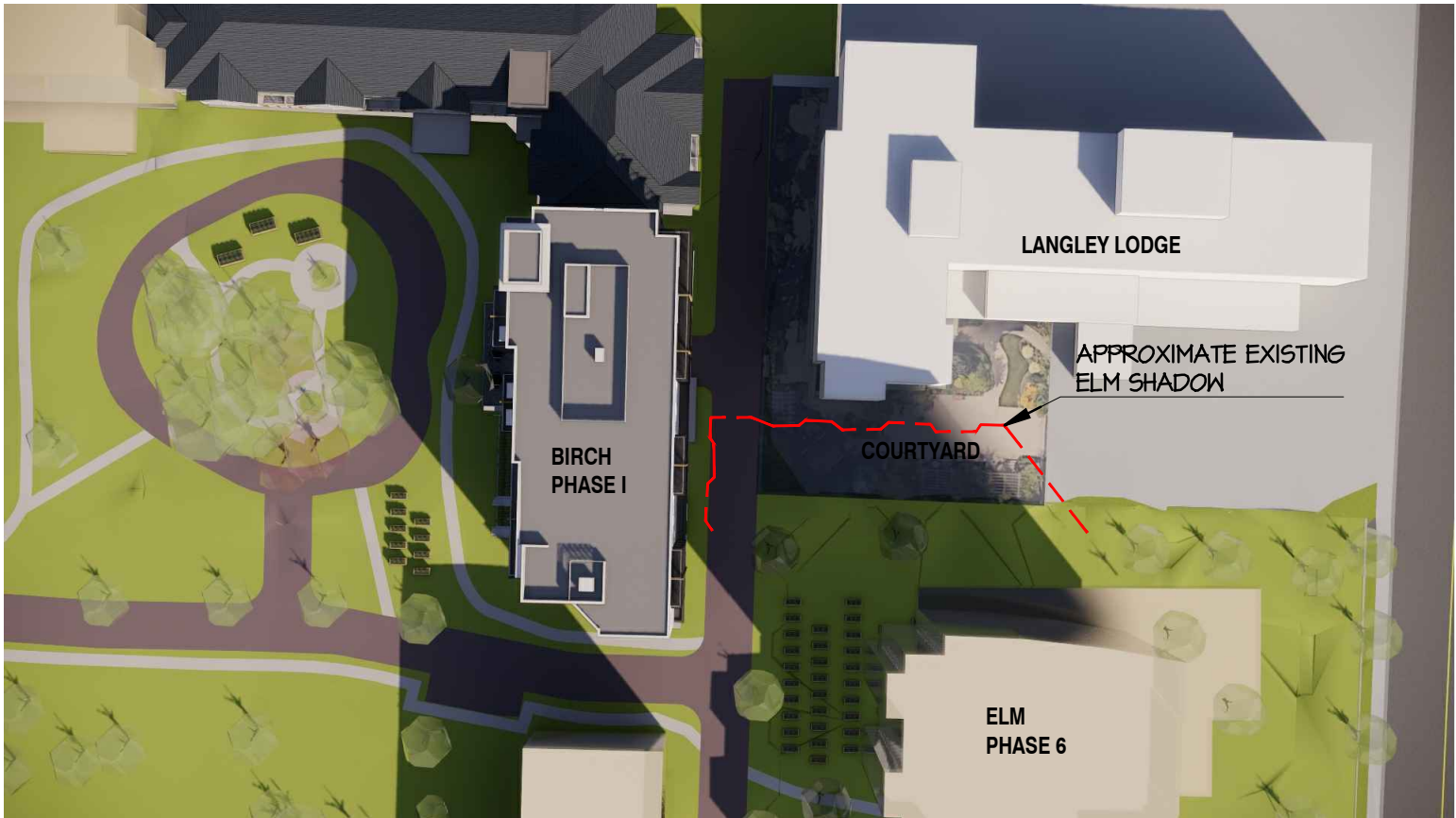
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MARCH 12:00PM



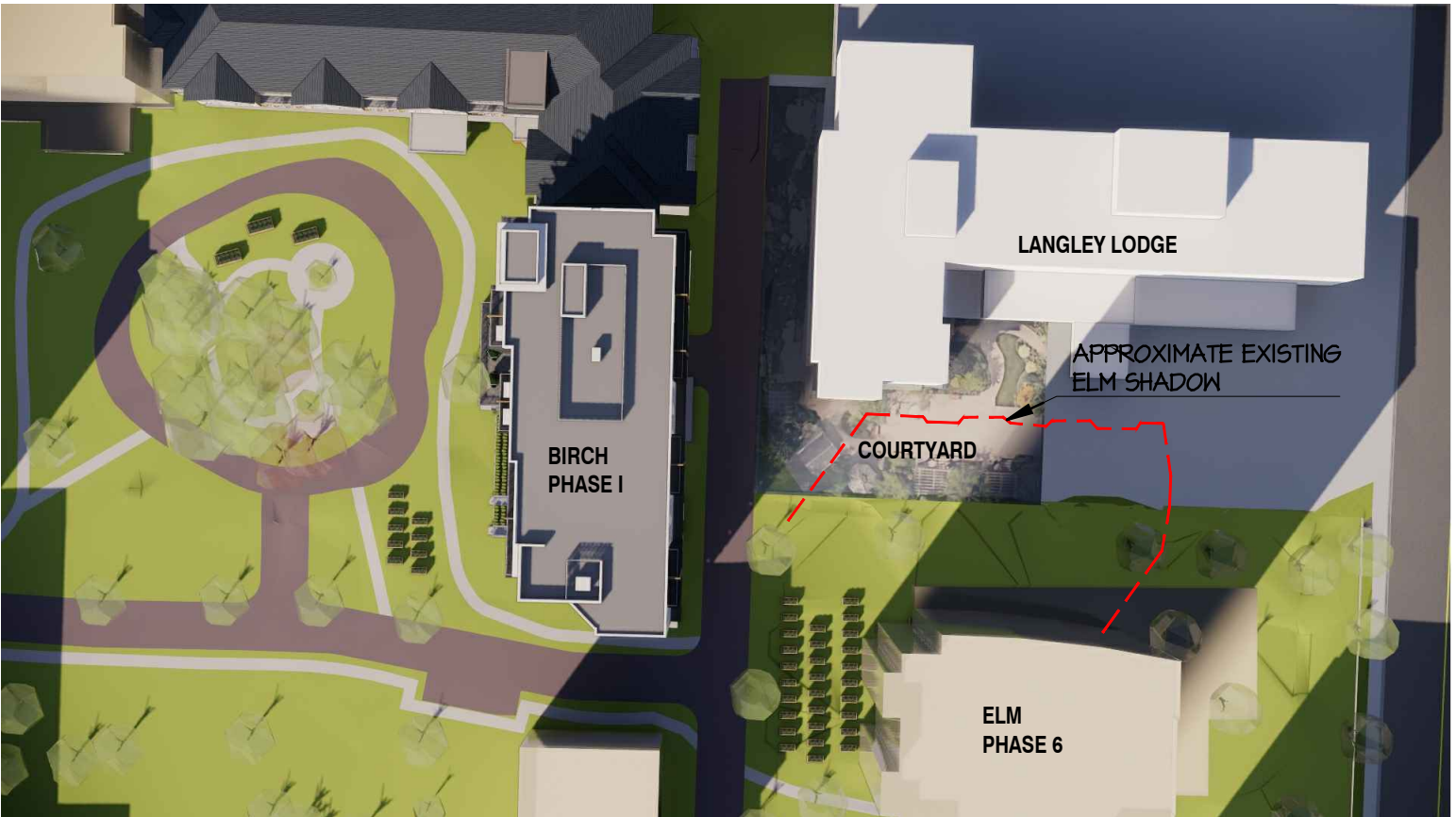
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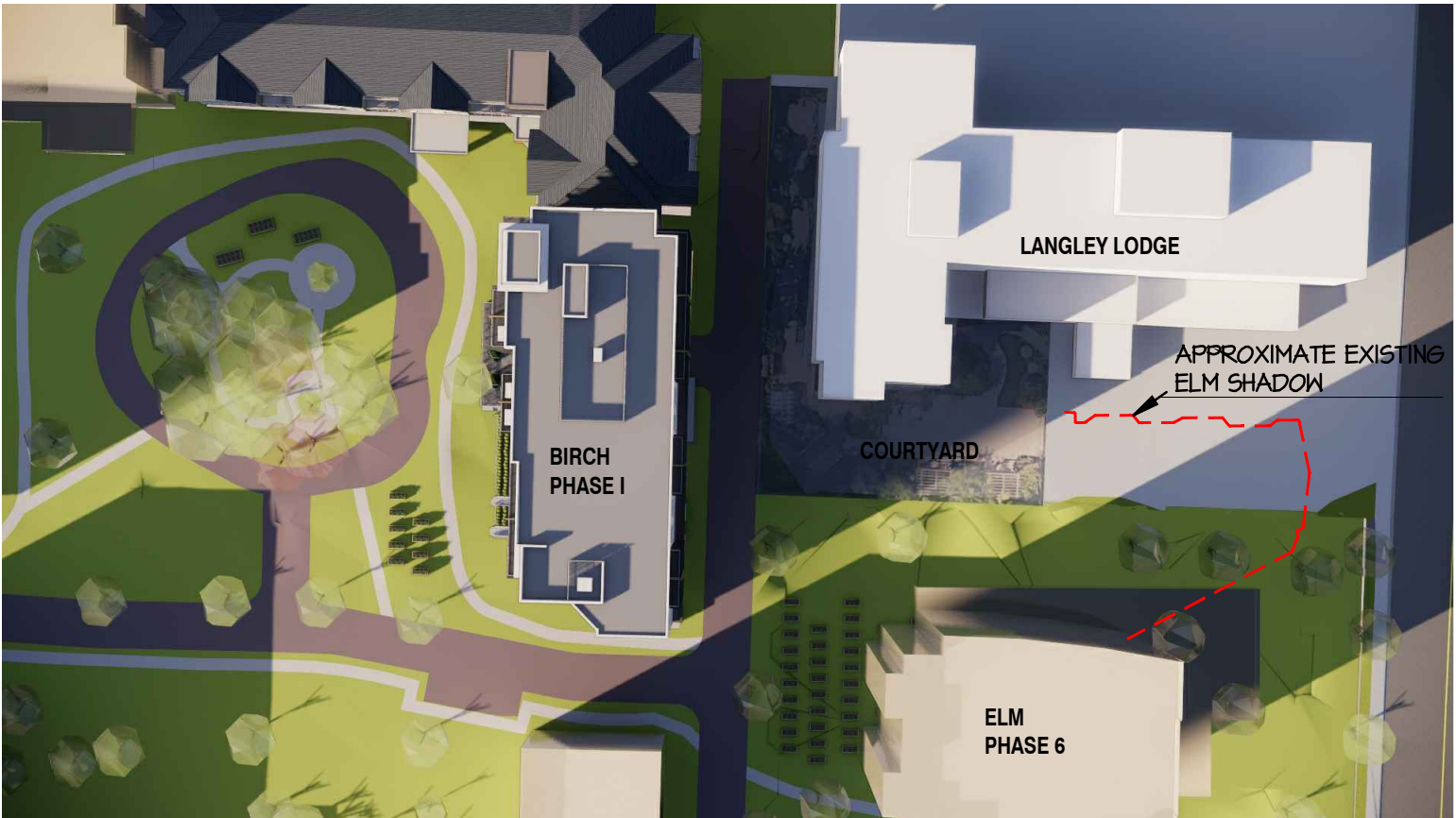
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MARCH 4:00PM

PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

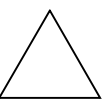
**CLOSE UP
SHADOW STUDY
EQUINOX**

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and **dys** architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to **dys** architecture for review before proceeding with fabrication.

PROJECT A217398
DRAWN NM CHECKED DJ

SCALE N/A
DATE JAN 21, 2020





EXPLANATORY MEMO

OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600 AMENDMENT No. 10, 2019, BYLAW No. 3108

The purpose of Bylaw No. 3108 is to amend the Official Community Plan in order to incorporate provisions for a new affordable seniors housing district on the Langley Lions Housing Society properties bounded by 203 Street, 54 Avenue and 204 Street. The provisions require the following amendments:

- Section 16.0 Land Use Designations – the addition of a new Langley Lions Seniors District designation and related policies
- Section 17.0 Development Permit Area Guidelines – the addition of a Langley Lions Seniors District Development Permit Area and guidelines
- Schedule “A” – Land Use Designation Map - revised map including Langley Lions Seniors District land use designation

The proposed OCP amendments were prepared in response to an application for a 981-unit, multiphase affordable seniors housing development by DYS Architecture.



OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600 AMENDMENT No. 10

BYLAW No. 3108

A Bylaw to amend City of Langley Official Community Plan Bylaw, 2005, No. 2600.

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

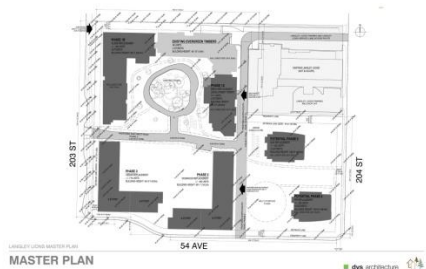
1. Title

- (1) This bylaw shall be cited as the “City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 10, 2019, No. 3108”.

2. Amendment

- (2) The City of Langley Official Community Plan Bylaw, 2005, No. 2600 is hereby amended:
 - (a) by inserting after Section 16.5 Old Yale Road Seniors District the following new section and by renumbering subsequent sections accordingly:

16.6 Langley Lions Seniors District



*Langley Lions Seniors District
Master Plan*

Langley Lions Housing Society has provided affordable housing for seniors on this 2.5 hectare site south of Downtown Langley since 1975. The existing buildings comprising a total of 518 apartment units need to be replaced to meet contemporary requirements and safety standards. In order to provide for the replacement of existing units and enable future growth, Langley Lions, with the support of BC Housing, has developed a Master Plan for the long term redevelopment of the site in multiple phases.

Policy 16.6.1

Affordable, non-market seniors housing and associated residential, institutional and recreational uses shall be permitted including, congregate housing, seniors-oriented multiple unit residential and multiple-unit residential.

Policy 16.6.2



LANGLEY COMMUNITY PLAN
BIRCH PERSPECTIVES LOOKING NORTHEAST
Birch Building Replacement

- ⇒ **Maximum density and building height shall be as follows:**

**Residential density - 340 units/hectare
Floor space ratio - 2.500
Building height – 15 storeys**

Policy 16.6.3

- ⇒ **Rezoning applications for Langley Lions Seniors District developments shall consider and respect the character of adjacent land uses and districts including, Downtown Langley, Langley Lodge and the surrounding multifamily residential neighbourhood.**

Policy 16.6.4

- ⇒ **Housing agreements shall be required for each phase of the Langley Lions Seniors District redevelopment.**

Policy 16.6.5

- ⇒ **Development Permits shall be required for Langley Lions Seniors District developments except as provided in Section 17.2.**

(b) by deleting the table in Section 16.11 Land Use Designations and Permitted Zones and substituting the following in its place:

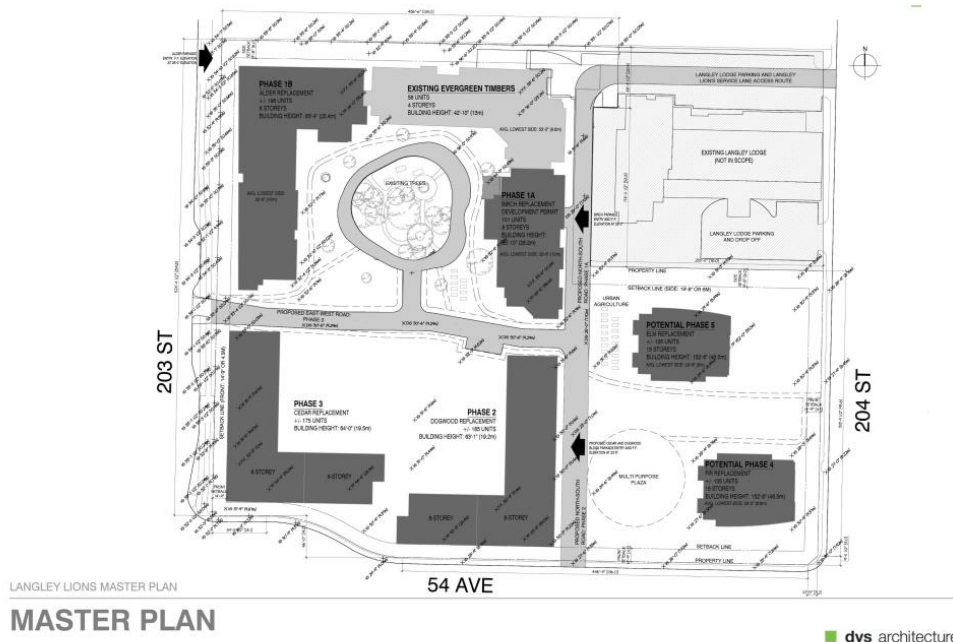
OCP Land Use Designation	Zone													
	RS1	RS2	RM1	RM2	RM3	C1	C2	C3	I1	I2	P1	P2	A1	CD
Urban Residential	✓										✓	✓		✓
Estate Residential		✓									✓	✓		✓
Low Density Residential			✓								✓	✓		✓
Medium Density Residential			✓	✓							✓	✓		✓
High Density Residential			✓	✓	✓						✓	✓		✓
Old Yale Road Seniors District											✓	✓		✓
Langley Lions Seniors District											✓	✓		✓
Downtown Commercial						✓					✓	✓		✓
Service Commercial							✓	✓			✓	✓		✓
Mixed Employment							✓		✓	✓	✓	✓		✓
Industrial									✓	✓	✓	✓		✓
Agricultural													✓	✓
Institutional											✓	✓		✓

(c) by inserting after 17.5 Old Yale Road Seniors District the following new Development Permit Area Guidelines and renumbering subsequent sections accordingly:

Designation Criteria:

- Establishment of objectives for the form and character of multifamily residential development

Land Use Designation Map (Schedule "A"): Langley Lions Seniors District



Langley Lions Seniors District
Master Plan

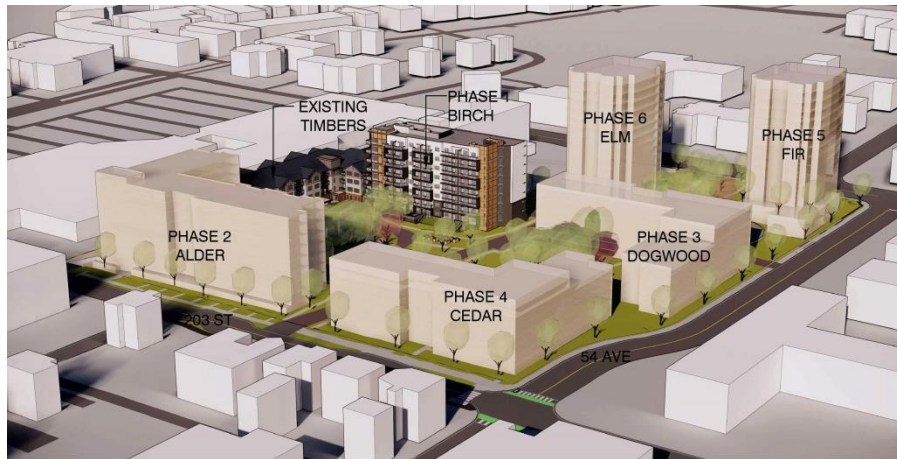
17.6 Langley Lions Seniors District

Objective:

To facilitate a multi-phase redevelopment of an existing seniors housing complex providing affordable, non-market rental units, according to a master plan that features a pedestrian-friendly site design and pleasant resident-oriented amenities and open spaces.

17.6.1 General Site Design

- ⇒ Buildings are required to front public streets and enclose open spaces, in a 'quadrangle' layout in the west and central areas of the site, and a 'tower and podium' layout in the east side of the site, according to the Langley Lions Master Plan, Phasing Plan and Landscape Plan figures in Development Permit Area Guidelines Section 17.6;
- ⇒ Arrange buildings to reduce shadowing on open spaces, create clear sightlines and ensure direct pedestrian and vehicular connections through the site;
- ⇒ Establish a north-south access road between 54 Avenue and Langley Lodge statutory right-of-way, and an east-west road between the north-south road and 203 Street;
- ⇒ Provide fully accessible building and open space designs;
- ⇒ Provide convenient vehicular drop-offs and parkade entrances, and functional loading areas; and
- ⇒ Apply CPTED (Crime Prevention Through Environmental Design) principles to building and open space design, in accordance with the City's CPTED Checklist.



Langley Lions Seniors District – Phasing Plan



Birch Building Replacement – West Facade

Building Form and Design

- ⇒ Design buildings according to the Phasing Plan and Birch Building Replacement figures in Development Permit Area Guidelines Section 17.6;
- ⇒ Design building massing and heights to maximize sunlight access into open spaces between buildings;
- ⇒ Reduce the apparent mass of buildings through roof design and façade articulation, materials and colours;
- ⇒ Break up long building faces with ‘architectural breaks’, such as building projections and recesses. Uniform building faces over 50 metres are prohibited;
- ⇒ Avoid blank facades; use varying colours, materials and articulation for facade areas with no or little fenestration;
- ⇒ Provide balconies and roof gardens as amenity space;
- ⇒ Require ground floor units, wherever practical, to be ‘ground oriented’ with direct, gated access between units and public streets and open spaces. These units should be elevated above grade and include semi-private patios;
- ⇒ Require ground floor non-residential spaces (dining rooms, amenity rooms, foyers, entrances), wherever practical, to provide clear glazing, pedestrian access, patios and other features that visually and physically interface with adjacent open space and streets.
- ⇒ Orient building entrances to fronting streets;
- ⇒ Provide drop-off areas at grade level near the main building entrances wherever possible;
- ⇒ Provide all parking in secured underground parkades; and
- ⇒ Minimize above-grade projection of parkade structures.



Birch Building Replacement – East Facade

Exterior Finishes and Building Envelope

- ⇒ Use high quality exterior finishes to create attractive facades and ensure building envelope integrity;
- ⇒ Use durable and low maintenance materials, such as stone, metal and cementitious tile/siding.
- ⇒ Architectural designs that incorporate exterior finishes, colours and other features that complement and reflect the surrounding area are encouraged;
- ⇒ Screen roof top elevator rooms, telecom equipment and accesses with additional façade or architectural features;
- ⇒ Use stone and/or metal-based materials for fencing and other similar applications. Wood fencing is prohibited;
- ⇒ Above-grade parkade walls must be tiered to reduce massing at grade level, and treated and/or screened with brick/stone or other cementitious material facing, landscaping, landscaped berms or combination thereof. Exposed concrete parkade walls are prohibited

17.6.2 Phase-specific Building and Open Space Design

Phase 1-2

- ⇒ Buildings are required to be located according to the Langley Lions Master Plan;
- ⇒ Provide landscaping according to the Langley Lions Landscape Plans;
- ⇒ Preserve mature trees within central amenity area and program this area for active and passive use by residents;
- ⇒ Locate a community garden for resident use near the



Birch Building Replacement Landscape Plan

south end of the Birch Building;

- ⇒ Orient interior amenity uses towards the central amenity area;
- ⇒ Step back building façades, at the 6th storey, and provide an architectural break along the facades of buildings fronting 203 Avenue;
- ⇒ Retain pedestrian access to property to north.

Phase 3-4

- ⇒ Buildings are required to be located according to the Langley Lions Master Plan;
- ⇒ Provide landscaping according to the Langley Lions Landscape Plans;
- ⇒ Program central amenity area for active and passive use by residents;
- ⇒ Orient interior amenity uses towards the central amenity area;
- ⇒ Step down building heights to 6 storeys, for the majority of building portions along 54 Avenue, to provide increased sunlight access into the central amenity area;
- ⇒ Step back building façades, at the 6th storey, and provide an architectural break along the facades of buildings fronting 203 Avenue;
- ⇒ Orient buildings along 54 Avenue to encourage the retention of mature trees along the south property line.



Overall Landscape Plan

Phase 5-6

- ⇒ Buildings are required to be located according to the Langley Lions Master Plan;
- ⇒ Provide landscaping according to the Langley Lions Landscape Plans;
- ⇒ Locate a central, 'great lawn' open space between the buildings, between 204 Street and the east-west road;
- ⇒ Locate a plaza west of the south building and community garden for resident use west of the north building;
- ⇒ Orient ground floor building amenity uses and windows towards the great lawn, plaza and community garden;
- ⇒ Design buildings in a tower and podium form, where the tower portion is set back from the building base or podium. The podiums shall be at least 6 metres high and the ground level shall include windows and entrances that address streets and open spaces;
- ⇒ Design vehicle drop offs, with access from 204 Street, to ensure the buildings maintain a street fronting presence along 204 Street and 54 Avenue;
- ⇒ Create a public amenity space at the corner of 204 Street and 54 Avenue, to include, as appropriate, seating, trees, and/or other landscaping, art or interpretative features.

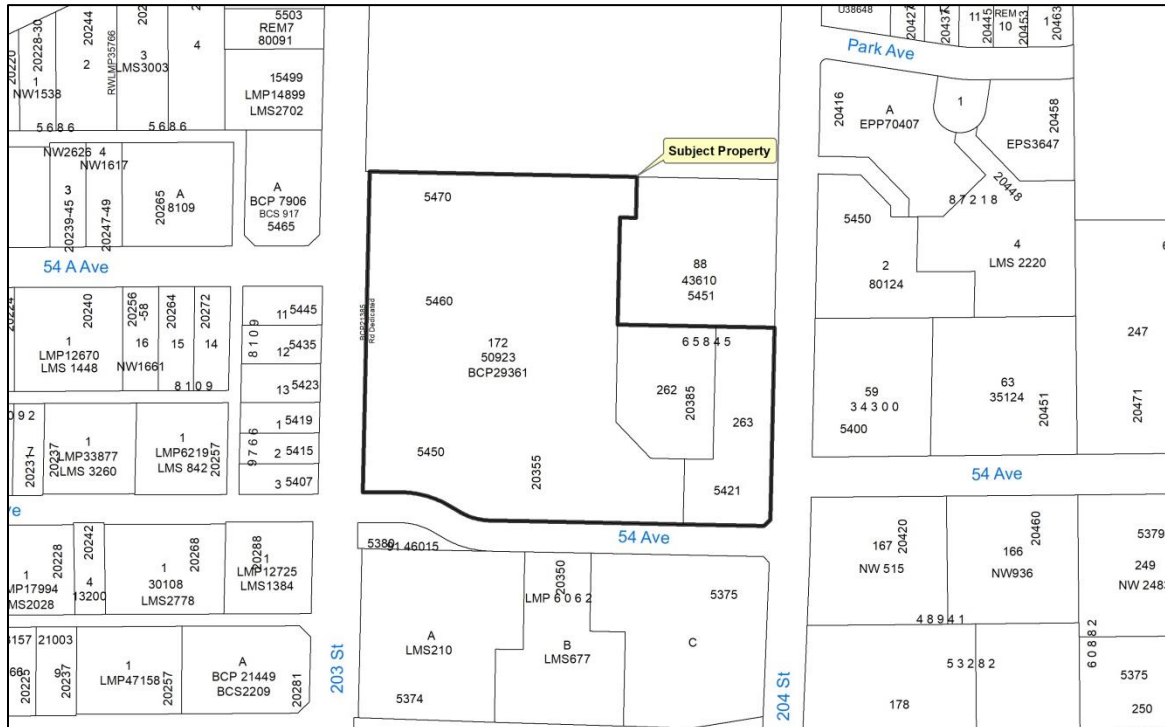
17.6.3 General Landscaping

- ⇒ Landscape plans shall be prepared by a registered BC Landscape Architect;
- ⇒ Landscaping shall be in accordance with BCNTA/BCSLA standards and equipped with in-ground irrigation systems;
- ⇒ All new trees shall be a minimum 6.0 cm caliper;

- ⇒ Street trees shall comply with the City of Langley Street Tree Master Plan and;
- ⇒ Provide community garden spaces in easily accessible and well-lit areas, near higher traffic pedestrian pathways and near buildings with fenestration, entries and outdoor amenity areas to maximize passive surveillance.

- e) by redesignating the area shown outlined in bold on Schedule A attached to and forming part of this Bylaw from High Density Residential to Langley Lions Seniors District in Schedule "A" – Land Use Designation Map:

Schedule A



READ A FIRST AND SECOND TIME this 9th day of December, 2019.

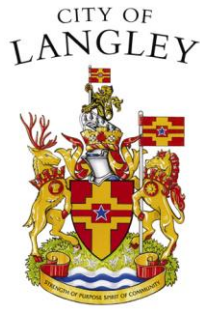
A PUBLIC HEARING, pursuant to Section 464 of the *Local Government Act* was held this thirteenth day of January, 2019.

READ A THIRD TIME this ----- day of ----- .

FINALLY ADOPTED this ----- day of ----- .

MAYOR

CORPORATE OFFICER



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **Langley Lions Redevelopment Information Report:** File #: 6620.00
OCP Amendment Application OCP 01-19
Rezoning Application RZ 04-19
Development Permit Application DP 04-19
Land Use Contract Application LUC 01-19

Doc #:

From: Roy M. Beddow, MCIP, RPP
Deputy Director of Development Services

Date: December 3, 2019

RECOMMENDATION:

THAT Council receive the Langley Lions Redevelopment Information Report: OCP Amendment Application OCP 01-19 Rezoning Application RZ 04-19; Development Permit Application DP 04-19 and Land Use Contract Application LUC 01-19, for information.

PURPOSE:

This information report updates and supplements the September 4, 2019 staff report to the Advisory Planning Commission, in response to revised plans and information submitted by the applicant.

To consider applications by DYS Architecture for a 981-unit master planned redevelopment of the Langley Lions seniors housing complex, including a 101-unit building for the first phase of the project (Phase 1 - Birch Building replacement).

POLICY:

The subject properties are currently designated High Density Residential in the Official Community Plan. The proposed development exceeds the maximum density allowed under the High Density Residential designation. The applicant is

therefore proposing to amend the Official Community Plan by creating a new Langley Lions Seniors District to accommodate the subject development.

COMMENTS/ANALYSIS:

Application Summary Table

Applicant:	DYS Architecture
Owner:	Langley Lions Housing Society
Civic Addresses:	20355 & 20385 – 54 Ave. 5421 – 204 St.
Legal Description:	Lot 172 Except: Part on Plan BCP21385, District Lot 36, Group 2, New Westminster District, Plan 50923; Lots 262 & 263, District Lot 36, Group 2, New Westminster District, Plan 65845
Site Area:	2.889 Hectares (7.140 Acres)
No. of Units: Total: Phase 1:	981 units 101 units (includes 7 accessible units & 94 adaptable units)
Density (Total – all phases):	339.6 units/ha (137.4 units/acre)
Gross Floor Area: Total: Phase 1:	72,177 m ² (776,913 sq ft) 7,111 m ² (76,543 sq ft)
Floor Area Ratio:	2.498
Lot Coverage:	36.5%
Total Parking Provided: Total: Phase 1:	273 spaces 26 spaces (incl. 2 H/C)
Land Use Contracts:	LUC 16-73, LUC 11-75
Existing Zoning:	RM2 Multiple Residential Medium Density RM3 Multiple Residential High Density
Proposed Zoning:	CD70 Comprehensive Development
Existing OCP Designation:	High Density Residential
Proposed OCP Designation:	Langley Lions Seniors District
Development Cost Charges: (Phase 1)	\$349,702.50 (City - \$334,215.00, GVS&DD - \$0 (exempt), SD35 - \$15,487.50) *Includes credits for demolished Birch Building
Community Amenity Charge (Phase 1)	\$202,000.00

Discussion:

1. Background

The Langley Lions Senior Citizens Housing complex was originally developed between 1974 and 1988 and consisted of 588 subsidized units for independent seniors. The development of the Evergreen Timbers building in 2008 and the demolition of a portion of the Alder Building (2008) and eventually all of the Birch Building (2019) has resulted in the current complex of seven buildings containing 518 units.

In 2018 a fire damaged the 66-unit Birch Building (5464 – 203 Street) beyond repair. The building was later demolished forcing the relocation of tenants. The fire highlighted the need to replace the older buildings which no longer meet contemporary safety standards. At the same time, the need for affordable seniors housing in the community has been growing and the applicant's plans seek to address existing and future requirements.

2. Site Context

The Langley Lions site is comprised of three lots at the southern edge of Downtown Langley. To the north is Langley Mall whose service access lane backs onto the northern boundary of the site. Langley Lodge, a long-term seniors care facility operated by Langley Care Society borders the site on the northeast and was a part of the original master-planned development of the block envisioned by Hamilton Doyle and Associates Architects in 1972. To the west (across 203 Street) are the 4-storey Station 54 apartment building and a row of six single family dwellings. Several 3-storey apartment buildings constructed mostly in the 1970's frame the site on the south (across 54 Avenue) and east (across 204 Street) sides.

3. Development Proposal

The applicant is proposing a multiphase, 'Master Plan' redevelopment of the site intended to eventually replace all of the existing buildings except for the Evergreen Timbers Building (see Attachments 1 and 2). The six new buildings proposed would significantly increase density on the site, adding 463 new units to the existing total. Building heights would also increase from 3-4 storeys in the existing development to 6-15 storeys through the redevelopment. The conceptual building plans included in the application show four new mid-rise buildings (6-8 storeys) in block plans and two new high-rise buildings (15-storeys) in "point tower" (small footprint) plans. The redevelopment would be phased generally in a counter clockwise procession through the site ending in the southeast corner with

the two 15-storey buildings. The phasing plan is closely linked to a tenant relocation plan (Attachment 3) designed to ensure that no off-site displacement of tenants is required.

4. Official Community Plan

The subject properties are currently part of the High Density Residential area that borders Downtown Langley on the south and west sides. The area is intended to concentrate population in close proximity to downtown businesses and public transit services. Various forms of multifamily housing are allowed up to a maximum density of 198 units/hectare (80 units/acre). New developments are subject to a set of design guidelines regulating form and character in the development permit area.

The long-term redevelopment of the site envisioned by the applicant would result in a density of approximately 340 units/hectare (138 units/acre). The proposed density significantly exceeds the limit for the High Density Residential land use designation and approaches the maximum allowable density in the adjacent Downtown Commercial area (371 units/hectare). Staff support the substantial increase in density based on the following considerations:

- The site is adjacent to the downtown core and in close proximity to shops and services accessible to the intended tenants;
- The site abuts the Langley Mall property which is designated for high density, mixed-use development including high-rise apartments in the City's Downtown Master Plan;
- The site is located within 500 metres (5-10 minute walk) of the planned Downtown Langley SkyTrain station;
- The proposed redevelopment will provide a substantial component of the affordable rental housing units required for seniors in the City of Langley.

Staff have prepared an Official Community Plan amendment bylaw (Bylaw No. 3108) to accommodate the proposed redevelopment of the Langley Lions site. The amendment bylaw would establish a new "Langley Lions Seniors District" land use designation and development permit area with associated guidelines.

5. Zoning Bylaw

The subject properties are currently zoned RM2 Multiple Residential Medium Density and RM3 Multiple Residential High Density. The existing zoning does not permit the proposed densities and land uses in the applicant's master plan. In addition, the RM2 and RM3 zones restrict building height to a maximum of four storeys. Since there are no existing zones in the City to accommodate the

proposed development, the developer is applying for a custom, site-specific CD70 (Comprehensive Development) zoning designation.

The proposed CD70 zone would also include provisions for reduced off-street parking requirements based on the recommendations of the applicant's traffic engineer in the Transportation Impact Assessment. The revised parking requirement would be 0.25 spaces/unit. The current bylaw requirements for "congregate housing" and "seniors-oriented multiple unit residential" are 0.50 space/unit and 1.00 spaces/unit. The recommended requirements are based on a survey of actual parking demand (observed as 0.18 spaces/unit) in the existing development as well as an analysis of comparable projects in other municipalities.

Staff support the proposed off-street parking requirements as they reflect actual demand in a lower income seniors rental housing development, which is also located in close proximity to transit services, future rapid transit and downtown shops and services. These parking requirements can also be reviewed as future phases come forward as Development Permit applications, if necessary.

6. Master Plan: Phases

The applicant is proposing to redevelop the entire Lions site according to a long-term Master Plan, with phasing (see Sheet A1.01 in Attachment 1) as follows:

Master Plan - Phases:

Phase 1 (constructed in the next 2 years)

- **Birch Replacement.** The first overall phase and first Development Permit Application of the Lions redevelopment involves the construction of a 101 unit, eight storey Birch building. The new Birch building is to be located in the same area as the previous Birch building, and be connected to the existing Timbers building (to support shared services provision for residents).

Phase 2 (constructed in the next 2-5 years)

- **Alder Replacement.** This eight storey building (with approximately 198 units and located adjacent to 203 Street) is to replace the existing Alder building and also connect to the Timbers building.

Phase 3 (constructed 5 to 10 years from now)

- Dogwood Replacement: this phase involves the construction of a new 6 storey building with approximately 185 units, and replaces the existing Dogwood building located adjacent to 54 Avenue.

Phase 4 (constructed 5 to 10 years from now)

- Cedar Replacement: This phase, located south of the 'Birch/Timbers/Alder' complex, involves the construction of a new 6 storey Cedar building with approximately 175 units, and replaces the existing Cedar building located adjacent to 203 Street.

Phases 5-6 (long term; constructed 10+ years from now)

- Fir and Elm Replacements: located in the south-east corner of the site, the fifth and sixth phases involve the replacement of the Fir and Elm buildings with two 15 storey buildings (approximately 135 units in each building).

7. Master Plan: Urban Design Considerations

The applicant's multi-phase redevelopment seeks to renew the site's buildings and on-site services and amenities, and increase the number of dwelling units to serve anticipated future housing needs. As noted above, staff support the proposed increase in density given the site's proximity to the Downtown and the future SkyTrain station, and the proposed significant increase in senior's housing units. Within this context, it is also important to ensure the overall site design for the proposed redevelopment of the Langley Lions property reflects key urban design and CPTED principles (ie. as per the OCP, Downtown Urban Design Plan) including:

- Facilitating direct and safe pedestrian/vehicular connections through large properties;
- Creating pleasant, safe and resident-oriented public and semi-private open/green spaces;
- Arranging buildings to maximize light, reduce shadowing and provide clear sightlines;
- Supporting pedestrian-friendly streetscapes through building and open space design; and
- Providing logical and convenient vehicular drop-offs, loading areas and parkade entrances.

Staff reviewed the applicant's initial Master Plan and worked with the applicant's architect to refine it according to the high-level principles noted above (and noting that other 'grade-level' urban design best practices, such as ground-oriented dwelling units, are required nonetheless).

Master Plan - Key Urban Design Elements

Based on the Langley Lions Master Plan (Sheet A1.01 in Attachment 1) and Landscape Plan (Sheet L0.3 in Attachment 2), the following key elements are to be incorporated into the site, building and landscape designs of Phases 1-6:

Phases 1-2

The proposed building footprints preserve the existing mature trees in the centre of the site, and will create a well-defined, semi-private amenity area for residents. This 'half-quadrangle' design will provide for easy site surveillance, as well as convenient vehicular drop-off and site circulation. Staff note the proposed Alder building should incorporate a step-back at the 6th storey and an architectural break along the building face to reduce and differentiate building massing along 203 Street. A proposed east-west service road, between 203 Street and 204 Street, is to be provided to facilitate convenient building access, off-street loading opportunities and fire truck access. The Phase 1-2 design also preserves the possibility of future pedestrian connections (or vehicular, as appropriate) to the shopping mall property to the north.

Phases 3-4

Recognizing that the proposed redevelopment of the Dogwood and Cedar buildings will likely involve phased demolitions of these buildings, the new buildings are to be designed and arranged in a manner that provides a central public (or semi-private) pedestrian connection/open space between 54 Avenue and the central amenity area in Phases 1 and 2. This will support easy pedestrian movement through the site, allow for more sunlight and less shadowing in the south west and central portion of the site, and enable the creation of a new resident-oriented open/green space that 'completes the quadrangle' with Phases 1-2. Taller portions of Phase 3 and 4 buildings are oriented towards Phases 1-2 and step down to 6 storeys at the southern edge of the site, to allow more sunlight to penetrate the central green space. Like the Alder building in Phase 2, the 8 storey portions of the new Dogwood and Cedar buildings should also incorporate a step-back at the 6th storey and architectural breaks along building faces as well. A vehicular connection between the east-west service road (developed as a part of Phases 1 and 2) and 54 Avenue is also

required to support site connectivity, circulation and convenient parkade/loading access.

Phases 5-6

The final phases involve two 15 storey high rise buildings, a 'great lawn' pedestrian and green space connection between 204 Street and the east-west service road, and a plaza/urban agriculture component. Noting these potential phases have the longest time frame associated with them, there may be further design refinements. This being said, staff recommend that the design of these phases include the following elements:

- General alignment of the northern edge of the great lawn feature with the east-west service road, to create a direct pedestrian connection to the central and west portions of the site, and through to 203 Street;
- Convenient and safe parkade entrances, loading and drop-off areas (locations to be determined);
- Staggering the high-rise building footprints (ie. moving the north building away from 204 Street, the south building closer to the intersection of 204 Street and 54 Avenue) to create unobstructed view corridors from each building. This approach also places more distance between the high-rise buildings to provide more privacy for high-rise residents, creates space for a multi-purpose plaza/open space adjacent to the south high rise and 54 Avenue, and allows for more noon/afternoon sunlight penetration onto the plaza/open space/great lawn and the overall site.
- Both high rises are to incorporate lower podium building portions, to support a height 'step down' to a pedestrian scale along the 204 and 54 Avenue street frontages. The north high rise is to have a lower podium / entrance / drop-off (subject to Engineering review and approval) component that addresses 204 Avenue, and the south high rise is to incorporate a lower podium building portion fronting 204 Street and 54 Avenue, to reduce building massing at this intersection;
- Designing the plaza and urban agriculture spaces to be directly adjacent to and integrated with amenity building/dining room components of the two high rise buildings (staff suggest these components be on the west side to maximize sunlight). This approach will ensure these spaces are well-used, safe and easily viewed from interior amenity and dining spaces; and
- Staff suggest that a small public plaza/feature, complete with the Lions plaque marker and additional tree plantings, be incorporated at the southwest corner (204 Street/54 Avenue) / along 54 Avenue as a public amenity and green space that softens the interface between the taller/denser Lions site and adjacent properties.

8. Development Permit for Phase 1 (see Sheets A1.07- A4.03 in Attachment 1)

While the applicant has provided a phased Master Plan for the long-term redevelopment of the site, the Development Permit application only includes Phase 1, for which detailed plans are provided. The plans for Phase 1 (replacement of the Birch Building) show an 8-storey, 101-unit apartment building near the centre of the block bounded by 203 Street, 54 Avenue and 204 Street. The building features 7 fully accessible units with the remaining 94 units built to B.C. Building Code “adaptable housing” standards enabling future conversion if required. The flat roofed structure sits atop an underground parking garage accessed from a north-south lane at the rear of the building.

The overall building height is comparable to the height of the mechanical penthouse on the adjacent Langley Lodge building (5451 – 204 Street). The proposed Phase 1 building is internalized within the site and generally complies with the OCP’s multifamily residential development permit area guidelines. Where the upper floors of the north building elevation project above the adjacent Evergreen Timbers building, the applicant has enhanced the architectural treatment (window fenestration, exterior finishes) at the request of staff.

9. Land Use Contracts

Two of the properties were developed under Land Use Contracts from the 1970’s. The Land Use Contracts are agreements between the owner-developer and the City that include land use regulations and servicing requirements. The LUC’s are based on the original development plans for the site and would not allow the proposed redevelopment. Accordingly, the applicant has applied to discharge LUC16-73 and LUC 11-75.

10. Securing Tenure - Housing Agreements

According to their attached ‘Tenant Mix’ document, Langley Lions Housing Society, is proposing the following unit and tenant mix for the Birch redevelopment and the overall development:

Birch Building Replacement:

- 30% - Moderate Income (Affordable Market Rents)
- 50% - Housing Income Limits (Rent Geared to Income)
- 20% - Low Income Deep Subsidy

Overall:

- 80% - Seniors (aged 55 years or older)
- 20% - Non-Seniors (under 55 years)

The current age mix in the Langley Lions housing complex is 86.3% seniors (466 tenants) and 13.7% under 55 years (74 tenants). The proposed overall tenant age mix (80%/20%) for the redevelopment of the site is intended to improve flexibility to maximize funding eligibility under existing BC Housing programs (Community Housing Fund or 'CHF'). Staff understand that the funding for the 101-unit Birch Building replacement was secured on this basis.

To ensure that the proposed housing units are developed and maintained for the intended purposes, the owner is required to enter into a housing agreement with the City in accordance with Section 483 of the *Local Government Act*.

The housing agreement is a form of restrictive covenant which secures the tenure of the proposed housing units for the life of the building, must be adopted by bylaw and is registered against the titles of the properties. It is recommended that separate housing agreements be required for each phase of the site's redevelopment.

Since the applicant has already secured Provincial CHF funding to construct the Phase 1 Birch Building, based on an 80% seniors / 20% non-seniors tenant mix, it is recommended that the Phase 1 housing agreement reflect that mix. However, in order to ensure that the Langley Lions site remains a predominantly seniors complex as it redevelops over time, staff recommend that future phases and the associated housing agreements include a 85% seniors / 15% non-seniors tenant mix, which closely reflects the current 86.3% seniors / 13.7% non-seniors tenant mix (see Attachment 4 for details).

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed 981 Unit Senior Complex located at 20355-20385 54 Ave.; 5421 204 St. These requirements may be subject to change upon receipt of a development application.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zones, parking, loading areas, and garbage / recycling areas, all of which apply to this Development.

A) The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:

1. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw. All calculations shall be based on the updated IDF data for Surrey Kwantlen Park (1962-2013) with 20% added to the calculated results to account for climate change.
3. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City. The developer's engineer will determine the appropriate main tie-in locations and size the connections for the necessary capacity. The capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the developer's expense. Any upgrades required to service the site shall be designed and installed at the developer's expense. All existing services shall be capped at the main by the City, at the developer's expense prior to applying for a demolition permit.
4. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995". All calculations shall be submitted in spreadsheet format that includes all formulas for review by the City.
5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Rescue Service.
6. A traffic impact study will be required to determine if there will be significant impact and traffic concerns with the proposed development. The scope of the study must be approved by the Director of Engineering, Parks and Environment prior to initiation.
7. The condition of the existing pavement along the proposed project frontage shall be assessed by a geotechnical engineer. Pavements shall be adequate for an

expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated as per the geotechnical engineer's recommendations to the centerline at the developer's expense.

8. Existing sidewalk to be removed and replaced along the project's 204 St. and 54 Ave. frontages complete with a planting strip, boulevard trees and sidewalk bump-outs for appropriately spaced benches.
9. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle. To accommodate the City of Langley's Fire Rescue Service equipment, the developer is responsible for providing 8.0m minimum accessible paved laneway widths and appropriate radii within the project complex.
10. Existing and proposed street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels shall be as per current City of Langley standards.
11. Eliminate the existing utility pole on the 204 St. frontage.
12. Permanent pavement restoration of all pavement cuts shall be as per the City of Langley's pavement cut policy by the developer's contractor at the developer's expense.
13. A 4 meter corner truncation will be required at 203 St. and 54 Ave. for a future traffic signal.

B) The developer is required to deposit the following bonding and connection fees:

1. The City would require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. The City plans to construct a future bike lane (future works) on 204 St. The developer will be required to make a cash-in-lieu contribution for the design, construction and administration of said future works (amount to be determined).
4. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.

5. The City would require a \$40,000 bond for the installation of a water meter to current standards.

C) The developer is required to adhere to the following conditions:

1. Underground hydro and telephone, and cable services to the development site are required.
2. Consolidate the subject properties. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. Water meters are required for each water connection and are to be installed outside in a vault away from any structure, in accordance with the City's water meter specifications, at the developer's cost.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.
7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update".

Fire Department Comments:

Fire department access for the whole project was reviewed to ensure 8m wide roadways were in place to accommodate fire apparatus. Fire hydrant and Fire Department Connection locations will be evaluated during the building permit stage.

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications were reviewed by the Advisory Planning Commission at the September

11, 2019 meeting. A copy of the APC minutes will be presented to Langley City Council at the December 9, 2019 Regular Council meeting.

In response to comments received at the APC meeting and in consultation with City staff, the applicant provided revised plans and additional information as follows:

- Colours brightened in renderings
- Semi-permeable screens used to lighten balconies and improve visibility
- Scooter parking and plug-ins added in parkade
- Green roof added to landscape plans
- Additional information on existing rents/affordability criteria and tenant mix

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed Phase 1 development (Birch Building replacement) would contribute \$334,215.00 to City Development Cost Charge accounts. Community Amenity Charges of \$202,000.00 would also apply to the Phase 1 development.

SUMMARY:

The proposed multiphase redevelopment of the Langley Lions complex will contribute a substantial component of the affordable housing units for seniors required to meet the City's future needs while providing transit-supportive density in a core area. Staff recommend that Council consider 1st and 2nd Readings of the applicable OCP, Zoning Bylaw and Land Use Contract Amendment Bylaws.

ALTERNATIVES:

1. Require changes to the applicant's proposal.
2. Deny application.

Respectfully Submitted,



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



Rick Bomhof, P. Eng.
Director of Engineering,
Parks & Environment

Concurrence:



Rory Thompson
Fire Chief

Attachments:

1. Architectural plans (DYS Architecture)
2. Landscape plans (ETA Landscape Architecture)
3. Tenant Relocation Plan (Langley Lions Housing Society)
4. Tenant mix (Langley Lions Housing Society)
5. Affordability Rent Levels (Langley Lions Housing Society)

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 165, 2019, BYLAW No. 3109
DEVELOPMENT PERMIT APPLICATION DP 04-19**

To consider a rezoning application by DYS Architecture for a 981-unit, multiphase redevelopment of the Langley Lions seniors housing complex and a Development Permit application for the first phase comprising a 101-unit, 8-storey apartment building.

The subject property is currently zoned RM2 Multiple Residential Medium Density and RM3 Multiple Residential High Density in Zoning Bylaw No. 2100 and designated “High Density Residential” in the Official Community Plan. In order to accommodate the long term redevelopment of the site and its proposed rezoning according to a master plan, the applicant has also applied to amend the Official Community Plan to create a new “Langley Lions Seniors District” land use designation with associated Development Permit Area guidelines (OCP Amendment Bylaw No. 3108). Finally, the applicant has applied to discharge Land Use Contracts No. 16-73 and No. 11-75 which currently regulate land use and development on Lot 172. All lands designated “Langley Lions Seniors District” are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	DYS Architecture
Owner:	Langley Lions Housing Society
Civic Addresses:	20355 & 20385 – 54 Avenue; 5421 – 204 Street
Legal Description:	Lot 172 Except: Part on Plan BCP21385, District Lot 36, Group 2, New Westminster District, Plan 50923; Lots 262 & 263, District Lot 36, Group 2, New Westminster District, Plan 65845
Site Area:	2.889 Hectares (7.140 Acres)
No. of Units:	
Total:	981 units
Phase 1:	101 units
Density (Total – all phases):	339.6 units/ha (137.4 units/acre)
Gross Floor Area:	
Total:	72,177 m ² (776,913 sq ft)
Phase 1:	7,111 m ² (76,543 sq ft)
Floor Area Ratio:	2.498
Lot Coverage:	36.5%

Total Parking Provided:	
Total:	273 spaces
Phase 1:	26 spaces (incl. 2 H/C)
Land Use Contracts:	LUC 16-73 LUC 11-75
Existing Zoning:	RM2 Multiple Residential Medium Density RM3 Multiple Residential High Density
Proposed Zoning:	CD70 Comprehensive Development
Existing OCP Designation:	High Density Residential
Proposed OCP Designation:	Langley Lions Seniors District
Variances Requested:	None
Development Cost Charges: (Phase 1)	\$349,702.50* (City - \$334,215.00, GVS&DD - \$0 (exempt), SD35 - \$15,487.50) *Includes credits for demolished 66-unit Birch Building
Community Amenity Charge: (Phase 1)	101 Units @ \$2,000/unit = \$202,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 3109**

BYLAW No. 3109

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to create a CD70 Comprehensive Development zone and to rezone the properties located at 20355 & 20385 – 54 Avenue and 5421 – 204 Street to the new zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

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

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 165, 2019, No. 3109”.

2. Amendment

- (1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 70 (CD70) Zone: immediately after Comprehensive Development - 69 (CD69) Zone:

“OOO. CD70 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 981-unit seniors rental housing development according to a master plan.

2. Permitted Uses

The Land, buildings and structures shall only be used for the following uses:

- (a) *Congregate Housing;*
- (b) *Seniors-Oriented Multiple Unit Residential;*
- (c) *Multiple Unit Residential;*
- (d) Accessory uses limited to the following:
 - (i) *Community Service;*
 - (ii) *Home Occupations* excluding bed and breakfast and *child care centre.*

3. Site Dimensions

The following lots shall form the site and shall be zoned CD70 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

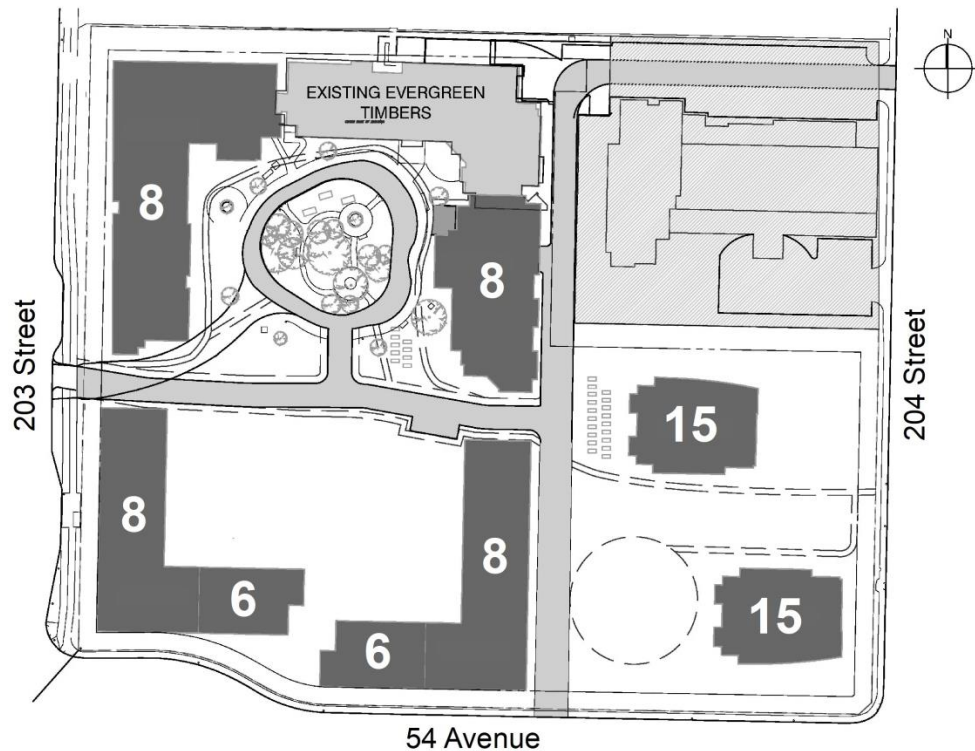
- (a) Lot 172 Except: Part on Plan BCP21385, District Lot 36, Group 2, New Westminster District, Plan 50923;
- (b) Lot 262, District Lot 36, Group 2, New Westminster District, Plan 65845;
- (c) Lot 263, District Lot 36, Group 2, New Westminster District, Plan 65845.

4. Maximum Density

- (a) The maximum number of units permitted in the CD70 zone is 981 units;
- (b) The maximum floor area ratio permitted in the CD70 zone is FAR 2.50.

5. Siting, and Maximum Height of Buildings and Structures

The location and maximum height (in number of building storeys) of the buildings and structures of the Development shall generally conform to the site master plan prepared by DYS Architecture as shown below:



6. Lot Coverage

All buildings and structures combined shall not cover more than forty (40) percent of the site area.

7. Off-Street Parking

Off-street parking shall be provided and maintained in accordance with Section E of Part I of this Bylaw except for the following:

- (a) Off-street parking for *Congregate Housing, Seniors-Oriented Multiple Unit Residential* and *Multiple Unit Residential* shall be provided on the basis of 0.25 spaces per unit.

8. Special Regulations

- (a) *Amenity space* shall be provided on the site as follows:
 - (i) Indoor *amenity space* in the amount of 2.3 m² (24.76 ft²) per dwelling unit for all buildings containing more than twenty (20) units.

9. Other Regulations

In addition, land use regulations including the following are applicable:

- (b) General provisions on use are set out in Section I.D. of the City of Langley Zoning Bylaw;

- (c) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (d) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the Land Title Act.”

READ A FIRST AND SECOND TIME this 9th day of December, 2019.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this thirteenth day of January, 2020.

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

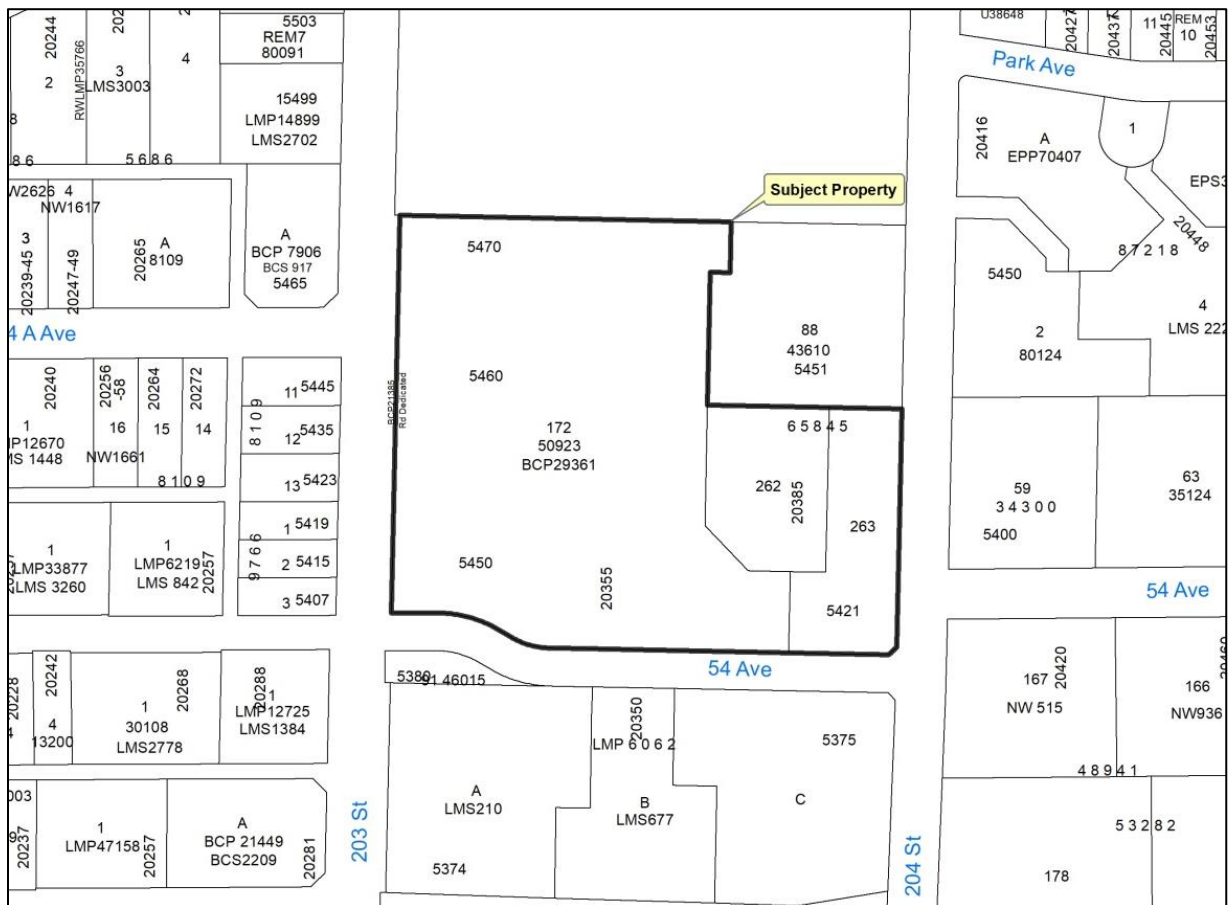
MAYOR

CORPORATE OFFICER



REZONING APPLICATION RZ 04-19 DEVELOPMENT PERMIT APPLICATION DP 04-19

Civic Address: 20355 & 20385 – 54 Avenue; 5421 – 204 Street
Legal Description: Lot 172 Except: Part on Plan BCP21385, District Lot 36, Group 2, New Westminster District, Plan 50923; Lots 262 & 263, District Lot 36, Group 2, New Westminster District, Plan 65845
Applicant: DYS Architecture
Owner: Langley Lions Housing Society





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject: **OCP Amendment Application OCP 01-19
Rezoning Application RZ 04-19
Development Permit Application DP 04-19
Land Use Contract Application LUC 01-19**

From: Roy M. Beddow, MCIP, RPP
Deputy Director of Development Services

File #: 6620.00
Bylaw #: 3108, 3109,
3110

Doc #:

Date: September 4, 2019

COMMITTEE RECOMMENDATION:

1. THAT the Official Community Plan Amendment Application OCP 01-19, Rezoning Application RZ 04-19 and Land Use Contract Amendment Application LUC 01-19 for a 981-unit redevelopment of the Langley Lions seniors housing complex be approved, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services' report; and
2. THAT the proposed Langley Lions Master Plan and Development Permit Application DP 04-19 for an 8-storey, 101-unit first phase (Phase 1A - Birch Building replacement) be approved.

PURPOSE OF REPORT:

To consider the form and character and site design of applications by DYS Architecture for a 981-unit master planned redevelopment of the Langley Lions seniors housing complex, including a 101-unit building for the first phase of the project (Phase 1A - Birch Building replacement).

POLICY:

The subject properties are currently designated High Density Residential in the Official Community Plan. The proposed development exceeds the maximum density allowed under the High Density Residential designation.

The applicant is therefore proposing to amend the Official Community Plan by creating a new Langley Lions Seniors District to accommodate the subject development.

COMMENTS/ANALYSIS:

Application Summary Table

Applicant:	DYS Architecture
Owner:	Langley Lions Housing Society
Civic Addresses:	20355 & 20385 – 54 Avenue; 5421 – 204 Street
Legal Description:	Lot 172 Except: Part on Plan BCP21385, District Lot 36, Group 2, New Westminster District, Plan 50923; Lots 262 & 263, District Lot 36, Group 2, New Westminster District, Plan 65845
Site Area:	2.889 Hectares (7.140 Acres)
No. of Units: Total: Phase 1A:	981 units 101 units
Density (Total – all phases):	339.6 units/ha (137.4 units/acre)
Gross Floor Area: Total: Phase 1A:	72,177 m ² (776,913 sq ft) 6,886 m ² (74,125 sq ft)
Floor Area Ratio:	2.498
Lot Coverage:	36.5%
Total Parking Provided: Total: Phase 1A:	273 spaces 26 spaces (incl. 2 H/C)
Existing Zoning:	RM2 Multiple Residential Medium Density RM3 Multiple Residential High Density
Proposed Zoning:	CD70 Comprehensive Development
Existing OCP Designation: Proposed OCP Designation:	High Density Residential Langley Lions Seniors District
Variances Requested:	None
Development Cost Charges: (Phase 1A)	\$349,702.50* (City - \$334,215.00, GVS&DD - \$0 (exempt), SD35 - \$15,487.50) *Includes credits for demolished 66-unit Birch Building
Community Amenity Charge: (Phase 1A)	101 Units @ \$2,000/unit = \$202,000.00

Discussion:

1. Background

The Langley Lions Senior Citizens Housing complex was originally developed between 1974 and 1988 and consisted of 588 subsidized units for independent seniors. The development of the Evergreen Timbers building in 2008 and the demolition of a portion of the Alder Building (2008) and eventually all of the Birch Building (2019) has resulted in the current complex of seven buildings containing 518 units.

In 2018 a fire damaged the 66-unit Birch Building (5464 – 203 Street) beyond repair. The building was later demolished forcing the relocation of tenants. The fire highlighted the need to replace the older buildings which no longer meet contemporary safety standards. At the same time, the need for affordable seniors housing in the community has been growing and the applicant's plans seek to address existing and future requirements.

2. Site Context

The Langley Lions site is comprised of three lots at the southern edge of Downtown Langley. To the north is Langley Mall whose service access lane backs onto the northern boundary of the site. Langley Lodge, a long term seniors care facility operated by Langley Care Society borders the site on the northeast and was a part of the original master-planned development of the block envisioned by Hamilton Doyle and Associates Architects in 1972. To the west (across 203 Street) are the 4-storey Station 54 apartment building and a row of six single family dwellings. Several 3-storey apartment buildings constructed mostly in the 1970's frame the site on the south (across 54 Avenue) and east (across 204 Street) sides.

3. Development Proposal

The applicant is proposing a multiphase, 'Master Plan' redevelopment of the site intended to eventually replace all of the existing buildings except for the Evergreen Timbers Building. The six new buildings proposed would significantly increase density on the site, adding 463 new units to the existing total. Building heights would also increase from 3-4 storeys in the existing development to 6-15 storeys through the redevelopment. The conceptual building plans included in the application show four new mid-rise buildings (6-8 storeys) in block plans and two new high-rise buildings (15-storeys) in "point tower" (small footprint) plans. The redevelopment

would be phased in a counterclockwise procession through the site ending in the southeast corner with the two 15-storey buildings. The phasing plan is closely linked to a tenant relocation plan designed to ensure that no off-site displacement of tenants is required.

4. Official Community Plan

The subject properties are currently part of the High Density Residential area that borders Downtown Langley on the south and west sides. The area is intended to concentrate population in close proximity to downtown businesses and public transit services. Various forms of multifamily housing are allowed up to a maximum density of 198 units/hectare (80 units/acre). New developments are subject to a set of design guidelines regulating form and character in the development permit area.

The long term redevelopment of the site envisioned by the applicant would result in a density of approximately 340 units/hectare (138 units/acre). The proposed density significantly exceeds the limit for the High Density Residential land use designation and approaches the maximum allowable density in the adjacent Downtown Commercial area (371 units/hectare). Staff support the substantial increase in density based on the following considerations:

- The site is adjacent to the downtown core and in close proximity to shops and services accessible to the intended tenants;
- The site abuts the Langley Mall property which is designated for high density, mixed-use development including high-rise apartments in the City's Downtown Master Plan;
- The site is located within 500 metres (5-10 minute walk) of the planned Downtown Langley SkyTrain station;
- The proposed redevelopment will provide a substantial component of the affordable rental housing units required for seniors in the City of Langley.

Staff have prepared an Official Community Plan amendment bylaw (Bylaw No. 3108) to accommodate the proposed redevelopment of the Langley Lions site. The amendment bylaw would establish a new "Langley Lions Seniors District" land use designation and development permit area with associated guidelines.

5. Zoning Bylaw

The subject properties are currently zoned RM2 Multiple Residential Medium Density and RM3 Multiple Residential High Density. The existing

zoning does not permit the proposed densities and land uses in the applicant's master plan. In addition, the RM2 and RM3 zones restrict building height to a maximum of four storeys. Since there are no existing zones in the City to accommodate the proposed development, the developer is applying for a custom, site-specific CD70 (Comprehensive Development) zoning designation.

The proposed CD70 zone would also include provisions for reduced off-street parking requirements based on the recommendations of the applicant's traffic engineer in the Transportation Impact Assessment. The revised parking requirement would be 0.25 spaces/unit. The current bylaw requirements for "congregate housing" and "seniors-oriented multiple unit residential" are 0.50 space/unit and 1.00 spaces/unit. The recommended requirements are based on a survey of actual parking demand (observed as 0.18 spaces/unit) in the existing development as well as an analysis of comparable projects in other municipalities. Staff support the proposed off-street parking requirements as they reflect actual demand in a lower income seniors rental housing development, which is also located in close proximity to transit services, future rapid transit and downtown shops and services. These parking requirements can also be reviewed as future phases come forward as Development Permit applications, if necessary.

6. Master Plan: Phases

The applicant is proposing to redevelop the entire Lions site according to a long-term Master Plan. Staff reviewed the applicant's initial master plan (Sheet A1.01 in attached plan set), and then worked with the applicant's architect to update the master plan according to these phases (see Sheet A1.01a 'Master Plan Update' in attached plan set):

Updated Master Plan - Phases:

Phase 1 (constructed in the next 2 to 5 years)

- Phase 1A: Birch Replacement. The first overall phase and first Development Permit Application of the Lions redevelopment involves the construction of a 101 unit, eight storey Birch building. The new Birch building is to be located in the same area as the previous Birch building, and be connected to the existing Timbers building (to support shared services provision for residents).
- Phase 1B: Alder Replacement. This eight storey building (with approximately 198 units and located adjacent to 203 Street) is to replace the existing Alder building and also connect to the Timbers building.

Phase 2 (constructed 5 to 10 years from now)

- Dogwood Replacement: this phase involves the construction of a new 6 storey building with approximately 185 units, and replaces the existing Dogwood building located adjacent to 54 Avenue.

Phase 3 (constructed 5 to 10 years from now)

- Cedar Replacement: This phase, located south of the 'Birch/Timbers/Alder' complex, involves the construction of a new 6 storey Cedar building with approximately 175 units, and replaces the existing Cedar building located adjacent to 203 Street.

Phase 4-5 (long term; constructed 10+ years from now)

- Fir and Elm Replacements: located in the south-east corner of the site, the fourth and fifth phases involves the replacement of the Fir and Elm buildings with two 15 storey buildings (approximately 135 units in each building).

7. Master Plan: Urban Design Considerations

The applicant's multi-phase redevelopment seeks to renew the site's buildings and on-site services and amenities, and increase the number of dwelling units to serve anticipated future housing needs. As noted above, staff support the proposed increase in density given the site's proximity to the Downtown and the future SkyTrain station, and the proposed significant increase in senior's housing units. Within this context, it is also important to ensure the overall site design for the proposed redevelopment of the Langley Lions property reflects key urban design and CPTED principles (ie. as per the OCP, Downtown Urban Design Plan) including:

- Facilitating direct and safe pedestrian/vehicular connections through large properties;
- Creating pleasant, safe and resident-oriented public and semi-private open/green spaces;
- Arranging buildings to maximize light, reduce shadowing and provide clear sightlines;
- Supporting pedestrian-friendly streetscapes through building and open space design; and
- Providing logical and convenient vehicular drop-offs, loading areas and parkade entrances.

As noted above staff reviewed the applicant's initial Master Plan and worked with the applicant's architect to refine it according to the high-level principles noted above (and noting that other 'grade-level' urban design best practices, such as ground-oriented dwelling units, are required nonetheless).

Updated Master Plan - Key Urban Design Elements

Based on this updated Master Plan (Sheet A1.01a), the following key elements are to be incorporated into the site and building designs of Phases 1-5:

Phase 1 (1A - 1B)

The proposed building footprints preserve the existing mature trees in the centre of the site, and will create a well-defined, semi-private amenity area for residents. This 'half-quadrangle' design will provide for easy site surveillance, as well as convenient vehicular drop-off and site circulation. Staff note the proposed Alder building should incorporate a step-back at the 6th storey and an architectural break along the building face to reduce and differentiate building massing along 203 Street. A proposed east-west service road, between 203 Street and 204 Street, is to be provided to facilitate convenient building access, off-street loading opportunities and fire truck access. The Phase 1 design also preserves the possibility of future pedestrian connections (or vehicular, as appropriate) to the shopping mall property to the north.

Phase 2-3

Recognizing that the proposed redevelopment of the Dogwood and Cedar buildings will likely involve phased demolitions of these buildings, the new buildings are to be designed and arranged in a manner that provides a central public (or semi-private) pedestrian connection/open space between 54 Avenue and the central amenity area in Phase 1. This will support easy pedestrian movement through the site, allow for more sunlight and less shadowing in the south west and central portion of the site, and enable the creation of a new resident-oriented open/green space that 'completes the quadrangle' with Phase 1. Taller portions of Phase 2 and 3 buildings are oriented towards Phase 1 and step down to 6 storeys at the southern edge of the site, to allow more sunlight to penetrate the central green space. Like the Alder building in Phase 1, the 8 storey portions of the new Dogwood and Cedar buildings should also incorporate a step-back at the 6th storey and architectural breaks along building faces as well. A vehicular connection between the east-west service road

(developed as a part of Phase 1) and 54 Avenue is also required to support site connectivity, circulation and convenient parkade/loading access.

Phases 4-5

The final phases involve two 15 storey high rise buildings, a 'great lawn' pedestrian and green space connection between 204 Street and the east-west service road, and a plaza/urban agriculture component. Noting these potential phases have the longest time frame associated with them, there may be further design refinements. This being said, staff recommend that the design of these phases include the following elements:

- General alignment of the northern edge of the great lawn feature with the east-west service road, to create a direct pedestrian connection to the central and west portions of the site, and through to 203 Street;
- Convenient and safe parkade entrances, loading and drop-off areas (locations to be determined);
- Staggering the high rise building footprints (ie. moving the north building away from 204 Street, the south building closer to the intersection of 204 Street and 54 Avenue) to create unobstructed view corridors from each building. This approach also places more distance between the high rise buildings to provide more privacy for high-rise residents, creates space for a multi-purpose plaza/open space adjacent to the south high rise and 54 Avenue, and allows for more noon/afternoon sunlight penetration onto the plaza/open space/great lawn and the overall site.
- Both high rises are to incorporate lower podium building portions, to support a height 'step down' to a pedestrian scale along the 204 and 54 Avenue street frontages. The north high rise is to have a lower podium / entrance / drop-off (subject to Engineering review and approval) component that addresses 204 Avenue, and the south high rise is to incorporate a lower podium building portion fronting 204 Street and 54 Avenue, to reduce building massing at this intersection;
- Designing the plaza and urban agriculture spaces to be directly adjacent to and integrated with amenity building/dining room components of the two high rise buildings (staff suggest these components be on the west side to maximize sunlight). This approach will ensure these spaces are well-used, safe and easily viewed from interior amenity and dining spaces; and
- Staff suggest that a small public plaza/feature, complete with the Lions plaque marker and additional tree plantings, be incorporated

at the southwest corner (204 Street/54 Avenue) / along 54 Avenue as a public amenity and green space that softens the interface between the taller/denser Lions site and adjacent properties.

8. Development Permit for Phase 1A (see Sheets A1.07 – A4.03)

While the applicant has provided a phased Master Plan for the long term redevelopment of the site, the Development Permit application only includes a key component of the immediate first phase, Phase 1A, for which detailed plans are provided. The plans for Phase 1A (replacement of the Birch Building) show an 8-storey, 101-unit apartment building near the centre of the block bounded by 203 Street, 54 Avenue and 204 Street. The flat roofed structure sits atop an underground parking garage accessed from a north-south lane at the rear of the building.

The overall building height is comparable to the height of the mechanical penthouse on the adjacent Langley Lodge building (5451 – 204 Street). The proposed Phase 1A building is internalized within the site and generally complies with the OCP's multifamily residential development permit area guidelines. Where the upper floors of the north building elevation project above the adjacent Evergreen Timbers building, the applicant has enhanced the architectural treatment (window fenestration, exterior finishes) at the request of staff.

9. Land Use Contracts

Two of the properties were developed under Land Use Contracts from the 1970's. The Land Use Contracts are agreements between the owner-developer and the City that include land use regulations and servicing requirements. The LUC's are based on the original development plans for the site and would not allow the proposed redevelopment. Accordingly, the applicant has applied to discharge LUC16-73 and LUC 11-75.

10. Securing Tenure - Housing Agreements

According to their attached 'Tenant Mix' document, the applicant, Langley Lions Housing Society, is proposing the following unit and tenant mix for the Birch redevelopment and the overall development:

Birch Building Replacement:

- 30% - Moderate Income (Affordable Market Rents)
- 50% - Housing Income Limits (Rent Geared to Income)
- 20% - Low Income Deep Subsidy

Overall:

- 80% - Seniors (aged 55 years or older)
- 20% - Non-Seniors (under 55 years)

In order to ensure that the proposed housing units are developed and maintained for the intended purposes, the owner will be required to enter into a housing agreement with the City in accordance with Section 483 of the *Local Government Act*. The housing agreement is a form of restrictive covenant which must be adopted by bylaw and is registered against the titles of the properties.

Further details and analysis regarding the anticipated tenant mix, allocation and age/income levels will be presented along with the proposed OCP Amendment and Zoning Bylaw amendments at a future Council meeting.

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed 981 Unit Senior Complex located at 20355-20385 54 Ave.; 5421 204 St. These requirements may be subject to change upon receipt of a development application.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zones, parking, loading areas, and garbage / recycling areas, all of which apply to this Development.

A) The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:

1. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw. All calculations shall be based on the updated IDF data for Surrey Kwantlen Park (1962-2013) with 20% added to the calculated results to account for climate change.

3. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City. The developer's engineer will determine the appropriate main tie-in locations and size the connections for the necessary capacity. The capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the developer's expense. Any upgrades required to service the site shall be designed and installed at the developer's expense. All existing services shall be capped at the main by the City, at the developer's expense prior to applying for a demolition permit.
4. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995". All calculations shall be submitted in spreadsheet format that includes all formulas for review by the City.
5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Rescue Service.
6. A traffic impact study will be required to determine if there will be significant impact and traffic concerns with the proposed development. The scope of the study must be approved by the Director of Engineering, Parks and Environment prior to initiation.
7. The condition of the existing pavement along the proposed project frontage shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated as per the geotechnical engineer's recommendations to the centerline at the developer's expense.
8. Existing sidewalk to be removed and replaced along the project's 204 St. and 54 Ave. frontages complete with a planting strip, boulevard trees and sidewalk bump-outs for appropriately spaced benches.

9. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle. To accommodate the City of Langley's Fire Rescue Service equipment, the developer is responsible for providing 8.0m minimum accessible paved laneway widths and appropriate radii within the project complex.
10. Existing and proposed street lighting along the entire project frontage shall be reviewed by a qualified lighting consultant to ensure street lighting and lighting levels shall be as per current City of Langley standards.
11. Eliminate the existing utility pole on the 204 St. frontage.
12. Permanent pavement restoration of all pavement cuts shall be as per the City of Langley's pavement cut policy by the developer's contractor at the developer's expense.
13. A 4 meter corner truncation will be required at 203 St. and 54 Ave. for a future traffic signal.

B) The developer is required to deposit the following bonding and connection fees:

1. The City would require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. The City plans to construct a future bike lane (future works) on 204 St. The developer will be required to make a cash-in-lieu contribution for the design, construction and administration of said future works (amount to be determined).
4. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
5. The City would require a \$40,000 bond for the installation of a water meter to current standards.

C) The developer is required to adhere to the following conditions:

1. Underground hydro and telephone, and cable services to the development site are required.
2. Consolidate the subject properties. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. Water meters are required for each water connection and are to be installed outside in a vault away from any structure, in accordance with the City's water meter specifications, at the developer's cost.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.
7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update".

Fire Department Comments:

Fire department access for the whole project was reviewed to ensure 8m wide roadways were in place to accommodate fire apparatus. Fire hydrant and Fire Department Connection locations will be evaluated during the building permit stage.

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the September 11, 2019 meeting. A copy of the APC minutes will be presented to Langley City Council at the September 30, 2019 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed Phase 1A development (Birch Building replacement) would contribute \$334,215.00 to City Development Cost Charge accounts. Community Amenity Charges of \$202,000.00 would also apply to the Phase 1A development.

ALTERNATIVES:

1. Require changes to the applicant's proposal.
2. Deny application.

Prepared by:



Roy M. Beddow, MCIP, RPP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, MCIP, RPP
Director of Development Services

Concurrence:



Rick Bomhof, P.Eng.
Director of Engineering, Parks &
Environment

Concurrence:



Rory Thompson, Fire Chief

attachments



MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL
CKF COMMUNITY BOARDROOM

WEDNESDAY, SEPTEMBER 11, 2019
7:00 PM

Present: Councillor Rudy Storteboom (Chair)
Councillor Nathan Pachal (Vice-Chair)
Councillor Paul Albrecht
Adrian Brugge
Jen Cook
Ellen Hall
Mike Haney
Dan Millsip
John Beimers

Absent: Trish Wong
School Trustee Tony Ward
Constable Berthier Kyobela

Staff: Carl Johannsen, Director of Development Services
Roy Beddow, Deputy Director of Development Services
Paula Kusack, Deputy Corporate Officer

Applicant: Dane Jansen, DYS Architecture
Glenn Gardner, DYS Architecture
Nate Mallari, DYS Architecture
Stuart Thomas, Terra Housing
Kelly Lin, Terra Housing
Marg Sherba, Langley Lions Housing Society Board Member
Sid Gullion, Langley Lions Housing Society Board Member

The Chair welcomed everyone and introduced the City's new Director of Development Services, Carl Johannsen. Mr. Johannsen provided a brief history of his employment and noted he's excited to be with the City.

1) **APPROVAL OF AGENDA**

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Haney

THAT the agenda for the September 11, 2019 Advisory Planning Commission meeting be approved.

CARRIED

2) **RECEIPT OF MINUTES**

MOVED BY Commission Member Cook
SECONDED BY Commission Member Brugge

THAT the minutes for the June 12, 2019 Advisory Planning Commission meeting be received.

CARRIED

3) **Official Community Plan (OCP) Amendment Application OCP 01-19** **Rezoning Application RZ 04-19 Development Permit Application DP 04-19** **Land Use Contract Application LUC 01-19** **5421 204 Street; 20455 and 20385 54 Avenue**

The Director of Development Services welcomed the consulting team from DYS Architecture and Terra Housing and provided an overview of the application noting it included a master planned redevelopment of the Langley Lions seniors housing complex and illustrated a high-level footprint which was consistent with the proposed OCP guidelines. He reviewed components of the development and noted that as a phased development, each phase would require its own development permit application. The project supports the renewal and expansion of much needed affordable housing and will benefit from being in close proximity to the planned rapid transit hub.

The Deputy Director of Development Services provided a brief overview of the development including the following:

- It is a large site at seven acres;
- Surrounding developments include a mixture of three and four storey buildings;
- It is located on the edge of the downtown core;
- Will be about 500m from the future skytrain location;
- The proposed development exceeds the maximum density currently allowed for the site and requires Official Community Plan and Zoning Bylaw amendments. A rezoning to a comprehensive development zone is proposed for the development to proceed;
- The site is also affected by Land Use Contracts which are still in effect today and registered against title. Development would require a discharge of the Land Use Contracts

The Deputy Director of Development Services invited the applicant to present the proposal.

Mr. Jansen presented the development. The intent is to replace the current housing and increase the stock along the way. He reviewed key elements of the development including:

- Retaining valuable open spaces;
- Improve vehicular access;

- Build in such a way as not to displace current residents from the site;
- First floor concrete and then timber for remaining floors.

He reviewed the order in which the buildings will be demolished and rebuilt through the phases. He noted that the last phase could be as many as fifteen storeys depending how Langley evolves between now and then.

Mr. Mallari provided some technical information about the timber construction, soil conditions and construction time. He reviewed the following details:

- Pedestrian access between buildings;
- Access points for the fire department;
- Amenity space;
- Parking plans;
- Elevations;
- Tree retention;
- Outer cladding.

Mr. Gardener reviewed the findings of the security consultant hired to provide input on Crime Prevention Through Environmental Design (CPTED) principles which included:

- Access control for pedestrians and vehicles;
- CCTV monitoring;
- Intercoms;
- Natural surveillance;
- Territoriality using landscape design;
- Lighting;
- Resident patios on both sides of the building to increase eyes on the property;
- Glazed vision panels in the parkade, improving sightlines;
- Anti-graffiti sealant on all exposed concrete;
- Latchable gates on all outdoor spaces.

It was noted that all of the security recommendations were incorporated into the development proposal.

Mr. Gardener further noted that they adhered to a Sustainability Checklist provided by the City which included the following provisions:

- Incorporate recycling for construction materials;
- Stormwater management plan;
- Heat recovery ventilation to have an onsite renewable energy system;
- Water conservation.

It was also noted that the phase one landscape plan includes an urban agriculture space.

The Chair invited members to discuss the form and character and site design of the proposed development with regard to phase one, Birch building replacement.

Discussion ensued about the following:

- Current number of units and proposed number of units;
- Upgrades and additions to neighbourhood amenities to accommodate the increase in density (sideswalks, street trees etc);
- Parking;
- Tenant demographic;
- Funding for the project.

Further discussion took place about the number of parking stalls proposed for the Birch building. It was noted that a parking study was conducted and the proposal reflects the recommended number of stalls. The project is mixed income rental housing and all of it is below market housing. Most residents that qualify for this housing do not have cars and the majority of the parking provided is to accommodate visitors. The current parking available at the Timbers building is underused.

There was discussion about the current and proposed tenant mix for the Birch building and the following was noted:

- Concern that the Low-Income Deep Subsidy allocation is too low in comparison to the needs in the community;
- Mix of senior versus non-senior tenants;
 - Mr. Thomas noted that the Langley Lions Housing Society Board commissioned a third-party firm to assess how safe the current tenants felt with the current tenant mix and eighty percent chose the highest safety ranking available in the survey. The Board is aware of the sensitivities and are training staff to better service the tenants.
 - Staff noted that when the development is presented to Council they will have more information on the income mix of existing tenants and age group of existing and future tenants.
- Focus of Langley Lions Senior Housing is to service individual seniors needing below market housing. Affordable housing for families is not their mandate.

With regard to the form and character of the proposed building it was noted that:

- The colours on the east and west elevations could be brightened up;
- Colour on the north and south sides could be broken up a little and brightened as well;
- Some balconies are boxed in. Would like to see some walls pulled back, while maintaining the overall design, to increase the visibility to the street without having to lean all the way over the balcony and also increase the amount of natural light in the unit.

Mr. Jansen noted that they are considering a green roof to retain water that would be reused for irrigation.

Additional comments included:

- The whole property will be rezoned at the phase one application, however staff noted that the comprehensive development zoning allows flexibility and

each phase will have its own development permit application where modifications can be made.

- Would like a 'seniors only' building considered in future phases;
- The buildings will be air conditioned;
- Project included LED lighting throughout;
- Ensure there is adequate sanitary and storm sewer capacity and water supply;
- Consider having the public hearing at a larger venue as a high turnout is expected;
- Pest management strategy needs to be in place during construction and relocation of current tenants;
- New building life is 60-65 years minimum
- Consider reducing required parking as the development is in close proximity to public transit;
- Tenant occupation for 'under 55 years of age' should be reduced to 10% of total, from the approximate 20% that is the current occupation.

The Chair thanked the consultant and the Lions board members adding that the housing society is valued in our community as they provide a very important service and the City looks forward to working with all the partners on this great addition to the community.

The applicants left the meeting at 8:20pm.

The Chair stated that he felt the proposed development is addressing a housing crisis need and felt that it was good for the City. He reminded members that they are considering amendments that will give approval in principle to the overall plan for the entire site. He invited members to speak to the proposal.

Councillor Pachal echoed the Chair's statement noting that the zoning amendment will set the stage for this and remaining phases of the development.

The Chair noted that the OCP will be redone in the near future however the amendment they are considering to accommodate this project will allow the development to get started.

Members discussed the following:

- More scooter parking would benefit the residents;
- Electrical plug ins to charge scooters;
- Demand for parking will decrease as mass transit opportunities in the City increase over time. Proposed parking is more than adequate;
- The close proximity to services will give residents more mobility;
- Fire and ambulance access. Staff noted the fire department has determined that there is adequate access.

Staff noted that parking ratios can be reviewed at the development permit application stage. There will be flexibility for parking as each phase develops. Zoning locks in use and density, not parking.

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Haney

1.THAT the Official Community Plan Amendment Application OCP 01-19, Rezoning Application RZ 04-19 and Land Use Contract Amendment Application LUC 01-19 for a 981-unit redevelopment of the Langley Lions seniors housing complex be approved, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services' report; and

2.THAT the proposed Langley Lions Master Plan and Development Permit Application DP 04-19 for an 8-storey, 101-unit first phase (Phase 1A - Birch Building replacement) be approved.

CARRIED

5) **NEXT MEETING:**

October 9, 2019 (Tentative)

6) **ADJOURNMENT**

MOVED BY Commission Member Haney
SECONDED BY Commission Member Cook

THAT the meeting adjourn at 8:50 P.M.

CARRIED

Rudy Storteboom

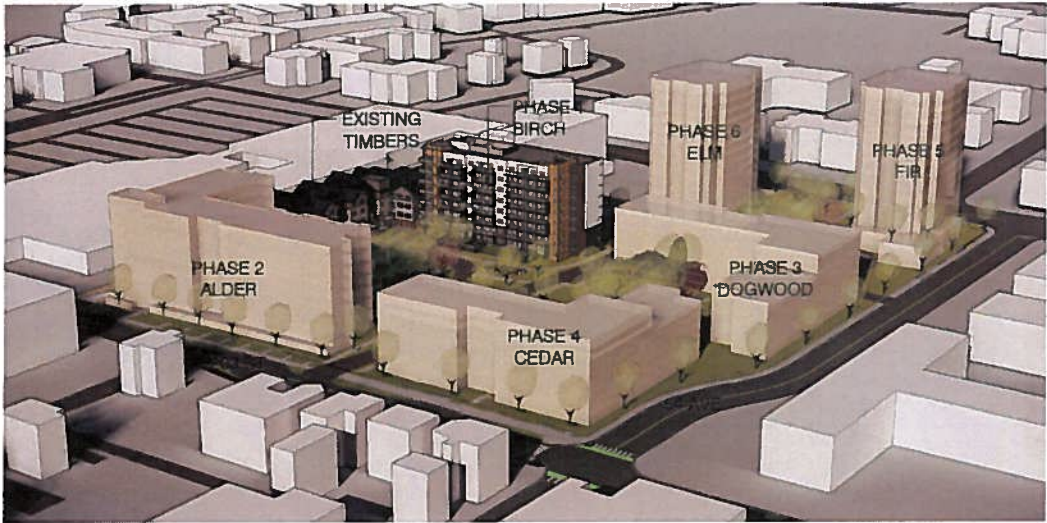
CHAIR



DIRECTOR OF DEVELOPMENT SERVICES

Certified Correct

CLIENT



THIS SUBMISSION IS FOR THE REZONING OF THE LANGLEY LIONS HOUSING SOCIETY SITE FROM RM2/RM3 TO C0 COMPREHENSIVE DEVELOPMENT ZONE. THE SITE IS BOUNDED BY 203 STREET TO THE WEST AND 204 STREET TO THE EAST. 54 AVENUE TO THE SOUTH AND A COMMERCIAL RETAIL DEVELOPMENT TO THE NORTH. THE APPLICATION ALSO INCLUDES A DEVELOPMENT PERMIT APPLICATION FOR PHASE 1A OF THE MASTERPLAN FOR REPLACEMENT OF THE BIRCH BUILDING RECENTLY DEMOLISHED AFTER SUSTAINING DAMAGE IN A FIRE.

LANGLEY LIONS MASTER PLAN

MASTER PLAN REZONING
DEVELOPMENT PERMIT (PHASE 1A BIRCH REPLACEMENT)
O.C.P. AMENDMENT
LAND-USE CONTRACT AMENDMENT

OCT 10, 2019 SUBMISSION

PROJECT

LANGLEY LIONS
MASTER PLAN
LANGLEY BC

COVER SHEET

REZONING

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DATE NOV 15, 2019

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LANGLEY LIONS MASTER PLAN PHASE 1A BIRCH REPLACEMENT BUILDING

Langley, BC

PARKING SUMMARY						
Level	G.F.A. (ft²)	G.F.A. (m²)	Regular Stalls	Accessible Stalls	Visitor Stalls	Total Stalls
PO1	14691.3	1,364.9	24	2	0	26
Total	14691.3	1364.9	24	2	0	26
						26%

NOTE: EV PARKING (2 CHARGING STATIONS PROVIDED AND ROUGH-IN FOR 24 STALLS)

BIRCH REPLACEMENT BUILDING UNIT COUNT

Level	G.F.A. (ft²)	G.F.A. (m²)	CIRCULATION (ft²)	CIRCULATION (m²)	N.S.A. (ft²)	N.S.A. (m²)	EFFICIENCY	No. of Units
Level 1	9,567.9	888.9	3,677.5	341.7	5,890.4	547.2	61.6%	10
Level 2	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13
Level 3	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13
Level 4	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13
Level 5	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13
Level 6	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13
Level 7	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13
Level 8	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13
TOTAL:	76,543.2	7,111.1	16,100.4	1,495.8	60,442.80	5,615.32	79.0%	101

BIRCH REPLACEMENT BUILDING UNIT MIX						
Unit Type	Unit Name	Total Unit Count	Gross Area (ft²)	Gross Area (m²)	Storage (ft²)	Storage (m²)
1BR	A	7	612.7	56.9	25.0	2.3
1BR	B	72	556.9	51.7	25.0	2.3
1BR-ACC	C	7	630.0	58.5	25.0	2.3
1BR	D	8	609.0	56.6	39.0	3.6
1BR	E	7	634.7	59.0	39.0	3.6
		101				

BICYCLE SPACES	
REQUIRED	51
PROVIDED	62

SCOOTER SPACES	
REQUIRED	0
PROVIDED	16

SUMMARY	
Units	101
Area Per Floor (Typical)	9,567.9
Storeys	8
Gross Floor Area (ft²)	76,543.2
Gross Floor Area (m²)	7,111.1

BIRCH REPLACEMENT BUILDING UNIT COUNT			
Site / Level	1-Bedroom-ADAPTABLE	1-Bedroom-ACCESSIBLE	Total
Level 1	10	0	10
Level 2	12	1	13
Level 3	12	1	13
Level 4	12	1	13
Level 5	12	1	13
Level 6	12	1	13
Level 7	12	1	13
Level 8	12	1	13
TOTAL	94	7	101
%	93%	8%	100%

LANGLEY LIONS MASTER PLAN MASTERPLAN PROJECT INFORMATION AND STATISTICS

Langley, BC

PHASE	BLDG	GROUND FLOOR AREA		# STOREYS	GROSS FLOOR AREA		F.A.R.	*EXISTING AVG. GRADE LOWEST SIDE		BLDG. HEIGHT		# DWELLING UNITS	PROPOSED PARKING (0.25)
		SQ. M.	SQ. FT.		SQ. M.	SQ. FT.		M.	FT.	M.	FT.		
EXISTING BUILDING	EVERGREEN TIMBERS	1384.255	14900	4	5296.96	57016	0.18	10.1	33'-0"	13.7	45'-0"	58	36
1 (DEVELOPMENT PERMIT)	BIRCH	888.89	9567.9	8	7111.37	76546.2	0.25	10.0	32'-8"	26.2	85'-10"	101	26
2	ALDER	1692.51	18218	8	15436.56	144630	0.47	10.0	32'-8"	25.4	83'-4"	198	50
3	DOGWOOD	2071.90	22301.71	6	12481.37	133810.28	0.43	9.2	30'-2"	19.2	63'-1"	174	44
4	CEDAR	2091.55	22513.27	6	12549.30	135079.62	0.43	9.4	30'-9"	19.5	64'-0"	180	45
5	FIR	719.22	7741.62	15	10789.30	116124.1	0.37	8.6	28'-2"	46.3	152'-6"	133	34
6	ELM	719.22	7741.62	15	10789.30	116124.1	0.37	9.0	29'-6"	46.3	152'-6"	133	34
		9567.53	102984.12		72402.16	779330.68	2.51					981	269

LOT AREA	311007.37 SQ. FT.
	28893.52 SQ. M.

*EXISTING AVERAGE GRADE CALCULATED BY TAKING AVERAGE OF TWO GRADES AT EITHER END OF BUILDING FRONTS

PLOT STAMP 2019-Nov-15 @12:07pm - P:\A217398 - Langley Lions Masterplan\CAD\SD\A217398_cover.dwg - A0 02 - PROJECT STATS

dys architecture
290 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604 689 7710 www.dysarchitecture.com

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PROJECT

LANGLEY LIONS
MASTER PLAN
LANGLEY BC

PROJECT STATS

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**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

**URBAN CONTEXT
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 LANGLEY BC

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LANGLEY LIONS DESIGN RATIONALE

SITE:

Langley Lions Housing is comprised of seven buildings on a 28,893.52 sq.m. (311,007.37 sq.ft.) site. The property is bounded by the Langley Mall to the north, 204 Street to the east, 54 Avenue to the south and 203 Street to the West. Langley Lodge is situated on their own site in the north east corner of the block. The two societies share access through the north parking lot adjacent to Langley Lodge with a vehicle crossing at 204 Street.

The property is relatively flat through its western half. 203 Street slopes about 0.3 m down from the north and by the same amount across the northern boundary to the extreme north east corner next to Langley Lodge. There is however a diagonal drop from the north-west corner down to the south east corner of about 2.6 m. The south side of the central open space is approximately 0.5 m below the north-west corner. The central open space features a loop road that is accessed from 203 Street. The inner loop road provides firetruck access to the buildings and is the principal route to the main entrance for both the Timbers and Birch buildings.



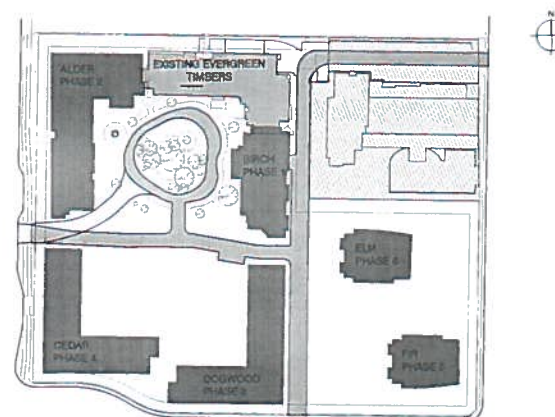
PURPOSE OF THE REZONING AND DEVELOPMENT PERMIT FOR THE BIRCH REPLACEMENT:

The process of renewing the site began over ten years ago with the replacement of the most northern building with a four storey independent living building called the Evergreen Timbers. Two years ago a fire rendered the building to the east of the Timbers unrecoverable. The Birch replacement project is the focal point of the Development Permit application.

On the west side of the Timbers is the Alder. Poor soil conditions have reduced the useable life of the structure. Depending on funding opportunities, the Alder will also be replaced in the very near future.

The Cedar and Dogwood buildings reside on the south west quadrant of the block south of the central open space. They continue the theme of the central open space concept creating and extending the quadrangle. The revised Cedar and Dogwood replacement buildings will have an eight story component which then terraces down on the south side paralleling 54th Avenue and allowing sunlight penetration into the central open space. Their renewal is expected within the next ten years.

It will be at least a decade or more before the Elm and the Fir are redeveloped. By then, it is anticipated that light rapid transit will have arrived in the City of Langley. This will likely place more pressure on the community to have additional density. It is therefore being contemplated that 15 story towers will be a more appropriate approach to replacing both the Elm and the Fir.



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

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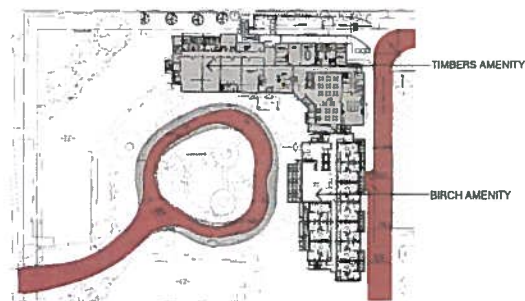
BIRCH REPLACEMENT:

The 8 storey high Birch replacement development has been placed generally within the footprint of the original Birch building. This is in part due to the future road systems and fire truck access points but largely owing to the concept of maintaining the existing central space. The central garden and treed area is the focus of the existing buildings. It is a place for residents to gather and is the focus of events for all the buildings. The client group mandated that the central open space be preserved in redeveloping all the buildings.



The Birch building is an extension of the Timbers independent living building. As a result, the main floors of both the Timbers and the Birch replacement are linked at the same finished floor height. Since the inner courtyard slopes down from the Timbers entrance, the Birch's main floor is half a storey above grade requiring stairs in entry lobby and the elevators to be accessed from both sides to bridge the grade difference for universal access.

A 1201.0 ft² amenity space is provided adjacent to the entrance lobby. Since the Birch is seen to be an extension of the adjacent Timbers, the amenity space has been sized to meet BC Housing's standards but will be below the area required by the city. This is due to the extensive amenity areas in the adjacent Timbers building the will supplement the shortfall in amenity area in the Birch.



BUILDING PHASING AND TENANT RELOCATION:

One of the requirements for the master plan is to generate a Birch replacement building with a sufficient number of units to compensate for some of those units lost when portions of the Birch were destroyed by fire and to eventually replace the Alder. It is a strategy throughout the master plan that as new buildings are being created that there is enough capacity to accommodate the tenants of the next building to be replaced at each phase.

In advance of studying the master plan, NAV Canada was contacted to determine the site's capacity for height. It was determined that buildings of up to about 180 feet (16-18 stories) could be achieved on the Langley Lyons housing site. Given the scale of the neighbouring buildings to the east, south and west, it was determined that the buildings on the western portion of the site would be held to eight stories.

It is anticipated that all the buildings on the western portion of the site will be constructed of Cross Laminated Timber (CLT) for the residential levels due to the site's poor soil conditions. The system of wood slab floors sitting on steel columns has necessitated that all the party walls are aligned across the building. Fortunately with all the buildings featuring one bedroom units, this has been accomplished in the Birch Replacement project and anticipated in the forms of the future Alder, Dogwood and Cedar buildings. The underground of each of the buildings will be concrete below the 8 floors of light weight CLT construction.

The Birch redevelopment will provide 101 one bedroom units that replaces the 66 units lost in the fire, plus a further 35 units, in preparation for decanting the 68 units in the existing Alder building as part of the phased redevelopment of the site. Due to BC Housing's mandate, 7 units will be accessible while the remaining 94 units will be adaptable.

Given BC Housing's energy and sustainability goals, the building is targeting Step Code 3 as a minimum.

MASTER PLAN ROAD SYSTEMS:

In preserving the existing central open space between the Birch, the Timbers, the Alder, and north of the Cedar, the circular road system will be maintained and upgraded for fire truck access. The fire department requires a second route adjacent to the Birch. The existing loading access for the Timbers passes through the Langley Lodge parking lot and turns south for truck turning. In developing the Birch replacement building, the access road will be extended to link up with an east west connector that will in the short term link to the inner loop road. In the long term the extension of the north-south route will link down to 54 Avenue. This new route will be widened to provide for firetruck access. The new north-south lane will also provide access to the Birch replacement parking, and its garbage pickup. The north-south road will also provide service access to the Dogwood and Cedar replacement buildings, as well as the future replacement of the Fir and the Elm.

Once the Cedar has been re-developed, the access off of 203 Street at the midpoint of the site will be converted into a more linear east-west route linking to the north-south service access road. It will also improve access to the central open space loop.

PROJECT

**LANGLEY LYONS
MASTER PLAN**
LANGLEY BC

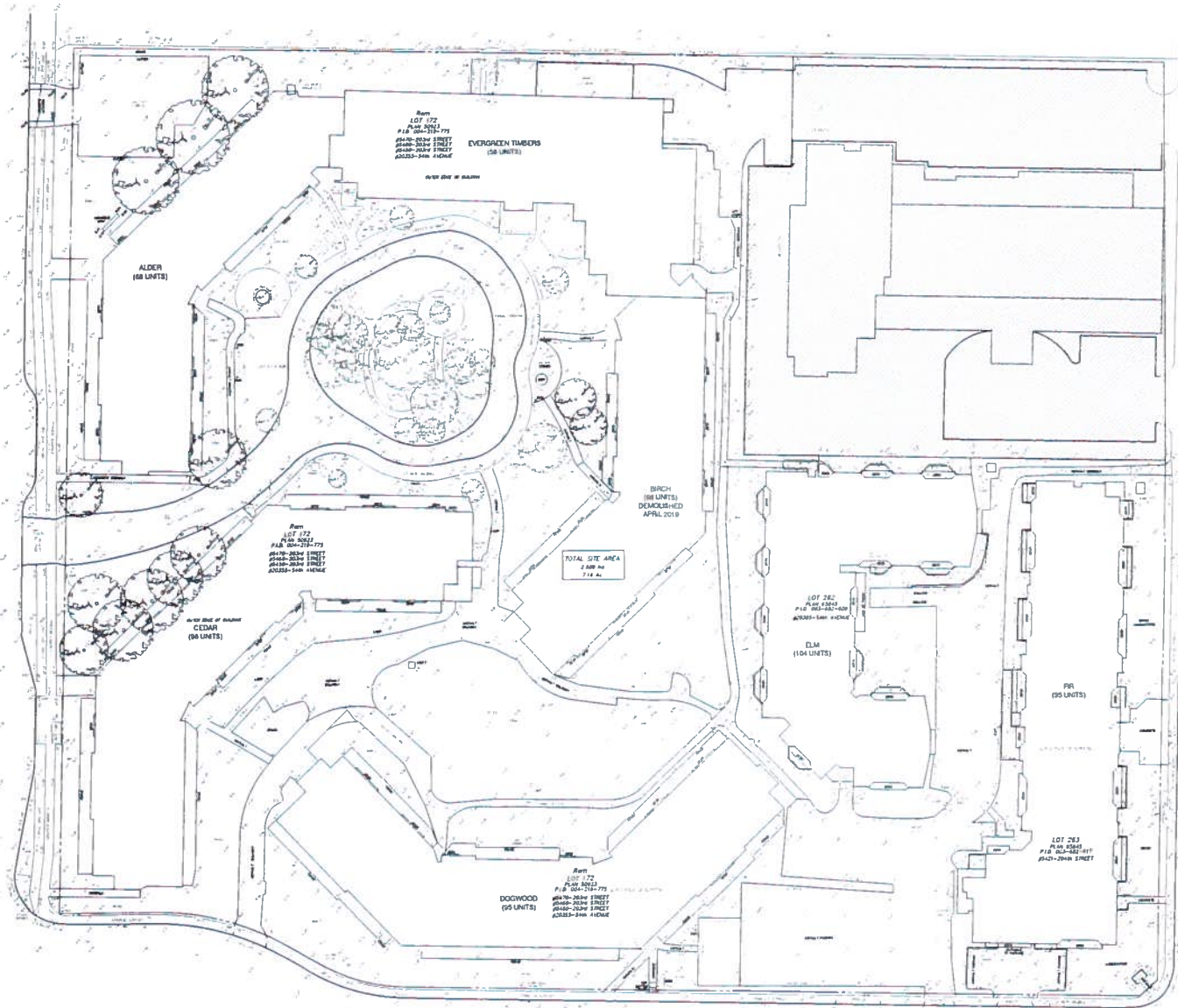
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203 ST



204 ST

54 AVE

PROJECT

LANGLEY LIONS
MASTER PLAN
LANGLEY BC

SURVEY

PROJECT A217398

SCALE 1/32" = 1'-0"
DATE NOV 15, 2019

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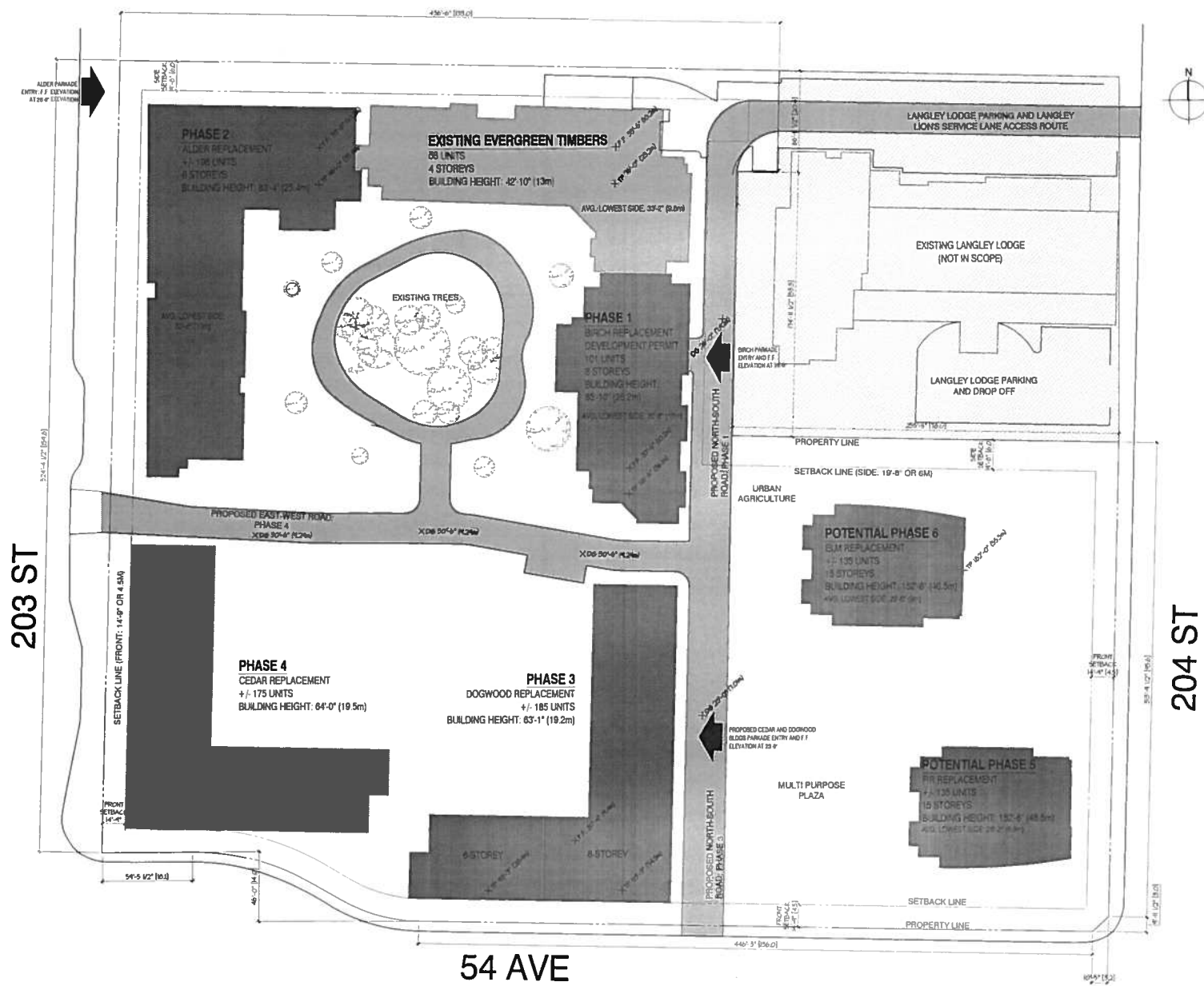


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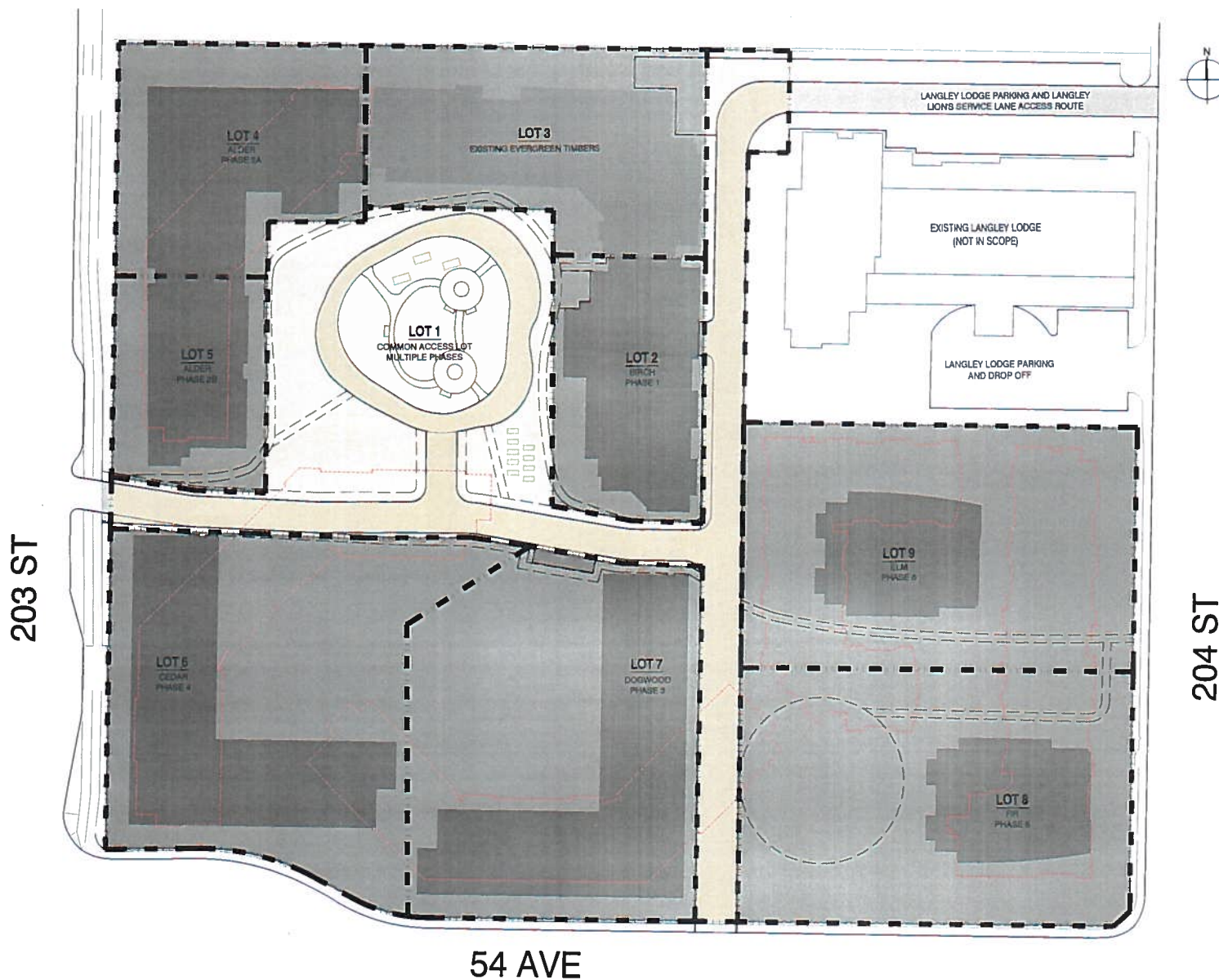
Written dimensions shall have precedence over verbal dimensions. Corrections shall verify and be made by the architect for all dimensions shown on the drawing. The job and the architect shall be bound by any conditions from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to the architect for review before proceeding with

PROJECT A217398
DRAWN NM CHECKED DJ
SCALE 1/32" = 1'-0"
DATE NOV 15, 2019

A1.01



CLIENT



PROJECT

**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

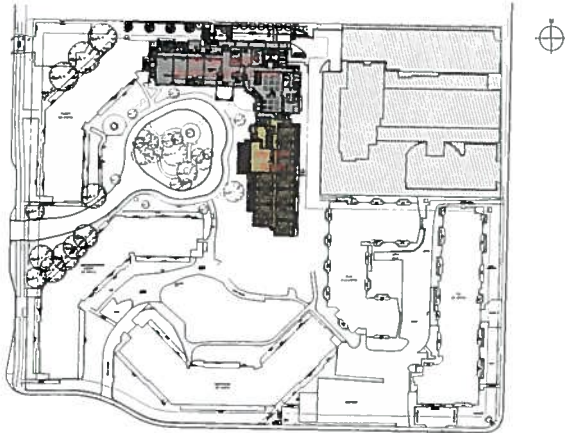
**DRAFT SUBDIVISION
 REZONING**

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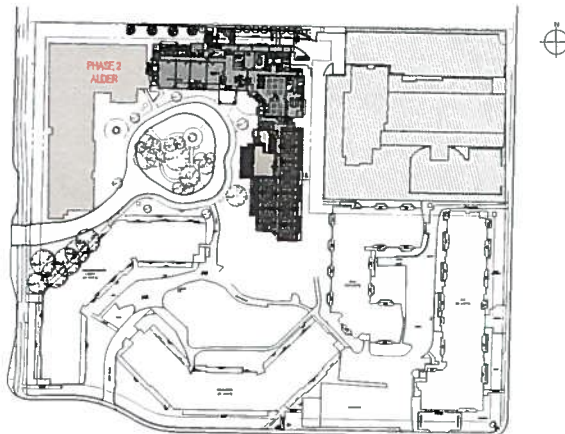
A1.01b

PHASE 1: BIRCH REPLACEMENT AND NORTH-SOUTH SERVICE ROAD



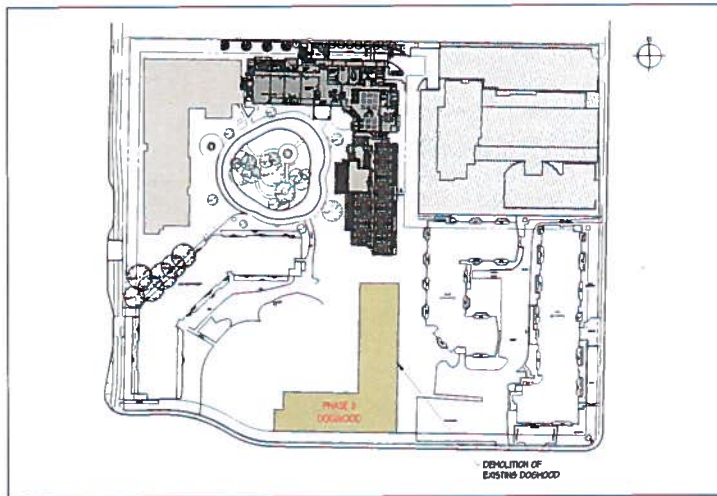
VIEW LOOKING NORTH EAST

PHASE 2: ALDER REPLACEMENT



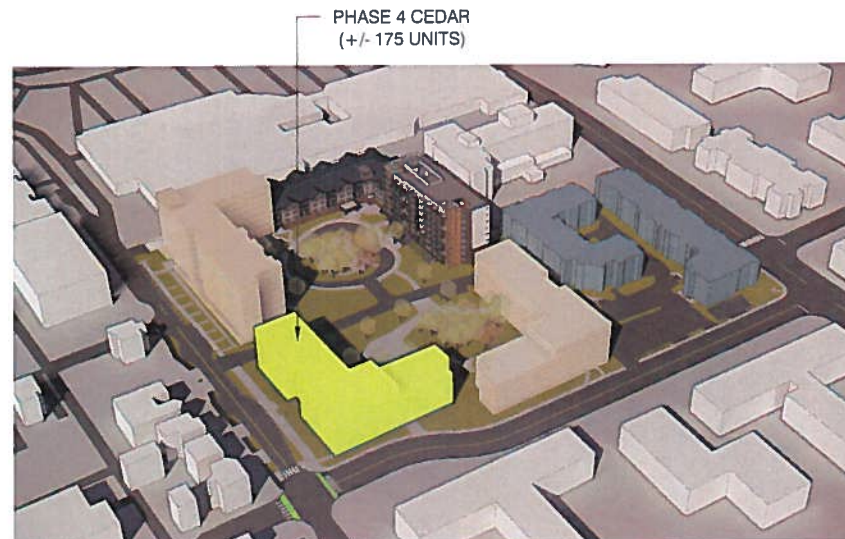
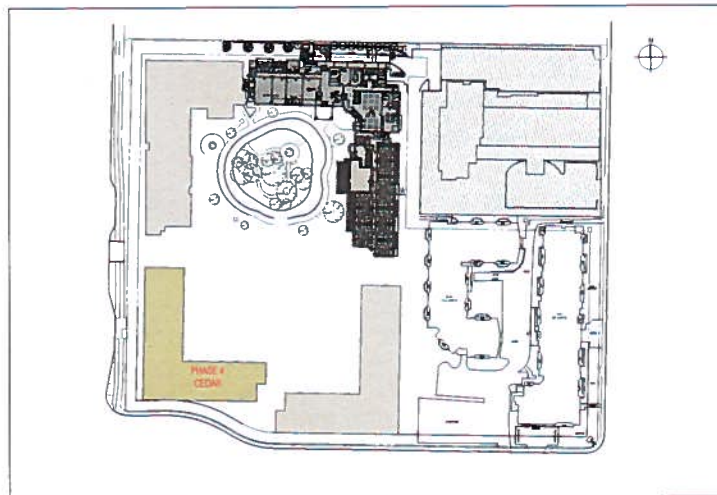
VIEW LOOKING NORTH EAST

PHASE 3: DOGWOOD REPLACEMENT AND NORTH-SOUTH SERVICE ROAD EXTENSION



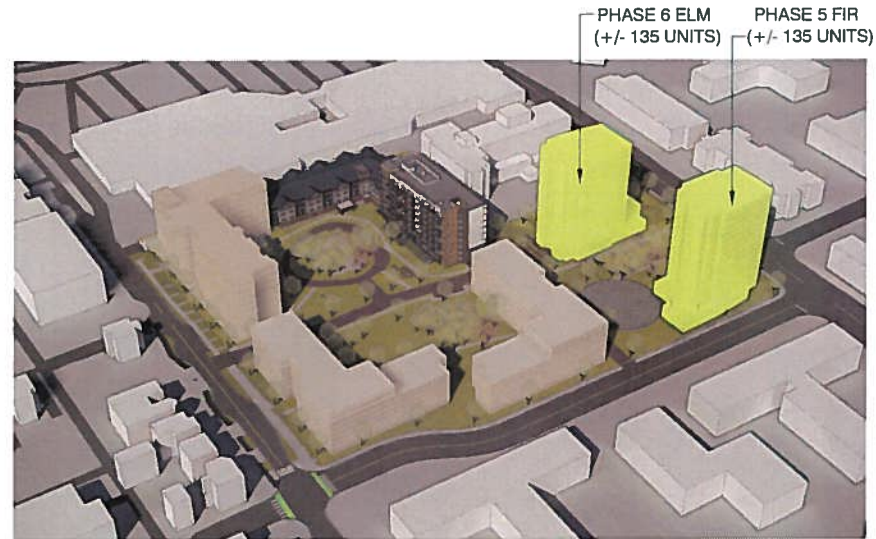
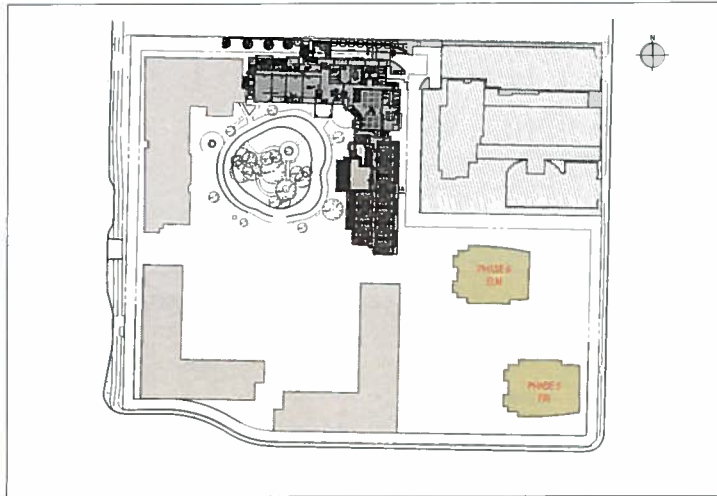
VIEW LOOKING EAST

PHASE 4: CEDAR REPLACEMENT AND EAST-WEST SERVICE ROAD



VIEW LOOKING NORTH WEST

PHASE 5 & 6: FIR AND ELM SITE POTENTIAL DEVELOPMENT



VIEW LOOKING SOUTH EAST

LANGLEY LIONS MASTER PLAN PHASING UNIT REPLACEMENT SUMMARY

PHASE	REPLACEMENT	SPRINKLES	CURRENTLY EXISTING	PROPOSED	ORIGINAL BUILDING UNIT COUNT									
					BIRCH		ALDER		DOCKWOOD		CEDAR		FIR	
					66	UNITS	88	UNITS	88	UNITS	88	UNITS	88	UNITS
EXISTING	THAMES	4	96	96										
5	BIRCH	8	0*	205	66		35	20	35					
2	ALDER	8	96	299					35					
3	DOCKWOOD	6	96	279									28	91
4	CEDAR	6	96	279										56
7	FIR	75	96	135										48
TOTAL	2124	25	205	230										
*ORIGINAL BUILDINGS HAS BEEN DEMOLISHED														

PLOT STAMP: 2019-Nov-15 @12:08pm - P:\A217398 - Langley Lions Masterplan\CAD\SD\A217398_phasing.dwg - A1.04 - PHASING

dys architecture
280 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604 669 7710 www.dysarchitecture.com

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

MASTER PLAN PHASE 5 AND 6 FIR AND ELM REPLACEMENTS REZONING

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DATE NOV 15, 2019

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MARCH 10AM



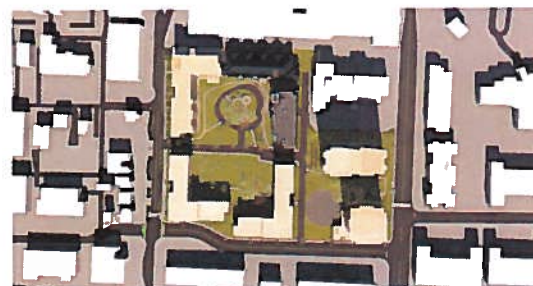
MARCH 12PM



MARCH 2PM



SEPTEMBER 10AM



SEPTEMBER 12PM



SEPTEMBER 2PM

PROJECT

**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

**MASTER PLAN
 SHADOW STUDY**

REZONING

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DRAWN

CHECKED

SCALE N/A

DATE NOV 15, 2019



A1.05



PROJECT

**LANGLEY LIONS
MASTER PLAN
LANGLEY BC**

MASTER PLAN - FUTURE FIRE TRUCK ACCESS

REZONING

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[illegible]

PROJECT A217308

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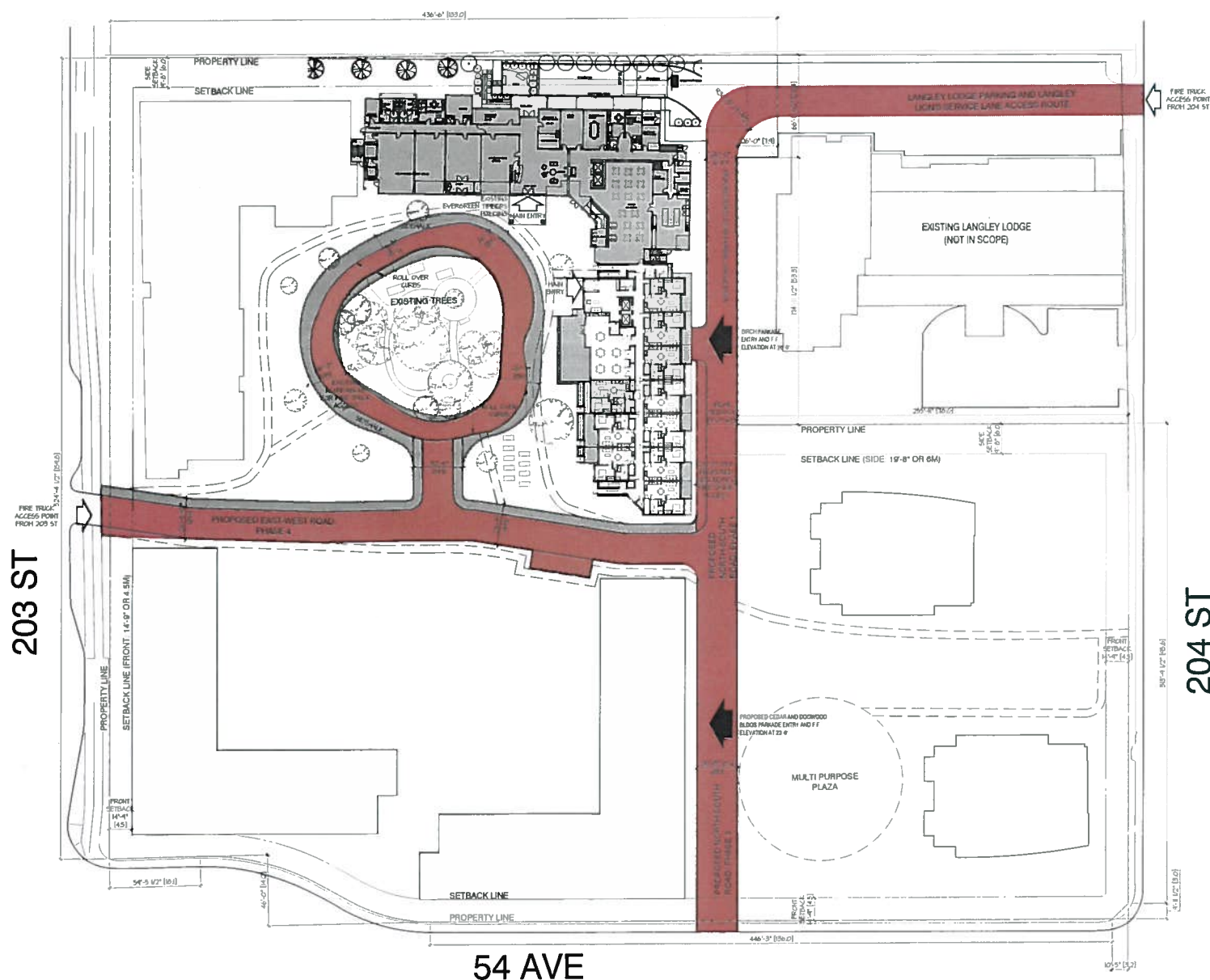
Page 10 of 10

SCALE 1/8" = 1'-0" 

DATE NOV 15, 2018

DATE: NOV 10, 2010

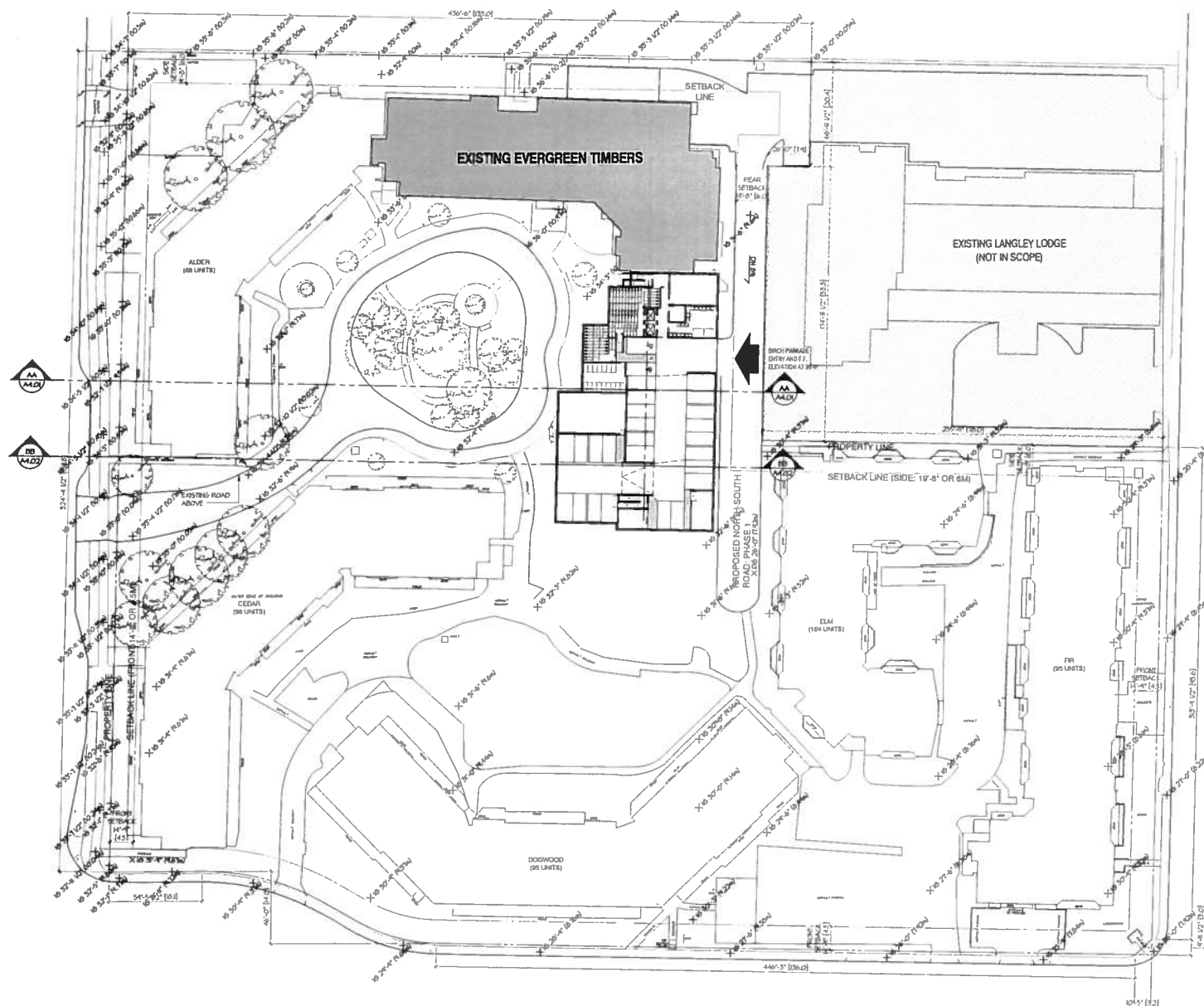
A1.06





A1.07

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN
LANGLEY BC**

**PHASE 1 BIRCH
PARKING PLAN**

REZONING

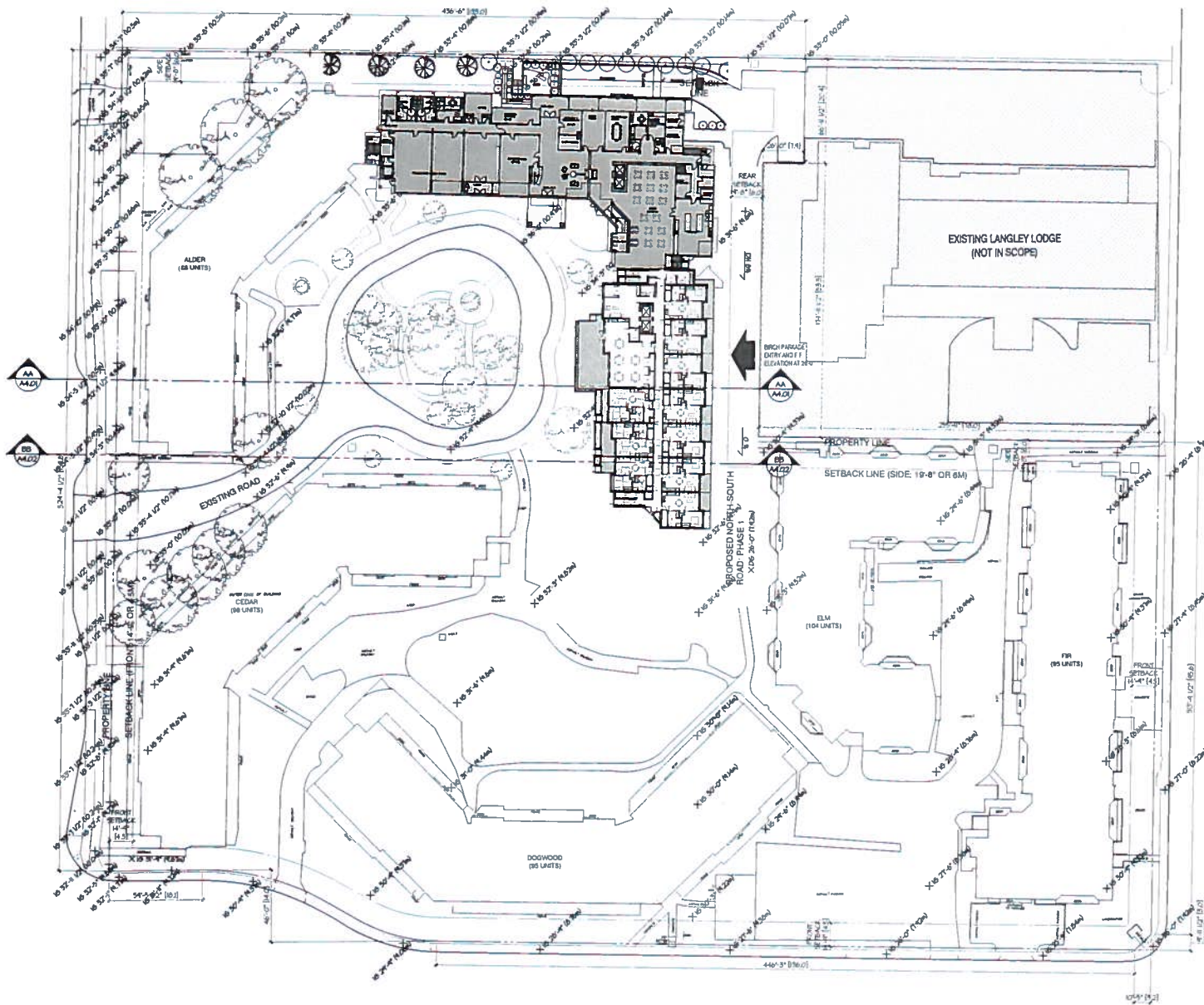
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SCALE 1/32" = 1'-0"
DATE NOV 15, 2019

A1.08

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**PHASE 1 BIRCH
GROUND FLOOR PLAN**

REZONING

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Written comments and two government seal and stamp. Comments shall only be made in the margin of the drawing and shall be dated and signed by the architect. All drawings and specifications shall be submitted to the client for review and approval. The client shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

PROJECT A217398
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SCALE 1/32" = 1'-0"
DATE NOV 15, 2019

A1.09



PROJECT

**LANGLEY LIONS
MASTER PLAN
LANGLEY BC**

BIRCH REPLACEMENT PARKING PLAN

REZONING

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Written drawings shall have dimensions and angles dimensioned. Contractors shall verify and be responsible for all dimensions and conditions on the job and the architect shall be relieved of any conditions from the drawings and conditions shown on the drawings. Shop drawings shall be submitted to the architect for review before proceeding with fabrication.

PROJECT A217398

DRAWN NM CHECKED DL

2017 10: 10: ^

SCALE 1/8" = 1'-0"
DATE NOV 15 2019

A2 01

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

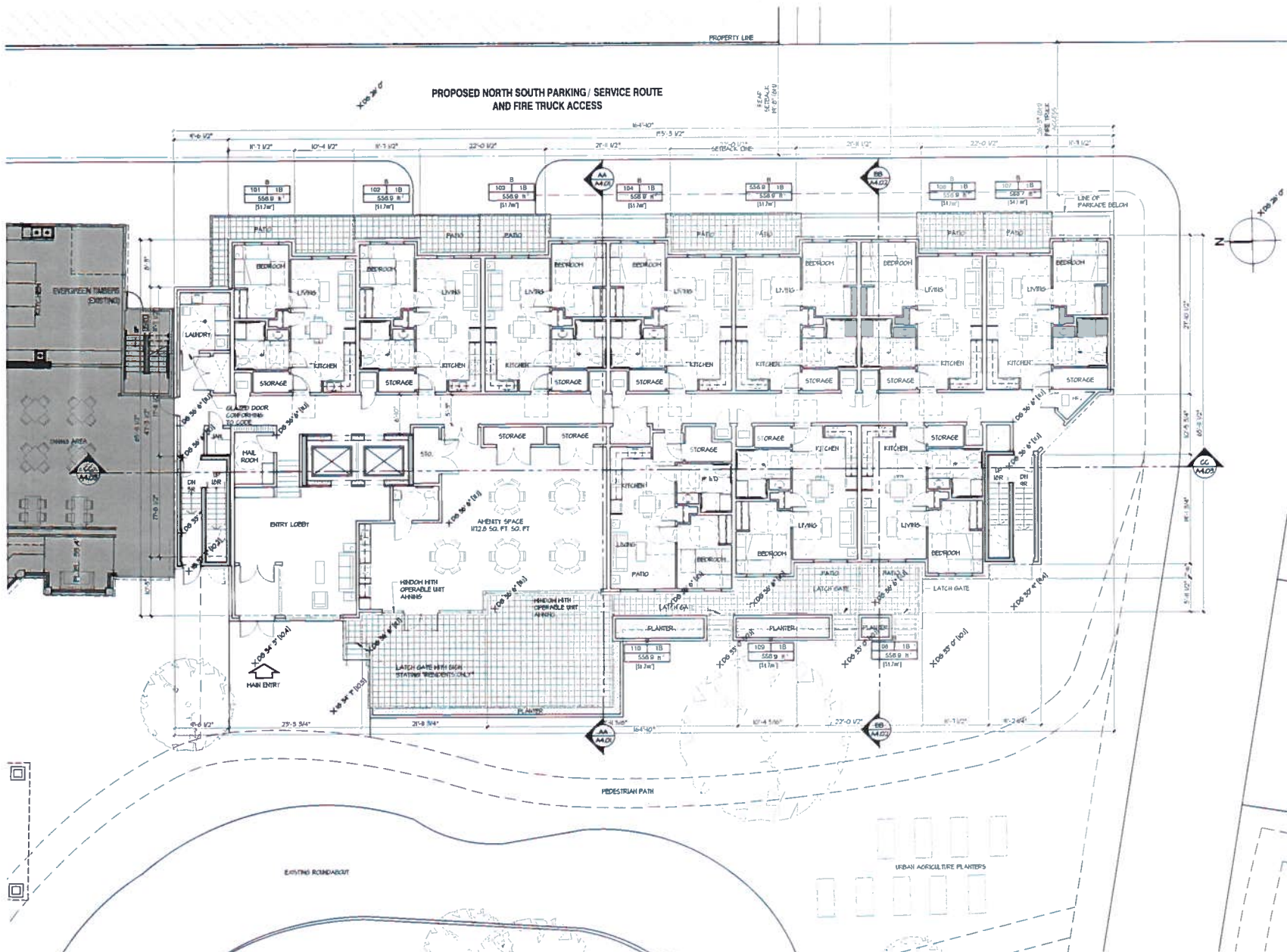
**BIRCH REPLACEMENT
LEVEL 01 PLAN**

REZONING

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PROJECT A217398
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SCALE 1/8" = 1'-0"
DATE NOV 15, 2019

A2.02



PLOT STAMP 2019-Nov-15 @ 12:09pm - P:\A217398 - Langley Lions Masterplan\CAD\SD\Birch\A217398_birch_fp01.dwg - A2.02 - L1 - BIRCH



PROJECT

**LANGLEY LIONS
MASTER PLAN
LANGLEY BC**


**BIRCH REPLACEMENT
LEVEL 02-08 (TYPICAL)**

REZONING

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Within structures that have precedents over recent decades, Contractors shall verify and be responsible for all dimensions and conditions on the job and the architecture shall be informed of any variance from the structures and conditions shown on the drawings. Shop drawings shall be submitted to the architecture for review before proceeding with installation.

PROJECT A217308
DRAWN NM CHECKED DJ

SCALE 1/8" = 1'-0" 

DATE NOV 15, 2019

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A2.03

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**BIRCH REPLACEMENT
ROOF PLAN**

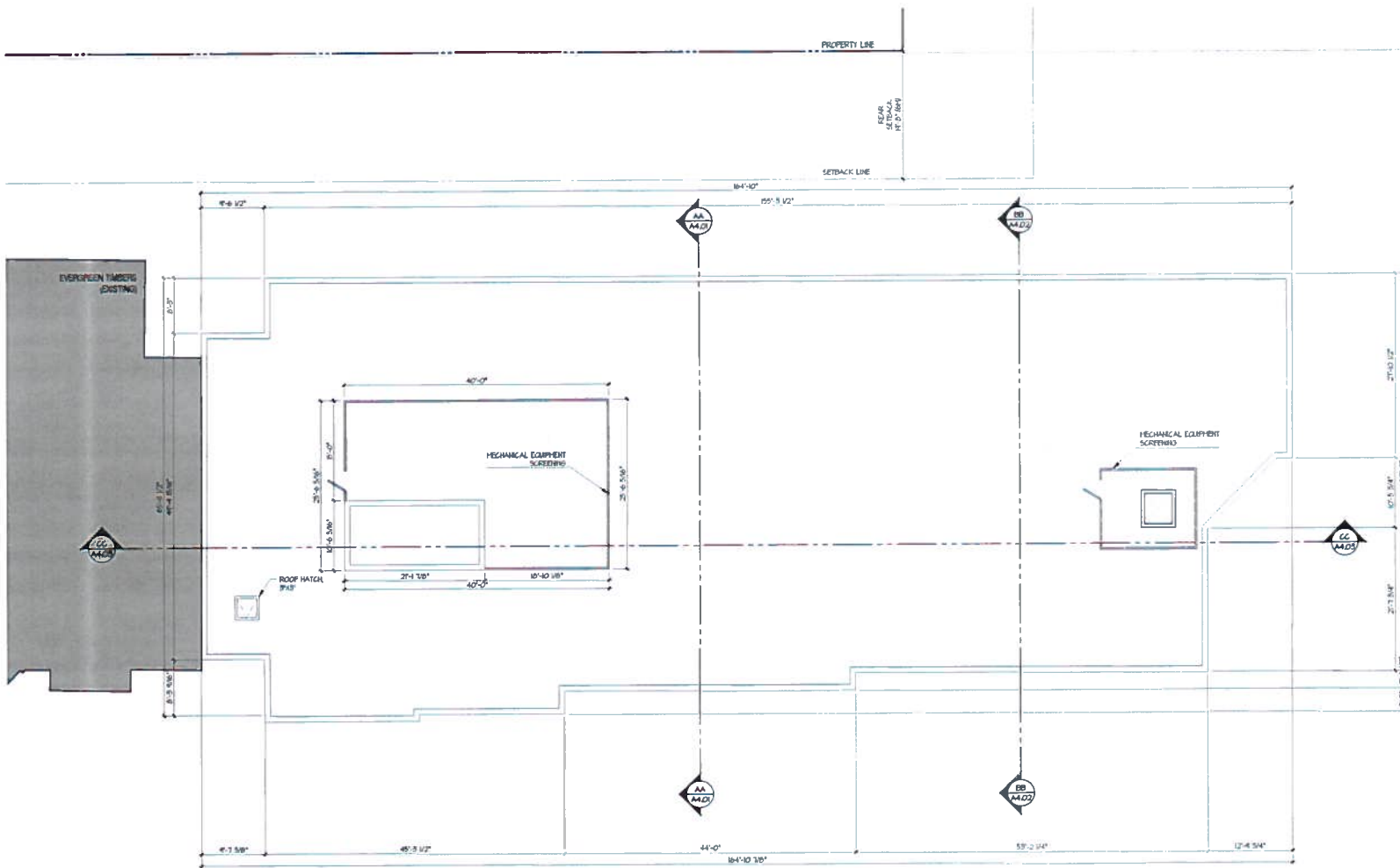
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Unless otherwise noted, the dimensions and materials shown on this drawing are for informational purposes only. The architect shall not be responsible for the accuracy of the information provided by the client or the architect. The architect shall not be responsible for the accuracy of the information provided by the client or the architect. The architect shall not be responsible for the accuracy of the information provided by the client or the architect.

PROJECT A217398
DRAWN AM CHECKED DJ
SCALE 1/8" = 1'-0"
DATE NOV 15, 2019

A2.04



CLIENT



MATERIAL / FINISH LEGEND

- 1 FIBRE CEMENT PANEL - GREY
- 2 FIBRE CEMENT BATTEN - YELLOW
- 3 FIBRE CEMENT PANEL SYSTEM WITH BATTEN - YELLOW
- 4 ALUMINUM FRAME, DOUBLE GLAZED STOREFRONT WINDOWS / DOORS AT MAIN ENTRY - FINISHED ALUMINUM
- 5 FIBRE CEMENT PANEL - WHITE
- 6 VINYL FRAME, DOUBLE GLAZED WINDOWS / DOORS - WHITE
- 7 GLASS PRIVACY SCREEN / PARTITION (OPAQUE) WITH ALUMINUM FRAME (WHITE)
- 8 METAL FASCIA - GREY
- 9 ALUMINUM FRAME, DOUBLE GLAZED STOREFRONT WINDOWS / DOORS AT AMENITY PATIO - FINISHED ALUMINUM
- 10 METAL SIDING - CHARCOAL
- 11 FIBRE CEMENT PLANK / LAP SIDING 6" - GREY
- 12 GLASS GUARDRAIL (TRANSLUCENT / DIFFUSED GLAZING) WITH ALUMINUM POSTS, CAP AND RAIL (CLEAR ANODIZED) POSTS, CAP AND RAILS PAINTED WHITE
- 13 VINYL FRAME, DOUBLE GLAZED WINDOWS, DOORS - WHITE
- 14 METAL FRAME - YELLOW



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

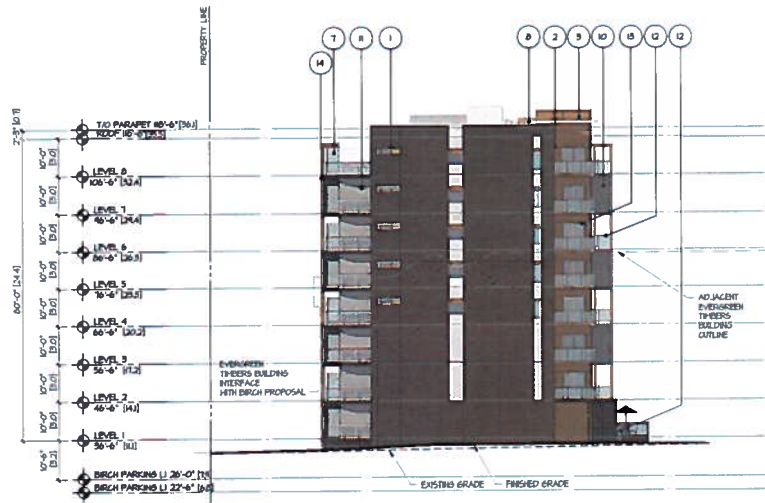
**BIRCH REPLACEMENT
SOUTH AND WEST
ELEVATIONS
REZONING**

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SCALE 1/10" = 1'-0"
DATE NOV 15, 2019

A3.01

CLIENT



NORTH ELEVATION
BIRCH BUILDING

MATERIAL / FINISH LEGEND	
1	FIBRE-CEMENT PANEL - GREY
2	FIBRE-CEMENT BATTEN - YELLOW
3	FIBRE-CEMENT PANEL SYSTEM WITH BATTEN - YELLOW
4	ALUMINUM FRAME, DOUBLE GLAZED STOREFRONT WINDOWS / DOORS AT MAIN ENTRY - FINISHED ALUMINUM
5	FIBRE-CEMENT PANEL - WHITE
6	VINYL FRAME, DOUBLE GLAZED WINDOWS / DOORS - WHITE
7	GLASS PRIVACY SCREEN / PARTITION (OPAQUE) WITH ALUMINUM FRAME (WHITE)
8	METAL FASCIA - GREY
9	ALUMINUM FRAME, DOUBLE GLAZED STOREFRONT WINDOWS / DOORS AT AMENITY PATIO - FINISHED ALUMINUM
10	METAL SIDING - CHARCOAL
11	FIBRE-CEMENT PLANK / LAP SIDING 6" - GREY
12	GLASS GUARDRAIL (TRANSLUCENT / DIFFUSED GLAZING) WITH ALUMINUM POSTS, CAP AND RAIL (CLEAR ANODIZED) POSTS CAP AND RAILS PAINTED WHITE
13	VINYL FRAME, DOUBLE GLAZED WINDOWS DOORS - WHITE
14	METAL FRAME - YELLOW



EAST ELEVATION
BIRCH BUILDING

PROJECT

LANGLEY LIONS
MASTER PLAN
LANGLEY BC

BIRCH REPLACEMENT
NORTH AND EAST
ELEVATIONS
REZONING

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SCALE 1/16" = 1'-0"

DATE NOV 15, 2019

A3.02

CLIENT



LOOKING SOUTHEAST



LOOKING EAST



LOOKING NORTHEAST



LOOKING SOUTHWEST

PROJECT

**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

**BIRCH REPLACEMENT
 PERSPECTIVES
 REZONING**

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Written statements shall have precedence over verbal statements. Contractors shall verify that the dimensions and materials on the site and the relationship shall be identical to what is shown on the drawings. Since drawings shall be submitted to the authorities for review before proceeding with construction.

PROJECT A217398

DRAWN NM CHECKED DJ

SCALE N.A.

DATE NOV 15, 2019

A3.03

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**SITE SECTION AA
REZONING**

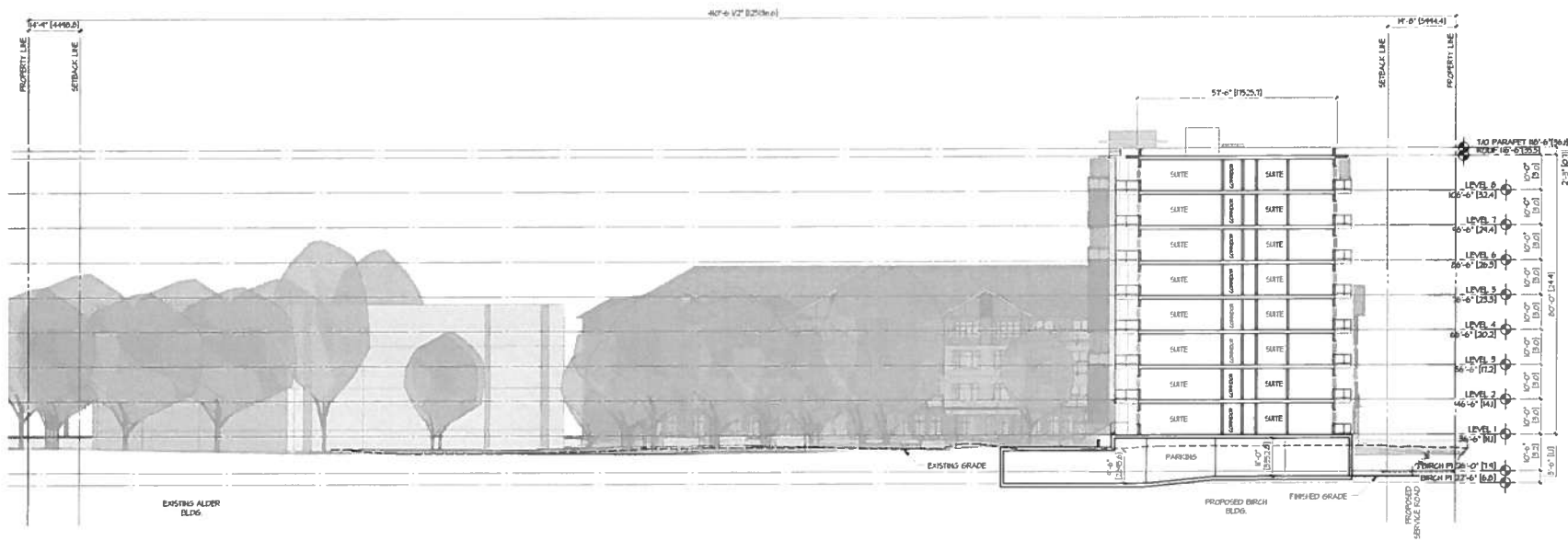
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SCALE 1/16" = 1'-0"
DATE NOV 15, 2019

A4.01

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PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**SITE SECTION BB
REZONING**

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Within drawings and text, project name and address information. Customers should verify such information for all drawings and documents as they are used. Any responsibility shall be assumed by the user of the drawings. These drawings shall be submitted to the appropriate authorities for review before proceeding with the project.

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SCALE 1/16" = 1'-0"
DATE NOV 15, 2019

A4.02

CLIENT



SECTION CC - BIRCH



PROJECT

**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

**SECTION CC - BIRCH
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 SCALE 1/16" = 1'-0"
 DATE NOV 15, 2019

A4.03



LANGLEY LIONS MANOR for Terra Housing

Civic Address: #5450 - 5470 203 ST, LANGLEY
#20355-20385 54 AVE, LANGLEY
#5421 204 ST, LANGLEY

Legal Address: LOT 172 PLAN NWP50923 DISTRICT LOT
36 LAND DISTRICT 2 LAND DISTRICT 36 EXCEPT PLAN
BCP21385 PID: 004-219-775

CONSULTANT TEAM

OWNER: Langley Lions Housing Society
ARCHITECT: dys architecture
LANDSCAPE: eta landscape architecture

DRAWING LIST

- L0.0 Cover Page
- L0.1 Landscape Notes and Schedules
- L0.2 Circulation Plan
- L0.3 Programming Plan
- L0.4 Plant Palette
- L0.5 Bird-Friendly Strategy
- L0.6 Precedent Images
- L0.7 Precedent Images
- L1.0 Tree Management Plan
- L3.1 Site Plan Phase 1
- L3.2 Materials Plan
- L3.3 Lighting Plan
- L4.0 Grading and Drainage Plan
- L5.0 Planting Plan
- L6.0 Soil Depth Plan
- L7.0 Irrigated Areas Plan
- L8.0 Landscape Sections
- L9.0 Softscape Details
- L10.0 Hardscape Details
- L11.1 Site Furnishings Details
- L11.2 Site Furnishings Details
- L11.3 Site Furnishings Details

Revised
Rev. Date Revision Notes

Revised
Rev. Date Revision Notes
A 2013.11.15 Housing for the Langley Lions DP Phase 1

Photocredit: Tera

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Project
Langley Lions Manor
Rezoning for Master Plan/
DP Phase 1
5450-5470 203 St
Langley BC

Drawing Title

Cover Sheet

Sheet
Sheet Number of 1
Sheet Address of 1
Sheet Address of 1
Sheet Address of 1
Project Name
Project Manager
Project No. 21024
Client No. 1
Scale
Revision
Drawing No.
L0
of
Total Sheets
Project
V6 J1 H3
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ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARDS.
ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR
TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION
FOR REVIEW.
IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY
SAND TEXTURE AND LESS THAN 5% SAND BY WEIGHT
CONTAINING 4 AND 15% ORGANIC MATTER (BY DRY
BASIS).

GROWING MEDIA SHALL BE FREE FROM SUBSOIL
WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR
REPRODUCIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC
MATERIALS, TOXINS, STONES OVER 10mm (1/2") ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION
6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION CANADIAN LANDSCAPE
STANDARDS.

GROWING MEDIA SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS LOW
TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (L1) TABLE 4.3.3.1 OF THE
CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARDS.
IT SHALL POSSESS THE FOLLOWING QUALITIES.

TEXTURE:
"COARSE GRAVEL, LARGER THAN 18mm AND SMALLER THAN 48mm, 0-1%
"ALL GRAVEL, LARGER THAN 2mm AND SMALLER THAN 48mm, 0-5%
"SAND LARGER THAN 60mm AND SMALLER
THAN 2mm, 50-70%
"SILT LARGER THAN 60mm AND SMALLER
THAN 60mm, 10-25%
"CLAY SMALLER THAN 60mm, 0-20%
"CLAY AND SILT COMBINED, MAXIMUM 25%
ORGANIC CONTENT 3-15%
Availability 60-100

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60
MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE 4.3.3.3 OF THE CURRENT EDITION
CANADIAN LANDSCAPE STANDARDS.

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
TREES (10mm PER TREE)	610 MM (24")	750 MM (30")
LARGE SHRUBS	610 MM (24")	610 MM (24")
GROUNDCOVERS	230 MM (12")	230 MM (12")
LAWN-IRRIGATED	150 MM (6")	150 MM (6")
LAWN NOT IRRIGATED	150MM (6")	230 MM (12")

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW
SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GROUND PROVIDED BY VENDOR,
OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR
EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF
MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO
DELIVERY TO SITE.

BEDS TO HAVE 50MM (2") RAULIC LAYER (after settling) CONSISTING OF ORGANIC
COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM. SHOP
DRAWINGS ARE TO BE PREPARED BY AN ILMC CERTIFIED DESIGNER AND APPROVED BY
LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL
COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS
PRIOR TO DELIVERY ON SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND
IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE
THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF
SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND
REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO
CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.
AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR
WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP
TO QUALITY RECOMMENDED IN
SOILS REPORT.

87% INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND VERIFY ACCEPTANCE IN WRITING TO
THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES
PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH
PRECAUTIONS AT NO COST TO THE OWNER.

ALL PLANTING TO BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARDS
CURRENT EDITION.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND
PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKE PRECEDENCE. THE CONTRACTOR
IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

BIRD FRIENDLY PLANTING
PLANTS THAT CHARGE BIRD-FRIENDLY HABITAT CONSERVATION AND PROMOTION HAVE
BEEN SELECTED AND CAN BE FOUND THROUGHOUT THE LANDSCAPE. PLANTING IS
GROUNDING IN NATURALIZED LAYERS OF TREES, TALL SHRUBS, LOW SHRUBS AND
GROUNDCOVERS, BRANCHING THE REAL ENVIRONMENTAL CONDITIONS FOR BIRDS.
THESE LAYERS WILL BE VARYED WITH A DIVERSITY OF TEXTURES AND DENSITIES THAT
ATTRACT AND PROTECT MANY BIRD SPECIES. SPECIFIC LOCAL AND NON-INVASIVE
PLANT SPECIES HAVE BEEN SELECTED BASED ON THEIR ABILITY TO PROVIDE YEAR-
ROUND FOOD FOR BIRDS AND/OR YEAR-ROUND NESTING OPPORTUNITIES.

LIGHTING LEGEND	
	STEP LIGHT
	BOLLARD LIGHT
	DOWN LIGHT

GRADING LEGEND	
TW 0.00m BW 0.00m	TW - TOP OF WALL BW - BOTTOM OF WALL
TS 0.00m	TS - TOP OF STEP
BS 0.00m	BS - BOTTOM OF STEP
FG 0.00m	FG - FINAL GRADE
IG 0.00m	IG - INTERPOLATED GRADE
BG 0.00m	BG - BUILT GRADING
TSL 0.00m	TSL - TOP OF SLAB

IRRIGATION LEGEND	
	AREA TO BE IRRIGATED
	HOSE BIB
	IRRIGATION STUB-OUT
Note: Refer to Canadian landscape standards, typ.	

GROWING MEDIUM LEGEND	
	230 MM (9") SOIL DEPTH
	300 MM (12") SOIL DEPTH
	610 MM (24") SOIL DEPTH
	900 MM (36") SOIL DEPTH

PLANT LIST						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Ac	4	Acer circinatum	vine maple	as shown	15' full height	full, bushy plants
Be	5	Benulus nigra 'Heritage'	river birch	as shown	3'-4m specimen/ (B&B)	low branching/very neg.
Di	4	Davidia involuta	down tree	as shown	7m cal/ B&B	2m standards/ full crown
SHRUBS / GROUNDCOVERS / PERENNIALS						
Agw	169	Ardisia cuneata 'Pileatus White'	Grand White Evergreen azalea	0.5096' #2 cont.		full/ bushy plants
Auc	8	Arbutus unedo compacta	strawberry madrone	1.0666' 1m, 1m B&B		full/ bushy plants
Co	110	Cornus sericea	red osier dogwood	0.9144' #3 cont.		full/ bushy plants
Caas	29	Camelia sasanqua	camellia	1.2192' #5 cont.		full/ bushy plants
Cal	37	Cornus sericea 'Tawamea'	yellow twig dogwood	0.9144' #3 cont.		full/ bushy plants
Co	6	Corylopsis speciosa	winter hazel	1.2192' #7 cont.		full/ bushy plants
Cih	36	Caeanthus thyrsiflorus	California lilac	1.0666' #5 cont.		full/ bushy plants
Do	20	Diagnos odora	Fragrant Diapine	0.9144' #2 cont.		full/ bushy plants
Ex	7	Excoecaria - abingensis 'Gilt Edge'	variegated hybrid alseogus	2.45 cont.		full/ bushy plants
Fl	32	Fuonytus fortunei	Wintercreeper	0.35 #7 cont.		bushy plants
End	232	Escallonia Newport compacta	dwarf Escallonia	0.4572' #2 cont.		full/ bushy plants
Fg	35	Fothergilla gardenii	dwarf fothergilla	0.7872' #2 cont.		full/ bushy plants
Hr	6	Hydrangea macrophylla	big leaf hydrangea	1.0208' #3 cont.		full/ bushy plants
Hp	23	Hydrangea paniculata 'Baby lace'	Baby Lace Hydrangea	0.9144' #3 cont.		full/ bushy plants
Hpb	24	Hydrangea paniculata 'Little Lime'	Limelight Hardy Hydrangea	0.9144' #3 cont.		full/ bushy plants
Hq	13	Hydrangea quercifolia	oakleaf Hydrangea	1.2192' #3 cont.		full/ bushy plants
Hs	6	Hibiscus syriacus 'Sugar Tip'	rose of sharon	0.9144' #2 cont.		full/ bushy plants
Ioc	263	Ilex ornata compacta	Japanese Holly	0.4572' #5 cont.		full/ bushy plants
Maa	25	Mahonia aquifolium	hall Oregon grape	0.5096' #3 cont.		full/ bushy plants
Mas	3	Magnolia stellata 'Summer Snow'	star magnolia	1.0208' 1.5m B&B		full/ bushy plants
Mn	27	Mahonia nervosa	longleaf mahonia	0.4572' #3 cont.		full/ bushy plants
Mrs	3	Magnolia stell. Royal Star	Royal Star Magnolia	1.2192' 1.5m		full/bushy
On	79	Osmanthus burkwoodii	Fragrant Osmanea	0.5096' #5 cont.		full/ bushy plants
Or	7	Osmanthus fragrans 'Conquer Yellow'	conquer yellow sweet olive	1.5764' #7 cont.		full/ bushy plants
Rsa	65	Rosa rugosa alba	white rose	0.9144' #2 cont.		full/ bushy plants
Rs	28	Ribes sanguineum 'King Edward'	flowering currant	0.9144' #5 cont.		full/ bushy plants
Vva	6	Vitis vinifera atropurpurea	Purple Leaf Grape	0.9144' #2 cont./ staked		full/ bushy plants
	0			0		
LAWN						
			Non Netted, grown on sand			

NOTES:
1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARDS FOR LEVEL 2 "GROOMED" LANDSCAPE
TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON
3. N - NATIVE, E - EVERGREEN, B - BIRD FRIENDLY, P - POLLINATOR, Ed - EDIBLE, W - WINTER INTEREST

SITE FURNISHINGS - PHASE 1						
ID	REFERENCE	DESCRIPTION	SIZE	MODEL	MANUFACT/ COMMENT	COLOUR
1	1A.11.1	URBAN AG. PLANTER	Vance	MLPT210-S-W-WCA	Custom Cedar, 5TK grade	Natural
2	1A.11.2	PICNIC TABLE	1772x1688mm	IPE	Maglin	Natural
3	1.11.3	WOOD ARBOUR	1850x630mm	MLB400-W	Custom	Natural
4	2A.11.2	BENCH	1850x630mm	MLB400-W	Maglin	Natural
5	2A.11.1	BIKE RACK	610x864mm	Urban Staple UB-1000-S	Urban Racks	Stainless Steel
6	2A.11.2	COMPOST BIN	2743x762mm	Kristano-Triple Bin	Cedar Creek EWood	Natural
7	4A.11.2	POTTING TABLE		Custom		
MATERIALS						
ID	REFERENCE	DESCRIPTION	SIZE	MODEL	MANUFACT/ HIGHLIGHT	COLOUR
PAVER A	3A.10.0	ABBOTSFORD PAVES	225x112.5mm	STANDARD	Abbotsford Cc	Charcoal
PAVER B		ASPHALT				
PAVER C	1A.10.0	DECOMPOSED GRANITE				

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE
LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.

Revised
Rev. Date Revision Notes

Issue No. Date Issue Notes
1 2019-11-15 Revising to Landscape 2019 Plan

19/000000-0000

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Project
Langley Lions Manor
Rezoning for Master Plan/
DP Phase 1
5450-5470 203 St
Langley BC

Drawing Title

Notes and Schedules

1.000
1.000 Add new line 1
1.000 Add new line 2
1.000 Add new line 3

Approved by: Project Manager
Checked by: Project Manager
Drawn by: Project Manager
Reviewed by: Project Manager
L0.1
Total Sheets

Plot Date
2019-11-15
21821 Langley Lions Manor 101-101-101

TREES



SHRUBS AND PERENNIALS



Project Name: Langley Lions Manor
Date: 2019-11-15
Revision: 01

Project Name: Langley Lions Manor
Date: 2019-11-15
Revision: 01

Project Name: Langley Lions Manor

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Project: Langley Lions Manor
Reasoning for Master Plan/
DP Phase 1
5450 5470 203 St
Langley BC

Drawing Title: Plant Palette

Project Name: Langley Lions Manor
Project Manager: [Name]
Client: [Name]
Location: [Name]
Drawing Title: Plant Palette
Scale: 1:100
Date: 2019-11-15
Revision: 01

Project Name: Langley Lions Manor
Project Manager: [Name]
Client: [Name]
Location: [Name]
Drawing Title: Plant Palette
Scale: 1:100
Date: 2019-11-15
Revision: 01

BIRD FRIENDLY STRATEGY

TREES



SHRUBS AND PERENIALS



Project:
Site: Date: Revision: 1

Sheet:
No.: 2019-11-15
Revision: 1
Featuring the following DP Phase 1

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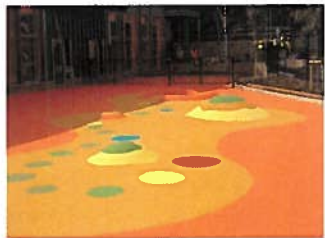
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Project:
Langley Lions Manor
Rezoning for Master Plan/
DP Phase 1
5450 5470 203 St
Langley BC

Drawing Title:
Bird Friendly Strategy

1 sheet
Sheet 1 of 1
Sheet 2 of 1
Sheet 3 of 1
Project Manager:
Project No.: 21024
Drawn By:
Checked By:
Reviewed By:
Date:
Project Date:
21024-Langley Lions Manor DP Phase 1



Issue No.	Date	Issue Title
A	2019-11-15	Supporting the Montevideo EP24 case

etq ENERGIE TECHNISCHE QUALITÄT

- 00-4.0023.1438
- 00-4.0023.1460
- 00-4.0023.1460

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Langley Lions Manor

Langley BC

Precedent Images

Project Manager

Project 1

Project 2

Project 3

Project Manager

Project ID	Project Name	Project Manager	Project Status
1	Project 1	John Doe	In Progress

Add Project

Edit Project

Total Projects: 1

Put Date
 23-11-14
 212241 m-guy Lee + Maza, 18' 12" vva





1 Phase 1
Scale: 1:150

Revised
Rev. Date Revision Notes

Rev. Date Revision Notes
A 2012 11 15 Redesign for Sustainability: DP Phase 1

Prepared by:

eta environmental technology architecture

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Project:

**Langley Lions Manor
Rezoning for Master Plan/
DP Phase 1**

5450 5470 203 St
Langley BC

Drawing Title:

Site Plan - Phase 1

Legend
Legend Address Line 1
Legend Address Line 2
Legend Address Line 3

Project No. 21824

Project Manager

Client Name

Client Address

Client Phone

Client Email

Client Website

Client Logo

Client Name

Client Address

Client Phone

Client Email

Client Website

Client Logo

Client Name

Client Address

Client Phone

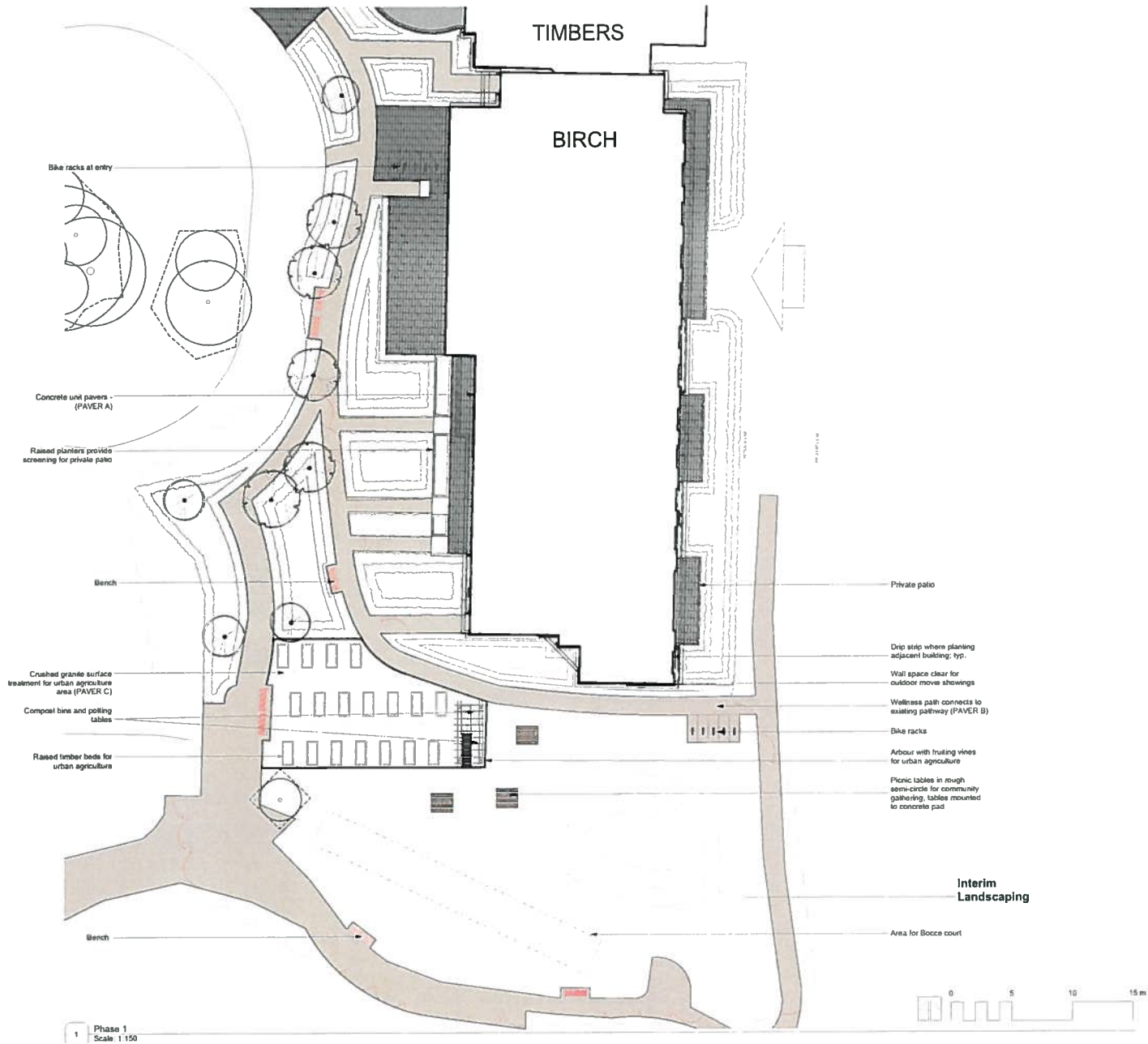
Client Email

Client Website

L3.1

Total Sheets

Plot Sheet
13 of 14
21824-Langley Lions Manor L3.1 of 14



Revised
Rev. Date Revision Notes

Sheet
Rev. Date Revision Notes
A 2023.11.15 Revising for Submission DP Phase 1

Photocourtesy: Brierley

eta LANDSCAPE ARCHITECTURE

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Project:
**Langley Lions Manor
Rezoning for Master Plan/
DP Phase 1**
5450-5470 203 St
Langley BC

Drawing Title

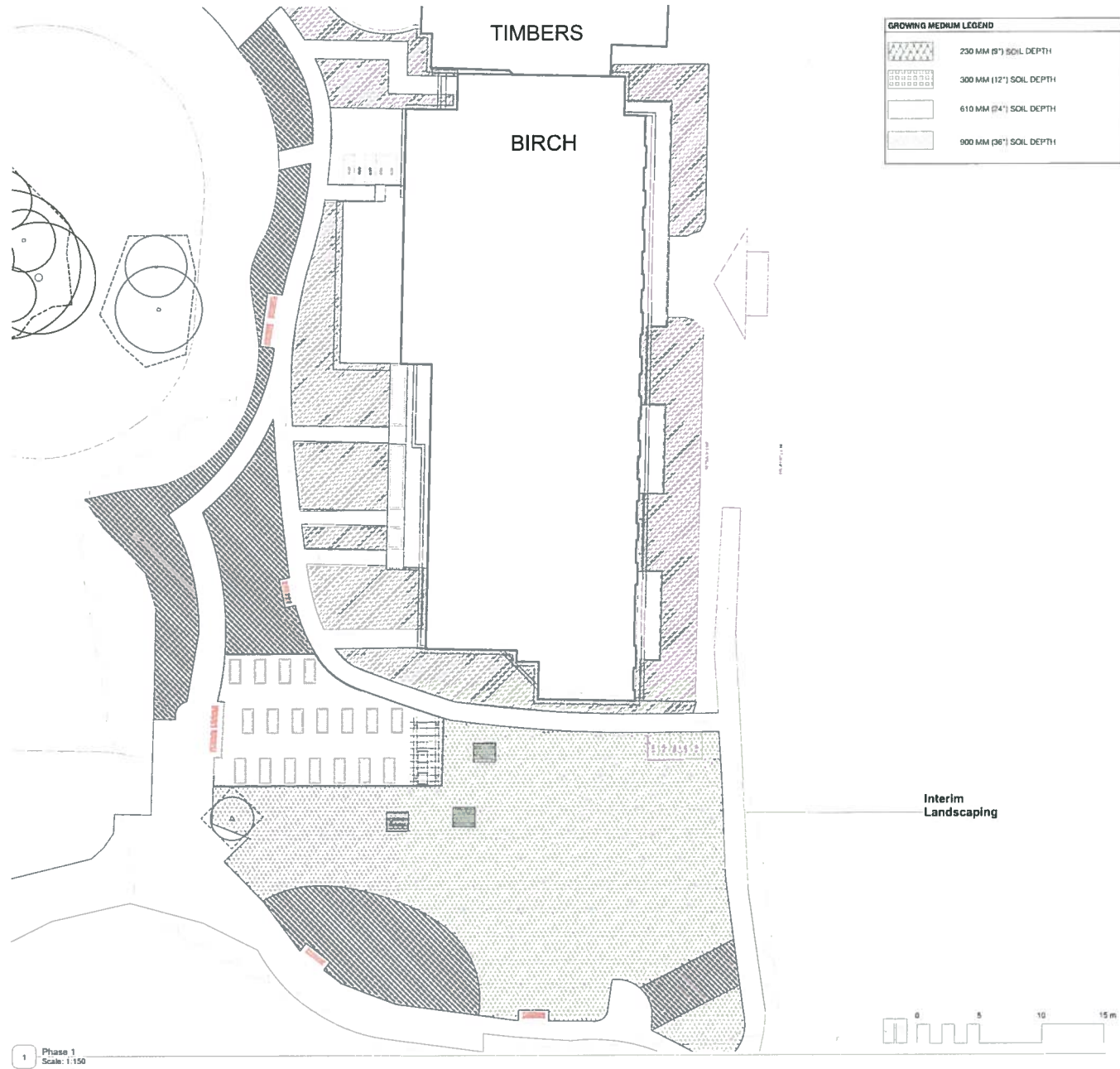
Materials Plan

Sheet
Langley Address no 1
Langley Address no 2
Langley Address no 3

Project Name	Project ID
Langley Manor	21-024-024
Client	City
Langley City	AB 197001
Location	Location
Langley City	Langley City
Date	Date
12/13/2021	12/13/2021

Sheet
1 of 3
Total Sheets

Plot Date
12.11.21
21-024-024, Langley Manor (2021)



1 Phase 1
Scale: 1:150

GROWING MEDIUM LEGEND	
	230 MM (9") SOIL DEPTH
	300 MM (12") SOIL DEPTH
	610 MM (24") SOIL DEPTH
	900 MM (36") SOIL DEPTH

Rev.	Date	Revision Notes
1	2023-11-15	Issued for Submission: DP Phase 1

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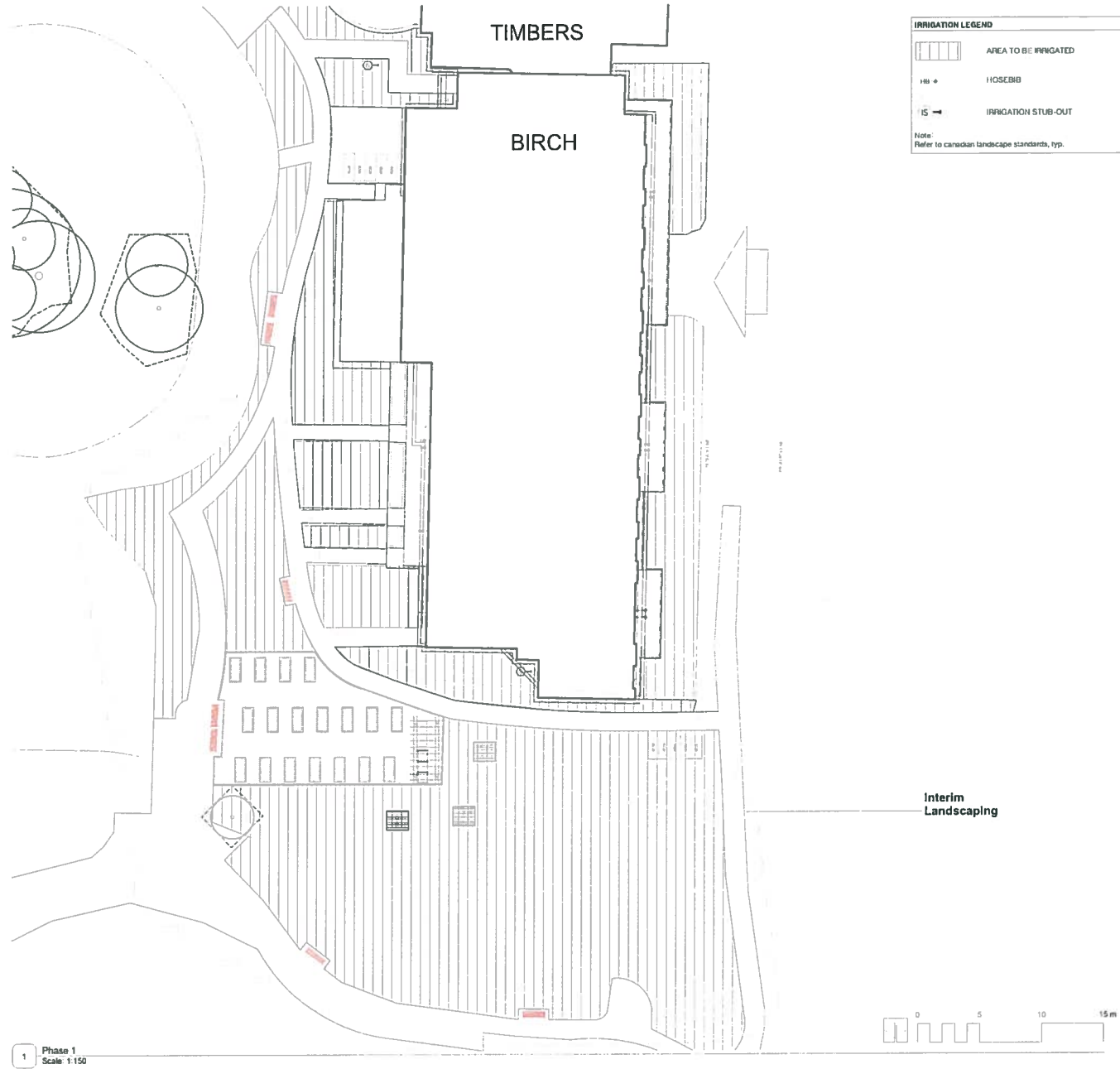
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Langley Lions Manor
Rezoning for Master Plan/
DP Phase 1
5450-5470 2673 St
Langley BC

Drawing Title
Soil Depth Plan

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1.000	Langley Address Book 5	Drawn by	Langley City
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IRRIGATION LEGEND

AREA TO BE IRRIGATED

HOSE/BB

IRRIGATION STUB-OUT

Note:
Refer to Canadian landscape standards, typ.

Rev.	Date	Revision Notes
1	2020-11-15	Issued for Construction - DP Phase 1

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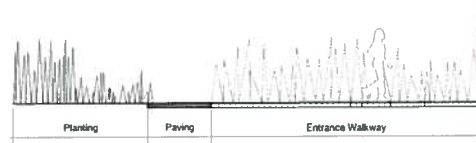
**Langley Lions Manor
Rezoning for Master Plan/
DP Phase 1**

5450-5470 203 St
Langley BC

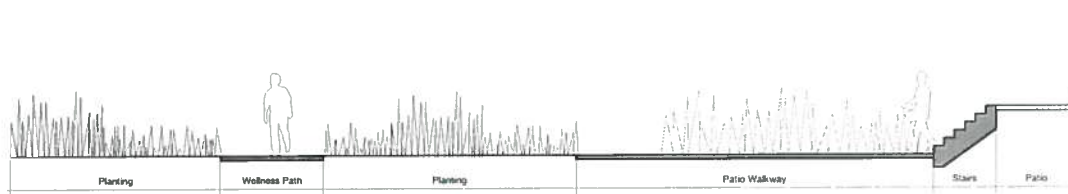
Irrigated Areas Plan

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Layer 2: 100	Project Manager	eta
Layer 3: 100	Drawn By	eta
Layer 4: 100	Checked By	eta
Layer 5: 100	Reviewed By	eta
Layer 6: 100	Scale	L7.0
Layer 7: 100	Sheet No.	1 of 1

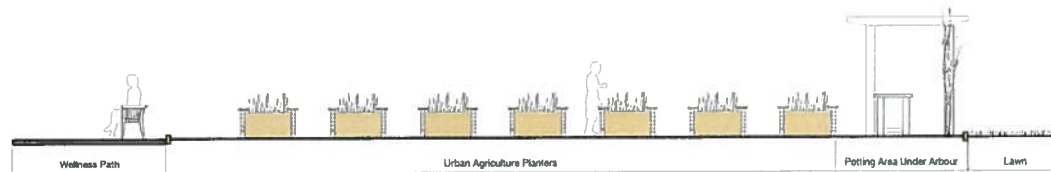
1 Phase 1
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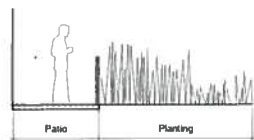
1 Western Building Entrance
Scale: 1:50



2 Wellness Path and Western Patio Entrance
Scale: 1:50



3 Urban Agriculture Area
Scale: 1:50



4 Eastern Patio
Scale: 1:50



Revised
Rev. Date Revision Notes

Rev. Date Revision Notes
A 2010.11.15 Interior & Exterior DP Phase 1

Professional Seal

eta ENVIRONMENTAL TERRACE ARCHITECTURE

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Langley Lions Manor
Rezoning for Master Plan/
DP Phase 1
5450 5470 203 St
Langley BC

Issued For:

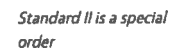
Landscape Sections

Sheet
Landscape Section 1
Landscape Section 2
Landscape Section 3

Project Manager	Project No.
21624	
Location	Scale
Langley, BC	1:50
Drawn by	Checked by
Reviewed by	Drawn by
Scale	or
1:50 (1:12.5)	Total Sheets

Print Date
10/11/14
21624-Landscape Section DP Phase 1

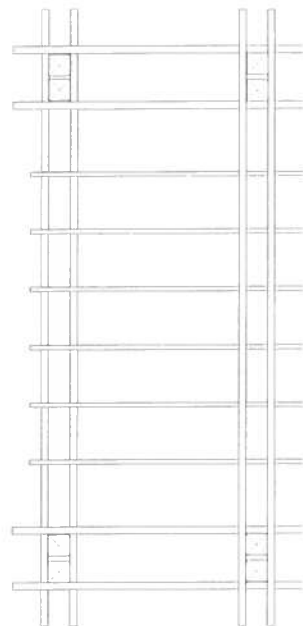
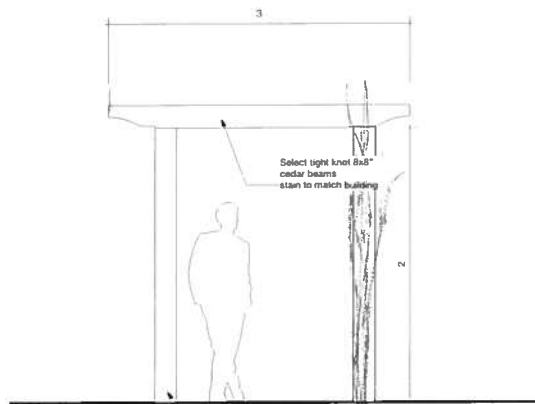




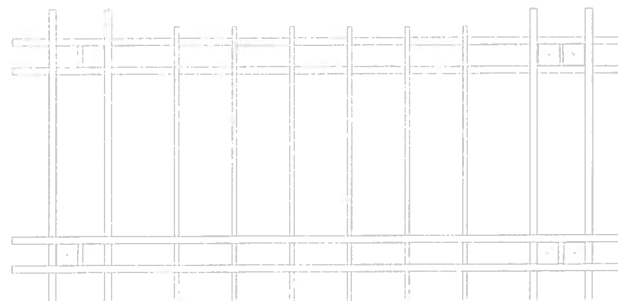
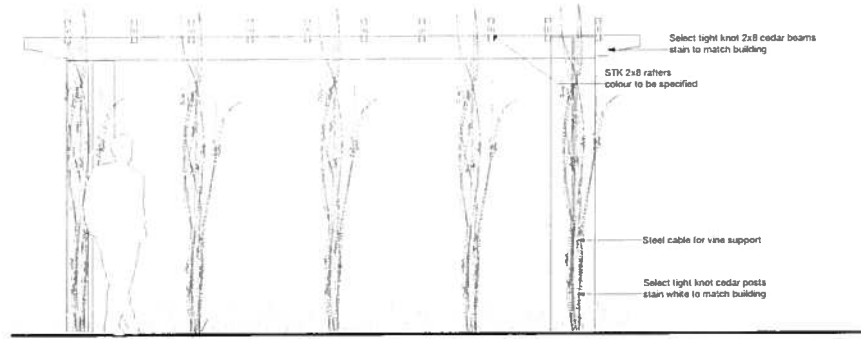


Drawing Tool

Page 10
10/11/16
218261-0000-1-0000-1-0000-1-0000-1-0000



1 DETAIL: Wood Arbour - Side View
Scale: 1:20



2 DETAIL: Wood Arbour - Elevation
Scale: 1:20

Revised
Rev. Date Revision Notes

Issue
Rev. Date Issue Notes
A 2023.11.15 Hopping in Modernism DP Phase 1

Architectural Firm

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Project
**Langley Lions Manor
Rezoning for Master Plan/
DP Phase 1**
5450-5470 203 St
Langley BC

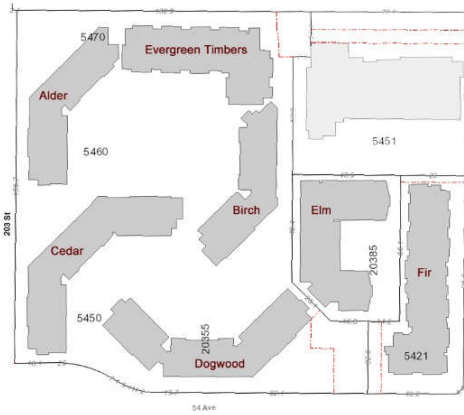
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Site Furnishings Details

1. Date
1. Date Added to File 1
1. Date Added to File 2
1. Date Added to File 3
Project Name
Project's Manager
Drawn By
13 March 2024
Reviewed By
13 March 2024
Scale
1:100
Drawing No.
L11.3
Total Sheets

Plot Date
12.17.24
21824 Langley Lions Manor DP Phase 1



Langley Lions Housing Society – Rental Housing Project RELOCATION PLAN



The **Langley Lions Housing Society (LLHS)** is actively working on a master plan to redevelop its freehold real estate site on 203 Street in the heart of the City of Langley: a seven social housing building portfolio on a 5.5-acre lot, mostly constructed about 40 years ago. The site is well-located and has amazing re-development potential. The goal is to update the deteriorating buildings to modern facilities and accommodate the increasing demand for affordable rentals for seniors and persons-with-disabilities. With the support of multiple stakeholders, the Society and project team have been developing a phasing strategy and working to move forward with the redevelopment to best utilize resources and time.

Design & Relocation Plan

The master plan has created phases to accommodate the most effective and least disruptive relocation strategy for the existing residents.

There are 7 existing buildings in the portfolio, Birch (1975), Alder (1975), Cedar (1975), Dogwood (1975), Elm (1983), Fir (1989) and Evergreen Timbers (2007.) The Evergreen Timbers building is a recent redevelopment project; the six older buildings are the focus of the master plan redevelopment.

Phase 1A

As Birch was damaged by fire in 2017, it was most urgently in need of replacement. The tenants have already been relocated and the building has been demolished. The Phase 1A plan will replace the demolished Birch building with a 101-unit, eight-storey building. The new Birch building will have the capacity to house the tenants relocated from the 66 unit Alder building, which has been compromised structurally due to soil stability issues. It will also have 30 Fraser Health funded assisted living units. Residents will live independently with some assistance and will access the services provided in the Evergreen Timbers through a covered link which will connect the Birch and Evergreen Timbers buildings. After rehousing the existing Alder tenants who wish to move to the new building, there will be some additional units which can be used for the relocation of the Cedar residents in Phase One B.

Phase 1B

Phase 1B will demolish the vacated Alder building and will construct a new 8-storey building that is structurally sound for the soil conditions on site. This building will have 198+/- units total that can accommodate the existing Cedar residents (98) in preparation for the demolition of existing Cedar building in Phase 2. The additional 100 units in the new Alder building can be used to relocate the existing Dogwood tenants (98) with about 2 units available for other tenants in need.

Phase 2

In Phase 2 the Cedar building will be demolished and replaced with a building that has 8-storey on the east wing and 6-storey on the west wing. It is anticipated to have about 30 units per floor, about 175 units in total which can house the Elm tenants (102). The additional 73 units in the new Cedar can be used to relocate some of the existing Fir tenants (95) and/or other new tenants.



Phase 3

In Phase 3 the Dogwood building will be demolished and replaced with a 185-unit building that has a 6-storey east wing and 8-storey west wing. The new Dogwood can house the residents from Fir (22 of 95) and provide additional capacity (about 163 units).

Future Expansion (Phase 4 and 5)

The Elm and Fir redevelopments can be done in the future including providing additional social housing units (Phase Four and Five). Each new building will be 15 storey. There is expected to be 135 additional units per building, totaling 270 additional affordable housing units for the LLHS portfolio.

The design of the master plan gives the Society the capacity to house relocated residents on-site during the redevelopment, reducing the stress for both the Society and residents, allowing the Society to maximize its operating capacity and enabling the residents to remain within the community where they are comfortable and familiar while offering them updated, modernized homes. In addition, the plan will increase the number of much needed affordable rental units in the growing Langley community, in neighborhood close to many amenities including the future Skytrain line.



Langley Lions Housing Society

Tenant Mix - Birch Building

The Langley Lions Housing Society's purpose and function for the past 40+ years has been to provide below-market housing for vulnerable populations: seniors and persons with disabilities. Most of the tenants are independent with some being supported by social or community workers. Assisted living units on the site allow seniors to age-in-place in their community.

The Birch is designed as an 8 storey building to accommodate up to 101 one-bedroom units. The project will encourage a sense of true community, housing tenants with a range of incomes. As the project has received a funding allocation under the Province of BC's Building BC: Community Housing Fund, a requirement of this program is that the project must reflect the following percentages of rents and incomes in the building:

30% - Moderate Income (Affordable Market Rents) The low and moderate income limits per unit size are determined by BC Housing. As of April 2018 those limits were \$71, 200 / \$104,440. Those numbers are expected to change when the Birch project is in the rent-up phase.

50% - Housing Income Limits (Rent Geared to Income) Housing Income Limits (HILs) represent the income required to pay the average market rent for an appropriately sized unit in the private market. Average rents are derived from CMHC's annual Rental Market Survey, done in the fall and released in the spring. Rents are based on 30 per cent of the household income. Again, these numbers are revised each year so we don't currently know what they will be when the project is in the rent-up phase.

In Langley, to qualify for the 2019 HILs rates, the household income limit is \$51,500 for a one-bedroom.

20% - Low Income Deep Subsidy: Independent households in receipt of Income Assistance or where Rent Geared to Income is equal or less than the shelter component of Income Assistance. For the Birch project this will likely primarily refer to seniors in receipt of only Old Age Security and the Guaranteed Income Supplement.

As of August 2019, there are 540 independent and assisted living units at Langley Lions Housing Society. 466 tenants are 55 or above (86.3%) while 13.7% of tenants under 55 (74 tenants). These 74 tenants include 3 housed in assisted living units, 10 in the Acquired Brain Injury Program and 8 in the Mental Health Program.

Langley Lions Housing Society defines seniors as 55 years or older. The Society is committed to having a tenant mix ratio of 80/20, 80% of tenants for the entire site will be 55 years or older. Majority of units to be allocated to seniors for Phase 1A and overall master plan.



Langley Lions Housing Society

Comparison for Affordability Rent Levels

	# tenants	Rent
74% of the Existing (Including old Birch)	431 (68)	2019 Maximum Rent (or 33% of income, whichever is lower) \$900
26% of the Existing	153	Varies For Fir, 30% of income; For Evergreen, 70% of income
New Birch		
BCH CHF		
Deep	20	\$375 2019 Rent
RGI	51	\$901 2019 Rent
Affordable	30	\$1,046 2018 CMHC Average Rent Rate for Langley

There are 7 buildings on the property addressed, 5464 203 Street. The current rent levels are as the following:

Majority of LLHS buildings on the Property

- Birch, Alder, Cedar, Dogwood and Elm, total of 431 out of 584 units (74%), no longer has an operating agreement with BC Housing. The current rent on the door is \$900/unit for the one-bedrooms, with tenants paying the lower of \$900 or 33% of their monthly income. Annual increases follow Residential Tenancy Act guidelines, currently 2.5%.
- Tenants are seniors (age of 55 or above) and/or persons with disability.

Fir and Evergreen Timber

- Fir and Evergreen Timber, total of 153 out of 584 units (26%), currently have operating agreement. Maximum annual incomes are currently about \$58,000 per unit.
- For Fir, the rent level is based on 30% of their income; for Evergreen Timber, the rent level is based on 70% of their income as these are assisted living units (including rent and care services monthly)
- Tenants are seniors (age of 55 or above) and/or persons with disability.

According to BC Housing Community Housing Fund:

New Birch

Following BC Housing's Community Housing Fund programming:

- **Deep subsidy** – 20% of units – Rent \$375/mo subsidized by BC Housing. Tenants on income assistance or for whom 30% of income is less than \$375/mo – includes seniors whose only income is Old Age Security and Guaranteed Income Supplement.
- **RGI (Rent Geared to Income)** – 50% of units – Tenants pay 30% of income as rent. Maximum annual incomes are based on HILS (Housing Income Limits), currently \$51,500 for 1-bedroom units. Average income estimated to be 70% of HILS, leading to average rent of \$901. The actual rent level will be set before the occupancy according to the above standard set forwarded by BC Housing.



Langley Lions Housing Society

- **Moderate Income – Affordable Market Rents** – 30% of units – Tenants pay 30% of income as rent. Maximum income established by BC Housing at \$71,200 annually, as of 2018. The rent level must be maintained at no less than CMHC Average market Rent. Based on CMHC Average Market Rent, the rent would be \$1,046 in 2018. The actual rent level will be set before the occupancy according to the above standard set forwarded by BC Housing.

With BC Housing's Community Housing Fund program, more units from the new Birch will enjoy deep and RGI subsidies than then the old Birch (71 versus 68 units). In addition, the new Birch building will provide additional 30 units to house more seniors and persons with disabilities of moderate income within the community. Future LLHS rent levels will depend upon government or other funding availability. The intention will always be to uphold the Society's purpose and mission as has been over the past 40+ years.



EXPLANATORY NOTE

BYLAW NO. 3110

The purpose of Bylaw No. 3110 is to authorize the discharge of Land Use Contracts No. 16-73 and No. 11-75 from the property located at 20355 – 54 Avenue.

The owner has applied to have Land Use Contracts No. 16-73 and No. 11-75 discharged from the title of the property to facilitate a multiphase redevelopment of the Langley Lions seniors complex in accordance with a masterplan prepared by DYS Architecture. The proposed redevelopment will be subject to a new Langley Lions Seniors District Official Community Plan designation and Development Permit Area and a CD70 Comprehensive Development Zone.

City Council has the authority to discharge a land use contract pursuant to Section 546 of the *Local Government Act*.



DISCHARGE OF LAND USE CONTRACTS NO. 16-73 AND NO. 11-75

BYLAW NO. 3110

A Bylaw to authorize the discharge of Land Use Contracts No. 16-73 and No. 11-75 from the specified property.

WHEREAS Land Use Contracts No. 16-73 and No. 11-75 are registered against titles legally described in Schedule “A”.

AND WHEREAS the registered owners of the Lands have applied to have Land Use Contracts No. 16-73 and No. 11-75 discharged from title to the Lands.

AND WHEREAS Council has the authority to discharge a land use contract pursuant to section 546 of the *Local Government Act*,

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

1. The Land Use Contracts registered in the Land Title Office under M37926 and K47461 are hereby discharged against the title legally described in Schedule “A” which is attached and forms part of this bylaw.
2. The Mayor and Corporate Officer of the City of Langley are authorized to execute such documents on behalf of the City as may be necessary for the purpose aforesaid.

3. This Bylaw may be cited for all purposes as “Discharge of Land Use Contracts No. 16-73 and No. 11-75 Bylaw, 2019, No. 3110”.

READ A FIRST AND SECOND TIME this 9th day of December, 2019.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this thirteenth day of January, 2020.

READ A THIRD TIME this ----- day of -----, XXXX.

FINALLY ADOPTED this ----- of -----, XXXX.

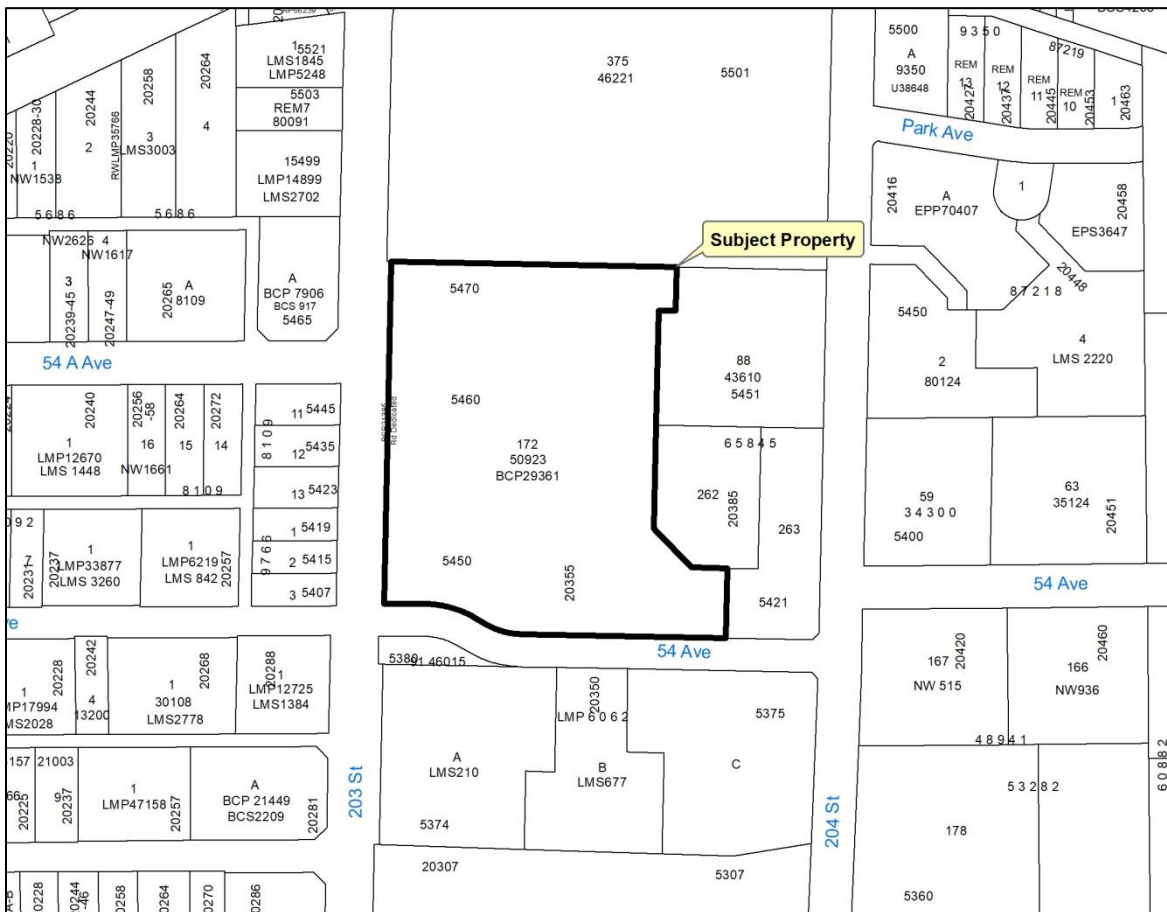
MAYOR

CORPORATE OFFICER

BYLAW NO. 3110

SCHEDULE "A"

Civic Address: 20355 – 54 Avenue
Legal Description: Lot 172 Except: Part on Plan BCP21385, District Lot 36, Group 2, New Westminster District, Plan 50923
PID: 004-219-775
Applicant: DYS Architecture
Owner: Langley Lions Housing Society





EXPLANATORY NOTE

BYLAW No. 3120

City Council has adopted a bold vision with the Nexus of Community Plan. Currently underway are the Official Community Plan and Zoning Bylaw updates and work has begun on the Nicomekl River District Neighbourhood Plan. Excitement is building for what the future might bring to Langley City.

With the anticipated arrival of SkyTrain to Langley City within the next eight to ten years, the City needs to capitalize on this once in a generation opportunity and implement long-term community-building initiatives.

The City can play a key role in directing the type of redevelopment of the properties along the transit corridor to shape growth and create new amenities, facilities and services.

To make the Nexus of Community Plan a reality, the City plans to invest up to \$50 million in four important community building initiatives that include:

- \$31 million in strategic land acquisitions
- \$3 million in parks and trails improvements
- \$6 million in Downtown Langley infrastructure upgrades
- \$10 million in City and recreation facilities expansions and enhancements

These investments will improve the quality of life for all residents, allow the City to lead redevelopment through strategic property acquisition, take advantage of partnership opportunities, and deliver greater long-term financial gains to support residential and business programs.

The 2020–2024 Financial Plan anticipates borrowing \$10 million per year over the next five years to fund the investments. Each investment will be repaid over a 15 year period through modest annual property tax increases (less than 3% per year in the first five years).

In 2020, the five year financial plan includes \$54.2 million in operating expenditures and a further \$19.4 million in capital expenditures. Approximately 74% of the operating expenditures are funded through property taxes and utility charges billed at the end of May each year.

New assessment growth in 2020 will generate \$275,000 of additional tax revenues. The net increase in expenditures is \$1,121,405, or a 3.84% tax increase, and the debt servicing cost from the Nexus Investment Plan is \$827,665, or a 2.83% tax increase. The net taxation increase, therefore, is \$1,949,070 or 6.67%.

Although the total net increase in expenditures results in a 6.67% overall taxation increase, including utility rate increases, the average changes in 2020 are as follows:

Classification	Average Assessed Value	Annual Increase	Monthly Increase	% Increase
Single family	\$858,799	\$ 179	\$ 14.95	5.65%
Multi-family	\$401,664	\$ 86	\$ 7.14	5.52%

Business class properties will see an average increase of 6.93% and Light Industrial properties a 7.05% increase. This rate maintains a competitive ratio between residential and business class properties, ensuring the Langley City remains an attractive municipality to locate a business.

The City is anticipating \$7.2 million in casino proceeds to be received in 2020. This funding will be used to address infrastructure renewal for capital projects like:

- Office Space reconfiguration at City Hall / Timms Community Centre
- Self-Contained Breathing Apparatus (SCBA) investments for the Fire Service
- Road Rehabilitation (Paving)
- Pave Walkways on Grade Crescent & 48 Avenue
- Large Diameter Culvert Cleaning & Inspection
- 47A Avenue Relining the Storm Sewer

In addition, the City will allocate \$168,000 of casino proceeds towards community grants and a further \$168,000 to the Enterprise Fund to be used at Council's discretion for expenditures that are not otherwise anticipated during the year and budget cycle.

The City of Langley's 2020 Financial Plan provides for a number of improvements to parks and boulevards, focus on infrastructure renewal and recreational opportunities, reinforcing Langley City's reputation as the Place to Be!



2020 – 2024 FINANCIAL PLAN

BYLAW No. 3120

A Bylaw to adopt the Financial Plan for 2020 - 2024.

WHEREAS Section 165 Community Charter provides that a Council must have a Financial Plan that is adopted annually, by bylaw, before the annual property tax bylaw is adopted;

AND WHEREAS the City has undertaken a process of public consultation prior to the adoption of the Financial Plan;

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

- 1) Schedule "A", attached hereto and made part of the Bylaw, is adopted as the Financial Plan of the City of Langley for the period 2020 - 2024.
- 2) Schedule "B", attached hereto and made part of the Bylaw, is adopted as the Capital Improvement Plan of the City of Langley for the period 2020 – 2029.
- 3) Schedule "C", attached hereto and made part of the Bylaw, is adopted as the "Financial Plan Objectives and Policies" of the City of Langley for the period 2020 – 2024.

- 3) This Bylaw may be cited for all purposes as the "Financial Plan 2020 – 2024 Bylaw, 2020, No. 3120."

READ A FIRST AND SECOND TIME this – day of --, 2020.

ADVERTISEMENTS WERE PLACED in the Langley Advance Times this – day and – day of --, 2020.

AN OPPORTUNITY FOR PUBLIC COMMENT this – day of --, 2020.

READ A THIRD TIME this – day of --, 2020.

FINALLY ADOPTED this – day of --, 2020.

MAYOR

CORPORATE OFFICER

Schedule “A”

CONSOLIDATED FINANCIAL PLAN SUMMARY								
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Consolidated Revenues								
Property Value Taxes	\$ 26,952,217	\$ 29,191,145	\$ 29,039,887	\$ 31,267,750	\$ 32,907,900	\$ 34,584,255	\$ 36,277,490	\$ 37,987,135
Fees and Charges	12,360,645	11,663,200	12,101,346	11,901,835	12,497,920	13,266,810	14,092,970	14,841,850
Revenue Other Services	13,476,249	10,965,475	11,996,400	11,061,640	11,060,770	11,059,880	11,058,970	11,058,040
	52,789,111	51,819,820	53,137,633	54,231,225	56,466,590	58,910,945	61,429,430	63,887,025
Consolidated Expenditures								
General Government Services	4,214,436	5,052,615	4,797,641	5,051,440	5,134,895	5,220,055	5,306,975	5,395,675
Policing Service	11,901,631	12,955,340	12,017,694	12,911,770	13,369,760	13,835,200	14,308,260	14,789,160
Fire Rescue Service	4,127,331	5,172,485	4,501,420	5,390,530	5,510,720	5,633,840	5,760,010	5,889,320
Other Protective Services	798,061	853,365	692,032	878,285	895,145	912,355	929,895	947,775
Engineering and Operations	3,034,421	3,148,070	3,074,127	3,242,115	3,282,770	3,324,240	3,366,530	3,409,630
Development Services	1,103,779	1,428,880	1,135,120	1,376,745	1,397,910	1,419,510	1,441,540	1,463,990
Solid Waste	655,515	689,770	679,614	709,610	727,680	745,920	764,320	782,910
Recreation	3,914,361	4,224,090	4,119,962	4,459,185	4,530,780	4,622,110	4,715,690	4,811,580
Parks	1,953,972	2,144,610	2,058,569	2,274,805	2,302,400	2,330,560	2,359,260	2,388,540
Sewer & Drainage	2,838,431	3,082,970	2,950,597	3,123,675	3,429,490	3,817,910	4,203,840	4,471,860
Water	3,460,509	3,779,195	3,606,564	3,769,660	3,953,970	4,230,510	4,566,710	4,942,520
Interest	31,198	55,200	50,834	55,200	55,200	55,200	55,200	55,200
Amortization	5,657,083	4,750,000	-	5,700,000	5,800,000	5,900,000	6,000,000	6,100,000
	43,690,728	47,336,590	39,684,174	48,943,020	50,390,720	52,047,410	53,778,230	55,448,160
Excess of revenue over expenditures	9,098,383	4,483,230	13,453,459	5,288,205	6,075,870	6,863,535	7,651,200	8,438,865
Add:								
Transfer from Reserve Accounts	774,703	1,321,565	632,000	927,565	927,565	927,565	927,565	927,565
Transfer from Statutory Reserves	-	-	-	-	-	-	-	-
Transfer from General Surplus	-	340,000	-	-	-	-	-	-
Transfer from Equity	5,657,083	4,750,000	-	5,700,000	5,800,000	5,900,000	6,000,000	6,100,000
	6,431,786	6,411,565	632,000	6,627,565	6,727,565	6,827,565	6,927,565	7,027,565
Deduct:								
Debt Servicing	-	-	-	827,665	1,655,330	2,482,995	3,310,660	4,138,325
Transfer to Reserve Accounts	10,761,987	9,249,825	10,271,242	9,343,135	9,403,135	9,463,135	9,523,135	9,583,135
Transfer to Statutory Reserves	4,681,118	1,644,970	3,203,400	1,744,970	1,744,970	1,744,970	1,744,970	1,744,970
	15,443,105	10,894,795	13,474,642	11,915,770	12,803,435	13,691,100	14,578,765	15,466,430
Surplus (Deficit)	\$ 87,064	\$ -	\$ 610,817	\$ -	\$ -	\$ -	\$ -	\$ -

Schedule "B"

CAPITAL IMPROVEMENT PLAN - SUMMARY										
<u>Capital Projects</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
General Government	10,812,370	10,047,500	5,447,500	7,647,500	8,047,500	47,500	47,500	47,500	47,500	47,500
Protective Services	742,230	922,250	1,469,750	199,750	2,550,000	60,000	50,000	50,000	50,000	50,000
Engineering Operations	3,523,200	2,589,200	21,378,630	5,428,975	1,453,200	13,461,200	4,518,705	7,900,300	2,818,675	20,931,655
Development Services	40,000	-	-	30,000	-	-	-	-	-	-
Parks & Recreation	1,451,500	2,381,000	565,000	2,150,000	2,830,000	740,000	795,000	1,240,000	790,000	10,850,000
Sewer Utility	1,994,000	350,000	2,459,500	4,346,125	2,050,000	3,423,870	2,017,615	1,105,355	1,302,850	5,675,895
Water Utility	835,000	1,065,000	2,784,010	2,489,840	1,450,550	1,931,550	2,079,910	1,558,805	926,925	2,262,855
Total Projects	19,398,300	17,354,950	34,104,390	22,292,190	18,381,250	19,664,120	9,508,730	11,901,960	5,935,950	39,817,905
<u>Available funding</u>										
Capital Works Reserve	1,310,035	1,053,760	1,303,855	52,666	164,391	2,127,685	999,926	959,035	27,545	1,583,250
Casino Revenues	3,324,000	3,773,435	18,186,575	4,598,435	5,481,915	7,640,005	4,569,145	7,436,290	3,153,977	19,431,300
Community Amenity Funds	197,875	75,750	-	-	-	-	-	-	-	-
Community Works (Gas Tax)	-	133,800	413,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800
DCC's	1,372,890	503,690	1,001,755	2,351,774	652,165	8,225,540	2,075,275	2,037,936	1,883,820	13,860,080
Fire Department Equipment	-	55,000	420,000	-	-	-	-	-	-	-
Future Police Cost Reserve	207,230	149,750	149,750	149,750	35,000	35,000	35,000	35,000	35,000	35,000
Grants	735,270	450,000	533,335	-	-	-	-	-	-	500,000
Machinery Replacement	540,000	516,000	180,000	185,000	155,000	190,000	180,000	180,000	180,000	180,000
Municipal Road Network Reser	50,000	-	-	2,136,000	-	-	-	-	-	1,600,000
Office Equipment	50,000	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500
Parks & Recreation	216,750	202,375	14,225	332,150	217,900	74,275	279,275	179,150	173,000	181,750
Sewer Future Capital	454,750	128,890	704,935	1,289,515	565,750	531,805	528,900	267,299	37,780	1,302,370
Special Bond Reserve	104,500	-	-	-	-	-	-	-	-	-
Water Future Capital	835,000	265,000	1,148,660	1,015,600	927,830	658,510	659,910	625,950	263,528	962,855
Total Funding	9,398,300	7,354,950	24,104,390	12,292,190	8,381,250	19,664,120	9,508,730	11,901,960	5,935,950	39,817,905
Project Specific Borrowing	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	-	-	-	-	-
Debt Require to Fund Projects	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	-	-	-	-	-



FINANCIAL PLAN 2020 – 2024

BYLAW NO. 3120

Schedule 'C'

Financial Plan Objectives and Policies

In accordance with Section 165(3.1) of the Community Charter, the City of Langley is required to include in the Five Year Financial Plan, objectives and policies regarding each of the following:

1. The proportion of total revenue that comes from each of the funding sources described in Section 165(7) of the Community Charter,
2. The distribution of property taxes among the property classes, and
3. The use of permissive tax exemptions

1) Funding Sources

The following table shows the proportion of total revenue to be raised from each funding source in 2020.

Revenue Source	% of Total Revenues	Dollar Value
Property Value Taxes	57.66%	\$31,267,750
User Fees and Charges	21.95%	11,901,835
Revenue from Other Sources	2.56%	1,388,360
Casino Proceeds	13.27%	7,200,000
Government Grants	4.56%	2,473,280
Total	100%	\$54,231,225

Property taxes form the greatest proportion of revenues. As a revenue source, property taxation is efficient to administer and understandable for the residents. It is a stable and reliable source of revenue to fund core services like general administration, police services, fire services, bylaw enforcement, and street lighting which would be difficult to fund on a user pay basis.

User fees and charges form the second largest portion of the revenues. Water and sewer usage are billed based on the water meter consumption. Building permit, business licenses and sale of services are also on a user pay basis which attempts to apportion the value of the services provided to those who use the service.

Casino proceeds are used primarily to fund capital infrastructure renewal.

Objective

To maintain the property value tax proportion to the same proportion that it is currently.

Policies

The City will review all user fee levels to ensure they are adequately meeting both the capital and delivery costs of the services.

2) Distribution of Property Tax Rates

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

Property Class	% of Total Property Taxation	Dollar Value
Residential (1)	49.60%	\$15,508,347
Utilities (2)	0.60%	188,039
Light Industrial (5)	5.96%	1,863,960
Business & Other (6)	43.57%	13,621,732
Recreation / Non Profit (8)	0.27%	85,641
Farmland (9)	0.00%	31
Total	100.00%	\$31,267,750

The residential property tax class provides the largest proportion of property tax revenue which is consistent with most other jurisdictions.

Objective

To maintain the 1:3 ratio between the residential and business class properties. The taxable assessed values of business properties increased disproportionately compared to residential properties, this required a deviation from previous ratio in order to not over burden business and light industrial property owners. The ratio in 2020 will be 1:2.6 between the residential and business class and 1:2.5 for between the residential and light industrial class.

Policies

Continue where possible to supplement the revenues from user fees and charges to help offset the burden on the entire property tax base. Maintain the ratio of the residential to business class close to the average ratio in Metro Vancouver.

3) Permissive Tax Exemption

The City has an existing permissive tax exemption policy which guides the administration and approval of permissive tax exemptions every year.

Objective

The City will continue to support those organizations that have received a permissive tax exemption in the past and review new applications as they arise.

Policies

The City adopted a new permissive tax exemption bylaw in the Fall of 2019. The City also adopted a revitalization tax exemption to support the efforts identified in the Downtown Master Plan.



CITY OF LANGLEY

2020 – 2024 Financial Plan

**Fiscal Period January 1, 2020 to
December 31, 2024**

BYLAW 3120

Budget Message

January 27, 2020

Message from the Director of Corporate Services

Mayor and City Council
Langley City

2020-2024 Financial Plan

City Council has adopted a bold vision with the Nexus of Community Plan. Currently underway are the Official Community Plan and Zoning Bylaw updates and work has begun on the Nicomekl River District Neighbourhood Plan. Excitement is building for what the future might bring to Langley City.

With the anticipated arrival of SkyTrain to Langley City within the next eight to ten years, the City needs to capitalize on this once in a generation opportunity and implement long-term community-building initiatives.

The City can play a key role in directing the type of redevelopment of the properties along the transit corridor to shape growth and create new amenities, facilities and services.

To make the Nexus of Community Plan a reality, the City plans to invest up to \$50 million in four important community building initiatives that include:

- \$31 million in strategic land acquisitions
- \$3 million in parks and trails improvements
- \$6 million in Downtown Langley infrastructure upgrades
- \$10 million in City and recreation facilities expansions and enhancements

These investments will improve the quality of life for all residents, allow the City to lead redevelopment through strategic property acquisition, take advantage of partnership opportunities, and deliver greater long-term financial gains to support residential and business programs.

The 2020-2024 Financial Plan anticipates borrowing \$10 million per year over the next five years to fund the investments. Each investment will be repaid over a 15 year period through modest annual property tax increases (less than 3% per year in the first five years).

In 2020, the five year financial plan includes \$54.2 million in operating expenditures and a further \$19.4 million in capital expenditures. Approximately 74% of the operating expenditures are funded through property taxes and utility charges billed at the end of May each year.

Langley City

2020 Financial Plan

New assessment growth in 2020 will generate \$275,000 of additional tax revenues. The net increase in expenditures is \$1,121,405, or a 3.84% tax increase, and the debt servicing cost from the Nexus Investment Plan is \$827,665, or a 2.83% tax increase. The net taxation increase, therefore, is \$1,949,070 or a 6.67%.

Although the total net increase in expenditures results in a 6.67% overall taxation increase, including utility rate increases, the average changes in 2020 are as follows:

Classification	Average Assessed Value	Annual Increase	Monthly Increase	% Increase
Single family	\$858,799	\$ 179	\$ 14.95	5.65%
Multi-family	\$401,664	\$ 86	\$ 7.14	5.52%

Business class properties will see an average increase of 6.93% and Light Industrial properties a 7.05% increase. This rate maintains a competitive ratio between residential and business class properties, ensuring the Langley City remains an attractive municipality to locate a business.

The City is anticipating \$7.2 million in casino proceeds to be received in 2020. This funding will be used to address infrastructure renewal for capital projects like:

- Office Space reconfiguration at City Hall / Timms Community Centre
- Self-Contained Breathing Apparatus (SCBA) investments for the Fire Service
- Road Rehabilitation (Paving)
- Pave Walkways on Grade Crescent & 48 Avenue

- Large Diameter Culvert Cleaning & Inspection
- 47A Avenue Relining the Storm Sewer

In addition, the City will allocate \$168,000 of casino proceeds towards community grants and a further \$168,000 to the Enterprise Fund to be used at Council's discretion for expenditures that are not otherwise anticipated during the year and budget cycle.

The City of Langley's 2020 Financial Plan provides for a number of improvements to parks and boulevards, focus on infrastructure renewal and recreational opportunities, reinforcing Langley City's reputation as the Place to Be!



Darrin Leite, CPA, CA
Director of Corporate Services

2020 Council Goals and Strategic Plan

City Council adopted the 2017-2021 Strategic Plan and the Nexus of Community Plan and the Financial Plan includes a series of goals and actions in each department that support these strategic planning documents. The Strategic Plan has seven key result areas as follows:

Key Result Areas

In this plan, we have seven areas that describe where we believe we most need to move forward and achieve better results. Making progress in these Key Result Areas will define our success over the five year period, and anchor our accountability to our individual and corporate citizens.

1. **Infrastructure Renewal:** We recognize the need for, and are committed to, establishing a long-term, financially-responsible infrastructure renewal plan for all municipal assets.
2. **Quality of Life:** We are a community that is an ideal place to raise a family, offers a welcoming and diverse living environment, boasts great leisure and recreational opportunities, and supports healthy and safe neighbourhoods.
3. **Communication:** We communicate effectively with our citizens, customers, partners, and stakeholders, involving them in decisions which

impact and interest them, and engaging them in public life.

4. **Revitalization:** We will continue to revitalize our community to ensure that it is vibrant, clean and safe, is a desirable location for industry, and our policies and strategies create a vibrant economy that position the City as the Regional Hub in the Fraser Valley for innovation, education, technology, shopping, health industry, leisure and entertainment.
5. **Environment:** We continue to focus on protecting, promoting and enhancing environmental assets in the community and active in achieving the Zero Waste goals.
6. **Protective Services:** We maintain and foster partnerships with law enforcement agencies, community groups, neighbourhoods, and citizens to address public safety and socio-economic issues in the community.
7. **Organizational Development:** We stand out as a results-oriented, engaged and innovative work force with a strong service ethic and high level of customer service, and a City Council that is accessible to its citizens.

The Five Year Financial Plan

The five year financial plan presented in this document is a financial planning tool and not a multi-year budget. The primary focus of the Financial Plan is the current budget year under consideration (2020) with a new five year plan being created for each successive budget cycle.

The revenue and expenditure forecasts of the out years (2021-2024) reflect estimated wage and benefit costs, estimated Metro Vancouver rate increases and RCMP contract increments. We have not attempted to include an estimate of inflation in the out years in this document.

The 2019 Actual column is reflecting the current year to date expenditures rather than an estimate of the amount anticipated after the end of the year which will be higher after all the December purchase invoices and year end reconciliations have been reflected.

Public Process

A Financial Plan presentation will be made at the Monday, January 27, 2020 Council meeting to introduce the budget to the public which will be recorded and streamed on the City's website. The Financial Plan will be advertised for two consecutive weeks in summary form in the local newspaper (January 29 and February 5). A Financial Plan public input and open house meeting will be held on Thursday February 6, from 6:00 pm – 8:00 pm in the City Hall Finance Department foyer for the

public to learn more about the budget and ask questions in a more informal setting.

The financial plan open house was posted on the City website on Thursday, January 16th and shared via the City's social media channels including the creation of a Facebook event which will also be shared with the public, in hopes to engage with taxpayers.

The open house will be followed by a Financial Plan presentation at the February 10, 2020 Committee of the Whole Council meeting where comments from the public will be invited.

The Financial Plan bylaw is scheduled to be adopted at the February 24th Council meeting.

Budget Highlights

General Operating Fund

The Consumer Price Index (CPI) % increase in Vancouver for the year ended December, 2019 was 1.9%. The CPI is not representative of the costs incurred by municipal governments which are more heavily weighted to labour, materials and contracted services, whereas the CPI reflects a basket of goods, like food, shelter, clothing, furniture, etc. A municipal Price Index (MPI) developed in Edmonton forecasts the MPI in 2020 to be 2.96%.

The gap between total expenditures and total revenues in the general fund is \$1,949,070 and would require a tax revenue increase of 6.67%.

2020 Property Tax Impact		
Non-discretionary Increase	\$ 828,850	2.84%
Service Level Increments	\$ 292,555	1.00%
Debt Servicing (\$10M)	\$ 827,665	2.83%
Total Taxation Shortfall	\$ 1,949,070	6.67%

The budget contains non-discretionary service level and other increases outlined in the following table.

Summary of the Larger Changes Affecting the 2020 General Fund Budget	
Revenues:	
2019 Supplementary assessment reductions	\$ 147,465
2020 New tax growth increase	(275,000)
Solid waste fee increase	(19,840)
Business license fees	(20,400)
Rental income	(20,675)
Interest income	(28,000)
Interfund utility allocation	(67,555)
Traffic fine revenue	(25,000)
Misc. fees and revenue	(27,160)
Expenditures:	
Council remuneration, travel and benefits	73,770
Software support, IT consultation and supplies	36,800
Employee wages and benefits	388,610
Fire wage and benefits	114,590
Additional fire training	30,000
Insurance Premiums	26,940
Security contract	32,875
RCMP detachment operations – Municipal staff	31,530
RCMP contract	331,570
Fire service travel, turn-out, fuel, software & dispatch	73,455
Utility charges – Electricity, gas & water	33,750

Summary of the Larger Changes Affecting the 2020 General Fund Budget	
Solid waste services	19,450
Library levy	33,650
Inclusion support worker	8,700
Enhanced playground maintenance	20,000
Enhanced mowing and trail maintenance	50,000
Various supplies and contracted services	69,570
Long term debt - Interest	270,000
Long term debt – Principal	557,665
Infrastructure levy	100,000
Tsfr Gaming proceeds reserve	(16,000)
Tsfr to /from reserves	(1,690)
Net 2020 budget expenditure increase	\$ 1,949,070

Each year departments scrutinize their operating budgets in an effort to make substantive reductions to help mitigate a taxation increase. Over the last number of years, over \$1.1 million in savings have been implemented reducing taxes by 5%. However, these reductions have operational impacts due to reductions in training, supplies and contracted services.

Revenue Decreases:

The property tax assessments have decreased as part of the Appeal Board decisions resulting in tax revenues being less than budgeted for 2019. In 2020, these revenues will have to be made up to continue with the base level of expenditures anticipated in 2019 by increasing property tax revenue by \$147,465.

Revenue Increases:

The total new taxation growth from new construction is estimated at \$275,000 or 0.9% property tax revenue.

Solid waste fees have increased \$19,840 to offset the increase in disposal charges for garbage and green waste.

Business license activity and a fee increase are generating an additional \$20,400.

Property rental income has been increased by \$20,675 to reflect the increases in contractual agreements.

Interest income has increased \$28,000 due to recent increases in available bank and investment rates.

A portion of General Fund operating costs are attributed to the operation of the Sewer & Drainage Fund and the Water Fund. In 2020, these allocations increased by \$67,555.

Traffic fine revenue has increased \$25,000 based on historical disbursements from the Province.

Other miscellaneous fees and revenue have increased by \$27,160 based on increasing rates and historical trends.

Expenditures:

Council remuneration and benefit increases of \$73,770 are based on adopted Council policy and the related adjustments for 2020.

Software support and IT security services need to be increased \$36,800 in order to maintain the current City enterprise systems and pay annual maintenance fees for newly implemented software.

A provision of \$388,610 has been included for the CUPE and management staff contract increases as well as increases due to staff moving through steps in their pay grades.

A provision of \$114,590 has been included for the IAFF and management staff contract increases as well as increases due to staff moving through steps in their pay grades.

Additional fire training costs of \$30,000 have been included to address additional training requirements for new and existing fire suppression staff.

A \$26,940 increase in insurance premiums has been included due to increased rates and expanded coverage.

The City entered into a new contract for security services, this has necessitated an increased provision of \$32,875.

The cost for centralized support services, billed by the Township of Langley for municipal employees at the RCMP detachment, is increasing \$31,530 to reflect wage increases.

The RCMP incremental costs of \$331,570 also reflects a 2.50% increase in wage and pension costs and movement

through pay grades. The vacancy rate has been lowered at the detachment resulting in more of the City's 51.35 contracted RCMP members being deployed in the City. The City shares 179 RCMP members with the Township of Langley and we have estimated that there will be 177.5 members on active duty resulting in a vacancy of only 1.5 members combined in 2020.

The Fire Service is requesting an additional provision for travel, turn-out gear, uniforms, fuel, software maintenance and dispatch increases totaling \$73,455.

Utility charges, including Hydro, Natural Gas and Water have increased requiring additional operating funds of \$33,750.

Solid waste service fees have increased \$19,450 due to increases in contract costs and disposal fees.

The FVRL levy is increasing \$33,650 covering wages and benefit cost increases and an increase in material costs.

An allocation of \$8,700 has been added to provide for an Inclusion Support worker to provide additional support to children with disabilities who wish to take part in summer day camps.

In recent years the City has invested in new and enhanced playgrounds throughout the municipality. Additional maintenance of \$20,000 has been added to ensure these new facilities are maintained to ensure safe enjoyment and extended longevity.

A \$50,000 enhancement in mowing and trail maintenance has been included to provide a higher level of service to the community and field user groups.

Various small inflationary increases to supplies and contracted services budgets throughout the organization resulted in an increase of \$69,570.

The addition of long term debt to the City's 10 year capital plan has necessitated the addition of annual interest and principal payments. The planned initial borrowing of \$10 million in 2020 equates to annual interest charges of \$270,000 and scheduled principal payments of \$557,665.

The City will increase the transfer to reserves by \$100,000 for funding future infrastructure projects.

The transfer from the casino proceeds reserve was increased by \$16,000 to fund public events.

There was a small net increase transfer from reserves amounting to \$1,690.

Water Operating Fund

The water rate structure will increase \$0.04 per cubic meter to \$1.35 per cubic meter, with a flat rate of \$75 per dwelling unit. The increase for the average single family residential customer using 330 cubic meters of water will be \$13.20 in 2020.

The cost of water purchased from GVWD is increasing 5.9%. The water purchase cost of \$2.9 million makes up 62.3% of the expenditures in the water fund.

The GVWD has indicated that there will be annual increases in water costs between 6.1-10.1% per year over the next five years to allow for improved water filtration and infrastructure replacement.

Sewer and Drainage Operating Fund

The sewer rate structure will increase \$0.08 per cubic meter bringing the total to \$1.27 per cubic meter (80% of water consumption) with a flat rate of \$75 per dwelling unit. The increase for the average single family residential customer using 330 cubic meters of water, used to determine the sewer charge, will be \$21.12 in 2020.

The proposed increase is to fund an increased allocation of administrative costs from the general fund, additional system testing and an increase in wages and supplies.

The sewer treatment levy cost from the GVS&DD is \$2.16 million which makes up 57% of the expenditures in the sewer fund. The GVS&DD has indicated that there will be annual increases in sewer costs between 8.0-15.4% per year over the next five years to allow for improved sewer collection and treatment.

Capital Improvement Plan

The Financial Plan includes a 10 year Capital Improvement Plan (CIP). The proposed expenditures in 2020 total \$19,398,300. The largest expenditure is \$10,000,000 dedicated to the purchase of strategic properties throughout the City. The upgrade of the sanitary sewer line on 200 ST between 49 Ave to the Metro Vancouver trunk main requires \$1,000,000 of funding. Construction of bike lanes along 208 St and Glover Road combine for an additional investment of \$768,000.

Capital projects are funded through money the City has placed in reserves, funds received from developers when new construction is undertaken by way of Development Cost Charges (DCC's), grants and casino proceeds.

Each year the City allocates a portion of the money collected through property taxation and utility fees into the reserves. The planned reserve contributions in 2020 are presented on the table below.

Tax and Utility Funded Reserve Contributions	
Capital Works Reserve	\$ 1,054,450
Fire Equipment Replacement	55,000
Machinery Replacement	400,000
Off Street Parking	11,520
Office Equipment	46,500
Parks & Recreation	177,500
Sewer Future Capital	600,000
Water Future Capital	660,000
Total 2020 Contributions	\$ 3,004,970

The City recognizes that our infrastructure is aging and will need to be replaced in established neighbourhoods. Additional funding of \$100,000 dedicated to infrastructure renewal has been included.

The work being planned to accommodate the tangible capital asset requirements and resulting asset management benefits will highlight the infrastructure deficit faced by the City of Langley. We are not currently putting enough funding towards infrastructure renewal to meet projected needs. It will take a concerted effort by City Council to balance between allocating adequate funding for infrastructure, that is primarily underground, and other infrastructure needs for the community.

Prior Year's Surplus

The City is required to prepare a balanced budget each year under provincial legislation. Each dollar expended has to be approved by City Council in the Financial Plan. At the end of the previous year, the actual financial numbers may result in revenues being higher than

anticipated or expenditures lower than planned which is called a surplus.

It is proposed that any surplus generated in 2019 be allocated to the Capital Works Reserve to augment the capital works undertaken in future years.

Casino Proceeds

Casino proceeds are a significant funding source for the Capital Improvement Plan. It is estimated that the casino proceeds will be \$7.2 million in 2020.

The following table lists the projects funded by casino proceeds.

Capital 2020 - Casino Proceeds Allocation	
Cityhall/Timms Office Space Reconfig.	\$ 368,000
Cityhall Terrace Lighting	30,000
Unit4 Payroll Module Upgrade	140,000
LCFRS SCBA Replacement	480,000
Road Rehabilitation	545,000
LED Lighting Fixture Replacement	130,000
Traffic Calming 53 Ave	150,000
Grade Cr; 208 Median & 201A St Crosswalk	86,000
Crosswalk 208 St and 45A Ave	120,000
Pave walkways; Grade Crescent and 48 Ave	150,000
DRC Washroom Renovations	140,000
AAMP Pool Pipe Circulation System	50,000
Urban Forest Management Strategy	40,000
Uplands Dog Off Leash Park	80,000
Douglas Park Pickleball Court	40,000
Performing Arts Centre Funding Study	100,000
McBurney Plaza Trees	100,000
Large Diameter Culvert Cleaning & Inspection	150,000
Video Condition Assessment	75,000
Relining Sewer 47A Ave	250,000
Net 2020 budget expenditure increase	\$ 3,324,000

Issues Affecting Future Years' Budgets

New growth revenues are anticipated to remain low based on existing market conditions. New growth typically funds any inflationary increases in the City's budget. Wage settlements and ability to attract and retain staff, without any new service levels being considered, will continue to put pressure on the budget.

Local governments are increasingly feeling the effects of downloading by other levels of government. The City is struggling with it's ability to address social issues like homelessness where individuals suffering from mental health and substance abuse concerns are evident. Historically, social welfare has been a Provincial mandate however, municipalities are now facing the effects of this growing issue.

Our contracted service partners like the RCMP, Fraser Valley Regional Library and Metro Vancouver have increases in their respective budgets which are beyond the City's control and can have significant effects on the overall City of Langley Financial Plan. The RCMP in particular are undergoing the transition to a unionized police force which can have significant financial and operational implications in the future.

Our Financial Plan for 2020 – 2024 will set our spending priorities to ensure that the City of Langley continues as the Place to Be!



Darrin Leite, CPA, CA
Director of Corporate Services

CONSOLIDATED FINANCIAL PLAN SUMMARY

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Consolidated Revenues								
Property Value Taxes	\$ 26,952,217	\$ 29,191,145	\$ 29,039,887	\$ 31,267,750	\$ 32,907,900	\$ 34,584,255	\$ 36,277,490	\$ 37,987,135
Fees and Charges	12,360,645	11,663,200	12,101,346	11,901,835	12,497,920	13,266,810	14,092,970	14,841,850
Revenue Other Services	13,476,249	10,965,475	11,996,400	11,061,640	11,060,770	11,059,880	11,058,970	11,058,040
	52,789,111	51,819,820	53,137,633	54,231,225	56,466,590	58,910,945	61,429,430	63,887,025
Consolidated Expenditures								
General Government Services	4,214,436	5,052,615	4,797,641	5,051,440	5,134,895	5,220,055	5,306,975	5,395,675
Policing Service	11,901,631	12,955,340	12,017,694	12,911,770	13,369,760	13,835,200	14,308,260	14,789,160
Fire Rescue Service	4,127,331	5,172,485	4,501,420	5,390,530	5,510,720	5,633,840	5,760,010	5,889,320
Other Protective Services	798,061	853,365	692,032	878,285	895,145	912,355	929,895	947,775
Engineering and Operations	3,034,421	3,148,070	3,074,127	3,242,115	3,282,770	3,324,240	3,366,530	3,409,630
Development Services	1,103,779	1,428,880	1,135,120	1,376,745	1,397,910	1,419,510	1,441,540	1,463,990
Solid Waste	655,515	689,770	679,614	709,610	727,680	745,920	764,320	782,910
Recreation	3,914,361	4,224,090	4,119,962	4,459,185	4,530,780	4,622,110	4,715,690	4,811,580
Parks	1,953,972	2,144,610	2,058,569	2,274,805	2,302,400	2,330,560	2,359,260	2,388,540
Sewer & Drainage	2,838,431	3,082,970	2,950,597	3,123,675	3,429,490	3,817,910	4,203,840	4,471,860
Water	3,460,509	3,779,195	3,606,564	3,769,660	3,953,970	4,230,510	4,566,710	4,942,520
Interest	31,198	55,200	50,834	55,200	55,200	55,200	55,200	55,200
Amortization	5,657,083	4,750,000	-	5,700,000	5,800,000	5,900,000	6,000,000	6,100,000
	43,690,728	47,336,590	39,684,174	48,943,020	50,390,720	52,047,410	53,778,230	55,448,160
Excess of revenue over expenditures	9,098,383	4,483,230	13,453,459	5,288,205	6,075,870	6,863,535	7,651,200	8,438,865
Add:								
Transfer from Reserve Accounts	774,703	1,321,565	632,000	927,565	927,565	927,565	927,565	927,565
Transfer from Statutory Reserves	-	-	-	-	-	-	-	-
Transfer from General Surplus	-	340,000	-	-	-	-	-	-
Transfer from Equity	5,657,083	4,750,000	-	5,700,000	5,800,000	5,900,000	6,000,000	6,100,000
	6,431,786	6,411,565	632,000	6,627,565	6,727,565	6,827,565	6,927,565	7,027,565
Deduct:								
Debt Servicing	-	-	-	827,665	1,655,330	2,482,995	3,310,660	4,138,325
Transfer to Reserve Accounts	10,761,987	9,249,825	10,271,242	9,343,135	9,403,135	9,463,135	9,523,135	9,583,135
Transfer to Statutory Reserves	4,681,118	1,644,970	3,203,400	1,744,970	1,744,970	1,744,970	1,744,970	1,744,970
	15,443,105	10,894,795	13,474,642	11,915,770	12,803,435	13,691,100	14,578,765	15,466,430
Surplus (Deficit)	\$ 87,064	\$ -	\$ 610,817	\$ -	\$ -	\$ -	\$ -	\$ -

STAFFING SUMMARY (F.T.E.)

DEPARTMENT	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
General Government Services	27.1	29.5	28.4	29.5	29.5	29.5	29.5	29.5
Policing Services - note 1	52.1	53.3	53.3	53.3	53.3	53.3	53.3	53.3
Fire Rescue Service	25.0	28.9	25.8	28.9	28.9	28.9	28.9	28.9
Other Protective Services	1.6	2.0	1.7	2.0	2.0	2.0	2.0	2.0
Engineering and Operations	16.5	18.9	18.2	19.2	19.2	19.2	19.2	19.2
Development Services	7.2	9.2	7.0	8.2	8.2	8.2	8.2	8.2
Solid Waste	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Recreation	34.9	33.7	33.9	33.7	33.7	33.7	33.7	33.7
Parks	12.9	14.5	13.1	13.9	13.9	13.9	13.9	13.9
Sewer Utility	3.5	4.4	3.6	4.5	4.5	4.5	4.5	4.5
Water Utility	4.9	5.0	5.4	5.0	5.0	5.0	5.0	5.0
TOTAL F.T.E.'s	185.9	199.6	190.6	198.4	198.4	198.4	198.4	198.4

Note 1 - RCMP member are under contract from the RCMP

***It is important to note that FTE's represent a full-time equivalent of a staff member. In many instances, particularly in Parks and Recreation which consists of many part-time or seasonal positions, this is not a accurate reflection of the actual number of employees.

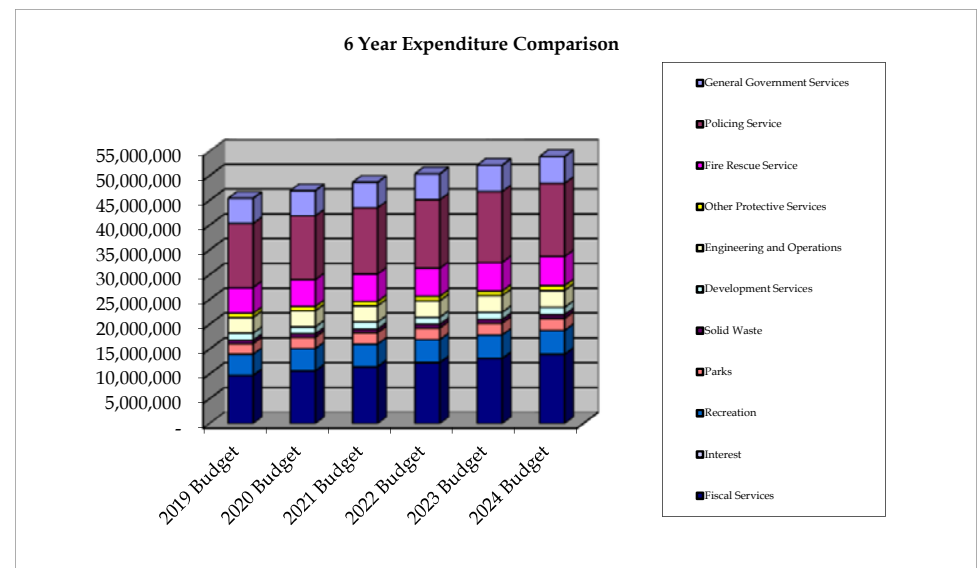
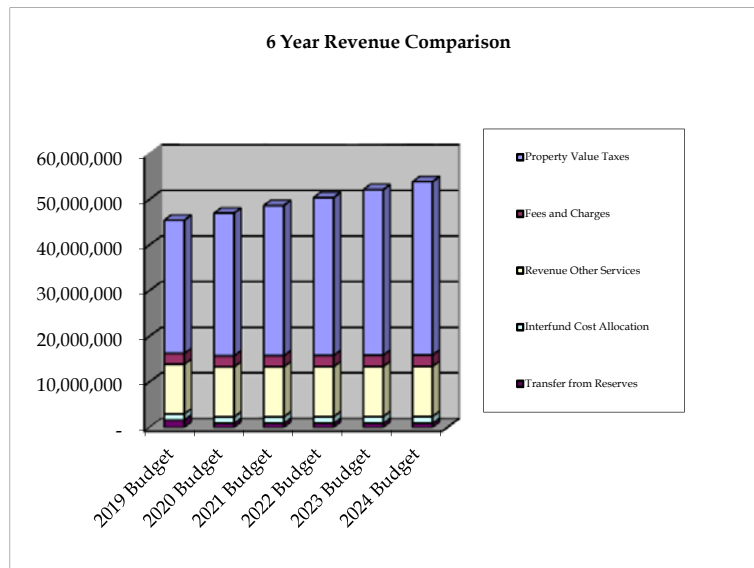
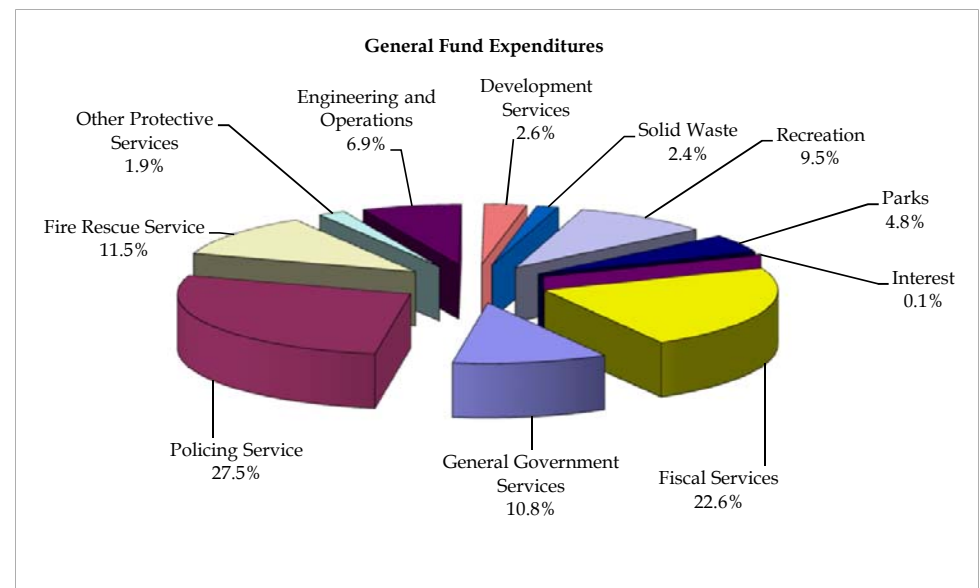
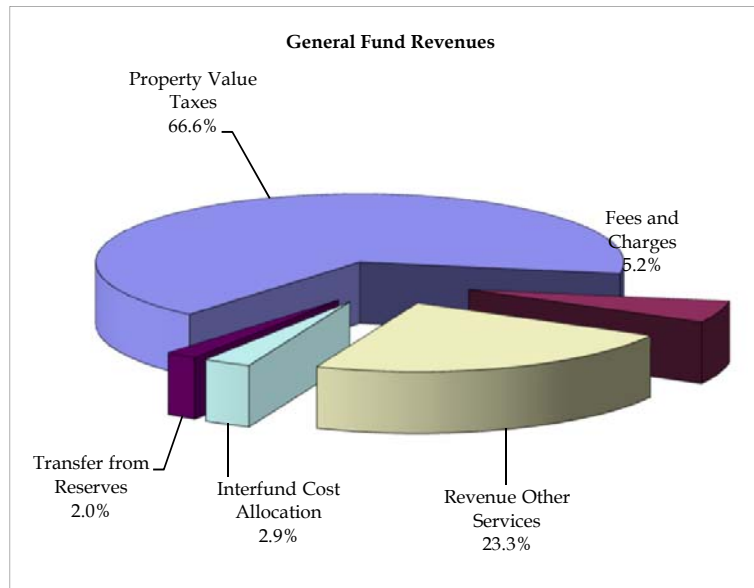
General Operating Fund

2020-2024



GENERAL OPERATING FUND

The General Operating Fund is the primary operating fund of the City. It is used to account for all of the financial resources and expenditures of the City of Langley, except Water Utility, Sewer & Drainage Utilities, and the 10-year Capital Improvement Plan. This section details the 2020-2024 Financial Plan, as well as showing comparative figures for 2018 Actual Results, 2019 Budget, and the 2019 Year to Date (YTD) expenditures. *(The 2019 YTD figures are highly dependent on when billings are received and processed and may not accurately reflect actual expenses to date.)*



GENERAL FUND SUMMARY								
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Revenues								
Property Value Taxes	\$ 26,952,217	\$ 29,191,145	\$ 29,039,887	\$ 31,267,750	\$ 32,907,900	\$ 34,584,255	\$ 36,277,490	\$ 37,987,135
Fees and Charges	3,303,928	2,372,890	3,018,019	2,419,300	2,437,370	2,455,910	2,474,010	2,492,600
Revenue Other Services	13,357,063	10,866,475	11,964,125	10,961,140	10,960,270	10,959,380	10,958,470	10,957,540
Interfund Cost Allocation	1,240,205	1,312,145	1,312,145	1,379,700	1,407,590	1,432,980	1,458,910	1,485,370
	44,853,413	43,742,655	45,334,176	46,027,890	47,713,130	49,432,525	51,168,880	52,922,645
Expenditures								
General Government Services	4,214,436	5,052,615	4,797,641	5,051,440	5,134,895	5,220,055	5,306,975	5,395,675
Policing Service	11,901,631	12,955,340	12,017,694	12,911,770	13,369,760	13,835,200	14,308,260	14,789,160
Fire Rescue Service	4,127,331	5,172,485	4,501,420	5,390,530	5,510,720	5,633,840	5,760,010	5,889,320
Other Protective Services	798,061	853,365	692,032	878,285	895,145	912,355	929,895	947,775
Engineering and Operations	3,034,421	3,148,070	3,074,127	3,242,115	3,282,770	3,324,240	3,366,530	3,409,630
Development Services	1,103,779	1,428,880	1,135,120	1,376,745	1,397,910	1,419,510	1,441,540	1,463,990
Solid Waste	655,515	689,770	679,614	709,610	727,680	745,920	764,320	782,910
Recreation	3,914,361	4,224,090	4,119,962	4,459,185	4,530,780	4,622,110	4,715,690	4,811,580
Parks	1,953,972	2,144,610	2,058,569	2,274,805	2,302,400	2,330,560	2,359,260	2,388,540
Interest	31,198	55,200	50,834	55,200	55,200	55,200	55,200	55,200
	31,734,705	35,724,425	33,127,013	36,349,685	37,207,260	38,098,990	39,007,680	39,933,780
	13,118,708	8,018,230	12,207,163	9,678,205	10,505,870	11,333,535	12,161,200	12,988,865
Add:								
Transfer from Reserve Accounts	774,703	1,321,565	632,000	927,565	927,565	927,565	927,565	927,565
Transfer from Statutory Reserves	-	-	-	-	-	-	-	-
Transfer from Surplus	-	340,000	-	-	-	-	-	-
	774,703	1,661,565	632,000	927,565	927,565	927,565	927,565	927,565
Deduct:								
Debt Servicing	-	-	-	827,665	1,655,330	2,482,995	3,310,660	4,138,325
Transfer to Reserve Accounts	9,130,086	8,034,825	9,106,242	8,033,135	8,033,135	8,033,135	8,033,135	8,033,135
Transfer to Statutory Reserves	4,681,118	1,644,970	3,203,400	1,744,970	1,744,970	1,744,970	1,744,970	1,744,970
	13,811,204	9,679,795	12,309,642	10,605,770	11,433,435	12,261,100	13,088,765	13,916,430
Surplus (Deficit)	\$ 82,207	\$ -	\$ 529,521	\$ -	\$ -	\$ -	\$ -	\$ -

DEPT. BUDGET SUMMARY	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	150.9	159.3	154.1	158.0	158.0	158.0	158.0	158.0
Operating Cost Summary								
Revenues	\$ (46,607,525)	\$ (46,293,860)	\$ (46,882,667)	\$ (47,842,345)	\$ (49,525,585)	\$ (51,244,980)	\$ (52,981,335)	\$ (54,735,100)
Personnel & Benefits	12,359,405	14,853,025	13,277,660	15,291,090	15,627,390	15,960,630	16,301,090	16,648,940
Equipment	341,338	354,395	359,509	357,995	357,995	357,995	357,995	357,995
Contracted Services	17,221,377	18,388,030	17,475,993	18,443,815	18,961,290	19,517,940	20,084,280	20,660,600
Materials & Supplies	16,603,198	12,698,410	15,239,984	13,749,445	14,578,910	15,408,415	16,237,970	17,067,565
Total Operating Cost	\$ (82,207)	\$ -	\$ (529,521)	\$ -	\$ -	\$ -	\$ -	\$ -

Property Taxation



PROPERTY TAXATION

Property Taxation and Assessment

Property tax is the largest single General Fund revenue source in the City of Langley and will account for 57.6% of total revenues in 2020.

Property taxes are billed to each legal property in the City. The property tax bill is calculated by multiplying the current years tax rate by the assessment values of each property.

Property Tax Assessment Base

Property assessment in the Province of British Columbia is the function of the British Columbia Assessment Authority (BCAA). The BCAA's purpose is to establish and maintain assessments that are uniform in the whole of the Province in accordance with the Assessment Act.

The Assessment Act requires that the BCAA produce an annual roll with assessments at actual value. Actual value is defined by statute as being synonymous with market value. A commonly accepted definition of market value is: "that price a property might reasonably be expected to bring if offered for sale by a willing vendor to a willing purchaser after adequate time and exposure to the market".

In addition to determining market value, BCAA also decides upon the appropriate classification for each property.

The provincial Government has prescribed nine classes of property, as follows:

Class 1: Residential includes land or improvements, or both, used for residential purposes, including single-family residences, duplexes, multi-family residences, apartments, condominiums, manufactured homes and some vacant land.

Class 2: Utilities includes land or improvements, or both used for the purpose of providing utilities; E.G. Telus, BC Hydro.

Class 3: Supportive Housing - funded by the Province, a property which combines on-site support services with housing for persons who were previously homeless, at risk of homelessness, have mental or physical disabilities, or who are recovering drugs or alcohol addictions.

Class 4: Major Industry which is non applicable in the City of Langley.

Class 5: Light Industry includes properties used for extracting, processing and manufacturing, not falling within the Major Industry Class.

Class 6: Business and Other comprises all land and improvements not included in classes 1 to 5 and 7 to 9.

Class 7: Managed Forest Land which is non applicable in the City of Langley

PROPERTY TAXATION

Class 8: Recreational property/Non-profit Organizations includes land used solely as an outdoor recreational facility for a specific use or activity together with property used or set aside for use as a meeting hall by a non-profit fraternal organization.

Class 9: Farm includes only land classified as farm land in accordance with the prescribed standards.

The **2020** property classes and their respective assessment values for general municipal purposes are:

Class 1 Residential	\$6,001,832,003
Class 2 Utility	4,700,980
Class 3 Supportive Housing	4
Class 5 Light Industry	288,408,400
Class 6 Business Other	2,026,610,003
Class 8 Recreational/Non-profit	12,741,500
Class 9 Farm	11,936
Total	<u>\$8,334,304,826</u>

City Council has the ability to set a tax rate for each class of property.

The key dates in the assessment cycle are as follows:

July 1, 2019 – is the date at which the market value is determined for the 2020 Assessment Roll.

October 31, 2019 – Deadline date for municipal Council to adopt tax exemption bylaws for the 2020 Assessment Roll

October 31, 2019 – The 2020 Assessment Roll reflects the physical condition and permitted use of each property on this date

November 30, 2019 – Deadline for ownership changes to the 2020 Assessment Roll

December 31, 2019 – Deadline for Completed Roll totals, and mailing date for Assessment Notices.

January 31, 2020 – Deadline for requesting a formal assessment review.

March 31, 2020 – Deadline date for the Revised Roll

Assessment Growth

In the last decade, 1,044 new living units have been constructed in the City of Langley. The growth over the decade has been in multi-family type housing with 1,123 new units being constructed. This was offset by a reduction of 79 single family units over the same time frame.

2020 New Growth and Market Value Change

Property Class	2020 New Assessment	Percent New Growth	2020 Market Value Change	Percent Market Change	2020 Completed Roll	2020 Tax Rates	2020 Tax Ratios	2020 Tax Revenues Before Growth
1. Residential	\$ 107,302,400	1.8%	\$ (204,028,900)	-3.3%	\$ 6,001,832,003	2.2140	1.000	\$ 13,050,292
2. Utilities	-	0.0%	963,030	25.8%	4,700,980	40.0000	18.067	188,039
3. Supportive Housing	-	0.0%	-	0.0%	4	2.2140	1.000	0
5. Light Industry	-	0.0%	40,726,800	16.4%	288,408,400	6.6419	3.000	1,915,580
6. Business/Other	743,643	0.0%	217,331,860	12.0%	2,026,610,003	6.8079	3.075	13,791,857
8. Rec/Non-Profit	-	0.0%	3,439,000	37.0%	12,741,500	7.6825	3.470	97,886
9. Farm	-	0.0%	-	0.0%	11,936	2.2140	1.000	26
	<u>\$ 108,046,043</u>	<u>1.3%</u>	<u>\$ 58,431,790</u>	<u>0.7%</u>	<u>\$ 8,334,304,826</u>			<u>\$ 29,043,680</u>

	2019 Supp Roll	2019 Tax Rates	2019 Tax Ratios	2019 Tax Revenues
1. Residential	\$6,098,558,503	2.3236	1.000000	\$ 14,170,611
2. Utilities	3,737,950	40.0000	17.214667	\$ 149,518
3. Supportive Housing	4	2.3236	1.000000	\$ -
5. Light Industry	247,681,600	6.9708	3.000000	\$ 1,726,539
6. Business/Other	1,808,534,500	7.1450	3.074970	\$ 12,921,979
8. Rec/Non-Profit	9,302,500	8.0629	3.470003	\$ 75,005
9. Farm	11,936	2.3236	1.000000	\$ 28
	<u>\$ 8,167,826,993</u>			<u>\$ 29,043,680</u>

Property Class	2019 Tax Revenues	2020 Tax Revenues Before Growth	Market Caused Tax Shift	Percent Shift
1. Residential	\$ 14,170,611	\$ 13,050,292	\$ (1,120,319)	-7.9%
2. Utilities	149,518	188,039	38,521	25.8%
3. Supportive Housing	-	-	-	N/A
5. Light Industry	1,726,539	1,915,580	189,041	10.9%
6. Business/Other	12,921,979	13,791,857	869,878	6.7%
8. Rec/Non-Profit	75,005	97,886	22,881	30.5%
9. Farm	28	26	(2)	-7.1%
	<u>\$ 29,043,680</u>	<u>\$ 29,043,680</u>	<u>\$ -</u>	

2020 TAX LOAD DISTRIBUTION

Property Class	ASSESSMENTS			PERCENT ASSESSMENTS			ABSOLUTE TAX SHARE			PERCENTAGE TAX SHARE		
	2018	2019	2020	2018	2019	2020	2018	2019	2020	2018	2019	2020
1. Residential	\$3,352,059,703	\$6,098,558,503	\$6,001,832,003	70.9%	74.7%	72.0%	\$8,331,209	\$14,170,611	\$15,508,347	43.9%	48.8%	49.6%
2. Utilities	2,311,670	3,737,950	4,700,980	0.0%	0.0%	0.1%	92,467	149,518	188,039	0.5%	0.5%	0.6%
3. Supportive Housi	2	4	4	0.0%	0.0%	0.0%	-	-	0	0.0%	0.0%	0.0%
5. Light Industry	145,885,600	247,681,600	288,408,400	3.1%	3.0%	3.5%	1,156,654	1,726,539	1,863,960	6.1%	5.9%	6.0%
6. Business/Other	1,218,734,304	1,808,534,500	2,026,610,003	25.8%	22.1%	24.3%	9,356,833	12,921,979	13,621,731	49.2%	44.5%	43.6%
8. Rec/Non-profit	7,178,000	9,302,500	12,741,500	0.2%	0.1%	0.2%	61,728	75,005	85,641	0.3%	0.3%	0.3%
9. Farm	11,936	11,936	11,936	0.0%	0.0%	0.0%	30	28	31	0.0%	0.0%	0.0%
	\$4,726,181,215	\$8,167,826,993	\$8,334,304,826	100.0%	100.0%	100.0%	\$18,998,921	\$29,043,680	\$31,267,750	100.0%	100.0%	100.0%

Less new Growth
Tax Revenues before new growth

\$275,000
\$30,992,750

Property Class	TAX RATES			TAX RATIOS		
	2018	2019	2020	2018	2019	2020
1. Residential	2.4854	2.3236	2.5852	1.000	1.000	1.000
2. Utilities	40.0000	40.0000	40.0000	16.094	17.215	15.473
3. Supportive Housi	2.4854	2.3236	2.5852	1.000	1.000	1.000
5. Light Industry	7.9285	6.9708	6.4629	3.190	3.000	2.500
6. Business/Other	7.6775	7.1450	6.7214	3.089	3.075	2.600
8. Rec/Non-profit	8.5996	8.0629	6.7214	3.460	3.470	2.600
9. Farm	2.4854	2.3236	2.5852	1.000	1.000	1.000

DISTRIBUTION OF TAXATION INCREASE			
2019	2020	Change	Percent
\$14,170,611	\$15,238,347	1,067,736	7.53%
149,518	188,039	38,521	25.76%
-	-	-	N/A
1,726,539	1,863,960	137,421	7.96%
12,921,979	13,616,731	694,752	5.38%
75,005	85,641	10,636	14.18%
28	31	3	10.71%
\$29,043,680	\$30,992,749	\$ 1,949,069	6.71%

2020 TAX LOAD DISTRIBUTION

		ASSESSMENTS				TAXATION LEVELS					
		Address	2018	2019	2020	Percent Change	2018	2019	2020	Change	Percent Change
Residential Samples											
	101320	20881 45A Ave	\$801,400	\$835,800	\$760,100	-9.06%	\$1,992	\$1,942	\$1,965	\$23	1.18%
	101920	4718 209 St	\$814,000	\$879,000	\$813,000	-7.51%	\$2,023	\$2,042	\$2,102	\$59	2.90%
	150770	19700 50A Ave	\$804,000	\$845,000	\$780,000	-7.69%	\$1,998	\$1,963	\$2,016	\$53	2.70%
	150470	19640 51 Ave	\$992,000	\$1,063,000	\$1,110,000	4.42%	\$2,466	\$2,470	\$2,870	\$400	16.18%
	040510	Rental Apartment Blk	\$13,980,000	\$14,977,000	\$15,654,000	4.52%	\$34,746	\$34,801	\$40,468	\$5,668	16.29%
Strata Units											
	008410	Parkway Estates	\$267,000	\$356,000	\$327,000	-8.15%	\$664	\$827	\$845	\$18	2.19%
	008710	Cassola Court	\$341,000	\$454,000	\$418,000	-7.93%	\$848	\$1,055	\$1,081	\$26	2.43%
	000650	Riverwynde	\$526,000	\$617,000	\$626,000	1.46%	\$1,307	\$1,434	\$1,618	\$185	12.88%
	030210	Park Place	\$324,000	\$431,000	\$354,000	-17.87%	\$805	\$1,001	\$915	-\$86	-8.62%
Average Single Family			\$827,585	\$895,585	\$858,799	-4.11%	\$2,057	\$2,081	\$2,220	\$139	6.69%
Average Strata			\$325,616	\$418,747	\$401,664	-4.08%	\$809	\$973	\$1,038	\$65	6.72%
Average Residential			\$546,356	\$638,927	\$613,622	-3.96%	\$1,358	\$1,485	\$1,586	\$102	6.85%
Business/Other Samples											
	000270	20504 Fraser Hwy	\$1,318,000	\$1,653,000	\$2,068,000	25.11%	\$10,119	\$11,811	\$13,900	\$2,089	17.69%
	021151	5666 Glover Rd	\$5,886,000	\$5,886,000	\$13,162,200	123.62%	\$45,190	\$42,055	\$88,469	\$46,413	110.36%
	035410	20316 56 Ave	\$5,354,000	\$5,637,000	\$7,124,000	26.38%	\$41,105	\$40,276	\$47,884	\$7,607	18.89%
	038431	#2-5521 203 St	\$171,300	\$188,700	\$212,700	12.72%	\$1,315	\$1,348	\$1,430	\$81	6.04%
	040080	20622 Langley Bypass	\$12,287,000	\$12,779,000	\$13,531,000	5.88%	\$94,333	\$91,306	\$90,948	-\$358	-0.39%
	040261	20667 Langley Bypass	\$7,000,000	\$7,883,000	\$8,869,000	12.51%	\$53,743	\$56,324	\$59,612	\$3,288	5.84%
	040331	20250 Logan Ave	\$4,237,000	\$5,164,000	\$5,691,000	10.21%	\$32,530	\$36,897	\$38,252	\$1,355	3.67%
	051982	5716 198 St	\$943,200	\$1,228,600	\$1,485,600	20.92%	\$7,241	\$8,778	\$9,985	\$1,207	13.75%
	135305	#3-5755 Glover Rd	\$1,240,000	\$1,363,000	\$1,525,000	11.89%	\$9,520	\$9,739	\$10,250	\$512	5.25%
Average Business / Other			\$2,530,842	\$2,889,033	\$3,258,215	12.78%	\$19,431	\$20,642	\$21,900	\$1,258	6.09%
Statistical Average			\$1,681,951	\$1,928,326	\$2,191,708	13.66%	\$12,913	\$13,778	\$14,731	\$954	6.92%
Light Industry Samples											
	042168	#5-20688 Duncan Way	\$672,000	\$744,000	\$836,000	12.37%	\$5,328	\$5,186	\$5,403	\$217	4.18%
	042695	#105-20081 Industrial Ave	\$275,000	\$302,600	\$340,100	12.39%	\$2,180	\$2,109	\$2,198	\$89	4.20%
	051480	5701 Production Way	\$2,574,000	\$3,258,000	\$3,949,000	21.21%	\$20,408	\$22,711	\$25,522	\$2,811	12.38%
	052010	5744 198 St	\$6,734,000	\$7,600,000	\$8,568,000	12.74%	\$53,391	\$52,978	\$55,374	\$2,396	4.52%
Average Light Industry			\$2,650,266	\$3,216,644	\$3,745,564	16.44%	\$21,013	\$22,423	\$24,207	\$1,785	7.96%
Statistical Average			\$2,469,227	\$2,946,576	\$3,402,260	15.46%	\$19,577	\$20,540	\$21,989	\$1,449	7.05%

PROPERTY TAXES

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Revenues								
Property Value Taxes	\$ 26,952,217	\$ 29,191,145	\$ 29,039,887	\$ 31,267,750	\$ 32,907,900	\$ 34,584,255	\$ 36,277,490	\$ 37,987,135
Total Revenues	\$ 26,952,217	\$ 29,191,145	\$ 29,039,887	\$ 31,267,750	\$ 32,907,900	\$ 34,584,255	\$ 36,277,490	\$ 37,987,135

2019 Municipal Property Tax Levy Survey

Average Single Family Dwelling

	Average SFD Assessment	Municipal Taxes
Langley City	895,737	2,081
Pitt Meadows	802,139	2,110
Langley Township	1,015,301	2,126
Surrey	1,161,192	2,140
Port Coquitlam	990,726	2,339
Maple Ridge	834,994	2,365
Burnaby	1,593,082	2,409
Delta	1,045,339	2,449
Coquitlam	1,300,441	2,580
Richmond	1,673,022	2,592
City of North Vancouver	1,619,905	2,611
District of North Vancouver	1,747,096	2,903
New Westminster	1,203,842	2,949
Vancouver	2,282,391	3,049
Port Moody	1,395,129	3,346
White Rock	1,512,377	3,479
West Vancouver	4,023,346	5,670
AVERAGE	\$ 1,476,239	\$ 2,776

Average Strata Family Dwelling

	MFD Assessment	Municipal Taxes
Langley City	418,747	973
Burnaby	657,447	994
Surrey	554,110	1,073
Richmond	716,396	1,110
Langley Township	578,409	1,211
Coquitlam	613,636	1,217
Vancouver	920,489	1,230
City of North Vancouver	775,752	1,250
District of North Vancouver	789,440	1,312
Port Coquitlam	556,854	1,315
Maple Ridge	466,090	1,320
White Rock	574,448	1,322
Pitt Meadows	510,744	1,344
New Westminster	558,594	1,369
Delta	636,936	1,492
Port Moody	682,950	1,638
West Vancouver	1,602,001	2,257
AVERAGE	\$ 683,120	\$ 1,319

Fees & Charges



FEES & CHARGES DESCRIPTIONS

The revenue category of Fees and Charges was established by the Bill 88 revisions to the Local Government Act in 1999. The category includes all revenues that are imposed, by bylaw, in respect of all or part of a service the municipality provides or the exercise of regulatory authority.

ADMIN/INSPECTION FEES: These revenues are intended to compensate the City for administration and inspection costs that the City must expend as part of a land development project. The revenues are estimated by using a trend analysis approach then adjusted to reflect the level of construction and development anticipated in the community.

SOLID WASTE USER FEES: This revenue represents the total user fees levied on single family residences for bi-weekly door to door garbage collection service as well as weekly curbside organic waste disposal. The revenue is calculated by dividing the cost of the service by the number of residential units serviced.

LICENCES & PERMITS: The revenue generated from building and plumbing permits is levied to monitor construction projects within the City to ensure compliance with the BC Building Code and City Bylaws as and when required. The revenues are estimated by using a trend analysis approach then adjusted to reflect the level of construction and development anticipated in the community.

DOG LICENCE FEES: These fees are levied on the owners of dogs to partially offset the cost of providing dog control services. The revenues are projected based on the number of dogs licensed in the prior year.

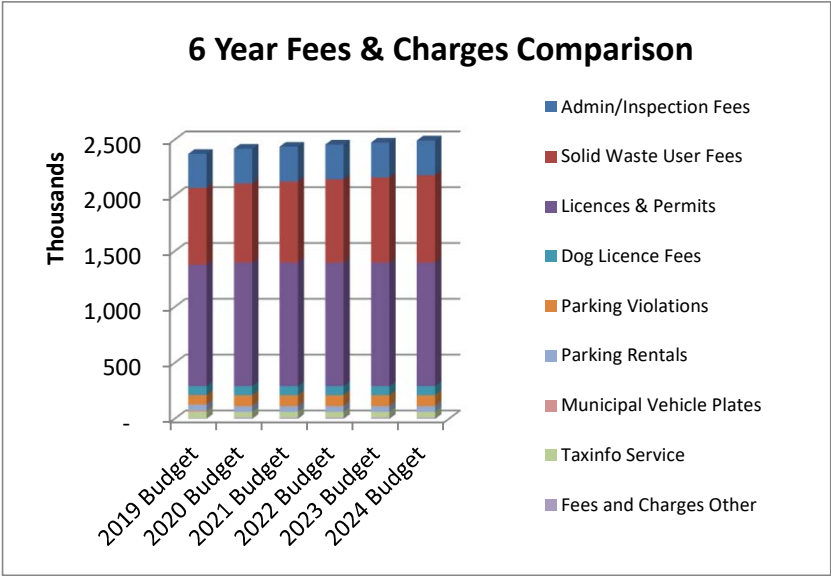
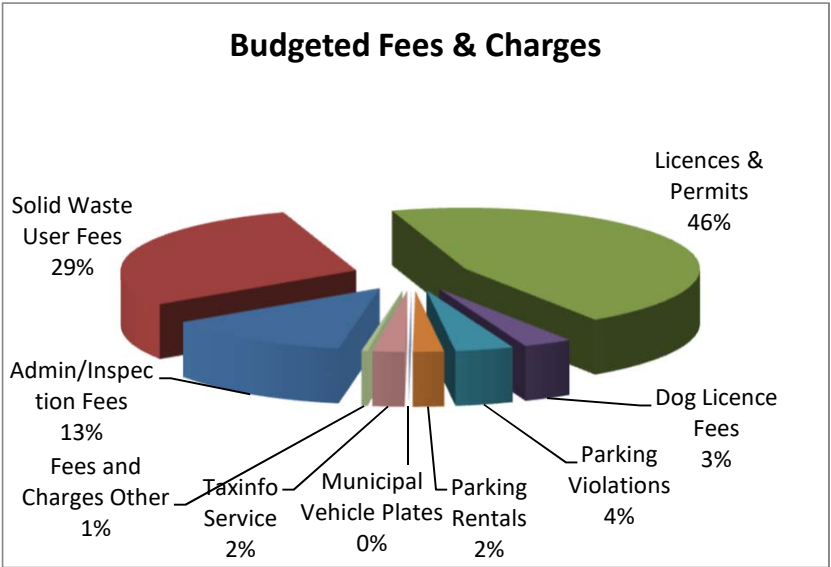
PARKING VIOLATIONS: This revenue represents fines received from motorists who are parked illegally within the Downtown core of the City.

PARKING RENTALS: This revenue represents the monthly rental fees received for supplying reserved parking spaces in four lots within the City. Revenue is projected using the current occupancy rate in the lots.

MUNICIPAL VEHICLE PLATES: This revenue represents a commission paid to the City to issue commercial vehicle stickers on behalf of the Union of British Columbia Municipalities to administer the service province wide for the Provincial Government. This program has been discontinued for 2020.

TAXINFO SERVICE: This revenue represents the fees received for providing legal offices and mortgage companies with information regarding outstanding taxes on properties. The revenue estimate is based on the prior year's experience and adjusted for the current state of the real estate sales market.

FEES & CHARGES OTHER: This program includes budget allocations for revenue generated from banner installations and other miscellaneous fees.



FEES & CHARGES

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Revenues								
Admin/Inspection Fees	\$ 641,883	\$ 304,000	\$ 248,226	\$ 311,500	\$ 311,500	\$ 311,500	\$ 311,500	\$ 311,500
Solid Waste User Fees	663,101	689,770	680,296	709,610	727,680	746,220	764,320	782,910
Licences & Permits	1,752,060	1,085,600	1,750,890	1,106,000	1,106,000	1,106,000	1,106,000	1,106,000
Dog Licence Fees	38,094	81,000	167,825	81,000	81,000	81,000	81,000	81,000
Parking Violations	85,118	85,000	70,685	96,670	96,670	96,670	96,670	96,670
Parking Rentals	51,087	51,520	51,289	51,520	51,520	51,520	51,520	51,520
Municipal Vehicle Plates	9,985	11,000	(8,927)	-	-	-	-	-
Taxinfo Service	55,945	60,000	51,165	53,000	53,000	53,000	53,000	53,000
Fees and Charges Other	6,655	5,000	6,570	10,000	10,000	10,000	10,000	10,000
Total Revenues	\$ 3,303,928	\$ 2,372,890	\$ 3,018,019	\$ 2,419,300	\$ 2,437,370	\$ 2,455,910	\$ 2,474,010	\$ 2,492,600

Revenue Other Sources



REVENUE FROM OTHER SOURCES DESCRIPTIONS

The revenue category of Revenues from Other Sources includes all those revenue sources not included in Property Taxes or Fees and Charges.

RCMP FEES & CHARGES: These revenues represent various fees charged by the RCMP for services rendered to the public, a commission from the Province of BC to offset the cost of serving criminal documents and revenues from false alarm fees which offset the cost of the RCMP in responding to false alarms. Revenue projections are based on the historic trend.

TAX PENALTY & INTEREST: This revenue source includes penalty and interest charged on past due taxes. Penalties of 5% are applied on all unpaid current taxes on the tax due date and August 2 each year. Interest is applied on all taxes in arrears (one year past due) and all delinquent taxes (two years past due). The revenue is forecast based on past trends and any significant events affecting properties in this category.

RENTALS OF CITY PROPERTY: The City has a number of bare land leases and a few improved property leases. The lease revenue is calculated using the rates included in lease documents as well as historical maintenance costs.

INTERNAL EQUIPMENT RENTALS: This revenue item represents the difference between equipment operating expenditures and the amount expended to operations via equipment charge-out (rental) rates. The revenue generated is meant to cover depreciation or obsolescence and is transferred annually to the Machinery Replacement Reserve where it is held and used to replace equipment and vehicles as required.

MISCELLANEOUS INCOME: This revenue includes a number of revenues that can not be classified within another revenue category. These revenues included such things as grants, sale of history books, sale of assets and towing contract revenues. The budget estimates are calculated using trend analysis modified for factors that the City is aware of.

INTEREST INCOME: This represents interest earned on surplus funds in the General Operating Fund. The estimate is based on a similar cash flow and cash level as the previous year, and uses a projected 2.55% interest rate for 2019.

REVENUE FROM OTHER SOURCES DESCRIPTIONS

GRANTS IN LIEU OF TAXES:*Federal/Provincial Government*

All senior levels of government are exempted from paying property taxes on the annual assessment role. Both levels of Government, however, do recognize that the respective properties do cause a demand for municipal services provided through property taxation. As a result a grant in lieu is paid to the City. Provincial Grants are equal to full taxes and are estimated in that manner. Federal Grants are based on a deemed property valuation which does not provide a grant equal to full taxes, and the revenue stream is forecast accordingly.

Utility Companies

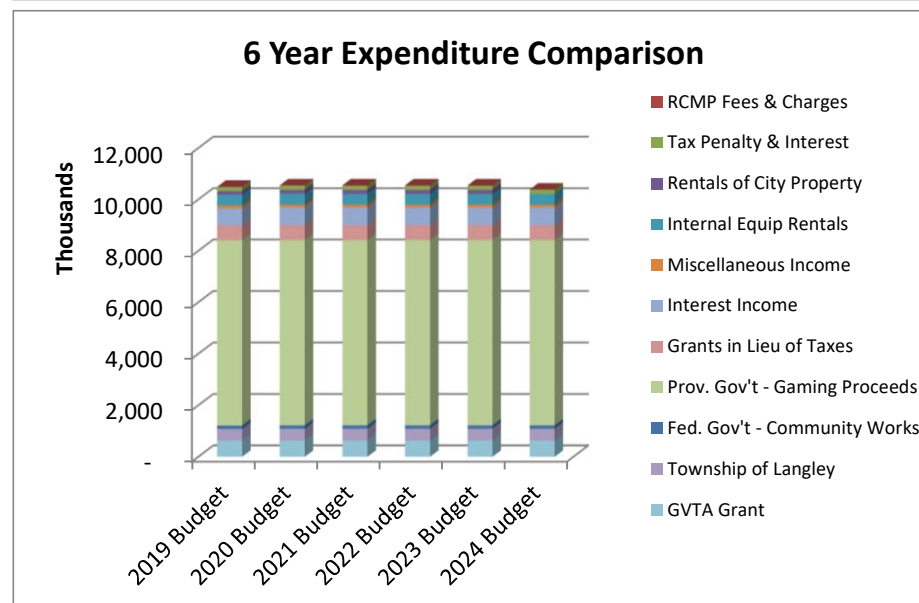
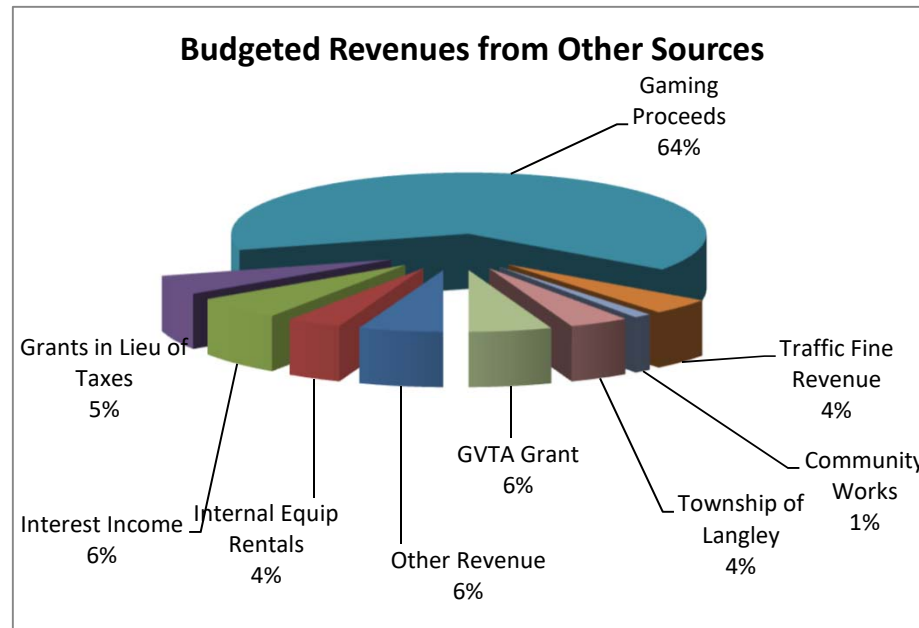
Utility companies do not pay municipal taxes on the value of their transmission lines or other equipment and structures, except buildings. In lieu of taxes, they pay a grant calculated at 1% of the utility revenue generated within the City during the previous year. These revenues are reported to the City and budget estimates are based on reported revenues.

PROVINCE OF BC: This majority of this revenue is the City's portion of Casino Gaming Revenues which has been estimated using the actual payments received last year. This budget also consists of the local government's share of traffic fine revenues generated by the Province of BC. Budget estimates are based on the prior year's grant level until notification of the grant amount is received in the spring of the budget year. Finally this budget include the 2% hotel tax which was implemented in 2005 and is transferred to Discover Langley City for tourism promotion.

FEDERAL GOVERNMENT: This revenue represents funds received from the Government of Canada in relation to the Gas Tax Agreement for Community Works. These funds are transferred to reserves for capital investment.

TOWNSHIP OF LANGLEY: This revenue represents funds received from the Township of Langley under the Langley Youth and Family Services cost sharing agreement, the Emergency Planning service agreement and the RCMP building cost sharing agreement. Budget estimates are based on these agreements and budgeted expenditure increases.

GVTA GRANT: This revenue represents the GVTA's grant to the City for the annual maintenance of Major Municipal Network Roads. The grant is based on the lane kilometers of Major Municipal Network Roads.



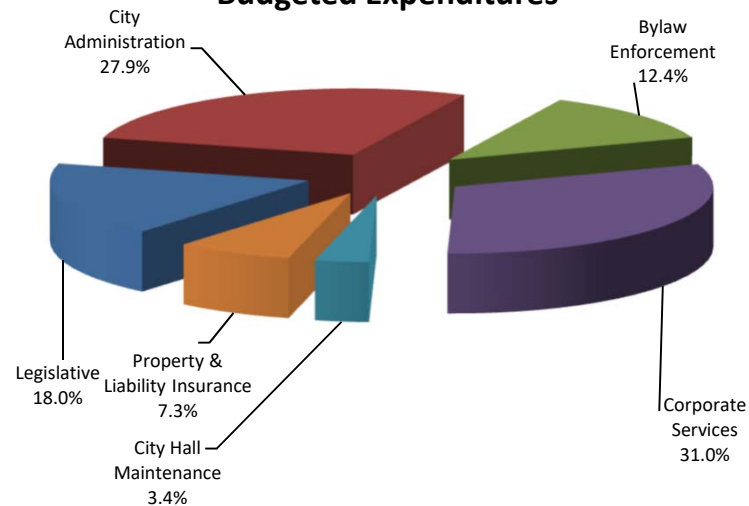
REVENUE FROM OTHER SOURCES

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Revenues								
RCMP Fees & Charges	\$ 2,888	\$ 8,000	\$ 11,212	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
Tax Penalty & Interest	143,484	160,000	170,583	165,000	165,000	165,000	165,000	165,000
Rentals of City Property	158,109	137,245	137,032	157,920	157,920	157,920	157,920	157,920
Internal Equip Rentals	430,611	421,440	468,854	420,580	419,710	418,820	417,910	416,980
Miscellaneous Income	1,742,426	109,315	604,270	109,315	109,315	109,315	109,315	109,315
Interest Income	965,349	664,500	746,896	692,500	692,500	692,500	692,500	692,500
Grants in Lieu of Taxes	551,936	575,990	575,278	572,810	572,810	572,810	572,810	572,810
Prov. Gov't - Gaming Proceeds	7,752,596	7,200,000	7,490,968	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000
Prov. Gov't - Traffic Fine Revenue	452,388	450,000	475,823	475,000	475,000	475,000	475,000	475,000
Prov. Gov't - Hotel Tax	171,404	170,000	174,985	180,000	180,000	180,000	180,000	180,000
Prov. Gov't - Other	20,498	20,500	22,809	22,800	22,800	22,800	22,800	22,800
Fed. Gov't - Community Works	133,883	133,880	266,474	133,880	133,880	133,880	133,880	133,880
Township of Langley	416,999	448,060	439,396	455,790	455,790	455,790	455,790	455,790
GVTA Grant	641,000	633,000	645,000	633,000	633,000	633,000	633,000	633,000
Departmental Adjustments	(226,508)	(265,455)	(265,455)	(265,455)	(265,455)	(265,455)	(265,455)	(265,455)
Total Revenues	\$ 13,357,063	\$ 10,866,475	\$ 11,964,125	\$ 10,961,140	\$ 10,960,270	\$ 10,959,380	\$ 10,958,470	\$ 10,957,540
Interfund Cost Allocation	\$ 1,240,205	\$ 1,312,145	\$ 1,312,145	\$ 1,379,700	\$ 1,407,590	\$ 1,432,980	\$ 1,458,910	\$ 1,485,370
Total Revenues and Allocations	\$ 14,597,268	\$ 12,178,620	\$ 13,276,270	\$ 12,340,840	\$ 12,367,860	\$ 12,392,360	\$ 12,417,380	\$ 12,442,910

General Government Services



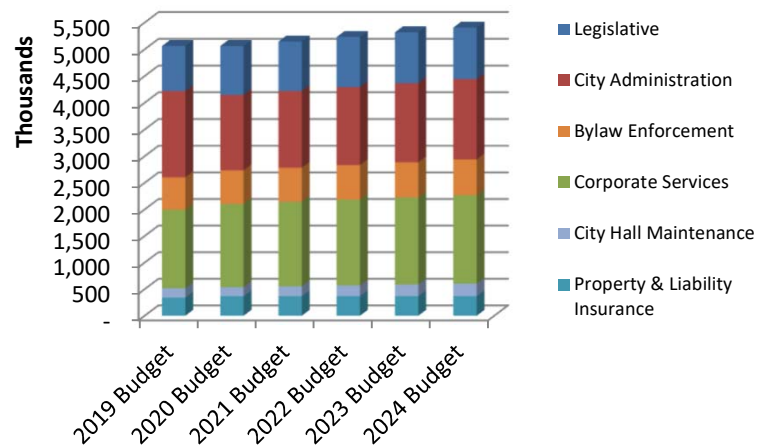
General Government Services Budgeted Expenditures



Cost Centre Description:

General Government Services performs the core administrative functions of the City. The services provided help in supplying leadership, guidance, information and administrative support to the entire organization.

6 Year Expenditure Comparison



GENERAL GOVERNMENT SERVICES

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Expenditures								
Legislative	\$ 653,942	\$ 841,480	\$ 729,761	\$ 913,270	\$ 925,120	\$ 937,270	\$ 949,720	\$ 962,480
City Administration	1,308,474	1,615,850	1,698,953	1,413,570	1,435,555	1,457,965	1,480,835	1,504,155
Bylaw Enforcement	496,323	609,580	557,508	629,240	639,830	650,640	661,660	672,920
Corporate Services	1,346,695	1,480,150	1,396,910	1,567,770	1,591,320	1,615,330	1,639,800	1,664,750
City Hall Maintenance	116,240	174,585	87,100	169,680	185,160	200,940	217,050	233,460
Property & Liability Insurance	303,853	342,170	338,609	369,110	369,110	369,110	369,110	369,110
Departmental Adjustments	(11,091)	(11,200)	(11,200)	(11,200)	(11,200)	(11,200)	(11,200)	(11,200)
Total Expenditures	\$ 4,214,436	\$ 5,052,615	\$ 4,797,641	\$ 5,051,440	\$ 5,134,895	\$ 5,220,055	\$ 5,306,975	\$ 5,395,675

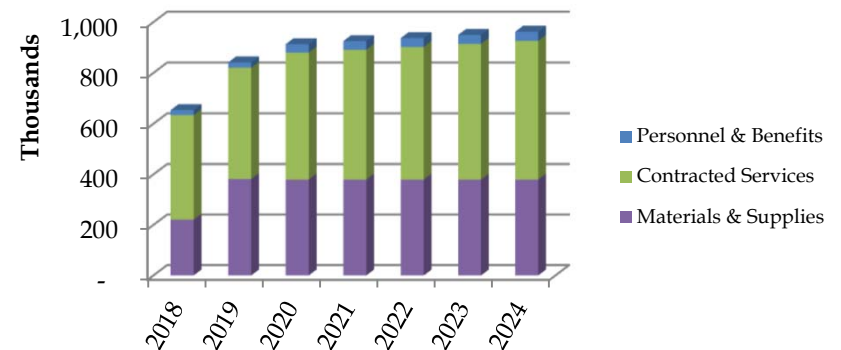
DEPT. BUDGET SUMMARY	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	27.1	29.5	28.4	29.5	29.5	29.5	29.5	29.5
Operating Cost Summary								
Personnel & Benefits	\$ 2,864,996	\$ 3,366,480	\$ 3,201,823	\$ 3,448,390	\$ 3,527,710	\$ 3,598,250	\$ 3,670,210	\$ 3,743,600
Equipment	21,238	31,770	48,491	31,770	31,770	31,770	31,770	31,770
Contracted Services	287,819	463,855	504,114	356,320	360,455	375,075	390,035	405,345
Materials & Supplies	1,040,383	1,190,510	1,043,213	1,214,960	1,214,960	1,214,960	1,214,960	1,214,960
Total Operating Cost	\$ 4,214,436	\$ 5,052,615	\$ 4,797,641	\$ 5,051,440	\$ 5,134,895	\$ 5,220,055	\$ 5,306,975	\$ 5,395,675

LEGISLATIVE

Program Description: This program accounts for all expenses associated with the direct activities of City Council. City Council, made up of the Mayor and six Councillors, represents the citizens by providing community leadership in serving as the legislative and policy making body of municipal government. This program also contains the Enterprise funding and Community Grants which are funded solely by gaming proceeds.

Output: City Council holds approximately 25 Council meetings a year, about every two weeks at Langley City Hall. Elected representatives from City Council represent the City of Langley on many regional and provincial boards and committees. Council also attend many community meetings and events, workshops and policy meetings throughout the year.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 22.95	\$ 29.11	\$ 31.15

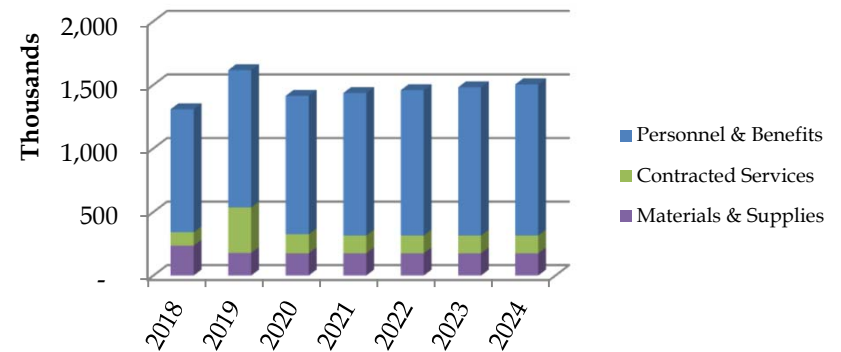
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Legislative								
Personnel & Benefits	19,861	21,000	27,810	33,400	34,070	34,750	35,450	36,160
Contracted Services	412,919	438,700	476,979	500,070	511,250	522,720	534,470	546,520
Materials & Supplies	221,162	381,780	224,972	379,800	379,800	379,800	379,800	379,800
Legislative Total	653,942	841,480	729,761	913,270	925,120	937,270	949,720	962,480

CITY ADMINISTRATION

Program Description: The primary responsibilities of this program are to lead the overall conduct of the City in pursuing the City's goals and objectives, the provision of advice to City Council and serving the will of City Council. To safekeep and preserve meeting minutes, bylaws, civic agreements and other related official documents. Administer responsibilities under the Freedom of Information and Protection of Privacy Act. To plan and coordinate official civic functions, visits and events. Prepare agenda packages for meetings of Council, standing and special committees. Record meeting proceedings. Prepare and supervise the conduct of general local elections, referenda and by-elections. To provide human resource advice and support to City staff.

Output: To plan, lead, and direct the overall business affairs and activities of the City in accordance with Council's directions, together with various bylaws, policies and statutory requirements. Provide advice, assistance and recommendations to City Council and assist in formulating long term goals and objectives. Provide advice, direction and policy interpretation to staff. Sustain a highly motivated organization. Implement policies and procedures. Provide administrative services to City Council, its committees and boards and is responsible for the statutory requirements in the Community Charter. Prepare the schedule, minutes, and agenda for Council meetings. Respond to FOI requests and other Council correspondence.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 45.92	\$ 55.90	\$ 48.22

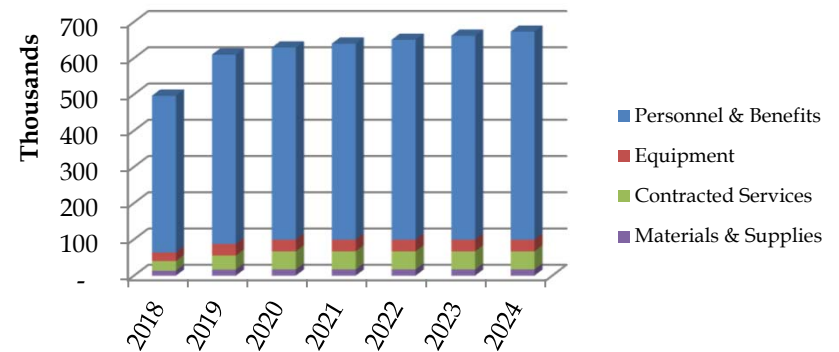
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
City Administration								
Personnel & Benefits	968,236	1,080,380	1,172,591	1,088,890	1,121,020	1,143,430	1,166,300	1,189,620
Contracted Services	105,511	356,820	332,906	149,250	139,105	139,105	139,105	139,105
Materials & Supplies	234,727	178,650	193,456	175,430	175,430	175,430	175,430	175,430
City Administration Total	1,308,474	1,615,850	1,698,953	1,413,570	1,435,555	1,457,965	1,480,835	1,504,155

BYLAW ENFORCEMENT

Program Description: This program funds the following bylaw enforcement activities: parking enforcement, community standards/graffiti, park regulation offences, noise control and barking dog complaints, sign offences, sprinkler offences, business licensing offences.

Output: The main expenditure for this program is for the wages and associated vehicle costs of the Bylaw Enforcement Officers.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 17.42	\$ 21.09	\$ 21.46

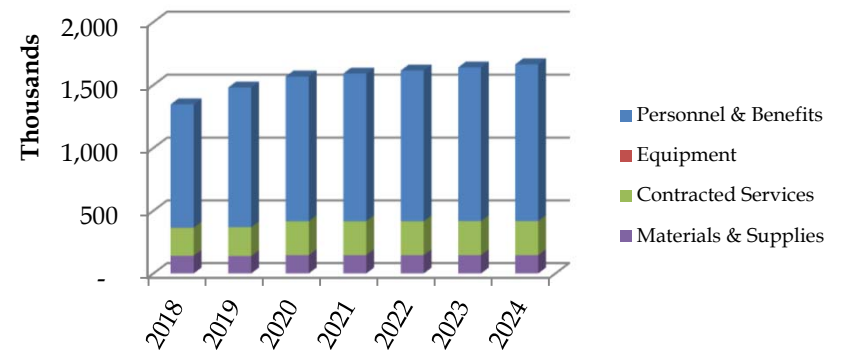
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	4.0	5.0	4.8	5.0	5.0	5.0	5.0	5.0
Bylaw Enforcement								
Personnel & Benefits	432,486	522,060	459,125	530,080	540,670	551,480	562,500	573,760
Equipment	23,464	32,050	37,440	32,050	32,050	32,050	32,050	32,050
Contracted Services	26,527	38,660	43,438	50,110	50,110	50,110	50,110	50,110
Materials & Supplies	13,846	16,810	17,505	17,000	17,000	17,000	17,000	17,000
Bylaw Enforcement Total	496,323	609,580	557,508	629,240	639,830	650,640	661,660	672,920

CORPORATE SERVICES

Program Description: This program supplies all of the City's accounting, financial management and information technology requirements which include payroll, accounts payable, tax/utility billing & collection, cost control reporting, financial reporting, cash management, annual budget preparation and maintenance of our information technology services. This program has funding allocated for supplies and services to support the functioning of clerical and management staff for the City's entire operation.

Output: Corporate accounting and financial policies. Compiling and reporting bi-weekly, quarterly, annual, ad-hoc and statutory financial information. Manage the wages and benefits of the city's employees and ensure payment every second week. Process supplier payments on a weekly basis. Effectively manage the billing, collection and management of taxes, utilities and all other fees & charges for the City's property folios. The main source of expenditure is Personnel & Benefits which includes 9 full time positions.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 47.26	\$ 51.20	\$ 53.47

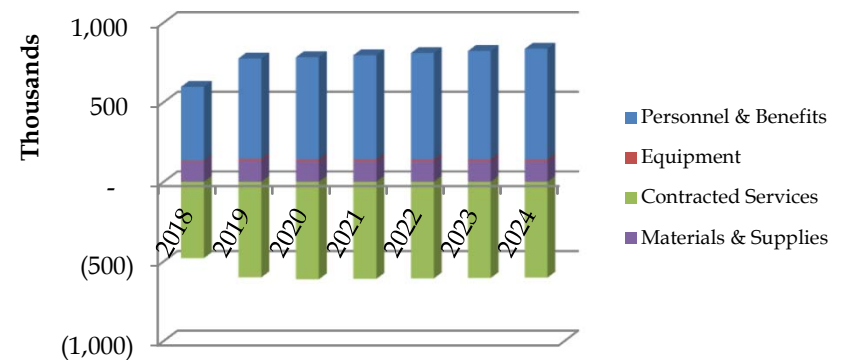
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	9.1	9.5	9.3	9.5	9.5	9.5	9.5	9.5
Corporate Services								
Personnel & Benefits	980,726	1,111,850	1,029,392	1,152,220	1,175,270	1,198,780	1,222,750	1,247,200
Equipment	1,800	-	10,920	-	-	-	-	-
Contracted Services	222,534	229,500	216,791	269,300	269,800	270,300	270,800	271,300
Materials & Supplies	141,635	138,800	139,807	146,250	146,250	146,250	146,250	146,250
Corporate Services Total	1,346,695	1,480,150	1,396,910	1,567,770	1,591,320	1,615,330	1,639,800	1,664,750

CITY HALL MAINTENANCE

Program Description: This budget provides funding to maintain City Hall, Timms Community Centre and Library. City Hall maintenance includes budget allocations for janitorial service, electricity and gas, water and sewer, security and alarm monitoring, along with general repairs and maintenance.

Output: The City Hall building is maintained by Building Service workers and includes work at the City Hall, Timms Centre, Library and LYFS. The grounds surrounding the hall are maintained by the City Parks & Engineering crews. Security is also onsite seven days a week. All costs associated with the maintenance of City Hall are shared based on floor area with the Timms centre, library and LYFS.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 4.39	\$ 4.46	\$ 4.34

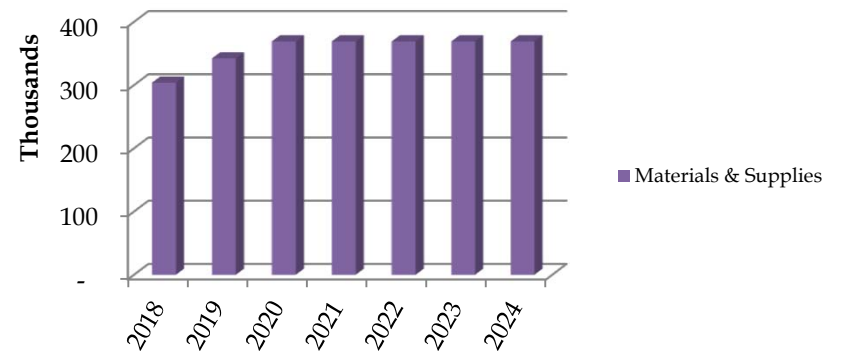
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	7.0	8.0	7.3	8.0	8.0	8.0	8.0	8.0
City Hall Maintenance								
Personnel & Benefits	463,687	631,190	512,905	643,800	656,680	669,810	683,210	696,860
Equipment	7,065	10,920	11,331	10,920	10,920	10,920	10,920	10,920
Contracted Services	(479,672)	(599,825)	(566,000)	(612,410)	(609,810)	(607,160)	(604,450)	(601,690)
Materials & Supplies	125,160	132,300	128,864	127,370	127,370	127,370	127,370	127,370
City Hall Maintenance Total	116,240	174,585	87,100	169,680	185,160	200,940	217,050	233,460

PROPERTY & LIABILITY INSURANCE

Program Description: The main source of insurance for the City is through the Municipal Insurance Association. Property and liability insurance is purchased to protect the City from economic loss as the result of litigation, accident or natural disaster.

Output: Our current policy protects the City up to \$35 Million of liability with a deductible of \$25,000.

6 Year Expenditure Comparison



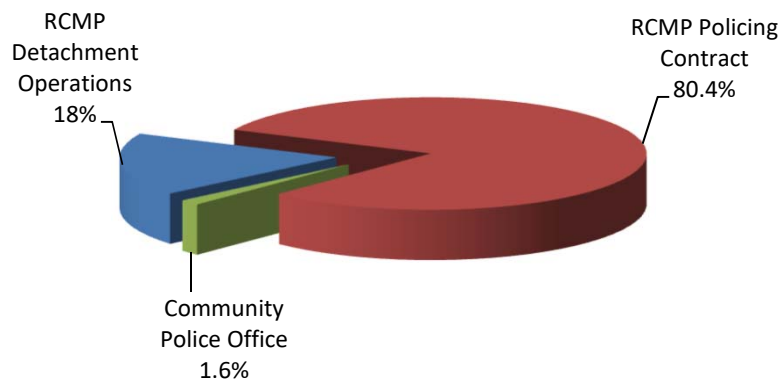
Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 10.66	\$ 11.84	\$ 12.59

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Property & Liability Insurance								
Materials & Supplies	303,853	342,170	338,609	369,110	369,110	369,110	369,110	369,110
Property & Liability Insurance Total	303,853	342,170	338,609	369,110	369,110	369,110	369,110	369,110

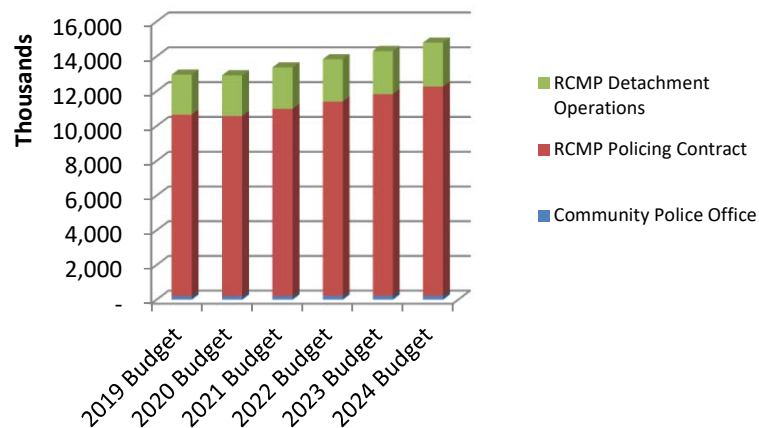
Policing Services



Protective Services Budgeted Expenditures



6 Year Expenditure Comparison



Cost Centre Description:

The Langley RCMP is dedicated to protect and serve the citizens of Langley through the prevention and reduction of crime, in partnership with our community.



POLICING SERVICES

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Expenditures								
RCMP Detachment Operations	\$ 1,933,095	\$ 2,297,810	\$ 2,238,000	\$ 2,329,340	\$ 2,375,840	\$ 2,423,260	\$ 2,471,610	\$ 2,520,950
RCMP Policing Contract	9,785,513	10,455,620	9,633,801	10,377,190	10,784,660	11,198,570	11,619,070	12,046,330
Community Police Office	183,023	201,910	145,893	205,240	209,260	213,370	217,580	221,880
Departmental Adjustments	-	-	-	-	-	-	-	-
Total Expenditures	\$ 11,901,631	\$ 12,955,340	\$ 12,017,694	\$ 12,911,770	\$ 13,369,760	\$ 13,835,200	\$ 14,308,260	\$ 14,789,160

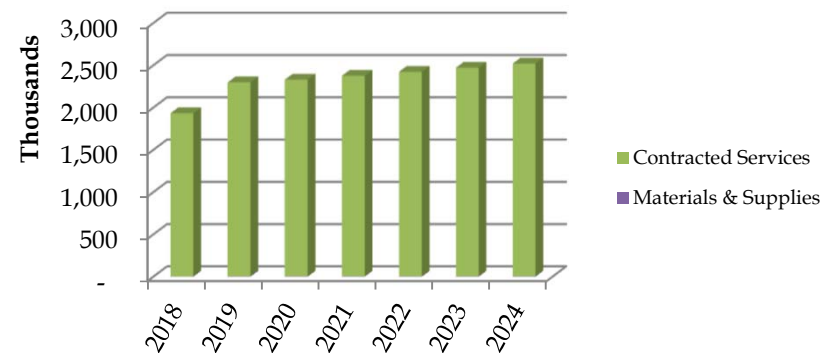
DEPT. BUDGET SUMMARY	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	52.1	53.3	53.3	53.3	53.3	53.3	53.3	53.3
Operating Cost Summary								
Personnel & Benefits	\$ 6,650	\$ 16,345	\$ 10,007	\$ 16,670	\$ 17,000	\$ 17,340	\$ 17,690	\$ 18,050
Equipment	-	-	-	-	-	-	-	-
Contracted Services	11,799,151	12,838,510	11,902,386	12,793,300	13,249,080	13,712,260	14,183,000	14,661,520
Materials & Supplies	95,830	100,485	105,301	101,800	103,680	105,600	107,570	109,590
Total Operating Cost	\$ 11,901,631	\$ 12,955,340	\$ 12,017,694	\$ 12,911,770	\$ 13,369,760	\$ 13,835,200	\$ 14,308,260	\$ 14,789,160

RCMP DETACHMENT OPERATIONS

Program Description: This budget item provides for RCMP support staff in the form of administration, clerical and jail guards and the related office costs associated to these functions. It also provides maintenance to the RCMP building. These services are all performed in partnership with the Township of Langley and are cost shared based on formulas of 25% of the population and 75% of the 5 year rolling average of crime statistics. The City also pays an additional 8% administration charge to the Township for administering this function.

Output:

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 67.84	\$ 79.49	\$ 79.45

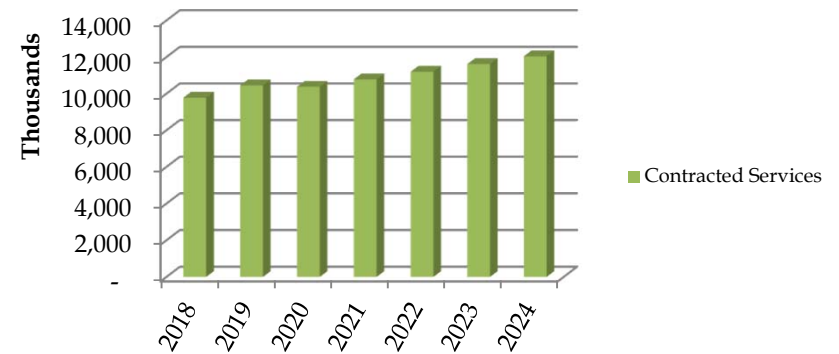
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
RCMP Detachment Operations								
Contracted Services	1,929,327	2,292,810	2,228,533	2,324,340	2,370,840	2,418,260	2,466,610	2,515,950
Materials & Supplies	3,768	5,000	9,467	5,000	5,000	5,000	5,000	5,000
RCMP Detachment Operations Total	1,933,095	2,297,810	2,238,000	2,329,340	2,375,840	2,423,260	2,471,610	2,520,950

RCMP POLICING CONTRACT

Program Description: Police service for the City is provided by the Royal Canadian Mounted Police. This program is to provide a feeling of security to the citizens of Langley; through the proper management of available resources and with the support of the community as a whole, by the protection of life and property, the apprehension of criminals and crime prevention.

Output: The budget provides for a total contract strength to 53.2 members. It also includes a share in the Integrated Homicide Investigation Team (IHIT), Emergency Response Team and Forensics/Traffic Reconstructionist/Dog Patrol. The RCMP uphold the principles of the Canadian Charter of Rights & Freedoms and provide a professional standard of service.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 343.40	\$ 361.70	\$ 353.95
Cost per Member	\$ 188,183	\$ 196,534	\$ 195,060

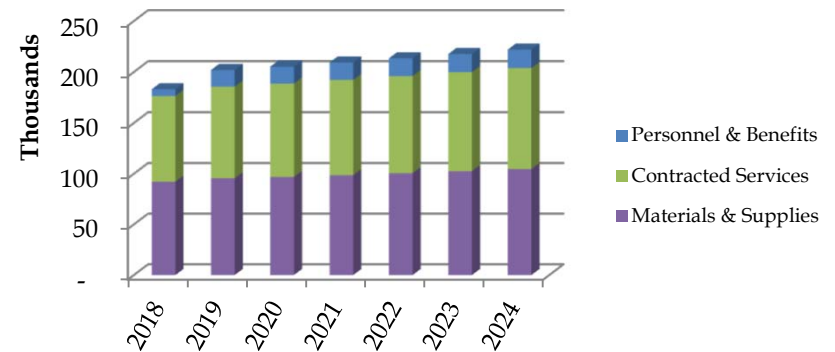
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	52.0	53.2	53.2	53.2	53.2	53.2	53.2	53.2
RCMP Policing Contract								
Contracted Services	9,785,513	10,455,620	9,633,801	10,377,190	10,784,660	11,198,570	11,619,070	12,046,330
RCMP Policing Contract Total	9,785,513	10,455,620	9,633,801	10,377,190	10,784,660	11,198,570	11,619,070	12,046,330

COMMUNITY POLICE OFFICE

Program Description: The purpose of the Community Police Office is to bring the police closer to the community making it more convenient for citizens to report incidents and it promotes the development of a closer police community relationship which is consistent with the RCMP's commitment to community policing. It also allows the community to play an active role in policing the community through involvement in various volunteer programs.

Output: Community Policing is about preventing crime. RCMP members work interactively with the community to mutually identify and resolve community problems. This budget provides for the funding of a Information Officer at the CPO to coordinate volunteers and liaise between the public and RCMP. The Community Police Office is open between 8:30am & 4:30pm Monday to Friday at the office located at 20408 Douglas Crescent.

6 Year Expenditure Comparison



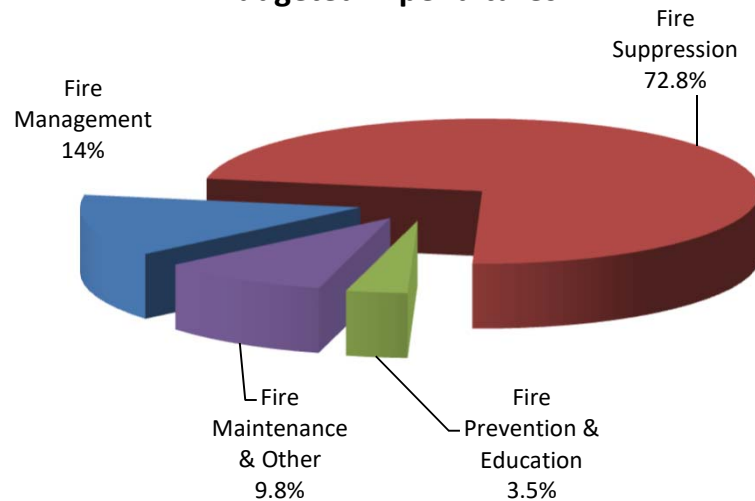
Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 6.42	\$ 6.98	\$ 7.00

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Community Police Office								
Personnel & Benefits	6,650	16,345	10,007	16,670	17,000	17,340	17,690	18,050
Contracted Services	84,311	90,080	40,052	91,770	93,580	95,430	97,320	99,240
Materials & Supplies	92,062	95,485	95,834	96,800	98,680	100,600	102,570	104,590
Community Police Office Total	183,023	201,910	145,893	205,240	209,260	213,370	217,580	221,880

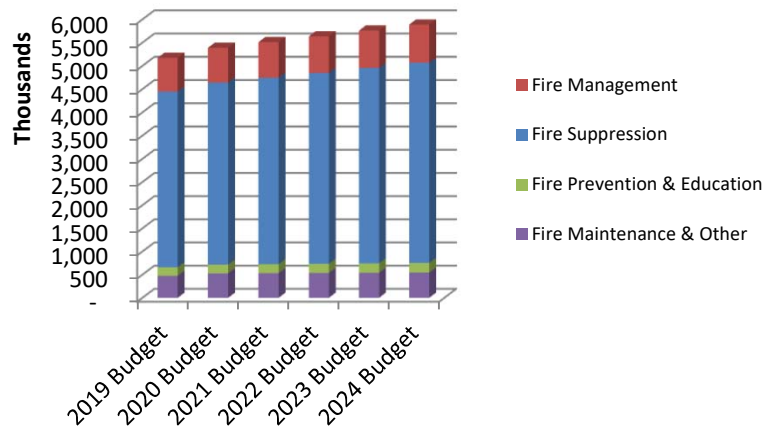
Fire Rescue Service



Protective Services Budgeted Expenditures



6 Year Expenditure Comparison



Cost Centre Description:

Our First Response Team consists of twenty (23) staff who maintain shift coverage of four firefighters on duty twenty-four hours per day. This First Response Team backed up by a compliment of twenty-four paid-on-call firefighters provides for a five minute response time to any fire or medical emergency anywhere within the City of Langley boundaries.

In addition to our Emergency Response Programs, we have a Public Education and Fire Prevention Program under the direction of our Fire Prevention Officer. The FPO and our on-duty crews are out each and every day inspecting retail, commercial and industrial businesses within the City of Langley to ensure that when you enter into those premises as a customer or an employee, that you are operating under a fire safe environment. We also inspect all multi-family residential buildings to ensure safety for residents and visitors.



FIRE RESCUE SERVICE

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Expenditures								
Fire Management	687,879	723,015	709,841	748,740	766,070	783,820	802,010	820,630
Fire Suppression	2,943,962	3,788,300	3,129,980	3,923,540	4,017,800	4,114,370	4,213,360	4,314,850
Fire Prevention & Education	59,544	185,460	173,617	190,500	195,010	199,630	204,360	209,220
Fire Maintenance & Other	435,946	475,710	487,982	527,750	531,840	536,020	540,280	544,620
Departmental Adjustments	-	-	-	-	-	-	-	-
Total Expenditures	\$ 4,127,331	\$ 5,172,485	\$ 4,501,420	\$ 5,390,530	\$ 5,510,720	\$ 5,633,840	\$ 5,760,010	\$ 5,889,320

DEPT. BUDGET SUMMARY

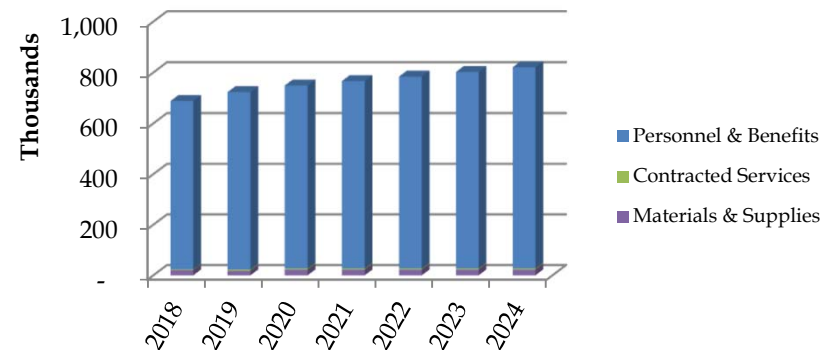
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	25.0	28.9	25.8	28.9	28.9	28.9	28.9	28.9
Operating Cost Summary								
Personnel & Benefits	\$ 3,567,145	\$ 4,558,760	\$ 3,870,783	\$ 4,673,350	\$ 4,789,500	\$ 4,908,490	\$ 5,030,450	\$ 5,155,470
Equipment	96	-	324	-	-	-	-	-
Contracted Services	229,681	253,030	259,054	283,660	287,700	291,830	296,040	300,330
Materials & Supplies	330,409	360,695	371,259	433,520	433,520	433,520	433,520	433,520
Total Operating Cost	\$ 4,127,331	\$ 5,172,485	\$ 4,501,420	\$ 5,390,530	\$ 5,510,720	\$ 5,633,840	\$ 5,760,010	\$ 5,889,320

FIRE ADMINISTRATION

Program Description: Fire Administration is responsible for administration and technical planning, organizing and directing fire fighting, fire prevention and fire fighter training. Other responsibilities include providing initial human resources support in hiring and promotions, budgeting for annual and future requirements, and managing the day to day response of the department. Management is also responsible for maintaining a functional fire fighting team consisting of career and Paid-on-call staff.

Output: The main source of expenditure for fire management is Personnel & Benefits which includes the following positions: Fire Chief, Deputy Fire Chief, Asst Fire Chief and an Administrative Assistant. Training is held as needed with the Fire Chiefs involved in Metro Vancouver and Provincial focus groups to stay current.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 24.14	\$ 25.01	\$ 25.54
Cost per Fire Fighter	\$ 34,393.95	\$ 31,435.43	\$ 32,553.91

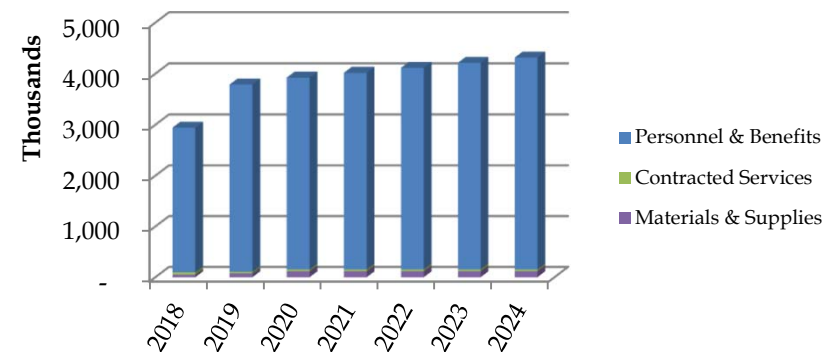
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	4.5	4.8	4.8	4.8	4.8	4.8	4.8	4.8
Fire Administration								
Personnel & Benefits	664,519	700,090	674,161	721,650	738,980	756,730	774,920	793,540
Contracted Services	3,145	5,000	21,108	5,000	5,000	5,000	5,000	5,000
Materials & Supplies	20,215	17,925	14,572	22,090	22,090	22,090	22,090	22,090
Fire Administration Total	687,879	723,015	709,841	748,740	766,070	783,820	802,010	820,630

FIRE SUPPRESSION

Program Description: The suppression crews are responsible for providing an efficient and timely response to emergencies for residents of the City of Langley. In addition to fire suppression, these crews assist with pre-hospital emergencies, and maintain an aggressive fire inspection program of local commercial and retail businesses. This program includes career staff wages and benefits as well as paid-on-call training and alarm responses. Also included are the annual costs for dispatching by the Surrey Fire Dept.

Output: Service is provided by 4 crews which provide fire suppression service 24 hours a day 7 days a week. Crews work 2 days 2 nights. Each crew consists of 5 firefighters which provide the necessary requirements to do daily inspections, public safety lectures, train on shift to approved national standards. These firefighters respond to every emergency type and provide a 24 hrs day/ 7 days a week service to the community.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 103.31	\$ 131.05	\$ 133.83

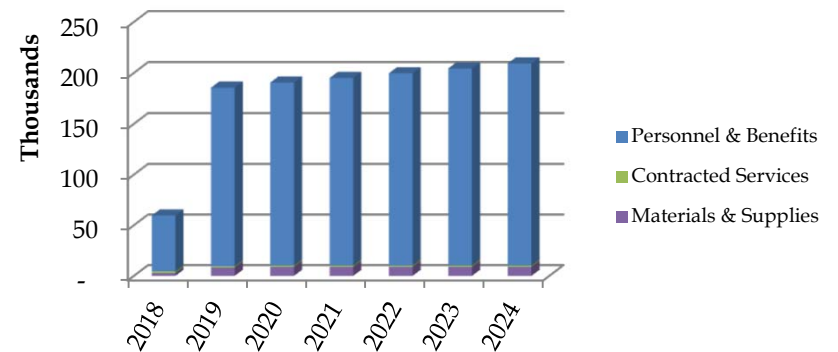
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	20.0	23.0	20.0	23.0	23.0	23.0	23.0	23.0
Fire Suppression								
Personnel & Benefits	2,846,929	3,680,520	3,030,252	3,769,110	3,863,370	3,959,940	4,058,930	4,160,420
Contracted Services	47,472	32,500	15,919	37,500	37,500	37,500	37,500	37,500
Materials & Supplies	49,561	75,280	83,809	116,930	116,930	116,930	116,930	116,930
Fire Suppression Total	2,943,962	3,788,300	3,129,980	3,923,540	4,017,800	4,114,370	4,213,360	4,314,850

PREVENTION & EDUCATION

Program Description: This program provides funding for all fire prevention and public education programs; these include: inspections, school programs, community days, fire prevention week activities, and juvenile fire setter programs; the education component provides funding for developing standards, purchase of manuals and audio- visual training aids, administering exams and funding seminars. This program also provides for the Training .

Output: Program provides funding for one fire prevention officer Monday to Friday 8:30 - 4:30. Visits each Langley city school twice a year to conduct fire drills, safety lectures and teach children how to deal with fire. The Fire Prevention Officer conducts safety lectures to strata councils, apartment blocks and the general public. This program and its materials give the Langley Firefighters a visible presence in the community and are found present at most community events.

6 Year Expenditure Comparison

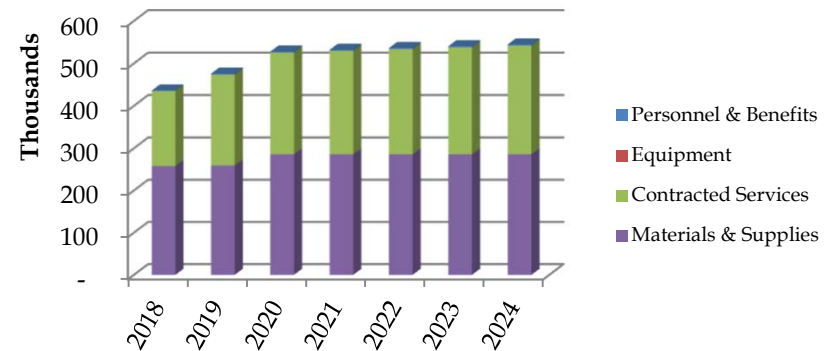


Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 2.09	\$ 6.42	\$ 6.50

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.4	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Prevention & Education								
Personnel & Benefits	55,013	175,910	166,315	180,300	184,810	189,430	194,160	199,020
Contracted Services	1,842	1,400	-	1,400	1,400	1,400	1,400	1,400
Materials & Supplies	2,689	8,150	7,302	8,800	8,800	8,800	8,800	8,800
Prevention & Education Total	59,544	185,460	173,617	190,500	195,010	199,630	204,360	209,220

FIRE MAINTENANCE & OTHER

Program Description: This program provides funding for the maintenance of grounds, building and equipment, as well as all office expenses. It also provides funding for the annual dispatch operations currently being provided by the City of Surrey.

Output:**6 Year Expenditure Comparison**

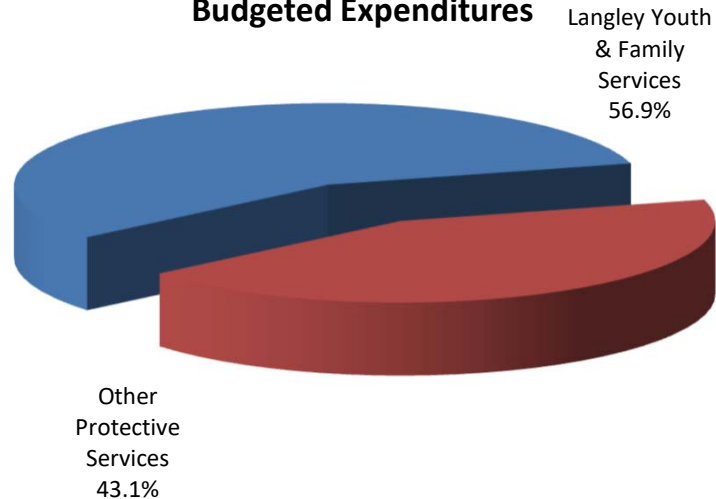
Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 15.30	\$ 16.46	\$ 18.00

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.1	0.1	0.0	0.1	0.1	0.1	0.1	0.1
Fire Maintenance & Other								
Personnel & Benefits	684	2,240	55	2,290	2,340	2,390	2,440	2,490
Equipment	96	-	324	-	-	-	-	-
Contracted Services	177,222	214,130	222,027	239,760	243,800	247,930	252,140	256,430
Materials & Supplies	257,944	259,340	265,576	285,700	285,700	285,700	285,700	285,700
Fire Maintenance & Other Total	435,946	475,710	487,982	527,750	531,840	536,020	540,280	544,620

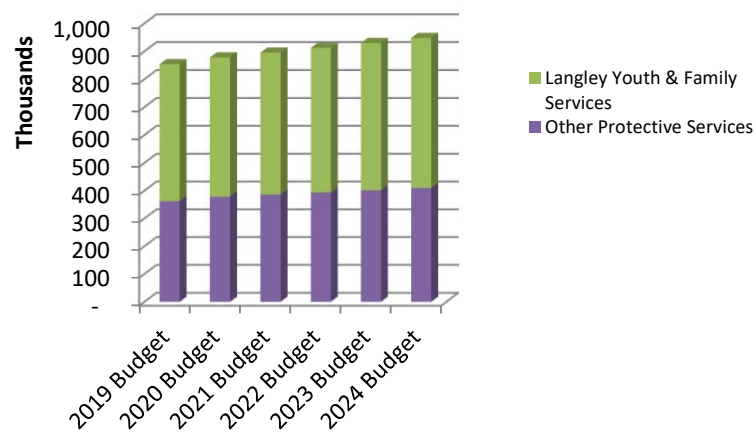
Other Protective Services



Protective Services Budgeted Expenditures



6 Year Expenditure Comparison



Cost Centre Description:

Other Protective Services provides funding for, Youth & Family Services, Emergency Planning, Victim/Witness Protection, Search and Rescue, Dog Control as well as Youth & Family Services.



PROTECTIVE SERVICES

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Expenditures								
Langley Youth & Family Services	468,245	490,650	478,560	499,715	509,090	518,660	528,400	538,350
Other Protective Services	329,849	362,715	213,472	378,570	386,055	393,695	401,495	409,425
Departmental Adjustments	(33)	-	-	-	-	-	-	-
Total Expenditures	\$ 798,061	\$ 853,365	\$ 692,032	\$ 878,285	\$ 895,145	\$ 912,355	\$ 929,895	\$ 947,775

DEPT. BUDGET SUMMARY

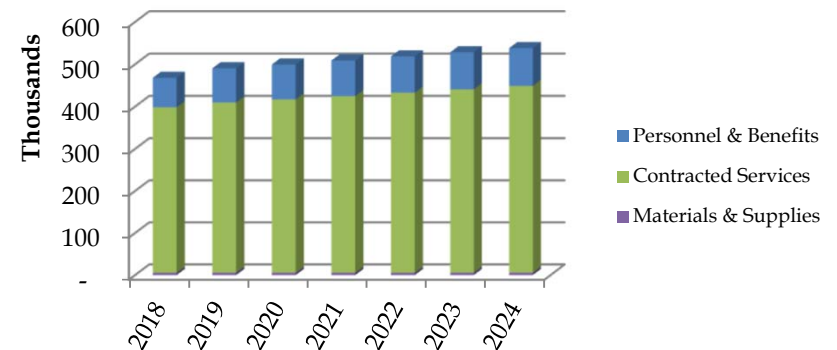
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	1.6	2.0	1.7	2.0	2.0	2.0	2.0	2.0
Operating Cost Summary								
Personnel & Benefits	\$ 108,549	\$ 153,660	\$ 101,022	\$ 156,740	\$ 159,880	\$ 163,080	\$ 166,340	\$ 169,670
Equipment	- 33	-	-	-	-	-	-	-
Contracted Services	684,947	693,150	585,959	715,030	728,830	742,920	757,280	771,920
Materials & Supplies	4,598	6,555	5,051	6,515	6,435	6,355	6,275	6,185
Total Operating Cost	\$ 798,061	\$ 853,365	\$ 692,032	\$ 878,285	\$ 895,145	\$ 912,355	\$ 929,895	\$ 947,775

LANGLEY YOUTH & FAMILY SERVICES

Program Description: The service is supplied to assist the RCMP in attempting to minimize the entry of youth into the criminal justice system. The mandate of the service is to: coordinate efforts between police, schools and other agencies; provide education and counseling to parents to gain control of their children; provide training and assistance to RCMP members to improve their effectiveness in deal with juveniles and family problems; assist in developing community programs to facilitate crime prevention; work with the school district to identify pre-delinquent behavior; in conjunction with the RCMP Crime Prevention Unit, set up programs aimed at crime prevention.

Output: This service has approximately 600 clients with 2000 client visits for counselling services made each year. The budget includes approximately 7,000 hours of counselling services.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 16.43	\$ 16.97	\$ 17.04

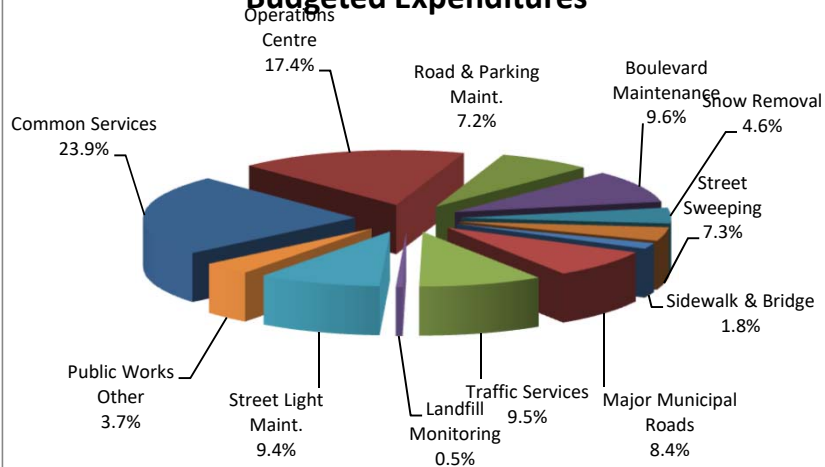
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Langley Youth & Family Services								
Personnel & Benefits	69,909	80,880	72,764	82,500	84,150	85,830	87,540	89,290
Contracted Services	392,335	403,830	400,700	411,315	419,040	426,930	434,960	443,160
Materials & Supplies	6,001	5,940	5,096	5,900	5,900	5,900	5,900	5,900
Langley Youth & Family Services Total	468,245	490,650	478,560	499,715	509,090	518,660	528,400	538,350

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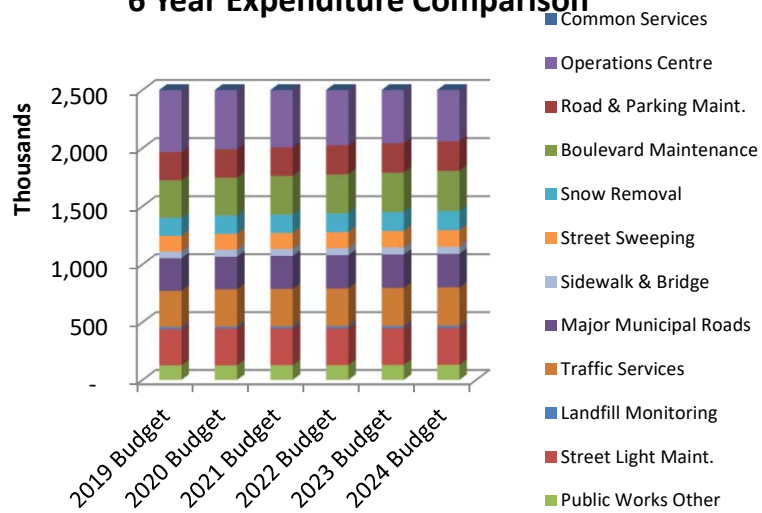
Engineering & Operations



Engineering & Operations Budgeted Expenditures



6 Year Expenditure Comparison



Cost Centre Description:

The Engineering and Operations Department is responsible for the 'hidden' services that we have all come to rely on as part of our daily lives, whether at work or play. We strive to ensure that our infrastructure is planned and upgraded appropriately and timely to meet the current and future demands of the City; ensure that the roads and sidewalks are maintained in a safe condition to drive and walk on; ensure that our streetlights and traffic signals are properly maintained for safety and traffic flow reasons; ensure that the streets are swept regularly to remove dirt and debris; and ensure that the signage and lane markings are maintained to provide accurate and direct guidance to all road users.



ENGINEERING & OPERATIONS

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Expenditures								
Common Services	\$ 658,298	\$ 749,810	\$ 757,371	\$ 809,335	\$ 824,090	\$ 839,140	\$ 854,490	\$ 870,140
Operations Centre	520,846	581,060	554,308	590,580	599,820	609,260	618,880	628,670
Road & Parking Maint.	255,418	242,185	226,269	244,275	246,585	248,935	251,345	253,795
Boulevard Maintenance	289,048	322,030	300,108	326,370	330,800	335,310	339,910	344,610
Snow Removal	84,723	155,140	157,266	157,070	159,040	161,050	163,100	165,190
Street Sweeping	137,692	135,370	135,391	136,780	138,220	139,680	141,170	142,690
Sidewalk & Bridge	60,113	58,980	48,265	59,570	60,170	60,780	61,400	62,040
Major Municipal Roads	241,181	282,055	296,199	283,745	285,445	287,175	288,945	290,745
Traffic Services	313,975	312,940	307,252	320,910	323,640	326,420	329,250	332,130
Landfill Monitoring	16,807	18,740	14,473	17,650	17,670	17,690	17,710	17,730
Street Light Maint.	340,627	312,330	308,144	317,390	317,840	318,290	318,750	319,220
Public Works Other	179,599	125,910	117,561	126,920	127,930	128,990	130,060	131,150
Departmental Adjustments	(63,906)	(148,480)	(148,480)	(148,480)	(148,480)	(148,480)	(148,480)	(148,480)
Total Expenditures	\$ 3,034,421	\$ 3,148,070	\$ 3,074,127	\$ 3,242,115	\$ 3,282,770	\$ 3,324,240	\$ 3,366,530	\$ 3,409,630

DEPT. BUDGET SUMMARY

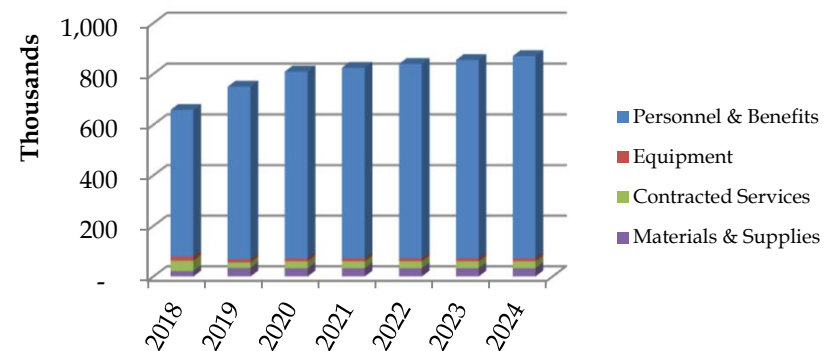
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	16.5	18.9	18.2	19.2	19.2	19.2	19.2	19.2
Operating Cost Summary								
Personnel & Benefits	\$ 1,587,610	\$ 1,950,360	\$ 1,824,477	\$ 2,031,165	\$ 2,071,820	\$ 2,113,290	\$ 2,155,580	\$ 2,198,680
Equipment	122,370	127,920	55,386	127,920	127,920	127,920	127,920	127,920
Contracted Services	784,702	557,395	555,910	567,105	567,105	567,105	567,105	567,105
Materials & Supplies	539,739	512,395	638,354	515,925	515,925	515,925	515,925	515,925
Total Operating Cost	\$ 3,034,421	\$ 3,148,070	\$ 3,074,127	\$ 3,242,115	\$ 3,282,770	\$ 3,324,240	\$ 3,366,530	\$ 3,409,630

COMMON SERVICES

Program Description: This program provides engineering administration and management for various functions and activities within the Engineering and Operations Department.

Output: Provides office management and support services including record keeping, and work order controls. Performs survey work and inspection services, prepares engineering studies, ensures City maps are accurate and up to date, prepares conceptual designs and cost estimates for projects, performs capital project management, provides engineering review for all building and rezoning applications and permits.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 23.10	\$ 25.94	\$ 27.61

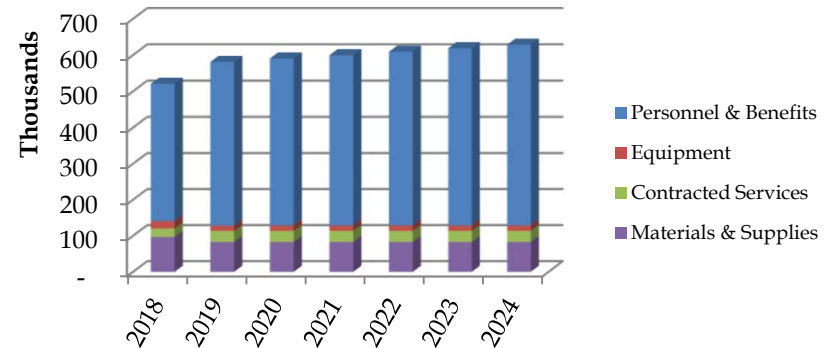
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	5.3	5.9	5.9	6.2	6.2	6.2	6.2	6.2
Common Services								
Personnel & Benefits	578,813	681,620	688,558	737,225	751,980	767,030	782,380	798,030
Equipment	17,174	12,250	18,200	12,250	12,250	12,250	12,250	12,250
Contracted Services	40,499	21,910	26,558	26,910	26,910	26,910	26,910	26,910
Materials & Supplies	21,812	34,030	24,055	32,950	32,950	32,950	32,950	32,950
Common Services Total	658,298	749,810	757,371	809,335	824,090	839,140	854,490	870,140

OPERATIONS CENTRE

Program Description: To provide for the day to day cost of operating the Operations Centre including the cost of the Buyer/Storeskeeper and partial salaries of management and shop labour. Also included in this program are ancillary costs such as hydro, gas, telephone, janitorial services, and supplies.

Output: The Operations Centre provides an area to store the maintenance machinery, some water and sewer appurtenances, road salt and sand, and construction aggregate materials, all of which form an essential part of the overall maintenance of the city.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 18.28	\$ 20.10	\$ 20.14

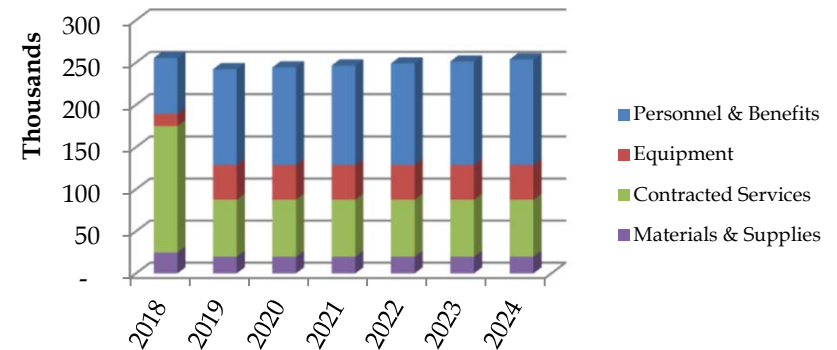
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	3.8	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Operations Centre								
Personnel & Benefits	379,612	452,860	409,585	461,930	471,170	480,610	490,230	500,020
Equipment	20,688	14,690	21,946	14,690	14,690	14,690	14,690	14,690
Contracted Services	23,632	30,940	33,815	30,940	30,940	30,940	30,940	30,940
Materials & Supplies	96,914	82,570	88,962	83,020	83,020	83,020	83,020	83,020
Operations Centre Total	520,846	581,060	554,308	590,580	599,820	609,260	618,880	628,670

ROAD & PARKING MAINT.

Program Description: The Road and Parking Maintenance Program includes the maintenance of the road network and parking lot areas to ensure the safe and effective movement of traffic within our city.

Output: To ensure vehicles can operate safely while travelling within the city it is necessary for all roads to be structurally sound and free of defects. Some of the strategies that contribute to the road maintenance program include pot-hole repairs, crack sealing, lane grading, shoulder grading, shoulder gravelling, slot grinding and patching, and milling and paving. As well as addressing safety concerns a soundly designed road and parking lot maintenance program can extend the useful service life of some of the pavements, thus delaying capital costs needed for replacement.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 8.96	\$ 8.38	\$ 8.33

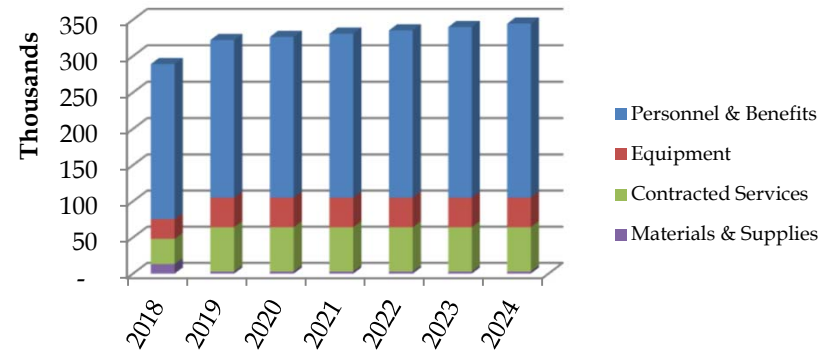
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.8	1.2	0.9	1.2	1.2	1.2	1.2	1.2
Road & Parking Maint.								
Personnel & Benefits	65,720	113,360	75,895	115,450	117,760	120,110	122,520	124,970
Equipment	14,726	41,280	21,556	41,280	41,280	41,280	41,280	41,280
Contracted Services	150,063	67,745	113,310	67,745	67,745	67,745	67,745	67,745
Materials & Supplies	24,909	19,800	15,508	19,800	19,800	19,800	19,800	19,800
Road & Parking Maint. Total	255,418	242,185	226,269	244,275	246,585	248,935	251,345	253,795

BOULEVARD MAINTENANCE

Program Description: The Boulevard Maintenance Program includes the removal of debris, unwanted vegetation, filling of depressions, repairs to curbs and gutters, and suppression of dust.

Output: Routine maintenance to boulevards contributes to the overall aesthetic appearance of the city and sets an example for our businesses and residents to follow. Addressing specific shortcomings within the boulevards demonstrates due diligence on our part respecting claims from accidents.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 10.14	\$ 11.14	\$ 11.13

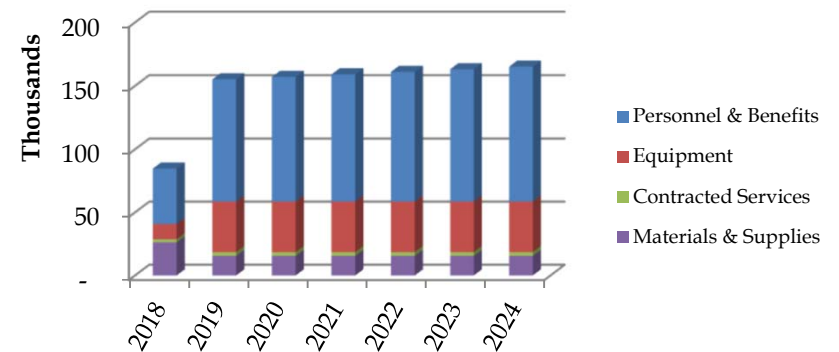
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	2.4	2.4	2.5	2.4	2.4	2.4	2.4	2.4
Boulevard Maintenance								
Personnel & Benefits	213,857	216,900	226,655	221,240	225,670	230,180	234,780	239,480
Equipment	27,248	40,970	27,948	40,970	40,970	40,970	40,970	40,970
Contracted Services	34,699	61,160	26,499	61,160	61,160	61,160	61,160	61,160
Materials & Supplies	13,244	3,000	19,006	3,000	3,000	3,000	3,000	3,000
Boulevard Maintenance Total	289,048	322,030	300,108	326,370	330,800	335,310	339,910	344,610

SNOW REMOVAL

Program Description: The Snow Removal Program includes the salting and sanding of every street within the city during a snow event. As well as ensuring our residents can move safely within the city it also demonstrates our commitment to them to provide a level of service that is superior to the other lower mainland municipalities.

Output: The intent of the Snow Removal Program is to keep the snow from preventing our residents from the free and safe movement within our city.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 2.97	\$ 5.37	\$ 5.36

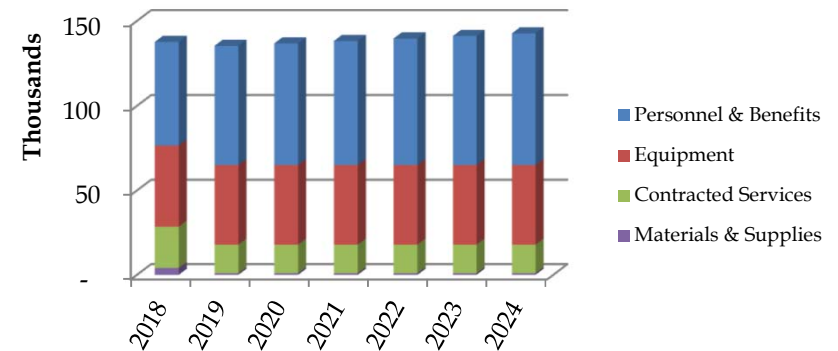
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.5	1.1	0.9	1.1	1.1	1.1	1.1	1.1
Snow Removal								
Personnel & Benefits	43,912	96,600	86,298	98,530	100,500	102,510	104,560	106,650
Equipment	12,118	40,000	22,926	40,000	40,000	40,000	40,000	40,000
Contracted Services	2,510	3,100	1,680	3,100	3,100	3,100	3,100	3,100
Materials & Supplies	26,183	15,440	46,362	15,440	15,440	15,440	15,440	15,440
Snow Removal Total	84,723	155,140	157,266	157,070	159,040	161,050	163,100	165,190

STREET SWEEPING

Program Description: The Street Sweeping Program, which includes the sweeping of the primary streets in the downtown core 3 days per week, the sweeping of the secondary streets such as 200th and 208th every 10 days, the sweeping of the residential streets on a semi-annual basis, the collection of litter, and the emptying of the garbage containers contributes to the overall aesthetic appearance of the city. A regular sweeping program also shows that we are being diligent with respect to eliminating some of the possible causes of accidents. As well, because the sweeper operates on an early morning shift it allows us to be aware of and react to conditions such as ice and snow or infrastructure failure prior to the morning rush.

Output: To ensure the streets are clean, free of debris, the garbage bins are emptied routinely, and litter is picked up on a daily basis.

6 Year Expenditure Comparison



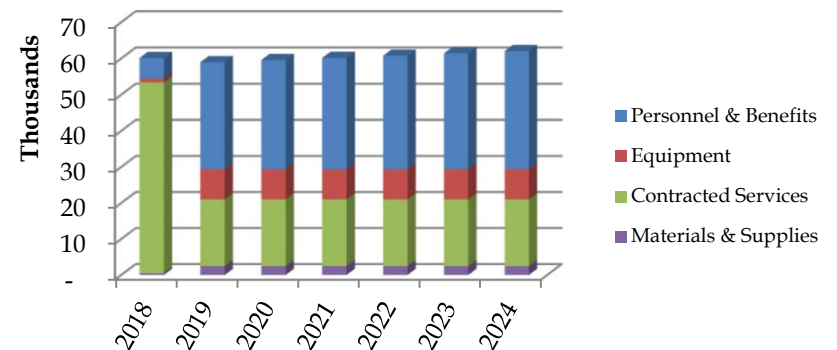
Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 4.83	\$ 4.68	\$ 4.67

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.7	0.8	0.8	0.8	0.8	0.8	0.8	0.8
Street Sweeping								
Personnel & Benefits	61,036	70,260	65,677	71,670	73,110	74,570	76,060	77,580
Equipment	48,152	47,200	44,544	47,200	47,200	47,200	47,200	47,200
Contracted Services	24,410	16,910	24,492	16,910	16,910	16,910	16,910	16,910
Materials & Supplies	4,094	1,000	678	1,000	1,000	1,000	1,000	1,000
Street Sweeping Total	137,692	135,370	135,391	136,780	138,220	139,680	141,170	142,690

SIDEWALK & BRIDGE

Program Description: Sidewalk and bridge maintenance includes undertaking the repairs necessary to remedy trip hazards when identified by the public, sidewalk panel replacement due to excessive cracking or other failure, minor repairs to bridges, repairs to handrails, and installation and repair of wheel chair letdowns and other related infrastructure components.

Output: Properly maintained sidewalks and bridges allow for the free and safe movement of pedestrian and vehicle traffic throughout the city.

6 Year Expenditure Comparison

Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 2.11	\$ 2.04	\$ 2.03

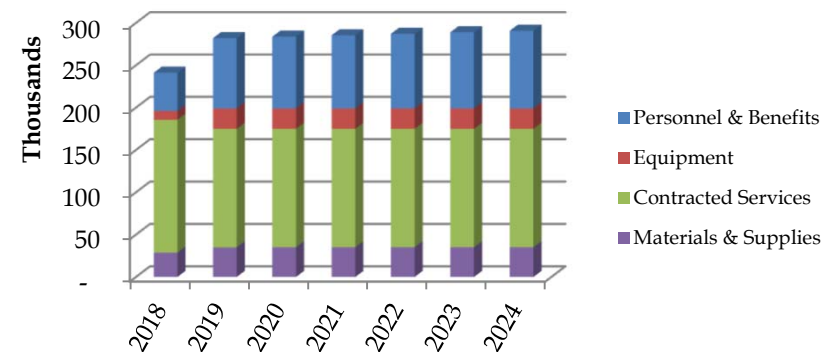
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.1	0.3	0.1	0.3	0.3	0.3	0.3	0.3
Sidewalk & Bridge								
Personnel & Benefits	5,656	29,580	18,618	30,170	30,770	31,380	32,000	32,640
Equipment	1,057	8,400	3,922	8,400	8,400	8,400	8,400	8,400
Contracted Services	52,899	18,500	24,739	18,500	18,500	18,500	18,500	18,500
Materials & Supplies	501	2,500	986	2,500	2,500	2,500	2,500	2,500
Sidewalk & Bridge Total	60,113	58,980	48,265	59,570	60,170	60,780	61,400	62,040

MAJOR MUNICIPAL ROADS

Program Description: Some of the services included in the Major Municipal Roads Program are road milling and paving, asphalt patching, snow removal, boulevard maintenance, curb and gutter repairs, crack sealing, minor bridge repairs, and repairs to sidewalks. Roads included in the program include 200 St, Fraser Hwy (West Municipal border to 203ST), Fraser Hwy (Langley Bypass to Municipal border), portions of Mufford Crescent, 203 Street, from Fraser Highway to Logan Avenue and the 204 St Overpass. Funding to maintain these roads is provided from Translink based on lane Km.

Output: An effective maintenance program will help ensure the safe and effective movement of pedestrian, pedestrian handicapped, and vehicle traffic throughout the city.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 8.46	\$ 9.76	\$ 9.68

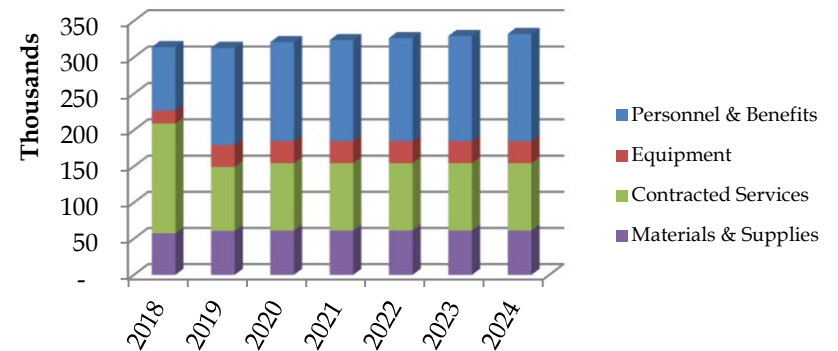
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.6	0.9	0.6	0.9	0.9	0.9	0.9	0.9
Major Municipal Roads								
Personnel & Benefits	45,085	82,990	51,493	84,630	86,330	88,060	89,830	91,630
Equipment	10,444	24,160	9,355	24,160	24,160	24,160	24,160	24,160
Contracted Services	156,880	139,860	147,791	139,860	139,860	139,860	139,860	139,860
Materials & Supplies	28,772	35,045	87,560	35,095	35,095	35,095	35,095	35,095
Major Municipal Roads Total	241,181	282,055	296,199	283,745	285,445	287,175	288,945	290,745

TRAFFIC SERVICES

Program Description: The Traffic Services Program includes the maintenance of all traffic control devices, street signs, lane marking, curb painting, and crosswalk marking. The proper operation of traffic control devices enables traffic to travel within the city in a safe and expeditious manner. Signs are maintained to ensure they properly display information and are visible in all weather conditions. Curb marking is routinely repainted to discourage parking in front of fire hydrants or in proximity to stop signs. Routine crosswalk marking painting is required to facilitate the safe crossing of roads by pedestrians.

Output: To enable the safe and effective movement of vehicular, pedestrian, and pedestrian handicapped traffic throughout the city.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 11.02	\$ 10.83	\$ 10.95

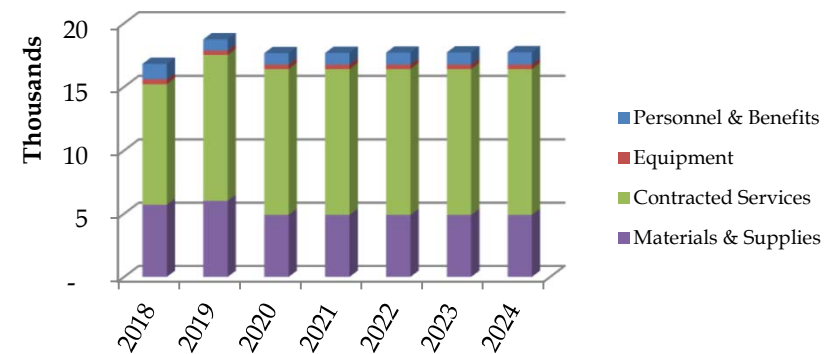
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	1.2	1.5	1.4	1.5	1.5	1.5	1.5	1.5
Traffic Services								
Personnel & Benefits	87,059	133,360	95,919	136,020	138,750	141,530	144,360	147,240
Equipment	17,950	30,500	18,124	30,500	30,500	30,500	30,500	30,500
Contracted Services	151,630	88,260	92,333	92,970	92,970	92,970	92,970	92,970
Materials & Supplies	57,336	60,820	100,876	61,420	61,420	61,420	61,420	61,420
Traffic Services Total	313,975	312,940	307,252	320,910	323,640	326,420	329,250	332,130

LANDFILL MONITORING

Program Description: The city is required to monitor the groundwater leachage levels from the old landfill site. It is tested monthly for organic constituents, dissolved metals, inorganic nonmetallics, and trace metals. Although the samples are collected and submitted by city staff the testing is conducted by a private laboratory.

Output: To meet the Provincial requirements the Landfill Monitoring program is essential to our operation.

6 Year Expenditure Comparison



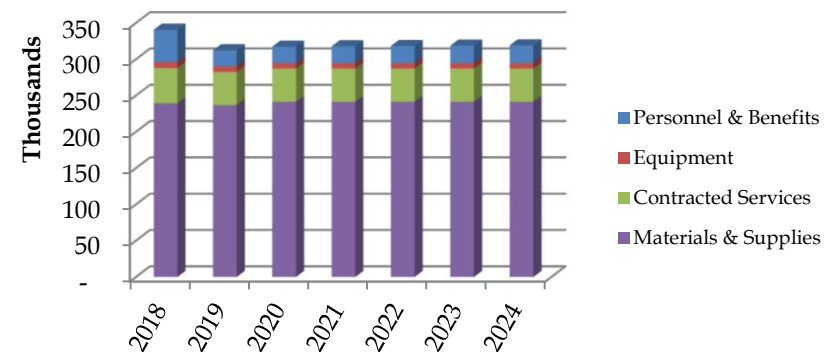
Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 0.59	\$ 0.65	\$ 0.60

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Landfill Monitoring								
Personnel & Benefits	1,211	880	3,009	900	920	940	960	980
Equipment	385	350	652	350	350	350	350	350
Contracted Services	9,508	11,500	5,325	11,500	11,500	11,500	11,500	11,500
Materials & Supplies	5,703	6,010	5,487	4,900	4,900	4,900	4,900	4,900
Landfill Monitoring Total	16,807	18,740	14,473	17,650	17,670	17,690	17,710	17,730

STREET LIGHT MAINT.

Program Description: The Street Light Maintenance Program includes the replacement of street light bulbs, poles, ballast, and light heads to ensure adequate levels of illumination throughout the city.

Output: A properly designed and executed street light program will ensure the streets and sidewalks are adequately illuminated so that our residents can safely navigate the streets and sidewalks after dark

6 Year Expenditure Comparison

Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 11.95	\$ 10.80	\$ 10.83

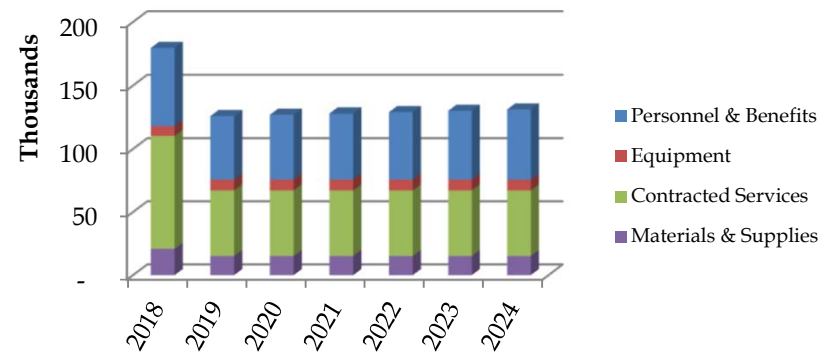
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.4	0.2	0.5	0.2	0.2	0.2	0.2	0.2
Street Light Maint.								
Personnel & Benefits	44,162	21,780	58,095	22,220	22,670	23,120	23,580	24,050
Equipment	8,549	8,000	10,443	8,000	8,000	8,000	8,000	8,000
Contracted Services	48,537	45,530	12,833	45,530	45,530	45,530	45,530	45,530
Materials & Supplies	239,379	237,020	226,773	241,640	241,640	241,640	241,640	241,640
Street Light Maint. Total	340,627	312,330	308,144	317,390	317,840	318,290	318,750	319,220

PUBLIC WORKS OTHER

Program Description: The Public Works Other program includes the training of staff so that they meet the current standards respecting safety and system operation, the supply of safety equipment necessary to perform their duties, the repair to city owned property damaged by vandalism, the installation of banners and signs for non-profit organizations, the maintenance of the city bus shelters, fence repairs, and the testing of our potable water as required in the Drinking Water Protection Act.

Output: This program helps to ensure we are meeting all regulatory requirements and that our staff are performing their duties in a safe and healthy environment.

6 Year Expenditure Comparison



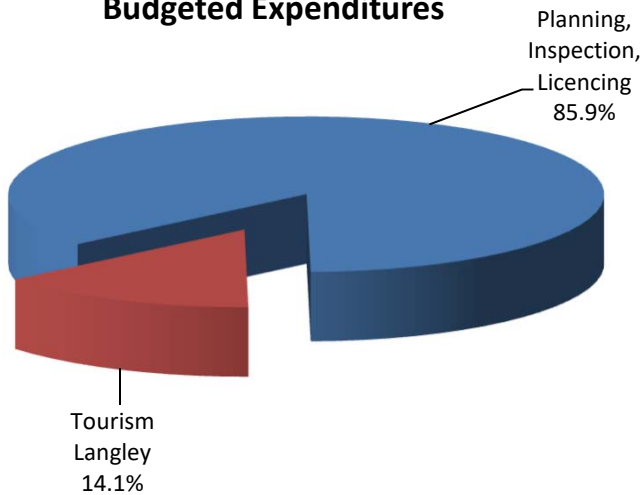
Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 6.30	\$ 4.36	\$ 4.33

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.6	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Public Works Other								
Personnel & Benefits	61,487	50,170	44,675	51,180	52,190	53,250	54,320	55,410
Equipment	7,785	8,600	4,250	8,600	8,600	8,600	8,600	8,600
Contracted Services	89,435	51,980	46,535	51,980	51,980	51,980	51,980	51,980
Materials & Supplies	20,892	15,160	22,101	15,160	15,160	15,160	15,160	15,160
Public Works Other Total	179,599	125,910	117,561	126,920	127,930	128,990	130,060	131,150

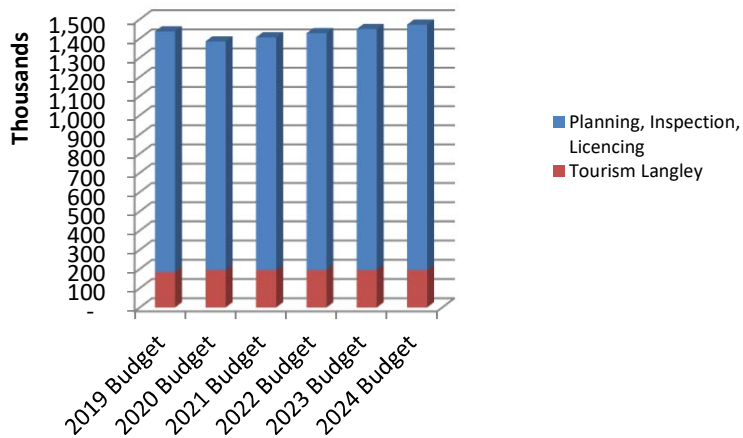
Development Services



Development Services Budgeted Expenditures



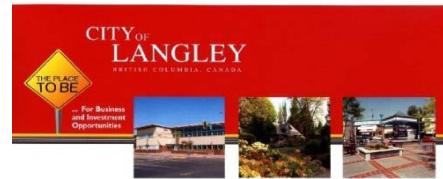
6 Year Expenditure Comparison



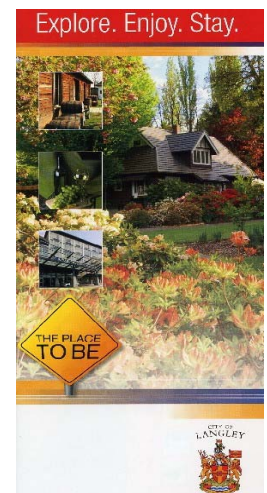
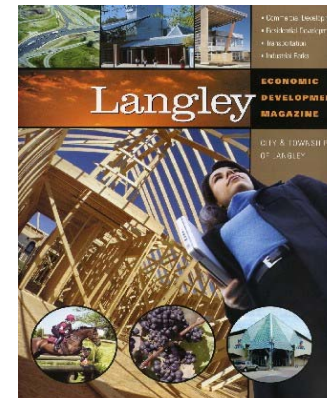
Cost Centre Description:

The Development Services Department (Planning, Building, Business Licence) is responsible for the management and operation of the following activities:

- 1) Development Application Processing: to ensure development applications comply with City bylaws, policies, and Provincial regulations.
- 2) Long Range Planning: including research, formulation of strategies and concepts which eventually are reflected in the Official Community Plan.
- 3) Special Project Planning.



community profile
site selector database



DEVELOPMENT SERVICES

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Expenditures								
Planning, Inspection, Licencing	\$ 922,988	\$ 1,251,450	\$ 937,975	\$ 1,189,315	\$ 1,210,480	\$ 1,232,080	\$ 1,254,110	\$ 1,276,560
Tourism Langley	186,404	185,270	204,985	195,270	195,270	195,270	195,270	195,270
Departmental Adjustments	(5,613)	(7,840)	(7,840)	(7,840)	(7,840)	(7,840)	(7,840)	(7,840)
Total Expenditures	\$ 1,103,779	\$ 1,428,880	\$ 1,135,120	\$ 1,376,745	\$ 1,397,910	\$ 1,419,510	\$ 1,441,540	\$ 1,463,990

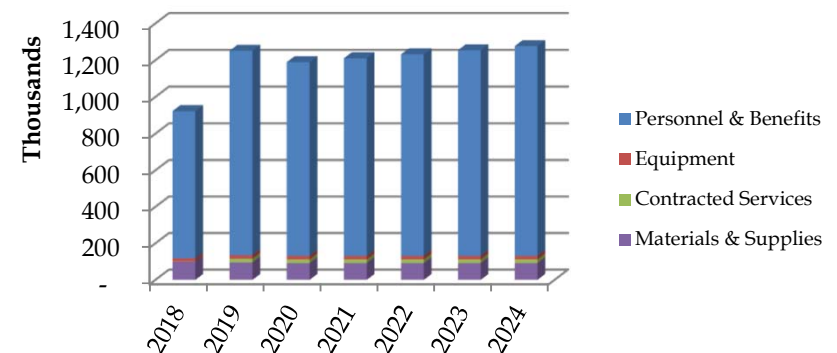
DEPT. BUDGET SUMMARY	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	7.2	9.2	7.0	8.2	8.2	8.2	8.2	8.2
Operating Cost Summary								
Personnel & Benefits	\$ 804,824	\$ 1,116,100	\$ 811,171	\$ 1,057,915	\$ 1,079,080	\$ 1,100,680	\$ 1,122,710	\$ 1,145,160
Equipment	10,749	11,760	14,000	11,760	11,760	11,760	11,760	11,760
Contracted Services	187,804	205,270	263,044	215,270	215,270	215,270	215,270	215,270
Materials & Supplies	100,402	95,750	46,905	91,800	91,800	91,800	91,800	91,800
Total Operating Cost	\$ 1,103,779	\$ 1,428,880	\$ 1,135,120	\$ 1,376,745	\$ 1,397,910	\$ 1,419,510	\$ 1,441,540	\$ 1,463,990

PLANNING, INSPECTION, LICENCING

Program Description: This program supplies services related to the planning and development of the City. The program's activities are directed in four main areas: Community Planning; Building Inspection, Permits and Licenses.

Output: The Department is responsible for providing professional planning advice to Council including the preparation of the Official Community Plan (OCP) and other planning policy documents. The Department is also responsible for processing a variety of development applications to ensure effective land-use planning and conformance with regulatory bylaws, policies and legislation, including: OCP Amendments, Zoning Bylaw Amendments, Development Permits, Development Variance Permits, Subdivisions, Land Use Contract Amendments, Building Permits, Plumbing Permits and Sign Permits. In addition, the Department is responsible for Business Licensing to ensure compliance with City bylaws as well as provincial standards and legislation.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 32.39	\$ 43.29	\$ 40.57

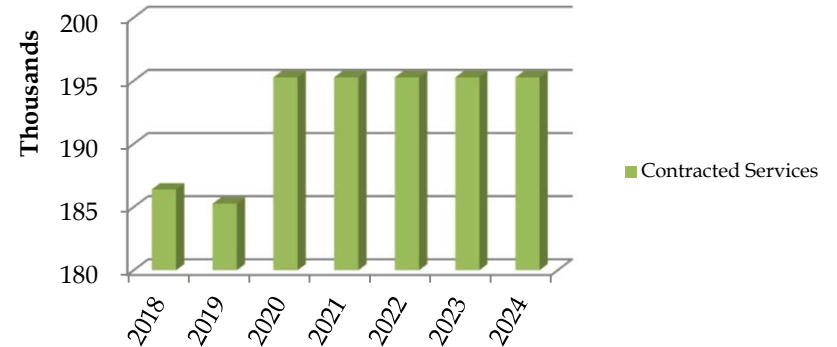
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	7.2	9.2	7.0	8.2	8.2	8.2	8.2	8.2
Planning, Inspection, Licencing								
Personnel & Benefits	804,824	1,116,100	811,171	1,057,915	1,079,080	1,100,680	1,122,710	1,145,160
Equipment	16,362	19,600	21,840	19,600	19,600	19,600	19,600	19,600
Contracted Services	1,400	20,000	58,059	20,000	20,000	20,000	20,000	20,000
Materials & Supplies	100,402	95,750	46,905	91,800	91,800	91,800	91,800	91,800
Planning, Inspection, Licencing Tot	922,988	1,251,450	937,975	1,189,315	1,210,480	1,232,080	1,254,110	1,276,560

TOURISM PROMOTION

Program Description: This program provides the funding for an annual allocation to Discover Langley City which provides tourism and promotion services to the City.

Output: The City of Langley's commitment to fund the Discover Langley City is limited to reallocating the revenue from the City's 2% Hotel Tax Revenue and a base operating fee.

6 Year Expenditure Comparison



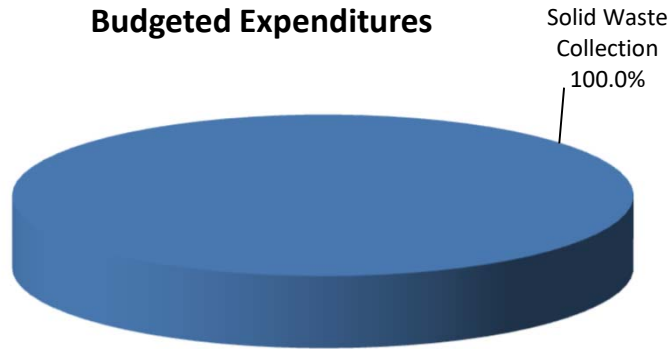
Key Program Statistics	2018	2019	2020

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tourism Promotion								
Contracted Services	186,404	185,270	204,985	195,270	195,270	195,270	195,270	195,270
Tourism Promotion Total	186,404	185,270	204,985	195,270	195,270	195,270	195,270	195,270

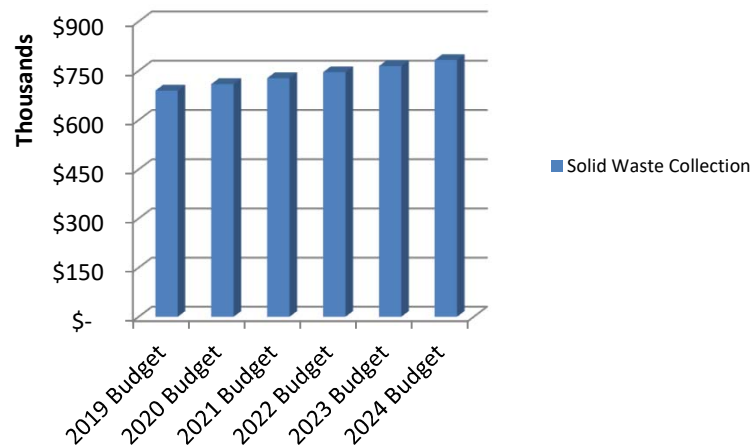
Solid Waste



**Solid Waste
Budgeted Expenditures**



6 Year Expenditure Comparison



Cost Centre Description:

The City strives to provide reliable bi-weekly garbage and weekly curbside green waste collection and disposal services to the residents of the City. The curbside greenwaste collection program offers our residents an environmental friendly alternative to dispose their greenwaste while reducing the cost of garbage disposal. The City also provides 4 large items to be picked up throughout the year.



SOLID WASTE

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Expenditures								
Solid Waste Collection	\$ 655,515	\$ 689,770	\$ 679,614	\$ 709,610	\$ 727,680	\$ 745,920	\$ 764,320	\$ 782,910
Departmental Adjustments	-	-	-	-	-	-	-	-
Total Expenditures	\$ 655,515	\$ 689,770	\$ 679,614	\$ 709,610	\$ 727,680	\$ 745,920	\$ 764,320	\$ 782,910

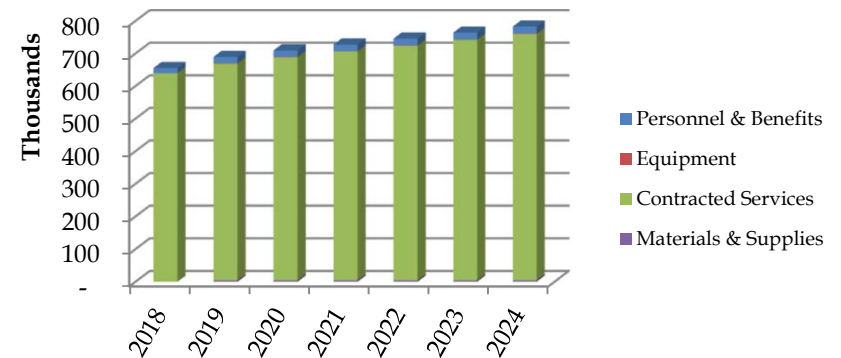
DEPT. BUDGET SUMMARY	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Operating Cost Summary								
Personnel & Benefits	\$ 15,712	\$ 19,570	\$ 19,999	\$ 19,960	\$ 20,360	\$ 20,770	\$ 21,180	\$ 21,610
Equipment	-	1,000	-	1,000	1,000	1,000	1,000	1,000
Contracted Services	639,803	664,200	640,355	683,650	701,320	719,150	737,140	755,300
Materials & Supplies	-	5,000	19,260	5,000	5,000	5,000	5,000	5,000
Total Operating Cost	\$ 655,515	\$ 689,770	\$ 679,614	\$ 709,610	\$ 727,680	\$ 745,920	\$ 764,320	\$ 782,910

SOLID WASTE COLLECTION

Program Description: Provision for City contractors to collect garbage from the City's residential users on a bi-weekly basis and green waste collection on a weekly basis. This program also provides funding for the large item pickup available to residences up to 4 times per year.

Output: To maintain garbage collection for approximately 3450 single family homes on a two can/bag limit every two weeks. Residential Strata units and Commercial users are responsible for their own garbage disposal.

6 Year Expenditure Comparison



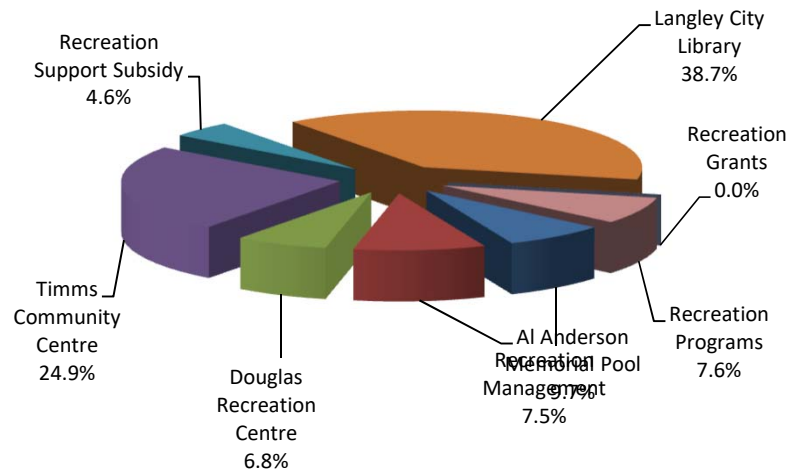
Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 23.00	\$ 23.86	\$ 24.20

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Solid Waste Collection								
Personnel & Benefits	15,712	19,570	19,999	19,960	20,360	20,770	21,180	21,610
Equipment	-	1,000	-	1,000	1,000	1,000	1,000	1,000
Contracted Services	639,803	664,200	640,355	683,650	701,320	719,150	737,140	755,300
Materials & Supplies	-	5,000	19,260	5,000	5,000	5,000	5,000	5,000
Solid Waste Collection Total	655,515	689,770	679,614	709,610	727,680	745,920	764,320	782,910

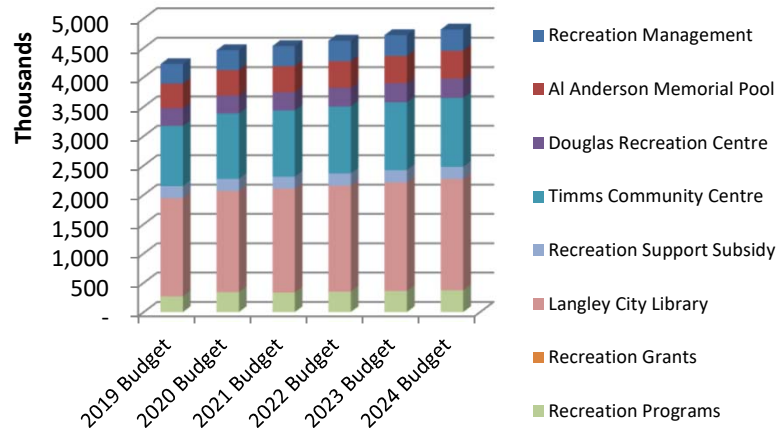
Recreation, Culture & Community Services



Recreation, Culture & Community Services Budgeted Expenditures



6 Year Expenditure Comparison



Cost Centre Description:

The Recreation, Culture and Community Services Department strives to provide leisure opportunities for all the citizens of the City; to encourage community pride; to promote a sense of community belonging; to promote a sense of self-worth; to encourage family development; and to develop healthy lifestyles through active living and healthy life choices. We strive to create unique and enjoyable programs in as wide a range of activities as possible.



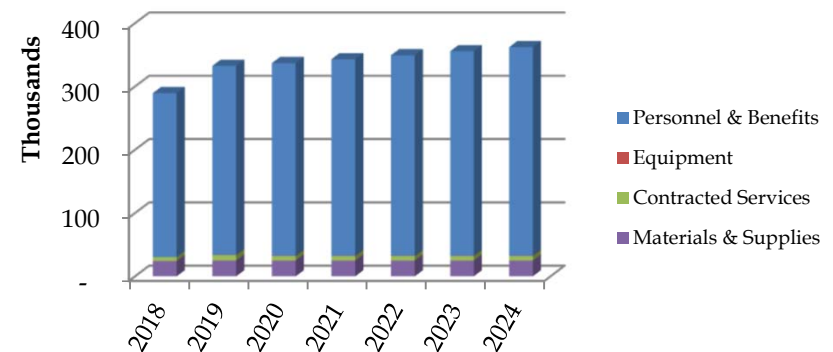
RECREATION, CULTURE & COMMUNITY SERVICES									
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	
Expenditures									
Recreation Management	\$ 288,491	\$ 331,075	\$ 303,832	\$ 335,545	\$ 341,635	\$ 347,855	\$ 354,195	\$ 360,665	
Al Anderson Memorial Pool	390,162	416,060	390,307	433,440	443,100	452,970	463,040	473,300	
Douglas Recreation Centre	239,092	305,610	270,661	305,315	311,700	318,230	324,890	331,690	
Timms Community Centre	865,501	1,021,620	938,462	1,112,405	1,126,090	1,140,050	1,154,300	1,168,840	
Recreation Support Subsidy	206,140	206,140	206,140	206,140	206,140	206,140	206,140	206,140	
Langley City Library	1,583,271	1,676,035	1,675,959	1,724,975	1,766,525	1,809,325	1,853,405	1,898,805	
Recreation Grants	209	500	2,033	500	500	500	500	500	
Recreation Programs	341,597	267,300	332,818	341,115	335,340	347,290	359,470	371,890	
Departmental Adjustments	(102)	(250)	(250)	(250)	(250)	(250)	(250)	(250)	
Total Expenditures	\$ 3,914,361	\$ 4,224,090	\$ 4,119,962	\$ 4,459,185	\$ 4,530,780	\$ 4,622,110	\$ 4,715,690	\$ 4,811,580	
DEPT. BUDGET SUMMARY	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	
Staffing (F.T.E.'s)	34.9	33.7	33.9	33.7	33.7	33.7	33.7	33.7	
Operating Cost Summary									
Program Revenues	(979,409)	(889,640)	(916,491)	(886,890)	(884,890)	(884,890)	(884,890)	(884,890)	
Personnel & Benefits	\$ 2,244,949	\$ 2,300,880	\$ 2,269,226	\$ 2,437,545	\$ 2,485,090	\$ 2,533,620	\$ 2,583,120	\$ 2,633,610	
Equipment	196	1,070	- 40	1,570	1,570	1,570	1,570	1,570	
Contracted Services	2,297,083	2,458,450	2,442,310	2,544,310	2,566,360	2,609,160	2,653,240	2,698,640	
Materials & Supplies	351,542	353,330	324,957	362,650	362,650	362,650	362,650	362,650	
Total Operating Cost	\$ 3,914,361	\$ 4,224,090	\$ 4,119,962	\$ 4,459,185	\$ 4,530,780	\$ 4,622,110	\$ 4,715,690	\$ 4,811,580	

RECREATION MANAGEMENT

Program Description: This program supplies the City's Recreation, Culture and Community Services Department's management requirements which include overall supervision of Douglas Recreation Centre; Al Anderson Memorial Pool; Timms Community Centre; Nicomekl Community Multipurpose Room; the Parks and Recreation Commission & the Public Art Advisory Committee. The management requirements also include budget preparation for the department, daily cash management, staff scheduling, Point of Pride Programs; community development and event planning.

Output: Manage the department's budget including staff timesheets; daily and biweekly cash reports; issuance and approval of purchase orders; weekly staff schedules for 3 facilities; staff training and communication; Leisure Access Grant management; departmental policy and procedures and community development and liaising. The main source of expenditure is Personnel & Benefits for Director of Recreation, Culture and Community Services. Provision for Market in the Park on a weekly basis for 3 months of the year.

6 Year Expenditure Comparison



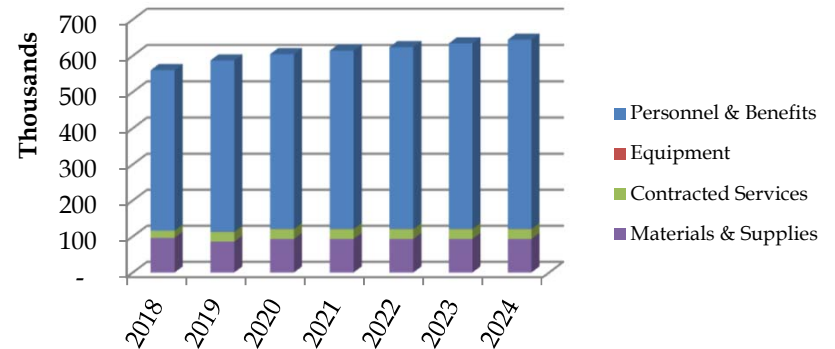
Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 10.12	\$ 11.45	\$ 11.45

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recreation Management								
Program Revenues	(1,065)	(1,500)	(1,644)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)
Personnel & Benefits	259,271	298,610	269,250	304,580	310,670	316,890	323,230	329,700
Equipment	-	420	-	420	420	420	420	420
Contracted Services	6,077	8,500	8,903	7,000	7,000	7,000	7,000	7,000
Materials & Supplies	24,208	25,045	27,323	25,045	25,045	25,045	25,045	25,045
Recreation Management Total	288,491	331,075	303,832	335,545	341,635	347,855	354,195	360,665

AL ANDERSON MEMORIAL POOL

Program Description: This program supplies the entire City with its outdoor aquatic recreation from swimming lessons to public swims to special events. This program has funding allocated for program supplies, facility maintenance, aquatic staff, clerical staff and janitorial staff.

Output: 20-week operation open to the public. Over 2500 participants in swimming lessons. Approximately 1400 Operation Waterproof Grade Five swim participants; 8 special events; 1300 hours of public swimming; 24 volunteer positions and 110 season pass holders. The main source of expenditure is Personnel and Benefits which includes the following positions: a Recreation Programmer; 4 Shift Supervisors; 20+ Lifeguards/Instructors; 3 reception staff and 2 Building Service Workers.

6 Year Expenditure Comparison

Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 13.69	\$ 14.39	\$ 14.78

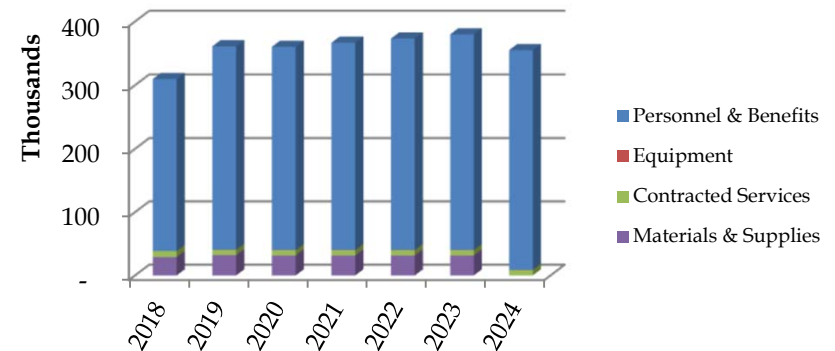
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	7.7	7.8	7.6	7.8	7.8	7.8	7.8	7.8
Al Anderson Memorial Pool								
Program Revenues	(170,205)	(171,000)	(163,295)	(171,000)	(171,000)	(171,000)	(171,000)	(171,000)
Personnel & Benefits	444,379	474,050	438,320	483,530	493,190	503,060	513,130	523,390
Equipment	78	600	210	600	600	600	600	600
Contracted Services	19,511	26,600	24,341	27,300	27,300	27,300	27,300	27,300
Materials & Supplies	96,399	85,810	90,731	93,010	93,010	93,010	93,010	93,010
Al Anderson Memorial Pool Total	390,162	416,060	390,307	433,440	443,100	452,970	463,040	473,300

DOUGLAS RECREATION CENTRE

Program Description: This program supplies the entire City with leisure programs, special events, facility rentals and volunteer opportunities. This program also provides reception duties, departmental promotions and flyer development; Building Service and Maintenance. This program has funding allocated for supplies to support the functioning of clerical and management staff, building supplies and operating needs such as power, heat and light.

Output: Staffing of the facility 6 days a week. Office hours are Monday to Friday 8:30am to 7pm; Saturday 8:30am to 4:30pm. In addition the facility is open on Sundays 8:30am to 4:30pm May through August. Provides a clean, safe environment in which to recreate. Weekly drop-in activities for preschoolers. Instructor recruitment, hiring and training, program development; program supervision and program evaluation. Brochure development, design and distribution on a seasonal basis. Parties in the Park; Summer/Winter Camps and Pro-D Day programming.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 8.39	\$ 10.57	\$ 10.41

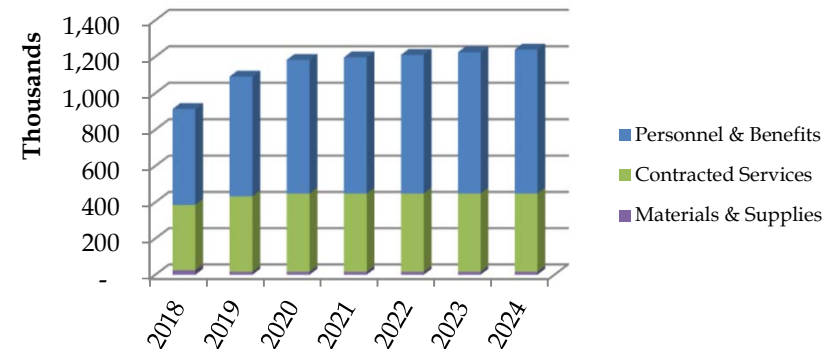
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	3.4	3.7	3.5	3.6	3.6	3.6	3.6	3.6
Douglas Recreation Centre								
Program Revenues	(70,681)	(55,500)	(50,446)	(55,000)	(55,000)	(55,000)	(55,000)	(55,000)
Personnel & Benefits	270,985	320,320	291,159	320,005	326,390	332,920	339,580	346,380
Equipment	72	300	-	300	300	300	300	300
Contracted Services	9,649	8,500	9,655	8,500	8,500	8,500	8,500	8,500
Materials & Supplies	29,067	31,990	20,293	31,510	31,510	31,510	31,510	31,510
Douglas Recreation Centre Total	239,092	305,610	270,661	305,315	311,700	318,230	324,890	331,690

TIMMS COMMUNITY CENTRE

Program Description: This program supplies the entire City with leisure programs, special events, facility rentals and volunteer opportunities. This program also provides reception duties, departmental promotions and flyer development; Building Service and Maintenance. This program has funding allocated for supplies to support the functioning of clerical and management staff, building supplies and operating needs such as power, heat and light. In addition, this program has funding for the maintenance and operating needs of Nicomekl Multipurpose Room.

Output: Staffing of the facility 7 days a week. Office hours are Monday to Friday 6:00am to 10:00pm, Saturdays 8:00am to 10:00pm, Sundays and Holidays 8:00am to 8:00pm. Provides a clean, safe environment in which to recreate. Weekly drop-in activities for all age groups. Instructor recruitment, hiring and training, program development; program supervision and program evaluation. Brochure development, design and distribution on a seasonal basis. Maintenance and supervision of a weight room and games rooms. Special events include: Concerts in the Park, TRI-IT Triathlon, Youth Week Celebrations, Youth Odyssey Conference.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 30.37	\$ 35.34	\$ 37.94

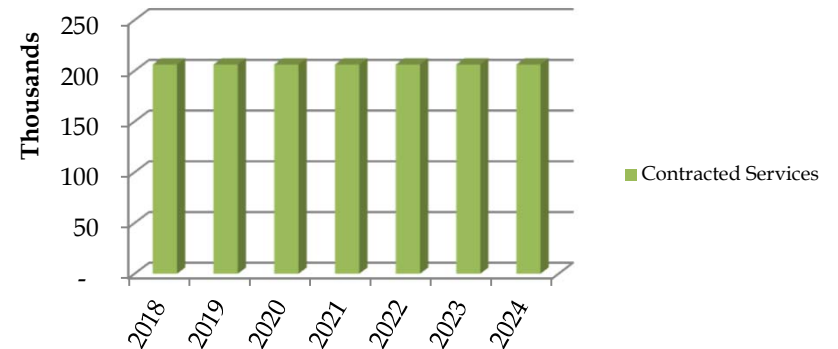
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	7.8	8.8	7.8	8.8	8.8	8.8	8.8	8.8
Timms Community Centre								
Program Revenues	(47,414)	(69,500)	(35,027)	(70,000)	(70,000)	(70,000)	(70,000)	(70,000)
Personnel & Benefits	528,075	658,900	544,172	734,585	748,270	762,230	776,480	791,020
Contracted Services	359,649	415,650	405,945	430,910	430,910	430,910	430,910	430,910
Materials & Supplies	25,191	16,570	23,372	16,910	16,910	16,910	16,910	16,910
Timms Community Centre Total	865,501	1,021,620	938,462	1,112,405	1,126,090	1,140,050	1,154,300	1,168,840

RECREATION SUPPORT SUBSIDY

Program Description: This program supports the recreation subsidy for minor ice users at Canlan Ice Sports.

Output: Provision of 10 weeks of spring ice time and 16 weeks of fall ice time.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 7.23	\$ 7.13	\$ 7.03
# of Hours Rented	1,367	1,391	1,390

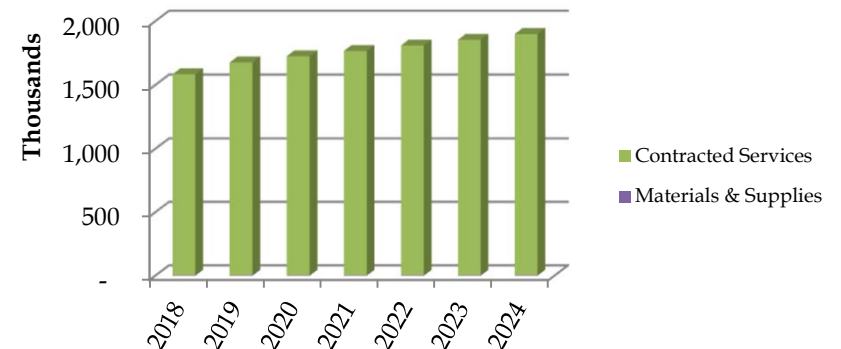
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Recreation Support Subsidy								
Contracted Services	206,140	206,140	206,140	206,140	206,140	206,140	206,140	206,140
Recreation Support Subsidy Total	206,140	206,140	206,140	206,140	206,140	206,140	206,140	206,140

LANGLEY CITY LIBRARY

Program Description: This program supplies City residents with all their library services which includes the facility, book/material borrowing, reference material, computer access, library programs, meeting rooms and concession. Library service is contracted through the FVRL (Fraser Valley Regional Library) which allows City residents to access books from the entire region instead of being limited to only the content within the individual library.

Output: Facility is open 7 days a week. Hours of operation are Monday to Thursday 9am to 9pm; Friday 9am to 5pm; Saturday 10am to 5pm; and Sunday 1pm to 5pm. Approximately 300,000 books are borrowed on an annual basis with about 200,000 visits to the library each year. Since the Library resides in the same building as City Hall, the costs for maintenance and operations are proportionately shared based on floor area.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 55.56	\$ 57.98	\$ 58.84

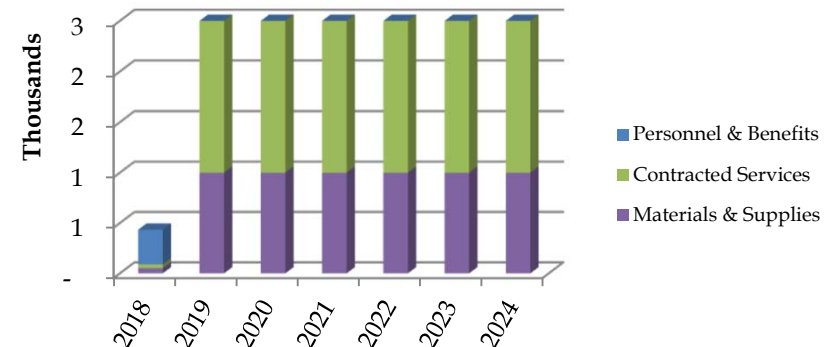
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Langley City Library								
Contracted Services	1,579,356	1,671,160	1,671,282	1,720,160	1,761,710	1,804,510	1,848,590	1,893,990
Materials & Supplies	3,915	4,875	4,677	4,815	4,815	4,815	4,815	4,815
Langley City Library Total	1,583,271	1,676,035	1,675,959	1,724,975	1,766,525	1,809,325	1,853,405	1,898,805

RECREATION GRANTS

Program Description: This program provides the Community Stage to community based non profit groups free of charge. IN 2014 the City of Langley made its final contribution to the Langley Seniors Resource Society's mortgage.

Output: Supply of the Community Stage to non-profit groups.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 0.01	\$ 0.02	\$ 0.02

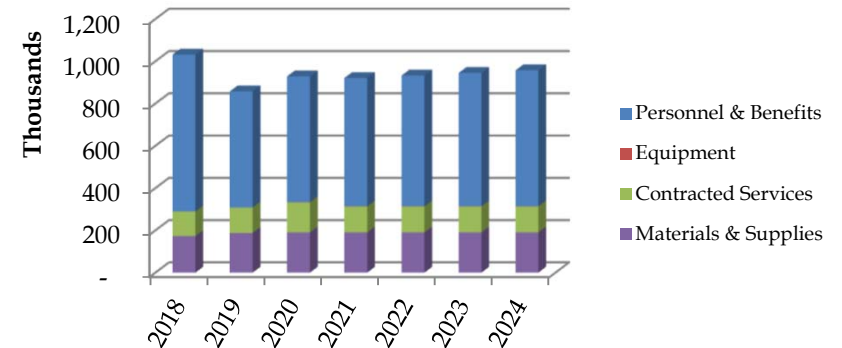
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Recreation Grants								
Program Revenues	(225)	(2,000)	(675)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)
Personnel & Benefits	346	-	-	-	-	-	-	-
Contracted Services	36	1,500	2,708	1,500	1,500	1,500	1,500	1,500
Materials & Supplies	52	1,000	-	1,000	1,000	1,000	1,000	1,000
Recreation Grants Total	209	500	2,033	500	500	500	500	500

RECREATION PROGRAMS

Program Description: This program provides all the City's land based recreation instructors. In addition, this program supplies the funds for the printing of the quarterly recreation guide, staff training and program supplies.

Output: Recreation programs for preschoolers, children, youth, adult, seniors and fitness. Production of the quarterly recreation guide. Approximately 2500 recreation programs offered for registration plus hundreds of drop-in programs for people of all ages. Youth drop-in opportunities 4 nights a week based around crime prevention and youth at risk.

6 Year Expenditure Comparison



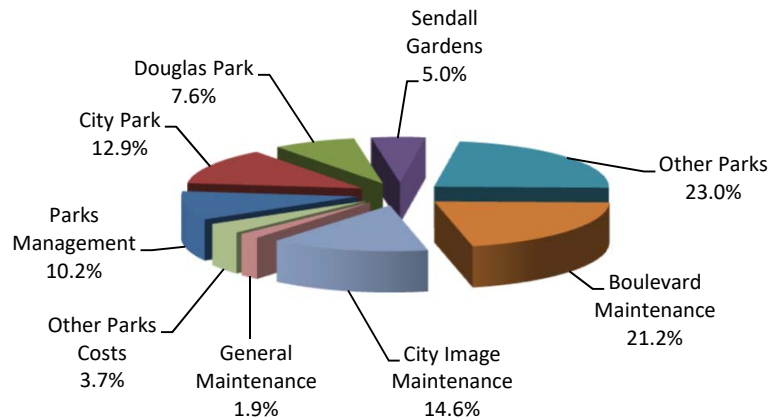
Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 11.99	\$ 9.25	\$ 11.64

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	14.0	11.4	13.0	11.5	11.5	11.5	11.5	11.5
Recreation Programs								
Program Revenues	(689,819)	(590,140)	(665,404)	(587,390)	(585,390)	(585,390)	(585,390)	(585,390)
Personnel & Benefits	741,893	549,000	726,325	594,845	606,570	618,520	630,700	643,120
Equipment	148	-	-	500	500	500	500	500
Contracted Services	116,665	120,400	113,336	142,800	123,300	123,300	123,300	123,300
Materials & Supplies	172,710	188,040	158,561	190,360	190,360	190,360	190,360	190,360
Recreation Programs Total	341,597	267,300	332,818	341,115	335,340	347,290	359,470	371,890

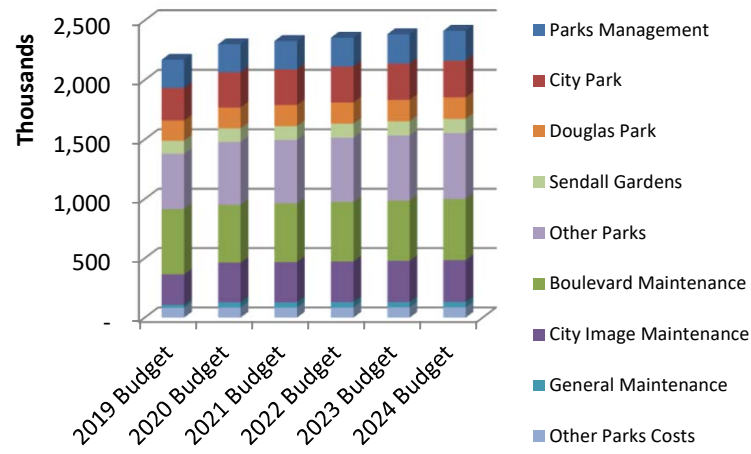
Parks Operations



Parks Operations Budgeted Expenditures



6 Year Expenditure Comparison



Cost Centre Description:

The Parks Operations Division strives to provide a high quality of playing condition at our sportsfields for all park users; create an visually attractive environment at our parks with abundance and well-designed floral and landscape displays; maintain our natural trail systems in a safe and welcoming condition; develop play structures at our parks that promote social, physical fitness, and creativity opportunities for children; and develop community pride. We strive to create an environment in our park systems that promote active living and participation.



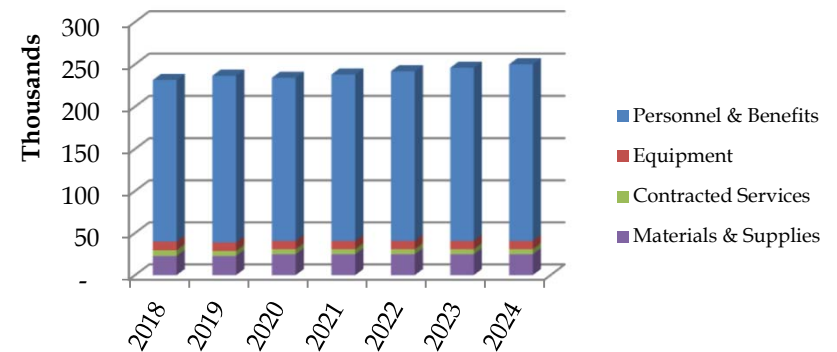
PARKS OPERATIONS									
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	
Expenditures									
Parks Management	\$ 231,417	\$ 236,490	\$ 224,503	\$ 234,080	\$ 237,950	\$ 241,890	\$ 245,900	\$ 250,010	
City Park	283,428	272,455	276,558	296,465	299,365	302,325	305,345	308,425	
Douglas Park	162,573	170,245	169,550	175,505	176,875	178,275	179,695	181,145	
Sendall Gardens	116,030	110,690	116,535	114,340	115,780	117,250	118,750	120,280	
Other Parks	458,962	464,535	450,590	529,145	535,115	541,225	547,445	553,785	
Boulevard Maintenance	384,310	551,170	370,272	486,805	493,900	501,130	508,520	516,030	
City Image Maintenance	309,847	256,370	387,703	334,950	339,020	343,180	347,420	351,750	
General Maintenance	33,037	23,660	42,052	43,900	44,150	44,410	44,670	44,930	
Other Parks Costs	71,883	83,880	45,691	84,500	85,130	85,760	86,400	87,070	
Departmental Adjustments	(97,515)	(24,885)	(24,885)	(24,885)	(24,885)	(24,885)	(24,885)	(24,885)	
Total Expenditures	\$ 1,953,972	\$ 2,144,610	\$ 2,058,569	\$ 2,274,805	\$ 2,302,400	\$ 2,330,560	\$ 2,359,260	\$ 2,388,540	
DEPT. BUDGET SUMMARY	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	
Staffing (F.T.E.'s)	12.9	14.5	13.1	13.9	13.9	13.9	13.9	13.9	
Operating Cost Summary									
Personnel & Benefits	\$ 1,158,970	\$ 1,370,870	\$ 1,169,152	\$ 1,449,355	\$ 1,476,950	\$ 1,505,110	\$ 1,533,810	\$ 1,563,090	
Equipment	186,722	180,875	241,348	183,975	183,975	183,975	183,975	183,975	
Contracted Services	310,387	254,170	322,861	285,170	285,170	285,170	285,170	285,170	
Materials & Supplies	297,893	338,695	325,208	356,305	356,305	356,305	356,305	356,305	
Total Operating Cost	\$ 1,953,972	\$ 2,144,610	\$ 2,058,569	\$ 2,274,805	\$ 2,302,400	\$ 2,330,560	\$ 2,359,260	\$ 2,388,540	

PARKS MANAGEMENT

Program Description: The administration of the Parks Operational and Capital Budgets, by directing the work force. Plan and schedule staff development with in-house training, seminars, and night school. Liaise with sports user groups and provide high quality service and recreational facilities.

Output: See staff on a daily basis, meet with Chargehands bi-weekly to review work and plan upcoming projects. Through the summer this includes 2 Construction and Structural Maintenance Chargehands, 1 Horticultural Maintenance Chargehand, 1 Horticultural Gardener Chargehand, 1 Grass Cutting Chargehand.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 8.12	\$ 8.18	\$ 7.98

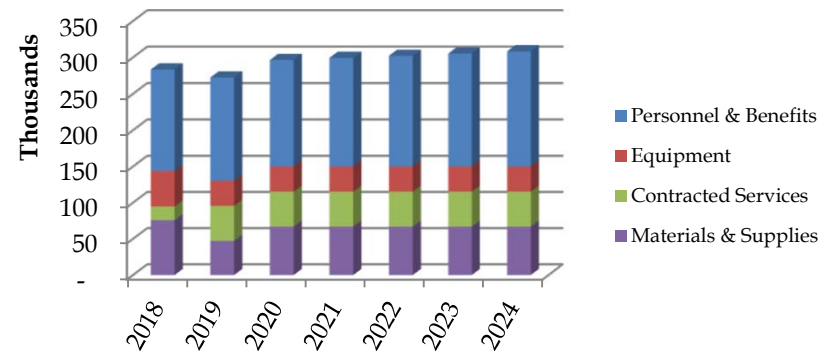
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4
Parks Management								
Personnel & Benefits	191,507	197,660	179,699	193,300	197,170	201,110	205,120	209,230
Equipment	10,321	10,000	15,312	10,000	10,000	10,000	10,000	10,000
Contracted Services	6,784	6,000	5,571	6,000	6,000	6,000	6,000	6,000
Materials & Supplies	22,805	22,830	23,921	24,780	24,780	24,780	24,780	24,780
Parks Management Total	231,417	236,490	224,503	234,080	237,950	241,890	245,900	250,010

CITY PARK

Program Description: To provide grass cutting and leaf collection, maintenance of sandbased soccer field, baseball diamonds, lights for football and baseball, lacrosse box, water park, picnic area, playground and two washroom buildings. Work with sports user groups in a cost share and work share relationship to best enhance the playfields.

Output: Provide a high level of maintenance to one of the premier sports parks, cut grass on sports fields every 7 days, cultural turf maintenance including aeration, fertilizing four times annually, liming, overseeding and topdressing annually, cut entire park every 10 days. Litter collection every Monday and Friday. Picnic shelter checked and cleaned every Friday. Ball diamonds receive major tune up each spring. Tree care including inspections, fertilization and pruning. Integrated Pest Management (IPM) practises applied to turf, trees and plantings. Irrigation system maintenance.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 9.95	\$ 9.43	\$ 10.11
Acres of Park	29.92	29.92	29.92
Cost per Acre	\$ 9,473	\$ 9,106	\$ 9,909

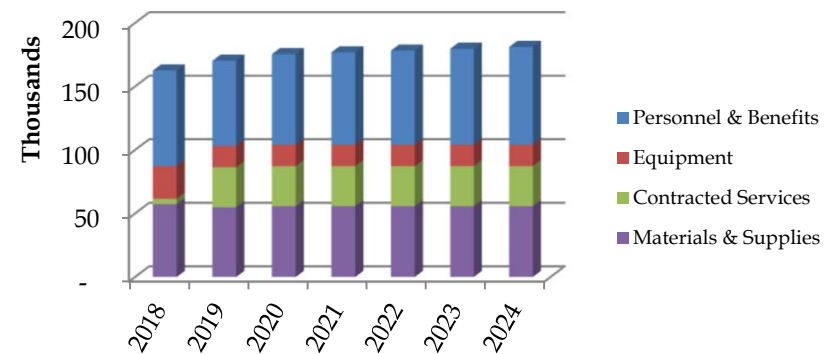
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6
City Park								
Personnel & Benefits	139,316	142,120	128,840	146,460	149,360	152,320	155,340	158,420
Equipment	49,418	34,860	42,700	34,860	34,860	34,860	34,860	34,860
Contracted Services	18,861	48,325	29,597	48,325	48,325	48,325	48,325	48,325
Materials & Supplies	75,833	47,150	75,421	66,820	66,820	66,820	66,820	66,820
City Park Total	283,428	272,455	276,558	296,465	299,365	302,325	305,345	308,425

DOUGLAS PARK

Program Description: To provide grass cutting and leaf collection, maintenance of water park, maintenance of handicap accessible playground as well as the sand based playground, maintenance of sports box and tennis courts, planting and maintaining ornamental garden beds, maintenance of the cenotaph, maintenance of the spirit square, tree care and irrigation system maintenance. To coordinate and schedule park maintenance to fit the needs of special use groups such a Community Days, Cruise In, Market in the Park, etc.

Output: Provide a high level of maintenance to a premier multi use park, cut grass every 7 days, fertilize, aerate 2-3 times as required for lush green turf, overseeding and liming annually. Garden beds receive watering deadheading and fertilizing 2-3 times weekly. Litter collection done twice per week. Zero tolerance to graffiti. Sports box checked bi-weekly, cleaned and repaired as required. Integrated Pest Management (IPM) practises applied to turf, trees and plantings. Tree care including inspections, fertilization and pruning. Irrigation system maintenance.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 5.71	\$ 5.89	\$ 5.99
Acres of Park	8.24	8.24	8.24
Cost per Acre	\$ 19,730	\$ 20,661	\$ 21,299

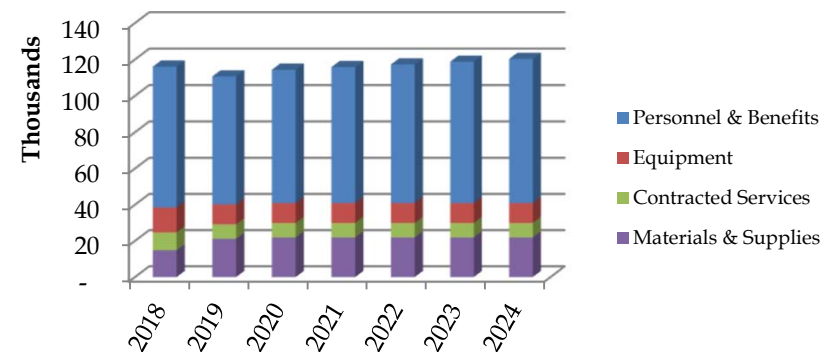
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.9	0.8	0.9	0.8	0.8	0.8	0.8	0.8
Douglas Park								
Personnel & Benefits	75,366	67,050	82,184	71,390	72,760	74,160	75,580	77,030
Equipment	25,516	16,785	26,506	16,785	16,785	16,785	16,785	16,785
Contracted Services	4,352	31,500	4,400	31,500	31,500	31,500	31,500	31,500
Materials & Supplies	57,339	54,910	56,460	55,830	55,830	55,830	55,830	55,830
Douglas Park Total	162,573	170,245	169,550	175,505	176,875	178,275	179,695	181,145

SENDALL GARDENS

Program Description: To provide grass cutting and leaf collection, planting and maintaining botanical beds, maintenance of Tropical Greenhouse, Legacy Garden, washroom building and caretaker's house. To enhance the horticultural beauty of this park to suit the needs of wedding photography and the enjoyment of the general public.

Output: Provide a high level of maintenance to the botanical garden area. Cut grass every 7 days, fertilize 2-3 times as required for lush green turf. Due to its high usage, this park receives regular maintenance, 3-4 days per week. The Tropical Greenhouse is open daily to the public, pruned and monitored weekly. The fountain is checked and cleaned every Monday and Friday. Litter collection take place on every Monday and Friday. Integrated Pest Management (IPM) practises applied to turf, trees and plantings. Tree care including inspections, fertilization and pruning. Irrigation system maintenance.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 4.07	\$ 3.83	\$ 3.90
Acres of Park	4.00	4.00	4.00
Cost per Acre	\$ 29,008	\$ 27,673	\$ 28,585

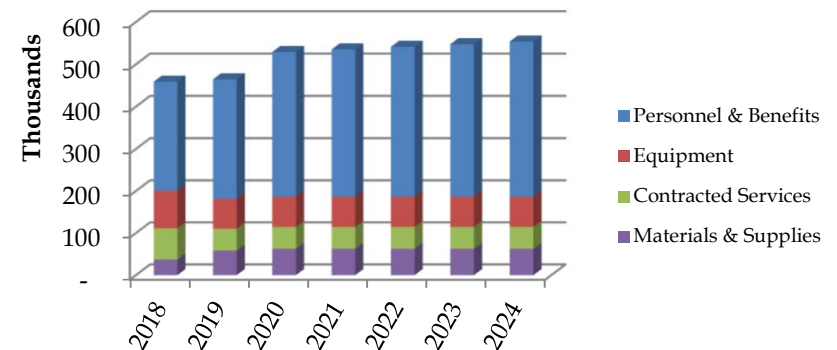
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.9	0.8	0.8	0.8	0.8	0.8	0.8	0.8
Sendall Gardens								
Personnel & Benefits	77,536	70,530	68,441	73,440	74,880	76,350	77,850	79,380
Equipment	13,828	11,000	11,544	11,000	11,000	11,000	11,000	11,000
Contracted Services	9,825	7,970	11,581	7,970	7,970	7,970	7,970	7,970
Materials & Supplies	14,841	21,190	24,969	21,930	21,930	21,930	21,930	21,930
Sendall Gardens Total	116,030	110,690	116,535	114,340	115,780	117,250	118,750	120,280

OTHER PARKS

Program Description: To provide regular inspections and maintenance of all playgrounds, bi-weekly maintenance of fountain at Innes Corners, grass cutting and leaf collection and pruning. Maintenance and upgrading of the Nature Trail system and Nicomekl Floodplain system, clean and resurface trails as required. Install all donated items initiated through the Langley Parks Foundation Gift Program. Upgrade park amenities as required: Fountains, basketball hoops, etc.

Output: Regular bi-weekly inspections of all playground equipment, walking trails, park washrooms. Inspection and maintenance of all irrigation systems, and 3 Water Parks. Regular maintenance to softball diamonds and other soccer fields, fertilized once and aerated twice. Annually repair, sand and refinish the City's wooden benches and picnic tables. Tree assessments performed annually.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 16.11	\$ 16.07	\$ 18.05

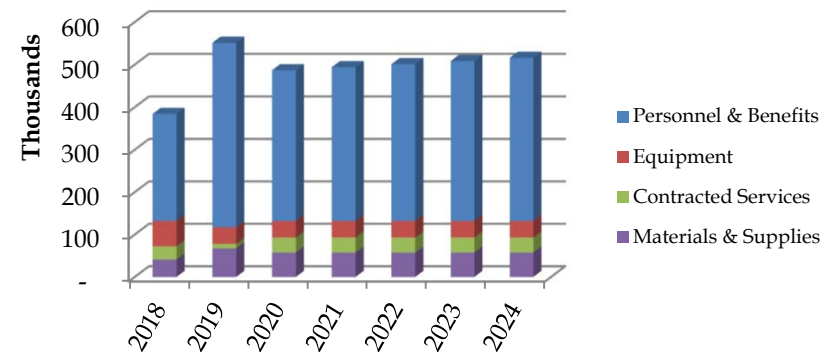
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	3.2	3.3	3.3	3.3	3.3	3.3	3.3	3.3
Other Parks								
Personnel & Benefits	258,128	282,780	258,795	342,530	348,500	354,610	360,830	367,170
Equipment	89,400	71,335	77,732	71,935	71,935	71,935	71,935	71,935
Contracted Services	74,225	52,120	67,500	52,120	52,120	52,120	52,120	52,120
Materials & Supplies	37,209	58,300	46,563	62,560	62,560	62,560	62,560	62,560
Other Parks Total	458,962	464,535	450,590	529,145	535,115	541,225	547,445	553,785

BOULEVARD MAINTENANCE

Program Description: To plant, monitor, and maintain the City's street trees, implement and maintain hanging basket program, enhance and maintain boulevards and centre medians, Plant and maintain seasonal colour in Downtown planters. To implement and maintain the City's Integrated Pest Management Policy, the monitoring and initiating of new maintenance practices. This program also provides for the annual Christmas light displays.

Output: Regular maintenance to enhance the City's streetscapes, removal of weeds and debris from main thoroughfares. Plant and maintain 30 planters in the Downtown area, water, fertilize and deadhead 3 times per week. Manage and maintain 1,800 Street Trees, includes monitoring for pests and regular pruning. Plan and plant additional 50 trees per year. Approximately 210 moss hanging baskets receive water and fertilizer 4 times per week, are monitored for pests, and deadheaded 3 times during the season. Safety and sightline work, hedging and maintenance to Boulevard plantings. Integrated Pest Management (IPM) practices applied to turf, trees and plantings. Irrigation system maintenance. Service request work performed.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 13.49	\$ 19.07	\$ 16.60

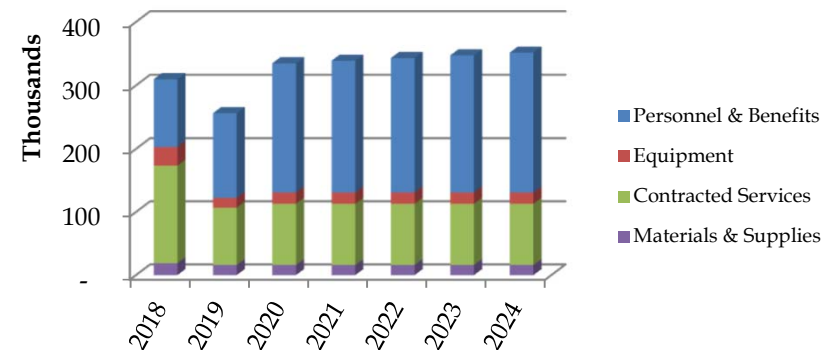
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	3.0	4.6	2.4	3.2	3.2	3.2	3.2	3.2
Boulevard Maintenance								
Personnel & Benefits	252,361	434,000	226,068	354,565	361,660	368,890	376,280	383,790
Equipment	59,691	39,230	47,064	39,230	39,230	39,230	39,230	39,230
Contracted Services	31,303	10,550	55,484	35,550	35,550	35,550	35,550	35,550
Materials & Supplies	40,955	67,390	41,656	57,460	57,460	57,460	57,460	57,460
Boulevard Maintenance Total	384,310	551,170	370,272	486,805	493,900	501,130	508,520	516,030

CITY IMAGE MAINTENANCE

Program Description: Beautification of City using plantings and maintaining garden beds at various parks. Provide a high level of horticulture maintenance at Sendall Gardens for botanical beds and tropical greenhouse. Maintain and cut park turf on a regular basis. Remove graffiti and repair vandalism in an efficient and timely manner. Continually investigate new inovative methods to effeciently enhance the City.

Output: Grass cutting in most parks is done every 10 -12 days. Regular litter collection occurs every Monday and Friday, all Park garbage containers are emptied and stray litter is picked up in all parks. Routine graffiti and vandalism patrol on Mondays, graffiti removal and over painting are done as required in a timely and efficient manor. Plant 50 new trees annually. Innes corners fountain is cleaned and maintained every Monday and Friday. Innes Corners pressure washed twice annually.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 10.87	\$ 8.87	\$ 11.42

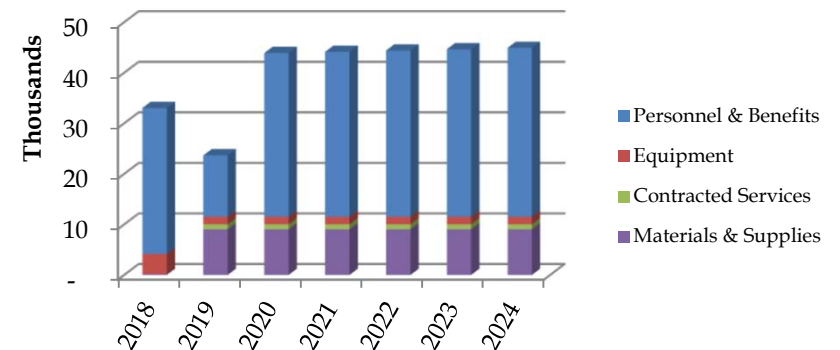
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	1.3	1.5	2.1	2.3	2.3	2.3	2.3	2.3
City Image Maintenance								
Personnel & Benefits	106,642	133,970	168,646	204,050	208,120	212,280	216,520	220,850
Equipment	29,727	15,400	39,849	17,900	17,900	17,900	17,900	17,900
Contracted Services	154,546	91,000	148,009	97,000	97,000	97,000	97,000	97,000
Materials & Supplies	18,932	16,000	31,199	16,000	16,000	16,000	16,000	16,000
City Image Maintenance Total	309,847	256,370	387,703	334,950	339,020	343,180	347,420	351,750

GENERAL MAINTENANCE

Program Description: To plant around and enhance "Welcome to Langley" signs and to maintain all other parks signage. Purchase tools, equipment and supplies to perform tasks in an a cost effective manner. Cover dumping fees from excavation and park clean up.

Output: Clean and repair City signage as required. Purchase and install new signage as needed, such as Dog signs and Trail signs. Purchase replacement tools and equipment as required for the work force to perform their tasks in an efficient and timely manner. Purchase and distribute a variety of supplies, such as fertilizer, paint, lumber etc.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 1.16	\$ 0.82	\$ 1.50

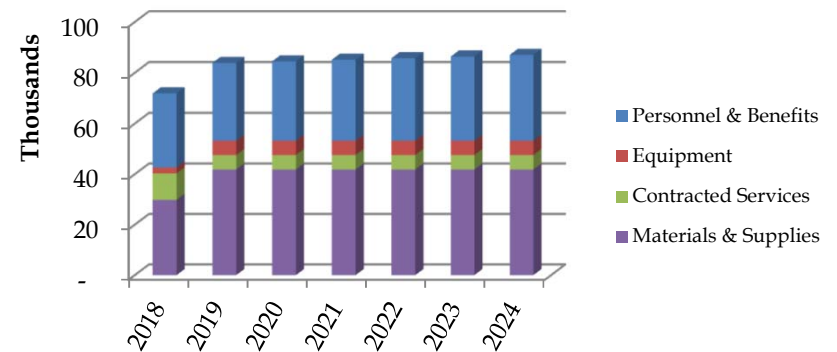
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.2	0.1	0.2	0.1	0.1	0.1	0.1	0.1
General Maintenance								
Personnel & Benefits	28,869	12,130	33,343	32,370	32,620	32,880	33,140	33,400
Equipment	4,016	1,500	4,596	1,500	1,500	1,500	1,500	1,500
Contracted Services	-	1,000	541	1,000	1,000	1,000	1,000	1,000
Materials & Supplies	152	9,030	3,572	9,030	9,030	9,030	9,030	9,030
General Maintenance Total	33,037	23,660	42,052	43,900	44,150	44,410	44,670	44,930

OTHER PARKS COSTS

Program Description: To cover miscellaneous items, special events, unforeseen circumstances, new initiatives. Bi-annual clean up of all City walkways that interconnect neighbourhood and schools throughout the City.

Output: City Walkways receive regular maintenance and overall clean up, once in the Spring and again in the Fall. Travel costs and dumping fees from site excavations, tree and shrub removal, general park clean up and hauling to a dump site. Upgrades to school facilities that are being utilized by City user groups. Assist with volunteer initiatives within the City, such as the Point of Pride Program.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 2.52	\$ 2.90	\$ 2.88

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
Other Parks Costs								
Personnel & Benefits	29,245	30,630	23,136	31,250	31,880	32,510	33,150	33,820
Equipment	2,320	5,650	930	5,650	5,650	5,650	5,650	5,650
Contracted Services	10,491	5,705	178	5,705	5,705	5,705	5,705	5,705
Materials & Supplies	29,827	41,895	21,447	41,895	41,895	41,895	41,895	41,895
Other Parks Costs Total	71,883	83,880	45,691	84,500	85,130	85,760	86,400	87,070

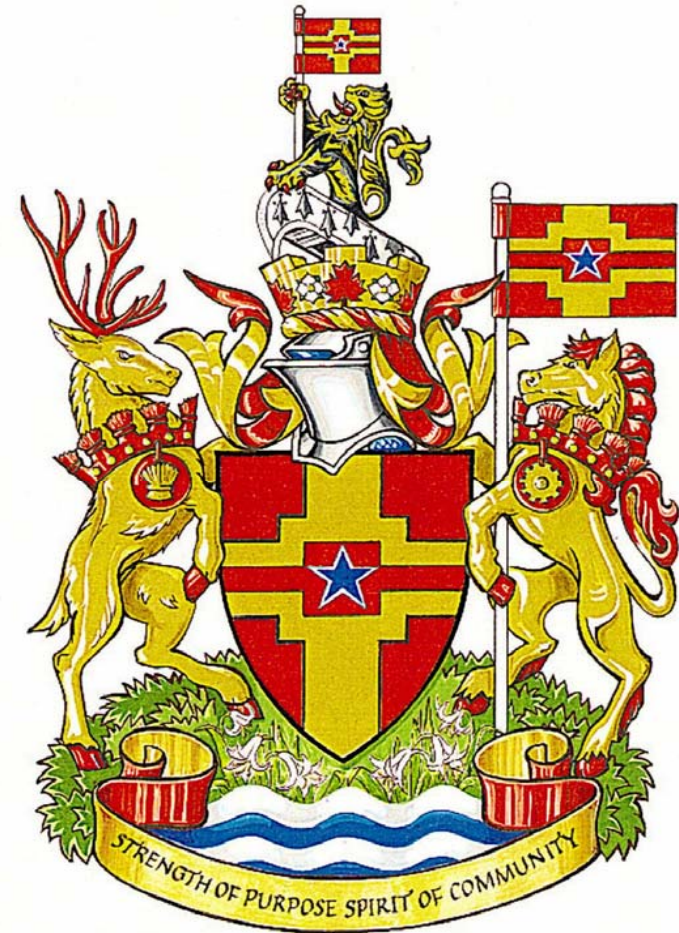
Reserve Transfers



RESERVE TRANSFERS								
	2018 Actual	2019	2019 YTD	2020	2021	2022	2023	2024
Reserve Transfers								
<i>Financial Services</i>								
Banking Fees & Tax Prepayment Interest	31,198	55,200	50,834	55,200	55,200	55,200	55,200	55,200
	31,198	55,200	50,834	55,200	55,200	55,200	55,200	55,200
<i>Debt Servicing</i>								
Interest	-	-	-	270,000	540,000	810,000	1,080,000	1,350,000
Debt Repayment	-	-	-	557,665	1,115,330	1,672,995	2,230,660	2,788,325
	-	-	-	827,665	1,655,330	2,482,995	3,310,660	4,138,325
<i>Transfer to Reserve Accounts</i>								
Investment Income Reserve	493,789	350,000	-	350,000	350,000	350,000	350,000	350,000
Gaming Proceeds	7,752,596	7,200,000	7,490,968	7,200,000	7,200,000	7,200,000	7,200,000	7,200,000
Future Policing Costs	-	-	350,000	-	-	-	-	-
Community Works Fund	133,883	133,880	266,474	133,880	133,880	133,880	133,880	133,880
Prosperity Fund	350,000	-	650,000	-	-	-	-	-
MRN Rehabilitation	399,818	350,945	348,800	349,255	349,255	349,255	349,255	349,255
	9,130,086	8,034,825	9,106,242	8,033,135	8,033,135	8,033,135	8,033,135	8,033,135
<i>Transfer to Statutory Reserves</i>								
Fire Department Equipment	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000
Capital Works	3,959,439	954,450	2,454,450	1,054,450	1,054,450	1,054,450	1,054,450	1,054,450
Machinery Replacement	432,243	400,000	460,000	400,000	400,000	400,000	400,000	400,000
Off Street Parking	10,436	11,520	9,950	11,520	11,520	11,520	11,520	11,520
Office Equipment Replacement	46,500	46,500	46,500	46,500	46,500	46,500	46,500	46,500
Parks and Recreation	177,500	177,500	177,500	177,500	177,500	177,500	177,500	177,500
	4,681,118	1,644,970	3,203,400	1,744,970	1,744,970	1,744,970	1,744,970	1,744,970
<i>Transfer from Reserve Accounts</i>								
Gaming Proceeds	675,040	776,565	632,000	792,565	792,565	792,565	792,565	792,565
Future Policing Costs	99,663	545,000	-	135,000	135,000	135,000	135,000	135,000
	774,703	1,321,565	632,000	927,565	927,565	927,565	927,565	927,565
<i>Transfer from Surplus</i>								
Operating Surplus	-	340,000	-	-	-	-	-	-
Total Reserve Transfers	\$ 13,067,699	\$ 8,073,430	\$ 11,728,476	\$ 9,733,405	\$10,561,070	\$11,388,735	\$12,216,400	\$13,044,065

Sewerage & Drainage Fund

2020-2024 Financial Plan



SEWER & DRAINAGE FUND

The sewer user rate structure in 2020 will increase by \$0.08/CM. The sewer rate increase is to offset an increased allocation of administrative costs from the general fund, additional system testing and an increases in wages and supplies.

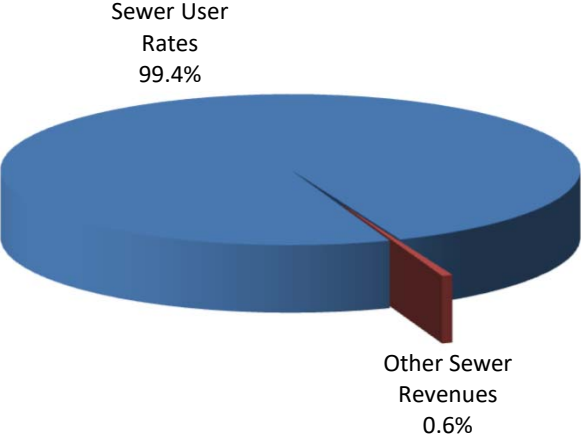
The consumption based charge will increase to \$1.27 per cubic meter (based on 80% of water consumption) and the flat fee will remain at \$75. Sewerage and Drainage rates are designed to attain a user pay system by charging customers for their actual use. The average total cost for a Single Family Home in 2020 will be \$410.28 (an increase of \$21.12 over 2019), and \$268.04 (an increase of \$12.16 over 2019) for a Strata Dwelling.

Other Sewer revenues consist of Interest Income from investments as well as a proportionate share of interest and penalties which have been generated from outstanding taxes.

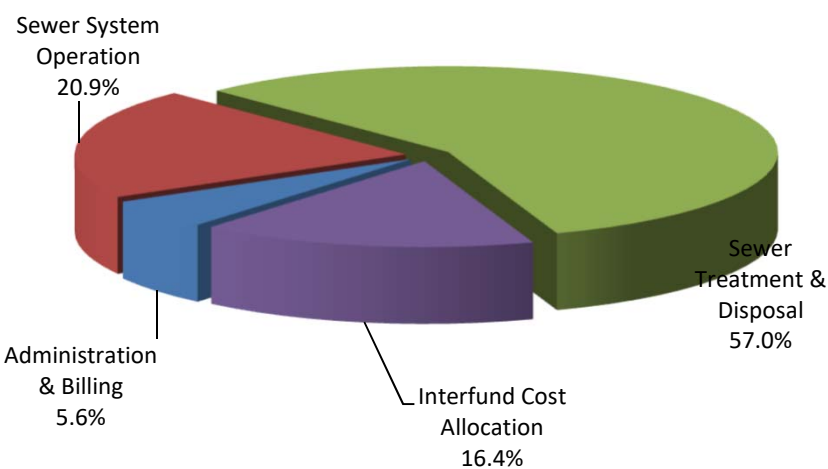
An annual levy from the GVS&DD for sewer treatment and disposal, accounts for over 57% of the expenditures in this fund. The GVS&DD has decreased this levy by \$1,985 (0%) in 2020. The GVS&DD has indicated that there will be annual increases in sewer costs between 8.0-15.4% over the next five years to allow for upgrades and improvements to treatment facilities.

Fiscal Services includes an annual "Interfund Cost Allocation" which is an allocation of expenses from the General Fund for Administration, Payroll, Purchasing, Customer Services, General Office Services, Insurance and claims.

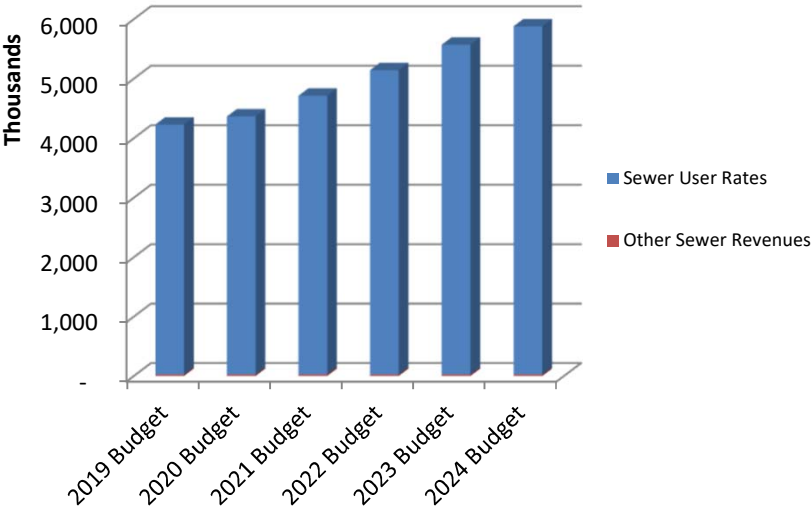
Sewer & Drainage Fund Revenues



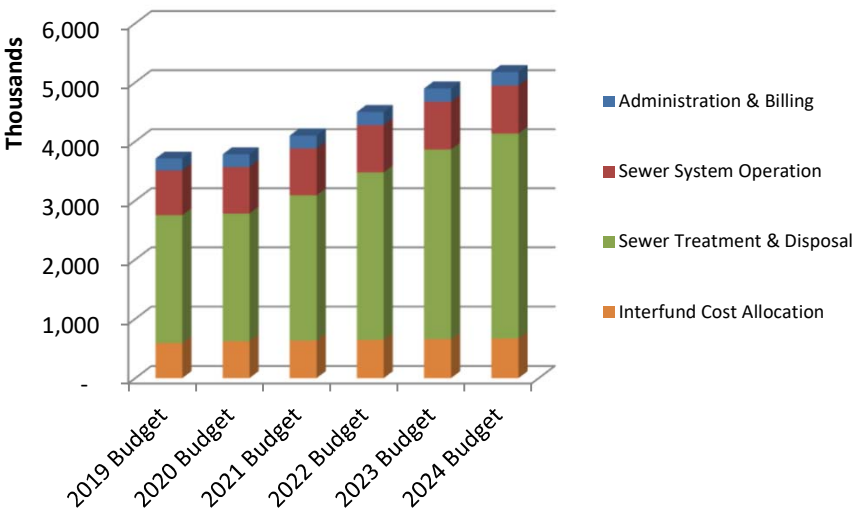
Sewer & Drainage Fund Expenditures



6 Year Revenue Comparison



6 Year Expenditure Comparison



SEWER & DRAINAGE FUND

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Revenues								
Sewer User Rates	\$ 4,079,335	\$ 4,201,935	\$ 4,094,825	\$ 4,338,040	\$ 4,686,410	\$ 5,116,250	\$ 5,543,850	\$ 5,853,780
Other Sewer Revenues	41,499	26,500	-	26,500	26,500	26,500	26,500	26,500
Total Revenues	\$ 4,120,834	\$ 4,228,435	\$ 4,094,825	\$ 4,364,540	\$ 4,712,910	\$ 5,142,750	\$ 5,570,350	\$ 5,880,280
Expenditures								
Administration & Billing	\$ 183,166	\$ 200,530	\$ 190,033	\$ 213,245	\$ 217,430	\$ 221,720	\$ 226,080	\$ 230,540
Sewer System Operation	671,222	760,225	649,684	790,200	795,980	801,880	807,900	814,030
Sewer Treatment & Disposal	2,003,154	2,157,865	2,146,530	2,155,880	2,451,730	2,829,960	3,205,510	3,462,940
Interfund Cost Allocation	558,090	590,465	590,465	620,865	633,420	644,840	656,510	668,420
Departmental Adjustments	(19,111)	(35,650)	(35,650)	(35,650)	(35,650)	(35,650)	(35,650)	(35,650)
Total Expenditures	\$ 3,396,521	\$ 3,673,435	\$ 3,541,062	\$ 3,744,540	\$ 4,062,910	\$ 4,462,750	\$ 4,860,350	\$ 5,140,280
	724,313	555,000	553,763	620,000	650,000	680,000	710,000	740,000
Add:								
Transfer from Reserve Accounts	-	-	-	-	-	-	-	-
Transfer from Statutory Reserves	-	-	-	-	-	-	-	-
Transfer from Surplus	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Deduct:								
Transfer to Reserve Accounts	719,999	555,000	535,000	620,000	650,000	680,000	710,000	740,000
Transfer to Statutory Reserves	-	-	-	-	-	-	-	-
	719,999	555,000	535,000	620,000	650,000	680,000	710,000	740,000
Surplus (Deficit)	\$ 4,314	\$ -	\$ 18,763	\$ -	\$ -	\$ -	\$ -	\$ -

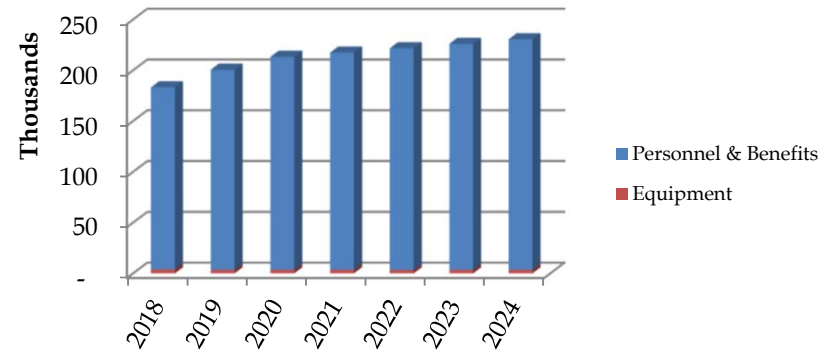
DEPT. BUDGET SUMMARY	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	3.5	4.4	3.6	4.5	4.5	4.5	4.5	4.5
Operating Cost Summary								
Sewer & Drainage Revenues	\$ (4,120,834)	\$ (4,228,435)	\$ (4,094,825)	\$ (4,364,540)	\$ (4,712,910)	\$ (5,142,750)	\$ (5,570,350)	\$ (5,880,280)
Personnel & Benefits	379,938	480,470	395,814	498,865	508,830	519,020	529,400	539,990
Equipment	36,595	29,930	10,801	29,930	29,930	29,930	29,930	29,930
Contracted Services	2,368,097	2,506,365	2,470,555	2,529,380	2,825,230	3,203,460	3,579,010	3,836,440
Materials & Supplies	1,331,890	1,211,670	1,198,892	1,306,365	1,348,920	1,390,340	1,432,010	1,473,920
Total Operating Cost	\$ (4,314)	\$ -	\$ (18,763)	\$ -	\$ -	\$ -	\$ -	\$ -

ADMINISTRATION & BILLING

Program Description: Costs are for the provision of the following services: Administration of Sewerage & Drainage maintenance, Billing and Collection.

Output: The primary expenditure in this program is Personnel costs. These costs are associated with administering the maintenance of the sewer system, and other costs associated with billing and collection of sewerage revenues.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 6.43	\$ 6.94	\$ 7.27

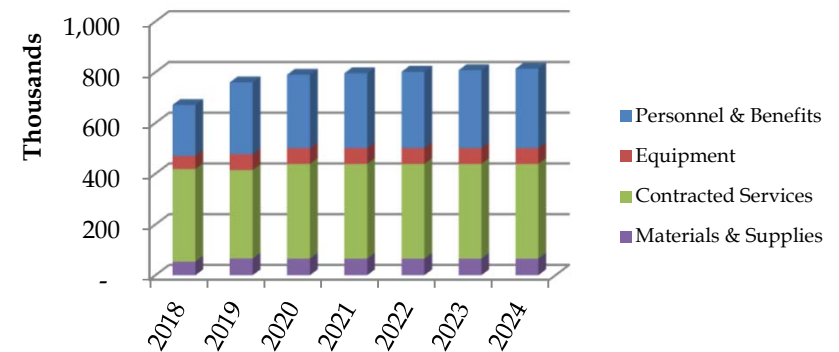
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	1.2	1.3	1.3	1.4	1.4	1.4	1.4	1.4
Administration & Billing								
Personnel & Benefits	179,150	197,030	190,033	209,745	213,930	218,220	222,580	227,040
Equipment	4,016	3,500	-	3,500	3,500	3,500	3,500	3,500
Administration & Billing Total	183,166	200,530	190,033	213,245	217,430	221,720	226,080	230,540

SEWER SYSTEM OPERATION

Program Description: Provides for the maintenance and repair of the community's sanitary sewer and drainage systems. Services include sanitary sewer flushing of mains, repairing plugged services, locating and adjusting manholes, repairing sanitary and drainage mains and manholes. There is also regular monitoring of the amount of flow in the sanitary sewer system to determine if there is an inflow and infiltration problem in the system.

Output: To maintain the drainage, storm sewer and sanitary sewer system to remove impediments in order to operate effectively during peak demand and flood conditions. To maintain our four sanitary lift stations that form a key part of our sanitary sewerage distribution system. These stations convey liquid waste from some of the lower lying areas within the city, through a series of pumps, to the Greater Vancouver Sewer & Drainage District transmission mains. Regular maintenance to the pumps and other components of the lift station is required to minimize the threat of sanitary backups to businesses and residences in these areas.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 23.55	\$ 26.30	\$ 26.95

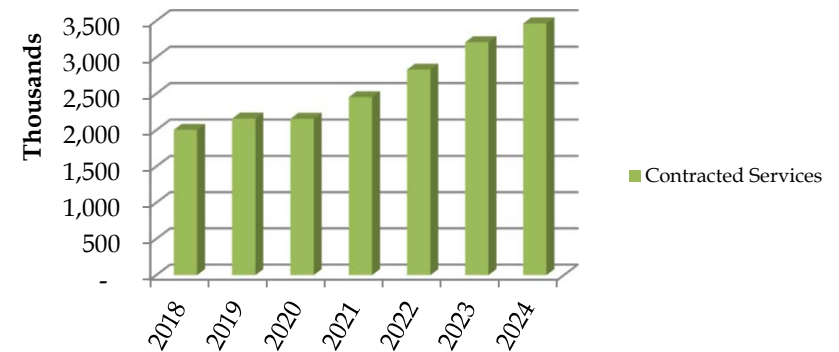
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	2.3	3.1	2.3	3.1	3.1	3.1	3.1	3.1
Sewer System Operation								
Personnel & Benefits	200,788	283,440	205,781	289,120	294,900	300,800	306,820	312,950
Equipment	51,690	62,080	46,451	62,080	62,080	62,080	62,080	62,080
Contracted Services	364,943	348,500	324,025	373,500	373,500	373,500	373,500	373,500
Materials & Supplies	53,801	66,205	73,427	65,500	65,500	65,500	65,500	65,500
Sewer System Operation Total	671,222	760,225	649,684	790,200	795,980	801,880	807,900	814,030

SEWER TREATMENT & DISPOSAL

Program Description: The City's sanitary discharge is dumped to the Annasis Island treatment plant, which is operated by the GVS&DD. An annual levy is charged by the GVS&DD to recover the operating cost for the treatment plant. The GVS&DD will be starting to meter the actual sanitary discharge from the City, therefore the annual levy will be phased out over the next five years and the City will be charged on actual discharge volume.

Output:

6 Year Expenditure Comparison



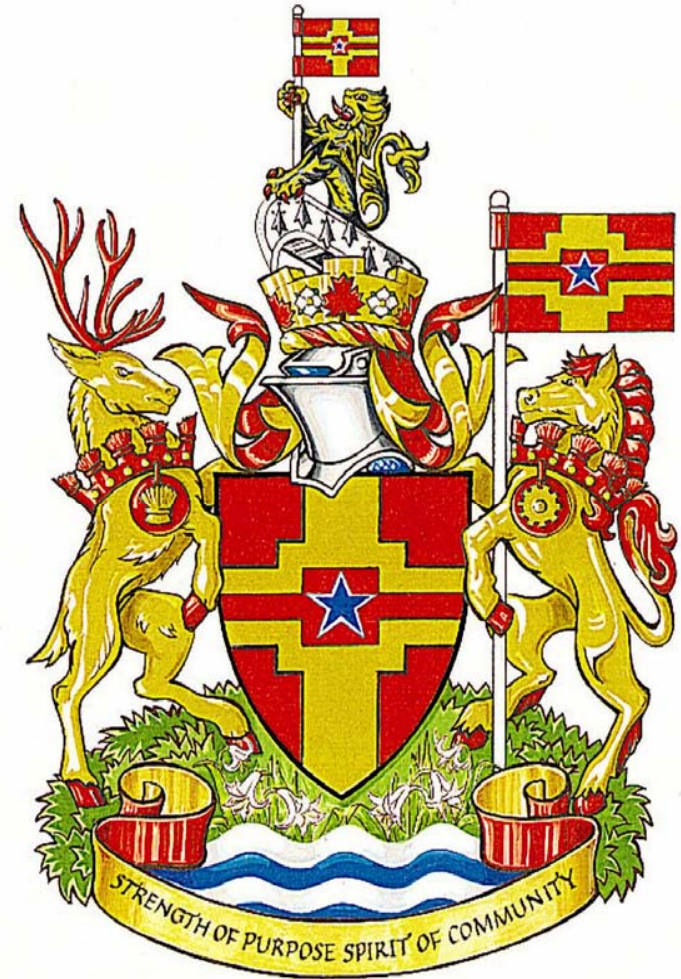
Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 70.30	\$ 74.65	\$ 73.53

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sewer Treatment & Disposal								
Contracted Services	2,003,154	2,157,865	2,146,530	2,155,880	2,451,730	2,829,960	3,205,510	3,462,940
Sewer Treatment & Disposal Total	2,003,154	2,157,865	2,146,530	2,155,880	2,451,730	2,829,960	3,205,510	3,462,940

SEWER & DRAINAGE FUND RESERVE TRANSFERS								
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Reserve Transfers								
<i>Financial Services</i>								
	-	-	-	-	-	-	-	-
<i>Interfund Transfers</i>								
Interfund Cost Allocation	558,090	590,465	590,465	620,865	633,420	644,840	656,510	668,420
	558,090	590,465	590,465	620,865	633,420	644,840	656,510	668,420
<i>Allocation to Reserve Accounts</i>								
Investment Income Reserve	34,999	20,000	-	20,000	20,000	20,000	20,000	20,000
Reserve - Sewer Future Capital	685,000	535,000	535,000	600,000	630,000	660,000	690,000	720,000
	719,999	555,000	535,000	620,000	650,000	680,000	710,000	740,000
Total Reserve Transfers	\$ 1,278,089	\$ 1,145,465	\$ 1,125,465	\$ 1,240,865	\$ 1,283,420	\$ 1,324,840	\$ 1,366,510	\$ 1,408,420

Water Fund

2020-2024 Financial Plan



WATER FUND

Water fees are made up of two components, a flat fee and a volume based fee. Volume is based on the property's metered water consumption, which is then billed on an annual basis for most residential properties and low consumption commercial properties. The consumption based charge will increase \$0.04/CM in 2020. Future years volume based rates for 2021-2024 are estimated to increase between 4.1-7.8% annually.

The rate increase is to offset an increased allocation of administrative costs from the general fund, increase in the GVWD water rates and an increases in wages and supplies.

Water rates are designed to attain a user pay system by charging customers for their actual use. The average total cost for a Single Family Home in 2020 will be \$520.50(an increase of \$13.20 over 2019), and \$331.50 (an increase of \$7.60 over 2019) for a Strata Dwelling.

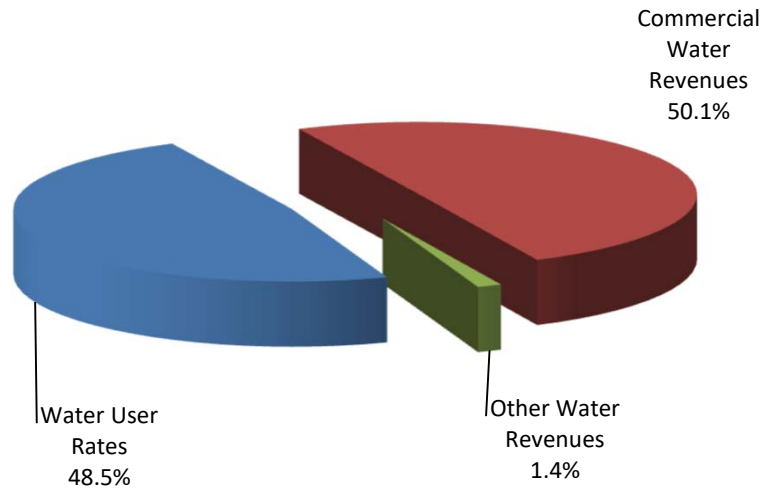
Commercial Water usage is also metered, but is billed on a bi-monthly basis instead of annually. If the bi-monthly bill is paid before the discount date the rates are comparable to residential rates, otherwise they are 10% higher.

Other Water revenues consist of Interest Income from investments as well as a proportionate share of interest and penalties which have been generated from outstanding taxes. Also included is a recovery fee for the maintenance and operation of fire hydrants.

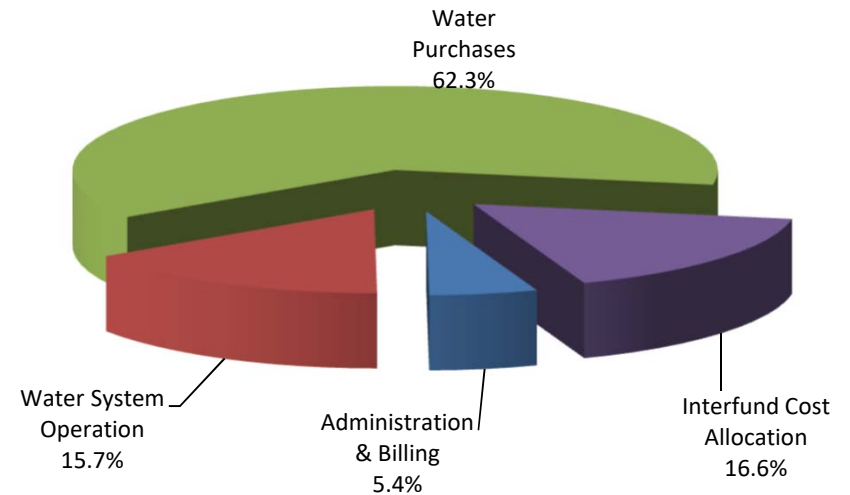
Fiscal Services includes an annual "Interfund Cost Allocation" which is an allocation of expenses from the General Fund for Administration, Payroll, Purchasing, Customer Services, General Office Services, Insurance and claims.

The GVWD has indicated that there will be increases in water costs over the next 5 years to allow for improved water infrastructure, the plan presented includes an increase of 5.9% in rates for 2020. The water purchase cost of \$2.9 million makes up 62.3% of the expenditures in the water fund. The plan presented allows additional increases in the next four years (2021-2024) between 6.1-10.1% annually.

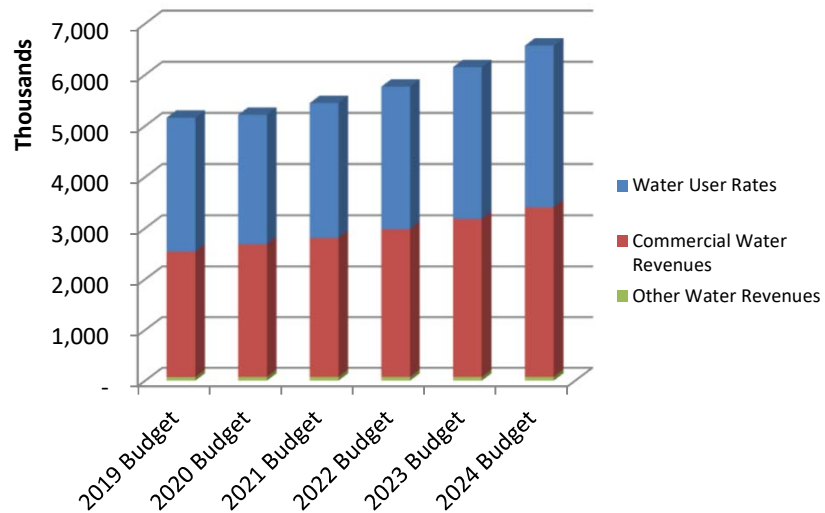
Water Fund Revenues



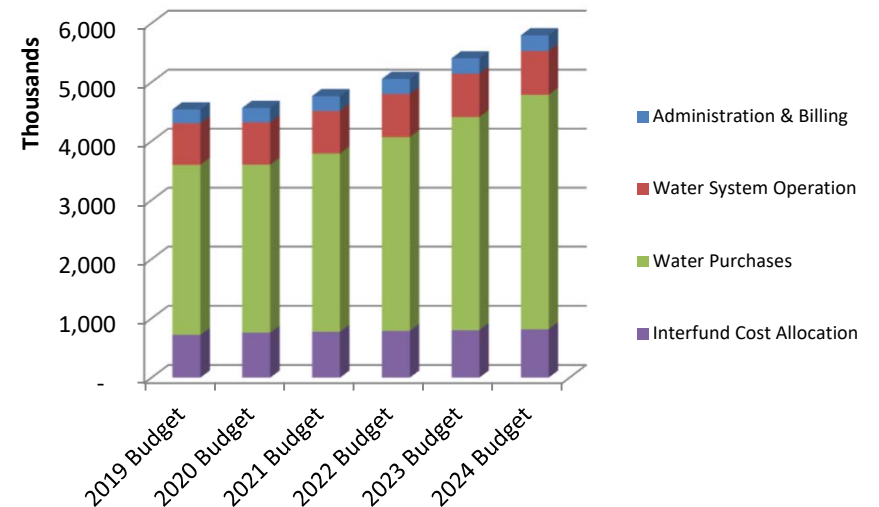
Water Fund Expenditures



6 Year Revenue Comparison



6 Year Expenditure Comparison



WATER FUND									
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	
Revenues									
Water User Rates	\$ 2,577,393	\$ 2,613,765	\$ 2,446,174	\$ 2,529,435	\$ 2,636,665	\$ 2,786,365	\$ 2,964,165	\$ 3,160,565	
Commercial Water Revenues	2,399,989	2,474,610	2,542,328	2,615,060	2,737,475	2,908,285	3,110,945	3,334,905	
Other Water Revenues	77,687	72,500	32,275	74,000	74,000	74,000	74,000	74,000	
Total Revenues	\$ 5,055,069	\$ 5,160,875	\$ 5,020,777	\$ 5,218,495	\$ 5,448,140	\$ 5,768,650	\$ 6,149,110	\$ 6,569,470	
Expenditures									
Administration & Billing	\$ 226,213	\$ 233,730	\$ 240,975	\$ 246,825	\$ 251,400	\$ 256,080	\$ 260,840	\$ 265,710	
Water System Operation	669,496	705,165	723,340	716,830	723,180	729,670	736,280	743,020	
Water Purchases	2,593,936	2,877,450	2,679,399	2,843,155	3,016,540	3,281,910	3,606,740	3,970,940	
Interfund Cost Allocation	682,115	721,680	721,680	758,835	774,170	788,140	802,400	816,950	
Departmental Adjustments	(29,136)	(37,150)	(37,150)	(37,150)	(37,150)	(37,150)	(37,150)	(37,150)	
Total Expenditures	\$ 4,142,624	\$ 4,500,875	\$ 4,328,244	\$ 4,528,495	\$ 4,728,140	\$ 5,018,650	\$ 5,369,110	\$ 5,759,470	
	912,445	660,000	692,533	690,000	720,000	750,000	780,000	810,000	
Add:									
Transfer from Reserve Accounts	-	-	-	-	-	-	-	-	
Transfer from Statutory Reserves	-	-	-	-	-	-	-	-	
Transfer from Surplus	-	-	-	-	-	-	-	-	
	-	-	-	-	-	-	-	-	
Deduct:									
Transfer to Reserve Accounts	911,902	660,000	630,000	690,000	720,000	750,000	780,000	810,000	
Transfer to Statutory Reserves	-	-	-	-	-	-	-	-	
	911,902	660,000	630,000	690,000	720,000	750,000	780,000	810,000	
Surplus (Deficit)	\$ 543	\$ -	\$ 62,533	\$ -	\$ -	\$ -	\$ -	\$ -	

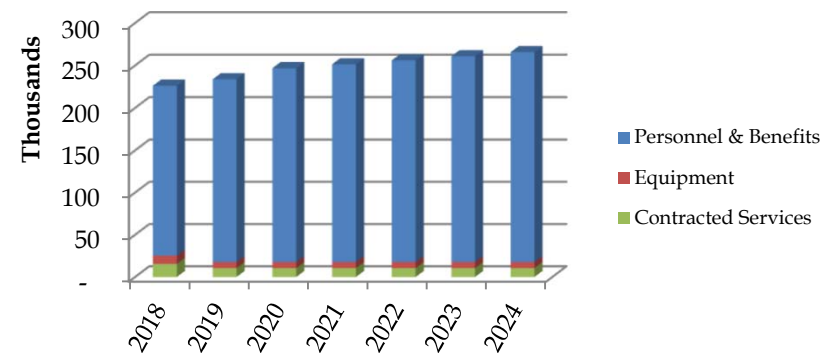
DEPT. BUDGET SUMMARY	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	4.9	5.0	5.4	5.0	5.0	5.0	5.0	5.0
Operating Cost Summary								
Water Revenues	\$ (5,055,069)	\$ (5,160,875)	\$ (5,020,777)	\$ (5,218,495)	\$ (5,448,140)	\$ (5,768,650)	\$ (6,149,110)	\$ (6,569,470)
Personnel & Benefits	514,160	527,570	548,905	546,885	557,810	568,980	580,350	591,960
Equipment	55,789	43,830	44,651	43,830	43,830	43,830	43,830	43,830
Contracted Services	2,749,587	3,069,235	2,856,329	3,034,920	3,208,305	3,473,675	3,798,505	4,162,705
Materials & Supplies	1,734,990	1,520,240	1,508,359	1,592,860	1,638,195	1,682,165	1,726,425	1,770,975
Total Operating Cost	\$ (543)	\$ -	\$ (62,533)	\$ -	\$ -	\$ -	\$ -	\$ -

ADMINISTRATION & BILLING

Program Description: This program provides funding for Administration, as well as billing and collections of the City's water system. Provision for reading residential water meters once a year and reading commercial water meters once every two months. Water meter reading and maintenance is currently contracted to Neptune Technologies Inc.

Output: Water consumption is broken down into two categories, Residential and Commercial. Residential is currently read once a year and is billed on the annual property tax notice. Commercial accounts are read and billed on a bi-monthly basis. This program's main expenditure is for Wages & Benefits which includes a proportion of the Director of Engineering and the Manager of Engineering Operations.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 7.94	\$ 8.09	\$ 8.42

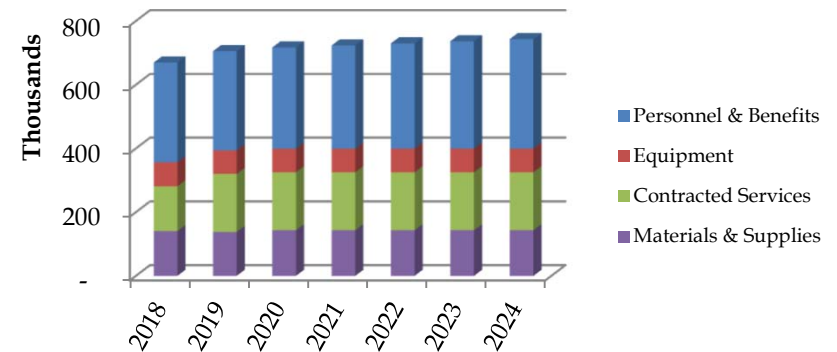
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	1.5	1.6	1.6	1.6	1.6	1.6	1.6	1.6
Administration & Billing								
Personnel & Benefits	200,947	215,930	205,863	229,025	233,600	238,280	243,040	247,910
Equipment	9,760	7,300	3,798	7,300	7,300	7,300	7,300	7,300
Contracted Services	15,506	10,500	31,314	10,500	10,500	10,500	10,500	10,500
Administration & Billing Total	226,213	233,730	240,975	246,825	251,400	256,080	260,840	265,710

WATER SYSTEM OPERATION

Program Description: To ensure proper operation of all facets of the water distribution system by undertaking a detailed maintenance program including: water mains, fire hydrants, line and lateral valves, PRV's, reservoir, pumps, backflow preventers, water metres and air valves.

Output: To provide excellent quality water to residents of the City; adhere to requirements set out in the Drinking Water Protection Act; and to extend the useful life of distribution infrastructure. To ensure the supply of potable water to the residents is uninterrupted and the quality is safe for consumption. To maintain fire hydrants and line valves annually. Water mains require flushing at least once per year to remove bio-deposits that can negatively affect water quality and provide a growth medium for harmful micro-organisms in the event they are introduced into the system. PRVs require maintenance to ensure system pressures do not fluctuate excessively. Maintain reservoir and pump stations to provide water storage, additional supply and pressure during peak demand.

6 Year Expenditure Comparison



Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 23.49	\$ 24.39	\$ 24.45

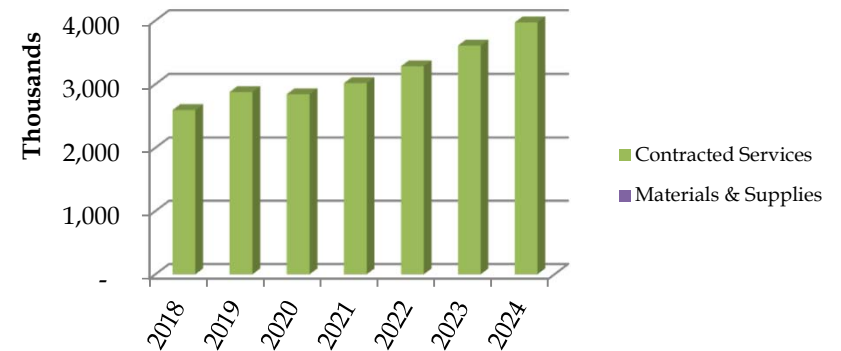
	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	3.4	3.4	3.8	3.4	3.4	3.4	3.4	3.4
Water System Operation								
Personnel & Benefits	313,213	311,640	343,042	317,860	324,210	330,700	337,310	344,050
Equipment	75,165	73,680	78,003	73,680	73,680	73,680	73,680	73,680
Contracted Services	140,745	182,125	145,870	182,125	182,125	182,125	182,125	182,125
Materials & Supplies	140,373	137,720	156,425	143,165	143,165	143,165	143,165	143,165
Water System Operation Total	669,496	705,165	723,340	716,830	723,180	729,670	736,280	743,020

WATER PURCHASES

Program Description: The City purchases water from the GVWD (Greater Vancouver Water District) for all residential, industrial, commercial, and institutional properties. The City's water consumption is measured by a single meter from the GVWD and is billed on a monthly basis.

Output: All water is purchased from the GVWD to supply the residents of Langley. The City maintains a water reservoir to ensure supply of water to City residents in the case of any temporary stoppage in supply from the GVWD.

6 Year Expenditure Comparison



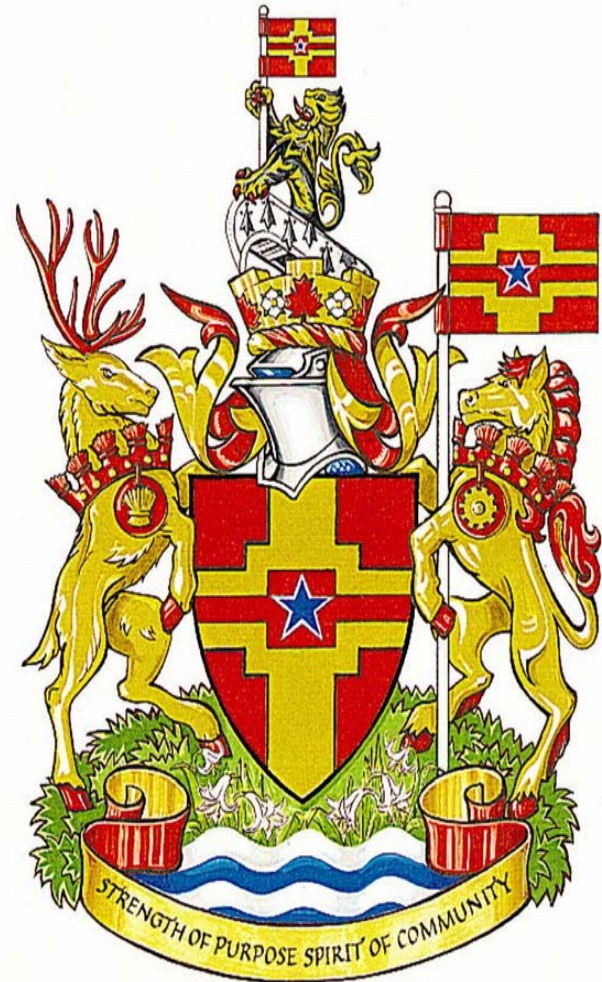
Key Program Statistics	2018	2019	2020
Cost per Capita	\$ 91.03	\$ 99.54	\$ 96.98

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Staffing (F.T.E.'s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Water Purchases								
Contracted Services	2,593,336	2,876,610	2,679,145	2,842,295	3,015,680	3,281,050	3,605,880	3,970,080
Materials & Supplies	600	840	254	860	860	860	860	860
Water Purchases Total	2,593,936	2,877,450	2,679,399	2,843,155	3,016,540	3,281,910	3,606,740	3,970,940

WATER FUND RESERVE TRANSFERS

	2018 Actual	2019 Budget	2019 YTD	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget
Reserve Transfers								
<i>Financial Services</i>								
	-	-	-	-	-	-	-	-
<i>Interfund Transfers</i>								
Interfund Cost Allocation	682,115	721,680	721,680	758,835	774,170	788,140	802,400	816,950
	682,115	721,680	721,680	758,835	774,170	788,140	802,400	816,950
<i>Allocation to Reserve Accounts</i>								
Investment Income Reserve	31,902	30,000	-	30,000	30,000	30,000	30,000	30,000
Reserve - Water Future Capital	880,000	630,000	630,000	660,000	690,000	720,000	750,000	780,000
	911,902	660,000	630,000	690,000	720,000	750,000	780,000	810,000
Total Reserve Transfers	\$ 1,594,017	\$ 1,381,680	\$ 1,351,680	\$ 1,448,835	\$ 1,494,170	\$ 1,538,140	\$ 1,582,400	\$ 1,626,950

Capital Improvement Plan 2020 - 2029



CAPITAL IMPROVEMENT PLAN - SUMMARY

Capital Projects	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
General Government	10,812,370	10,047,500	5,447,500	7,647,500	8,047,500	47,500	47,500	47,500	47,500	47,500
Protective Services	742,230	922,250	1,469,750	199,750	2,550,000	60,000	50,000	50,000	50,000	50,000
Engineering Operations	3,523,200	2,589,200	21,378,630	5,428,975	1,453,200	13,461,200	4,518,705	7,900,300	2,818,675	20,931,655
Development Services	40,000	-	-	30,000	-	-	-	-	-	-
Parks & Recreation	1,451,500	2,381,000	565,000	2,150,000	2,830,000	740,000	795,000	1,240,000	790,000	10,850,000
Sewer Utility	1,994,000	350,000	2,459,500	4,346,125	2,050,000	3,423,870	2,017,615	1,105,355	1,302,850	5,675,895
Water Utility	835,000	1,065,000	2,784,010	2,489,840	1,450,550	1,931,550	2,079,910	1,558,805	926,925	2,262,855
Total Projects	19,398,300	17,354,950	34,104,390	22,292,190	18,381,250	19,664,120	9,508,730	11,901,960	5,935,950	39,817,905
Available funding										
Capital Works Reserve	1,310,035	1,053,760	1,303,855	52,666	164,391	2,127,685	999,926	959,035	27,545	1,583,250
Casino Revenues	3,324,000	3,773,435	18,186,575	4,598,435	5,481,915	7,640,005	4,569,145	7,436,290	3,153,977	19,431,300
Community Amenity Funds	197,875	75,750	-	-	-	-	-	-	-	-
Community Works (Gas Tax)	-	133,800	413,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800
DCC's	1,372,890	503,690	1,001,755	2,351,774	652,165	8,225,540	2,075,275	2,037,936	1,883,820	13,860,080
Fire Department Equipment	-	55,000	420,000	-	-	-	-	-	-	-
Future Police Cost Reserve	207,230	149,750	149,750	149,750	35,000	35,000	35,000	35,000	35,000	35,000
Grants	735,270	450,000	533,335	-	-	-	-	-	-	500,000
Machinery Replacement	540,000	516,000	180,000	185,000	155,000	190,000	180,000	180,000	180,000	180,000
Municipal Road Network Reserve	50,000	-	-	2,136,000	-	-	-	-	-	1,600,000
Office Equipment	50,000	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500
Parks & Recreation	216,750	202,375	14,225	332,150	217,900	74,275	279,275	179,150	173,000	181,750
Sewer Future Capital	454,750	128,890	704,935	1,289,515	565,750	531,805	528,900	267,299	37,780	1,302,370
Special Bond Reserve	104,500	-	-	-	-	-	-	-	-	-
Water Future Capital	835,000	265,000	1,148,660	1,015,600	927,830	658,510	659,910	625,950	263,528	962,855
Total Funding	9,398,300	7,354,950	24,104,390	12,292,190	8,381,250	19,664,120	9,508,730	11,901,960	5,935,950	39,817,905
Project Specific Borrowing	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	-	-	-	-	-
Debt Require to Fund Projects	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	-	-	-	-	-

Debt Cost										
Repayment @ 2.7% over 15 yrs	827,665	827,665	827,665	827,665	827,665	-	-	-	-	-
Cumulative Repayment	827,665	1,655,329	2,482,994	3,310,658	4,138,323	4,138,323	4,138,323	4,138,323	4,138,323	4,138,323
Cumulative Tax Impact Percentage	3%	6%	9%	11%	14%	14%	14%	14%	14%	14%

Casino Proceeds

	2012	2013	2014	2015	2016	2017	2018	2019	2020
January 30	\$ 1,429,327	\$ 1,378,245	\$ 1,399,402	\$ 1,482,940	\$ 1,672,818	\$ 1,669,856	\$ 1,966,102	\$ 1,871,869	\$ 1,800,000
April 30	1,575,666	1,492,915	1,314,140	1,638,526	1,717,838	1,835,615	1,945,901	1,693,364	1,800,000
July 30	1,499,421	1,455,348	1,367,395	1,508,463	1,633,102	1,782,760	1,960,561	1,946,028	1,800,000
October 30	1,422,425	1,454,260	1,454,050	1,722,439	1,804,105	1,992,956	1,974,265	1,905,577	1,800,000
Casino Proceeds	\$ 5,926,839	\$ 5,780,768	\$ 5,534,987	\$ 6,352,368	\$ 6,827,863	\$ 7,281,185	\$ 7,846,828	\$ 7,416,838	\$ 7,200,000
Enterprise Allocation	\$ 150,000	\$ 150,000	\$ 150,000	\$ 146,085	\$ 168,000	\$ 168,000	\$ 168,000	\$ 168,000	\$ 168,000
Community Grants	432,140	432,140	432,140	438,225	454,140	517,790	608,565	608,565	608,565
Capital	5,344,699	5,198,628	4,952,847	5,768,058	6,205,723	6,595,395	7,070,263	6,640,273	6,423,435
Debt Repayment / Lg Project	-	-	-	-	-	-	-	-	-
	\$ 5,926,839	\$ 5,780,768	\$ 5,534,987	\$ 6,352,368	\$ 6,827,863	\$ 7,281,185	\$ 7,846,828	\$ 7,416,838	\$ 7,200,000

Casino Proceeds

Tax rate effect if debt is repaid over 15 years through MFA at 2.7% interest

	Projects Completed	Annual Interest	Principal Repayment	Total Annual Repayment	Property Tax Effect
Previous year Projects	\$ 70,462,088	\$ 1,902,476	\$ 3,929,421	\$ 5,831,897	19.98%
2020 projects	3,324,000	89,748	185,368	275,116	0.94%
	\$ 73,786,088	\$ 1,992,224	\$ 4,114,789	\$ 6,107,013	20.92%

Every \$1 in debt generates another \$0.41 in interest cost over 15 years. So if we borrow \$20 million today we will repay \$28.1 million in interest and principal over the next 15 years. If we avoid the debt by using casino proceeds today (as per the policy) we will have an additional \$8.1 million available for infrastructure renewal.

Capital Projects funded with Casino Proceeds in 2020	Projects Completed	Annual Interest	Principal Repayment	Total Annual Repayment	Property Tax Effect
GG16 City Hall / Timms Office Space Reconfiguration	\$ 368,000	9,936	20,522	30,458	0.104%
GG17 City Hall Terrace Lighting	30,000	810	1,673	2,483	0.009%
GG19 Unit4 Payroll Module Upgrade	140,000	3,780	7,807	11,587	0.040%
FD7 SCBA Replacement	480,000	12,960	26,768	39,728	0.136%
E2 Road Rehabilitation	545,000	14,715	30,393	45,108	0.155%
E5 LED Fixture & Street Light Replacement	130,000	3,510	7,250	10,760	0.037%
E14 Traffic Calming 53 Ave at Brydon Lagoon	150,000	4,050	8,365	12,415	0.043%
E15 Grade Cr 208 Median & 201A St Crosswalk	86,000	2,322	4,796	7,118	0.024%
E16 Crosswalk 208 St and 45A Ave	120,000	3,240	6,692	9,932	0.034%
E19 Pave walkways Grade Cr & 48 Ave	150,000	4,050	8,365	12,415	0.043%
P8 DRC Washroom Renovation	140,000	3,780	7,807	11,587	0.040%
P11 AAMP Pool Pipe Circulation System	50,000	1,350	2,788	4,138	0.014%
P19 Urban Forest Management Strategy	40,000	1,080	2,231	3,311	0.011%
P22 City Park Picnic Shelter	100,000	2,700	5,577	8,277	0.028%
P24 Uplands Dog Off Leash Park	80,000	2,160	4,461	6,621	0.023%
P27 Douglas Park Pickleball Court	40,000	1,080	2,231	3,311	0.011%
P28 Performing Arts Centre Funding Study	100,000	2,700	5,577	8,277	0.028%
P29 McBurney Plaza Trees	100,000	2,700	5,577	8,277	0.028%
S2 Large Diameter Culvert Cleaning & Inspection	150,000	4,050	8,365	12,415	0.043%
S3 Video Condition Assessment	75,000	2,025	4,182	6,207	0.021%
S7 47A Ave Relining Storm Sewer	250,000	6,750	13,942	20,692	0.071%
	\$ 3,324,000	\$ 89,748	\$ 185,368	\$ 275,116	0.942%

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Description	Year	Budget Amount	Office Equipment Replacement 209	Capital Works Reserve 200	Grants	Casino Proceed 510	Machinery Equip 207	Borrowing
General Government Services Projects									
GG1	IT Computer Workstation Upgrade	2020	30,000	30,000					
GG2	IT Infrastructure Upgrade	2020	20,000	20,000					
GG3	IT OpenText eDocs Licensing	2020	20,000		20,000				
GG4	IT OpenText eDocs Defence Module	2020	15,000		15,000				
GG5	Security Appliance for DMZ - NetScaler	2020	10,000		10,000				
GG6	Microsoft Windows/Email / License Compliance	2020	10,000		10,000				
GG7	Windows 10 Upgrade	2020	10,000		10,000				
GG8	IT Audit and Security Assessment	2020	20,000		20,000				
GG9	Network Room Cooling	2020	5,000		5,000				
GG10	Security Camera Upgrade in City Hall	2020	15,000		15,000				
GG11	Update Technology in the Council Chambers	2020	10,000		10,000				
GG12	Marketing & Communications Implementation	2020	20,000		20,000				
GG13	City Hall Access Control	2020	10,000		10,000				
GG14	City Hall Lighting	2020	30,000		30,000				
GG15	City Hall Fire Extinguisher Replacements	2020	3,000		3,000				
GG16	City Hall Archive Storage System	2020	31,100		31,100				
GG17	City Hall / Timms Office Space Reconfiguration	2020	368,000				368,000		
GG18	City Hall Terrace Lighting	2020	30,000				30,000		
GG19	MIA Risk Management Grant	2020	15,270			15,270			
GG20	Unit4 Payroll Module Upgrade	2020	140,000				140,000		
GG21	Contingency for Future Land Purchases	2020	10,000,000						10,000,000
			10,812,370	50,000	209,100	15,270	538,000	-	10,000,000

General Government Services Capital Improvement Plan 2021 - 2029

Item	Description	2021	2022	2023	2024	2025	2026	2027	2028	2029
GG1	IT Computer Workstation Upgrade	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
GG2	IT Infrastructure Upgrade	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
GG21	Contingency for Future Land Acquisition	10,000,000	5,400,000	5,600,000						
GG22	Office Equipment Replacement	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
GG23	City Hall / Recreation Facilities			2,000,000	8,000,000					
		10,047,500	5,447,500	7,647,500	8,047,500	47,500	47,500	47,500	47,500	47,500

Funding Sources		2021	2022	2023	2024	2025	2026	2027	2028	2029
Office Equipment Replacement	427,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500	47,500
Capital Works Reserve	-	-	-	-	-	-	-	-	-	-
Parks & Recreation Reserve	-	-	-	-	-	-	-	-	-	-
Machinery Replacement	-	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-	-
Casino Proceeds	-	-	-	-	-	-	-	-	-	-
Borrowing	31,000,000	10,000,000	5,400,000	7,600,000	8,000,000	-	-	-	-	-
	31,427,500	10,047,500	5,447,500	7,647,500	8,047,500	47,500	47,500	47,500	47,500	47,500

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
General Government Services Projects				
GG1	IT Computer Workstation Upgrade	Workstations are replaced after five years of service.	30,000	None.
GG2	IT Infrastructure Upgrade	Upgrade the network switches	20,000	None.
GG3	IT OpenText eDocs Licensing	Purchase 25 additional user licenses	20,000	Additional annual licencing of \$2,215 for 25 users
GG4	IT OpenText eDocs Defence Module	Implement the eDocs Defence module	15,000	Annual licencing of \$2,300 for 100 users
GG5	Security Appliance for DMZ - NetScaler	Upgrade security device for hosted web services	10,000	None.
GG6	Microsoft Windows/Email / License Complia	Update licensing	10,000	None.
GG7	Windows 10 Upgrade	Upgrade all workstations to Windows 10	10,000	None.
GG8	IT Audit and Security Assessment	Prepare an audit and security assessment	20,000	None.
GG9	Network Room Cooling	Improve the cooling and ventilation to the network room	5,000	None.
GG10	Security Camera Upgrade in City Hall	Consolidate security cameras on one system	15,000	None.
GG11	Upgrade technology in the Council Chambers	Upgrade the cameras and sound components in the Council Chambers	10,000	None.
GG12	Marketing & Communications Implementation	Implement the final stages of the marketing and communication plan	20,000	None.
GG13	City Hall Access Control	Install FOB access to internal stairwell.	10,000	None.
GG14	City Hall Lighting	Additional funds to complete LED lighting conversion	30,000	Electrical cost reduction in future years.
GG15	City Hall Fire Extinguisher Replacements	Update fire extinguishers	3,000	None.
GG16	City Hall Archive Storage System	Install mobile shelving system in the archive room to provide additional record storage space.	31,100	None.
GG17	City Hall / Timms Office Space Reconfiguration	Optimize office space at City Hall to provide additional work stations.	368,000	None.
GG18	City Hall Terrace Lighting	To install decorative lighting on the City Hall Terrace	50,000	Ongoing electrical costs
GG19	MIA Risk Management	The City's insurance company distributes risk management grants in order to allow the City to address risk management issues to reduce future claims.	15,270	None.
GG20	Contingency for Future Land Purchases	Purchase of strategic properties throughout the City.	21,000,000	Properties may become exempt from taxation due to municipal ownership and therefore reduce taxation revenue. Annual debt servicing costs are \$1,655,329.
GG21	Office Equipment Replacement	Ongoing office equipment replacements.	15,000	None.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
GG22	City Hall / Recreation Facilities	Enhance and expand City Hall and Recreational Facilities	10,000,000	Ongoing maintenance costs.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Description	Year	Budget Amount	Equipment Fire Dept. 212	Machinery Replacement Reserve 207	Future Police Costs Reserve 501	Office Equip. Replacement 209	Capital Works 200	Casino Proceeds
Protective Services Projects									
RP1	RCMP Office Equipment & Computers	2020	32,130			32,130			
RP2	RCMP Building Improvements	2020	170,100			170,100			
RP3	CPO furniture & equipment	2020	5,000			5,000			
FD1	LCFRS Hydraulic Rescue Tools	2020	25,000					25,000	
FD2	LCFRS Hose & Nozzles	2020	15,000					15,000	
FD3	LCFRS Mobile Data Terminal	2020	10,000					10,000	
FD4	LCFRS Ground Ladder	2020	5,000					5,000	
FD5	LCFRS SCBA Replacement	2020	480,000						480,000
			742,230	-	-	207,230	-	55,000	480,000

Protective Services Capital Improvement Plan 2021 - 2029

Item	Description	2021	2022	2023	2024	2025	2026	2027	2028	2029
RP1	RCMP Office Equipment & Computers	29,750	29,750	29,750	5,000	5,000	5,000	5,000	5,000	5,000
RP3	RCMP Detachment Repairs	120,000	120,000	120,000	30,000	30,000	30,000	30,000	30,000	30,000
FD2	LCFRS Hose & Nozzles	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
FD3	LCFRS Mobile Data Terminal	10,000								
FD4	LCFRS Ground Ladder		5,000							
FD6	LCFRS Furniture	7,500		10,000		10,000				
FD7	LCFRS Command Vehicle	80,000								
FD8	LCFRS Operational Review	60,000								
FD9	LCFRS Rescue 1 Vehicle	600,000								
FD10	LCFRS Replace Engine 11		1,300,000							
FD11	LCFRS Training Materials			25,000						
FD12	LCFRS Ladder Truck Replacement				2,500,000					
		922,250	1,469,750	199,750	2,550,000	60,000	50,000	50,000	50,000	50,000

Funding Sources		2021	2022	2023	2024	2025	2026	2027	2028	2029
Equipment Replacement Fire Dept.	475,000	55,000	420,000	-	-	-	-	-	-	-
Machinery Replacement Reserve	-	-	-	-	-	-	-	-	-	-
Capital Works Reserve	412,500	117,500	145,000	50,000	15,000	25,000	15,000	15,000	15,000	15,000
Future Police Cost Reserve	659,250	149,750	149,750	149,750	35,000	35,000	35,000	35,000	35,000	35,000
Casino Proceeds	3,855,000	600,000	755,000	-	2,500,000	-	-	-	-	-
Borrowing	-	-	-	-	-	-	-	-	-	-
	5,401,750	922,250	1,469,750	199,750	2,550,000	60,000	50,000	50,000	50,000	50,000

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
Protective Services Projects				
RP1	RCMP Office Equipment & Computers	To provide funding for computers, furniture and equipment replacements at the RCMP detachment	32,130	None.
RP2	RCMP Building Improvements	Repair the main RCMP detachment building,	170,100	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
RP3	CPO Furniture & Equipment	Replace aging equipment and chairs	5,000	None.
FD1	LCFRS Hydraulic Rescue Tools	Replace hydraulic rescue tools	25,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD2	LCFRS Hose & Nozzles	Replace hose and obsolete nozzles.	15,000	None.
FD3	LCFRS Mobile Data Terminal	Acquire new mobile data terminals	10,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD4	LCFRS Ground Ladders	Replace Aging Equipment	5,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD5	SCBA Replacement	Update breathing apparatus to newer technology and compatability with neighbouring communities	480,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD6	LCFRS Furniture	Replace damaged and worn office and sleeping quarters furniture	10,000	None.
FD7	LCFRS Command Vehicle	Replace 1999 Command Vehicle	80,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD8	LCFRS Operational Review	Engage a consultant to review the department and make recommendations about future growth of the department and determine if the arrival of sky train will affect department staffing.	60,000	None.
FD9	LCFRS Rescue 1 Vehicle	Replace 1996 Rescue truck	600,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD10	LCFRS Replace Engine 11	Replace 20 year old fire truck	1,300,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD11	LCFRS Training Materials	Upgrade training manuals to meet current NFPA standards	25,000	None.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
FD12	LCFRS Ladder Truck Replacement	Replace 20 year old fire truck	2,500,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Description	Year	Budget Amount	Capital Works Reserve 200	MRN Roads 511	DCC Roads Unallocated 203	Machine Replace 207	Casino Proceeds 510	Grant	Special Bond	Commun ity Works 502
Engineering Projects											
E1	Equipment Replacement	2020	275,000				275,000				
E2	Road Rehabilitation	2020	745,000	200,000				545,000			
E3	Misc Property Purchase	2020	50,000	50,000							
E4	Traffic Calming	2020	50,000	50,000							
E5	LED Fixture & Street Light Replacement	2020	200,000	70,000				130,000			
E6	Banners Renewal	2020	18,200	18,200							
E7	Pedestrian Facilities (DCC-R014)	2020	100,000	50,500		49,500					
E8	Accessibilty Improvements	2020	10,000	10,000							
E9	Traffic Signal Upgrades (DCC-R011)	2020	275,000	206,935		68,065					
E10	208 St Bike Lanes	2020	508,000	58,000					450,000		
E11	Glover Road Bike Lanes	2020	260,000						260,000		
E12	Retaining Wall Remediation	2020	40,000	40,000							
E13	Crosswalk at 200 St and Hydro Right of Way (DC	2020	50,000		50,000						
E14	Traffic Calming 53 Ave near Brydon Lagoon	2020	150,000					150,000			
E15	Grade Cr; 208 Median & 201A St Crosswalk (DCC	2020	200,000			49,500		86,000		64,500	
E16	Crosswalk 208 St and 45A Ave	2020	120,000					120,000			
E17	Pedestrian Controllers (DCC-R014)	2020	60,000	30,300		29,700					
E18	UPS at 200 St and Fraser Hwy.	2020	60,000	60,000							
E19	Pave walkways; Grade Crescent and 48 Ave	2020	150,000					150,000			
E20	Conceptual Design of 62 Ave	2020	40,000							40,000	
E21	GPS on Mobile Equipment	2020	30,000	30,000							
E22	1500 lbs Plate Tamper	2020	27,000	27,000							
E23	Master Transportation Plan	2020	35,000	35,000							
E24	Duncan Way at 204 St SRY Rail Crossing	2020	40,000	40,000							
E25	200 St & 53 Ave Traffic Signal	2020	30,000	30,000							
			3,523,200	1,005,935	50,000	196,765	275,000	1,181,000	710,000	104,500	-

Engineering Capital Improvement Plan 2021 - 2029

Item	Description	2021	2022	2023	2024	2025	2026	2027	2028	2029
E1	Equipment Replacement	325,000	110,000	75,000	75,000	110,000	100,000	100,000	100,000	100,000
E3	Misc Property Purchase	50,000	30,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
E5	Street Light Replacement	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
E6	Banner Replacement	16,200	18,200	16,200	18,200	16,200	18,200	16,200	18,200	16,200
E7	Pedestrian Facilities (DCC-R014)	100,000	100,000	350,000	350,000		350,000	350,000	350,000	532,000
E8	Accessibility Improvements	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
E9	Traffic Signal Upgrades (DCC-R011)	275,000	275,000	275,000	275,000		275,000			
E26	Bicycle Facilities (DCC-R013)	-	200,000	200,000	200,000		200,000	200,000	200,000	1,835,000
E27	Transit Support Measures (DCC-R012)	-	100,000	100,000	100,000		100,000	100,000	100,000	1,100,000
E10	208 St Bike Lanes	508,000								
E28	Fraser Hwy 204 St to 206 St		3,530,000							
E29	Fraser Hwy 204 St to 206 St (Hydro)		1,600,000							
E30	Parking Study	100,000								
E31	Asset Management	30,000								
E32	Sidewalk Extension at 208 St & 45 Ave	50,000								
E33	Retaining Wall Remediation	50,000	50,000	50,000						
E34	Operation Centre	1,000,000	12,500,000							
E35	Douglas Crescent, 204 St to 206 St		2,780,430							
E36	Traffic Corridor Study			40,000						
E37	200 St: 44 Ave to 50 Ave			1,936,000						
E38	200 St, 50 Ave to Grade Crescent			45,000						
E39	Langley Bypass & 56 Ave Intersection			685,000						
E40	199A St, 49 Ave to Cul-de-sac			60,000						
E41	206 St, 45A Ave to 46 Ave			30,000						
E42	Median Improvements			200,000						
E43	202 St/203 St/ 47 Ave/ 48 Ave Loops			320,000						
E44	Old Yale Bridge Assessment			30,000						
E45	55A Ave: 200 St to 201A St			181,775						
E46	Crosswalk at 200 St and Hydro Right of Way (DCC-R014)			700,000						
E47	Grade Crescent: 200 St to 208 St (DCC-R004)				300,000	13,200,000				
E48	198 St: 53 Ave to 56 Ave						294,445			
E49	Industrial Ave: 201A St to 203 St						189,285			
E50	49 Ave: 196 St (Border) to 200 St						203,700			
E51	198C St: 45B Ave to 47 Ave						155,440			
E52	204 St: 53 Ave to Fraser Hwy						289,495			
E53	206 St: 53A Ave to 56 Ave						310,670			
E54	56 Ave: 200 St to 201A St						198,340			
E55	Park Ave: 204 St to Douglas Cr						68,765			
E56	206 St: 44A Ave to 46A Ave						68,560			

Engineering Capital Improvement Plan 2021 - 2029

E57	207A St: 44A Ave to 46A Ave	115,625		
E58	46 Ave: 206A St to 207A St	58,235		
E59	46 Ave: 208 St to 209A St	57,085		
E60	201A Street: 56 Ave intersection (DCC-R008)	396,000		
E61	55A Ave: West End (City Limit) to 198 St	153,810		
E62	208 St: Fraser Hwy to 56 Ave	114,950		
E63	196A St: 60 Ave to Fraser Hwy	30,785		
E64	Logan Ave: 204 St / Duncan Way to 203A St	90,510		
E65	207 St: 53A Ave to Douglas Cr	116,045		
E66	56 Ave: 203 St / Douglas Cr to Fraser Hwy	81,015		
E67	55 Ave: West End (Cul-de-sac) to 198 Ave	46,295		
E68	Eastleigh Cr: Glover Rd to 56 Ave	101,450		
E69	Michaud Crescent Greenway	200,000	4,500,000	
E70	208 St: South End (Cul-de-sac) to Douglas Cr		62,910	
E71	45A Ave: 199 St to 200 St		49,370	
E72	209 St: 45A Ave to 46 Ave		20,320	
E73	Road Rehabilitation (various locations)		1,039,935	
E74	196A St: 60 Ave to Fraser Hwy (DCC-R017)		944,000	
E75	Fraser Hwy: 56 Ave to 204 St / Glover Rd		81,700	
E76	54 Ave: 201A St to 204 St		141,350	
E77	54A Ave: 201A St to 203 St		78,720	
E78	53B Ave: 200A St to 201 St		23,545	
E79	206A St: 45 Ave to 46 Ave		45,070	
E80	53A Ave: West End (Cul-de-sac) to 200 St		12,180	
E81	51A Ave: West End (Cul-de-sac) to 204 St			19,415
E82	Road Rehabilitation (various locations)			1,494,075
E83	54A Ave: West End (Cul-de-sac) to 198 Ave			50,920
E84	Glover Rd: Logan Ave to Duncan Way			167,060
E85	Old Yale Rd 1: Northwest End to Old Yale Rd			184,005
E86	Production Way			2,500,000
E87	48 Ave: 196 St (City Boundry) to 200 St			119,670
E88	48A Ave: 196 St to 1/2 Way			45,595
E89	53A Ave: 200A St to 201 St			25,805
E90	Road Rehabilitation (various locations)			1,217,410
E91	201A St: South End (Dead End) to Industrial Ave			496,810
E92	200A St: 53A Ave to 53B Ave			20,505
E93	200 St: 56 Ave to Industrial Ave			459,415
E94	197B St: 49 Ave to North End (Cul-de-sac)			26,150
E95	198 St: 56 Ave to Production Way			170,165
E96	200 St: 50 Ave (E) to 53 Ave			322,805
E97	Road Rehabilitation (various locations)			1,729,470

Engineering Capital Improvement Plan 2021 - 2029

E98	200 St: Fraser Hwy to Production Way / Logan Ave (DCC-R002/R005)									2,271,655
E99	200 St: 56 Ave to 57A Ave (DCC-R006)									100,000
E100	200 St: Michaud Cr left turn									718,000
E101	Transportation Improvements									5,000,000
E102	62 Ave: 200 to Mufford (DCC-R003)									2,000,000
		2,589,200	21,378,630	5,428,975	1,453,200	13,461,200	4,518,705	7,900,300	2,818,675	20,931,655

Engineering Capital Improvement Plan 2021 - 2029

Funding Sources	Total	2021	2022	2023	2024	2025	2026	2027	2028	2029
Machinery Replacement Reserve	1,095,000	325,000	110,000	75,000	75,000	110,000	100,000	100,000	100,000	100,000
Capital Works Reserve	7,859,611	936,260	1,158,855	2,666	149,391	2,102,685	984,926	944,035	12,545	1,568,250
DCC Roads	-	-	-	-	-	-	-	-	-	-
DCC Roads Unallocated	15,635,979	117,565	266,065	637,315	389,815	6,534,000	585,835	789,030	321,750	5,994,605
Major Road Network Rehabilitate	3,736,000	-	-	2,136,000	-	-	-	-	-	1,600,000
Community Works Fund	1,484,200	133,800	413,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800
Grants	983,335	450,000	533,335	-	-	-	-	-	-	-
Borrowing	4,000,000		2,600,000	1,400,000	-	-	-	-	-	-
Casino Proceeds/Taxation Rev/Debt	45,686,415	626,575	16,296,575	1,044,195	705,195	4,580,715	2,714,145	5,933,435	2,250,580	11,535,000
	80,480,540	2,589,200	21,378,630	5,428,975	1,453,200	13,461,200	4,518,705	7,900,300	2,818,675	20,931,655

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
Engineering Projects				
E1	Equipment Replacement	Replace Unit #250 Dodge Dakota pick up truck \$50K, Unit #257 Ford F550 on ton truck with crane \$225K	275,000	None.
E2	Road Rehabilitation	Rehabilitate Roads and pavement to acceptable standards. Includes a pavement condition assessment, 203 St paving between 56 Ave and Fraser Hwy	745,000	Remedial work to deteriorated roads will extend the life of the roads and will reduce significant road reconstruction costs in the future.
E3	Misc Property Purchase	To provide funding for possible future land acquisition and development	50,000	None.
E4	Traffic Calming	Install traffic calming measures throughout the City.	50,000	Marginal incremental maintenance costs will be required in future years.
E5	LED Fixture and Street Light Replacement	Continued upgrade street lights to include new energy efficient LED bulbs.	200,000	None.
E6	Banner Renewal (Neighbourhood & Cross Street)	Replace banners on a scheduled cyclical plan	18,200	None.
E7	Pedestrian Facilities (DCC-R014)	Includes the procurement of land and construction activities associated with providing sidewalk, off-street multi-use pathways. Includes Accessibility Improvements and Bus stop Accessibility, Additional sidewalk priorities from Master Transportation Plan.	100,000	Marginal incremental maintenance costs will be required in future years.
E8	Accessibility Improvements	Construct wheelchair curb letdowns to facilitate access.	10,000	Marginal incremental maintenance costs will be required in future years.
E9	Traffic Signal Upgrades (DCC-R011)	Traffic signal equipment has a best practise life expectancy - 12 years for the cabinet and controller and 25 years for the signal heads, poles and wiring.	275,000	Current maintenance cost to maintain this traffic signal will be reallocated to maintain other aging signals.
E10	208 St Bike Lanes	Install bike lanes on 208 St in conjunction with Translink	508,000	Marginal incremental maintenance costs will be required in future years.
E11	Glover Road Bike Lanes	Install bike lanes on Glover Road in conjunction with Translink	260,000	Marginal incremental maintenance costs will be required in future years.
E12	Retaining Wall Remediation	Remediate retaining walls identified in the WSP report.	40,000	Current maintenance cost to maintain these retaining walls will be reallocated to maintain other walls.
E13	Crosswalk at 200 St and Hydro Right of Way	Undertake a feasibility study to determine the best way to move pedestrians across 200 St between the trail network and Penzer Action Park.	50,000	Additional work will be required to action the study results.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
E14	Traffic Calming 53 Ave near Brydon Lagoon	Improve pedestrian crossing safety on 53 Ave near the Brydon Lagoon.	150,000	Marginal incremental maintenance costs will be required in future years.
E15	Grade Cr; 208 Median & 201A St Crosswalk	Undertake a traffic study and install a median on 208 St and pedestrian activated crosswalk at 201A St	200,000	Marginal incremental maintenance costs will be required in future years.
E16	Crosswalk 208 St and 45A Ave	Undertake a study to determine the feasibility of installing a crosswalk across 208 St at 45A Ave.	120,000	Marginal incremental maintenance costs will be required in future years.
E17	Pedestrian Controllers (DCC-R014)	Replace older model pedestrian activated crosswalk controllers as it is difficult to get parts to repair these models.	60,000	Current maintenance cost to maintain crosswalk controller will be reallocated to locations.
E18	UPS at 200 St and Fraser Hwy.		60,000	
E19	Pave walkways; Grade Crescent and 48 Ave	Improve accessibility by paving gravel walkways.	150,000	Marginal incremental maintenance costs will be required in future years.
E20	Conceptual Design of 62 Ave	Participate in a joint design of road improvements along 62 Ave.	40,000	Marginal incremental maintenance costs will be required in future years.
E21	GPS on Mobile Equipment	Outfit all city vehicles & equipment with GPS units.	30,000	\$40 per month per 60 units = \$28,800 per year.
E22	1500 lbs Plate Tamper	Used for compaction during road construction. Currently the City rents this equipment when needed.	27,000	Marginal incremental maintenance costs will be required in future years.
E23	Master Transportation Plan	Augment the funds allocated in 2019 to bring the total to \$65,000 to be undertaken after the new OCP is adopted.	35,000	None.
E24	Duncan Way at 204 St SRY Rail Crossing	Repair pedestrian crossing of rail spur across Duncan Way under the 204 St Overpass.	40,000	None.
E25	200 St & 53 Ave Traffic Signal	Repair traffic signal wiring	30,000	Current maintenance cost to maintain signal will be reduced.
E26	Bicycle Facilities (DCC-R013)	Includes the procurement of land and construction activities associated with providing bicycle lanes, shared lanes, bicycle storage facilities.	200,000	Marginal incremental maintenance costs will be required in future years.
E27	Transit Support Measures (DCC-R012)	Install concrete bus landing pads at various locations throughout the City	100,000	None.
E28	Fraser Hwy 204 St to 206 St Streetscape	Rehabilitate road, utility and make streetscape improvements.	3,530,000	Remedial work to deteriorated roads will extend the life of the roads and will reduce significant road reconstruction costs in the future.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
E29	Fraser Hwy 204 St to 206 St Hydro Underground	Undergrounding of the BC Hydro power lines would be subject to 1/3 grant funding from BC Hydro.	1,600,000	None.
E30	Parking Study	Undertake a paid parking study	100,000	None.
E31	Asset Management	Undertake the next steps of the Asset Management Plan.	30,000	None.
E32	Sidewalk Extension at 208 St & 45 Ave	Extend sidewalk along 45 Ave to 208 St.	50,000	None.
E33	Retaining Wall Remediation	Remediate retaining walls identified in the WSP report.	50,000	Current maintenance cost to maintain these retaining walls will be reallocated to maintain other walls.
E34	Operation Centre	Construct a new Operations Centre to post disaster standard.	13,500,000	Maintenance costs will be reduced and efficiencies increased with one centralized Operation Centre.
E35	Douglas Crescent, 204 St to 206 St	Rehabilitate road, utility and make streetscape improvements.	2,780,430	Remedial work to deteriorated roads will extend the life of the roads and will reduce significant road reconstruction costs in the future.
E36	Traffic Corridor Study	The traffic corridor study will include data collection and analysis in order to optimize signal timing, assess intersection optimization changes and coordination along each corridor.	40,000	None.
E37	200 St: 44 Ave to 50 Ave (E)	Road rehabilitation in conjunction with AC water main replacement.	1,936,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E38	200 St: 50 Ave to Grade Crescent	Road rehabilitation in conjunction with AC water main replacement	45,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E39	Langley Bypass & 56 Ave Intersection	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	685,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E40	199A St, 49 Ave to Cul-de-sac	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	60,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E41	206 St, 45A Ave to 46 Ave	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	30,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E42	Median Improvements	Median rehabilitation.	200,000	Current maintenance cost to maintain these medians will be reallocated to maintain other deteriorating medians.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
E43	202 St/203 St/ 47 Ave/ 48 Ave Loops	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	320,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E44	Old Yale Bridge Assessment	Assess Old Yale Bridge structure	30,000	None.
E45	55A Ave: 200 St to 201A St	Road rehabilitation in conjunction with AC water main replacement.	181,775	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E46	Crosswalk at 200 St & Hydro Right of Way (DC See E-13)		700,000	Marginal incremental maintenance costs will be required in future years.
E47	Grade Crescent, 200 St to 208 St (DCC-R004)	Reconstruct to a collector road standard including sidewalks (\$350K) and bicycle lanes (\$200K)	13,500,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E48	198 St: 53 Ave to 56 Ave	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	294,445	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E49	Industrial Ave, 201A St to 203 St	Road rehabilitation in conjunction with AC water main replacement.	189,285	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E50	49 Ave, 196 St (Border) to 200 St	Road rehabilitation in conjunction with AC water main replacement.	203,700	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E51	198C St: 45B Ave to 47 Ave	Road rehabilitation	155,440	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E52	204 St: 53 Ave to Fraser Hwy	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	289,495	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E53	206 St: 53A Ave to 56 Ave	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	310,670	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E54	56 Ave: 200 St to 201A St	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	198,340	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E55	Park Ave: 204 St to Douglas Cr	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	68,765	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E56	206 St: 44A Ave to 46A Ave	Road rehabilitation in conjunction with AC water main replacement.	68,560	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
E57	207A St: 44A Ave to 46A Ave	Road rehabilitation in conjunction with AC water main replacement.	115,625	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E58	46 Ave: 206A St to 207A St	Road rehabilitation in conjunction with AC water main replacement.	58,235	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E59	46 Ave: 208 St to 209A St	Road rehabilitation in conjunction with AC water main replacement.	57,085	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E60	201A Street: 56 Ave to 56 Ave (DCC-R008)	New traffic signal	396,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E61	55A Ave: West End (City Limit) to 198 St	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	153,810	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E62	208 St: Fraser Hwy to 56 Ave	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	114,950	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E63	196A St: 60 Ave to Fraser Hwy	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	30,785	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E64	Logan Ave: 204 St / Duncan Way to 203A St	Road rehabilitation in conjunction with AC sanitary sewer replacement.	90,510	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E65	207 St: 53A Ave to Douglas Cr	Road rehabilitation in conjunction with AC sanitary sewer replacement.	116,045	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E66	56 Ave: 203 St / Douglas Cr to Fraser Hwy	Road rehabilitation in conjunction with AC water main replacement.	81,015	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E67	55 Ave: West End (Cul-de-sac) to 198 Ave	Road rehabilitation in conjunction with AC water main replacement.	46,295	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E68	Eastleigh Cr: Glover Rd to 56 Ave	Road rehabilitation in conjunction with AC water main replacement.	101,450	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E69	Michaud Crescent Greenway	Road rehabilitation in conjunction with AC water main replacement.	4,700,000	Marginal incremental maintenance costs will be required in future years.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
E70	208 St: South End (Cul-de-sac) to Douglas Cr	Road rehabilitation in conjunction with AC water main replacement.	62,910	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E71	45A Ave: 199 St to 200 St	Road rehabilitation in conjunction with AC water main replacement.	49,370	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E72	209 St: 45A Ave to 46 Ave	Road rehabilitation in conjunction with AC water main replacement.	20,320	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E73	Road Rehabilitation (various locations)	Road rehabilitation	1,039,935	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E74	196A St: 60 Ave to Fraser Hwy (DCC-R017)	Reconstruct to a collector road standard.	944,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E75	Fraser Hwy: 56 Ave to 204 St / Glover Rd	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	81,700	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E76	54 Ave: 201A St to 204 St	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	141,350	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E77	54A Ave: 201A St to 203 St	Road rehabilitation in conjunction with AC water main replacement.	78,720	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E78	53B Ave: 200A St to 201 St	Road rehabilitation in conjunction with AC water main replacement.	23,545	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E79	206A St: 45 Ave to 46 Ave	Road rehabilitation in conjunction with AC sanitary sewer replacement.	45,070	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E80	53A Ave: West End (Cul-de-sac) to 200 St	Road rehabilitation in conjunction with AC sanitary sewer replacement.	12,180	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E81	51A Ave: West End (Cul-de-sac) to 204 St	Road rehabilitation in conjunction with AC sanitary sewer replacement.	19,415	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E82	Road Rehabilitation (various locations)	Road rehabilitation	1,494,075	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
E83	54A Ave: West End (Cul-de-sac) to 198 Ave	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	50,920	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E84	Glover Rd: Logan Ave to Duncan Way	Road rehabilitation in conjunction with AC water main replacement.	167,060	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E85	Old Yale Rd 1: Northwest End to Old Yale Rd	Road rehabilitation in conjunction with AC water main replacement.	184,005	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E86	Production Way	Road reconstruction including ditch infill, widening, sidewalks and streetlights in conjunction with AC water main replacement and some sanitary/storm sewer upgrades. This area has high redevelopment potential and should be considered a beautification project. This project may develop into a LASP pending results of the petition.	2,500,000	Maintenance costs will be increased with the addition of streetlighting, sidewalks, and drainage components.
E87	48 Ave: 196 St (City Boundry) to 200 St	Road rehabilitation in conjunction with AC water main replacement.	119,670	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E88	48A Ave: 196 St to 1/2 Way	Road rehabilitation in conjunction with AC water main replacement.	45,595	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E89	53A Ave: 200A St to 201 St	Road rehabilitation in conjunction with AC water main replacement.	25,805	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E90	Road Rehabilitation (various locations)	Road rehabilitation	1,217,410	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E91	201A St: South End (Dead End) to Industrial A	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	496,810	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E92	200A St: 53A Ave to 53B Ave	Road rehabilitation in conjunction with AC water main replacement and AC sanitary sewer replacement.	20,505	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E93	200 St: 56 Ave to Industrial Ave	Road rehabilitation in conjunction with AC sanitary sewer replacement.	459,415	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
E94	197B St: 49 Ave to North End (Cul-de-sac)	Road rehabilitation in conjunction with AC water main replacement.	26,150	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E95	198 St: 56 Ave to Production Way	Road rehabilitation in conjunction with AC water main replacement.	170,165	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E96	200 St: 50 Ave (E) to 53 Ave	Road rehabilitation in conjunction with AC water main replacement.	322,805	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E97	Road Rehabilitation (various locations)	Road rehabilitation	1,729,470	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E98	200 St: Fraser Hwy to Production Way / Logar	Road widening and associated upgrade	2,271,655	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E99	200 St: 56 Ave to 57A Ave (DCC-R006)	Intersection Improvements, eliminate short right turn merge lane and advance left turn signal.	100,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E100	200 St: Michaud Cr to Brydon Cr (DCC-R019)	Reconstruct to a collector road standard.	718,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E101	Transportation Improvements	Provide funding for future Transit Projects.	5,000,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E102	62 Ave: 200 to Mufford (DCC-R003)	Reconstruct 62 Ave between 200 Street and Mufford Crescent to arterial road standard.	2,000,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Description	Year	Budget Amount	Office Equip Replace 209	Capital Works Reserve 200	Hotel Tax 513	Casino Proceeds	Machine Equip 510	Community Develop	Grants
DS1	Development Services Projects Affordable Housing Strategy	2020	40,000	40,000						
			40,000	-	40,000	-	-	-	-	-

Development Services Capital Improvement Plan 2021 - 2029

Item	Description	2021	2022	2023	2024	2025	2026	2027	2028	2029
DS2	Building Inspector Electric Vehicle			30,000						
		-	-	30,000	-	-	-	-	-	-

Funding Sources	2021	2022	2023	2024	2025	2026	2027	2028	2029
Office Equipment Replacement	-	-	-	-	-	-	-	-	-
Capital Works Reserve	-	-	-	-	-	-	-	-	-
Parks & Recreation Reserve	-	-	-	-	-	-	-	-	-
Machinery Replacement Res	30,000	-	30,000	-			-	-	-
Grants	-	-	-	-	-	-	-	-	-
Casino Proceeds	-	-	-	-	-	-	-	-	-
	30,000	-	-	30,000	-	-	-	-	-

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
Development Services Projects				
DS1	Affordable Housing Strategy Update	The existing Affordable Housing Strategy was prepared in 2009. The purpose of the update strategy is to guide decision making around affordable housing over the next ten years and to consider the potential loss of rental housing units and the City's role to support affordable housing initiatives.	40,000	None.
DS2	Building Inspection Electric Vehicle	Replace the building inspection vehicle.	40,000	None.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

			DCC									
			Budget	Parks	DCC Parks	Community	Parks &	Capital	Machine	Casino		
Item	Description	Year	Amount	Interest	Unallocated	Amenity	Recreation	Works	Replace	Proceed	Grants	
			202-890	202-899	Fund 2617	210	200	207				
Parks & Recreation Projects												
P1	Equipment Replacement	2020	265,000						265,000			
P2	Trail System Expansion (DCC-P018)	2020	50,000		24,750		25,250					
P3	Timm's Equipment	2020	24,000				24,000					
P4	DRC Equipment	2020	5,000				5,000					
P5	AAMP Aquatic equipment	2020	5,000				5,000					
P6	Neighbourhood Park Updates (Amenity)	2020	20,000			20,000						
P7	Public Art (Amenity Fund)	2020	20,000			20,000						
P8	DRC Washroom Renovations	2020	140,000							140,000		
P9	DRC Flooring	2020	3,000				3,000					
P10	DRC Install Water Fountain	2020	7,500				7,500					
P11	AAMP Pool Pipe Circulation System	2020	50,000							50,000		
P12	AAMP Flooring	2020	30,000				30,000					
P13	AAMP Sand Filter	2020	20,000				20,000					
P14	AAMP Changeroom Partitions	2020	20,000				20,000					
P15	AAMP Tiles and Gates	2020	15,000				15,000					
P16	AAMP Turf	2020	20,000				20,000					
P17	AAMP Diving Board	2020	7,000				7,000					
P18	Tree Replacements (Developer)	2020	10,000								10,000	
P19	Urban Forest Management Strategy	2020	40,000							40,000		
P20	Sendall Gardens Greenhouse HVAC	2020	25,000				25,000					
P21	City Park Water Park (Sand Area)	2020	50,000			50,000						
P22	City Park Picnic Shelter	2020	100,000							100,000		
P23	Sendall Gardens Features (Amenity)	2020	60,000			60,000						
P24	Uplands Dog Off Leash Park	2020	80,000							80,000		
P25	Linwood Park Washroom Upgrade (DCC-P010)	2020	20,000	20,000								
P26	Douglas Community Gardens (Amenity)	2020	10,000			10,000						
P27	Douglas Pickleball Court	2020	40,000							40,000		
P28	Performing Arts Centre Funding Study	2020	100,000							100,000		
P29	McBurney Plaza Trees	2020	100,000							100,000		
P30	Rotary Centennial Park Community Garden (Ame	2020	75,000		37,125	37,875						
P31	Rotary Centennial Park washroom	2020	30,000	30,000								
P32	Garbage Can Replacement Program	2020	10,000				10,000					
			1,451,500	50,000	61,875	197,875	216,750	-	265,000	650,000	10,000	

Parks & Recreation Capital Improvement Plan 2021 - 2029

Item	Description	2021	2022	2023	2024	2025	2026	2027	2028	2029
P1	Equipment Replacement	191,000	70,000	70,000	80,000	80,000	80,000	80,000	80,000	80,000
P2	Trail System Expansion (DCC-P018)	80,000	80,000	1,080,000	2,080,000	80,000	80,000	80,000	80,000	90,000
P3	Timm's Equipment	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
P4	DRC Equipment	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
P5	AAMP Equipment	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
P6	Neighbourhood Park Upgrades	20,000	-	20,000	-	-				
P7	Park Amenity Replacements	20,000	20,000							
P33	Trail Heads along the Nicomekl River	150,000								
P34	City Park Field Upgrade	1,500,000								
P35	Wayfinding, Regulatory and Interpretive Signs	10,000			10,000					
P36	School Site Upgrading	30,000					30,000			
P37	Portage Park Upgrades - Sport Court	150,000								
P38	City Park - Ball Diamond Back Stop	200,000								
P39	Conder Park - Upgrades, Riparian, Viewing Platform (DCC-P005)		265,000							
P40	Library Roofing membrane replacement		100,000							
P41	Public Art (Community Amenity Fund)			20,000			20,000			
P42	Open Space Upgrades - Innes Corners, McBurney Plaza, BC Hydro Corridor			5,000			5,000			
P43	Brydon Park - Phase II			850,000						
P44	Douglas Park - Trees & Paths (DCC-P006)			75,000						
P45	DRC - Renovate Second Floor				30,000					
P46	City Park - Barbour Diamond Field Upgrade				600,000					
P47	City Park - North Diamond Field Upgrade					550,000				
P48	City Park - Cook Diamond Field Upgrade						550,000			
P49	Rotary Park (DCC-P017)							450,000		
P50	Buckley Park - East Field Upgrade							600,000		
P51	Buckley Park - West Field Upgrade								600,000	
P52	Douglas Park - Lawn Bowling Green and Clubhouse									1,000,000
P53	Linwood Park - Trees, Pathway, Drainage (DCC-P010)									300,000
P54	Linwood Park - Upgrade Park Amenities (DCC-P010)									650,000
P55	Sendall Gardens - Building Area (DCC-P015)									1,000,000
P56	Hydro ROW Greenway - Paved Trails, Community Gardens (DCC-P007)									1,400,000
P57	Brydon Park - Land Acquisition (DCC-P001)									2,500,000
P58	Nicomekl Park - Trails, Interpretive Signage, Viewing Platform (DCC-P012)									800,000
P59	Parkland Acquisition (DCC-P016)									3,000,000
		2,381,000	565,000	2,150,000	2,830,000	740,000	795,000	1,240,000	790,000	10,850,000

Funding Sources	2021	2022	2023	2024	2025	2026	2027	2028	2029
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Item	Description	2021	2022	2023	2024	2025	2026	2027	2028	2029
	DCC Parks Interest	-	-	-	-	-	-	-	-	-
	DCC Parks Unallocated	6,699,850	311,875	170,775	707,850	188,100	175,725	175,725	410,850	4,261,950
	DCC Parks on Hand	-	-	-	-	-	-	-	-	-
	Parks and Recreation Reserve	1,654,100	202,375	14,225	332,150	217,900	74,275	279,275	179,150	181,750
	Future Major Parks and Rec	-	-	-	-	-	-	-	-	-
	Machinery Replacement Reserve	821,000	191,000	70,000	80,000	80,000	80,000	80,000	80,000	80,000
	Community Amenity Funds	75,750	75,750	-	-	-	-	-	-	-
	Grants	-	-	-	-	-	-	-	-	500,000
	Casino Use Proceeds	9,590,300	1,600,000	310,000	344,000	410,000	260,000	570,000	240,000	5,826,300
	Borrowing	3,000,000	-	-	1,000,000	2,000,000	-	-	-	-
		21,841,000	2,381,000	565,000	2,150,000	2,830,000	740,000	795,000	1,240,000	10,850,000

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
Parks & Recreation Projects				
P1	Equipment Replacement	Replace Unit 219 Smart Car with pick up truck \$50K, replace #249 F-250 with one ton service truck \$175K, zero turn grass mower with utility trailer \$40K.	265,000	None.
P2	Trail System Expansion (DCC-P018)	Expand trail system to provide more connectivity; design and build strategically located infrastructure to support the trail system, like retaining walls.	50,000	Additional operating dollars for maintenance will be required.
P3	Timm's Equipment	Purchase additional weight room equipment (NuStep Adapted Cardio Machine), Spin Room head set, 8 additional RRX units & 5 new table tennis tables for gymnasium.	24,000	None.
P4	DRC Equipment	Replacement of aging preschool program aids, play and sports equipment, replace long tables.	5,000	None.
P5	AAMP Equipment	Replace equipment and teaching aids.	5,000	None.
P6	Neighbourhood Park Upgrades	Plan upgrades with community input for parks that need a minor level of upgrade: Buckley Park, Conder Park and other neighbourhood parks and open space.	20,000	None.
P7	Public Art (Amenity Fund)	To provide amenities within the community funded by development (public art, street furniture, hydro box wraps and other beautification measures)	20,000	None.
P8	DRC Washroom Renovation	Renovate all five washrooms inside and outside of the facility.	140,000	None.
P9	DRC Flooring	Replace carpets in the office area.	3,000	None.
P10	DRC Install Water Fountain	Install a water bottle dispenser with fountain tap.	7,500	None.
P11	AAMP Pool Pipe Circulation System	Investigate pool water circulation system to improve filtration and heating efficiency.	50,000	None.
P12	AAMP Flooring	Eliminate water pooling on the Men's changeroom floor and replace carpets in the office and staff room.	30,000	None.
P13	AAMP Sand Filter	Replace sand and laterals in the sand filter system.	20,000	None.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
P14	AAMP Changeroom Partitions	Replace rusting washroom / changerroom partitions.	20,000	None.
P15	AAMP Tiles and Gates	Replace broken tiles and replace the lesson gate.	15,000	None.
P16	AAMP Turf	Replace turf inside the fenced off pool area.	20,000	None.
P17	AAMP Diving Board	Refinish the diving board and stand.	7,000	None.
P18	Tree Replacements (Developer)	Install trees paid for by a developer.	10,000	None.
P19	Urban Forest Management Strategy	Develop an urban forest management plan for the City's street trees.	40,000	None.
P20	Sendall Gardens Greenhouse HVAC	Replace 2 failing heating units in the greenhouse	25,000	None.
P21	City Park Water Park (Sand Area)	Remove sand area beside the spray park to alleviate maintenance issues caused by sand getting into the pump system.	50,000	None.
P22	City Park Picnic Shelter	To renovate the picnic shelter in City Park augmenting a budget allocation from 2019	100,000	Additional operating dollars for maintenance will be required.
P23	Sendall Gardens Features (Amenity)	Add garden beds and irrigation and a creek side pathway.	60,000	\$2,000 per year
P24	Uplands Dog Off Leash Park	Additional pathways, boulder work and introduce a new dog agility area.	80,000	Additional operating dollars for maintenance will be required.
P25	Linwood Park Washroom Upgrade (DCC-P010)	Upgrade washroom fixtures.	20,000	None.
P26	Douglas Community Gardens (Amenity)	Install a community garden at Dougals Park.	10,000	Additional operating dollars for maintenance
P27	Douglas Park Pickleball Court	Make improvements to the pickleball courts	40,000	None.
P28	Performing Arts Centre Funding Study	Investigate alternate funding and governance models, including a business case, that would fund the capital construction costs of a performing arts and cultural centre as well as a sustainable revenue stream to offset the operations/maintenance costs of the centre.	100,000	None.
P29	McBurney Plaza Trees	Replace dying trees at McBurney Plaza	100,000	None.
P30	Rotary Centennial Park Community Garden (Amer	Install a community garden at Rotary Centennial	75,000	Additional operating dollars for maintenance
P31	Rotary Washroom	Renovate the washrooms at Rotary Park	30,000	None.
P32	Garbage Can Replacement Program	Replace garbage cans at various parks.	10,000	None.
P33	Trail Heads along the Nicomekl River	Prepare detail designs of a number of trail heads along the Nicomekl Trail.	150,000	None.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
P34	City Park Field Upgrade	Upgrade existing soil based field area with drainage & Irrigation and configure space to accommodate 4 small baseball diamonds.	1,500,000	Additional operating dollars for maintenance will be required.
P35	Wayfinding, Regulatory and Interpretive Signs	Develop and install a set of wayfinding, regulatory and interpretive signs for parks, trails, bike routes and recreation/community centres that are consistent with the park identification signs.	10,000	None.
P36	School Site Upgrade	Upgrade play areas at school sites through a joint use agreement where applicable where there is community benefit	30,000	None.
P37	Portage Park Upgrades - Sport Court	Conduct upgrades as outlined in the planning process	150,000	Additional operating dollars for maintenance will be required.
P38	City Park Ball Diamond Back Stops	Ball Diamond Back Stops	200,000	None.
P39	Conder Park - Upgrades, Riparian, Viewing Platform (DCC-P005)	Make improvements anticipated in the DCC bylaw including riparian area remediation and viewing platform.	265,000	Operating and maintenance costs will increase with the additional facility
P40	Library Roofing Membrane Replacement	Replace the lower roof over the library and Timms washroom area to prevent water penetration into the building envelop	100,000	None.
P41	Public Art (Amenity Fund)	To provide amenities within the community funded by development (public art, street furniture, hydro box wraps and other beautification measures)	20,000	None.
P42	Open Space Upgrades - Innes Plaza, McBurney Plaza, BC Hydro Corridor	Conduct moderate upgrades to open space.	5,000	None.
P43	Brydon Park - Phase II	Conduct moderate upgrades of the paths and nature interpretation as outlined in the planning process above.	850,000	Additional operating dollars for maintenance will be required.
P44	Douglas Park - Trees & Paths (DCC-P006)	Make improvements anticipated in the DCC bylaw.	75,000	None.
P45	DRC - Renovate Second Flr	Renovate 2nd Floor of DRC for additional use	30,000	Operating and maintenance costs will increase with the additional facility
P46	City Park - Barbour Diamond Field Upgrade	Upgrade the sports field in City Park	600,000	Operating and maintenance costs will increase with the additional facility
P47	City Park - North Diamond Field Upgrade	Upgrade the sports field in City Park	550,000	Operating and maintenance costs will increase with the additional facility
P48	City Park - Cook Diamond Field Upgrade	Upgrade the sports field in City Park	550,000	Operating and maintenance costs will increase with the additional facility

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
P49	Rotary Park	Implement phase I of the master plan	450,000	Additional operating dollars for maintenance will be required.
P50	Buckley Park - East Field Upgrade	Upgrade the sports field in Buckley Park	600,000	Operating and maintenance costs will increase with the additional facility
P51	Buckley Park - West Field Upgrade	Upgrade the sports field in Buckley Park	600,000	Operating and maintenance costs will increase with the additional facility
P52	Douglas Park - Lawn Bowling Green and Clubhouse	Consider rebuilding the lawn bowling green in Douglas Park with artificial turf and rebuild the clubhouse as a multi-use facility, in partnership with the lawn bowling club and other user groups.	1,000,000	Operating and maintenance costs will increase with the additional facility
P53	Linwood Park - Trees, Pathway, Drainage	Conduct moderate upgrades to the park as outlined in the planning process.	300,000	Additional operating dollars for maintenance will be required.
P54	Linwood Park - Amenities	Upgrade park amenities	650,000	None.
P55	Sendall Gardens - Building Area (DCC-P015)	Make improvements anticipated in the DCC bylaw.	1,000,000	Operating and maintenance costs will increase with the additional facility
P56	Hydro ROW Greenway - Paved Trails, Community Gardens (DCC-P007)	Make improvements anticipated in the DCC bylaw.	1,400,000	Operating and maintenance costs will increase with the additional facility
P57	Brydon Park - Land Acquisition (DCC-P001)	Make improvements anticipated in the DCC bylaw	2,500,000	Operating and maintenance costs will increase with the additional facility
P58	Nicomekl Park - Trails, Interpretive Signage, Viewing Platform (DCC-P012)	Make improvements anticipated in the DCC bylaw	800,000	Operating and maintenance costs will increase with the additional facility
P59	Parkland Acquisition (DCC-P016)	Make improvements anticipated in the DCC bylaw	3,000,000	Operating and maintenance costs will increase with the additional facility

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Description	Year	Budget Amount	Sewer Future Capital 505	DCC Sewer 204	DCC Sewer Unallocate d 204	DCC Drainage 201	DCC Drainage Unallocated 201	Casino Proceeds	Grant	Capital Works Reserve
Sewer & Drainage Utility Projects											
S1	Sewer Replacements - Various (DCC-S020)	2020	100,000	25,750		74,250					
S2	Large Diameter Culvert Cleaning & Inspection	2020	250,000	100,000					150,000		
S3	Video Condition Assessment	2020	75,000						75,000		
S4	200 St Sanitary Upgrade 49th to Metro Main	2020	1,000,000	10,000		990,000					
S5	Infiltration Inflow Control Program	2020	50,000	50,000							
S6	CCTV Identified Repairs	2020	150,000	150,000							
S7	47A Ave Relining Storm Sewer	2020	250,000	-					250,000		
S8	Back Flow Preventers at Lift Stations	2020	9,000	9,000							
S9	Rehabilitation Existing Erosion Site	2020	50,000	50,000							
S10	Sewer Model Update	2020	60,000	60,000							
			1,994,000	454,750	-	1,064,250	-	-	475,000	-	-

Sewer & Drainage Utility Capital Improvement Plan 2021 - 2029

Item	Description	2021	2022	2023	2024	2025	2026	2027	2028	2029
S1	Various Locations (DCC-S020)	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,200,000
S2	Large Diameter Culvert Cleaning & Inspection	100,000	100,000							
S3	Video Condition Assessment	50,000	25,000							
S5	Infiltration Inflow Control Program	50,000	50,000	50,000	50,000	50,000				
S11	Brydon Lagoon replace invasive with native species	50,000								
S12	Fraser Hwy Sewer Replacement (204 - 206 St)		1,461,000							
S13	Douglas Crescent 204 St to 206 St (DCC-D004)			907,100						
S14	Operation Centre		400,000							
S15	Old Yale Lift Station		223,500							
S16	Floodplain mapping		100,000							
S17	Brydon Lagoon Viewing platform			300,000						
S18	Drainage Upgrade			1,000,000	1,000,000					
S19	Riparian Areas on Nicomekl River			900,000	900,000					
S20	200 Street: 49 Ave to 50 Ave (DCC-S007)			839,025						
S21	Senior Centre Pond			250,000						
S22	Grade Cr: 203 St / 48 Ave to 205 St					1,031,250				
S23	198 St: 53 Ave to 56 Ave (DCC-S019)					346,500				
S24	Industrial Avenue: 201 St to 203 St (DCC-S006)					437,250				
S25	49 Avenue: 196 St to 200 St (DCC-S013)					672,375				
S26	204 St: 53 Ave to Fraser Hwy					134,195				
S27	206 St: 53A Ave to 56 Ave					108,995				
S28	56 Ave: 200 St to 201A St					235,965				
S29	56 Ave, Forcemain Assessment					100,000				
S30	Park Ave: 204 St to Douglas Cr					157,340				
S31	Brydon Lagoon - enhance public features					50,000				
S32	56 Ave: 201 to 203 (DCC-S011)						1,251,985			
S33	55A Ave: West End (City Limit) to 198 St						137,480			
S34	208 St: Fraser Hwy to 56 Ave						3,820			
S35	196A St: 60 Ave to Fraser Hwy						213,115			
S36	Logan Ave: 204 St / Duncan Way to 203A St						129,345			
S37	207 St: 53A Ave to Douglas Cr						181,870			
S38	206 St: 53A Ave to Douglas Cr (DCC-D006)							132,415		
S39	206 St: 53A Ave to Douglas Cr (DCC-S015)							649,440		
S40	Langley Bypass Lift Station (DCC-S022)							223,500		
S41	Logan Ave/Lane S of Logan: to Fraser Hwy (DCC-S001)								1,202,850	
S42	Production Way									425,000
S43	Fraser Hwy: 56 Ave to 204 St / Glover Rd									122,380
S44	54 Ave: 201A St to 204 St									76,820
S45	54A Ave: 201A St to 203 St									61,705

Sewer & Drainage Utility Capital Improvement Plan 2021 - 2029

S46	53B Ave: 200A St to 201 St	78,070
S47	54A Ave: West End (Cul-de-sac) to 198 Ave	142,755
S48	51A Ave: 50A Ave to 206 St (DCC-S018)	305,250
S49	201A St: South End (Dead End) to Industrial Ave	318,270
S50	200A St: 53A Ave to 53B Ave	23,850
S51	200 St: 56 Ave to Industrial Ave	464,595
S52	Brydon Lagoon - Deepen areas	200,000
S53	Hydro ROW (Adjacent): 200 St to GVRD main (DCC-S014)	1,455,300
S54	200 St: Production Way / Logan Ave to Langley Bypass (DCC-S017)	801,900

350,000	2,459,500	4,346,125	2,050,000	3,423,870	2,017,615	1,105,355	1,302,850	5,675,895
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Sewer & Drainage Utility Capital Improvement Plan 2021 - 2029

Funding Sources		2021	2022	2023	2024	2025	2026	2027	2028	2029
Sewer Future Capital	5,357,244	128,890	704,935	1,289,515	565,750	531,805	528,900	267,299	37,780	1,302,370
Capital Works Reserve	-	-	-	-	-	-	-	-	-	-
DCC Sewer	-	-	-	-	-	-	-	-	-	-
DCC Sewer Unallocated	9,653,586	74,250	129,565	904,885	74,250	1,515,815	1,313,715	772,511	1,265,070	3,603,525
DCC Drainage	-	-	-	-	-	-	-	-	-	-
DCC Drainage Unallocated	167,270	-	-	101,725	-	-	-	65,545	-	-
Casino Revenues	6,553,110	146,860	625,000	2,050,000	1,410,000	1,376,250	175,000	-	-	770,000
Grants	-	-	-	-	-	-	-	-	-	-
Borrowing	1,000,000	-	1,000,000	-	-	-	-	-	-	-
	22,731,210	350,000	2,459,500	4,346,125	2,050,000	3,423,870	2,017,615	1,105,355	1,302,850	5,675,895

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
Sewer & Drainage Utility Projects				
S1	Sewer Replacements - Various Locations (DCC-S020)	Small capacity upgrade to the sewer system in various locations.	100,000	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S2	Large Diameter Culvert Cleaning & Inspection	To clean and inspect large diameter culverts in the City creek system to identify defects and reduce flood risk.	250,000	Operating and maintenance costs will reduce with repairs of identified defects in the storm sewer system.
S3	Video Condition Assessment	Carryout video condition assessments of underground pipes.	75,000	None.
S4	200 St Sanitary Upgrade 49th to Metro Main	Upsize the sanitary main on 200 St from 49 Ave to the Metro Main	1,000,000	None.
S5	Infiltration Inflow Control Program	Detect unnecessary rain water inflow into the sewer system.	50,000	None.
S6	CCTV Identified Repairs	Repair identified deficiencies from previous year video footage.	150,000	None.
S7	47A Ave Relining Storm Sewer	Reline the storm sewer line on 47A Ave.	250,000	None.
S8	Back Flow Preventers at Lift Stations	Replace back flow preventers at 2 lift stations.	9,000	None.
S9	Rehabilitation Existing Erosion Site	Construct bank protection on the Nicomekl River tributaries as per ISMP	50,000	None.
S10	Sewer Model Update	Update the sewer model after adoption of the new OCP.	60,000	None.
S11	Brydon Lagoon replace invasive with native species	Remove invasive plant species and replace with native species.	50,000	None.
S12	Fraser Hwy Sewer Replacement - 204 St to 208 St	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	1,461,000	None.
S13	Douglas Crescent, 204 St to 206 St	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	907,100	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S14	Operation Centre	Construct a new Operations Centre to post disaster standard.	400,000	Maintenance costs will be reduced and efficiencies increased with one centralized Operation Centre.
S15	Old Yale Lift Station (DCC-S024)	To upgrade the sewer to provide local sewerage for the residents.	223,500	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
S16	Floodplain mapping	Undertake a floodplain mapping study to confirm flood levels, construction flood levels and determine mitigation strategies	100,000	None.
S17	Brydon Lagoon Viewing Platform	To construct a wooden walkway/viewing platform along the perimeter trail to improve views around and within the lagoon	300,000	None.
S18	Drainage Upgrade	Undertake upgrades identified in the ISMP (Integrated Storm Management Plan)	2,000,000	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S19	Riparian Areas on Nicomekl River	Reforest impacted riparian areas within designated setbacks on non-ALR lands. Remove invasive species and reforest with native plants and shrubs.	1,800,000	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S20	200 Street: 49 Ave to 50 Ave (DCC-S007)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	839,025	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S21	Senior Resource Centre Pond	To complete improvements as per the pond study including storm water management.	250,000	None.
S22	Grade Cr: 203 St / 48 Ave to 205 St (DCC-S005)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	1,031,250	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S23	198 St: 53 Ave to 56 Ave (DCC-S019)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	346,500	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S24	Industrial Avenue: 201 St to 203 St (DCC-S006)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	437,250	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S25	49 Avenue: 196 St to 200 St (DCC-S013)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	672,375	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S26	204 St: 53 Ave to Fraser Hwy	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	134,195	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S27	206 St: 53A Ave to 56 Ave	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	108,995	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
S28	56 Ave: 200 St to 201A St	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	235,965	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S29	56 Ave, Forcemain Assessment	Assess forcemain on 56 Ave.	100,000	None.
S30	Park Ave: 204 St to Douglas Cr	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	157,340	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S31	Brydon Lagoon - Enhance Public Features	Enhance the public features at the Brydon Lagoon	50,000	None.
S32	56 Ave: 201 to 203 (DCC-S011)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	1,251,985	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S33	55A Ave: West End (City Limit) to 198 St	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	137,480	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S34	208 St: Fraser Hwy to 56 Ave	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	3,820	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S35	196A St: 60 Ave to Fraser Hwy	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	213,115	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S36	Logan Ave: 204 St / Duncan Way to 203A St	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life.	129,345	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S37	207 St: 53A Ave to Douglas Cr	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life.	181,870	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S38	206 St: 53A Ave to Douglas Cr (DCC-D006)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	132,415	Operating and maintenance costs will reduce with repairs of identified defects in the storm sewer system.
S39	206 St: 53A Ave to Douglas Cr (DCC-S015)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	649,440	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S40	Langley Bypass Lift Station (DCC-S022)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	223,500	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S41	Logan Ave/Lane S of Logan: to Fraser Hwy (DCC-S001)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	1,202,850	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
S42	Production Way	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	425,000	Operating and maintenance costs will reduce with repairs of identified defects in the storm sewer system.
S43	Fraser Hwy: 56 Ave to 204 St / Glover Rd	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	122,380	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S44	54 Ave: 201A St to 204 St	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	76,820	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S45	54A Ave: 201A St to 203 St	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life.	61,705	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S46	53B Ave: 200A St to 201 St	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life.	78,070	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S47	54A Ave: West End (Cul-de-sac) to 198 Ave	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	142,755	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S48	51A Ave: 50A Ave to 206 St (DCC-S018)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	305,250	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S49	201A St: South End (Dead End) to Industrial Ave	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	318,270	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S50	200A St: 53A Ave to 53B Ave	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	23,850	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S51	200 St: 56 Ave to Industrial Ave	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life.	464,595	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S52	Brydon Lagoon - Deepen Sections	To provide deeper areas within the lagoon so fish could retreat to these areas if water is too warm in the shallower zones	200,000	None.
S53	Hydro ROW (Adjacent): 200 St to GVRD main (DCC-S014)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	1,455,300	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
S54	200 St: Production Way / Logan Ave to Langley Bypass (DCC-S017)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	801,900	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

				Water Future Capital 509	DCC Water 205	DCC Water Unallocated 205	Grants	Capital Works 200	Casino Proceeds
Item	Description	Year	Budget Amount						
Water Utility Projects									
W1	Water Meter Replacement Program	2020	200,000	200,000					
W2	Eliminate Pipe Twinning	2020	200,000	200,000					
W3	Watermain Condition Assessment	2020	75,000	75,000					
W4	AC Watermain Replacement	2020	200,000	200,000					
W5	PRV Power	2020	50,000	50,000					
W6	Paint the PRV Stations	2020	5,000	5,000					
W7	Chlorine Analyzer	2020	30,000	30,000					
W8	Water Model Update	2020	75,000	75,000					
			835,000	835,000	-	-	-	-	-

Water Utility Capital Improvement Plan 2021 - 2029

Item	Description	2021	2022	2023	2024	2025	2026	2027	2028	2029
W1	Water Meter Replacement Program	50,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	
W9	Fire Hydrant at Douglas Crescent & 203 St	15,000								
W10	Fraser Hwy: 204 to 208 St (DCC W015)		1,759,010							
W11	Douglas Crescent 204 St to 206 St			288,210						
W12	Watermain Upgrades	1,000,000		1,000,000	1,115,000					
W13	Operations Centre		1,000,000							
W14	200 St: 44 Ave to 50 Ave (E)			1,176,630						
W15	Grade Cr: 200 St to 208 St				230,760	923,040				
W16	55A Ave: 200 St to 201A St				29,025	116,105				
W17	198 St: 53 Ave to 56 Ave				50,765	203,060				
W18	Industrial Ave: 201A St to 203 St					238,430				
W19	49 Ave: 196 St (Border) to 200 St					143,370	573,480			
W20	204 St: 53 Ave to Fraser Hwy					28,535	114,130			
W21	206 St: 53A Ave to 56 Ave					21,750	86,990			
W22	56 Ave: 200 St to 201A St					59,110	236,440			
W23	Park Ave: 204 St to Douglas Cr					16,325	65,310			
W24	206 St: 44A Ave to 46A Ave					35,990	143,950			
W25	207A St: 44A Ave to 46A Ave					36,125	144,495			
W26	46 Ave: 206A St to 207A St					44,405	177,625			
W27	46 Ave: 208 St to 209A St					40,305	161,215			
W28	55A Ave: West End (City Limit) to 198 St						43,625	174,505		
W29	208 St: Fraser Hwy to 56 Ave						47,710	190,835		
W30	196A St: 60 Ave to Fraser Hwy						33,065	132,250		
W31	56 Ave: 203 St / Douglas Cr to Fraser Hwy						32,620	130,480		
W32	55 Ave: West End (Cul-de-sac) to 198 Ave						22,735	90,940		
W33	Eastleigh Cr: Glover Rd to 56 Ave						77,335	309,340		
W34	208 St: South End (Cul-de-sac) to Douglas Cr						29,140	116,550		
W35	45A Ave: 199 St to 200 St						37,485	149,935		
W36	209 St: 45A Ave to 46 Ave						27,560	110,230		
W37	Fraser Hwy: 56 Ave to 204 St / Glover Rd							24,935	99,735	
W38	54 Ave: 201A St to 204 St							59,065	236,265	
W39	206A St: 45 Ave to 46 Ave							35,795	143,185	
W40	53A Ave: West End (Cul-de-sac) to 200 St							8,945	35,780	
W41	51A Ave: West End (Cul-de-sac) to 204 St								41,745	166,970
W42	54A Ave: West End (Cul-de-sac) to 198 Ave								20,230	80,915
W43	Glover Rd: Logan Ave to Duncan Way								79,445	317,790
W44	Old Yale Rd 1: Northwest End to Old Yale Rd								56,525	226,105
W45	48 Ave: 196 St (City Boundry) to 200 St								138,905	555,625

Water Utility Capital Improvement Plan 2021 - 2029

W46 48A Ave: 196 St to 1/2 Way	33,620	134,485
W47 53A Ave: 200A St to 201 St	16,490	65,965
W48 Production Way		715,000

1,065,000	2,784,010	2,489,840	1,450,550	1,931,550	2,079,910	1,558,805	926,925	2,262,855
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Funding Sources		2021	2022	2023	2024	2025	2026	2027	2028	2029
Water Future Capital	6,527,843	265,000	1,148,660	1,015,600	927,830	658,510	659,910	625,950	263,528	962,855
DCC Water	-	-	-	-	-	-	-	-	-	-
DCC Water Unallocated	435,350		435,350	-	-	-	-	-	-	-
Capital Works Reserve	-	-	-	-	-	-	-	-	-	-
Casino Proceeds	7,286,252	800,000	200,000	1,474,240	522,720	1,273,040	1,420,000	932,855	663,397	1,300,000
Grants	-			-	-	-	-	-	-	-
Borrowing	1,000,000	-	1,000,000	-	-	-	-	-	-	-
	15,249,445	1,065,000	2,784,010	2,489,840	1,450,550	1,931,550	2,079,910	1,558,805	926,925	2,262,855

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
Water Utility Projects				
W1	Water Meter Replacement Program	To replace aging water meters that read the water consumption inaccurately.	25,000	Water consumption charges to consumers may increase with more accurate reading ability.
W2	Eliminate Pipe Twinning	Certain areas have two sets of pipes in the same roadway. To reduce the amount of maintenance the City will switch some of the services from the duplicate pipe and decommission this pipe to reduce the ongoing maintenance costs and potential for leaks.	200,000	Reduce on-going maintenance cost.
W3	Watermain Condition Assessment	Assess structural conditions of 3,000 meters of water main on Fraser Highway, Glover Road and Grade Crescent.	75,000	None
W4	AC Watermain Replacement	Replace aging water mains.	200,000	None
W5	PRV Power	Bring power, heat and light to the pressure reducing valves (PRV) stations to connect them to the SCADA system	50,000	BC Hydro costs in the future.
W6	Paint the PRV Stations	Paint the inside of the PRV stations	5,000	None
W7	Chlorine Analyzer	Install a water chlorine analyzer at the water reservoir.	30,000	None
W8	Water Model Update	Update the water model	75,000	None
W9	Fire hydrant at Douglas Crescent & 203 St	Install a new fire hydrant on the north side of Douglas Crescent.	15,000	None
W10	Fraser Hwy: 204 to 208	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	1,759,010	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W11	Douglas Crescent, 204 St to 206 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	288,210	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W12	Water Main Upgrades	Replace aging water mains.	3,000,000	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W13	Operations Centre	Construct a new Operations Centre to post disaster standard.	1,000,000	Maintenance costs will be reduced and efficiencies increased with one centralized Operation Centre.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
W14	200 St: 44 Ave to 50 Ave (E)	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	1,176,630	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W15	Grade Cr: 200 St to 208 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	1,153,800	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W16	55A Ave: 200 St to 201A St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	145,130	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W17	198 St: 53 Ave to 56 Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	253,825	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W18	Industrial Ave: 201A St to 203 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	238,430	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W19	49 Ave: 196 St (Border) to 200 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	716,850	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W20	204 St: 53 Ave to Fraser Hwy	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	142,665	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W21	206 St: 53A Ave to 56 Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	108,740	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W22	56 Ave: 200 St to 201A St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	295,550	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W23	Park Ave: 204 St to Douglas Cr	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	81,635	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W24	206 St: 44A Ave to 46A Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	179,940	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
W25	207A St: 44A Ave to 46A Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	180,620	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W26	46 Ave: 206A St to 207A St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	222,030	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W27	46 Ave: 208 St to 209A St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	201,520	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W28	55A Ave: West End (City Limit) to 198 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	218,130	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W29	208 St: Fraser Hwy to 56 Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	238,545	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W30	196A St: 60 Ave to Fraser Hwy	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	165,315	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W31	56 Ave: 203 St / Douglas Cr to Fraser Hwy	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	163,100	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W32	55 Ave: West End (Cul-de-sac) to 198 Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	113,675	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W33	Eastleigh Cr: Glover Rd to 56 Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	386,675	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W34	208 St: South End (Cul-de-sac) to Douglas Cr	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	145,690	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W35	45A Ave: 199 St to 200 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	187,420	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W36	209 St: 45A Ave to 46 Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	137,790	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
W37	Fraser Hwy: 56 Ave to 204 St / Glover Rd	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	124,670	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W38	54 Ave: 201A St to 204 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	295,330	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W39	206A St: 45 Ave to 46 Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	178,980	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W40	53A Ave: West End (Cul-de-sac) to 200 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	44,725	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W41	51A Ave: West End (Cul-de-sac) to 204 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	208,715	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W42	54A Ave: West End (Cul-de-sac) to 198 Ave	Replace existing AC water main to reduce risk, as it has reached the end of its useful life. In conjunction with sanitary sewer replacement.	101,145	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W43	Glover Rd: Logan Ave to Duncan Way	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	397,235	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W44	Old Yale Rd 1: Northwest End to Old Yale Rd	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	282,630	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W45	48 Ave: 196 St (City Boundry) to 200 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	694,530	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W46	48A Ave: 196 St to 1/2 Way	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	168,105	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W47	53A Ave: 200A St to 201 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	82,455	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W48	Production Way	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	715,000	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.

CITY OF LANGLEY

CAPITAL IMPROVEMENT PLAN - RESERVE FORECAST

	Estimated	Reserve Additions			Reserve	Balance Dec 31,
	Balance Dec 31, 2019	Amount	Source	Interest Addition	Expenditures	2020
Statutory Reserves						
Capital Works Reserve	812,448	954,450	General Revenues	16,249	1,310,035	473,112
Equipment Replace Fire Dept	295,359	55,000	General Revenues	5,907	-	356,266
Lane Development	270,045	-		5,401	-	275,446
Machinery Replacement	837,739	400,000	General Revenues	16,755	540,000	714,494
Off Street Parking	283,033	11,520	General Revenues	5,661	-	300,213
Office Equipment	11,634	46,500	General Revenues	233	50,000	8,366
Parks & Recreation	90,611	177,500	General Revenues	1,812	216,750	53,173
	2,600,869	1,644,970	-	52,017	2,116,785	2,181,071
Reserve Accounts						
Community Works Fund (Gas Tax)	145,945	133,800	Gas Tax	2,919	-	282,664
Future Police Cost	1,028,279	-		20,566	667,270	381,574
Gaming Proceeds	5,541,909	6,407,435	Gaming	116,080	3,324,000	8,741,424
Major Road Network Rehab	1,876,701	277,105	GVTA Funding	37,534	50,000	2,141,340
Sewer Future Capital	755,007	535,000	Sewer Revenues	15,100	454,750	850,357
Special Bond Reserve	4,935,626	-		98,713	104,500	4,929,838
Tax Rate Stabilization	354,037	-		7,081	-	361,118
Water Future Capital	1,136,977	630,000	Water Revenues	23,240	835,000	955,217
	15,774,481	7,983,340	-	321,231	5,435,520	18,643,533
DCC Accounts						
DCC Drainage	3,900,655	105,000	Developer Contributions	78,013	-	4,083,669
DCC Parks	3,579,111	21,000	Developer Contributions	71,582	309,750	3,361,943
DCC Roads	5,108,031	170,000	Developer Contributions	102,161	196,765	5,183,426
DCC Sewer	4,915,791	156,000	Developer Contributions	98,316	1,064,250	4,105,856
DCC Water	1,784,978	44,000	Developer Contributions	35,700	-	1,864,677
	19,288,566	496,000	-	385,771	1,570,765	18,599,572
Total all Reserves	37,663,915	10,124,310	-	759,020	9,123,070	39,424,175

GLOSSARY

Accounting Principles	A set of generally accepted principles for administering accounting activities and regulating financial reporting. These principles comply with Generally Accepted Accounting Principles for British Columbia municipalities.
Accrual Accounting	An accounting method where revenues are recognized in the accounting period in which they are earned and expenses are recognized in the period in which they are incurred.
Assessed Value	The value calculated for each parcel of real property using appraisal criteria established by the B.C.A.A. Each property reflects market prices of the land and its improvements and recognizes any change of use. These values are the basis of levying property taxes.
B.C. Assessment Authority	(BCAA) This provincial agency is assigned to appraise and evaluate all real property within British Columbia.
Capital Expenditure	An appropriation of funds for a capital improvement project or asset. These are non-operating expenditures to acquire assets which will have a useful life greater than one year.
Capital Improvement Program	(CIP) An annual program of capital expenditures. The program identifies the project and the source of funding.
Cash Basis	An accounting method where transactions are only recognized when cash is received or dispersed.
Community Police Office	(CPO) This service assists in bringing policing closer to the community providing a local positive presence, and added convenience to residents.
CUPE	The Canadian Union of Public Employees.
Department	A budgeted City activity directed by a department head.
Development Cost Charges	A fee imposed on new development to assist in the funding of future off site services (infrastructure) which is needed, in part, by that new development.

GLOSSARY

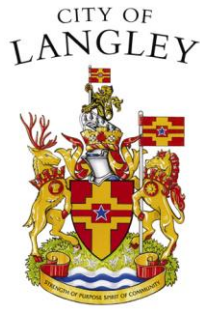
E-Comm	An organization that provides emergency communication services for all public service agency in southwestern British Columbia.
Encumbrances	An expenditure which has been committed, but is unpaid. The recording of encumbrances identifies all financial obligations and it assists control of the annual budget.
Emergency Social Services	(ESS) Emergency Social Services is a provincial emergency response program. ESS are those services required to preserve the well-being of people affected by an emergency or disaster.
Expenditures	The cost of goods and services received for both the regular City operations and the capital programs.
F.T.E.	Full time equivalent staffing positions.
Financial Plan	Under Sec 165 & 166 of the Community Charter, Council must adopt a five year financial plan, by bylaw and before the annual property tax bylaw is adopted. The plan must identify expenditures, funding sources and fund transfers.
Fraser Valley Regional Library	(FVRL) A regional board which provides library services to the Cty and other member communities in the Fraser Valley.
Fund	A fiscal entity of self balancing accounts used by governments to control common financial activities.
Fund Balance	The amount that assets exceed the liabilities in an operating capital, reserve or trust fund.
General Fund	The primary operating fund used to account for most of the City's financial resources and obligations.
GIS	An abbreviation for Geographical Information System.
Goals	Are broad statements of direction. They identify ongoing community needs and the approach taken by the City and departments to manage or satisfy those needs.

GLOSSARY

Grant	A financial contribution to or from governments.
Greater Vancouver Regional District	(GVRD) A regional district entity responsible for coordinating common and jointly funded regional member services.
Greater Vancouver Transportation Authority	(GVTA) The regional government agency, also known as "Translink", responsible for Coordinating and operating public transit in the lower mainland of British Columbia.
Greater Vancouver Water District	(GVWD) A regional district entity responsible for coordinating common and jointly funded sewerage district member services
IAFF	The International Association of Fire Fighters
Municipal Insurance Association	(MIA) A non-profit insurance co-operative, founded by the Union of British Columbia Municipalities, which pools the common risks of its members for their mutual advantage by maintaining the liability insurance coverage needed for financial security, stabilizing liability insurance costs and providing risk management education to assist members in preventing claims.
Langley Youth and Family Services	(LYFS) This service is supplied to help minimize the entry of youth into the criminal justice system by providing counselling and support.
Local Government Act	Legislation of the province for administering and regulating the activities of municipalities within British Columbia.
Municipal Finance Authority	(MFA) A provincial agency created to coordinate all of the long term borrowing requirements of British Columbia
Objective	Is a specific or well-defined task or target that is measurable and achievable within a set period of time.
Operating Budget	An annual expenditure plan for performing the every day service programs and activities of the City.

GLOSSARY

PSAAB	The public Sector Accounting & Auditing Board
R.C.M.P.	Royal Canadian Mounted Police.
Reserves	Discretionary funds established to pay for specific projects.
Revenues	Sources of income received by the City. They include property taxes, fees, grants, permits and licenses, fines, grants, interest, etc.
Sewer Utility	A self funding utility that provides sanitary sewage services to properties in the City. Properties are charged based on 80% of their metered water consumption.
Tax Rates	The annual charges for levying property taxes to properties within the City. These rates are applies against each \$1,000.00 of assessed value.
Union of British Columbia Municipalities	(UBCM) An organization of British Columbia municipalities with lobbies Federal and Provincial Governments to initiate legislative changes that will benefit the member communities.
Water Utility	A self funding utility that supplies water services to properties in the City. All City properties are metered for their water consumption and accordingly charged.



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Draft Terms of Reference:
Advisory Design Panel (ADP)

File #: G110.01

Doc #:

From: Carl Johannsen, RPP, MCIP
Director of Development Services

Date: January 22, 2020

RECOMMENDATION:

THAT the Advisory Design Panel (ADP) Terms of Reference be approved.

PURPOSE:

To consider the creation of an Advisory Design Panel ('ADP', 'Panel'), through Council approval of the attached Terms of Reference.

POLICY:

The *Langley City: Nexus of Community* vision, through the *Recommendations and Implementation Report*, recommends creating an ADP to 'review the design quality and integration of uses of major developments.' In order to effectively implement this direction, the ADP needs to include design professionals among its appointees, such as architects and landscape architects, to provide technical advice on development applications prior to the consideration of these applications by Council.

COMMENTS/ANALYSIS:

1. Rationale

Creating an ADP that includes accredited architects and landscape architects, as well as local business representatives and residents, will provide expert yet locally grounded design advice that will be beneficial for the City. Through its review of development applications, the ADP will help to ensure that new developments are

highly livable, contribute positively to the City's image and character and support the creation of high quality, pedestrian-friendly buildings and streetscapes.

The ADP will also play a vital role in helping the City 'raise its game', in terms of shaping new growth and promoting economic development in a way that enhances the City's neighbourhoods, the Downtown and employment areas, creates attractive developments and great public places, and supports the planned arrival of SkyTrain.

This approach is being used in other growing municipalities in the region to guide growth and produce high quality, attractive development outcomes. With the completion of an updated Official Community Plan (OCP) that includes clear and practical form and character and urban design policies, utilizing an ADP will help to enhance design quality and maintain the City's timely and efficient development application process.

2. Mandate

The ADP's mandate is to provide advice to Council regarding the form and character and urban design quality of new development applications, by evaluating these applications according to the OCP's urban design policies and Development Permit Area (DPA) Guidelines, and other relevant City plans, policies and bylaws.

As described in detail in Section 2.0 "Mandate" in the attached ADP Terms of Reference, the ADP will focus on evaluating quality of design and materials, the relationships between buildings, open spaces and neighbouring developments, building and site design, how buildings address public streets and open spaces, and safety, livability, accessibility and sustainability considerations, among other items.

3. Composition

The proposed ADP membership totals 13 members, 11 of which are appointed by City Council and two of which are representatives of the RCMP and School District No. 35 (SD35). In terms of voting and non-voting members, the ADP will include:

Nine Voting Members

- Two Architects - Architectural Institute of British Columbia (AIBC) accredited
- Two Landscape Architects - British Columbia Society of Landscape Architects (BCSLA) accredited
- One Accessibility Representative
- Two Business Representatives (from businesses within the City)
- Two City of Langley Residents

Four Non-Voting members

- Two members of City Council
- One RCMP Representative (Crime Prevention Through Environmental Design, or CPTED input)
- One SD35 Representative

The ADP Chair and Vice-Chair are proposed to be members of City Council, and act as liaisons between the ADP and Council. The ADP will also be supported by Development Services staff (Director of Development Services and/or Deputy Director of Development Services) and Administration staff (Corporate Officer or Deputy Corporate Officer), as required.

4. Transition from Advisory Planning Commission (APC) to the 'Panel' (ADP)

Currently, based on the City's Development Application Procedures Bylaw No. 2488, the Advisory Planning Commission (APC) reviews development applications before they are considered by Council. Staff note that the mandates of the proposed ADP and existing APC are essentially the same – providing advice to Council regarding the form and character of new development applications. This being said, the ADP differs from the APC by way of the proposed addition of four accredited design professionals to the ADP, to provide technical and architectural/urban design best practice advice that complements input from local business persons and residents.

The ADP is also proposed to be a Select Committee of Council, which will provide additional flexibility regarding the appointment of design professionals to the Panel. Currently the APC Establishment Bylaw No. 3100 (attached) requires two-thirds of its members to be residents of the City (required by the Provincial *Local Government Act*), which likely limits the ability to appoint practicing architects and landscape architects, as most reside outside of the City of Langley. The proposed ADP Terms of Reference do not specify where Panel members may reside, other than requiring two Panel members to be City of Langley residents (see Section 3.0 "Composition").

Based on the above context, should Council choose to move forward with an ADP and approve the ADP Terms of Reference, staff recommends that the APC be discontinued. In terms of process this would mean that development applications that previously went to APC for review, prior to proceeding to Council, would now go to the ADP for review prior to proceeding to Council. The 2019 APC membership expressed support for the proposed ADP at the November 27, 2019 APC meeting.

In order to complete the proposed transition from the APC to the ADP, Council will also need to repeal the APC Establishment Bylaw No. 3100 and adopt minor wording changes (ie. replacing 'APC' with 'ADP') to the Development Application Procedures Bylaw No. 2488, Board of Variance Establishment Bylaw No. 2808 and the Delegation of Authority to Issue Certain Amendments to Development Permits Bylaw

No. 2285. The Bylaw to enact these proposed bylaw changes is included in the January 27, 2020 Regular Council agenda for Council's consideration.

BUDGET IMPLICATIONS:

No budget implications are associated with this report. The ADP is proposed to replace the APC and this approach will not change Development Services procedures or require additional staff resources. ADP appointees are to serve on the Panel without remuneration.

ALTERNATIVES:

1. Council direct staff to revise the proposed ADP Terms of Reference.

Respectfully Submitted,



Carl Johannsen, RPP, MCIP
Director of Development Services

Attachments:

1. Draft Advisory Design Panel Terms of Reference
2. Advisory Planning Commission Establishment Bylaw No. 3100

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer



Draft Terms of Reference Advisory Design Panel

1.0 Background:

The City's Nexus of Community vision recommends creating an Advisory Design Panel or 'ADP' to 'review the design quality and integration of uses in major developments'. An ADP can provide significant benefits in shaping new growth and economic development, through reviewing new development applications to ensure that they will be attractive, accessible and safe, use high quality architecture and materials, and are 'good neighbours' to adjacent buildings, streets and open spaces.

The ADP will also help to ensure new development contributes positively to the City's image and character, enhances sustainability and livability, creates pedestrian-friendly streets and 'great public places' and supports the planned arrival of SkyTrain.

The ADP's membership, which includes accredited design professionals, local residents and business community representatives, will provide comprehensive advice that reflects best practices in architecture and urban design and Langley City's local context. The ADP will also use the clear and practical design policies and guidelines in the City's new Official Community Plan (OCP) to guide its decision-making and help maintain the City's timely and efficient development application processing times.

2.0 Mandate:

The ADP's mandate is to advise City Council on the form and character and urban design quality of development applications, by evaluating these applications according to the OCP's urban design policies and Development Permit Area (DPA) guidelines, and other City plans, policies and bylaws. Specific areas of evaluation include:

1. Overall design quality, appeal and character;
2. Relationship of proposed buildings and open spaces to each other and neighbouring properties, buildings and open spaces, in terms of building location, massing and shadowing of open spaces, and existing and future land uses;
3. Design of interfaces between proposed buildings and open spaces and the public realm (public sidewalks and streets, public parks and plazas and natural open spaces). This may include the adjacent public realm design, where appropriate;
4. Building and site design, in terms of architectural features, façade treatments, landscaping, usable open and amenity spaces, parking layout, pedestrian, vehicular and fire-fighting access, loading and solid waste collection;
5. Building and open space materials and finishes, in terms of form, quality, quantity, durability, colours and safety;



6. Livability and human needs, in terms of building entrances, circulation, quality of views from habitable rooms, user and public safety, privacy, noise and storage;
7. Proposed signage, in terms of type, location, size/height;
8. Energy reduction, environmental and sustainability features;
9. Accessibility considerations; and
10. Crime Prevention Through Environmental Design (CPTED) considerations, in terms of sightlines, lighting, and building, open space and access design, and the general recommendations of an independent CPTED review, where applicable.

The ADP may also, from time to time, provide advice to City Council regarding proposed policy updates and Bylaw amendments, draft land use and urban design concepts, preliminary redevelopment master plans and major public facility designs, and proposed administrative procedure improvements related to the functioning of the ADP.

3.0 Composition:

3.1 Membership:

- Nine Voting Members
 - Two Architects - Architectural Institute of British Columbia (AIBC) accredited
 - Two Landscape Architects - British Columbia Society of Landscape Architects (BCSLA) accredited
 - One Accessibility Representative
 - Two Business Community Representatives
 - Two City of Langley Residents
- Four Non-Voting members
 - Two members of City Council
 - One RCMP Representative (CPTED)
 - One School District #35 Representative

The Chair and Vice-Chair shall be members of City Council. The Chair, and in their absence the Vice Chair, shall act as a liaison between City Council and the ADP.

3.2 Staff Liaison

- One City of Langley staff person, or their alternate, to be appointed by the CAO to provide advice and context as necessary.
- One City of Langley staff person to be appointed by the CAO to provide minute taking services to the Panel.
- Additional staff and/or consultants may be invited to provide technical advice and assistance.

3.3 Affiliated Agencies

Representative(s) from the Affiliated Agencies will be requested to provide expert advice when deemed appropriate to assist the ADP to fulfill its mandate.

4.0 Reporting Relationship

The ADP will report to City Council through its meeting minutes and by providing form and character and design-related advice and recommendations to City Council.

Advice and recommendations from the ADP regarding a specific development application or other project may also be presented to City Council in a staff report that accompanies the development application or project. City staff may also provide additional analysis and recommendations regarding advice and recommendations from the ADP, for Council's consideration.

5.0 Accountability

The ADP is accountable to City Council. The ADP does not have the authority to approve or deny development applications or refer these applications back to City staff, and does not have the authority to direct City staff or commit to expenditure of funds.

6.0 Administration

The City of Langley will provide administrative support to the Membership to carry out the mandates of the ADP.

7.0 Meetings:

Meetings of the ADP shall occur on a regular basis at the call of the Chair. A quorum shall be a majority of appointed voting members. Meeting rules of procedure shall be in accordance with the City's Council Procedure Bylaw. Architects and Landscape Architects shall follow AIBC and BCSLA Advisory Design Panel procedures.

8.0 Terms:

Appointments to the ADP shall be made by City Council on an annual basis. The length of terms of voting members, and the Chair and Vice Chair, shall be one year ending on December 31st of each year, with an option for reappointment by City Council. In the event of a vacancy on the ADP, Council shall appoint a replacement for the remainder of the term. Council may also terminate appointments at their discretion.



ADVISORY PLANNING COMMISSION ESTABLISHMENT BYLAW No. 3100

A Bylaw to establish an Advisory Planning Commission.

WHEREAS Section 461 of the Local Government Act, RSBC, 2015 provides that Council may by Bylaw establish an Advisory Planning Commission to advise Council on all matters respecting land use, community planning or proposed bylaws under the Planning and Land Use Management section of the Act;

AND WHEREAS Council deems it desirable to establish such an Advisory Planning Commission;

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

1) Title

This bylaw shall be cited as the “Advisory Planning Commission Establishment Bylaw, 2019, No. 3100”.

2) General Provisions

An Advisory Planning Commission of the City of Langley is hereby established with the Terms of Reference as referenced under “Schedule A”.

The Commission is created to advise the Council on matters respecting land use, community planning or proposed bylaws and permits under Division 4 – 14 of this part and section 546 that are referred to the Commission by the Council and for that purpose the following procedure be adopted:

- (a) Notice of all matters referred by the Council to the Commission shall be given in writing and shall state the date on which the Council intends to take action on the matter.
- (b) At all meetings of the Commission, four (4) members of the Commission shall constitute a quorum.

- (c) The provisions as set out in the City of Langley Council Procedure Bylaw govern the proceedings of the Commission, as applicable. In cases not provided for under the Council Procedure Bylaw, the latest edition of Robert's Rule of Order applies to the proceedings to the extent that those rules are not inconsistent with the provisions of the Council Procedure Bylaw and the Community Charter.
- (d) The Commission shall not have any authority whatsoever to commit funds, enter into contracts or approve rezoning applications or developments.
- (e) The City of Langley shall provide a municipal staff person to act as Recording Secretary to the Commission. The Recording Secretary shall attend all meetings of the Commission in an advisory capacity only and keep minutes of the proceedings including recommendations to Council on various subjects.
- (f) Advisory Planning Commission meeting agendas shall be provided to each Commission Member, Council Liaisons and the Corporate Officer. In addition, any person whose application is being considered will be notified either verbally or in writing.
- (g) The meetings of the Commission shall be open to the public but the Commission may, by resolution, exclude non-Commission members from any particular meeting to consider recommendations in camera in accordance with section 90 of the Community Charter.
- (h) Where any member of the Advisory Planning Commission has a direct or indirect pecuniary interest in the matter, or an interest in the matter that constitutes a conflict of interest, or his/her family, employer or business associates have any interest in any matter being considered by the Commission, the member must declare this and state in general terms the reason why the member considers this to be the case and excuse themselves from all aspects of that consideration.
- (i) Where the Commission is considering an amendment to a plan or Bylaw, or the issue of a permit, the applicant for the amendment or permit must attend at meetings of the Commission and be heard.
- (j) As a matter of procedure, all rezoning applications shall be referred to the Commission and then proceed on to Council with a recommendation.

3) Membership

The membership of the Advisory Planning Commission shall consist of:

- (a) Six (6) voting Members at Large who are appointed to the Commission by Council. All six members shall be appointed annually for a one (1) year term ending on December 31 of each year.
- (b) One voting member who is appointed to the Commission by Council as an Accessibility Representative whose perspective will assist in identifying barriers for people with disabilities. The member shall be appointed annually for a one (1) year term ending on December 31 of each year.
- (c) At least two-thirds of the voting members of the Advisory Planning Commission shall be residents of the City of Langley pursuant to the *Local Government Act*.
- (d) The Council shall, when appointing the six (6) Members at Large of the Commission, give consideration to persons with different backgrounds and experience and may include the following:
 - i) Resident of a single-family dwelling
 - ii) Representative of an industrial business
 - iii) Downtown business person
 - iv) Resident of a multi-family complex
 - v) Homemaker.
- (e) One non-voting member appointed to the Commission by the Board of Trustees of School District # 35 (Langley) who shall be a School Trustee elected by the citizens of the City of Langley. The member shall be appointed annual for a one (1) year term ending on December 31 of each year.
- (f) One non-voting member representing the Royal Canadian Mounted Police appointed by the Officer in Charge of the Langley Detachment. The member shall be appointed annual for a one (1) year term ending on December 31 of each year.
- (g) One non-voting Council member to act as a liaison between the Council and the Commission and as a resource person who shall be Chair of the Commission, as well as one non-voting, liaison council member to act as an alternate and Vice Chair in the absence of the Chair of the Commission.

- (h) All citizen appointees to fill vacancies other than those created by the expiration of a term of office shall be for the unexpired portion of the term only.
 - (i) The Director of Development Services and/or the Deputy Director of Development Services, shall attend meetings of the Commission in an advisory capacity.
 - (j) The Recording Secretary of the Commission shall keep an attendance record, and any member, with the exception of those members listed under clauses (e), (f) and (g) of this Section, who misses three consecutive meetings without adequate reason or absence, shall have his/her appointment terminated.
 - (k) The Council shall have the power, by an affirmative vote of not less than two-thirds of all members thereof, to remove any member of the Commission from office at any time.
- 4) The members of the Advisory Planning Commission must serve without remuneration.
 - 5) Meetings of the Commission shall be once per month or called at the pleasure of the Chair or at the request of Council.
 - 6) The "Advisory Planning Commission Establishment Bylaw, 1998, No. 2212" and all the amendments thereto are hereby repealed.

READ A FIRST, SECOND AND THIRD TIME this twenty fifth day of February, 2019.

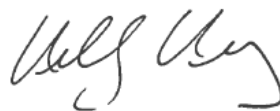
RESCIND THIRD reading this fourth day of March, 2019.

READ a THIRD time as amended, this fourth day of March, 2019.

FINALLY ADOPTED this eleventh day of March, 2019.



MAYOR



CORPORATE OFFICER

Schedule A

Terms of Reference

- (1) Review the overall design appeal.
- (2) Review the character of the development in relationship to its surroundings.
- (3) Examine siting of the building(s) and total site development with attention to:
 - (a) landscaping, including usable recreation and open space areas (if applicable)
 - (b) parking layout and safety
 - (c) driveway entrances, safety of grades and sight lines; and
 - (d) grade elevations.
- (4) Examine building quality with regard to materials and finishes, with attention to:
 - (a) quality and durability of materials
 - (b) safety factors
 - (c) colour and form; and
 - (d) durability of design elements
- (5) Review building quality with regard to livability and human needs noting points such as:
 - (a) building entrances, size, location and treatment
 - (b) size and treatment of corridors and stairs
 - (c) quality of view from habitable rooms
 - (d) privacy; and
 - (e) noise.
- (6) Review proposed signs (i.e. siting, type, location, height, etc.)
- (7) Provide advice/recommendations on any other matter which Council may refer to it from time to time, such items as the following:
 - (a) review of preliminary plans for proposed developments
 - (b) proposed Bylaw amendments; and
 - (c) improvements of administrative procedure relating to the functioning of this Commission.
- (8) Technical review of projects within Development Permit areas of the City of Langley.



EXPLANATORY MEMO

Advisory Planning Commission Establishment Bylaw, 2019, No. 3100, Repeal Bylaw, 2020, No. 3119

The Purpose of this bylaw is to repeal Advisory Planning Commission Establishment Bylaw, 2019, No. 3100 and replace reference to the Advisory Planning Commission (APC) with the Advisory Design Panel (ADP) wherever it appears in the following bylaws:

- Development Application Procedures Bylaw, 2003, No. 2488
- Board of Variance Establishment Bylaw, 2010, 2808
- Delegation of Authority to Issue Certain Amendments to Development Permit Bylaw, 1999, No. 2285



Advisory Planning Commission Establishment Bylaw, 2019, No. 3100, Repeal Bylaw, 2020, No. 3119

A Bylaw to repeal the Advisory Planning Commission Bylaw and replace reference to Advisory Planning Commission with Advisory Design Panel in various bylaws.

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

1. This Bylaw may be cited for all purposes as “Advisory Planning Commission Establishment Bylaw, 2019, No. 3100, Repeal Bylaw, 2020, No. 3119”.
2. “Advisory Planning Commission Establishment Bylaw, 2019, No. 3100” and all amendments thereto is hereby repealed.
3. “Development Application Procedures Bylaw, 2003, No. 2488” is amended in Section 7, which reads as follows:
“All applications will be referred to the Advisory Planning Commission and then to Council.”,
by striking out the words “Advisory Planning Commission” and replacing them with the words “Advisory Design Panel”.
4. “Board of Variance Establishment Bylaw, 2010, No. 2808” is amended in Section 2(3) which reads as follows:
“A person who is
(a) a member of the Council of the City of Langley or a member of the said City’s Advisory Planning Commission; or
(b) an officer or an employee of the City of Langley is not eligible to be appointed to the Board of Variance.”,
by striking out the words “Advisory Planning Commission” and replacing them with the words “Advisory Design Panel”.
5. “Delegation of Authority to Issue Certain Amendments to Development Permit Bylaw, 1999, No. 2285” is amended in Section 5, which reads as follows:

“Referral of an application under Section 3) to the City’s Advisory Planning Commission and receiving comments from the public, are not required unless the Director of Development Services deems it prudent under the individual circumstances of the application.”,

by striking out the words “Advisory Planning Commission” and replacing them with the words “Advisory Design Panel”.

READ A FIRST, SECOND AND THIRD TIME this day of , 2020.

FINALLY ADOPTED this day of , 2020.

MAYOR

CORPORATE OFFICER



CITY OF LANGLEY

"The Place to Be!"

DELEGATES AND REPRESENTATIVES APPOINTMENTS 2020

Advisory Design Panel

1. Councillor Storteboom (Chair)
2. Councillor Pachal (Vice Chair)
3. Carl Johannsen (Staff)

Arts and Culture Task Group

1. Councillor Albrecht (Chair)
2. Councillor Wallace (Vice Chair)

Committee of the Whole – All Council

Community Day Committee

1. Councillor Wallace (Chair)
2. Councillor James (Vice Chair)
3. Jonn Epplette (Staff)
4. Kim Hilton (Staff)
5. Kyle Simpson (Staff)
6. Tera Edell (Staff)
7. Samantha Paulson (Staff)
8. Brent Perry (Staff)

Community Grant Committee – All Council

CPR Advisory Panel (City & Township)

1. Councillor Albrecht (Co-Chair)
2. Councillor Storteboom (Alternate)
3. Rick Bomhof (Staff)

Crime Prevention Task Group

1. Councillor Pachal (Chair)

Discover Langley City

1. Councillor Albrecht
2. Councillor Storteboom (Alternate)

Downtown Langley Business Association

1. Councillor Storteboom
2. Councillor Albrecht (Alternate)

Economic Development Committee

1. Councillor James (Chair)
2. Councillor Albrecht (Vice Chair)

Emergency Planning Committee

1. Councillor James (Chair)
2. Rory Thompson (Staff)
3. Francis Cheung (Staff)

Environment Task Group

1. Councillor Wallace (Chair)
2. Councillor Albrecht (Vice Chair)

Finance Committee – All Council**Fraser Health Municipal Advisory Council**

1. Mayor van den Broek
2. Councillor Martin (Alternate)

Fraser Valley Regional Library

1. Councillor Martin
2. Councillor James (Alternate)

Gateway of Hope Community Council

1. Councillor Martin
2. Councillor Storteboom (Alternate)

Healthier Community Partnerships

1. Mayor van den Broek (Co-Chair)
2. Councillor Wallace (Alternate)

Homelessness Action Table

1. Councillor Martin
2. Francis Cheung (staff)

Joint School Board #35 / Municipal Liaison Committee

1. Councillor Wallace
2. Councillor James
3. Kim Hilton or designate (Staff)
4. Rick Bomhof or designate (Staff)

Langley Christmas Bureau

1. Mayor van den Broek (Chair)
2. Councillor James (Alternate)

Langley Human Dignity Coalition

1. Councillor Wallace

Langley Refugee and Immigrant Advisory Committee

1. Councillor Storteboom

Langley Senior Resources Centre Society

1. Mayor van den Broek
2. Councillor James (Alternate)
3. Kim Hilton (Staff)
4. Darrin Leite (Staff)

Langley Walk Committee

1. Councillor Albrecht
2. Councillor Wallace (alternate)

Local Government Awareness Day

1. Councillor Storteboom (Chair)
2. Councillor Martin

Lower Mainland District RCMP Mayors Forum

1. Mayor van den Broek

Langley Secondary School Round Table

1. Councillor Wallace

Magic of Christmas Parade Committee

1. Councillor Albrecht (Chair)
2. Councillor Wallace (Vice Chair)
3. Tera Edell (Staff)

Metro Vancouver Board of Directors

1. Mayor van den Broek
2. Councillor Martin (alternate)

Performing Arts and Cultural Centre Task Group

1. Councillor Wallace (Chair)
2. Councillor James (Vice Chair)

Youth Advisory Committee

1. Councillor Wallace
2. Mayor van den Broek (Alternate)



The Corporation of the District of Saanich | Mayor's Office

770 Vernon Avenue Victoria BC V8X 2W7 | T 250-475-5510 | F 250-475-5440 | www.saanich.ca

November 28, 2019

via email: premier@gov.bc.ca

The Honourable John Horgan, M.L.A.
Premier of British Columbia
PO Box 9422 Stn Prov Govt
Victoria, BC V8W 9V1

Dear Premier Horgan:

RE: Modernizing the Motor Vehicle Act

We compliment you that British Columbia is recognized as a leader on so many levels. Consequently, Saanich Council received with disappointment your Deputy Director, South Coast Region's letter of November 5, 2019 (attached). We believe continued inaction to update the Motor Vehicle Act is concerning and contradicts a number of Provincial plans, studies and publications. We question why outdated statutory speed limits are retained while we continue to see unacceptable fatalities, collisions, and serious injury rates on our roads, far higher than many other progressive countries.

For the past three years local governments have been waiting, hoping, for change following the Ministry of Public Safety and Solicitor General's January 2016 publication of *Moving to Vision Zero: Road Safety Strategy Update and Showcase of Innovation in British Columbia*. And then the March 2016 publication from the Provincial Health Officer, *Where the Rubber Meets the Road: Reducing the Impact of Motor Vehicle Crashes on Health and Well-being in British Columbia*. Understandably, there was a period of silence as these documents circulated through government agencies and local municipalities followed by the Provincial Election in early 2017.

In the past couple of years we've seen two more plans, *Move Commute Connect* from CleanBC in December 2018 and most recently the *BC Active Transportation Design Guide*. Taken together, we have four excellent planning documents and it is time for action. Specifically, significant updates to the Motor Vehicle Act to support, protect and encourage healthy transportation choices and much safer roads.

The current legislative reality of enacting municipal bylaws to change the speed limit on every block of every street is an administrative burden, but not one that can't be overcome. Rather, it is the financial burden and visual clutter of having to install the tens of thousands of signs province-wide that is at issue. More importantly, the current piecemeal nature in which speed

limits are being lowered lacks consistency, effectiveness and safety. More cost-effective, consistent and safer solutions rest with changes that can be made through the Motor Vehicle Act.

We are looking for changes to your laws governing our roads to help end the epidemic of road crash fatalities, serious injuries, collisions, and near misses. We believe this is an opportunity for leadership from our Honourable Premier in directing action similar to the nation-leading impaired driving laws enacted in 2011 which were followed by an immediate and sustained drop in fatalities and serious injuries.

The broad and far reaching support for this change across British Columbia is shown by endorsed resolutions at UBCM in 1999, 2003, 2006, 2009, 2011, 2015, and 2019. As fellow politicians we understand that some issues are so large they transcend multi-election cycles and party lines. This is evident by the repeated discussions at UBCM. Road safety is not a political issue that can be continuously delayed and deferred, with endless studies and reports that wither with each change of government. We must do better. We can do better.

On behalf of the District of Saanich, and in the spirit of your leadership for all communities in British Columbia, we respectfully ask that you act swiftly and make the changes to the Motor Vehicle Act needed to improve road safety in our wonderful province.

With hope,



Mayor Haynes

cc:

Saanich Council
The Honourable Claire Trevana, MLA, Minister of Transportation & Infrastructure
MLA s of Greater Victoria
Mayors of British Columbia
President of the Union of British Columbia Municipalities



His Worship
Mayor Fred Haynes
District of Saanich
770 Vernon Ave.
Victoria, BC V8X 2W7

Dear Mayor Haynes,

Re: UBCM 2019 Follow Up – MoTI Staff Meetings

Thank you for taking the time to meet with me at the recent Union of British Columbia Municipalities (UBCM) Convention in Vancouver on September 24th, 2019.

I appreciated the opportunity to discuss your concerns on lowering default speed limits.

Though the Ministry of Transportation and Infrastructure does not plan on amending the MVA to redefining the current speed limit, the ministry will continue to engage with District of Saanich to ensure road safety for all users are supported. For more information, please refer to the B7 UBCM Resolution 2019 and the ministry's response found at the UBCM website.

If you have any further questions or concerns, please do not hesitate to contact our VID District Manager, Michael Pearson directly by telephone at [REDACTED] or via e-mail at [REDACTED]

Thank you again for taking the time to meet with me.

Sincerely,



Janelle Staite, P.Eng
Deputy Director, South Coast Region

Paula Kusack

From: exdir@bchumanist.ca
Sent: January 22, 2020 2:03 PM
To: WebInfo
Subject: Unconstitutional prayer/incovation at 2018 inaugural session

To the City of Langley

In 2015, the Supreme Court of Canada ruled that it was unconstitutional to begin a municipal council session with a sectarian prayer as it violated the state's duty of religious neutrality.

However, in reviewing the minutes of your City's 2018 inaugural session, we note that a religious representative provided an invocation or prayer.

We kindly ask that you confirm that your council will take steps to ensure future inaugural sessions are compliant with the Supreme Court's ruling.

Sincerely

Ian Bushfield
Executive Director

Reference: Mouvement laïque québécois v. Saguenay (City), 2015 SCC 16, [2015] 2 S.C.R. 3

--
Ian Bushfield
Executive Director

22 (1)

Pronouns: He/him



British Columbia Humanist Association

www.bchumanist.ca | facebook.com/bchumanist | [@bchumanist](https://twitter.com/bchumanist)

Please note our new address: 422 Richards St, Suite 170, Vancouver, BC, V6B 2Z4

Working on unceded Coast Salish Territory - shared lands of the xʷməθkʷəy̓əm (Musqueam), Skxwú7mesh (Squamish) & səliłwətaʔ (Tsleil-Waututh) peoples

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