

REGULAR COUNCIL MEETING AGENDA

Monday, July 27, 2020 3:00 P.M. Remote Video / Teleconference

			Pages
1.	ADO	PTION OF AGENDA	
	a.	Adoption of the July 27, 2020 Regular Agenda	
2.	A Co	MITTEE OF THE WHOLE mmittee of the Whole meeting provides Council the opportunity to hear from the public and allows Council a greater opportunity to speak to and te specific agenda items.	
	a.	2019 City of Langley Annual Report Francis Cheung, Chief Administrative Officer	1
3.	ADO	PTION OF THE MINUTES	
	a.	Regular Meeting Minutes from July 13, 2020	59
	b.	Public Hearing Minutes from July 20, 2020	66
4.	BUS	NESS ARISING FROM COMMITTEE OF THE WHOLE	
	a.	2019 City of Langley Annual Report	69
5.	5. <u>DELEGATION</u>		
	a.	RCMP Quarterly Update Supt. Murray Power, Office in Charge, Langley RCMP	130
6.	MAY	OR'S REPORT	
	a.	Upcoming Meetings Regular Council Meeting – September 14, 2020 - 3pm Regular Council Meeting – September 28, 2020 - 3pm	

- Recreation Update
 Kim Hilton, Director of Recreation, Culture and Community Services
- c. Discover Langley City Councillor Albrecht

7. BYLAWS

8.

9.

a.	Bylaw 3130 - Zoning Bylaw Amendment Third and final reading of a bylaw to amend the Zoning Bylaw to update and add new commercial use definitions and separation distances between certain commercial uses	134
b.	Bylaw 3123 - Discharge of Land Use Contract No. 11-78 Final reading of a bylaw to authorize the discharge of Land Use Contract No. 11-78 from the property located at 19671 – 50A Avenue.	141
C.	Bylaw 3124 - Discharge of Land Use Contract No. 22-72 Final reading of a bylaw to authorize the discharge of Land Use Contract No. 22-72 from the property located at 19986 – 50A Avenue	144
d.	Bylaw 3125 - Zoning Amendment & Development Permit No. 01-20 Final reading of a bylaw to rezone properties located at 5326, 5334, 5340, 5360 – 200 Street and 5321, 5331, 5341, 5361 – 200A Street to accommodate a 4-storey, 92-unit rental apartment development	147
	 Development Permit No. 01-20 5326, 5334, 5340, 5360 – 200 Street and 5321, 5331, 5341, 5361 – 200A Street 	204
СОМ	MITTEE REPORTS	
a.	Arts & Culture Task Group - City Park Sculpture	217
b.	Arts & Culture Task Group - Linwood Park Washrooms Mural Call	246
ADMINISTRATIVE REPORTS		
a.		255
u.	2019 Council Remuneration and Statement of Financial Information	255
b.	2019 Council Remuneration and Statement of Financial Information Self Contained Breathing Apparatus (SCBA) Replacement Purchase	288

10. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

 Request for Emergency Operating Funding from Other Orders of Government Councillor Albrecht 293

b. Correspondence

Clean Energy BC
 Bill 17 Proposed Amendment to Clean Energy Act

294

c. New Business

MOTION TO HOLD A CLOSED MEETING

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:

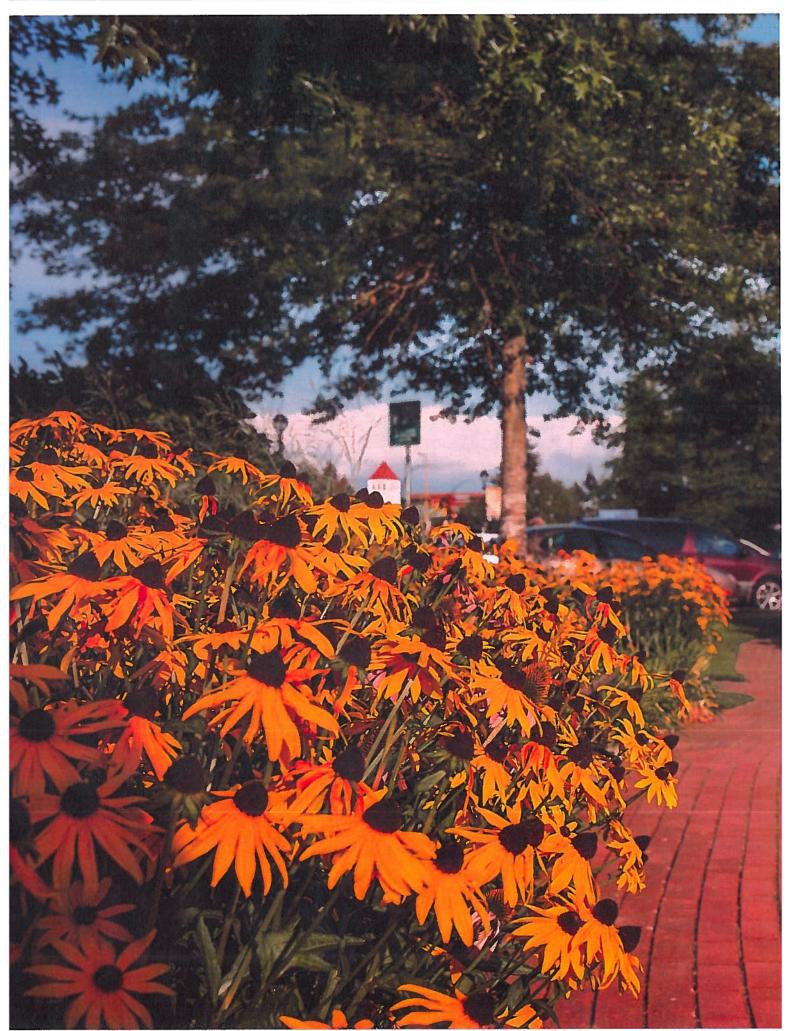
- (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- (g) litigation or potential litigation affecting the municipality;
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

11. ADJOURNMENT









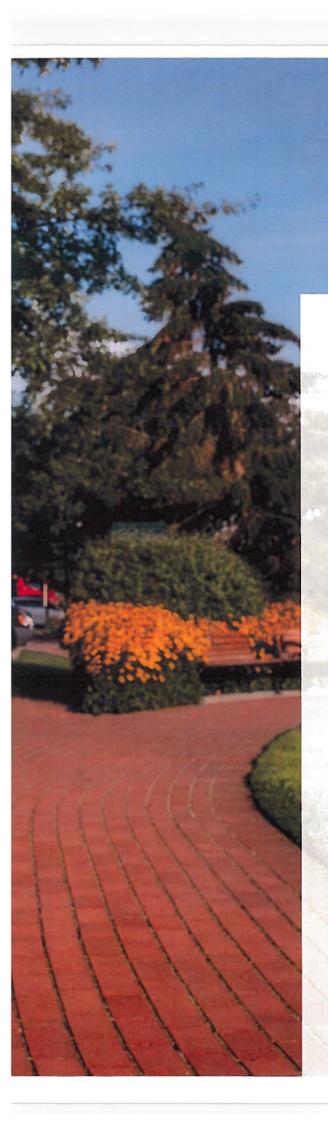


Table of Contents

4. Message from the Mayor

Message from the CAO

City Council and Senior Staff

8 Your City by the Numbers

10 Strategic Initiatives

12 Departmental Reviews

28 Community Grants

30 Permissive Tax Exemptions

31 Financial Statements

Declaration of Disqualification

4

Office of the Mayor



Langley City Council and staff have worked hard to balance the budget priorities and allocate resources while considering the needs of the community. In 2019, Langley City conducted an extensive Community Survey to obtain residents' feedback on municipal initiatives, community issues, and overall quality of life. Information from this survey helps the City respond effectively to public priorities and ensures that its programs and services are consistent with what the community wants.

City Council was happy to hear that a substantial majority (93%) of residents say they are satisfied with the overall level and quality of services provided by the City of Langley, and nearly all (95%) residents rate the City of Langley's overall quality of like as 'very good' good'. With residents' support, Langley City Council will continue to invest in City services, amenities, and facilities, so residents' can continue to have a high quality of life.

Langley City Council allocated funds to complete a number of projects in 2019. Some of the key accomplishments were a new dog off-leash area and field upgrades in City Park, many trail upgrades across the City, a seasonal display at Innes Corners Plaza, Douglas Park Community Garden, and installed red bus-only areas, in coordination with Translink, for better public transportation in Langley City and along Fraser Highway.

The City has also started some of the recommendations from the new vision strategy, Langley City: Nexus of Community, which includes updating the Official Community Plan (OCP) and Zoning Bylaw as well as the creation of Nicomekl River District Neighbourhood Plan. All of these projects are currently underway, and Council expects to share the outcomes of these initiatives with residents in 2020/2021. This bold new vision recognizes Langley City's unique opportunity to capitalize on the SkyTrain that will arrive in the next eight to ten years. The train is the catalyst for the vision, but the reason is people—those who are already here and those yet to come.

There is much more to say about the excellent work from Council and staff in 2019, but I would like to acknowledge the current circumstances that many are facing due to the COVID-19 global pandemic. While COVID-19 has forced the City to pause many priorities and cancel many programs and events due to the Provincial Health Officer's health orders, it has been inspiring to witness community members stepping up to support others during this challenging time.

To all in our community who are navigating this road alongside us – residents, businesses, stakeholders, and volunteers – we say thank you. You have demonstrated the true meaning of community, and I am very grateful and confident that we will move forward and successfully adapt to this new world together. Thank you!

Sincerely.

Val van den Broek Langley City Mayor

Office of the CAO



On behalf of Langley City employees, I am proud to present the 2019 Annual Report, which details the City's financial position and expands on many significant initiatives and accomplishments over the past year.

The City's Strategic Plan forms the foundation of our annual business plans and work plans and aligns with our mission of being a vibrant, healthy and safe community. City Council places great emphasis on offering a welcoming and diverse living environment to raise a family. We accomplish this by creating a desirable location for families, businesses, and industry, and that our policies and strategies create a vibrant economy that positions the City as the Regional Hub in the Fraser Valley for innovation, education, technology, shopping, health industry, leisure, and entertainment; and to be more active in achieving the Zero Waste goals.

We made significant progress with a number of key recommendations from the Langley City: Nexus of Community visioning document. The updating of the Official Community Plan (OCP) is essential to provide the desired policy direction, set the stage for the advent of Rapid Transit, broaden the zoning toolkit and regulate design quality. The updating of the Zoning Bylaw allow us to align with the objectives and policies of a new OCP and provide the tools to implement desired land-use changes. The creation of the Nicomekl River District Neighbourhood Plan will allow the introduction of gentle density and more housing options for the residential area south of the Nicomekl River. We have explored opportunities for the City to designate large sites for significant, comprehensively planned projects by large developers, who can help transform the City, leverage the SkyTrain investment, and advocate positive change by leadership and special projects.

Our Financial Plan, and related strategies and policies, continue to provide a stable foundation for all our capital and operational undertakings. We proactively monitor the long term funding strategy in relation to growth management, regional influences, and best practices to ensure both the City's financial resilience, and the ability to respond to opportunities for collaboration with private and public partners.

This is an exciting and transformational time for Langley City. We will continue working towards attaining our goals to enhance our community while being accountable to our citizens. Our talented and dedicated team is committed to delivering quality programs and services and improving the livability of our community, making Langley City "the Place to Be!"

Sincerely,

Francis Cheung, P. Eng. Chief Administrative Officer

CITY COUNCIL AND SENIOR STAFF



City Council

Top Left to Bottom Right:
Councillor Paul Albrecht
Councillor Rudy Storteboom
Councillor Nathan Pachal
Councillor Gayle Martin
Mayor Val van den Broek
Councillor Teri James
Councillor Rosemary Wallace

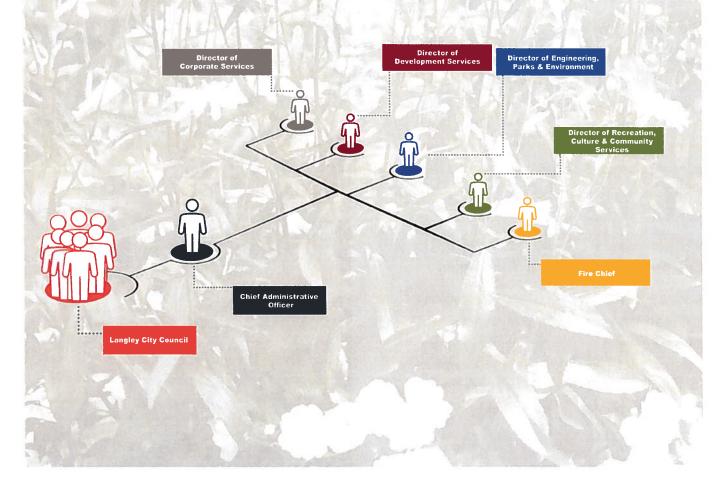


SENIOR MANAGEMENT TEAM

TOP LEFT TO BOTTOM RIGHT: Rory Thompson, Kim Hilton, Rick Bomhof, Francis Cheung, Darrin Leite Absent: Carl Johannsen



Organizational Structure



Your City By the Numbers

Where Does City Revenue Come From?

The City has a number of sources of revenue, the single largest being property taxes, which are used to fund the essential services the City provides.

Water and Sewer charges contribute 17%, business licenses, building permit and inspection fees 4%, and interest income 2% of total revenues. Transfers from other governments contributed 4%.

Casino proceeds primarily fund capital projects like road rehabilitation and replacement of aging water and sewer pipes contributed 14%.

Did You Know?

Langley City collects taxes on behalf of other levels of government. Only 69% of your taxes goes to the City with the remaining 31% going to Provincial School taxes, Translink, Metro Vancouver, BC Assessment Authority, Downtown Langley Business Association (DLBA) and Municipal Finance Authority.

Casino Proceeds Lower Your Taxes

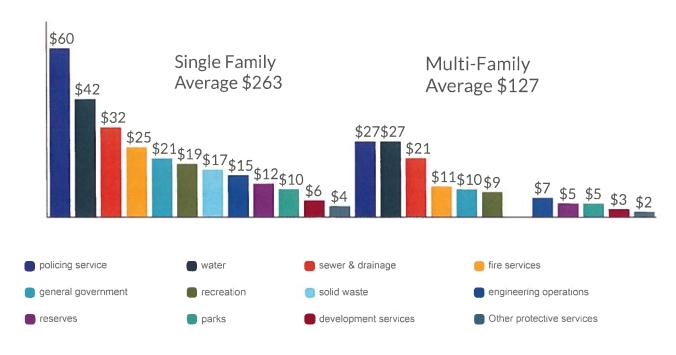
Since 2005, the City has invested \$95 million of Casino Proceeds into the Community. Using Casino Proceeds to fund capital projects prevents borrowing and paying principal and interest charges, which has kept the City's tax rate 20% lower while maintaining a debt-free status.





What do your tax dollars fund every month?

The City provides a range of services to its citizens, including critical infrastructure like streets, water, and sewer. The City also provides police and fire protection services, operates the recreation and cultural facilities and provides development services to assist businesses. The charts below shows where the average single family home and multi-family home contributes each month for the City to provide services.



2019 ANNUAL REPORT

10 STRATEGIC INITIATIVES

2017 - 2021 Strategic Plan

2019 Accomplishments



Infrastructure Renewal

Initiative: Support a Regional rapid transit system to downtown Langley under the Metro Vancouver Mayors' 10- Year Vision for Metro Vancouver Transit and Transportation.

Accomplishment: The City entered into an Memorandum of Understanding (MOU) with Translink, Metro Vancouver's Transit and Transportation organization, and will continue to work together in bringing SkyTrain to our community. In addition, after conducting public consultation, Langley City in coordination with Translink, has implemented Fraser Transit Priority Measures, which includes Red Bus Priority lanes. These improvements allow for more service along the Fraser Hwy corridor, reduces overcrowding, and bus only lanes to improve the speed and reliability of transit on this corridor.

Looking Ahead: The City will continue to monitor the impacts and assess if further adjustments are needed. This project is one more initiative that will support the increased ridership in the City and will help grow the demand for future fixed rapid transit (Skytrain).



Quality of Life

Initiative: Support community pride and civic engagement programs to promote neighbourhood identity and image.

Accomplishment: Created six unique banners to promote neighbourhood identity.

Looking Ahead: Langley City will continue to update the Neighbourhood Banners every two years to strengthen Neighbourhood identity.



Revitalization

Initiative: Access feasibility to create a hub for innovation, education, technology, health, and entertainment.

Accomplishment: Langley City initiated the update to the Official Community Plan (OCP), involving community consultation, workshops and background analysis. This resulted in the creation of a draft future Land Use Concept, which identifies Glover Road as an 'Innovation Boulevard'. Stretching between the Kwantlen Polytechnic University (KPU) campus and Downtown, this strategic gateway is envisioned to host new educational, tech/innovation uses and complementary residential and commercial development as the City and KPU grow.

Looking Ahead: Langley City will be completing the OCP update this year, which will solidify the Innovation Boulevard as a key economic development initiative, along a corridor that is already seeing new investment and initiatives that complement this vision.

STRATEGIC INITIATIVES



Communication

Initiative: Conduct a Community Survey tri-annually.

Accomplishment: Langley City partnered with Ipsos, a professional public opinion research company, to conduct its 2019 Community Survey. Ipsos Reid phoned 500 random residents to ask about various issues including, quality of life, financial planning, services and communications. The telephone survey's goal is to get an equal representation of all ages and genders to ensure the survey results accurately represent the entire population of the City.

Looking Ahead: Langley City will continue to conduct a Community Survey every three years to evaluate the needs and wants of the community.



Environment

Initiative: Update Tree Inventory and Develop a Tree Asset Management Plan; Develop an Urban Forest Management Strategy

Accomplishment: In 2019 the City of Langley Council approved an arborist position which be focused on managing the city's tree inventory. Due to numerous factors, this position was delayed and went unfilled until 2020 however; the position will help to create an updated tree inventory date base, which will enable the city to move towards its goal of a Tree Asset Management Plan. The City is also updating the subdivision and development bylaw, which will improve the street tree-planting standard to improve tree health and appropriate species selection for long-term health and minimized impact of other city infrastructure, e.g. root/sidewalk conflicts.

Looking Ahead: The City plans to initiate the Urban Forest Management Strategy in 2021.



Protective Services

Initiative: On-going Partner with social service agencies to develop programs to mitigate social and homeless issues in the community.

Accomplishment: Through partnership with the Township of Langley and Fraser Health, obtained a Community Action Initiative Grant for \$50,000.

Looking forward: The Community Action Initiative Grant will be used to fund and enhance harm reduction, peer education, aboriginal cultural awareness and business engagement around the opioid crisis in the Langleys and in partnership with the Lookout Society.



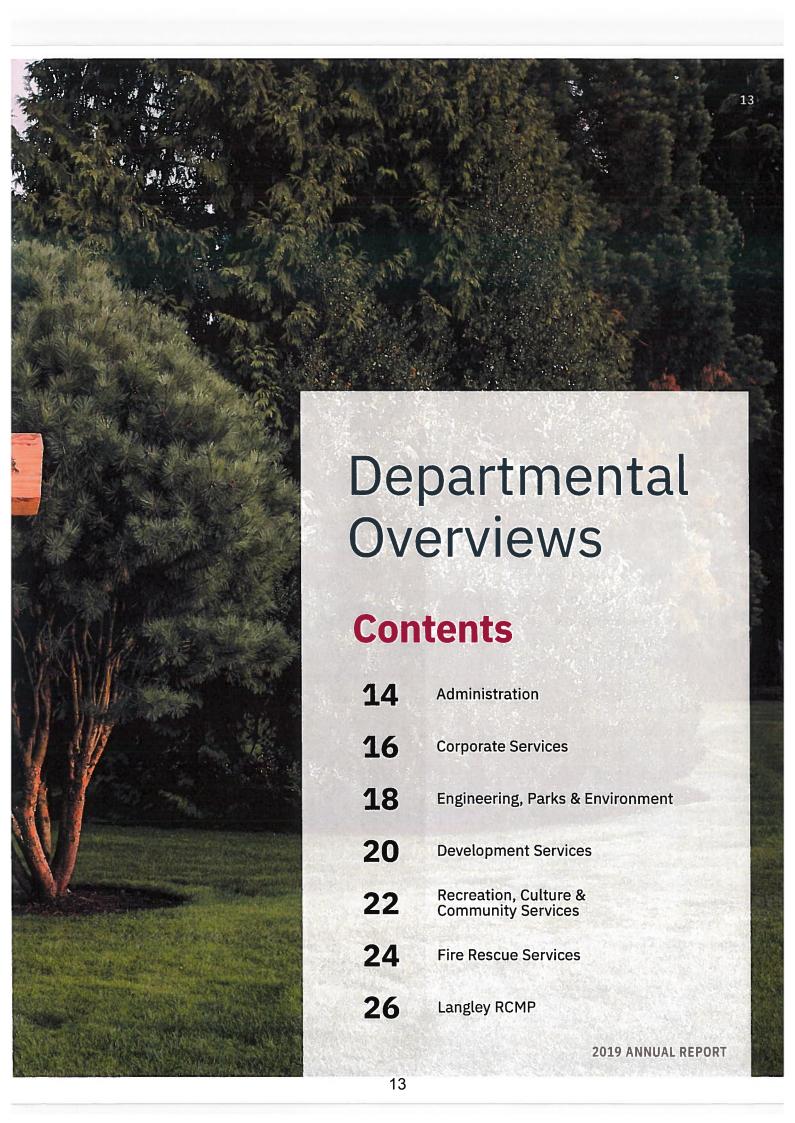
Organizational Excellence

Initiative: Create performance metrics to ensure that progress are made with the recommendations under the Langley City: Nexus of Community visioning document.

Accomplishment: Provided a progress report ending 2019 on the recommendations from the Langley City Vision: Recommendations and Implementation Report to City Council. The recommendations provide implementation measures that address the four themes - 'community', 'connected', 'experiences' and 'integrated' - of the vision, a vision that includes aspirational goals and implementation measures to ensure that the City continues to move from dream to reality. City Council and staff have been steadfast with our commitment to the Vision with significant progress made on many of the recommendations.

Looking Ahead: City Council and staff will continue to provide an annual progress report cards to the public to facilitate ongoing publicity and show evidence of the City's commitment to its Vision.









Implemented a number of key recommendations from the visioning document, Langley City: Nexus of Community such as the Official Community Plan and Zoning Bylaw Updates and the Nicomekl River District Neighbourhood Plan.



Established a **Performing Arts and Cultural Centre Task Group** to carry out Phase 2 of the feasibility study



Established an Environmental Task Group, and Arts and Culture Task Group



Adopted the Use of Corporate Identity and Brand policy, and implemented Langley City's new corporate brand



Responded to 8,823 Requests for Service

Looking Forward

The Langley City: Nexus of Community vision describes a Langley City that has affordable and diverse housing, is highly walkable, is attractive to the present and future economy, and is environmentally sustainable. This will be achieved by the completion of the Official Community Plan Update, Zoning Bylaw Update and the Nicomekl River District Neighbourhood Plan. The Economic Development Task Group will be continue to support businesses in the community in 2020. The Performing Arts and Culture Centre Task Group will be developing the business case on a performing arts and culture centre to Langley City.





Compiled the 2019 Financial Plan and Capital Improvement Plan.



411 new client referrals made to Langley Youth and Family Services during the year with **1,883 Counselling sessions** recorded.



Sponsored the annual **RCMP cadet camp for 100 kids** between 10 – 12 years old



Updated web streaming of Council meetings to eSCRIBE



Installed a **new fibre optic line on 203 St** connecting the Fire Hall to City Hall.



Promoted the Tempest My City module allowing residents on-line access to property tax, utility, dog and business licence accounts expanding the number of users from 1,792 to 2,117 in 2019.

Looking Forward

In 2020, the Corporate Services department will update the online Tempest application allowing taxpayers to remotely access, sign permits and development inspections. We will update the payroll processing to allow for employee electronic time sheets entry and update the end user computers to Office 365.



Engineering, Parks & **Environment**

Ensures the safe and efficient movement of people, goods and services within Langley City. Functions include providing technical expertise and supervision for municipal infrastructure projects, road maintenance, environmental programs, transportation, sanitary, storm drainage, water, solid waste systems, traffic operations and signage. Engineering Services liaisons with various government partners, provide technical support, mapping services. Engineering Operations performs maintenance and repair services for the City's road network, responds to spills and contamination of watercourses, manages the water supply network, sanitary sewer and drainage infrastructure, and is responsible for fleet and equipment maintenance and Operations Centre support such as Dispatch and the Maintenance Management Systems. Park Operations supervises and administers all park functions and activities such as parks master planning, parks facilities, trail networks, irrigation and drainage systems and field maintenance.





Completed Pipe Bursting project to **replace and upgrade a sewer main on 203 St,** Fraser Hwy to Logan Ave. This method save cost and reduced traffic disruption during construction.



Converted approximately 80% of the City street lights to **high** efficiency LED.



City Park and Dog Park construction and grand opening.



Construction of Douglas Park Community Garden



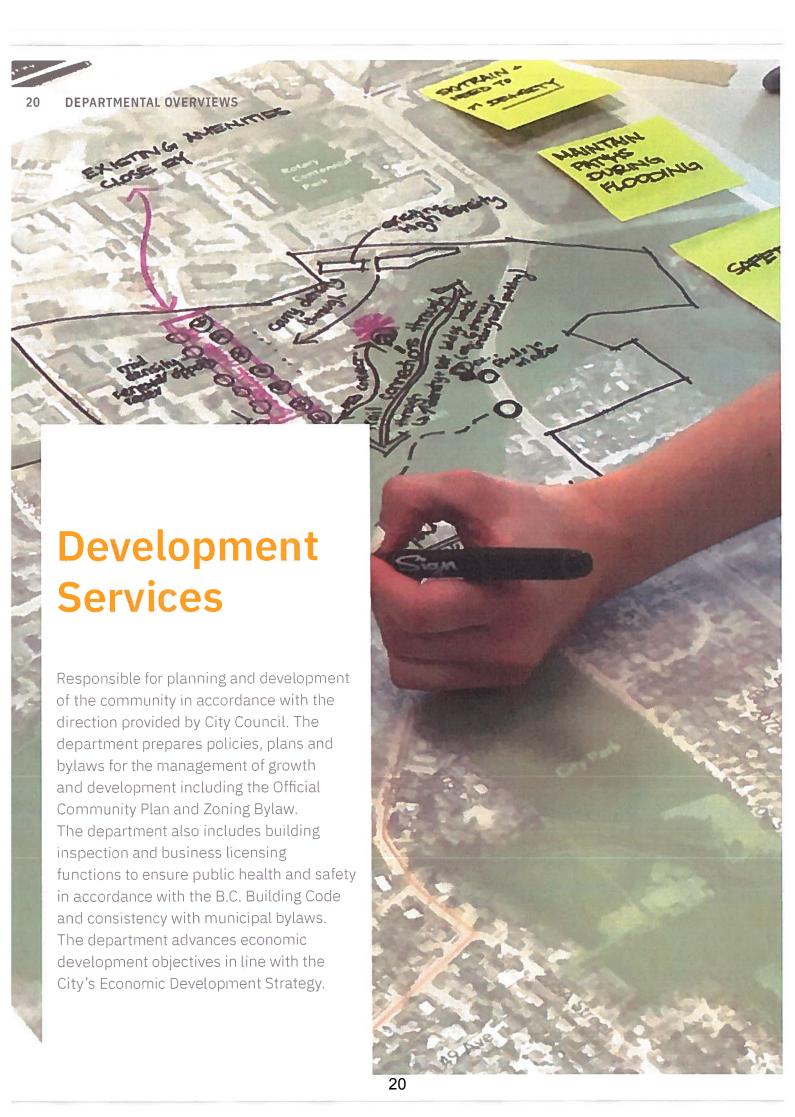
Responded to 3017 Requests for Service



Completed **sidewalk improvements on Fraser Hwy** from Landmark Way to Langley Bypass and 206 St from 44 Ave to 44A Ave

Looking Forward

The Engineering, Parks & Environment department will complete the Douglas Park & Rotary Park Community Gardens, eliminate watermain pipe twinning on 207 Street, Douglas Crescent to 53A Avenue, streetlight conversion to LED project, construction of new washroom at Nicholas Park, construction of new retaining wall along Nicomekl River east of 203 Street, construction of Brydon park Off-Leash Dog Park and enhanced trail system and conversion of Douglas Park Tennis Courts to dedicated Pickle Ball Courts.





13 new development applications processed for 825 multifamily residential units, and 2 single family lots



292 new Building Permit applications processed with a construction value of \$101 million



1886 Business Licences Issued; 329 new applications



Updated the Neighbourhoods Profiles and the "Getting to Know Langley City" educational workbook



Conducted the 2019 Community Profile

Looking Forward

The Development Services Department will participate in UDI events, complete the New Official Community Plan (OCP), update Zoning Bylaw and Nicomekl River District Neighbourhood Plan, plan for the arrival of SkyTrain, continue to issue building permits and business licences, process development applications, and support the department's initiatives that aim to assist community recovery. The department will also be updating the City's website to highlight and support these initiatives and improve access to information for investors, businesses and residents.





36,326 hours rented at recreation facilities and park amenities, including sport fields



5,980 registered program participants and **176,679 dropin** participants visited Al Anderson Memorial Pool, Douglas Recreation Centre and Timms Community Centre



Received a \$25,000 UBCM grant to create an action plan outlining actions by the city, service providers and other stakeholders and would lead to the creation of new childcare spaces over the next 10 years.



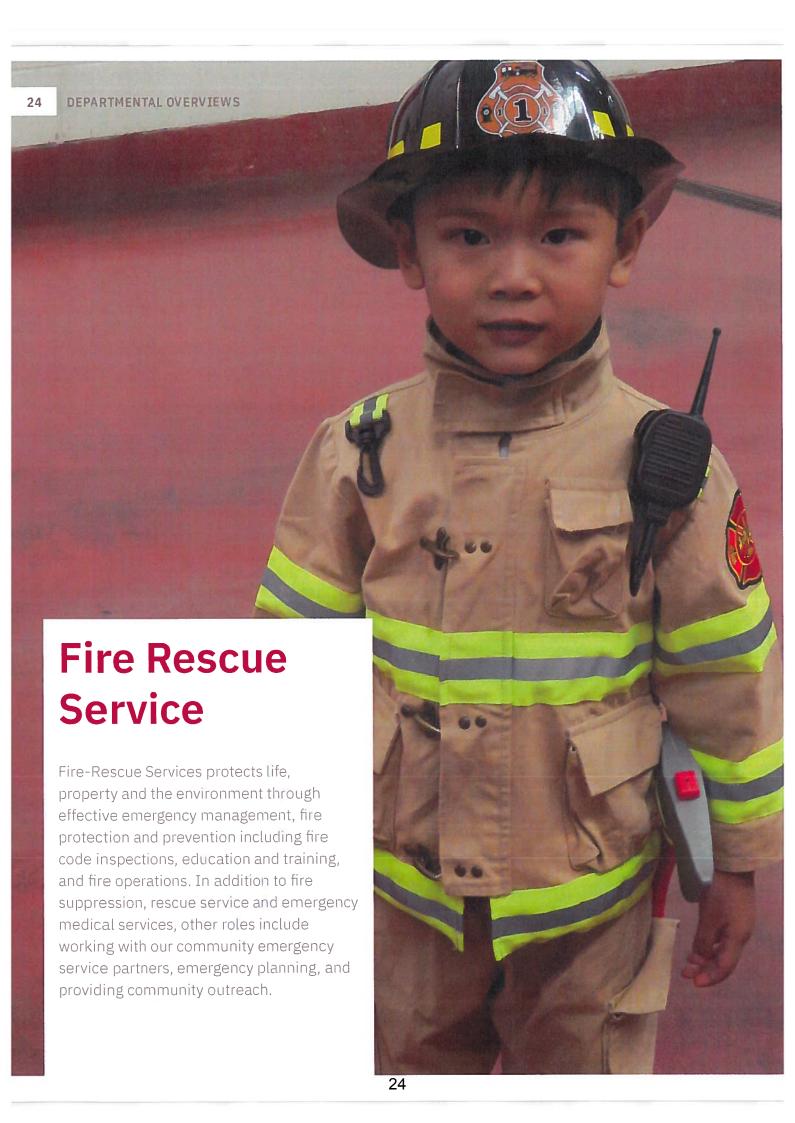
Hosted **92 Community Events and Sports Tournaments**; 51 Langley City events, 30 Community Organized events, and 11 Sport Tournaments



Launched the #LCLive! events branding and marketing campaign

Looking Forward

The recreation, health and wellness programs, services, activities and experiences offered by Langley City Recreation will play an increasingly important role by helping to support the aging population, increasing diversity, reducing rates of chronic disease; decreasing social isolation, improving mental wellness and ensuring affordability and access. Multiculturalism, arts and culture continue to inform the work plans of the department. Phase 2 of the Performing Arts and Cultural Centre study remains a high priority, in addition to re-imagining how services will be provided going forward.





On-going training of city staff in Emergency Operations Centre (EOC) roles



Ongoing development and revision of department Operational Guidelines



Continued joint training with TOL Fire Department and Surrey Fire Departments



Ongoing fire inspector training for career firefighters



Hosted a High School student work experience program



Fire Officer 1 training for Paid-on-Call officers and senior firefighters

Looking Forward

In 2020, the Fire Rescue Service will implement a risk-based fire inspection program; conduct joint Emergency Scene Management training with the Township of Langley; develop team leader Rapid Intervention Team training; adopt regional Mayday procedures; procure new self contained breathing apparatus and implement a daytime firefighter team.





14,572 Calls for Service, of which 6,462 were founded.



Created partnerships with Security staff and Retail outlets in the Willowbrook area to address property crime and shoplifting in the area.



Arrest of a City resident with a criminal record stretching over 18 years and the subsequent civil forfeiture of 30% of his residential property, a value \$150,000.



Launched the "Nothing to Steal but this Sign" campaign and distributed mirror hangers with reminders for car owners to remove property from a parked car.



Langley members have been assisting the Province to ensure public safety while combating wildfires in various regions of BC.

Looking Forward

Langley RCMP will create a Criminal Crash Investigation Team to investigate and pursue appropriate charges on Serious, Injury or Fatal Collisions. The five-person team will fully engage with several high profile collision investigations and review of older collisions including the serious injury collision from six years ago.

28

2019 Community Grants

Animal Care

Critter Care Wildlife Society	\$2,500.00
Langley 4H District Council	\$150.00

Total Awarded: \$2,650.00

Arts and Culture

Bard in the Valley	\$11,285.40
Downtown Langley Business Association Festivals	\$10,000.00
Kwantlen Polytechnic University Kiwanis Fraser Valley Music Festival Society	\$5,500.00
Langley Ukulele Association	\$1,650.00

Total Awarded: \$28,435.40

City Council Awarded \$166,488.99 in 2019

Children and Youth

Cinturen and Touth		
Big Brothers Big Sisters	\$:	3,000.00
Blacklock Elementary School PAC	\$:	1,500.00
Boys and Girls Club of South Coast of BC	\$	7,250.00
Children of the Street Society	\$:	1,000.00
Douglas Park Community School Society	\$	4,000.00
Elijah Place	\$	3,465.00
Encompass Support Services Society Best Babies Program	\$	6,187.59
Fraser Region Community Justice Initiatives	\$	2,000.00
Langley Fastball Association	\$	2,500.00
Langley Fundamental School Dry Grad		\$500.00
Langley Literacy Association Christmas Bureau	\$	2,500.00
Langley Scholarship Committee	\$	4,500.00
Langley Secondary School Dry Grad		\$500.00
Mountain Secondary School Dry Grad		\$500.00
Pucks Powerplay Foundation	\$	2,500.00
Youth Parliament	\$	1,000.00
,		

Total Awarded: \$42,902.59

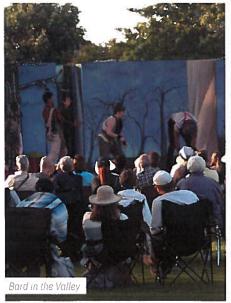
Events

	6
Canadian Chili and BBQ Society	\$10,000.00
Langley Community Farmers Market Society	\$4,500.00
Langley Royal Canadian Legion Remembrance Day	\$4,750.00
Lower Fraser Valley Aboriginal Society	\$2,627.00
Rotary RibFest Langley	\$2,500.00
Southgate Church Back to School Event	\$4,500.00
Terry Fox Run Langley City	\$866.40

Total Awarded: \$29,743.40

Health and Social Support		Other	
Codependents Anonymous	\$999.80	Downtown Langley Business Association Remembrance Day Banners	\$886.64
Fibromyalgia Well Spring Foundation	\$1,000.00	Langley Amateur Radio Association	\$262.60
Fraser Valley Cultural Diversity Awards	\$750.00	Langley Field Naturalists	\$1,600.00
Langley Care Foundation - Langley Lodge	\$3,000.00	Pitch-In Canada	\$425.00
Langley Child and Youth Mental Health	\$1,500.00	Then in dunda	Ψ423.00
Langley Community Services Society	\$5,000.00	Total Awarded:	\$3,174.24
Langley Division of Family Practice	\$1,500.00		
Langley Food Bank Society	\$2,500.00	Sports	
Langley Hospice Society	\$2,062.00	Canadian National Racquetball Championship	\$1,000.00
Langley Pos-Abilities Society	\$1,261.31	Douglas Park Charity Pickleball	\$4,000.00
Langley Senior Resources Society	\$15,000.00	Tournament	40.000.00
Parkinson's Society of British Columbia	\$236.25	Langley Baseball Association	\$8,000.00
Langley	\$230.23	Langley Flippers Swim Club	\$3,066.00
Seniors in Langley	\$355.00	Langley Lawn Bowling Club	\$1,300.00
Shape Your World Society	\$4,906.00	ı	
SMART Recovery	\$600.00	Total Awarded:	\$17,366.00
Triple A Senior Housing Society	\$547.00		
Volunteer Cancer Drivers Society	\$1,000.00		

Total Awarded: \$42,217.36







2019 ANNUAL REPORT

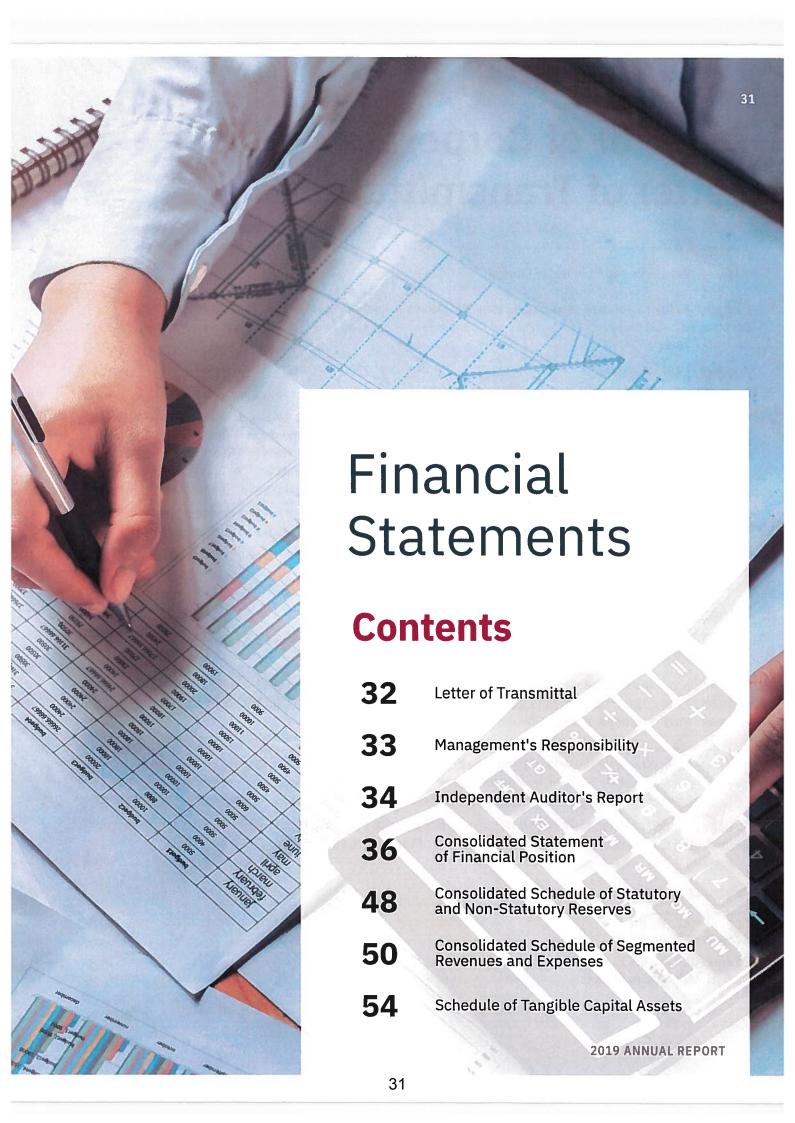
Permissive Tax Exemptions

Organization

Anglican Parish of St. Andrew	\$26,018
Bridge Community Church	\$20,679
Church of the Nazarene	\$23,397
City of Langley	\$97,583
Global School Society	\$9,748
Inclusion Langley Society	\$17,290
Langley Care Society	\$62,595
Langley Community Music School	\$46,952
Langley Community Services	\$14,489
Langley Evangelical Free Church	\$29,908
Langley Hospice Society	\$6,037
Langley Lawn Bowling Club	\$37,802
Langley Seniors Resource Society	\$54,416
Langley Stepping Stones	\$6,163
New Apostolic Church Canada	\$11,018
Salvation Army - Gateway of Hope	\$3,177
Southgate Christian Fellowship	\$19,606
St. Joseph Roman Catholic Church	\$59,414
United Church of Langley	\$18,542
Vineyard Christian Fellowship	\$42,436

Total Provided: \$607,270

City Council Provided \$607,270 in 2019



Director of Corporate Services Letter of Transmittal

June 1, 2020

Mayor van den Broek and Members of Council:

I am pleased to present the Consolidated Financial Statements of the City of Langley for the year ended December 31, 2019.

FINANCIAL STATEMENTS

The following statements are a requirement under Section 167 of the Community Charter and have been prepared by city staff in accordance with Canadian public sector accounting standards using guidelines developed by the Public Sector Accounting Board (PSAB) for the Canadian Institute of Chartered Accountants. It is the responsibility of the management of the City of Langley to prepare the Consolidated Financial Statements and to ensure the accounting procedures and systems of internal control are in place to safeguard the City's assets. The report is intended to provide reliable and accurate financial information of the City to residents, taxpayers and other readers.

The City's auditors, the public accounting firm of BDO Canada LLP, have given the city an unqualified audit opinion on the city's financial statements, stating in their opinion, that the statements present fairly, in all material respects, the financial position of the City as at December 31, 2019 and the results of its operations and its cash flows for the year then ended.

FINANCIAL OVERVIEW

With the use of sound financial principles, the City of Langley is debt free and in a solid financial position at the end of 2019. The City has a healthy net financial assets balance of \$46 million.

The City's accumulated surplus includes \$260 million in tangible capital assets (land, buildings, equipment and engineering structures like roads and utility pipes) with a net increase of \$2.2 million after allowing for amortization expenses and the disposal of assets like vehicles being replaced.

With the exception of the Development Services, Parks and a larger transfer to reserves, all the City's departmental operating expenditures for the year 2019 met the budgeted projections. The City collected \$29.6 million in taxation revenues and a further \$9.1 million in water and sewer user rates. The three largest operating cost centers are policing, engineering services and general government services which includes an allocation for community grants.

The City will build upon our key strategic priorities to enhance the well-being of our residents and continue to provide the high level of community services that make the City of Langley the Place to Be.

Respectfully submitted,

Darrin Leite, CPA, CA

Director of Corporate Services

Management's Responsibility

The management of the City of Langley (the "City") is responsible for the preparation of the accompanying consolidated financial statements and the preparation and presentation of all information in the Financial Report. The consolidated financial statements have been prepared in accordance with Canadian public sector accounting standards and are considered by management to present fairly the financial position and operating results of the City. The City's accounting procedures and related systems of internal control are designed to provide reasonable assurance that its assets are safeguarded and its financial records are reliable.

City Council accepts the consolidated financial statements and meets with management to determine that management has fulfilled its obligation in the preparation of the consolidated financial statements.

The City's independent auditor, BDO Canada LLP, has examined the consolidated financial statements and their report outlines the scope of their examination and their opinion on the consolidated financial statements of the City of Langley.

Darrin Leite, CPA, CA

Director of Corporate Services



Tel: 604 688 5421 Fax: 604 688 5132 vancouver@bdo.ca www.bdo.ca BDO Canada LLP 600 Cathedral Place 925 West Georgia Street Vancouver BC V6C 3L2 Canada

Independent Auditor's Report

To the Mayor and Council of the City of Langley

Opinion

We have audited the consolidated financial statements of the City of Langley and its controlled entities (the "Consolidated Entity"), which comprise the Consolidated Statement of Financial Position as at December 31, 2019 and the Consolidated Statement of Operations, Consolidated Changes in Net Financial Assets, and the Consolidated Cash Flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Consolidated Entity as at December 31, 2019 and its consolidated results of operations, consolidated changes in net financial assets, and consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Consolidated Entity in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

Management is responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in this auditor's report. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Consolidated Entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Consolidated Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Consolidated Entity's financial reporting process.



Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Consolidated Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Consolidated Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Consolidated Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Consolidated Entity to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

BDO Canada LLP

Chartered Professional Accountants,

Vancouver, British Columbia May 25, 2020

Consolidated Statement of Financial Position at December 31, 2019 with comparative figures for 2018

	2019	2018
Financial Assets		
Cash & cash equivalents (Note 2) Accounts receivable	\$ 42,873,431	\$ 22,159,086
Taxes and utilities receivable	4,347,989	4,552,418
Receivables from other governments	2,439,712	2,168,321
Other receivables	2,157,382	2,090,225
Portfolio investments (Note 2)	32,101,800	42,098,460
	83,920,314	73,068,510
Liabilities		
Prepaid property taxes	4,664,303	4,323,597
Accounts payable and accrued liabilities	10,242,246	10,862,338
Employee future benefits (Note 3)	363,046	347,452
Deferred revenue	2,130,958	1,336,900
Deferred development cost charges (Note 4)	20,901,408	17,579,002
	38,301,961	34,449,289
Net Financial Assets	45,618,353	38,619,221
Non-Financial Assets		
Prepaid expenses	159,777	107,632
Supplies inventory	151,058	122,873
Tangible capital assets (Schedule 4)	260,169,178	257,942,522
,	260,480,013	258,173,027
Accumulated Surplus (Note 5)	\$ 306,098,366	\$ 296,792,248

See accompanying notes to consolidated financial statements.

Darrin Leite, CPA, CA Director of Corporate Services Val van den Broek Mayor

Val var den Brock

CITY OF LANGLEY Consolidated Statement of Operations Year ended December 31, 2019 with comparative figures for 2018

	2019 Financial 2019 Plan		2018
	(Note 12)		
Revenues (Schedules 2 & 3)			
Property tax revenue (Note 6)	\$ 29,767,135	\$ 29,601,511	\$ 27,504,153
User fees and other revenue	13,343,245	13,410,968	15,772,694
Gaming proceeds	7,200,000	7,490,986	7,752,596
Government transfers (Note 7)	1,855,440	2,205,532	1,953,717
Investment earnings	714,500	1,596,503	1,186,465
Use of development cost charges (Note 4)	757,350	1,043,567	797,718
Gain (loss) on disposal of tangible capital assets	-	(31,860)	420,894
Contributed tangible capital assets	-	1,341,637	1,117,743
	53,637,670	56,658,844	56,505,980
Expenses (Schedules 2 & 3)			
General government services	6,067,635	5,509,973	5,126,883
Police service	13,036,380	12,107,298	12,004,352
Fire service	5,460,645	4,907,545	4,436,465
Other protective services	853,365	805,174	798,060
Engineering operations	6,885,930	6,135,382	5,820,568
Water utility	4,456,145	4,116,255	3,988,915
Sewer and drainage utility	3,876,170	3,645,034	3,710,405
Development services	1,506,890	1,579,381	1,159,947
Solid waste	689,770	683,060	655,515
Recreation services	5,087,600	5,056,626	4,784,063
Parks	2,793,900	2,806,998	2,765,268
	50,714,430	47,352,726	45,250,441
Annual Surplus	2,923,240	9,306,118	11,255,539
Accumulated Surplus - beginning of year	296,792,248	296,792,248	285,536,709
Accumulated Surplus - end of year (Note 5)	\$ 299,715,488	\$ 306,098,366	\$ 296,792,248

See accompanying notes to consolidated financial statements.

Consolidated Statement of Change in Net Financial Assets Year ended December 31, 2019 with comparative figures for 2018

	2019 Financial Plan			2019		2018	
		(Note 12)		<u> </u>			
Annual Surplus	\$	2,923,240	\$	9,306,118	\$	11,255,539	
Change in Capital Assets							
Acquisition of tangible capital assets		(7,470,250)		(6,883,395)		(12,373,678)	
Contributed tangible capital assets		-		(1,341,637)		(1,117,743)	
Amortization		5,541,940		5,959,166		5,657,083	
Proceeds from sale of tangible capital assets		-		7,350		630,682	
(Gain) loss on disposal of tangible capital assets		-		31,860		(420,894)	
		(1,928,310)		(2,226,656)		(7,624,550)	
Change in Other Non Financial assets							
(Increase) decrease in prepaid expenses		-		(52,145)		(14,490)	
(Increase) decrease in supplies inventory		-		(28, 185)		(2,520)	
		-		(80,330)		(17,010)	
Increase in Financial Assets		994,930		6,999,132		3,613,979	
Net Financial Assets - beginning of year		38,619,221		38,619,221		35,005,242	
Net Financial Assets - end of year	\$	39,614,151	\$	45,618,353	\$	38,619,221	

See accompanying notes to consolidated financial statements.

Consolidated Statement of Cash Flows Year ended December 31, 2019 with comparative figures for 2018

Items not involving cash: Development cost charge revenue recognized Amortization Amortization of investment premiums and discounts Contributed tangible capital assets (1,341,637) (Gain) loss on disposal of tangible capital assets (1,341,637) (Gain) loss on disposal of tangible capital assets Changes in non-cash working capital: Accounts receivable Accounts receivable Prepaid property taxes Accounts payable and accrued liabilities (604,498) Prepaid expenses (52,145) Supplies inventory (28,185) Deferred revenue 794,058 Capital Transactions	1,255,539 (797,718) 5,657,083 (1,648) 1,117,743) (420,894)
Annual surplus \$ 9,306,118 \$ 1 Items not involving cash: Development cost charge revenue recognized Amortization 5,959,166 Amortization of investment premiums and discounts (1,540) Contributed tangible capital assets (1,341,637) (Gain) loss on disposal of tangible capital assets 31,860 Changes in non-cash working capital: Accounts receivable (134,119) Prepaid property taxes 340,706 Accounts payable and accrued liabilities (604,498) Prepaid expenses (52,145) Supplies inventory (28,185) Deferred revenue 794,058 Capital Transactions	(797,718) 5,657,083 (1,648) 1,117,743) (420,894)
Development cost charge revenue recognized Amortization Amortization of investment premiums and discounts Contributed tangible capital assets (1,540) Contributed tangible capital assets (1,341,637) (Gain) loss on disposal of tangible capital assets Changes in non-cash working capital: Accounts receivable Accounts property taxes Accounts payable and accrued liabilities Prepaid expenses (52,145) Supplies inventory Deferred revenue 794,058 13,226,217 Capital Transactions	5,657,083 (1,648) (1,117,743) (420,894)
Accounts receivable (134,119) Prepaid property taxes 340,706 Accounts payable and accrued liabilities (604,498) Prepaid expenses (52,145) Supplies inventory (28,185) Deferred revenue 794,058 Capital Transactions	2 207 440
·	2,307,440 72,576 1,224,229 (14,490) (2,520) 179,069 8,340,923
Proceeds from sale of tangible capital assets7,350	2,373,678) 630,682 1,742,996)
Financing Transactions Receipt of deferred development cost charges and interest earned 4,365,973	4,541,521
Redemption of investments 42,100,000	52,100,000) 57,101,353 4,998,647)
	(3,859,199)
	6,018,285
Balance - end of year \$ 42,873,431 \$ 2	, ,

See accompanying notes to consolidated financial statements.

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

1. Significant accounting policies:

The City of Langley (the "City") is a municipality in the province of British Columbia and operates under the provisions of the Community Charter. The City provides municipal services such as policing, fire protection, public works, planning, parks, recreation and other general government services.

(A) Reporting Entity and Basis of Consolidation:

These financial statements have been prepared in accordance with Canadian public sector accounting standards using guidelines developed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. They consolidate the activities of all the funds of the City and the City's inactive wholly-owned subsidiary Langley City Development Corporation.

(B) Basis of Accounting:

The City follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

(C) Non Financial Assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year, and are not intended for sale in the ordinary course of operations.

(D) Tangible Capital Assets:

Tangible capital assets are recorded at cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation and installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight-line basis over the estimated life of the tangible capital asset, commencing once the asset is put into use. Assets under construction are not amortized. Contributed tangible capital assets are recorded at the estimated fair value at the time of contribution and are also recorded as revenue.

Estimated useful lives of tangible capital assets are as follows:

Land Improvements	5 to 30 years
Buildings	10 to 50 years
Vehicles	7 to 20 years
Furniture & Equipment	3 to 20 years
Transportation Infrastructure	10 to 100 years
Sewer & Drainage Infrastructure	10 to 80 years
Water Infrastructure	12 to 80 years

(E) Revenue Recognition:

Property tax revenue

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual levies for non-optional municipal services and general administrative services are recorded as property tax revenue in the year they are levied. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts. Levies imposed by other taxing authorities are not included as property tax revenue.

Through the British Columbia Assessment's appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded.

User fees and other revenue

Charges for licences and permits, solid waste fees, and sewer and water usage are recorded as user fees and other revenue as services are utilized and revenue is earned.

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

(E) Revenue Recognition (Continued):

Gaming proceeds

Gaming proceeds, a specific type of government transfer, are recognized in the period in which they are earned.

Government transfers

Government transfers, which include legislative grants, are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

Investment earnings

Investment income is recorded on the accrual basis and recognized when earned.

Development cost charges

Developers are required to pay funds to offset the cost of required infrastructure development. The amounts are recognized as a liability and accure interest until spent on the required infrastructure. When qualifying expenditures are incurred, Development cost charges are recognized as revenue as an offsetting funding source.

Contributed tangible capital assets

Developers are required to provide subdivision infrastructure such as streets, lighting, sidewalks, and drainage etc. Upon completion, these assets are turned over to the City and recognized at the estimated fair market value.

(F) Use of Estimates/Measurement Uncertainty:

The preparation of financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenditures during the reporting period. Significant areas requiring use of management estimates relate to the determination of employee future benefit liabilities, provisions for litigation and claims, collectibility of accounts receivable and the useful lives of tangible capital assets. Actual results could differ from those estimates.

(G) Basis of Segmentation (Schedule 2 & 3):

Municipal services have been segmented by grouping services that have similar objectives (by function). Revenues that are directly related to the costs of the function have been attributed to each segment.

(H) Contaminated Sites:

Governments are required to accrue a liability for the costs to remediate a contaminated site. Liabilities are recognized when an environmental standard exists, contamination exceeds the standard, the government has responsibility for remediation, future economic benefits will be given up and a reasonable estimate can be made.

Management has assessed its potential liabilities under the new standard, including sites that are no longer in productive use and sites for which the City accepts responsibility. There are no such sites that had contamination in excess of an environmental standard requiring remediation at this time. Therefore, no liability was recognized as at December 31, 2019 or December 31, 2018.

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

2. Cash, cash equivalents and portfolio investments:

 2019		2018
\$ 42,873,431 32,101,800	\$	22,159,086 42,098,460
 74,975,231	\$	64,257,546
\$ 19,826,761 10,039,764 31,942,541 13,166,165 74,975,231	\$	16,614,332 8,964,086 25,959,140 12,719,988 64,257,546
 74,975,231	<u>\$</u>	64,257,546
\$	\$ 42,873,431 32,101,800 \$ 74,975,231 \$ 19,826,761 10,039,764 31,942,541	\$ 42,873,431 \$ 32,101,800 \$ 74,975,231 \$ \$ 19,826,761 \$ 10,039,764 \$ 31,942,541 \$ 13,166,165

Cash and cash equivalents includes funds held in bank accounts at TD Canada Trust earning interest of prime rate less 1.65% (2018 - prime rate less 1.65%).

Portfolio investments, which include banker's acceptances and term deposits, have effective interest rates between 1.80% and 3.10% (2018 - 1.80% and 3.20%) with varying maturity dates up to 12 months. The market value of the investments as at December 31, 2019 was \$32,101,800 (2018 - \$42,108,376). Portfolio investments are recorded at amortized cost. Investments are written down to net realizable value when there has been a decline other than a temporary one.

3. Employee future benefits:

The City provides employee future benefits in the form of non-vested sick leave to qualifying employees. These benefits are accrued as earned and paid when taken by employees.

Employee sick leave is credited annually at 18 days per full year of service. Unused days are banked to a maximum of 120 days. The City does not pay out the value of the cumulative sick plan bank at retirement or termination of employment; however, the City could experience usage of these banks in periods leading up to retirement, resulting in a non-vested liability.

An actuarial evaluation of these benefits was performed to determine the City's estimated liability and accrued benefit obligation as at December 31, 2019. The valuation resulted in an unamortized actuarial loss as of December 31, 2019 of \$94,454 (2018 - \$79,048). Actuarial losses are amortized over the estimated average remaining service life of employees. The next valuation will be as at December 31, 2023.

The employee future benefit liability at December 31, 2019 was \$363,046 (2018 - \$347,452), comprised as follows:

	2019	2018
Benefit liability - beginning of year	\$ 347,452 \$	329,100
Current service cost	36,225	35,400
Interest cost	13,217	13,000
Benefits paid	(44,228)	(42,400)
Amortization of actuarial loss	 10,380	12,352
Benefit liability - end of year	\$ 363,046 \$	347,452
Accrued benefit obligation - end of year	\$ 457,500 \$	426,500
Unamortized actuarial loss	(94,454)	(79,048)
Benefit liability - end of year	\$ 363,046 \$	347,452

Actuarial assumptions used to determine the City's accrued benefit obligation are as follows:

	2019	2018	
Discount rate	2.70%	3.00%	_
Expected future inflation rate	2.50%	2.50%	
Merit and inflationary earnings increases	2.58-4.63%	2.58-4.63%	
Estimated average remaining service life	10,1	10.4	

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

4. Deferred development cost charges:

·	Balance at 0 Dec. 31, 2018	Contributions Received	Interest Earned	Use of Development Cost Charges	Balance at Dec. 31, 2019
Drainage	\$ 3,409,589	\$ 439,544 \$	93,869	\$ -	\$ 3,943,002
Public Open Spaces	4,429,627	231,363	112,374	(569,169)	4,204,195
Roads	4,360,225	1,547,001	133,104	(180,201)	5,860,129
Sewer	3,779,741	1,277,603	114,272	(91,132)	5,080,484
Water	1,599,820	373,028	43,815	(203,065)	1,813,598
	\$17,579,002	\$ 3,868,539 \$	497,434	\$ (1,043,567)	\$ 20,901,408

5. Accumulated surplus:

Accumulated surplus is distributed as follows:

		2019		2018
Operating surplus	•			
General	\$	1,384,614	\$	1,375,798
Sewer & Drainage		1,151,222		1,147,115
Water		1,411,047		1,403,587
		3,946,883		3,926,500
Equity in tangible capital assets				
General	2	205,236,567	:	204,063,676
Sewer & Drainage		31,522,691		30,846,489
Water		23,409,920		23,032,357
Reserves (Schedule 1)	- 2	260,169,178		257,942,522
Statutory reserves		10,039,764		8,964,086
Non-statutory reserves		31,942,541		25,959,140
		41,982,305		34,923,226
	\$ 3	306,098,366	\$:	296,792,248

6. Property tax revenue:

In addition to its own tax levies, the City is required to levy taxes on behalf of various other taxing authorities. These include the provincial government for local school taxes, and organizations providing regional services in which the Municipality has become a member. Total tax levies were comprised as follows:

	20	019 Financial		
		Plan	2019	2018
City property taxes	\$	29,191,145	\$ 29,026,233	\$ 26,952,217
Grants in lieu of taxes		575,990	575,278	551,936
		29,767,135	29,601,511	27,504,153
Levies for other organizations				
School taxes			15,264,836	14,308,048
TransLink			3,161,991	2,872,013
British Columbia Assessment Authority			467,974	440,504
Metro Vancouver			461,938	473,148
Downtown Langley Merchants Assoc.			465,398	443,237
Municipal Finance Authority			2,311	1,991
Total collections for others		·	19,824,448	18,538,941
			\$ 49,425,959	\$46,043,094
	_			

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

7. Government transfers:

	2019 Financial				
	Plan		2019		2018
Federal Government					
Community works fund	\$	133,880	\$	266,475	\$ 133,883
		133,880		266,475	133,883
Provincial Government					
Hotel tax revenue		170,000		200,269	171,404
Carbon tax revenue sharing		20,500		22,809	20,498
Traffic fine revenue sharing		450,000		475,823	452,388
Infrastructure funding		-		-	108,649
-		640,500		698,901	752,939
Municipalities and Regional Authorities					
Police capital adjustment		40,200		49,423	40,227
Langley Youth & Family Services		371,160		363,221	356,090
Emergency preparedness		36,700		16,512	20,682
Major road network		633,000		645,000	641,000
Infrastructure funding		- 1000		166,000	8,896
•		1,081,060		1,240,156	1,066,895
	\$	1,855,440	\$	2,205,532	\$ 1,953,717

8. Trust funds:

The City has excluded the following trust funds and associated cash and accounts receivable from the Consolidated Statement of Financial Position and related interest earnings and transactions from the Consolidated Statement of Operations:

	 2019	2018
Langley Christmas Bureau	\$ 214,826	\$ 280,265
Refundable deposits	11,662,955	14,278,015
Road bond reserve	41,350	41,350
GVS & DD development cost charges	206,607	100,265
	\$ 12,125,738	\$ 14,699,895

These funds were received from the public for specific purposes or are deposited by developers and held by the City until all aspects for the development permit have been fulfilled.

2040

2040

9. Expenditures and expenses by object (Schedules 2 & 3):

	201	9	2010
	Operations Cap	ital Total	Total
Salaries & benefits	\$ 14,350,873 \$ 30	00,709 \$ 14,651,582	\$ 13,566,848
Goods and services	27,042,687 6,58	82,686 33,625,373	38,400,188
Contributed tangible capital assets	- 1,34	41,637 1,341,637	1,117,743
Total expenditures	41,393,560 8,22	25,032 49,618,592	53,084,779
Amortization	5,959,166	- 5,959,166	5,657,083
Total expenditures & expenses	\$ 47,352,726 \$ 8,2	25,032 \$55,577,758	\$ 58,741,862

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

10. Municipal pension plan:

The employer and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2018, the plan has about 205,000 active members and approximately 101,000 retired members. Active members include approximately 40,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amorization of any actuarial funding surplus and will be adjusted for the amorization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2018, indicated a \$2,866 million funding surplus for basic pension benefits on a going concern basis.

The City of Langley paid \$1,080,498 (2018 - \$1,038,327) for employer contributions while employees contributed \$898,597 (2018 - \$846,894) to the plan in fiscal 2019.

The next valuation will be as at December 31, 2021, with results available in 2022.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

11. Contingent liabilities:

A number of legal claims have been initiated against the City in varying and unspecified amounts. As none of the claims are likely to be successful and/or can not be reasonably estimated, no provisions have been recorded in the financial statements.

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

12. Financial plan:

The financial plan reported on the Consolidated Statement of Operations represents the Financial Plan and Capital Improvement Plan bylaw adopted by City Council on March 11, 2019 and does not reflect any amendments approved after the original adoption.

The following reconciles the balanced statutory financial plan and the financial plan surplus reported on the Consolidated Statement of Operations.

		ancial Ian
Surplus as per Financial Plan Bylaw No. 3099	\$	-
Capital asset additions Transfer to non-statutory reserves Transfer to statutory reserves	9,2	470,250 249,825 644,970
Amortization expense Transfer from non-statutory reserves Transfer from statutory reserves Transfer from surplus	(7,7 (1,7	541,940) 783,965) 775,900) 340,000)
Financial Plan Surplus as per Consolidated Statement of Operations	\$ 2,9	923,240

13. Contractual rights:

(A) Developer contributions:

The City has entered into a number of public works development agreements which require the developers to contribute various infrastructure assets to the City, including roads and underground utilities. The timing and extent of these future contributions vary depending on development activity and fair value of the assets received at time of contribution, which cannot be determined with certainty at this time.

(B) Gaming proceeds:

The City has a Host Financial Assistance Agreement with the Province of BC where the Province has agreed that 10% of the net gaming income from the Cascades Casino will be paid to the City of Langley, as financial assistance, for any purpose that would be of public benefit to the city. In 2019, the City recognized \$7,490,986 in revenues from the Province. Due to COVID-19 the casino has been temporarily closed so the 2020 revenues are expected to decline.

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

14. Subsequent events:

(A) COVID-19

Subsequent to year end, the impact of COVID-19 in Canada and on the global economy increased significantly. As the impacts of COVID-19 continue, there could be further impact on the City, its citizens, employees, suppliers and other third party business associates that could impact the timing and amounts realized on the City's assets and future ability to deliver services and projects. At this time, the full potential impact of COVID-19 on the City is not known. Although the disruption from the virus is expected to be temporary, given the dynamic nature of these circumstances, the duration of disruption and the related financial impact cannot be reasonably estimated at this time. The City's ability to continue delivering non-essential services and employ related staff, will depend on the legislative mandates from the various levels of government. The City will continue to focus on collecting receivables, managing expenditures, and leveraging existing reserves and available credit facilities to ensure it is able to continue providing essential services to its citizens.

(B) RCMP - Earned Retirement Benefits

On May 15, 2020, the Province of BC notified the City that they have agreed to pay the RCMP members' entitlement to accumulate severance pay for voluntary resignations and retirements as of March 31, 2012. This agreement creates an outstanding obligation of \$775,140 that must be paid by the City to the Province of BC by March 31, 2032. As the information was not known at year end and received subsequent to year end, no provision has been recorded in the consolidated financial statements.

Schedule 1 Consolidated Schedule of Statutory and Non-statutory Reserves Year ended December 31, 2019

Statutory Reserves	Balance at ec. 31, 2018	Developer entributions	Internal Transfer Additions		Interest	Interna Exper
Capital Works	\$ 6,042,155	\$ _	\$	1,424,450	\$ 165,975	\$
Equipment Replacement-Fire Dept.	695,997	-		55,000	18,548	
Lane Development	264,750	-		-	6,829	
Machinery Replacement	1,378,143	-		467,222	35,111	
Off-Street Parking	271,812	-		12,785	7,131	
Office Equipment Replacement	19,643	-		46,500	1,066	
Parks and Recreation	253,168	-		177,500	7,915	
P&R Future Projects	38,418	-	-		991	
Total	\$ 8,964,086	\$ -	\$	2,183,457	\$ 243,566	\$

Non-statutory Reserves	Balance at Dec. 31, 2018	Developer Contributions	Internal Transfers Additions	Interest	Interna Exper
Community Works	\$ 11,985	\$ -	\$ 266,474	\$ 2,272	\$
Future Policing Costs	3,114,274	-	382,370	80,270	
Gaming Proceeds	12,260,304	-	7,490,986	358,728	
Major Road Network Rehab	1,500,008	-	342,082	38,713	
Prosperity Fund	1,350,000	-	525,000	34,820	
Sewer Future Capital	908,574	-	500,000	29,136	
Sewer Insurance Claims	32,559	-	-	840	
Special Bonds	4,822,558	94,085	-	125,099	
Tax Stabilization	347,095	-	1,000,000	8,952	
Water Future Capital	1,611,783	-	740,000	44,383	
Total	\$ 25,959,140	\$ 94,085	\$ 11,246,912	\$ 723,213	\$

Transfer ditures	Expenditures		Capital Asset Additions		Balance at Dec. 31, 2019	
-	\$	(336,905)	\$	(514,693)	\$ 6,780,982	
-		-		(9,320)	760,225	
-		-		-	271,579	
-		-		(292,620)	1,587,856	
-		-		-	291,728	
-		-		(45,358)	21,851	
-		(72,669)		(79,780)	286,134	
-		-		-	39,409	
_	\$	(409,574)	\$	(941,771)	\$ 10,039,764	
Transfer ditures		perational penditures	C	apital Asset Additions	Balance at Dec. 31, 2019	
	\$	-	\$	(133,800)	\$ 146,931	
-		_		(92,258)	3,484,656	
(654,433)		(517,382)		(3,510,731)	15,427,472	
-		-		-	1,880,803	
-		-		-	1,909,820	
-		(14,124)		(251,240)	1,172,346	
-		-		-	33,399	
-		-		(55,711)	4,986,031	
-		-		-	1,356,047	
_		(209,568)		(641,562)	1,545,036	
		(200,000)		(,)	.,,	

Schedule 2 Consolidated Report of Segmented Revenues and Expenses Year ended December 31, 2019

	2019 Financial Plan	General government	Police service	Fire service	Other protective services
	Note 12				
Revenue					
Property tax revenue	\$ 29,767,135	\$ 29,601,511	\$ -	\$ -	\$ -
User fees and other revenue	13,343,245	1,415,487	1,555	9,557	75,262
Gaming proceeds	7,200,000	7,490,986	-	_	-
Government transfers	1,855,440	266,475	525,246	-	379,734
Investment earnings	714,500	1,596,503	-	-	-
Use of development cost charges	757,350	-	-	-	-
Gain (loss) on disposal of capital assets	_	-	-	_	-
Contributed infrastructure	-	-	_	-	-
Total Revenue	53,637,670	40,370,962	526,801	9,557	454,996
Expenses					
Operating					
Salaries & benefits	15,861,065	3,054,104	10,007	3,895,057	101,022
Goods and services	29,311,425	1,854,195	12,017,963	715,021	704,152
	45,172,490	4,908,299	12,027,970	4,610,078	805,174
Amortization	5,541,940	601,674	79,328	297,467	_
Total Expenses	50,714,430	5,509,973	12,107,298	4,907,545	805,174
Annual Surplus (Deficit)	\$ 2,923,240	\$ 34,860,989	\$(11,580,497)	\$ (4,897,988)	\$ (350,178)

	gineering perations	Water utility	Sewer & drainage utility	Development services	Soli	d waste	Recreation services	Parks	2019
\$	_	\$ -	\$ -	\$ -	\$	_	\$ -	\$ -	\$ 29,601,511
Ψ	226,899	4,942,624	4,078,808	1,851,231		680,642	9,287	119,616	13,410,968
	-	-	-	-		-	-	-	7,490,986
	811,000	_	_	223,077		_	-	_	2,205,532
	· <u>-</u>	_	-	· -		-	-	_	1,596,503
	180,201	203,065	91,132	-		-	-	569,169	1,043,567
	(2,277)	(18,676)	(9,060)	-		•	-	(1,847)	(31,860)
	822,437	88,600	430,600	_		-	-	-	1,341,637
	2,038,260	5,215,613	4,591,480	2,074,308		680,642	9,287	686,938	56,658,844
	1,841,276	568,719	398,280	983,876		19,999	2,280,109	1,198,424	14,350,873
	1,834,641	3,114,332	2,643,220	565,866		663,061	1,975,266	954,970	27,042,687
	3,675,917	3,683,051	3,041,500	1,549,742		683,060	4,255,375	2,153,394	41,393,560
	2,459,465	433,204	603,534			-	801,251	653,604	5,959,166
	6,135,382	4,116,255	3,645,034	1,579,381		683,060	5,056,626	2,806,998	47,352,726
\$	(4,097,122)	\$ 1,099,358	\$ 946,446	\$ 494,927	\$	(2,418)	\$ (5,047,339)	\$ (2,120,060)	\$ 9,306,118

Schedule 3
Consolidated Report of Segmented Revenues and Expenses
Year ended December 31, 2018

	2018 Financial Plan	General government	Police service	Fire service	Other protective services
Revenue					
Property tax revenue	\$27,661,540	\$27,504,153	\$ -	\$ -	\$ -
User fees and other revenue	11,756,070	2,895,844	1,625	1,263	38,094
Gaming proceeds	6,800,000	7,314,631	· -	-	-
Government transfers	1,754,190	123,883	492,615	2,600	376,772
Investment earnings	607,350	1,186,465	_	-	-
Use of development cost charges	1,098,900	· ·	-	-	-
Gain (loss) on disposal of capital assets	_	-	-	(31,418)	=
Contributed infrastructure	-	-	-	·	-
Total Revenue	49,678,050	39,024,976	494,240	(27,555)	414,866
Expenses					
Operating					
Salaries & benefits	14,338,370	2,865,098	6,650	3,567,145	108,548
Goods and services	26,920,095	1,654,606	11,914,980	575,173	689,512
	41,258,465	4,519,704	11,921,630	4,142,318	798,060
Amortization	5,278,040	607,179	82,722	294,147	_
Total Expenses	46,536,505	5,126,883	12,004,352	4,436,465	798,060
Annual Surplus (Deficit)	\$ 3,141,545	\$33,898,093	\$(11,510,112)	\$ (4,464,020)	\$ (383,194

Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	2018
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$27,504,153
512,915	5,023,167	4,085,835	2,021,028	663,101	98,331	431,491	15,772,694
-	-	-	-	-	357,965	80,000	7,752,596
745,945	20,000	-	191,902	-	-	-	1,953,717
-	-	-	-	-	-	-	1,186,465
180,661	-	144,071	-	-	-	472,986	797,718
475,071	(12,954)	-	-	-	-	(9,805)	420,894
699,719	126,299	291,725	-	-		_	1,117,743
2,614,311	5,156,512	4,521,631	2,212,930	663,101	456,296	974,672	56,505,980
1,605,381	526,454	380,121	804,824	15,712	2,244,948	1,169,440	13,294,321
2,015,757	3,026,641	2,724,758	326,534	639,803	1,736,979	994,294	26,299,037
3,621,138	3,553,095	3,104,879	1,131,358	655,515	3,981,927	2,163,734	39,593,358
2,199,430	435,820	605,526	28,589		802,136	601,534	5,657,083
5,820,568	3,988,915	3,710,405	1,159,947	655,515	4,784,063	2,765,268	45,250,441
\$ (3,206,257)	\$ 1,167,597	\$ 811,226	\$ 1,052,983	\$ 7,586	\$ (4,327,767)	\$ (1,790,596)	\$11,255,539

Schedule 4

Additions

Disposals

Disposals

Net book value

Accumulated amortization Opening balance

Amortization expense

Schedule of Tangible Capital Assets

Year ended December 31, 2019 with comparative figures for 2018

2019	 Land	Improvements	Buildings	
Historical cost ¹ Opening cost Additions Disposals	\$ 66,754,749 - 66,754,749	\$ 12,905,511 1,263,281 - 14,168,792	\$ 41,473,040 423,972 - 41,897,012	\$
A	 00,734,749	14, 100, 192	41,097,012	
Accumulated amortization Opening balance Amortization expense	-	4,455,633 473,696	16,722,323 1,516,210	
Disposals	 -	4,929,329	18,238,533	
Net book value	\$ 66,754,749		\$ 23,658,479	\$
2018	Land	Land Improvements	Buildings	
Historical cost ¹ Opening cost	\$ 66,541,381	\$ 10,755,320	\$ 40,705,836	\$

Land

2,150,191

12,905,511

4,019,405

4,455,633

8,449,878

436,228

767,204

41,473,040

15,214,968 1,507,355

16,722,323

217,879

(4,511)66,754,749

^{\$ 66,754,749} 24,750,717 ¹Included in historical cost are assets under construction with a total cost of \$38,165,118 (2018 - \$44,739 year-end.

ehicles	urniture & quipment	Transportation Infrastructure		Sewer & Drainage Infrastructure		Water frastructure	Total
8,028,462	\$ 8,043,507	\$ 140,139,365	\$	48,628,697	\$	33,321,837	\$ 359,295,168
301,940	584,606	3,544,817		1,284,945		821,471	8,225,032
(73,847)	-	(155,991)		(21,241)		(24,618)	(275,697)
8,256,555	8,628,113	143,528,191		49,892,401		34,118,690	367,244,503
4,206,410	5,581,196	42,315,396		17,782,208		10,289,480	101,352,646
433,389	329,338	2,181,618		599,683		425,232	5,959,166
(63,551)	-	(154,813)		(12,181)		(5,942)	(236,487)
4,576,248	5,910,534	44,342,201		18,369,710		10,708,770	107,075,325
3,680,307	\$ 2,717,579	\$ 99,185,990	\$	31,522,691	\$	23,409,920	\$ 260,169,178

'ehicles	Furniture & Equipment		Transportation Infrastructure		Sewer & Drainage Infrastructure		Water Infrastructure		Total
7,803,792	\$	7,901,085	\$	134,896,478	\$	45,668,335	\$	32,596,925	\$ 346,869,152
813,802		142,422		5,613,980		3,009,258		776,685	13,491,421
(589,132)				(371,093)		(48,896)		(51,773)	(1,065,405)
8,028,462		8,043,507		140,139,365		48,628,697		33,321,837	359,295,168
4,321,770		5,217,002		40,648,155		17,229,532		9,900,348	96,551,180
396,252		364,194		1,923,531		601,572		427,951	5,657,083
(511,612)				(256,290)		(48,896)		(38,819)	(855,617)
4,206,410		5,581,196		42,315,396		17,782,208		10,289,480	101,352,646
3,822,052	\$	2,462,311	\$	97,823,969	\$	30,846,489	\$	23,032,357	\$ 257,942,522

^{,249).} No amortization has been recorded on these assets as they are in progress and not complete at

2019 Declaration of Disqualification

The following information is provided in accordance with Section 98(2)(e) of the Community Charter, S.B.C. 2003, c. 26, as amended. I hereby declare that there have been no applications for the declaration of disqualification of a Council member made pursuant to Section 111 of the Community Charter in 2019 pertaining to the City of Langley.

Kelly Kenney Corporate Officer

Well the





20399 Douglas Crescent Langley, BC, Canada V3A 4B3

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langleycity.ca



MINUTES OF A REGULAR COUNCIL MEETING

Monday, July 13, 2020 3:00 p.m. Remote Video / Teleconference

Present: Mayor van den Broek

Councillor Albrecht
Councillor James
Councillor Martin
Councillor Pachal
Councillor Storteboom
Councillor Wallace

Staff Present: F. Cheung, Chief Administrative Officer

D. Leite, Director of Corporate Services

K. Hilton, Director of Recreation, Culture and Community Services

P. Kusack, Deputy Corporate Officer H. Gill, Manager of Engineering Services

C. Johannsen, Director of Development Services

Mayor van den Broek acknowledged that the land on which we gather is the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1. ADOPTION OF AGENDA

a. Adoption of the July 13, 2020 Regular Agenda

MOVED BY Councillor Wallace SECONDED BY Councillor Albrecht

THAT the July 13, 2020 agenda be adopted as circulated.

<u>CARRIED</u>

2. ADOPTION OF THE MINUTES

a. Regular Meeting Minutes from June 29, 2020

MOVED BY Councillor Albrecht SECONDED BY Councillor Storteboom

THAT the minutes of the regular meeting held on June 29, 2020 be adopted as circulated.

CARRIED

b. Public Hearing Minutes from July 6, 2020

MOVED BY Councillor Storteboom SECONDED BY Councillor Pachal

THAT the minutes of the public hearing held on July 6, 2020 be adopted as circulated.

CARRIED

3. MAYOR'S REPORT

a. Upcoming Meetings

Public Hearing - July 20, 2020 - 7pm Regular Council Meeting - July 27, 2020 - 3pm Regular Council Meeting - September 14, 2020 - 3pm

b. Library Happenings - Councillor Martin

Councillor Martin advised that FVRL Express service continues, along with the popular virtual story times, baby times, as well as the E-Card and increased access to electronic resources. Like all FVRL locations, they are actively working towards re-opening to the public with the appropriate health and safety measures in place.

Upcoming events being hosted by the Langley City Library include:

- Discover the great unknown this summer when you join FVRL's 2020 Summer Reading Club. Sign up online throughout the summer for all ages. Customers can also pick up a physical reading record and stickers at the City of Langley Library Express service point. Enjoy virtual guest performers throughout the summer!
- Master puppeteer Elspeth and her puppet friends present rollicking fun stories and songs that will help unlock new discoveries as we explore our universe.
- Norden is back with a virtual magic show full of amazing tricks and wacky gags. Be prepared to join the fun in late July!
- Discover the fun of music with Marnie. Sing along and dance as Marnie presents old favourites and new original songs. The music will make you move! Coming to you virtually at the beginning of August.
- Pangaea Arts presents Stories on Wheels. Based on Kamishibai, a traditional form of travelling street theater from Japan. Tales are brought to life by high-energy comic performance, music, and dramatic action. Virtual schedule to be announced!

c. Engineering Update
Hirod Gill, Manager of Engineering Services

The Manager of Engineering Services provided the monthly update which included:

- A new bench installation at City Park Waterpark made from timbers from Hunter Park. There will be a sign acknowledging where the timber came from;
- New trees installed at McBurney Plaza with new wooden and metal tree grates;
- New plantings in flower beds at Innes Plaza, McBurney Plaza, Fraser Highway one way, City Hall, street medians;
- Uplands Dog Park Capital Improvement project to mitigate drainage issues and improve the aesthetic of the park. New garden beds enhanced with boulders, two additional pathways dividing the large loop and providing shorter alternatives around the park; additional trees and benches will be added and a new 'boardwalk' feature is underway.
- Brydon Park Off-Leash Dog Park and Trail Network is scheduled to complete by mid-August;
- Repair Electrical Street Light Box;
- Stair rebuild in the 5000 block of 197A Street was required due to damage done from tree roots;
- CCTV repairs and inspection contracts;
- Subdivision and Development Servicing Bylaw update will be brought forward in the fall.

4. BYLAWS

a. Bylaw 3123 - Discharge of Land Use Contract No. 11-78

Third reading of a bylaw to authorize the discharge of Land Use Contract No. 11-78 from the property located at 19671 – 50A Avenue

MOVED BY Councillor Pachal SECONDED BY Councillor Storteboom

THAT the bylaw cited as the "Discharge of Land Use Contract No. 11-78 Bylaw, 2020, No. 3123" be read a third time.

CARRIED

b. Bylaw 3124 - Discharge of Land Use Contract No. 22-72

Third reading of a bylaw to authorize the discharge of Land Use Contract No. 22-72 from the property located at 19986 – 50A Avenue

MOVED BY Councillor Storteboom SECONDED BY Councillor Pachal

THAT the bylaw cited as the "Discharge of Land Use Contract No. 22-72 Bylaw, 2020, No. 3124" be read a third time.

BEFORE THE QUESTION WAS CALLED there was an inquiry as to when land use contract discharges will not be needed to proceed with secondary suite building permits. Staff advised that the new zoning bylaw, expected to be before Council in 2021, will see an end to the need to discharge land use contracts. It was further noted that provincial legislation will discharge them all as of July 1, 2024.

THE QUESTION WAS CALLED and same was

CARRIED

5. <u>ADMINISTRATIVE REPORTS</u>

a. Watermain Condition Assessment Grant Application

MOVED BY Councillor Albrecht SECONDED BY Councillor Martin

THAT a grant application be submitted under the Federation of Canadian Municipalities Municipal Asset Management Program for the watermain condition assessment project on Fraser Highway, Glover Road and Grade Crescent.

THAT Council commits to undertake the work proposed in the application and supports the watermain condition assessment project on Fraser Highway, Glover Road and Grade Crescent.

BEFORE THE QUESTION WAS CALLED there was an inquiry as to when the project needs to be finished. Staff advised that there is no urgency and that because the work is nonintrusive and does not require any excavation, the weather is not an issue.

THE QUESTION WAS CALLED and same was

CARRIED

b. June 2020 Community Grants

MOVED BY Councillor James SECONDED BY Councillor Wallace

THAT City Council endorse the recommendation of the Community Grant Committee to award community grants totalling \$21,064.81 to the following organizations;

Archway Community Services – Fraser Valley Cultural Diversity	\$ 750.00
Boys and Girls Club of Langley	\$ 1,420.00
Douglas Park Community School	\$ 2,300.00
Fibromyalgia Well Spring Foundation	\$ 358.40
Langley Arts Council	\$ 1,500.00
Langley Food Bank Society	\$ 1,861.74
Langley Meals on Wheels	\$ 26.25
Langley Ukulele Association	\$ 1,810.00
Langley Volunteer Bureau	\$ 2,000.00
Southgate Church – Back to School	\$ 4,500.00
Special Olympics Langley	\$ 3,500.00
Terry Fox Foundation – Terry Fox Run	\$ 1,038.42
	¢ 24 064 04
	\$ 21,064.81

BEFORE THE QUESTION WAS CALLED it was noted that Council worked very well together to make decisions about where to allocate the remaining funds. It was further noted that because the casino revenue funds the community grant budget and it has been closed since March, there may be significantly less funds available next year.

THE QUESTION WAS CALLED and same was CARRIED

6. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

None

- b. Correspondence
 - Victoria EV Association

Right to Charge - Access to Electric Vehicle charging in multiple unit residential buildings - Meeting Municipal GHG reduction targets

Mayor van den Broek invited the Director of Development Services to speak to the correspondence. The Director of Development Services advised that the City is working on a new Official Community Plan, Zoning Bylaw and a Key Directions report. These documents include provisions and requirements for electric vehicle (EV) charging stations in new developments and will ensure there are charging options available. He further noted that currently developers are encouraged to include a minimum of two charging stalls and are asked to rough in the remainder so they can be easily added at a later date if desired. There will be a consultation process to determine the percentage of stalls required for inclusion in the new zoning bylaw.

There was an inquiry as to how many charging stations are in the City. Staff did not have the information available but will inquire and advise Council.

It was noted that Metro Vancouver has an app for phones which shows where EV charging stations are located around Metro Vancouver.

MOVED BY Councillor Pachal SECONDED BY Councillor Albrecht'

THAT the correspondence be received for information.

CARRIED

City of New Westminster Disaggregated COVID-19 Data Collection

> MOVED BY Councillor Albrecht SECONDED BY Councillor Storteboom

THAT the correspondence be received for information.

CARRIED

c. New Business

None

Council - Regular Meeting Minutes - July 13, 2020 Page 7

7. <u>ADJOURNMENT</u>

MOVED BY Councillor James SECONDED BY Councillor Albrecht THAT the meeting adjourn at 3:45pm CARRIED

Signed:	
MAYOR	
Certified Correct:	
DEPUTY CORPORATE OFFICER	



MINUTES OF A PUBLIC HEARING MEETING

Monday, July 20, 2020 7:00 p.m. Remote Video / Teleconference

Present: Mayor van den Broek

Councillor Albrecht
Councillor James
Councillor Martin
Councillor Pachal
Councillor Storteboom
Councillor Wallace

Staff Present: F. Cheung, Chief Administrative Officer

D. Leite, Director of Corporate Services

K. Hilton, Director of Recreation, Culture and Community Services

P. Kusack, Deputy Corporate Officer

C. Johannsen, Director of Development Services

D. Joyal, Executive Assistant

1. CALL TO ORDER

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

Notice was placed on the City of Langley website and outside of the entrance to City Hall on July 9, 2020. Newspaper advertisements were placed in the July 9, 2020 and July 16, 2020 editions of the Langley Advance Times. Although not legislatively required, courtesy letters were sent directly to tattoo and vapour product store business owners.

The Deputy Corporate Officer further advised that two pieces of correspondence were received regarding Bylaw 3130 and were forwarded to council via email.

2. BUSINESS

a. Bylaw 3130 - Zoning Amendment

A bylaw to amend the Zoning Bylaw to update and add new commercial use definitions and separation distances between certain commercial uses.

The Mayor invited Carl Johannsen, Director of Development Services to present the proposed bylaw.

Mr. Johannsen explained that the Zoning Bylaw Update proposes to add new commercial use definitions and 400 metre separation distances between tattoo and vapour product or 'vape store' businesses on C-1 zoned properties in the City. He noted that this is intended to be an interim update to the Zoning Bylaw, as further updates to this Bylaw will be brought forward to Council in early 2021 as a part of the broader, comprehensive Zoning Bylaw update, following completion of the City's new Official Community Plan.

He went on to say that this interim Zoning Bylaw Update responds to a request from the Downtown Langley Business Association (DLBA) to consider further regulation of tattoo and spa establishments, not because the DLBA is opposed to these uses, but in the interest of achieving a balanced retail, restaurant and service business environment.

He noted that this is also intended to foster business variety in the Downtown core and maintain a good balance between specialty retail, restaurants and personal service uses, by way of creating a more dispersed pattern of personal services and other uses, including tattoo and vape businesses, over time. This supports the vision of the Downtown Master Plan to focus retail and restaurants in the Downtown core, and supports the continued presence of pedestrian-friendly storefronts in the Downtown.

He then explained that these updates will also help staff to better respond to an evolving personal service and 'spa' industry, provide staff a more effective tool when evaluating new business licence applications to ensure they comply with zoning, and create clearer definitions to guide a future update to the City's Business Licence Bylaw.

He reiterated that this is also a key first step towards considering new personal service definitions (i.e. salons) and location regulations, as a part of the broader, comprehensive Zoning Bylaw Update.

He noted that if this proposed amendment is adopted by Council, it will require new tattoo and vape businesses to be located 400m from other tattoo and vape stores, but it will not impact existing operating tattoo and vape store businesses they will still be able to operate without impacts.

This Bylaw also would not preclude new tattoo and vape businesses from opening in the City - it would only direct these uses to more widely dispersed locations.

Mr. Johannsen summarized that Bylaw 3130 aims to support business variety and the Downtown vision, it will not impact existing businesses, and it may also provide an additional measure of stability for existing businesses.

Mr. Johannsen closed by noting that if this Bylaw is adopted by Council, future Zoning Bylaw amendment applications can be considered by Council on a case by case basis to relax the separation distances for existing businesses that are

Council - Public Hearing Minutes - Jul 20, 2020 Page 3

seeking to move to another location within the City that may be within 400m of another tattoo or vape business.

The Mayor, through the Deputy Corporate Officer, invited those in attendance at the electronic meeting who deem their interest in property affected by the proposed bylaw to present their comments.

It was noted by the Deputy Corporate Officer that one guest was in attendance who had not indicated he would like to speak.

The Mayor, through the Deputy Corporate Officer, called a second time for speakers on Bylaw 3130.

Mr. Michael Prior who resides on Glover Road, expressed concern that an existing business could apply at a later date to have the 400m restriction lifted in order to relocate their business and that it would be reviewed on a case by case basis, meaning that under this bylaw, he would have to apply to move and his application could potentially be rejected. As a business that has been in the City for over 20 years he felt that having this restriction would impede the growth of his business and he felt it was unfair to impose that on a long-term City business owner.

The Mayor called a third time, through the Deputy Corporate Officer, for speakers on Bylaw 3130.

There were no further speakers.

The Mayor thanked Mr. Prior and invited Council to pose questions. No questioned were asked.

3. MOTION TO CLOSE PUBLIC HEARING

MOVED BY Councillor Nathan Pachal SECONDED BY Councillor Paul Albrecht

THAT the Public Hearing close at 7:15pm.

Signed:
MAYOR
Certified Correct:

EXECUTIVE ASSISTANT

CARRIED



REPORT TO COUNCIL

To: Mayor and Councillors

Subject: 2019 Annual Report File #: 0110.00

Doc #: 173487

From: Samantha Paulson

Communications Officer

Date: July 27, 2020

RECOMMENDATION:

THAT the 2019 Annual Report be approved.

PURPOSE:

The purpose of the report is to provide a progress report to residents and stakeholders, and to complete the requirement in accordance with Section 98 and 99 of the Community Charter. The 2019 Annual Report must be published prior to July 10, 2020 and must be available to the public for inspection 14 days prior to an annual meeting wherein Council must consider the report and related submissions and comments from the public.

POLICY:

Division 5 [Reporting] of Part 4 [Public Participation and Council Accountability] Section 98 of the Community Charter sets out the requirements for the City in terms of annual reporting to the public on the state of the municipality.

COMMENTS/ANALYSIS:

The 2019 Annual Report provides a progress report of the performance of the City with respect to established objectives and measures from 2019. Council's consideration of the Annual Report is a requirement in accordance with Section 98 and 99 of the Community Charter.



To: Mayor and Councillors
Date: July 27, 2020

Subject: 2019 Annual Report

Page 2

The annual report must include the following:

- (a) the audited financial statements referred to in section 167(4) for the previous year;
- (b) for each tax exemption provided by a council under Division 7 [*Permissive Tax Exemptions*] of Part 7 [*Municipal Revenue*], the amount of property taxes that would have been imposed on the property in the previous year if it were not exempt for that year;
- (c) a report respecting municipal services and operations for the previous year;
- (d) a progress report respecting the previous year in relation to the objectives and measures established for that year under paragraph (f);
- (e) any declarations of disqualification made under section 111 [application to court for declaration of disqualification] in the previous year, including identification of the council member or former council member involved and the nature of the disqualification;
- (f) a statement of municipal objectives and the measures that will be used to determine progress respecting those objectives for the current and next year; and
- (g) any other information the council considers advisable.

In order to comply with the notification and report availability requirements legislated in the Community Charter, the report was available for inspection at City Hall on July 10, 2020 and advertisements for the Committee of the Whole meeting where the public are invited to comment on the report, were placed in the July 16 and June 23, 2020 editions of the Langley Advance Times.

Due to the Coronavirus (COVID-19) pandemic, the Minister of Public Safety and Solicitor General released Ministerial Order No. M159 of the Emergency Program Act to extend the Annual reporting requirements for section 98 (1) [annual municipal report] of the Community Charter to August 31, 2020.

BUDGET IMPLICATIONS:

Not applicable

Respectfully Submitted,

Samantha Paulson

Communications Officer



To: Mayor and Councillors Date: July 27, 2020

Subject: 2019 Annual Report

Page 3

Attachment:

1. 2019 Annual Report

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.

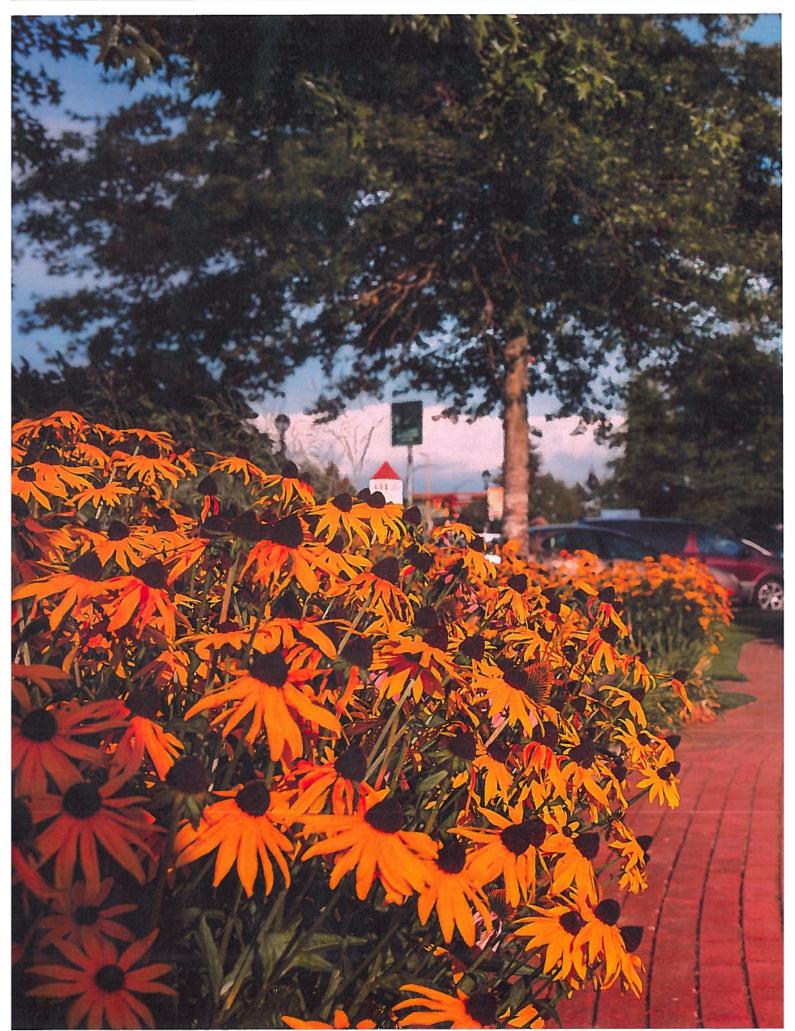
Francis Cheung, P. Eng. Chief Administrative Officer











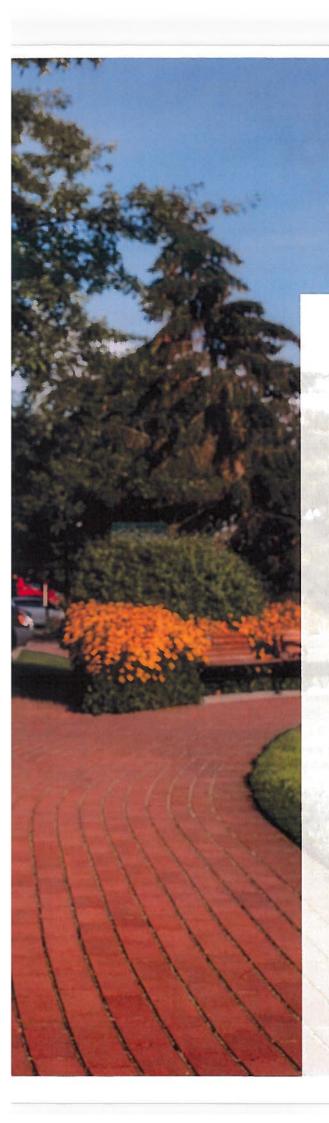


Table of Contents

4 Message from the Mayor

Message from the CAO

City Council and Senior Staff

8 Your City by the Numbers

10 Strategic Initiatives

12 Departmental Reviews

28 Community Grants

30 Permissive Tax Exemptions

31 Financial Statements

Declaration of Disqualification

4

Office of the Mayor



Langley City Council and staff have worked hard to balance the budget priorities and allocate resources while considering the needs of the community. In 2019, Langley City conducted an extensive Community Survey to obtain residents' feedback on municipal initiatives, community issues, and overall quality of life. Information from this survey helps the City respond effectively to public priorities and ensures that its programs and services are consistent with what the community wants.

City Council was happy to hear that a substantial majority (93%) of residents say they are satisfied with the overall level and quality of services provided by the City of Langley, and nearly all (95%) residents rate the City of Langley's overall quality of like as 'very good' good'. With residents' support, Langley City Council will continue to invest in City services, amenities, and facilities, so residents' can continue to have a high quality of life.

Langley City Council allocated funds to complete a number of projects in 2019. Some of the key accomplishments were a new dog off-leash area and field upgrades in City Park, many trail upgrades across the City, a seasonal display at Innes Corners Plaza, Douglas Park Community Garden, and installed red bus-only areas, in coordination with Translink, for better public transportation in Langley City and along Fraser Highway.

The City has also started some of the recommendations from the new vision strategy, Langley City: Nexus of Community, which includes updating the Official Community Plan (OCP) and Zoning Bylaw as well as the creation of Nicomekl River District Neighbourhood Plan. All of these projects are currently underway, and Council expects to share the outcomes of these initiatives with residents in 2020/2021. This bold new vision recognizes Langley City's unique opportunity to capitalize on the SkyTrain that will arrive in the next eight to ten years. The train is the catalyst for the vision, but the reason is people—those who are already here and those yet to come.

There is much more to say about the excellent work from Council and staff in 2019, but I would like to acknowledge the current circumstances that many are facing due to the COVID-19 global pandemic. While COVID-19 has forced the City to pause many priorities and cancel many programs and events due to the Provincial Health Officer's health orders, it has been inspiring to witness community members stepping up to support others during this challenging time.

To all in our community who are navigating this road alongside us – residents, businesses, stakeholders, and volunteers – we say thank you. You have demonstrated the true meaning of community, and I am very grateful and confident that we will move forward and successfully adapt to this new world together. Thank you!

Sincerely.

Val van den Broek Langley City Mayor

Office of the CAO



On behalf of Langley City employees, I am proud to present the 2019 Annual Report, which details the City's financial position and expands on many significant initiatives and accomplishments over the past year.

The City's Strategic Plan forms the foundation of our annual business plans and work plans and aligns with our mission of being a vibrant, healthy and safe community. City Council places great emphasis on offering a welcoming and diverse living environment to raise a family. We accomplish this by creating a desirable location for families, businesses, and industry, and that our policies and strategies create a vibrant economy that positions the City as the Regional Hub in the Fraser Valley for innovation, education, technology, shopping, health industry, leisure, and entertainment; and to be more active in achieving the Zero Waste goals.

We made significant progress with a number of key recommendations from the Langley City: Nexus of Community visioning document. The updating of the Official Community Plan (OCP) is essential to provide the desired policy direction, set the stage for the advent of Rapid Transit, broaden the zoning toolkit and regulate design quality. The updating of the Zoning Bylaw allow us to align with the objectives and policies of a new OCP and provide the tools to implement desired land-use changes. The creation of the Nicomekl River District Neighbourhood Plan will allow the introduction of gentle density and more housing options for the residential area south of the Nicomekl River. We have explored opportunities for the City to designate large sites for significant, comprehensively planned projects by large developers, who can help transform the City, leverage the SkyTrain investment, and advocate positive change by leadership and special projects.

Our Financial Plan, and related strategies and policies, continue to provide a stable foundation for all our capital and operational undertakings. We proactively monitor the long term funding strategy in relation to growth management, regional influences, and best practices to ensure both the City's financial resilience, and the ability to respond to opportunities for collaboration with private and public partners.

This is an exciting and transformational time for Langley City. We will continue working towards attaining our goals to enhance our community while being accountable to our citizens. Our talented and dedicated team is committed to delivering quality programs and services and improving the livability of our community, making Langley City "the Place to Be!"

Sincerely.

Francis Cheung, P. Eng. Chief Administrative Officer

CITY COUNCIL AND SENIOR STAFF



City Council

Top Left to Bottom Right:
Councillor Paul Albrecht
Councillor Rudy Storteboom
Councillor Nathan Pachal
Councillor Gayle Martin
Mayor Val van den Broek
Councillor Teri James
Councillor Rosemary Wallace

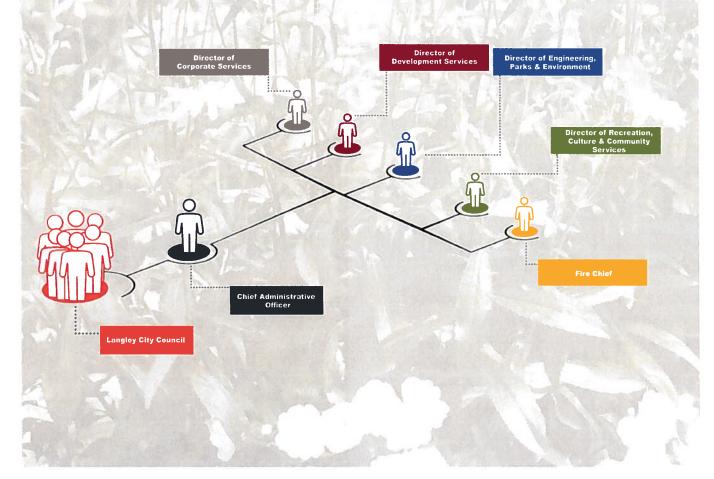


SENIOR MANAGEMENT TEAM

TOP LEFT TO BOTTOM RIGHT: Rory Thompson, Kim Hilton, Rick Bomhof, Francis Cheung, Darrin Leite Absent: Carl Johannsen



Organizational Structure



2019 ANNUAL REPORT

Your City By the Numbers

Where Does City Revenue Come From?

The City has a number of sources of revenue, the single largest being property taxes, which are used to fund the essential services the City provides.

Water and Sewer charges contribute 17%, business licenses, building permit and inspection fees 4%, and interest income 2% of total revenues. Transfers from other governments contributed 4%.

Casino proceeds primarily fund capital projects like road rehabilitation and replacement of aging water and sewer pipes contributed 14%.

Did You Know?

Langley City collects taxes on behalf of other levels of government. Only 69% of your taxes goes to the City with the remaining 31% going to Provincial School taxes, Translink, Metro Vancouver, BC Assessment Authority, Downtown Langley Business Association (DLBA) and Municipal Finance Authority.

Casino Proceeds Lower Your Taxes

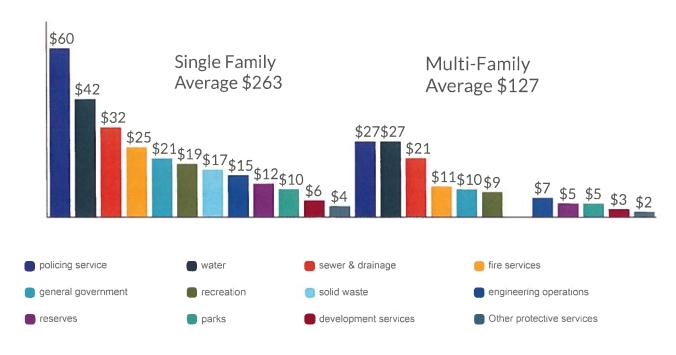
Since 2005, the City has invested \$95 million of Casino Proceeds into the Community. Using Casino Proceeds to fund capital projects prevents borrowing and paying principal and interest charges, which has kept the City's tax rate 20% lower while maintaining a debt-free status.





What do your tax dollars fund every month?

The City provides a range of services to its citizens, including critical infrastructure like streets, water, and sewer. The City also provides police and fire protection services, operates the recreation and cultural facilities and provides development services to assist businesses. The charts below shows where the average single family home and multi-family home contributes each month for the City to provide services.



2019 ANNUAL REPORT

10 STRATEGIC INITIATIVES

2017 - 2021 Strategic Plan

2019 Accomplishments



Infrastructure Renewal

Initiative: Support a Regional rapid transit system to downtown Langley under the Metro Vancouver Mayors' 10- Year Vision for Metro Vancouver Transit and Transportation.

Accomplishment: The City entered into an Memorandum of Understanding (MOU) with Translink, Metro Vancouver's Transit and Transportation organization, and will continue to work together in bringing SkyTrain to our community. In addition, after conducting public consultation, Langley City in coordination with Translink, has implemented Fraser Transit Priority Measures, which includes Red Bus Priority lanes. These improvements allow for more service along the Fraser Hwy corridor, reduces overcrowding, and bus only lanes to improve the speed and reliability of transit on this corridor.

Looking Ahead: The City will continue to monitor the impacts and assess if further adjustments are needed. This project is one more initiative that will support the increased ridership in the City and will help grow the demand for future fixed rapid transit (Skytrain).



Quality of Life

Initiative: Support community pride and civic engagement programs to promote neighbourhood identity and image.

Accomplishment: Created six unique banners to promote neighbourhood identity.

Looking Ahead: Langley City will continue to update the Neighbourhood Banners every two years to strengthen Neighbourhood identity.



Revitalization

Initiative: Access feasibility to create a hub for innovation, education, technology, health, and entertainment.

Accomplishment: Langley City initiated the update to the Official Community Plan (OCP), involving community consultation, workshops and background analysis. This resulted in the creation of a draft future Land Use Concept, which identifies Glover Road as an 'Innovation Boulevard'. Stretching between the Kwantlen Polytechnic University (KPU) campus and Downtown, this strategic gateway is envisioned to host new educational, tech/innovation uses and complementary residential and commercial development as the City and KPU grow.

Looking Ahead: Langley City will be completing the OCP update this year, which will solidify the Innovation Boulevard as a key economic development initiative, along a corridor that is already seeing new investment and initiatives that complement this vision.

STRATEGIC INITIATIVES



Communication

Initiative: Conduct a Community Survey tri-annually.

Accomplishment: Langley City partnered with Ipsos, a professional public opinion research company, to conduct its 2019 Community Survey. Ipsos Reid phoned 500 random residents to ask about various issues including, quality of life, financial planning, services and communications. The telephone survey's goal is to get an equal representation of all ages and genders to ensure the survey results accurately represent the entire population of the City.

Looking Ahead: Langley City will continue to conduct a Community Survey every three years to evaluate the needs and wants of the community.



Environment

Initiative: Update Tree Inventory and Develop a Tree Asset Management Plan; Develop an Urban Forest Management Strategy

Accomplishment: In 2019 the City of Langley Council approved an arborist position which be focused on managing the city's tree inventory. Due to numerous factors, this position was delayed and went unfilled until 2020 however; the position will help to create an updated tree inventory date base, which will enable the city to move towards its goal of a Tree Asset Management Plan. The City is also updating the subdivision and development bylaw, which will improve the street tree-planting standard to improve tree health and appropriate species selection for long-term health and minimized impact of other city infrastructure, e.g. root/sidewalk conflicts.

Looking Ahead: The City plans to initiate the Urban Forest Management Strategy in 2021.



Protective Services

Initiative: On-going Partner with social service agencies to develop programs to mitigate social and homeless issues in the community.

Accomplishment: Through partnership with the Township of Langley and Fraser Health, obtained a Community Action Initiative Grant for \$50,000.

Looking forward: The Community Action Initiative Grant will be used to fund and enhance harm reduction, peer education, aboriginal cultural awareness and business engagement around the opioid crisis in the Langleys and in partnership with the Lookout Society.



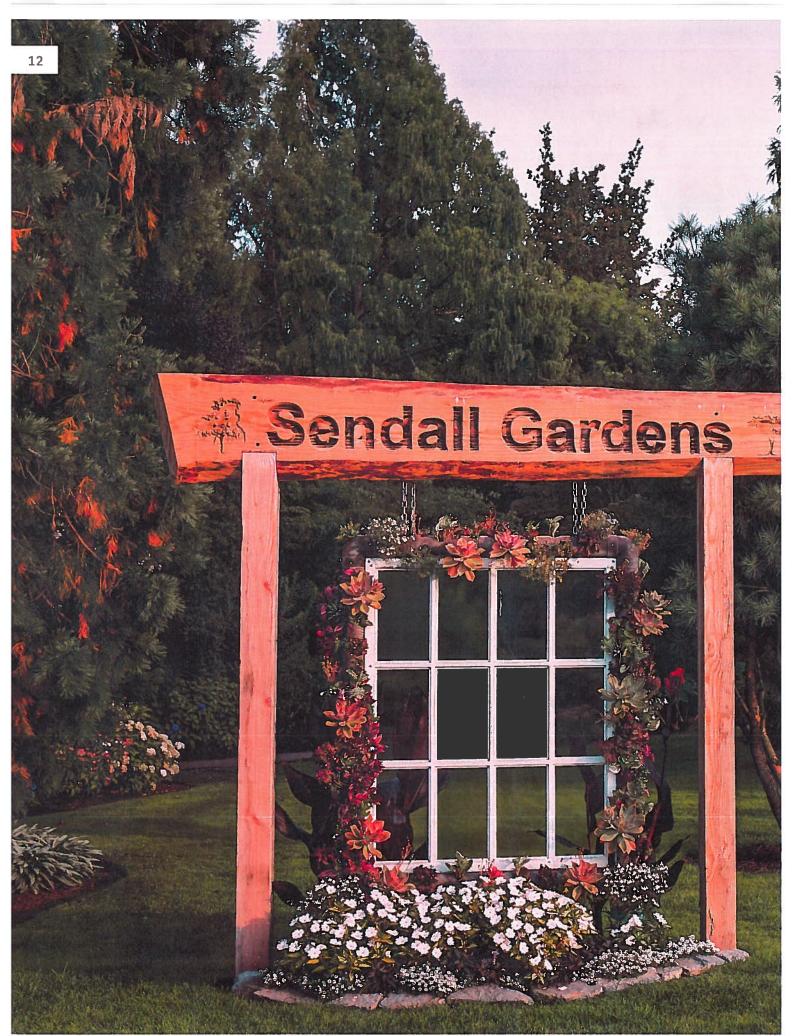
Organizational Excellence

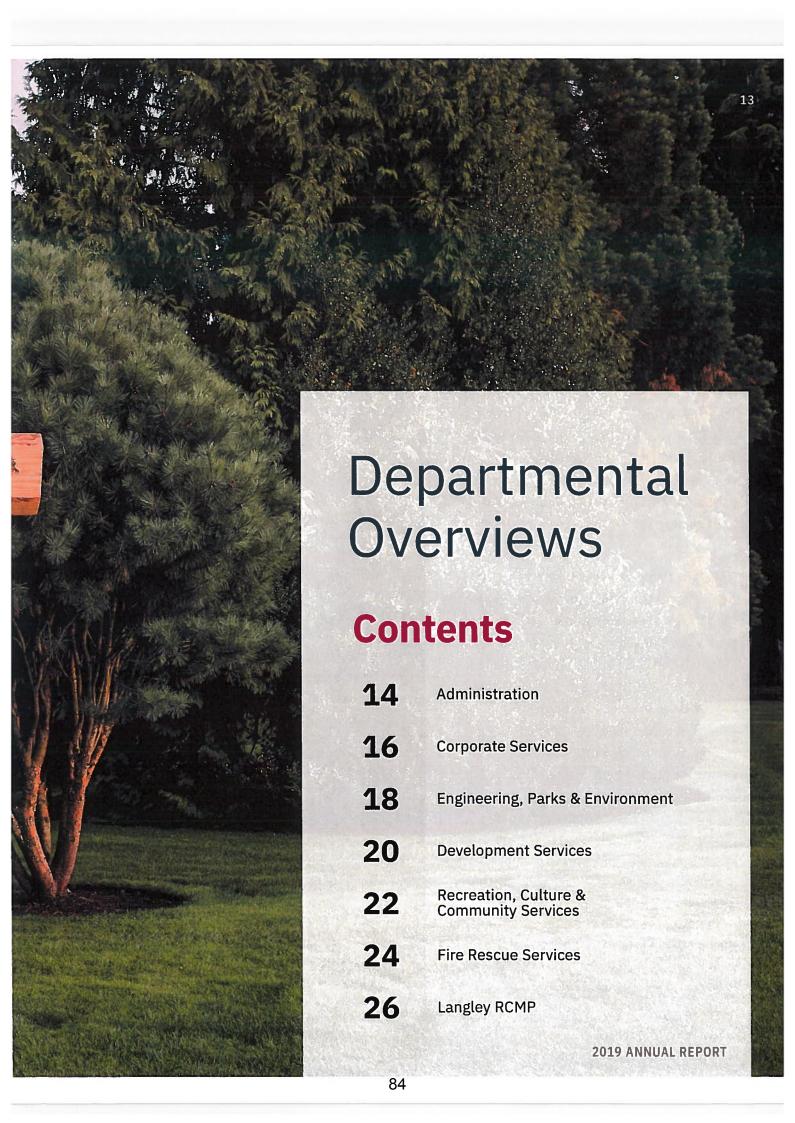
Initiative: Create performance metrics to ensure that progress are made with the recommendations under the Langley City: Nexus of Community visioning document.

Accomplishment: Provided a progress report ending 2019 on the recommendations from the Langley City Vision: Recommendations and Implementation Report to City Council. The recommendations provide implementation measures that address the four themes - 'community', 'connected', 'experiences' and 'integrated' - of the vision, a vision that includes aspirational goals and implementation measures to ensure that the City continues to move from dream to reality. City Council and staff have been steadfast with our commitment to the Vision with significant progress made on many of the recommendations.

Looking Ahead: City Council and staff will continue to provide an annual progress report cards to the public to facilitate ongoing publicity and show evidence of the City's commitment to its Vision.

2019 ANNUAL REPORT









Implemented a number of key recommendations from the visioning document, Langley City: Nexus of Community such as the Official Community Plan and Zoning Bylaw Updates and the Nicomekl River District Neighbourhood Plan.



Established a **Performing Arts and Cultural Centre Task Group** to carry out Phase 2 of the feasibility study



Established an Environmental Task Group, and Arts and Culture Task Group



Adopted the Use of Corporate Identity and Brand policy, and implemented Langley City's new corporate brand



Responded to 8,823 Requests for Service

Looking Forward

The Langley City: Nexus of Community vision describes a Langley City that has affordable and diverse housing, is highly walkable, is attractive to the present and future economy, and is environmentally sustainable. This will be achieved by the completion of the Official Community Plan Update, Zoning Bylaw Update and the Nicomekl River District Neighbourhood Plan. The Economic Development Task Group will be continue to support businesses in the community in 2020. The Performing Arts and Culture Centre Task Group will be developing the business case on a performing arts and culture centre to Langley City.





Compiled the 2019 Financial Plan and Capital Improvement Plan.



411 new client referrals made to Langley Youth and Family Services during the year with **1,883 Counselling sessions** recorded.



Sponsored the annual **RCMP cadet camp for 100 kids** between 10 – 12 years old



Updated web streaming of Council meetings to eSCRIBE



Installed a **new fibre optic line on 203 St** connecting the Fire Hall to City Hall.



Promoted the Tempest My City module allowing residents on-line access to property tax, utility, dog and business licence accounts expanding the number of users from 1,792 to 2,117 in 2019.

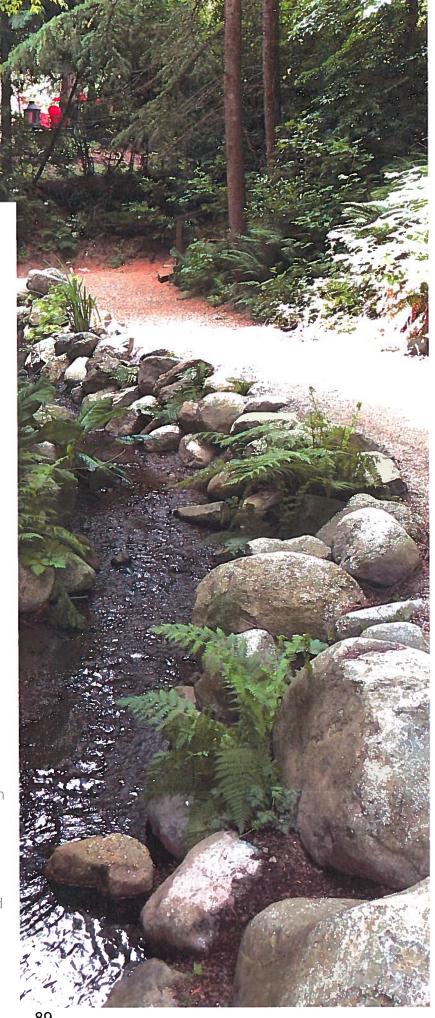
Looking Forward

In 2020, the Corporate Services department will update the online Tempest application allowing taxpayers to remotely access, sign permits and development inspections. We will update the payroll processing to allow for employee electronic time sheets entry and update the end user computers to Office 365.



Engineering, Parks & Environment

Ensures the safe and efficient movement of people, goods and services within Langley City. Functions include providing technical expertise and supervision for municipal infrastructure projects, road maintenance, environmental programs, transportation, sanitary, storm drainage, water, solid waste systems, traffic operations and signage. Engineering Services liaisons with various government partners, provide technical support, mapping services. Engineering Operations performs maintenance and repair services for the City's road network, responds to spills and contamination of watercourses, manages the water supply network, sanitary sewer and drainage infrastructure, and is responsible for fleet and equipment maintenance and Operations Centre support such as Dispatch and the Maintenance Management Systems. Park Operations supervises and administers all park functions and activities such as parks master planning, parks facilities, trail networks, irrigation and drainage systems and field maintenance.





Completed Pipe Bursting project to **replace and upgrade a sewer main on 203 St,** Fraser Hwy to Logan Ave. This method save cost and reduced traffic disruption during construction.



Converted approximately 80% of the City street lights to **high** efficiency LED.



City Park and Dog Park construction and grand opening.



Construction of Douglas Park Community Garden



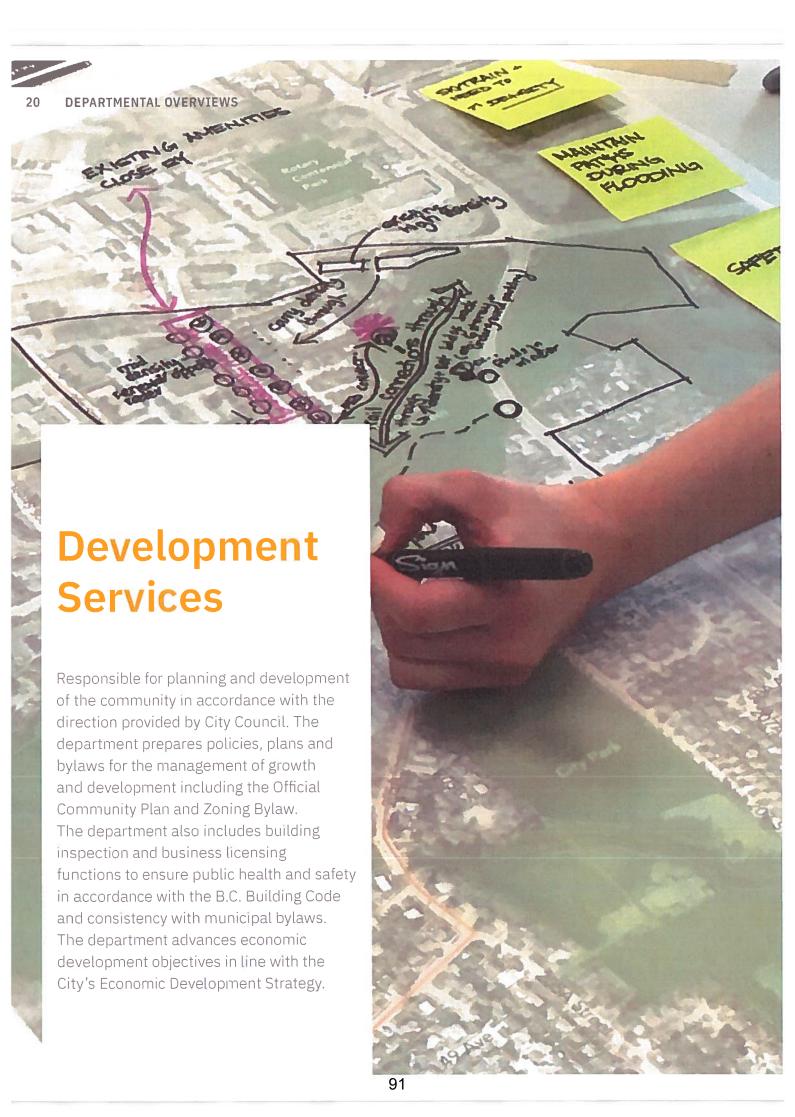
Responded to 3017 Requests for Service



Completed **sidewalk improvements on Fraser Hwy** from Landmark Way to Langley Bypass and 206 St from 44 Ave to 44A Ave

Looking Forward

The Engineering, Parks & Environment department will complete the Douglas Park & Rotary Park Community Gardens, eliminate watermain pipe twinning on 207 Street, Douglas Crescent to 53A Avenue, streetlight conversion to LED project, construction of new washroom at Nicholas Park, construction of new retaining wall along Nicomekl River east of 203 Street, construction of Brydon park Off-Leash Dog Park and enhanced trail system and conversion of Douglas Park Tennis Courts to dedicated Pickle Ball Courts.





13 new development applications processed for 825 multifamily residential units, and 2 single family lots



292 new Building Permit applications processed with a construction value of \$101 million



1886 Business Licences Issued; 329 new applications



Updated the Neighbourhoods Profiles and the "Getting to Know Langley City" educational workbook



Conducted the 2019 Community Profile

Looking Forward

The Development Services Department will participate in UDI events, complete the New Official Community Plan (OCP), update Zoning Bylaw and Nicomekl River District Neighbourhood Plan, plan for the arrival of SkyTrain, continue to issue building permits and business licences, process development applications, and support the department's initiatives that aim to assist community recovery. The department will also be updating the City's website to highlight and support these initiatives and improve access to information for investors, businesses and residents.





36,326 hours rented at recreation facilities and park amenities, including sport fields



5,980 registered program participants and **176,679 dropin** participants visited Al Anderson Memorial Pool, Douglas Recreation Centre and Timms Community Centre



Received a **\$25,000 UBCM grant** to create an action plan outlining actions by the city, service providers and other stakeholders and would lead to the creation of new childcare spaces over the next **10** years.



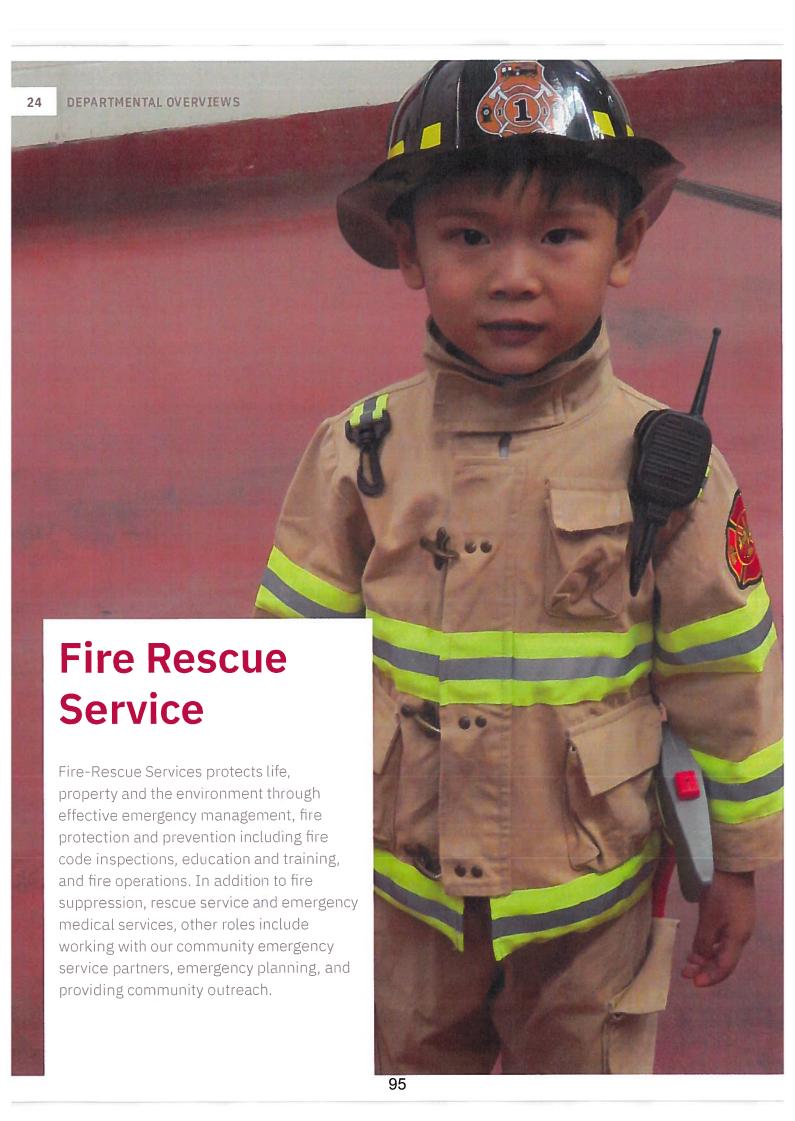
Hosted **92 Community Events and Sports Tournaments**; 51 Langley City events, 30 Community Organized events, and **11** Sport Tournaments



Launched the #LCLive! events branding and marketing campaign

Looking Forward

The recreation, health and wellness programs, services, activities and experiences offered by Langley City Recreation will play an increasingly important role by helping to support the aging population, increasing diversity, reducing rates of chronic disease; decreasing social isolation, improving mental wellness and ensuring affordability and access. Multiculturalism, arts and culture continue to inform the work plans of the department. Phase 2 of the Performing Arts and Cultural Centre study remains a high priority, in addition to re-imagining how services will be provided going forward.





On-going training of city staff in Emergency Operations Centre (EOC) roles



Ongoing development and revision of department Operational Guidelines



Continued joint training with TOL Fire Department and Surrey Fire Departments



Ongoing fire inspector training for career firefighters



Hosted a High School student work experience program



Fire Officer 1 training for Paid-on-Call officers and senior firefighters

Looking Forward

In 2020, the Fire Rescue Service will implement a risk-based fire inspection program; conduct joint Emergency Scene Management training with the Township of Langley; develop team leader Rapid Intervention Team training; adopt regional Mayday procedures; procure new self contained breathing apparatus and implement a daytime firefighter team.





14,572 Calls for Service, of which 6,462 were founded.



Created partnerships with Security staff and Retail outlets in the Willowbrook area to address property crime and shoplifting in the area.



Arrest of a City resident with a criminal record stretching over 18 years and the subsequent civil forfeiture of 30% of his residential property, a value \$150,000.



Launched the "Nothing to Steal but this Sign" campaign and distributed mirror hangers with reminders for car owners to remove property from a parked car.



Langley members have been assisting the Province to ensure public safety while combating wildfires in various regions of BC.

Looking Forward

Langley RCMP will create a Criminal Crash Investigation Team to investigate and pursue appropriate charges on Serious, Injury or Fatal Collisions. The five-person team will fully engage with several high profile collision investigations and review of older collisions including the serious injury collision from six years ago.

2019 Community Grants

Animal Care

Critter Care Wildlife Society	\$2,500.00
Langley 4H District Council	\$150.00

Total Awarded: \$2,650.00

Arts and Culture

Bard in the Valley	\$11,285.40
Downtown Langley Business Association Festivals	\$10,000.00
Kwantlen Polytechnic University Kiwanis Fraser Valley Music Festival Society	\$5,500.00
Langley Ukulele Association	\$1,650.00

Total Awarded: \$28,435.40

City Council Awarded \$166,488.99 in 2019

Children and Youth

Cintaren ana roatn	
Big Brothers Big Sisters	\$3,000.00
Blacklock Elementary School PAC	\$1,500.00
Boys and Girls Club of South Coast of BC	\$7,250.00
Children of the Street Society	\$1,000.00
Douglas Park Community School Society	\$4,000.00
Elijah Place	\$3,465.00
Encompass Support Services Society Best Babies Program	\$6,187.59
Fraser Region Community Justice Initiatives	\$2,000.00
Langley Fastball Association	\$2,500.00
Langley Fundamental School Dry Grad	\$500.00
Langley Literacy Association Christmas Bureau	\$2,500.00
Langley Scholarship Committee	\$4,500.00
Langley Secondary School Dry Grad	\$500.00
Mountain Secondary School Dry Grad	\$500.00
Pucks Powerplay Foundation	\$2,500.00
Youth Parliament	\$1,000.00

Total Awarded: \$42,902.59

Events

	6
Canadian Chili and BBQ Society	\$10,000.00
Langley Community Farmers Market Society	\$4,500.00
Langley Royal Canadian Legion Remembrance Day	\$4,750.00
Lower Fraser Valley Aboriginal Society	\$2,627.00
Rotary RibFest Langley	\$2,500.00
Southgate Church Back to School Event	\$4,500.00
Terry Fox Run Langley City	\$866.40

Total Awarded: \$29,743.40

	Other	
\$999.80	Downtown Langley Business Association	\$886.64
\$1,000.00	· ·	\$262.60
\$750.00		\$1,600.00
\$3,000.00		
\$1,500.00	Pitch-in Canada	\$425.00
\$5,000.00	Total Awarded:	\$3,174.24
\$1,500.00		
\$2,500.00	Sports	
\$2,062.00	Canadian National Racquetball Championship	\$1,000.00
\$1,261.31	Douglas Park Charity Pickleball	\$4,000.00
\$15,000.00		
\$224.2E	Langley Baseball Association	\$8,000.00
\$250.25	Langley Flippers Swim Club	\$3,066.00
\$355.00	Langley Lawn Bowling Club	\$1,300.00
\$4,906.00		
\$600.00	Total Awarded:	\$17,366.00
\$547.00		
\$1,000.00		
	\$1,000.00 \$750.00 \$3,000.00 \$1,500.00 \$5,000.00 \$1,500.00 \$2,500.00 \$2,062.00 \$1,261.31 \$15,000.00 \$236.25 \$355.00 \$4,906.00 \$600.00 \$547.00	\$999.80 Downtown Langley Business Association Remembrance Day Banners Langley Amateur Radio Association Langley Field Naturalists Pitch-In Canada \$1,500.00 \$5,000.00 \$2,500.00 Sports \$2,062.00 Canadian National Racquetball Championship Douglas Park Charity Pickleball Tournament Langley Baseball Association Langley Flippers Swim Club Langley Lawn Bowling Club \$4,906.00 \$600.00 Total Awarded:

Total Awarded: \$42,217.36







2019 ANNUAL REPORT

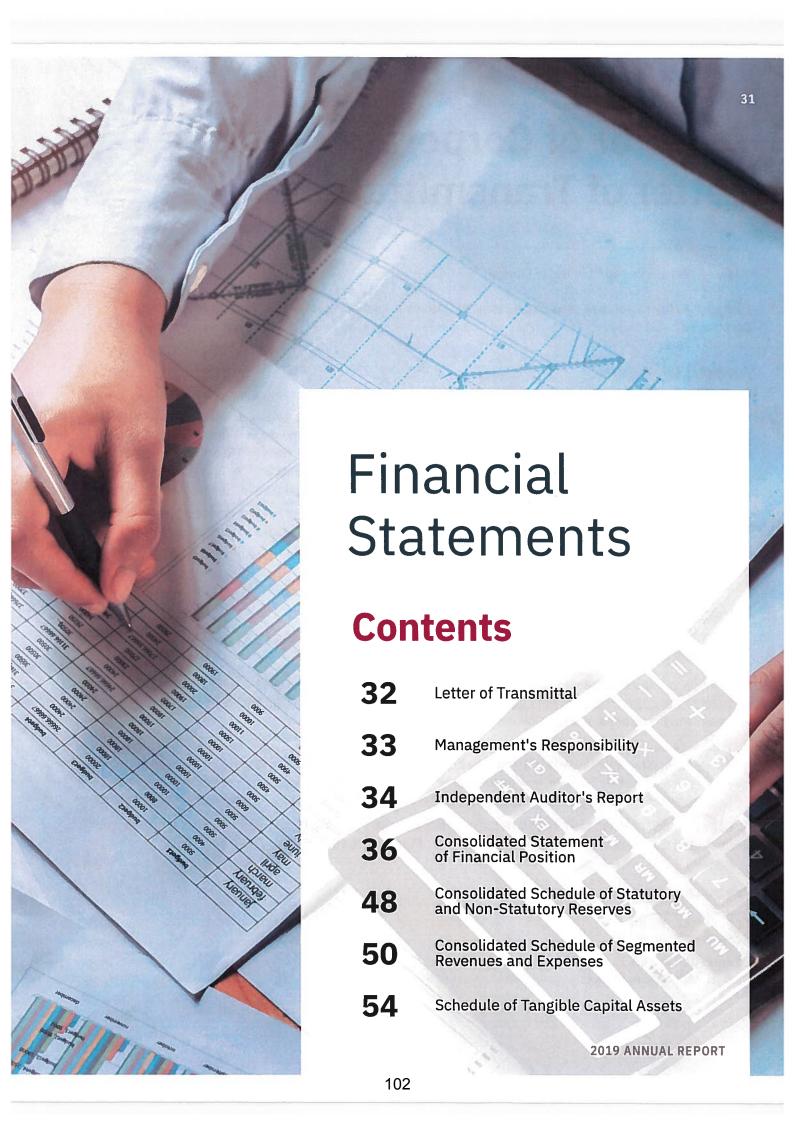
Permissive Tax Exemptions

Organization

Anglican Parish of St. Andrew	\$26,018
Bridge Community Church	\$20,679
Church of the Nazarene	\$23,397
City of Langley	\$97,583
Global School Society	\$9,748
Inclusion Langley Society	\$17,290
Langley Care Society	\$62,595
Langley Community Music School	\$46,952
Langley Community Services	\$14,489
Langley Evangelical Free Church	\$29,908
Langley Hospice Society	\$6,037
Langley Lawn Bowling Club	\$37,802
Langley Seniors Resource Society	\$54,416
Langley Stepping Stones	\$6,163
New Apostolic Church Canada	\$11,018
Salvation Army - Gateway of Hope	\$3,177
Southgate Christian Fellowship	\$19,606
St. Joseph Roman Catholic Church	\$59,414
United Church of Langley	\$18,542
Vineyard Christian Fellowship	\$42,436

Total Provided: \$607,270

City Council Provided \$607,270 in 2019



Director of Corporate Services Letter of Transmittal

June 1, 2020

Mayor van den Broek and Members of Council:

I am pleased to present the Consolidated Financial Statements of the City of Langley for the year ended December 31, 2019.

FINANCIAL STATEMENTS

The following statements are a requirement under Section 167 of the Community Charter and have been prepared by city staff in accordance with Canadian public sector accounting standards using guidelines developed by the Public Sector Accounting Board (PSAB) for the Canadian Institute of Chartered Accountants. It is the responsibility of the management of the City of Langley to prepare the Consolidated Financial Statements and to ensure the accounting procedures and systems of internal control are in place to safeguard the City's assets. The report is intended to provide reliable and accurate financial information of the City to residents, taxpayers and other readers.

The City's auditors, the public accounting firm of BDO Canada LLP, have given the city an unqualified audit opinion on the city's financial statements, stating in their opinion, that the statements present fairly, in all material respects, the financial position of the City as at December 31, 2019 and the results of its operations and its cash flows for the year then ended.

FINANCIAL OVERVIEW

With the use of sound financial principles, the City of Langley is debt free and in a solid financial position at the end of 2019. The City has a healthy net financial assets balance of \$46 million.

The City's accumulated surplus includes \$260 million in tangible capital assets (land, buildings, equipment and engineering structures like roads and utility pipes) with a net increase of \$2.2 million after allowing for amortization expenses and the disposal of assets like vehicles being replaced.

With the exception of the Development Services, Parks and a larger transfer to reserves, all the City's departmental operating expenditures for the year 2019 met the budgeted projections. The City collected \$29.6 million in taxation revenues and a further \$9.1 million in water and sewer user rates. The three largest operating cost centers are policing, engineering services and general government services which includes an allocation for community grants.

The City will build upon our key strategic priorities to enhance the well-being of our residents and continue to provide the high level of community services that make the City of Langley the Place to Be.

Respectfully submitted,

Darrin Leite, CPA, CA
Director of Corporate Services

Management's Responsibility

The management of the City of Langley (the "City") is responsible for the preparation of the accompanying consolidated financial statements and the preparation and presentation of all information in the Financial Report. The consolidated financial statements have been prepared in accordance with Canadian public sector accounting standards and are considered by management to present fairly the financial position and operating results of the City. The City's accounting procedures and related systems of internal control are designed to provide reasonable assurance that its assets are safeguarded and its financial records are reliable.

City Council accepts the consolidated financial statements and meets with management to determine that management has fulfilled its obligation in the preparation of the consolidated financial statements.

The City's independent auditor, BDO Canada LLP, has examined the consolidated financial statements and their report outlines the scope of their examination and their opinion on the consolidated financial statements of the City of Langley.

Darrin Leite, CPA, CA

Director of Corporate Services



Tel: 604 688 5421 Fax: 604 688 5132 vancouver@bdo.ca www.bdo.ca BDO Canada LLP 600 Cathedral Place 925 West Georgia Street Vancouver BC V6C 3L2 Canada

Independent Auditor's Report

To the Mayor and Council of the City of Langley

Opinion

We have audited the consolidated financial statements of the City of Langley and its controlled entities (the "Consolidated Entity"), which comprise the Consolidated Statement of Financial Position as at December 31, 2019 and the Consolidated Statement of Operations, Consolidated Changes in Net Financial Assets, and the Consolidated Cash Flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Consolidated Entity as at December 31, 2019 and its consolidated results of operations, consolidated changes in net financial assets, and consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Consolidated Entity in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

Management is responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in this auditor's report. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Consolidated Entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Consolidated Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Consolidated Entity's financial reporting process.



Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Consolidated Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Consolidated Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Consolidated Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Consolidated Entity to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

BDO Canada LLP

Chartered Professional Accountants,

Vancouver, British Columbia May 25, 2020

Consolidated Statement of Financial Position at December 31, 2019 with comparative figures for 2018

	2019	2018		
Financial Assets				
Cash & cash equivalents (Note 2)	\$ 42,873,431	\$ 22,159,086		
Accounts receivable				
Taxes and utilities receivable	4,347,989	4,552,418		
Receivables from other governments	2,439,712	2,168,321		
Other receivables	2,157,382	2,090,225		
Portfolio investments (Note 2)	32,101,800	42,098,460		
	83,920,314	73,068,510		
Liabilities				
Prepaid property taxes	4,664,303	4,323,597		
Accounts payable and accrued liabilities	10,242,246	10,862,338		
Employee future benefits (Note 3)	363,046	347,452		
Deferred revenue	2,130,958	1,336,900		
Deferred development cost charges (Note 4)	20,901,408	17,579,002		
, , ,	38,301,961	34,449,289		
Net Financial Assets	45,618,353	38,619,221		
Non-Financial Assets				
Prepaid expenses	159,777	107,632		
Supplies inventory	151,058	122,873		
Tangible capital assets (Schedule 4)	260,169,178	257,942,522		
Tangible capital assets (Schedule 4)	260,480,013	258,173,027		
	200,400,013	230, 173,027		
Accumulated Surplus (Note 5)	\$ 306,098,366	\$ 296,792,248		

See accompanying notes to consolidated financial statements.

Darrin Leite, CPA, CA Director of Corporate Services Val van den Broek Mayor

Val var den Brock

CITY OF LANGLEY Consolidated Statement of Operations Year ended December 31, 2019 with comparative figures for 2018

	2019 Financial Plan	2019	2018
	(Note 12)		
Revenues (Schedules 2 & 3)			
Property tax revenue (Note 6)	\$ 29,767,135	\$ 29,601,511	\$ 27,504,153
User fees and other revenue	13,343,245	13,410,968	15,772,694
Gaming proceeds	7,200,000	7,490,986	7,752,596
Government transfers (Note 7)	1,855,440	2,205,532	1,953,717
Investment earnings	714,500	1,596,503	1,186,465
Use of development cost charges (Note 4)	757,350	1,043,567	797,718
Gain (loss) on disposal of tangible capital assets	-	(31,860)	420,894
Contributed tangible capital assets	-	1,341,637	1,117,743
	53,637,670	56,658,844	56,505,980
Expenses (Schedules 2 & 3)			
General government services	6,067,635	5,509,973	5,126,883
Police service	13,036,380	12,107,298	12,004,352
Fire service	5,460,645	4,907,545	4,436,465
Other protective services	853,365	805,174	798,060
Engineering operations	6,885,930	6,135,382	5,820,568
Water utility	4,456,145	4,116,255	3,988,915
Sewer and drainage utility	3,876,170	3,645,034	3,710,405
Development services	1,506,890	1,579,381	1,159,947
Solid waste	689,770	683,060	655,515
Recreation services	5,087,600	5,056,626	4,784,063
Parks	2,793,900	2,806,998	2,765,268
	50,714,430	47,352,726	45,250,441
Annual Surplus	2,923,240	9,306,118	11,255,539
Accumulated Surplus - beginning of year	296,792,248	296,792,248	285,536,709
Accumulated Surplus - end of year (Note 5)	\$ 299,715,488	\$ 306,098,366	\$ 296,792,248

See accompanying notes to consolidated financial statements.

Consolidated Statement of Change in Net Financial Assets Year ended December 31, 2019 with comparative figures for 2018

	2019 Financial Plan			2019		2018	
		(Note 12)		<u> </u>			
Annual Surplus	\$	2,923,240	\$	9,306,118	\$	11,255,539	
Change in Capital Assets							
Acquisition of tangible capital assets		(7,470,250)		(6,883,395)		(12,373,678)	
Contributed tangible capital assets		-		(1,341,637)		(1,117,743)	
Amortization		5,541,940		5,959,166		5,657,083	
Proceeds from sale of tangible capital assets		-		7,350		630,682	
(Gain) loss on disposal of tangible capital assets		-		31,860		(420,894)	
		(1,928,310)		(2,226,656)		(7,624,550)	
Change in Other Non Financial assets							
(Increase) decrease in prepaid expenses		-		(52,145)		(14,490)	
(Increase) decrease in supplies inventory		-		(28, 185)		(2,520)	
		-		(80,330)		(17,010)	
Increase in Financial Assets		994,930		6,999,132		3,613,979	
Net Financial Assets - beginning of year	38,619,221			38,619,221		35,005,242	
Net Financial Assets - end of year	\$	39,614,151	\$	45,618,353	\$	38,619,221	

See accompanying notes to consolidated financial statements.

Consolidated Statement of Cash Flows Year ended December 31, 2019 with comparative figures for 2018

Items not involving cash: Development cost charge revenue recognized Amortization Amortization of investment premiums and discounts Contributed tangible capital assets (1,341,637) (Gain) loss on disposal of tangible capital assets (1,341,637) (Gain) loss on disposal of tangible capital assets Changes in non-cash working capital: Accounts receivable Accounts receivable Prepaid property taxes Accounts payable and accrued liabilities (604,498) Prepaid expenses (52,145) Supplies inventory (28,185) Deferred revenue 794,058 Capital Transactions	1,255,539 (797,718) 5,657,083 (1,648) 1,117,743) (420,894)
Annual surplus \$ 9,306,118 \$ 1 Items not involving cash: Development cost charge revenue recognized Amortization 5,959,166 Amortization of investment premiums and discounts Contributed tangible capital assets (1,540) (Gain) loss on disposal of tangible capital assets (1,341,637) (Gain) loss on disposal of tangible capital assets 31,860 Changes in non-cash working capital: Accounts receivable (134,119) Prepaid property taxes 340,706 Accounts payable and accrued liabilities (604,498) Prepaid expenses (52,145) Supplies inventory (28,185) Deferred revenue 794,058 Capital Transactions	(797,718) 5,657,083 (1,648) 1,117,743) (420,894)
Development cost charge revenue recognized Amortization Amortization of investment premiums and discounts Contributed tangible capital assets (1,540) Contributed tangible capital assets (1,341,637) (Gain) loss on disposal of tangible capital assets Changes in non-cash working capital: Accounts receivable Accounts property taxes Accounts payable and accrued liabilities Prepaid expenses (52,145) Supplies inventory Deferred revenue 794,058 13,226,217 Capital Transactions	5,657,083 (1,648) (1,117,743) (420,894)
Accounts receivable (134,119) Prepaid property taxes 340,706 Accounts payable and accrued liabilities (604,498) Prepaid expenses (52,145) Supplies inventory (28,185) Deferred revenue 794,058 Capital Transactions	2 207 440
·	2,307,440 72,576 1,224,229 (14,490) (2,520) 179,069 8,340,923
Proceeds from sale of tangible capital assets7,350	2,373,678) 630,682 1,742,996)
Financing Transactions Receipt of deferred development cost charges and interest earned 4,365,973	4,541,521
Redemption of investments 42,100,000	52,100,000) 57,101,353 4,998,647)
	(3,859,199)
	6,018,285
Balance - end of year \$ 42,873,431 \$ 2	, ,

See accompanying notes to consolidated financial statements.

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

1. Significant accounting policies:

The City of Langley (the "City") is a municipality in the province of British Columbia and operates under the provisions of the Community Charter. The City provides municipal services such as policing, fire protection, public works, planning, parks, recreation and other general government services.

(A) Reporting Entity and Basis of Consolidation:

These financial statements have been prepared in accordance with Canadian public sector accounting standards using guidelines developed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. They consolidate the activities of all the funds of the City and the City's inactive wholly-owned subsidiary Langley City Development Corporation.

(B) Basis of Accounting:

The City follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

(C) Non Financial Assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year, and are not intended for sale in the ordinary course of operations.

(D) Tangible Capital Assets:

Tangible capital assets are recorded at cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation and installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight-line basis over the estimated life of the tangible capital asset, commencing once the asset is put into use. Assets under construction are not amortized. Contributed tangible capital assets are recorded at the estimated fair value at the time of contribution and are also recorded as revenue.

Estimated useful lives of tangible capital assets are as follows:

Land Improvements	5 to 30 years
Buildings	10 to 50 years
Vehicles	7 to 20 years
Furniture & Equipment	3 to 20 years
Transportation Infrastructure	10 to 100 years
Sewer & Drainage Infrastructure	10 to 80 years
Water Infrastructure	12 to 80 years

(E) Revenue Recognition:

Property tax revenue

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual levies for non-optional municipal services and general administrative services are recorded as property tax revenue in the year they are levied. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts. Levies imposed by other taxing authorities are not included as property tax revenue.

Through the British Columbia Assessment's appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded.

User fees and other revenue

Charges for licences and permits, solid waste fees, and sewer and water usage are recorded as user fees and other revenue as services are utilized and revenue is earned.

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

(E) Revenue Recognition (Continued):

Gaming proceeds

Gaming proceeds, a specific type of government transfer, are recognized in the period in which they are earned.

Government transfers

Government transfers, which include legislative grants, are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

Investment earnings

Investment income is recorded on the accrual basis and recognized when earned.

Development cost charges

Developers are required to pay funds to offset the cost of required infrastructure development. The amounts are recognized as a liability and accure interest until spent on the required infrastructure. When qualifying expenditures are incurred, Development cost charges are recognized as revenue as an offsetting funding source.

Contributed tangible capital assets

Developers are required to provide subdivision infrastructure such as streets, lighting, sidewalks, and drainage etc. Upon completion, these assets are turned over to the City and recognized at the estimated fair market value.

(F) Use of Estimates/Measurement Uncertainty:

The preparation of financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenditures during the reporting period. Significant areas requiring use of management estimates relate to the determination of employee future benefit liabilities, provisions for litigation and claims, collectibility of accounts receivable and the useful lives of tangible capital assets. Actual results could differ from those estimates.

(G) Basis of Segmentation (Schedule 2 & 3):

Municipal services have been segmented by grouping services that have similar objectives (by function). Revenues that are directly related to the costs of the function have been attributed to each segment.

(H) Contaminated Sites:

Governments are required to accrue a liability for the costs to remediate a contaminated site. Liabilities are recognized when an environmental standard exists, contamination exceeds the standard, the government has responsibility for remediation, future economic benefits will be given up and a reasonable estimate can be made.

Management has assessed its potential liabilities under the new standard, including sites that are no longer in productive use and sites for which the City accepts responsibility. There are no such sites that had contamination in excess of an environmental standard requiring remediation at this time. Therefore, no liability was recognized as at December 31, 2019 or December 31, 2018.

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

2. Cash, cash equivalents and portfolio investments:

	 2019	2018
Cash and cash equivalents	\$ 42,873,431	\$ 22,159,086
Portfolio investments	 32,101,800	42,098,460
	\$ 74,975,231	\$ 64,257,546
Deferred development cost charges Statutory reserves Non-statutory reserves Operating funds	\$ 19,826,761 10,039,764 31,942,541 13,166,165	\$ 16,614,332 8,964,086 25,959,140 12,719,988
	\$ 74,975,231	\$ 64,257,546

Cash and cash equivalents includes funds held in bank accounts at TD Canada Trust earning interest of prime rate less 1.65% (2018 - prime rate less 1.65%).

Portfolio investments, which include banker's acceptances and term deposits, have effective interest rates between 1.80% and 3.10% (2018 - 1.80% and 3.20%) with varying maturity dates up to 12 months. The market value of the investments as at December 31, 2019 was \$32,101,800 (2018 - \$42,108,376). Portfolio investments are recorded at amortized cost. Investments are written down to net realizable value when there has been a decline other than a temporary one.

3. Employee future benefits:

The City provides employee future benefits in the form of non-vested sick leave to qualifying employees. These benefits are accrued as earned and paid when taken by employees.

Employee sick leave is credited annually at 18 days per full year of service. Unused days are banked to a maximum of 120 days. The City does not pay out the value of the cumulative sick plan bank at retirement or termination of employment; however, the City could experience usage of these banks in periods leading up to retirement, resulting in a non-vested liability.

An actuarial evaluation of these benefits was performed to determine the City's estimated liability and accrued benefit obligation as at December 31, 2019. The valuation resulted in an unamortized actuarial loss as of December 31, 2019 of \$94,454 (2018 - \$79,048). Actuarial losses are amortized over the estimated average remaining service life of employees. The next valuation will be as at December 31, 2023.

The employee future benefit liability at December 31, 2019 was \$363,046 (2018 - \$347,452), comprised as follows:

	2019	2018
Benefit liability - beginning of year	\$ 347,452 \$	329,100
Current service cost	36,225	35,400
Interest cost	13,217	13,000
Benefits paid	(44,228)	(42,400)
Amortization of actuarial loss	 10,380	12,352
Benefit liability - end of year	\$ 363,046 \$	347,452
Accrued benefit obligation - end of year	\$ 457,500 \$	426,500
Unamortized actuarial loss	(94,454)	(79,048)
Benefit liability - end of year	\$ 363,046 \$	347,452

Actuarial assumptions used to determine the City's accrued benefit obligation are as follows:

	2019	2018
Discount rate	2.70%	3.00%
Expected future inflation rate	2.50%	2.50%
Merit and inflationary earnings increases	2.58-4.63%	2.58-4.63%
Estimated average remaining service life	10,1	10.4

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

4. Deferred development cost charges:

·	Balance at Dec. 31, 2018	Contributions Received	Interest Earned	Use of Development Cost Charges	Balance at Dec. 31, 2019
Drainage	\$ 3,409,589	\$ 439,544	\$ 93,869	\$ -	\$ 3,943,002
Public Open Spaces	4,429,627	231,363	112,374	(569,169)	4,204,195
Roads	4,360,225	1,547,001	133,104	(180,201)	5,860,129
Sewer	3,779,741	1,277,603	114,272	(91,132)	5,080,484
Water	1,599,820	373,028	43,815	(203,065)	1,813,598
	\$17,579,002	\$ 3,868,539	\$ 497,434	\$ (1,043,567)	\$ 20,901,408

5. Accumulated surplus:

Accumulated surplus is distributed as follows:

	2019		2018		
Operating surplus					
General	\$ 1,384,6	14 \$	1,375,798		
Sewer & Drainage	1,151,2	22	1,147,115		
Water	1,411,0	47	1,403,587		
	3,946,8	83	3,926,500		
Equity in tangible capital assets					
General	205,236,5	67	204,063,676		
Sewer & Drainage	31,522,6	91	30,846,489		
Water	23,409,9	20	23,032,357		
	260,169,1	78	257,942,522		
Reserves (Schedule 1)					
Statutory reserves	10,039,7	64	8,964,086		
Non-statutory reserves	31,942,5	41	25,959,140		
	41,982,3	05	34,923,226		
	\$ 306,098,3	66 \$	296,792,248		

6. Property tax revenue:

In addition to its own tax levies, the City is required to levy taxes on behalf of various other taxing authorities. These include the provincial government for local school taxes, and organizations providing regional services in which the Municipality has become a member. Total tax levies were comprised as follows:

	20	019 Financial		
		Plan	2019	2018
City property taxes	\$	29,191,145	\$ 29,026,233	\$ 26,952,217
Grants in lieu of taxes		575,990	575,278	551,936
		29,767,135	29,601,511	27,504,153
Levies for other organizations				
School taxes			15,264,836	14,308,048
TransLink			3,161,991	2,872,013
British Columbia Assessment Authority			467,974	440,504
Metro Vancouver			461,938	473,148
Downtown Langley Merchants Assoc.			465,398	443,237
Municipal Finance Authority			2,311	1,991
Total collections for others		·	19,824,448	18,538,941
			\$ 49,425,959	\$46,043,094
	_			

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

7. Government transfers:

	2019 Financial Plan		2019		2018
Federal Government					
Community works fund	\$	133,880	\$	266,475	\$ 133,883
•		133,880		266,475	133,883
Provincial Government					
Hotel tax revenue		170,000		200,269	171,404
Carbon tax revenue sharing		20,500		22,809	20,498
Traffic fine revenue sharing		450,000		475,823	452,388
Infrastructure funding		-		-	108,649
-		640,500		698,901	752,939
Municipalities and Regional Authorities					
Police capital adjustment		40,200		49,423	40,227
Langley Youth & Family Services		371,160		363,221	356,090
Emergency preparedness		36,700		16,512	20,682
Major road network		633,000		645,000	641,000
Infrastructure funding		- 1000		166,000	8,896
•		1,081,060	-	1,240,156	1,066,895
	\$	1,855,440	\$	2,205,532	\$ 1,953,717

8. Trust funds:

The City has excluded the following trust funds and associated cash and accounts receivable from the Consolidated Statement of Financial Position and related interest earnings and transactions from the Consolidated Statement of Operations:

	2019	2018
Langley Christmas Bureau	\$ 214,826	\$ 280,265
Refundable deposits	11,662,955	14,278,015
Road bond reserve	41,350	41,350
GVS & DD development cost charges	206,607	100,265
	\$ 12,125,738	\$ 14,699,895

These funds were received from the public for specific purposes or are deposited by developers and held by the City until all aspects for the development permit have been fulfilled.

2040

2040

9. Expenditures and expenses by object (Schedules 2 & 3):

	2019	2010
Operations	Capital Total	Total
\$ 14,350,873 \$	300,709 \$ 14,651,582	\$ 13,566,848
27,042,687	6,582,686 33,625,373	38,400,188
	1,341,637 1,341,637	1,117,743
41,393,560	8,225,032 49,618,592	53,084,779
5,959,166	- 5,959,166	5,657,083
\$ 47,352,726 \$	8,225,032 \$55,577,758	\$ 58,741,862
	\$ 14,350,873 \$ 27,042,687 - 41,393,560 5,959,166	Operations Capital Total \$ 14,350,873 \$ 300,709 \$ 14,651,582 27,042,687 6,582,686 33,625,373 - 1,341,637 1,341,637 41,393,560 8,225,032 49,618,592 5,959,166 - 5,959,166

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

10. Municipal pension plan:

The employer and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2018, the plan has about 205,000 active members and approximately 101,000 retired members. Active members include approximately 40,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amorization of any actuarial funding surplus and will be adjusted for the amorization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2018, indicated a \$2,866 million funding surplus for basic pension benefits on a going concern basis.

The City of Langley paid \$1,080,498 (2018 - \$1,038,327) for employer contributions while employees contributed \$898,597 (2018 - \$846,894) to the plan in fiscal 2019.

The next valuation will be as at December 31, 2021, with results available in 2022.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

11. Contingent liabilities:

A number of legal claims have been initiated against the City in varying and unspecified amounts. As none of the claims are likely to be successful and/or can not be reasonably estimated, no provisions have been recorded in the financial statements.

Notes to the Consolidated Financial Statements
Year ended December 31, 2019 with comparative figures for 2018

12. Financial plan:

The financial plan reported on the Consolidated Statement of Operations represents the Financial Plan and Capital Improvement Plan bylaw adopted by City Council on March 11, 2019 and does not reflect any amendments approved after the original adoption.

The following reconciles the balanced statutory financial plan and the financial plan surplus reported on the Consolidated Statement of Operations.

	Financi Plan	
Surplus as per Financial Plan Bylaw No. 3099	\$	-
Capital asset additions Transfer to non statutory resource	•	470,250 249,825
Transfer to non-statutory reserves Transfer to statutory reserves		644,970
Amortization expense	(5,	541,940)
Transfer from non-statutory reserves	(7,	783,965)
Transfer from statutory reserves	(1,	775,900)
Transfer from surplus	(340,000)
Financial Plan Surplus as per Consolidated Statement of Operations	\$ 2,	923,240

13. Contractual rights:

(A) Developer contributions:

The City has entered into a number of public works development agreements which require the developers to contribute various infrastructure assets to the City, including roads and underground utilities. The timing and extent of these future contributions vary depending on development activity and fair value of the assets received at time of contribution, which cannot be determined with certainty at this time.

(B) Gaming proceeds:

The City has a Host Financial Assistance Agreement with the Province of BC where the Province has agreed that 10% of the net gaming income from the Cascades Casino will be paid to the City of Langley, as financial assistance, for any purpose that would be of public benefit to the city. In 2019, the City recognized \$7,490,986 in revenues from the Province. Due to COVID-19 the casino has been temporarily closed so the 2020 revenues are expected to decline.

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

14. Subsequent events:

(A) COVID-19

Subsequent to year end, the impact of COVID-19 in Canada and on the global economy increased significantly. As the impacts of COVID-19 continue, there could be further impact on the City, its citizens, employees, suppliers and other third party business associates that could impact the timing and amounts realized on the City's assets and future ability to deliver services and projects. At this time, the full potential impact of COVID-19 on the City is not known. Although the disruption from the virus is expected to be temporary, given the dynamic nature of these circumstances, the duration of disruption and the related financial impact cannot be reasonably estimated at this time. The City's ability to continue delivering non-essential services and employ related staff, will depend on the legislative mandates from the various levels of government. The City will continue to focus on collecting receivables, managing expenditures, and leveraging existing reserves and available credit facilities to ensure it is able to continue providing essential services to its citizens.

(B) RCMP - Earned Retirement Benefits

On May 15, 2020, the Province of BC notified the City that they have agreed to pay the RCMP members' entitlement to accumulate severance pay for voluntary resignations and retirements as of March 31, 2012. This agreement creates an outstanding obligation of \$775,140 that must be paid by the City to the Province of BC by March 31, 2032. As the information was not known at year end and received subsequent to year end, no provision has been recorded in the consolidated financial statements.

Schedule 1 Consolidated Schedule of Statutory and Non-statutory Reserves Year ended December 31, 2019

Statutory Reserves	Balance at Dec. 31, 2018	Developer Contributions	Internal Transfer Additions	Interest	Interna Exper
Capital Works	\$ 6,042,155	\$ -	\$ 1,424,450	\$ 165,975	\$
Equipment Replacement-Fire Dept.	695,997	-	55,000	18,548	
Lane Development	264,750	-	-	6,829	
Machinery Replacement	1,378,143	-	467,222	35,111	
Off-Street Parking	271,812	-	12,785	7,131	
Office Equipment Replacement	19,643	-	46,500	1,066	
Parks and Recreation	253,168	-	177,500	7,915	
P&R Future Projects	38,418	-	-	991	
Total	\$ 8,964,086	\$ -	\$ 2,183,457	\$ 243,566	\$

Non-statutory Reserves	Balance at Dec. 31, 2018	Developer Contributions	Internal Transfers Additions	Interest	Interna Exper
Community Works	\$ 11,985	\$ -	\$ 266,474	\$ 2,272	\$
Future Policing Costs	3,114,274	-	382,370	80,270	
Gaming Proceeds	12,260,304	-	7,490,986	358,728	
Major Road Network Rehab	1,500,008	-	342,082	38,713	
Prosperity Fund	1,350,000	-	525,000	34,820	
Sewer Future Capital	908,574	-	500,000	29,136	
Sewer Insurance Claims	32,559	-	-	840	
Special Bonds	4,822,558	94,085	-	125,099	
Tax Stabilization	347,095	-	1,000,000	8,952	
Water Future Capital	1,611,783	-	740,000	44,383	
Total	\$ 25,959,140	\$ 94,085	\$ 11,246,912	\$ 723,213	\$

Transfer ditures		erational enditures		apital Asset Additions		Balance at ec. 31, 2019
-	\$	(336,905)	\$	(514,693)	\$	6,780,982
-		-		(9,320)		760,225
-		-		-		271,579
-		-		(292,620)		1,587,856
-		-		-		291,728
-		-		(45,358)		21,851
-		(72,669)		(79,780)		286,134
		-		-		39,409
-	\$	(409,574)	\$	(941,771)	\$	10,039,764
Transfer ditures		erational enditures	С	apital Asset Additions		Balance at ec. 31, 2019
-	\$	-	\$	(133,800)	\$	146,931
-		-		(92,258)		3,484,656
(654,433)		(517,382)		(3,510,731)		15,427,472
-		-		-		1,880,803
-		-		-		1,909,820
-		(14,124)		(251,240)		1,172,346
-		-		-		33,399
-		-		(55,711)		4,986,031
-				-		1,356,047
-		(209,568)		(641,562)		1,545,036
(654,433)	\$	(741,074)	\$	(4,685,302)	_	31,942,541

Schedule 2 Consolidated Report of Segmented Revenues and Expenses Year ended December 31, 2019

	2019 Financial Plan	General government	Police service	Fire service	Other protective services
	Note 12			·	
Revenue					
Property tax revenue	\$ 29,767,135	\$ 29,601,511	\$ -	\$ -	\$ -
User fees and other revenue	13,343,245	1,415,487	1,555	9,557	75,262
Gaming proceeds	7,200,000	7,490,986	-	-	-
Government transfers	1,855,440	266,475	525,246	-	379,734
Investment earnings	714,500	1,596,503	-	-	-
Use of development cost charges	757,350	-	-	-	-
Gain (loss) on disposal of capital assets	_	-	-	-	-
Contributed infrastructure	-	-	_	-	-
Total Revenue	53,637,670	40,370,962	526,801	9,557	454,996
Expenses					
Operating					
Salaries & benefits	15,861,065	3,054,104	10,007	3,895,057	101,022
Goods and services	29,311,425	1,854,195	12,017,963	715,021	704,152
	45,172,490	4,908,299	12,027,970	4,610,078	805,174
Amortization	5,541,940	601,674	79,328	297,467	_
Total Expenses	50,714,430	5,509,973	12,107,298	4,907,545	805,174
Annual Surplus (Deficit)	\$ 2,923,240	\$ 34,860,989	\$(11,580,497)	\$ (4,897,988)	\$ (350,178)

	gineering perations	Water utility	Sewer & drainage utility	Development services	Soli	d waste	Recreation services	Parks	2019
\$	_	\$ -	\$ -	\$ -	\$	_	\$ -	\$ -	\$ 29,601,511
Ψ	226,899	4,942,624	4,078,808	1,851,231		680,642	9,287	119,616	13,410,968
	-	-	-	-		-	-	-	7,490,986
	811,000	_	_	223,077		_	-	_	2,205,532
	· <u>-</u>	-	-	· -		-	-	_	1,596,503
	180,201	203,065	91,132	-		-	-	569,169	1,043,567
	(2,277)	(18,676)	(9,060)	-		•	-	(1,847)	(31,860)
	822,437	88,600	430,600	_		-	-	-	1,341,637
	2,038,260	5,215,613	4,591,480	2,074,308		680,642	9,287	686,938	56,658,844
	1,841,276	568,719	398,280	983,876		19,999	2,280,109	1,198,424	14,350,873
	1,834,641	3,114,332	2,643,220	565,866		663,061	1,975,266	954,970	27,042,687
	3,675,917	3,683,051	3,041,500	1,549,742		683,060	4,255,375	2,153,394	41,393,560
	2,459,465	433,204	603,534			-	801,251	653,604	5,959,166
	6,135,382	4,116,255	3,645,034	1,579,381		683,060	5,056,626	2,806,998	47,352,726
\$	(4,097,122)	\$ 1,099,358	\$ 946,446	\$ 494,927	\$	(2,418)	\$ (5,047,339)	\$ (2,120,060)	\$ 9,306,118

Schedule 3
Consolidated Report of Segmented Revenues and Expenses
Year ended December 31, 2018

	2018 Financial Plan	General government	Police service	Fire service	Other protective services
Revenue					
Property tax revenue	\$27,661,540	\$27,504,153	\$ -	\$ -	\$ -
User fees and other revenue	11,756,070	2,895,844	1,625	1,263	38,094
Gaming proceeds	6,800,000	7,314,631	· -	· _	· <u>-</u>
Government transfers	1,754,190	123,883	492,615	2,600	376,772
Investment earnings	607,350	1,186,465	· -	· -	-
Use of development cost charges	1,098,900	· ·	-	-	
Gain (loss) on disposal of capital assets	-	-)	-	(31,418)	_
Contributed infrastructure	-	-	-	· # _ ·	-
Total Revenue	49,678,050	39,024,976	494,240	(27,555)	414,866
Expenses					
Operating					
Salaries & benefits	14,338,370	2,865,098	6,650	3,567,145	108,548
Goods and services	26,920,095	1,654,606	11,914,980	575,173	689,512
	41,258,465	4,519,704	11,921,630	4,142,318	798,060
Amortization	5,278,040	607,179	82,722	294,147	_
Total Expenses	46,536,505	5,126,883	12,004,352	4,436,465	798,060
Annual Surplus (Deficit)	\$ 3,141,545	\$33,898,093	\$(11,510,112)	\$ (4,464,020)	\$ (383,194)

Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	2018
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$27,504,153
512,915	5,023,167	4,085,835	2,021,028	663,101	98,331	431,491	15,772,694
-	-	-	-	-	357,965	80,000	7,752,596
745,945	20,000	-	191,902	-	-	-	1,953,717
-	-	-	-	-	-	-	1,186,465
180,661	-	144,071	-	-	-	472,986	797,718
475,071	(12,954)	-	-	-	-	(9,805)	420,894
699,719	126,299	291,725	-	-		_	1,117,743
2,614,311	5,156,512	4,521,631	2,212,930	663,101	456,296	974,672	56,505,980
1,605,381	526,454	380,121	804,824	15,712	2,244,948	1,169,440	13,294,321
2,015,757	3,026,641	2,724,758	326,534	639,803	1,736,979	994,294	26,299,037
3,621,138	3,553,095	3,104,879	1,131,358	655,515	3,981,927	2,163,734	39,593,358
2,199,430	435,820	605,526	28,589		802,136	601,534	5,657,083
5,820,568	3,988,915	3,710,405	1,159,947	655,515	4,784,063	2,765,268	45,250,441
\$ (3,206,257)	\$ 1,167,597	\$ 811,226	\$ 1,052,983	\$ 7,586	\$ (4,327,767)	\$ (1,790,596)	\$11,255,539

Schedule 4

Schedule of Tangible Capital Assets

Year ended December 31, 2019 with comparative figures for 2018

			Land			
2019		Land	Improvements	Buildings	\	
Historical cost ¹						
Opening cost	\$	66,754,749	\$ 12,905,511	\$ 41,473,040	\$	
Additions			1,263,281	423,972		
Disposals		-	-	=		
•	_	66,754,749	14,168,792	41,897,012		
Accumulated amortization						
Opening balance		-	4,455,633	16,722,323		
Amortization expense		-	473,696	1,516,210		
Disposals		-	-	-		
		_	4,929,329	18,238,533		
Net book value	\$	66,754,749	\$ 9,239,463	\$ 23,658,479	\$	
		· · · · · · · · · · · · · · · · · · ·				
			Land		_	
2018		Land	Improvements	Buildings		

2018	Land	lm	Land provements	Buildings	
Historical cost ¹	 				
Opening cost	\$ 66,541,381	\$	10,755,320	\$ 40,705,836	\$
Additions	217,879		2,150,191	767,204	
Disposals	(4,511)				
	 66,754,749		12,905,511	41,473,040	
Accumulated amortization					
Opening balance	-		4,019,405	15,214,968	
Amortization expense	-		436,228	1,507,355	
Disposals	-				
. 100	_		4,455,633	16,722,323	
Net book value	\$ 66,754,749	\$	8,449,878	\$ 24,750,717	\$

¹Included in historical cost are assets under construction with a total cost of \$38,165,118 (2018 - \$44,739 year-end.

ehicles	Furniture & Equipment		Transportation Infrastructure			ewer & Drainage Infrastructure	Int	Water frastructure	Total	
8,028,462	\$	8,043,507	\$	140,139,365	\$	48,628,697	\$	33,321,837	\$ 359,295,168	
301,940		584,606		3,544,817		1,284,945		821,471	8,225,032	
(73,847)		-		(155,991)		(21,241)		(24,618)	(275,697)	
8,256,555		8,628,113		143,528,191		49,892,401		34,118,690	367,244,503	
4,206,410		5,581,196		42,315,396		17,782,208		10,289,480	101,352,646	
433,389		329,338		2,181,618		599,683		425,232	5,959,166	
(63,551)		-		(154,813)		(12,181)		(5,942)	(236,487)	
4,576,248		5,910,534		44,342,201		18,369,710		10,708,770	107,075,325	
3,680,307	\$	2,717,579	\$	99,185,990	\$	31,522,691	\$	23,409,920	\$ 260,169,178	

'ehicles	Furniture & Equipment		Transportation Infrastructure			ewer & Drainage Infrastructure	Int	Water frastructure	Total	
7,803,792	\$	7,901,085	\$	134,896,478	\$	45,668,335	\$	32,596,925	\$ 346,869,152	
813,802		142,422		5,613,980		3,009,258		776,685	13,491,421	
(589,132)				(371,093)		(48,896)		(51,773)	(1,065,405)	
8,028,462		8,043,507		140,139,365		48,628,697		33,321,837	359,295,168	
4,321,770		5,217,002		40,648,155		17,229,532		9,900,348	96,551,180	
396,252		364,194		1,923,531		601,572		427,951	5,657,083	
(511,612)				(256,290)		(48,896)		(38,819)	(855,617)	
4,206,410		5,581,196		42,315,396		17,782,208		10,289,480	101,352,646	
3,822,052	\$	2,462,311	\$	97,823,969	\$	30,846,489	\$	23,032,357	\$ 257,942,522	

^{,249).} No amortization has been recorded on these assets as they are in progress and not complete at

2019 Declaration of Disqualification

The following information is provided in accordance with Section 98(2)(e) of the Community Charter, S.B.C. 2003, c. 26, as amended. I hereby declare that there have been no applications for the declaration of disqualification of a Council member made pursuant to Section 111 of the Community Charter in 2019 pertaining to the City of Langley.

Kelly Kenney Corporate Officer

Well the





20399 Douglas Crescent Langley, BC, Canada V3A 4B3

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langleycity.ca



LANGLEY RCMP CITY OF LANGLEY

Summer Report

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For General Distribution





LANGLEY RCMP CITY OF LANGLEY

CITY OF LANGLEY		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC
Person Related Offences	2019	63	67	58	37	56	49	57	64	74	65	72	54
Person Related Offerices	2020	51	44	41	33	40	48						
Assault - Common	2019	29	29	24	15	19	18	27	20	26	22	26	14
Assault - Common	2020	21	13	16	9	12	15						
Assault - Aggravated or with a Weapon	2019	7	9	4	2	6	3	8	8	5	14	8	9
Assault - Aggravated of with a weapon	2020	9	6	2	8	9	7						
Robbery	2019	5	0	4	2	0	1	2	4	2	3	6	4
Nobbery	2020	1	3	2	1	2	2						
Sexual Offences	2019	2	6	3	3	5	0	3	3	6	2	6	2
Sexual Offences	2020	2	0	1	1	2	4						
Weapons / Firearms	2019	6	4	8	3	5	7	9	9	6	4	8	4
weapons / meanns	2020	4	8	6	2	6	3						
Dranarty Balatad Offances	2019	244	203	224	174	220	182	261	283	235	261	290	226
Property Related Offences	2020	208	221	228	178	154	125						
Barrel O Satura Business	2019	16	8	7	13	11	8	17	12	36	24	28	15
Break & Enter - Business	2020	21	20	29	24	14	13						
Break & Enter - Residence	2019	9	5	3	3	6	5	3	4	7	6	6	5
Break & Effer - Residence	2020	7	4	2	0	4	4						
Auto Theft (Cars / Trucks)	2019	10	9	11	4	11	8	11	17	15	20	22	17
Auto mert (cars / mucks)	2020	15	11	17	14	6	9						
Theft from Auto	2019	60	61	61	27	56	39	65	86	42	69	76	62
THEIL HOTH AULO	2020	40	61	52	36	43	26						
Mail Theft	2019	2	1	1	0	0	3	1	0	3	1	3	3
IVIAII THEIL	2020	4	4	7	8	0	1						
Shoplifting	2019	37	29	27	28	22	20	28	18	29	27	21	32
Shopinting	2020	29	24	25	10	11	9						
Bike Theft	2019	5	4	4	4	1	9	9	12	6	2	8	2
DIKE THEIL	2020	3	4	5	8	3	4						





Investigation of Interest

On June 7th, the body of a deceased male was found in the Nicomekl River (5400 block of 208 Street). The RCMP Dive Team was called to assist with the recovery of the body. Investigators canvased the area in an attempt to identify the male. The investigation was taken over by the Watch General Investigative Section. An autopsy has been completed and the death is not believed to be suspicious. At this time, the male remains unidentified.

CoVid 19

Since the outset of the CoVid pandemic, the attendance at work of regular members has been very high. There have been a small number of absences resulting from 'possible' exposures. Thankfully, none resulted in positive testing. The detachment was able to accommodate all the different categories of employees while adhering to the Health Minister's guidelines. Shifts for the regular members were staggered to create opportunities for physical distancing – (eg. Members regularly scheduled Tuesday to Friday were rescheduled so half would work Sunday to Wednesday and the other half Wednesday to Saturday, these shifts alternating day and night).

Since the outset of the CoVid pandemic, \$7,000 has been spent on Personal Protective Equipment to ensure the safety of Langley RCMP staff.

A very basic calculation indicates \$40,000 has been saved due to PRTC being closed for all training.





City Traffic

April - June saw the Traffic Section adapting to the COVID-19 pandemic, with a reduction in enforcement in order to eliminate any non-essential contact with the public. Traffic officers used this time to assist the CCIT with continuing and completing ongoing serious/fatal collision investigations, update their training and skills through online learning, and redeploy through rotational shifts to assist the General Duty Watches.

The return to enforcement was the Canada Road Safety Week up to and including May Long Weekend. The Traffic officers had adapted their approach to making contact with vehicle occupants through national and international best-practices. This was also the first major use of the new eTicketing program, where officers swipe driver's licenses, pick offences on a data table, and print out paper copies of tickets inside the police vehicle.







ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 168

BYLAW No. 3130

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to delete or add Definitions and to include new General Regulations.

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. 168, 2020, No. 3130".

2. Amendment

Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by:

- 2.1 Deleting the following definitions from Part 1 "Administration and Enforcement", Section C "Definitions":
 - (a) Body-rub; and
 - (b) Body-rub Parlour.
- 2.2 Adding the following definitions to Part 1 "Administration and Enforcement", Section C "Definitions":
 - (a) Body-rub Service means the rubbing, massaging, stimulating or similar of a person's body other than as part of a medical or therapeutic treatment given by a person who is either a massage therapy registrant under the Health Professions Act or a person who is eligible to be licenced as a therapeutic touch therapist under a business licencing bylaw of the City;
 - (b) Body Art and Tattoo Service means the marking and/or piercing of the skin of a person with a design, symbol, lettering or any other pattern by any means including branding, needles, pricking and body piercing;

- (c) Vapour Product Store means an establishment that primarily sells ecigarettes, e-substances and cartridges for or components of an ecigarette;
- 2.3 Replacing the definition of "Personal Service" in Part 1, "Administration and Enforcement", Section C "Definitions" with the following:

"Personal Service means a business that provides for the care of the body or the cleaning or repair of personal effects and includes a barber shop, beauty salon, shoe repair shop, dry cleaning shop and launderette, but does not include Body-rub Service".

- 2.4 Adding the following regulations to Part D "General Provisions", Section 3 "Regulations Applicable to All Zones":
 - (j) Body Art and Tattoo Service

No establishment containing body art and tattoo services shall be located within 400 metres of any other establishment containing body art and tattoo services.

(k) Vapour Product Store

No vapour product store shall be located within 400 metres of any other vapour product store; and,

2.5 In item "y" of the list of permitted uses for the C3 Specific Commercial Zone, replacing the term "body rub parlour" with the term "Body-rub Service", but leaving the rest of the text in item "y" unchanged.

READ A FIRST AND SECOND TIME this twenty ninth day of June, 2020.

The PUBLIC HEARING was held, pursuant to Section of the *Local Government Act* this twentieth day of July, 2020.

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

FINALLY ADOPTED this -- day of --, 2020.

MAYOR	
CORPORATE OFFICER	



REPORT TO COUNCIL

To: Mayor and Councillors

Subject: Commercial Uses Zoning Bylaw Update File #: 6620.00

Doc #:

From: Carl Johannsen RPP, MCIP

Director of Development Services

Date: June 24, 2020

RECOMMENDATION:

1. THAT the report dated June 24, 2020 entitled Commercial Uses Zoning Bylaw Update be received for information; and

2. THAT Council consider 1st and 2nd Readings of Zoning Bylaw Amendment No. 168, Bylaw 3130.

PURPOSE:

Bylaw No. 3130 proposes to amend the Zoning Bylaw to incorporate new commercial use definitions and separation distances between certain commercial uses. This responds to a March 2019 letter (Attachment 1) from the Downtown Langley Business Association (DLBA) which notes a high concentration of tattoo shops and spas in the Downtown area. The letter also requests Council to consider further regulation of these establishments, not due to opposition to these uses, but in the interest of achieving a balanced retail, restaurant and service business environment.

POLICY:

Commercial properties within Downtown Langley are designated as a 'Downtown Commercial' land use in the Official Community Plan (OCP), enabling a mix of commercial and residential uses.

The Downtown Master Plan includes further land use policies that support concentrating specialty retail, entertainment, restaurants and civic uses within a pedestrian-friendly Downtown Core area. This also includes policies that encourage storefronts that are 'transparent and inviting to pedestrian traffic', where commercial



To: Mayor and Councillors Date: June 24, 2020

Subject: Commercial Uses Zoning Bylaw Update

Page 2

buildings include at-grade clear window glazing and other pedestrian-friendly design features that foster outdoor patio, retail display and window-shopping opportunities.

The majority of properties within the Downtown Commercial OCP land use designation are zoned C-1 'Downtown Commercial Zone', which permits retail store, office, restaurant, personal service and general service uses, among other uses, in support of the Downtown Commercial land use and Downtown Master Plan.

COMMENTS/ANALYSIS:

The intent of Bylaw 3130 is to foster business variety in the Downtown core and promote a balance between specialty retail, restaurants and personal service uses, by introducing amendments that will help create a more dispersed pattern of personal services and other uses over time. This supports the land use intent of the Downtown Master Plan to focus retail and restaurants in the Downtown core, and supports the continued presence of pedestrian-friendly storefronts in the Downtown.

Specific Updates and Rationale

Bylaw No. 3130 proposes to update and add commercial use definitions, including Body Rub Service, Personal Service, Body Art and Tattoo Service and Vapour Product Stores, and add 400 metre separation distances between Body Art and Tattoo establishments and Vapour Product Stores. The rationale behind these updates is as follows:

- Body Rub Service and Personal Service: these definitions are being updated to better respond to an evolving personal service and 'spa' industry, which involves multiple massage techniques and personal service uses (i.e. salons). Updating these definitions will provide a more effective tool for staff when they consider the issuance of business licences for new personal services such as spas, to ensure these services properly comply with zoning regulations (i.e. body rub activities are not permitted in the C-1 zone/Downtown). This approach will also create clearer definitions to guide a future update to the City's Business Licence Bylaw, including further defining what 'therapeutic touch therapists' are and the wide range of techniques they may utilize. Updating these definitions is also a key first step towards adding new personal service definitions (i.e. salons) and location regulations, as a part of the broader Zoning Bylaw Update;
- Body Art and Tattoo Service: adding this new definition will enable further regulation of the location of this personal service use in the Downtown Area and C-1 zoned properties, through the proposed addition of a 400-metre (about a five-minute walk) separation distance between tattoo shops. Over time this approach will result in a more dispersed pattern of tattoo shops relative to the current condition, which includes a concentration of seven establishments that



To: Mayor and Councillors Date: June 24, 2020

Subject: Commercial Uses Zoning Bylaw Update

Page 3

offer tattoo services in the Downtown core between Glover Road and 206 Street (a distance of about 370 metres); and

• Vapour Product Stores: while this use was not referenced in the attached letter, staff are proposing to add this new definition as a part of Bylaw 3130 to respond to recent increased business interest in this retail store use. Also known as 'vape stores', this use is permitted in the C-1 zone, and there are currently two stores on C-1 zoned properties. However, most vape stores have opaque window glazing, due to senior government health regulations, and an increased concentration of vape stores may negatively impact the Downtown's pedestrian friendly environment. Based on this staff recommend adding a vape store definition and a 400-metre separation between vape stores to the Zoning Bylaw, to support the continued presence of this use in a way that does not impact the pedestrian-friendliness of the Downtown.

Affect of Bylaw: Existing Businesses Remain as Legal Non-Conforming Uses If this proposed amendment is adopted by Council, and similar to previous amendments (i.e. 400 metres between pharmacies and thrift stores), it will not impact existing operating tattoo and vape store businesses. Given that these businesses were in existence prior to Bylaw adoption, they would still be lawful and can continue to operate un-inhibited as 'legal non-conforming uses'.

However, if a non-conforming use is discontinued for 6 months on a property any subsequent use will be subject to Zoning Bylaw regulations, including separation distances. Non-conforming uses also cannot expand beyond what is in place prior to the amendment, and cannot relocate to a new site without being subject to the new separation distances. This Bylaw also would not preclude new tattoo establishments and vape stores from opening in the City, as it would only direct these uses to more widely dispersed locations.

Bylaw 3130 aims to support business variety and the pedestrian-friendly commercial uses set out in the Downtown Master Plan. It will also not impact existing businesses and may also provide an additional measure of stability for these businesses. Based on this, staff recommend that Council consider 1st and 2nd Readings of Bylaw 3130.

BUDGET IMPLICATIONS:

None.

ALTERNATIVES:

- 1. Prohibit specific uses from the C-1 zone, including new tattoo and vape shops.
 - This is not recommended, as these uses are not considered nuisances.



To: Mayor and Councillors Date: June 24, 2020

Subject: Commercial Uses Zoning Bylaw Update

Page 4

- 2. Incorporate the proposed amendments into the comprehensive Zoning Bylaw Update.
 - This is not recommended, as additional tattoo shops and vape stores could locate in the Downtown, and in close proximity to other similar establishments, prior to completing the Zoning Bylaw Update in late 2020.
- 3. Do nothing.
 - This is not recommended, as per Alternative #2 above.

Respectfully Submitted,

Carl Johannsen, RPP, MCIP

Director of Development Services

Attachments:

1. March 19, 2019 Letter from the Downtown Langley Business Association (DLBA)

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.

Francis Cheung, P. Eng.

Chief Administrative Officer







March 19, 2019

Mayor van den Broek and Members of City Council 20399 Douglas Crescent Langley, BC V3A 4B3

RE: Proliferation of tattoo shops and spas in downtown Langley

Dear Mayor and Council:

Please accept this letter as a respectful request from our Board of Directors that City Council consider regulating the further proliferation of tattoo shops and spas in Langley City. We are making this request simply due to the high concentration of these businesses in our community, not because we are opposed to them.

As you may already be aware, to the best of our knowledge there are currently 14 tattoo shops and 39 spas (including hair removal/waxing, nail salons and massage parlours/spas) within the BIA, and these types of businesses are now backfilling most of our vacant spaces.

We recognize that there is a place for tattoo shops and spas in every community, but like everything else, if there are too many, this is cause for concern with respect to public perception. As we all know, a healthy business community thrives when there is a variety and balance of retail, food and service businesses.

Thank you for everything you do in our community and for once again considering our request. Please feel free to call me if you have any questions.

Sincerely,

Carole Ward, Chair

Downtown Langley Business Association

arole a land.





EXPLANATORY NOTE BYLAW NO. 3123

The purpose of Bylaw No. 3123 is to authorize the discharge of Land Use Contract No. 11-78 from the property located at 19671 – 50A Avenue.

The owner has applied to have Land Use Contract No. 11-78 discharged from the title of the property to facilitate a future Building Permit application for a secondary suite.

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

The City amended Zoning Bylaw 1996, No. 2100 in December 2006 to allow secondary suites. Current records indicate that 287 suites have been approved or are in the building permit application process for approval. In the same timeframe, 673 property owners discharged the land use contracts affecting their single family residential lots. There are 475 single family residential lots still affected by land use contracts in the City.

In accordance with changes to the *Local Government Act* enacted in 2014, all land use contracts in the province will be terminated as of June 30, 2024. The City intends to terminate all land use contracts before this date through the adoption of a new zoning bylaw currently being developed. The City's authority to do so is provided under section 548 of the *Local Government Act*.



DISCHARGE OF LAND USE CONTRACT NO. 11-78

BYLAW NO. 3123

A Bylaw to authorize the discharge of Land Use Contract No. 11-78 from the specified property.

WHEREAS Land Use Contract No. 11-78 is registered against titles legally described in Schedule "A".

AND WHEREAS the registered owners of the Lands have applied to have Land Use Contract No. 11-78 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 Contract registered in the Land Title Office under R3537 is 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 Contract No. 11-78 Bylaw, 2020, No. 3123".

READ A FIRST AND SECOND TIME this twenty-third day of March, 2020.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this sixth day of July, 2020.

READ A THIRD TIME this thirteenth day of July, 2020.

FINALLY ADOPTED this ----- of -----. 2020.

BYLAW 3123

SCHEDULE "A"

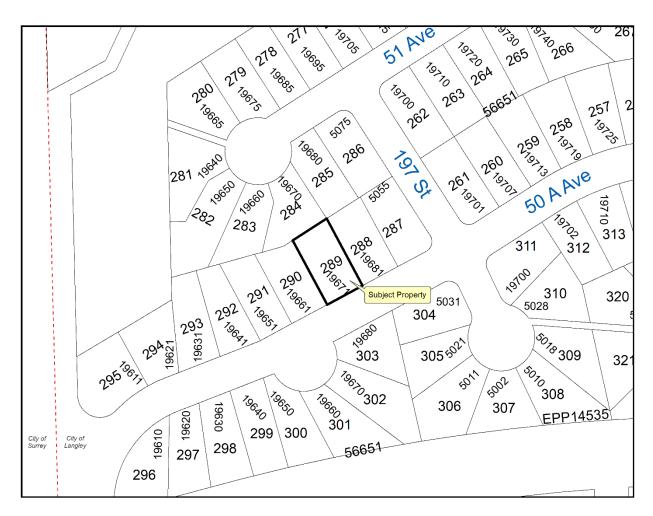
Civic Address: 19671 – 50A Avenue

Legal Description: Lot 289, Section 3, Township 8, New Westminster District, Plan

NWP56651, Part SE 1/4

PID: 005-464-226

Applicant: L. Li Owner: L. Li





EXPLANATORY NOTE BYLAW NO. 3124

The purpose of Bylaw No. 3124 is to authorize the discharge of Land Use Contract No. 22-72 from the property located at 19986 – 50A Avenue.

The owner has applied to have Land Use Contract No. 22-72 discharged from the title of the property to legalize an existing secondary suite.

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

The City amended Zoning Bylaw 1996, No. 2100 in December 2006 to allow secondary suites. Current records indicate that 287 suites have been approved or are in the building permit application process for approval. In the same timeframe, 673 property owners discharged the land use contracts affecting their single family residential lots. There are 475 single family residential lots still affected by land use contracts in the City.

In accordance with changes to the *Local Government Act* enacted in 2014, all land use contracts in the province will be terminated as of June 30, 2024. The City intends to terminate all land use contracts before this date through the adoption of a new zoning bylaw currently being developed. The City's authority to do so is provided under section 548 of the *Local Government Act*.



DISCHARGE OF LAND USE CONTRACT NO. 22-72

BYLAW NO. 3124

A Bylaw to authorize the discharge of Land Use Contract No. 22-72 from the specified property.

WHEREAS Land Use Contract No. 22-72 is registered against titles legally described in Schedule "A".

AND WHEREAS the registered owners of the Lands have applied to have Land Use Contract No. 22-72 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 Contract registered in the Land Title Office under M21559 is 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 Contract No. 22-72 Bylaw, 2020, No. 3124".

READ A FIRST AND SECOND TIME this twenty-third day of March, 2020.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this sixth day of July, 2020.

READ A THIRD TIME this thirteenth day of July, 2020.

FINALLY ADOPTED this -----, 2020.

BYLAW 3124

SCHEDULE "A"

Civic Address: 19986 – 50A Avenue

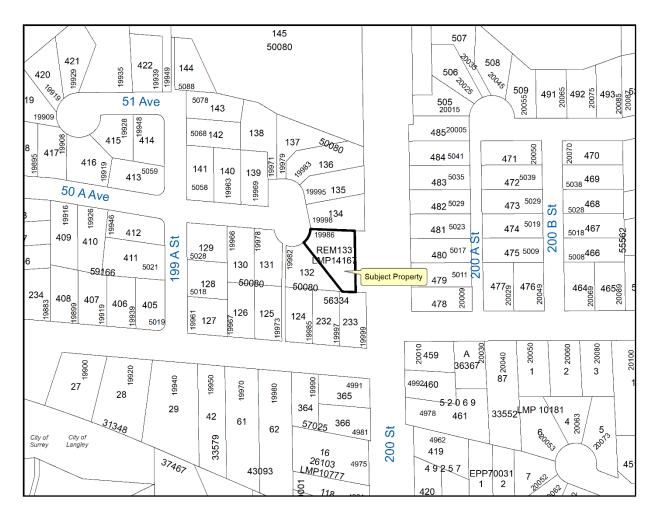
Legal Description: Lot 133, Section 3, Township 8, New Westminster District, Plan

NWP50080, Except Plan 56334, Excluding Part Dedicated Road

on Plan LMP14167

PID: 003-988-872 Applicant: R. Paras

Owner: R. Paras; R. Paras





ZONING BYLAW, 1996, No. 2100 AMENDMENT NO. 167, 2020, BYLAW No. 3125 DEVELOPMENT PERMIT APPLICATION DP 01-20

To consider a Rezoning Application and Development Permit Application from Weststone Properties Ltd. to accommodate a 4-storey, 92-unit rental apartment development.

The subject properties are currently zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated "High Density Residential" in the Official Community Plan. All lands designated "High Density Residential" are subject to a Development Permit to address building form and character.

Background Information:

Applicant: Weststone Properties Ltd.

Owners: C. Purba, M. Birring, G. Dosanjh; J. Kaye, T.

Bantassios; S. Danilchuk, I. Danilchuk; N. Liu; F. Pownall; J. Husereau, M. Oscar, G. Briere; R. Singh; R. Berlinguette, L. Berlinguette, K.

Duggan-Lambert

Civic Addresses: 5326, 5334, 5340, 5360 – 200 Street;

5321, 5331, 5341, 5361 - 200A Street

Legal Description: Lots 287, 288, 289, District Lot 305, Group 2,

New Westminster District, Plan 427737; Lots 292, 293, 294, District Lot 305, Group 2, New Westminster District, Plan 42982; Lot 44, District Lot 305, Group 2, New Westminster District, Plan 31810; Lot 93, District Lot 305, Group 2, New Westminster District, Plan

33845

Site Area: 4,880 m² (1.206 acres)

Number of Units: 92 apartments

Density: 188.5 units/ha (76.3 units/acre)

Gross Floor Area: 8,309 m² (89,438 sq ft)

Floor Space Ratio: 1.703 Lot Coverage: 43.0%

Total Parking Required: 135 spaces (including 7 h/c spaces)

Parking Provided:

Resident116 spacesVisitor19 spaces

Total 135 spaces (including 7 h/c spaces)

OCP Designation: High Density Residential (HDR)

Existing Zoning: RS1 Single Family Residential Proposed Zoning: RM3 High Density Residential

Variances Requested: Setbacks – 6.0 m (7.5 m min.) all sides

Lot Coverage – 43% (40% max.)

Visitor Parking - underground (surface)

Development Cost Charges: \$1,147,767.00 (City - \$731,236.00, GVS&DD -

\$281,336.00, TransLink - \$93,600.00, SD35 -

\$41,595.00)

Community Amenity Charges: \$184,000.00



ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 167

BYLAW No. 3125

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5326, 5334, 5340, 5360 – 200 Street; 5321, 5331, 5341, 5361 – 200A Street to the RM3 (Multiple Residential High Density) 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. 167, 2020, No. 3125".

2. Amendment

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

- (a) PID: 006-534-716 Lot 287, District Lot 305, Group 2, New Westminster District, Plan 427737
- (b) PID: 006-534-724 Lot 288, District Lot 305, Group 2, New Westminster District, Plan 427737
- (c) PID: 000-559-865 Lot 289, District Lot 305, Group 2, New Westminster District, Plan 427737
- (d) PID: 004-387-813 Lot 292, District Lot 305, Group 2, New Westminster District, Plan 42982
- (e) PID: 002-494-108 Lot 293, District Lot 305, Group 2, New Westminster District, Plan 42982

- (f) PID: 002-856-891 Lot 294, District Lot 305, Group 2, New Westminster District, Plan 42982
- (g) PID: 006-678-980 Lot 44, District Lot 305, Group 2, New Westminster District, Plan 31810
- (h) PID: 001-766-015 Lot 93, District Lot 305, Group 2, New Westminster District, Plan 33845

from the RS1 Single Family Residential Zone to the RM3 Multiple Residential High Density Zone in Schedule "A" – Official Zoning Map.

READ A FIRST AND SECOND TIME this eleventh day of May, 2020.

The PUBLIC HEARING was waived, pursuant to Section 464 and 467 of the *Local Government Act* this eleventh day of May, 2020.

READ A THIRD TIME this twenty-fifth day of May, 2020.

FINALLY ADOPTED this -- day of --, 2020.

'OR	
PPORATE OFFICER	



REZONING APPLICATION RZ 01-20 DEVELOPMENT PERMIT APPLICATION DP 01-20

Civic Address: 5326, 5334, 5340, 5360 – 200 Street;

5321, 5331, 5341, 5361 - 200A Street

Legal Description: Lots 287, 288, 289, District Lot 305, Group 2, New

Westminster District, Plan 427737; Lots 292, 293, 294, District Lot 305, Group 2, New Westminster District, Plan 42982; Lot 44, District Lot 305, Group 2, New Westminster District, Plan 31810; Lot 93, District Lot

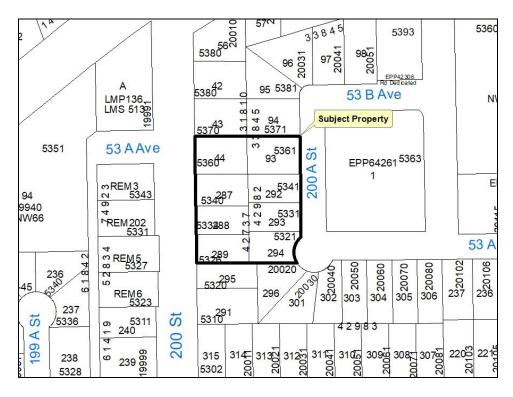
305, Group 2, New Westminster District, Plan 33845

Applicant: Weststone Properties Ltd.

Owner: C. Purba, M. Birring, G. Dosanjh; J. Kaye, T. Bantassios;

S. Danilchuk, I. Danilchuk; N. Liu; F. Pownall; J. Husereau, M. Oscar, G. Briere; R. Singh; R. Berlinguette,

L. Berlinguette, K. Duggan-Lambert





EXPLANATORY MEMO

Advisory Design Panel Recommendations - RZ 01-20/DP 01-20 April 29, 2020

On April 29, 2020 the Advisory Design Panel (ADP) reviewed the RZ 01-20 / DP 01-20 application, and provided the following recommendations (see attached minutes for further details):

- 1. Upgrade the entry area (stairs and ramp) on 200A Street;
- 2. Consider massing of corner elements to add a more robust look;
- Consider more colour on façade;
- 4. Widen corridor between courtyard and lobby, and add additional bathroom to amenity space; and
- 5. Review turn radius in parkade.

On April 30, 2020 staff met with the applicant to discuss these recommendations, and the applicant submitted revised drawings (attached to the Rezoning Bylaw and Development Permit) on May 4, 2020. The applicant has responded to the ADP's recommendations in the following manner:

1. Upgrade the entry area (stairs and ramp) on 200A Street

ADP discussion noted that the building entrance design on the 200A Street frontage could be upgraded to better match the design of the 200 Street frontage (which has 15-foot-wide stairs, for example) and present a grander. more welcoming entrance. Staff followed up with the applicant with an initial idea to upgrade the 200A entrance, by way of widening of the current 11foot-wide entry stairs through moving the accessible ramp to the south. However, the applicant noted that moving the ramp to the south and widening the stairs to match the 200th staircase would be technically difficult, due to the location of a required storm water retention vault to the south and underground parkade to the north. Staff worked with the applicant to upgrade entrance area by instead pulling back the landscaping north of the stairs, adding enhanced parkade wall treatment and signage in lieu of this landscaping, and adding more paved area connecting the stairs to the sidewalk. This approach widens the entry to the staircase and opens up the staircase/sidewalk interface to create a visually broader, more welcoming entry. Through some minor adjustments the applicant was also able to slightly increase the width of these entry stairs (to 12 feet wide).

2. Consider massing of corner elements to add a more robust look

In response to this ADP recommendation the applicant has increased the thickness of the trim boards along the top edges of the roof and corners, to

create a more robust roof/cornice line. These trim boards are now 24 inches thick; previously the trim boards were 17 inches thick.

3. Consider more colour on the facade

ADP discussion noted a desire to add more colour variety to the building façade, although it was acknowledged by the ADP that specific colour direction could not be provided and that the applicant's colour scheme is part of the overall design concept. Staff also note that the OCP DP Guidelines do not include specific direction regarding the colour of building façades. In response the applicant added a dark coloured brick material to the façade of the amenity room, at the east end of the central courtyard, to provide more variety and improve the look of the façade.

4. <u>Widen corridor between courtyard and lobby, and add additional bathroom</u> to amenity space

Although this item was included in the ADP recommendation, given it is not a form and character item (ie. it is an interior design element) the ADP's intent was to only request the applicant consider widening the corridor and adding a bathroom. Following the ADP meeting, the applicant noted they did consider this suggestion, but decided to maintain the current interior design, as the corridor location is necessary to service a stairwell and provide enough floorspace for a usable amenity room and gym, and that an additional bathroom is not necessary given the anticipated volume of users. The applicant also noted that the corridor and entrance between the lobby and courtyard is intended for resident use only, hence the 'low key' entrance design and location in the courtyard. The applicant has, however, improved screening in the vicinity of the courtyard entrance to protect the privacy of an adjacent dwelling unit.

5. Review turn radius in parkade

The applicant has reviewed vehicle turn radius in the parkade to ensure there are functional turning movements between the visitor and resident parking sections.

Staff Commentary

Staff support the updates made by the applicant in response to ADP recommendations.



MINUTES OF THE ADVISORY DESIGN PANEL MEETING

HELD VIA VIDEO CONFERENCE

WEDNESDAY, APRIL 29, 2020 7:00 PM

Present: Councillor Rudy Storteboom (Chair)

Councillor Nathan Pachal (Vice-Chair)

Rob Chorney
Wendy Crowe
Clark Kavolinas
Mark Lesack
Chad Neufeld
Scott Thompson
Heidi Tobler
Ella van Enter
Garth White

S/Sgt. Don Davidson

School Trustee Tony Ward

Staff: Carl Johannsen, Director of Development Services

Roy Beddow, Deputy Director of Development Services

Kelly Kenney, Corporate Officer

1) APPROVAL OF AGENDA

MOVED BY Panel Member Thompson SECONDED BY Panel Member Kavolinas

THAT the agenda for the April 29, 2020 Advisory Design Panel be approved.

CARRIED

2) **ADP MEMBERS ORIENTATION**

Carl Johannsen, Director of Development Services, provided an orientation to Panel members, providing information on:

- Nexus of Community Plan
- Purpose of Official Community Plan (OCP)
- OCP: Key Sections
- OCP and Regional Growth Strategy
- OCP: Land Use Map
- OCP: Growth Management
- Residential Development
- Commercial and Industrial Development
- Current Development
- **Development Permit Area Guidelines**
- OCP Update
- SkyTrain
- Land Use Concept
- Purpose of Zoning Bylaw
- Zoning Bylaw Update
- Advisory Design Panel (ADP) Purpose
- ADP: Areas of Evaluation
- ADP: Accountability to Council
- ADP: Recommendations to Council
- Typical Application Process
- ADP & DP Guidelines Current vs. New

Kelly Kenney, Corporate Officer, provided information to Panel members on meeting procedures and protocols.

Mr. Johannsen advised that tonight's PowerPoint presentation would be made available to members.

The meeting recessed at 7:47 pm.

The meeting resumed at 7:49 pm with the following individuals having joined the meeting:

- Mr. Lukas Wykpis, Keystone Architecture
- Stephen Heller, VDZ Landscape Architecture
- Dale Regehr, Weststone Properties Ltd (President)
- Rob Workman, Weststone Properties Ltd
- Carly Leakey, Weststone Properties Ltd
- Eric Poxleitner, Architect, Keystone Architecture
- Heather Greene, Project Coordinator, Keystone Architecture

3) REZONING APPLICATION RZ 01-20 DEVELOPMENT PERMIT APPLICATION 01-20

5326, 5334, 5340, 5360 – 200 Street 5321, 5331, 5341, 5361 – 200A Street Weststone Properties LTD.

The applicant, Mr. Lukas Wykpis, Keystone Architecture, introduced the following individuals also in attendance:

- Stephen Heller, VDZ Landscape Architecture
- Dale Regehr, Weststone Properties Ltd (President)
- Rob Workman, Weststone Properties Ltd
- Carly Leakey, Weststone Properties Ltd
- Eric Poxleitner, Architect, Keystone Architecture
- Heather Greene, Project Coordinator, Keystone Architecture

Carl Johannsen, Director of Development Services, provided a brief overview of the planning context for the proposed Rezoning and Development Permit applications.

Mr. Wykpis presented the application, providing an overview of the building with details on the following:

- context plans;
- site plan;
- P1 level plan;
- 1st level floor plan (2nd, 3rd and 4th levels same layout).

Mr. Poxleitner spoke to the following:

- building elevations;
- renderings of north-west corner from 200th Street and west side from 200th Street;
- renderings of main entrance and south-east corner of building.

Mr. Heller spoke to the following:

- landscape site plan;
- planting plan;
- courtyard amenity plan.

Mr. Wykpis spoke to the following:

- CPTED principles:
- sustainability principles;
- OCP requirements.

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

- the building was named after one of the owner's children;
- top of grade from ground level is 1.4m on 200 St. side and approximately the same on 200A St. side;
- HD quality security cameras will be installed;
- mailroom will have steel door, accessible only with key fob and will have security cameras inside and outside the room
- property manager has experience managing rental buildings; going forward Weststone Properties Ltd looking at managing buildings themselves;
- five accessible units is not a building requirement but was requested by City staff;
- bike racks are missing from the layout plan, but will be located close to the two entrances for visitors and public to use;
- the building is fully purpose built rental;
- urban agriculture amenity was considered; however, the owner chose different amenities for the site;
- deep rooted streets trees will be chosen with installation of root barrier as standard part of root insulation to prevent roots displacing concrete;
- the building's owner will be responsible for snow removal to ensure it is done properly;
- there is no specific target demographic for the building;
- LED lighting will be used throughout the site and will be dark sky compliant to ensure light from the building does not impact surrounding developments;
- property dedication of 2.55 m along the 200 St. frontage is required to allow enough space for construction of a multi-use pathway in the future; cash in lieu received once other properties to the north and south of the development are built will be used to construct the multi-use pathway; in the interim sidewalk and street trees will be constructed with this development;
- requested setback variance reflects new Zoning Bylaw best practices; lot coverage variance is a technical variance as it exceeds maximum permitted by only 3%; visitor parking variance requested to put visitor parking underground, current bylaw requires it to be on surface; all variances are in keeping with the new OCP;
- building could be 5 stories, applicant chose 4 stories in consideration of lot size and shape with two street frontages;
- building shadow study is not a requirement of the City;
 orientation of courtyard will be conducive to afternoon light;
- parkade level cannot be lowered due to geotechnical considerations;
- applicant will look to address potential maneuverability issue with ramp to parkade.

Panel members provided further comments to the applicant regarding the following:

- 200A Street entrance could be improved to be grander and more welcoming;
- architectural elements on the building corners could be improved to make them more robust in keeping with whole building;
- façade colour scheme could be improved by adding some colour/variety.

Mr. Wykpis, Mr. Heller, Mr. Regehr, Mr. Workman, Mr. Leakey, Mr. Poxleitner and Ms. Greene left the meeting.

Panel members provided further comments as follows:

- suggestion not to program the entire children's play area; in response staff advised that the City will look to add more detail to the City's development guidelines with respect to play structures:
- suggestion that it's incumbent on the City to ensure streetscape and pedestrian corridors are appropriate for high density in the area; in response staff advised that engineering staff are updating the Subdivision and Development Servicing Bylaw to ensure sidewalks are multi-use and pedestrian friendly;
- suggestion that there be an additional bathroom between the two amenity spaces.

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

- the civil design for the interim 200 St. boulevard treatment has not yet been completed and reviewed by Engineering staff but would follow existing building specifications with respect to sidewalk and boulevard widths and street trees. Staff indicated they could provide information to the Panel on what it will look like;
- although the City can't regulate interior building design under the Development Permit process, the applicant did acknowledge the concerns raised with respect to the corridor connecting the lobby area with the interior amenity spaces.

MOVED BY Panel Member Lesack SECONDED BY Panel Member Kavolinas

THAT:

- 1. The staff report dated April 23, 2020 be received for information; and
- 2. The Advisory Design Panel recommends the applicant give further consideration to the following prior to the application proceeding to Council:
 - Upgrade entry area (stairs and ramp) on 200A;
 - Consider massing of corner elements to add to a more robust look;
 - Consider more colour on façade;
 - Widen corridor between courtyard and lobby, and add additional bathroom to amenity space;
 - Review turn radius in parkade.

<u>CARRIED</u>

4) **NEXT MEETING:**

June 10, 2020 (Tentative)

6) ADJOURNMENT

MOVED BY Panel Member Kavolinas SECONDED BY Panel Member White

THAT the meeting adjourn at 9:06pm.

CARRIED

Rudy Storteboom

ADVISORY DESIGN PANEL CHAIR

DIRECTOR OF DEVELOPMENT SERVICES

Certified Correct



Advisory Design Panel Report

To: Advisory Design Panel

Subject: Rezoning Application RZ 01-20

Development Permit Application DP 01-20

File #: 6620.00 From: Roy M. Beddow, RPP, MCIP Bylaw #: 3125

Doc #:

Date: April 23, 2020

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider a rezoning and Development Permit applications by Weststone Properties Ltd. for a 4-storey, 92-unit rental apartment development.

POLICY:

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated "High Density Residential" in the Official Community Plan Land Use Designation Map. All lands designated for multifamily residential use are subject to a Development Permit (DP) to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant: Weststone Properties Ltd.

Owners:

C. Purba, M. Birring, G. Dosanjh; J. Kaye,
T. Bantassios; S. Danilchuk, I. Danilchuk;

N. Liu; F. Pownall; J. Husereau, M. Oscar,

G. Briere; R. Singh; R. Berlinguette, L.



Subject: Rezoning Application RZ 01-20 & Development Permit Application DP 01-20

Page 2

Berlinguette, K. Duggan-Lambert 5326, 5334, 5340, 5360 – 200 Street;

5321, 5331, 5341, 5361 – 200A Street

Legal Description: Lots 287, 288, 289, District Lot 305, Group

2, New Westminster District, Plan 427737; Lots 292, 293, 294, District Lot 305, Group 2, New Westminster District, Plan 42982; Lot 44, District Lot 305, Group 2, New Westminster District, Plan 31810; Lot 93,

District Lot 305, Group 2, New Westminster District, Plan 33845

Site Area: 4,880 m² (1.206 acres)

Number of Units: 92 apartments

Density: 188.5 units/ha (76.3 units/acre)

Gross Floor Area: 8,309 m² (89,438 sq ft)

Floor Space Ratio: 1.703 Lot Coverage: 43.0%

Total Parking Required: 135 spaces (including 7 h/c spaces)

Parking Provided:

Resident 116 spaces Visitor 19 spaces

Total 135 spaces (including 7 h/c spaces)

OCP Designation:High Density Residential (HDR)Existing Zoning:RS1 Single Family ResidentialProposed Zoning:RM3 High Density Residential

Variances Requested: Setbacks – 6.0 m (7.5 m min.) all sides

Lot Coverage – 43 % (40 % max.) Visitor Parking - underground (surface)

Development Cost Charges: \$1,147,767.00 (City - \$731,236.00,

GVS&DD - \$281,336.00, TransLink - \$93,600.00, SD35 - \$41,595.00)

Community Amenity

Contributions (CACs): \$184,000.00

Discussion:

1. Context

The applicant is proposing to develop a 4-storey, 92-unit rental apartment building on a site comprised of eight single family lots located between 200 Street and 200A Street. The properties form part of an L-shaped block of single-family homes that has been the focus of intensive property acquisition



Subject: Rezoning Application RZ 01-20 & Development Permit Application DP 01-20

Page 3

and land assembly activities by developers over the past two years. The western edge of the site is defined by 200 Street, a busy 4-lane arterial road with transit service and sidewalk connections to Nicomekl Elementary School and the Nicomekl River floodplain. Across 200 Street to the west are some older single-family homes, fourplexes and the 3-storey Catherine Court townhouse complex. East of the site within the interior of the L-shaped block are three recent apartment developments:

- Meridian 5-Storey, 90-Unit Rental (2017)
- The Point 4-Storey, 98-Unit Rental (2019)
- Henley 4-Storey, 48-Unit Condominium (2020)



Recent Developments in the Area

The site is well positioned with strong pedestrian connections to Downtown Langley and the planned 203 Street SkyTrain station (10-15 minute walk), Brydon Lagoon (10-15 minute walk) and the Nicomekl River trail network (5-10 minute walk).



Subject: Rezoning Application RZ 01-20 & Development Permit Application DP 01-20

Page 4

2. Proposed Rezoning and the Official Community Plan (OCP)

The proposed rezoning is located on properties designated as High Density Residential (HDR) land use by the City's OCP, and this land use allows low-rise apartment buildings. The City is currently updating its OCP, and the proposed land use concept for the subject and surrounding properties is Low-Rise Residential. If this proposed land use is adopted by Council, this will allow the development of 4 to 6 storey apartment buildings in this area.

The proposed rezoning is consistent with the current OCP and proposed OCP land use concept.

3. Design

The applicant is proposing a U-shaped building embracing a west-facing courtyard to make the best use of this large (1.2 acre) site. The site was assembled, in consultation with City staff, to provide vehicular access from 200A Street since a driveway access to 200 Street is not considered desirable for safety or traffic flow. The applicant's choice of a west-facing courtyard was intended to maximize afternoon and early evening sun exposure to the units and the outdoor amenity areas. The courtyard area includes a communal patio with seating outside the amenity room and gym, a children's play area and a dog run.

The main building and parkade entrances are located on the east (200A Street) façade. The flat-roofed 4-storey building sits upon a single level of underground parking, and the building form and massing will fit in well with the anticipated future development of 4 to 6 storey apartment buildings on adjacent properties (as well as existing 4 to 5 storey apartments in the area).

The top of the parking structure projects above the grade of the site due to geotechnical conditions. The above-grade parkade wall has been designed to provide an attractive, highly landscaped interface with the public realm and sidewalks along the 200 Street and 200A Street frontages (west and east property lines). This interface includes stamped concrete pattern and colour treatments to add texture and character to exposed concrete wall elements around the entrance stairs and ramps. This interface also includes a tiered landscaping feature, with cedar plantings (to be 1.5 m high when planted) along the above-grade parkade wall, and lower shrubs between these cedars and the property line to provide a tiered or 'stepped-down' screening effect. This landscaping feature has a dedicated irrigation system to ensure the tiered foliage is healthy and robust. Staff support the applicant's approach to integrating the building frontages into the adjacent public realm along 200 and 200A Streets.



Subject: Rezoning Application RZ 01-20 & Development Permit Application DP 01-20

Page 5

The building's facades are broken up through the vertical articulation of massing, balconies and roof elements. Exterior finishes and colours accentuate the articulation and lighten the upper floors. Materials include cementitious panels and siding, timber columns, concrete and concrete block retaining walls and planters, aluminum balcony railings and vinyl window frames.

Accessibility between the building entrances/open space and the 200 and 200A Street frontages is provided by ramps on both frontages, and locating the accessible parking spaces adjacent to the elevator core in the underground parkade.

Within the building unit sizes range from 535 square feet to 1,046 square feet. Forty (40) of the units are one bedroom types (1 BR or 1BR + Flex) and fifty-two (52) are two bedroom types (2 BR or 2BR + Flex). Tenant storage spaces are provided within the parkade and in storage rooms on floors 2-4. Indoor amenity space is provided on the 1st floor level in the form of an amenity room, fitness gym and theatre. All of the units have balconies or private ground level patios. Two elevators are provided to service the building.

4. 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.

5. <u>Variances</u>

The applicant has requested the following variances from RM3 zoning provisions as part of this development proposal:

- Setback reduction from 7.5 metres to 6.0 metres (all yards)
- Lot coverage (43%) exceeds maximum permitted (40%)
- Visitor parking spaces provided in parkade (rather than on surface)

The reduced setbacks are consistent with the proposed multifamily zone setbacks developed for the City's new zoning bylaw, which is intended to implement the new land uses being proposed as a part of the OCP Update. The additional lot coverage results from the provision, at the first floor level, of large indoor amenity areas (exceeding bylaw requirements), a manager's office and generous lobby and circulation areas. The visitor parking spaces are provided in a separate, secured portion of the underground parkade as the best solution for a site that lacks a rear lane from which visitor parking is



Subject: Rezoning Application RZ 01-20 & Development Permit Application DP 01-20

Page 6

typically provided in a 90 degree configuration. Staff support the requested variances.

6. Summary

The proposed development is consistent with the City's OCP policies and Development Permit Area guidelines for this area. In addition, this project is also consistent with the Land Use Concept for the new OCP which identifies this area as "Low Rise Residential" (4-6 storeys, low rise apartments for the subject properties and surrounding area).

Engineering Requirements:

These requirements have been issued to reflect the application for rezoning and development for a proposed 92-Unit Apartment Development located at 5326-60 - 200 St.; 5321-61 - 200A St.

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:
 - 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 predevelopment 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



Subject: Rezoning Application RZ 01-20 & Development Permit Application DP 01-20

Page 7

at the Developer's expense. Any upgrades required to service the site shall be designed and installed at the Developer's expense.

- 4. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a Demolition permit.
- 5. Provide FUS calculations, stamped and signed by a professional engineer. Through the City's engineering department, conduct a fire hydrant flow test to be used in the City's water modeling 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.
- 6. 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.
- 7. A property dedication of 2.55m will be required along the 200 St. frontage of the proposed development, as well as a 1.95m dedication along the 200A frontage of the proposed project.
- 8. New sidewalk, barrier curb, gutter and a planting strip will be required along the 200A St. project frontage.
- 9. New multi-use path, barrier curb, gutter and a planting strip will be required along the 200th St. project frontage. This requirement shall be satisfied by a cash-in-lieu contribution.
- 10.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.
- 11. The condition of the existing pavement along the proposed project's 200A St. 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.
- 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



Subject: Rezoning Application RZ 01-20 & Development Permit Application DP 01-20

Page 8

used to prove parking stalls and drive-aisles are accessible by the design vehicle.

- 13. 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 meet current City of Langley standards.
- 14. Eliminate the existing overhead hydro/telecommunication wiring and poles along the development's 200A St. project frontage by replacing with underground hydro/telecommunication infrastructure.
- 15. Undergrounding of existing hydro/telecommunication infrastructure on 200th St. frontage.

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. 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.
- 4. The City would require a \$40,000 bond for the installation of a water meter to current standards.
- 5. Permanent pavement restoration of all pavement cuts, all associated deposits and fees, shall be as per the City of Langley's pavement cut policy by the developer's contractor at the developer's expense.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the developer with an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable.

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

 Undergrounding of hydro, telephone and cable services to the development site is required, complete with underground or at-grade transformer.



Subject: Rezoning Application RZ 01-20 & Development Permit Application DP 01-20

Page 9

- 2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
- 3. 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.
- 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, 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.
- 7. The selection, location and spacing of street trees and landscaping are subject to the approval of the Director of Engineering, Parks & Environment
- 8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- Garbage and recycling enclosures shall accommodate 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 and personnel. Personnel access and ground ladder access must be preserved on the north and south side of the building. Interior floor access, fire hydrant and fire department connection locations will be evaluated during the building permit stage.

Advisory Design Panel:

In accordance with Development Application Procedures Bylaw No. 2488, the subject rezoning and DP application will be reviewed by the Advisory Design Panel (ADP) at the April 29, 2020 meeting.



Subject: Rezoning Application RZ 01-20 & Development Permit Application DP 01-20

Page 10

According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council's consideration. ADP advice and recommendations will be presented to Council through the ADP meeting minutes, and if applicable through an additional City staff report, prior to Council consideration of the proposed Rezoning and DP Applications.

A copy of the ADP minutes will be presented to Langley City Council at the May 11, 2020 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$731,236.00 to City Development Cost Charge accounts and \$184,000.00 in Community Amenity Contributions.

Prepared by:

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

attachments

Concurrence:

Scott Kennedy, Acting Fire Chief





sheet schedule

UNIT PLANS

UNIT PLANS UNIT PLANS \$03.01 P1 LEVEL PLAN \$03.02 Ist LEVEL PLAN \$03.03 2nd LEVEL PLAN \$03.04 3rd LEVEL PLAN \$03.05 4th LEVEL PLAN \$03.05 GROF LEVEL PLAN \$04.01 BUILDING ELEVATIONS \$04.02 BUILDING ELEVATIONS

keystone architecture & planning ltd.

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300 - 33131 south fraser way abbotsford, bc v2s 2b1





SD2.02

SD2.03

LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

COVER PAGE SCALE: N.T.S.

ISSUED FOR DP RE-SUBMISSION

20-05-04 REVISION #: CITY OF LANGLEY FILE # PROJECT NUMBER: 19-146



SD0.01

MULTI-FAMILY RESIDENTIAL

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m ² (1m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
UNIT A	1-BED	2	569 SF	53 m²	1139 SF	105.77 m²
UNIT A	1-BED	4	576 SF	54 m ²	2305 SF	214.12 m ²
UNIT A	1-BED	5	580 SF	54 m ²	2900 SF	269.37 m ²
UNIT A	1-BED	15	587 SF	55 m²	8803 SF	817,78 m ²
UNIT A	1-BED	1	615 SF	57 m²	615 SF	57.18 m ²
UNIT A: 27					15761 SF	1464.24 m²
UNIT A1	1-BED	1	577 SF	54 m²	577 SF	53.62 m²
UNIT A1	1-BED	2	586 SF	54 m²	1172 SF	108.89 m ²
UNIT A1: 3					1749 SF	162.51 m ²
UNIT B	1-BED+FLEX	1	649 SF	60 m²	649 SF	60.31 m²
UNIT B	1-BED+FLEX	2	657 SF	61 m²	1314 SF	122.06 m²
UNIT B: 3					1963 SF	182.37 m ²
UNIT B1	1-BED+FLEX	2	693 SF	64 m²	1386 SF	128,74 m²
UNIT B1	1-BED+FLEX	1	3458 SF	321 m²	3458 SF	321.23 m²
UNIT B1: 3					4843 SF	449.97 m²
UNIT B2	1-BED+FLEX	1	690 SF	64 m²	690 SF	64,11 m²
UNIT 82: 1					690 SF	64.11 m ²
UNIT B3	1-BED+FLEX	1	707 SF	66 m²	707 SF	65.64 m²
UNIT B3	1-BED+FLEX	2	716 SF	67 m²	1432 SF	133.07 m²
UNIT 83: 3					2139 SF	198.71 m²
UNIT C	2-BED	1	817 SF	76 m²	817 SF	75.91 m²
UNIT C	2-BED	1	818 SF	76 m²	818 SF	76.00 m ²
UNIT C	2-BED	3	819 SF	76 m²	2456 SF	228.20 m ²
UNIT C	2-BED	1	821 SF	76 m²	821 SF	76.28 m²
UNIT C	2-BED	8	828 SF	77 m²	6624 SF	615.42 m²
UNIT C	2-BED	3	829 SF	77 m²	2486 SF	230.99 m²
UNIT C	2-BED	1	832 SF	77 m²	832 SF	77.31 m²
UNIT C	2-BED	2	833 SF	77 m²	1666 SF	154.81 m²
UNIT C	2-BED	1	836 SF	78 m²	836 SF	77.68 m²
UNIT C UNIT C: 22	2-BED	1	838 SF	78 m²	838 SF 18196 SF	77.81 m² 1690.42 m²
	2.050		055.55	89 m²	3823 SF	355.18 m²
UNIT C1: 4	2-BED	4	956 SF	89 m*	3823 SF	355.18 m ²
UNIT C2	2-BED	1	824 SF	77 m²	824 SF	76.51 m²
UNIT C2: 1	2-020		02431	77.111	824 SF	76.51 m²
UNIT C3 (ADAP.)	2-BED (ADAPTABLE)	1	819 SF	76 m²	819 SF	76.10 m²
UNIT C3 (ADAP.)	2-BED (ADAPTABLE)	3	829 SF	77 m²	2486 SF	230.99 m²
UNIT C3 (ADAP.)	2-BED (ADAPTABLE)	1	833 SF	77 m²	833 SF	77.40 m²
UNIT C3 (ADAP.): 5	,				4139 SF	384.50 m ²
UNIT D	2-BED+FLEX	2	992 SF	92 m²	1984 SF	184.35 m²
UNIT D	2-BED+FLEX	6	997 SF	93 m²	5982 SF	555.71 m²
UNIT D: 8					7966 SF	740.06 m ²
UNIT D1	2-BED+FLEX	2	1037 SF	96 m²	2074 SF	192.67 m²
UNIT D1	2-BED+FLEX	5	1041 SF	97 m²	5206 SF	483.69 m²
UNIT D1	2-BED+FLEX	1	1046 SF	97 m²	1046 SF	97.22 m²

1000 SF

1001 SF

1010 SF

1012 SF

0.1.0 project data

LINCOLN APARTMENTS PROJECT:

CD (COMPREHENSIVE DEVELOPMENT ZONE) PROPOSED ZONING:

CIVIC ADDRESS: 5321, 5331, 5341 & 5361 200A ST + 5326, 5334, 5340 & 5360, 200 ST, LANGLEY BC LOTS 292-295, PLAN NWP42982 + LOT 93, PLAN NWP33845 + LOT 44, PLAN NWP31810 + LOTS 287-289, PLAN NWP42737 LEGAL DESCRIPTION:

VARIANCES APPLIED FOR-

BYLAW EXEMPTIONS:

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... BUILDING AREA DEFINITION (BCBC 2018): 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. GROSS FLOOR AREA DEFINITION (ZONING): THE UPPERMOST STOREY HAVING ITS FLOOR ELEVATION NOT MORE THAN 2.0 METRES ABOVE THE FINISHED GRADE, AND SHALL NOT BE MORE THAN 2.5 METRES ABOVE THE CROWN OF T.

THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING.

FINISHED GRADE (ZONING): PROPOSED GRADE DEFINITION (ZONING)

THE AVERAGE BETWEEN THE ELEVATIONS IMMEDIATLEY ADJACENT TO THE EXTERIOR BUILDING WALL AND THE NATURAL ELEVATION AT THE PROPERTY LINE. THESE MEASUREMENTS SHALL.

BUILDING HEIGHT DEFINITION (ZONING):

THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY

MINIMUM BUILDING ELEVATION: AVERAGE FINISHED GRADE (ZONING):

PROPOSED - 8.0m 9.52m

LOWEST AVERAGE GRADE (BCBC 2018):

9.52m BUILDING HEIGHT (BCBC 2018): 4 STOREY - 12.48m

1ST STOREY TO UPPERMOST FLOOR LEVEL: 1ST STOREY TO UPPERMOST ROOF:

MAXIMUM - 18m, PROPOSED - 9.46m MAXIMUM - 25m, PROPOSED - 14.23m

92 UNITS

FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL: MAXIMUM - 20m, PROPOSED - 11.13m

SITE AREA (GROSS): SITE AREA (NET):

52.615.68 S.F. (1.208 ACRES) (0.488 Ha)

49,174.12 S.F. (1.129 ACRES) (0.457 Ha)

LOT COVERAGE (GROSS):

23,019.79 S.F. / 52,615.68 S.F. = 43.8% 23 019 79 S.F. / 49 174 12 S.F. = 46.8%

LOT COVERAGE: (NET):

23,019.79 S.F. (2,138.61 S.M.)

BUILDING AREA: GROSS FLOOR AREA (NOT INCLUDING PARKADE):

86,260 S.F. (RESIDENTIAL) + 3,178 S.F. (AMENITY SPACE) = 89,438 S.F. (8,309.06 S.M.)

GROSS FLOOR AREA (PARKADE ONLY):

43,883.56 S.F. (4,076.92 S.M.)

DENSITY ALLOWABLE:

198 UNITS/HECTARE = 198x0.488Ha = 96.624 = 96 UNITS MAX

DENSITY PROPOSED:

SETBACKS:

STORAGE PROVIDED:

725 S.F. (PARKADE) + 0 S.F. (1ST FLOOR) + 1,036 S.F. (2ND FLOOR) + 1,036 S.F. (3RD FLOOR) + 1,036 S.F. (4TH FLOOR) = 3,883 S.F. (360.74 S.M.)

0.2.0 gross floor area summary

Name of Street Land Street, St.		pelecutions poly	
LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %
ORCULATION 1ST LEVEL	3429 SF	318.57 m ²	3.8%
	2735 SF	254.13 m²	3.1%
2ND LEVEL		234.13 m ²	2.8%
3RD LEVEL	2531 SF		
4TH LEVEL	2504 SF	232.68 m²	2.8%
	11200 SF	1040.52 m ²	12.5%
INDOOR AMENITY			
1ST LEVEL	3136 SF	291.33 m²	3.5%
	3136 SF	291.33 m ²	3.5%
RESIDENTIAL			
1ST LEVEL	16038 SF	1489,98 m²	17.9%
2ND LEVEL	18541 SF	1722.54 m²	20.7%
3RD LEVEL	18648 SF	1732.47 m ²	20.8%
4TH LEVEL	18675 SF	1734.99 m²	20.9%
×	71903 SF	6679.98 m ²	80.4%
STORAGE			
2ND LEVEL	1068 SF	99.18 m²	1.2%
3RD LEVEL	1068 SF	99.18 m²	1.2%
4TH LEVEL	1067 SF	99.13 m²	1.2%
	3202 SF	297.49 m ²	3.6%
	89441 SF	8309.33 m ²	100.0%
AREA GRAND TOTAL	89441 SF	8309.33 m ²	100.0%

0.3.0	unit	count	summary
TOO ALL SC			

UNIT TYPE	UNIT COUNT	UNIT TYPE %	
1-BED	30	32.6%	
1-BED+FLEX	10	10.9%	
2-BED	27	29.3%	
2-BED (ADAPTABLE)	5	5.4%	
2-BED+FLEX	20	21.7%	
: 92		100.0%	
TOTAL UNITS: 92		100.0%	

0.5.0 parking requirements

		m	
VEHICLE PARKING STALLS REQUIRED	RALTAM KECTOIKEWEL	41)	
	UNITS / S.F.	FACTOR	TOTAL
TENANT (2 BED & FLEX, 2 BED)	52	*1.3	62+6 H/C
TENANT (1 BED & FLEX, 1 BED)	40	•1.2	48
VISITOR	92	*0.2	18+1 H/C
TOTAL STALLS			135
BIKE PARKING STALLS REQUIRED (B)	YLAW REQUIREMENT)		
	UNITS/BLDG/S	FACTOR	TOTAL
TENANT (UNIT)	92	*0.5	46
VISITOR (BLDG)	6		6

0.5.1 parking provided

TOTAL STALLS

PROVIDED	SMALL CAR	H/C	STANDARD	
TENANT	23	6	87	116
VISITOR	1	1	17	19
TOTAL STALLS	24	7	104	135
BIKE PARKING PROVIDED				
BIKE STALLS (TENANT / IN PARKADE)			47	
BIKE STALLS (VISITOR / ON SITE)			6	
TOTAL STALLS			53	53

ISSUED FOR DP RE-SUBMISSION

2-BED+FLEX

2-BED+FLEX

2-BED+FLEX

2-BED+FLEX

0.4.0 unit floor area summary

20-05-04 REVISION #: CITY OF LANGLEY FILE # PROJECT NUMBER: 19-140

UNIT D2

UNIT D2

UNIT D2

UNIT D2

UNIT D2: 4



93 m²

94 m²

94 m²

1000 SF

1001 SF

1010 SF

1012 SE

4022 SE 74442 SF

SD1.01

92.88 m²

92.97 m²

93.83 m²

94.02 m² 373.69 m²

6915.85 m²



LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

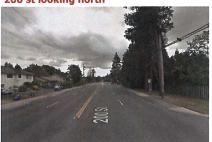
SCALE: N.T.S.

PROJECT DATA

MULTI-FAMILY RESIDENTIAL



200 st looking north



200 st looking south



200a st looking north



200a st looking south



LINCOLN APARTMENTS5321, 5331, 5341, & 5361 200A 5T + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC CONTEXT PLANS
SCALE: N.T.S.

THE PROPOSED DEVELOPMENT IS LOCATED IN CITY OF LANGLEY ON 200 STREET AND SOOD STREET SAND SOOD STREET AND SOOD STREET AND MULTI-FAMILY HOUSING THE LOCATION IS MINUTES AWAY FROM THE FRASER HIGHWAY. ONE BLOCK SOUTH IS INCOMER, LEMENTARY SCHOOL WHICH BACKS ONTO INCOMERI. TRAIL, WITH RESIDENTIAL ARE BETWEEN IT AND THE PROPOSED DEVELOPMENT.



linwood park



proposed development location

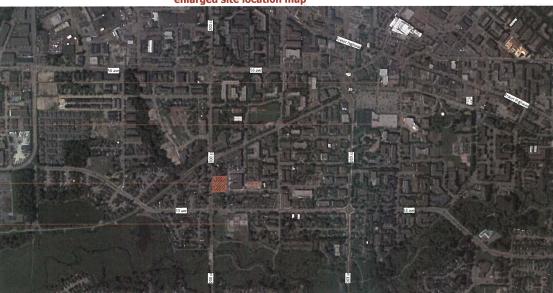


enlarged site location map



proposed developmentlocation

nicomekl elementary school



site location map



ISSUED FOR DP RE-SUBMISSION

20-05-04 REVISION #: CITY OF LANGLEY FILE # PROJECT NUMBER: 19-146



design rationale

project description

THE PROPOSED DEVELOPMENT IS A FOURSTOREY WOOD FRAME 92-UNIT MULTI-FAMILY
RESIDENTIAL DEVELOPMENT ON A RAISED
CONCRETE PARKADE WITH LARGE
CENTRALIZE BRAMPS AND STAIRS CONNECTING
PEDESTRIANS FROM BOTH STREETS TO THE
DEVELOPMENT THROUGH THE MAIN EAST
ENTRANCE AT 200A STREET AND A CENTRAL
COURTNAID FROM 200" STREET AND A CENTRAL
COURTNAID FROM 200" STREET AND A CENTRAL

massing, form & character

THE SITING AND MASSING OF THE BUILDING IS DESIGNED TO ALLOW NATURAL DAVIGHT INTO THE UNITS THROUGH LARGE WINDOWS AND BALCOWY PROJECTIONS, WITH A LARGE OUTDOOR AMENTY SPACE IN THE FORM OF AN OPEN COURTYARD ORIGINATE WEST TOWARD 200"STREET, THIS CREATES AS ENSE OF OPENINESS AND WELCOMINIST OT THE PUBLIC REALMY STEMANTAINS A PRIVATE GREEN SPACE WITHIN THE DEVELOPMENT THROUGH

THE BUILDING FACADE IS ARITHMICALLY DIVIDED AND MASSED VERTICALLY AND HORIZONTALLY IN SUCH A WAY AS TO CREATE A SENSE OF INDIVIDUALITY AND TO A PEFEAR AS SEPARATE SMALER BUILDINGS ALONG THE STREET FRONT, WITH A GROUND FLOOR PLANE SCALED AND MASSED TO ALLOW A PEDESTRIAN-FRIENDLY AND INVITING CONNECTION WITH THE STREET FACE.

THE EXTERIOR TREATMENT REFLECTS THAT OF AN URBAN CONTEMPORARY VERNACULAR WITH THE USE OF GRAY, WHITE, AND CHARCOAL TOMES ALONG WITH MASONNY EEMENTS ALONG THE GROUND PLANE TO BRINGS A SENSE OF WARMTH AND WELCOMING AS A LIVABLE PLACE ALONG THE GRITHS BUSY STREET WITHIN THE CITY OF LANGLEY, AND IN CONTEXT WITH THE OTHER NEW DEVLOPMENTS IN THE NEIGHBORHOOD. FEATURE DARK-TONED PROJECTIONS ALONG THE FACAGE BREAK UP THE BUILDING HEIGHT AND BRING VISUAL INTEREST TO THE BUILDING FAÇADE.

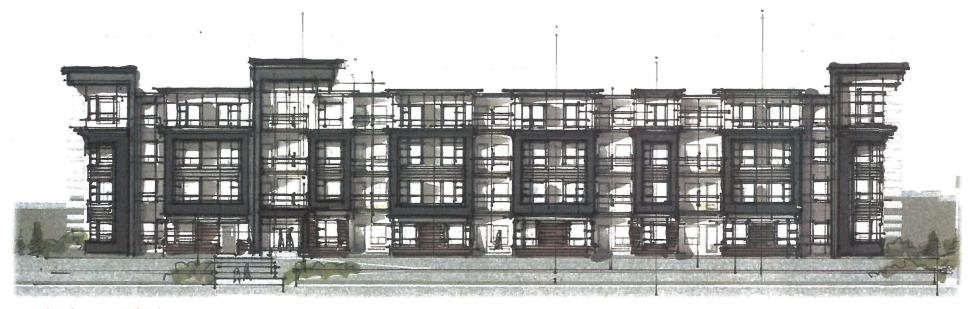
MATERIALS CONSIST OF A BLEND OF BRICK, CEMENTHOUS PANEL, AND LOS DIONE WITH POWDER-COATED BLACK PICKET GUARDRAILS ALONG THE BALCOMY PROJECTIONS THAT BOTH ARTICULATE A LOWER SCALE ALONG THE STREET AND COURTYARD ENTRIES, AND ALSO PROVIDE A SERVE OF INTERST, OPENMESS AND LUXBILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM. THE BALCOMIS ALSO PROVIDE ENHANCED VIEWS ALLOWING TENANTS TO EXPERIENCE THE OUTDOORS WHILE MAINTAINING PRIVACY WITHIN THE SUITES.

environmental sustainability

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, LARGE OPEN GREEN SPACES, LIGHT POLLUTION REDUCTION BY MEANS OF DAME SKY COMPULANT EXTERIOR LIGHTING SYSTEMS, MATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION STROUGH OPERABLE WINDOWS AND EMBEGY EFFICIENT HAVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, RENEWABLE BASED WOOD BUILDING MARTERIALS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING EXTERIOR AS THE STRONG AND CANCER STRONG AND MINIMIZING EXTERIOR PARKING AND MARTING DENDRY.

crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVIVILIANCE THROUGHOUT THE PERIMETER, INTERIOR COURTYARDS AND PARKADE LEVELS BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES, ELIMINATION OF POTENTIAL DANK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.



east elevation concept sketch



LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST+ 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

DESIGN RATIONALE

SCALE: N.T.S.

ISSUED FOR DP RE-SUBMISSION

20-05-04 REVISION #: CITY OF LANGLEY FILE #





North-West Corner, from 200th St.

West Side, from 200th St.





LINCOLN APARTMENTS5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

RENDERS SCALE: 12" = 1'-0" ISSUED FOR DP RE-SUBMISSION 20-05-04 REVISION #: CITY OF LANGERY FILE # PROJECT NUMBER: 19-146





Main Entrance off 200A St. 12"=1":0"

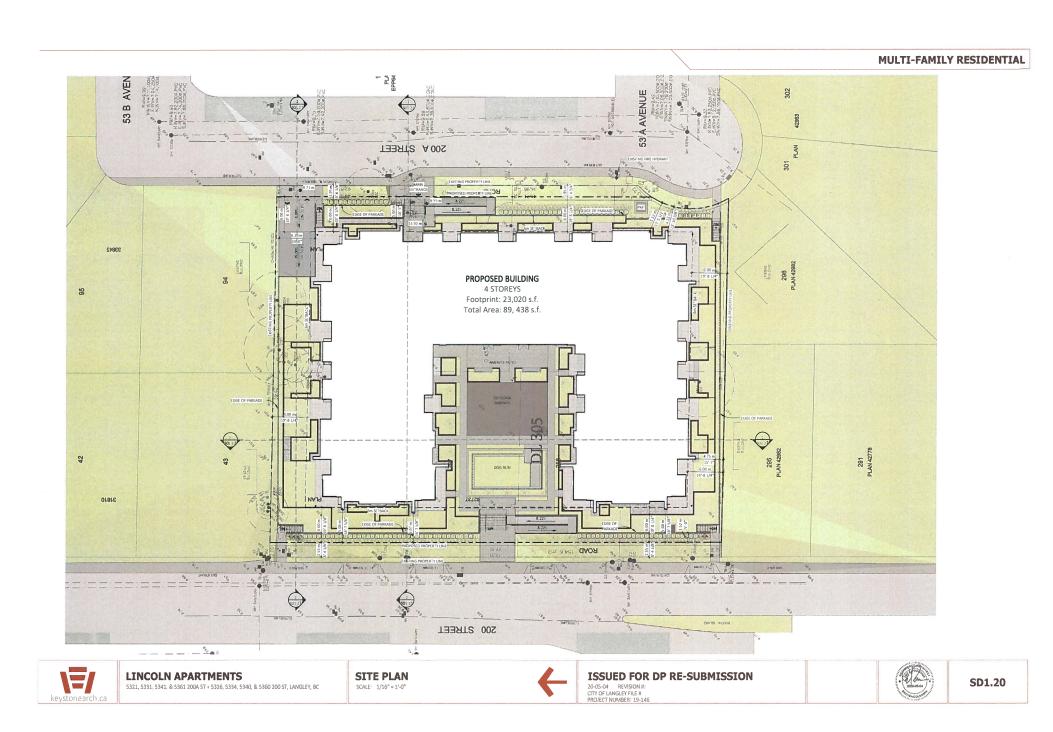
South-East Corner, along 200A St. 12*+1-0*

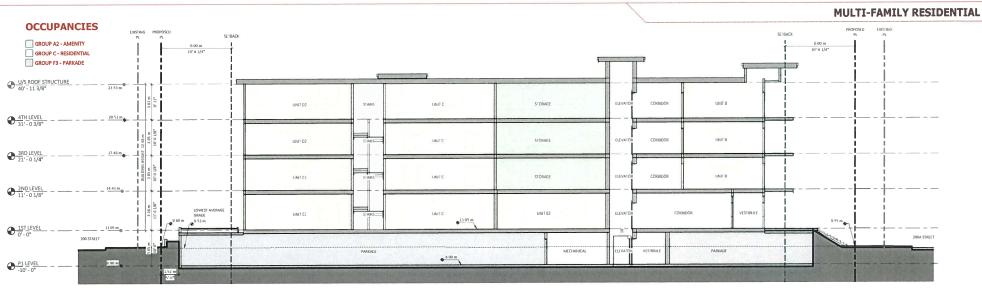




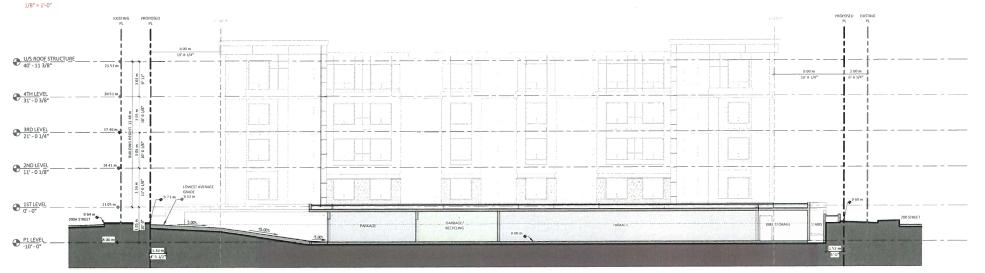
LINCOLN APARTMENTS5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

RENDERS SCALE: 12" = 1'-0" ISSUED FOR DP RE-SUBMISSION 20-05-04 REVISION #: CITY OF LANGERY FILE # PROJECT NUMBER: 193-146 200504





SITE SECTION 1



SITE SECTION 2



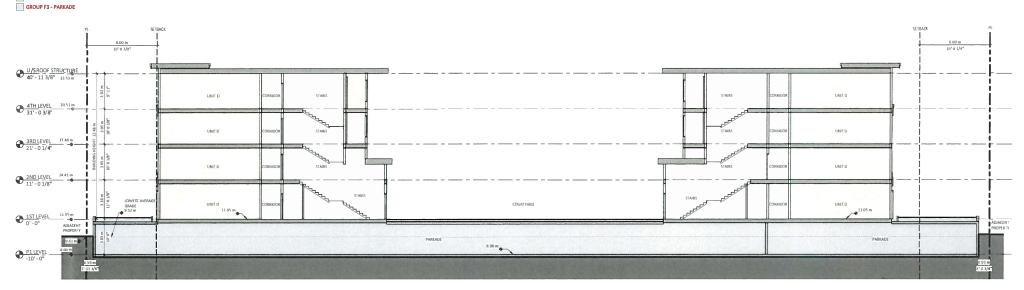
LINCOLN APARTMENTS5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

SITE SECTIONS SCALE: 1/8" = 1"-0" RE-ISSUED FOR DEVELOPMENT PERMIT 20-05-04 REVISION #: CITY OF LANGLEY FILE # PROJECT RUNGER 19-146



OCCUPANCIES

GROUP C - RESIDENTIAL







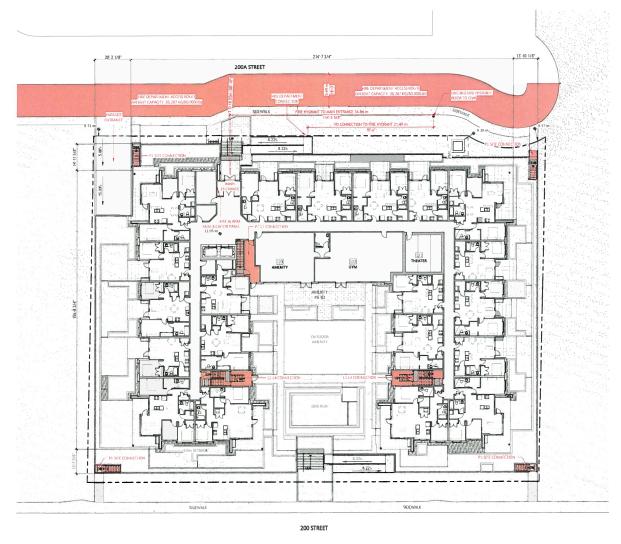
LINCOLN APARTMENTS5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

SITE SECTIONS
SCALE: 1/8" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT 20-05-04 REVISION II: CITY OF LANGLEY FILE II PROJECT NUMBER: 19-146



SD1.22



FIRE DEPARTMENT SITE PLAN





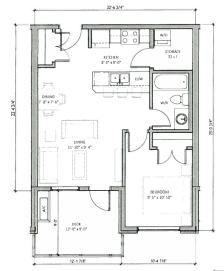


ISSUED FOR DP RE-SUBMISSION



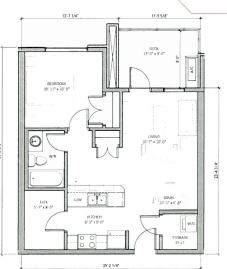
SD1.23





UNIT A - 1-BED

1/4" = 1'-0" AREA: 587 s.f. COUNT: 27



UNIT B - 1-BED+FLEX

AREA: 657 s.f. COUNT: 3



UNIT A1 - 1-BED

AREA: 599 s.f. COUNT: 3

DINING 8'-7" x 8'-5"





LINCOLN APARTMENTS

5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

UNIT PLANS
SCALE: 1/4" = 1'-0"

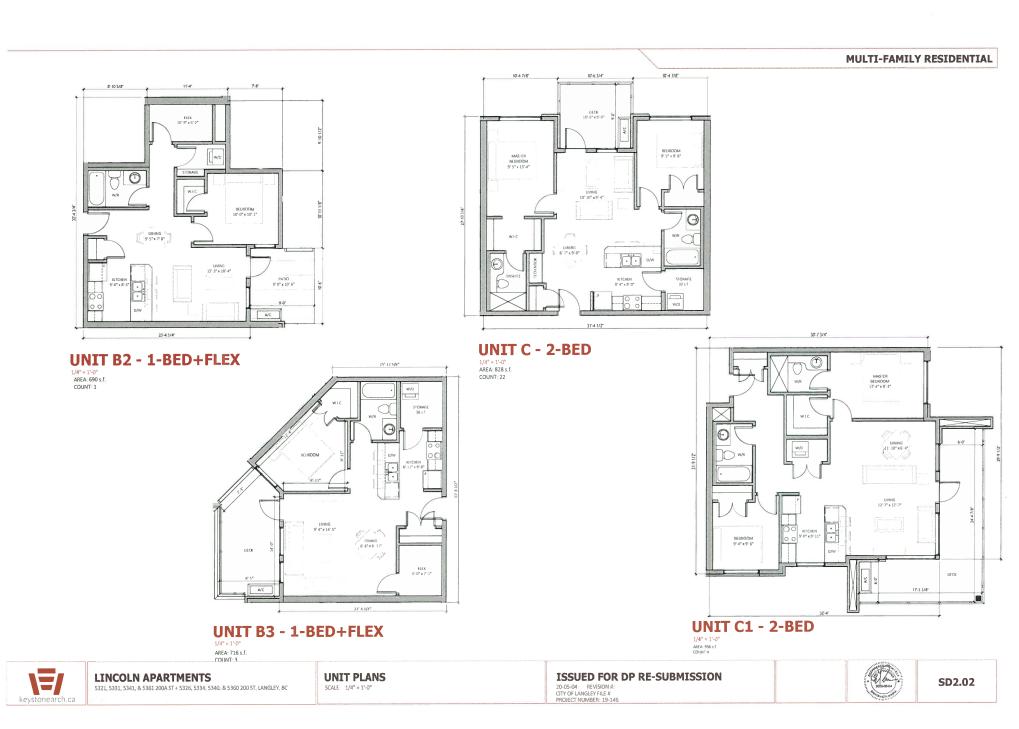
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ISSUED FOR DP RE-SUBMISSION

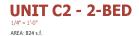
20-05-04 REVISION II: CTTY OF LANGLEY FILE II PROJECT NUMBER: 19-146



SD2.01



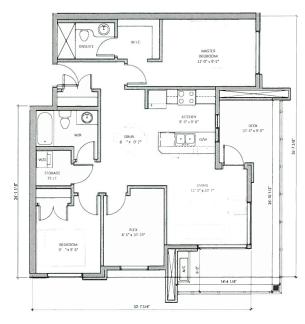




UNIT C3 - 2-BED ADAPTABLE

1/4" = 1¹-0"

AREA: 828 s.f.
COUNT: 5



UNIT D - 2-BED+FLEX

1/4" = 11-0"

AREA: 997 s.f.
COUNT: 8



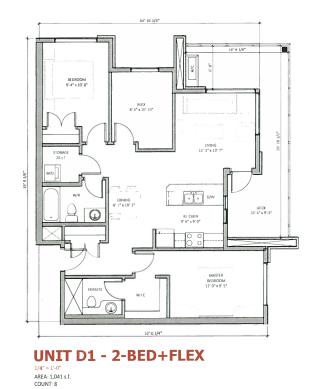
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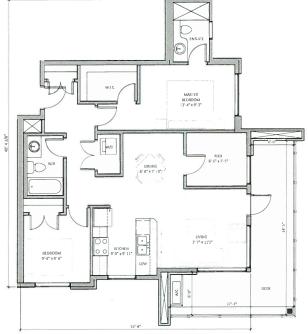
LINCOLN APARTMENTS5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

UNIT PLANS SCALE: 1/4" = 1'-0" ISSUED FOR DP RE-SUBMISSION 20-05-04 REVISION 9: CITY OF LANGLEY FILE # PROJECT NUMBER: 19-146



SD2.03





UNIT D2 - 2-BED+FLEX

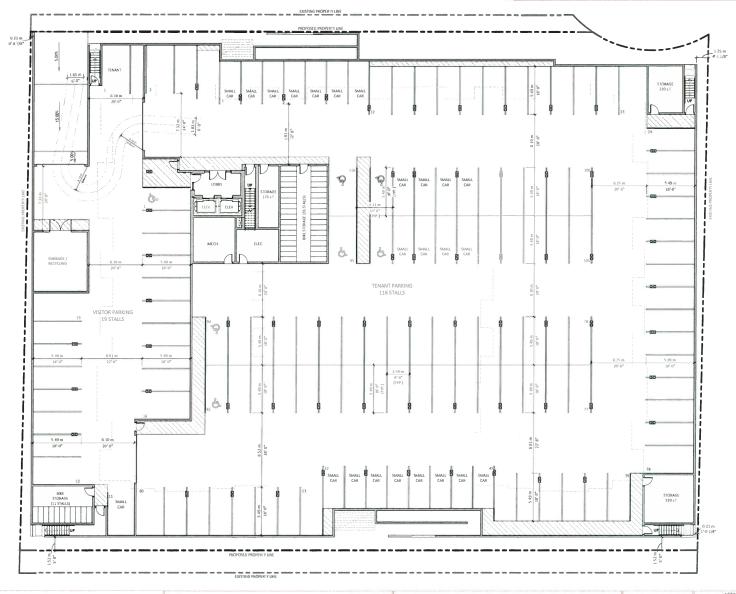
AREA 1,012 s f



20-05-04 REVISION #: CITY OF LANGLEY FILE # PROJECT NUMBER: 19-146



SD2.04





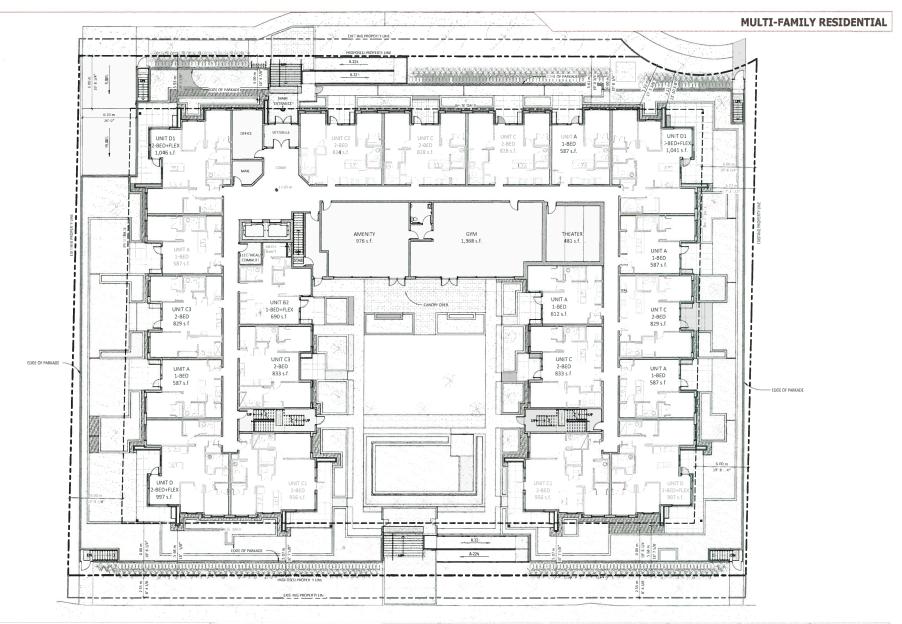
LINCOLN APARTMENTS5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

P1 LEVEL PLAN SCALE: 3/32" = 1'-0"



ISSUED FOR DP RE-SUBMISSION 20-05-04 REVISION #: CITY OF LANGLEY FILE# PROJECT NUMBER: 19-146







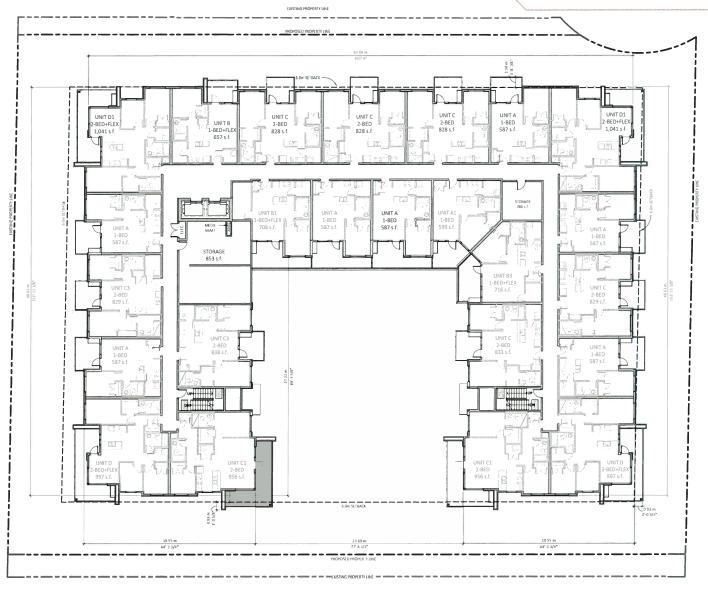
LINCOLN APARTMENTS5321, 5331, 5341, & 5361 200A 5T + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

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



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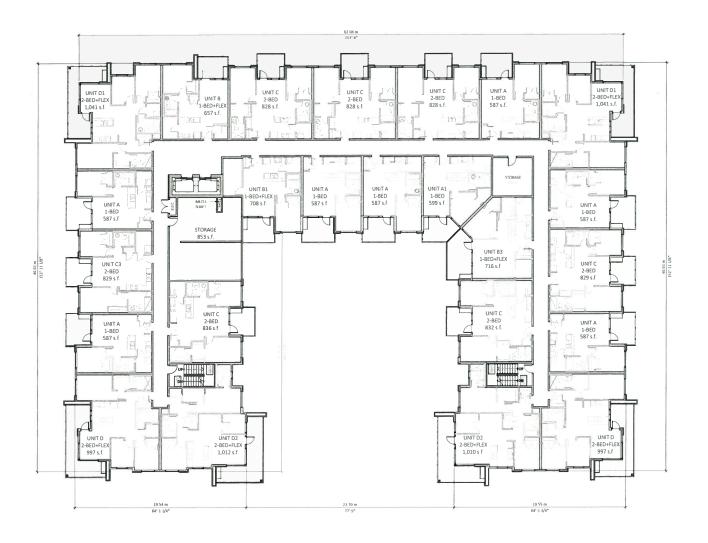
LINCOLN APARTMENTS5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

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



ISSUED FOR DP RE-SUBMISSION
20-05-04 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 19-146







LINCOLN APARTMENTS5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

3rd LEVEL PLAN SCALE: 3/32" = 1'-0"



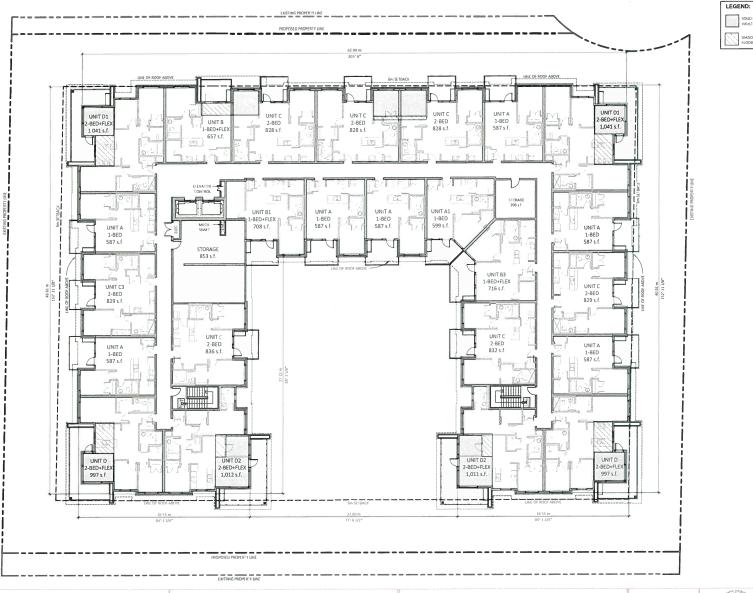
ISSUED FOR DP RE-SUBMISSION 20-05-04 REVISION #: CITY OF LANGEFFILE # PRODUCT NUMBER: 19-146



MULTI-FAMILY RESIDENTIAL

SOUD HATCH DENOTES
VARIETED 4th FLOOR CERLING

DIAGONAL HATCH DENOTES 4th
FLOOR CERLING WORD SPACE





LINCOLN APARTMENTS5321, 5331, 5341, & 5361 2004 ST+ 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

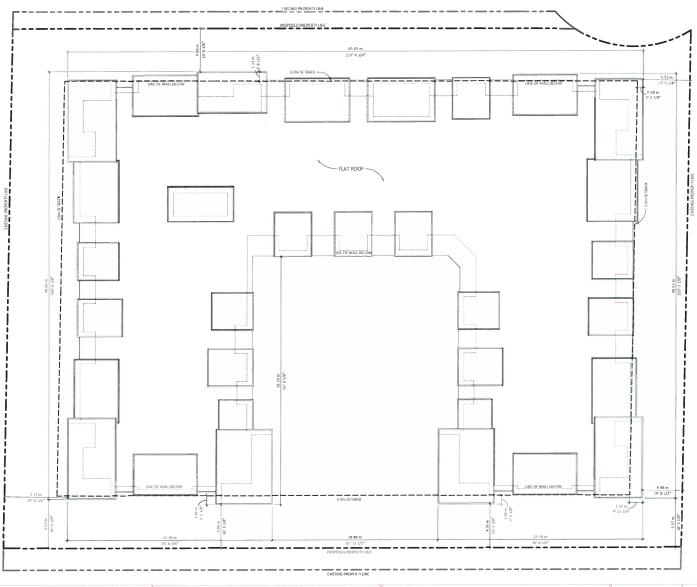
4th LEVEL PLAN SCALE: As indicated



ISSUED FOR DP RE-SUBMISSION
20-05-04 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 19-146



MULTI-FAMILY RESIDENTIAL





LINCOLN APARTMENTS5321, 5331, 5341, & 5361 200A ST+ 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

ROOF LEVEL PLAN
|SCALE: |3/32" = 1'-0"



ISSUED FOR DP RE-SUBMISSION 20-05-04 REVISION 8: CITY OF LANGEFFIE 8 PRODECT NUMBER: 19-146









LINCOLN APARTMENTS5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

BUILDING ELEVATIONS SCALE: 1/8" = 1'-0"

ISSUED FOR DP RE-SUBMISSION 20-05-04 REVISION #: CITY OF LANGLEY FILE # PROJECT TRUMBER: 19-146



SD4.01





EAST ELEVATION



LINCOLN APARTMENTS5321, 5331, 5341, & 5361 200A ST + 5326, 5334, 5340, & 5360 200 ST, LANGLEY, BC

BUILDING ELEVATIONSSCALE: 1/8" = 1'+0"

ISSUED FOR DP RE-SUBMISSION 20-05-04 REVISION #: CITY OF LANGLEY FILE #

PROJECT NUMBER: 19-146



SD4.02

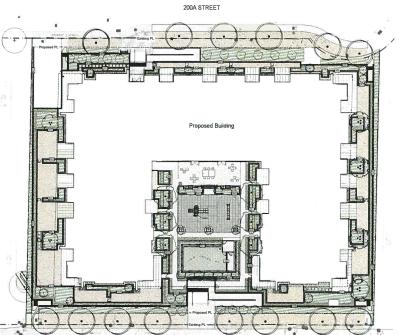
Lincoln Apartments

Re-Issued for Development Permit

Contact Information	Other Key Contacts:		
VDZ+A Fropert Lendscape Archeecture Fort Langley Studio 100 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8 Mount Pleasans Studio 102-3535 Kingsway Vancouver, British Columbia, V5T 3,17	Tannin Developments Ltd Project Covery \$115 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Keystone Architecture Froyd traceling architecture grape 3130 - 3313 6 Frager Way Abbootion BC V2S 281 c. 694 859 9577	
Primary project confact Melody Smale melody@yutz ca o. 504 546 0935 Alternate contacts (incase awey): Stephen Heller Landscape Architect stephen@yutz ca o. 604 546 0925	Legal Address and Description:		
	Lots 292-295, Plan NWP42982 + Lot Lot 44, Plan NWP31810 + Lots 287-26		

1 SITE PLAN OVERVIEW







2) LOCATION MAP

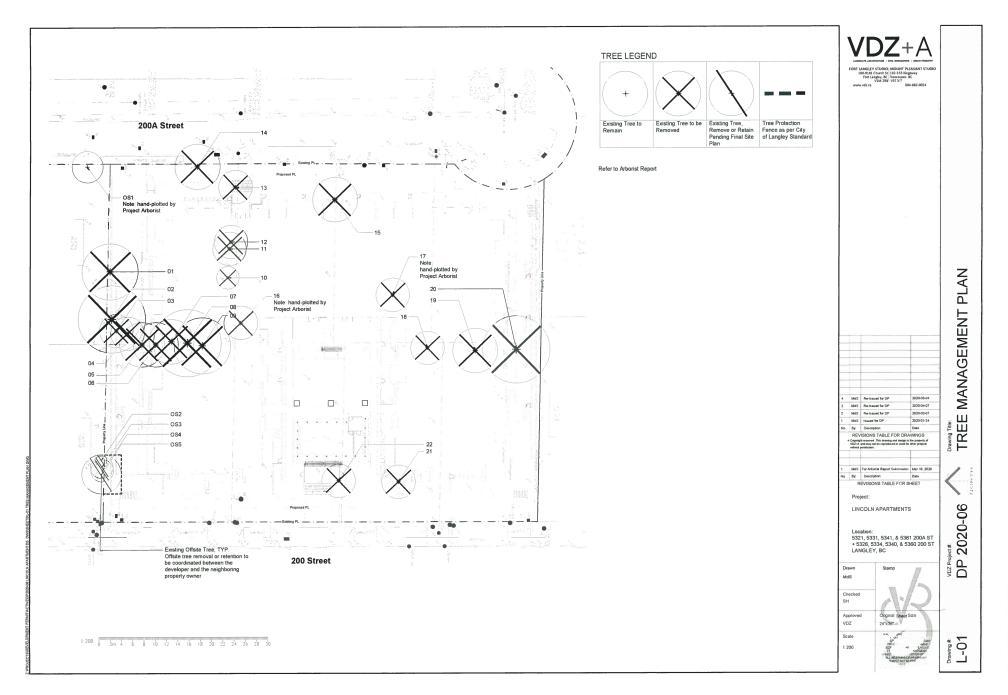
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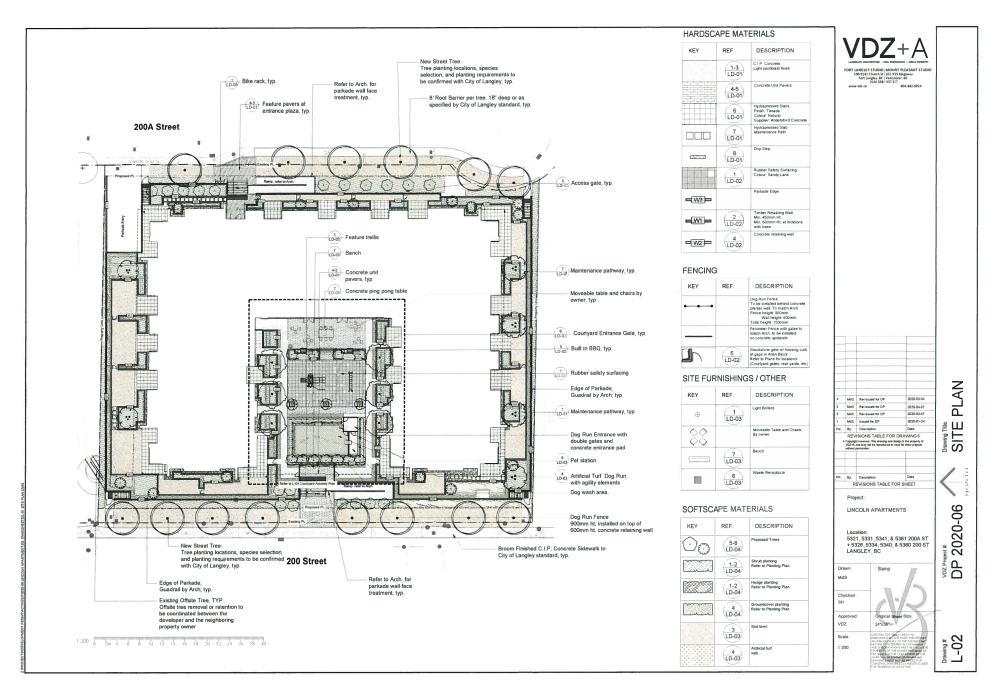
Sheet Number	Sheet Title	
L-00	Cover Page	
L-01	Tree Management Plan	
L-02	Site Plan	
L-03	Planting Plan	
L-04	Courtyard Amenity Plan	
L-05	Irrigation Plan	
LD-01	Details	
LD-02	Details	
LD-03	Details	
LD-04	Details	
LD-05	Details	
LD-06	Irrigation Details	

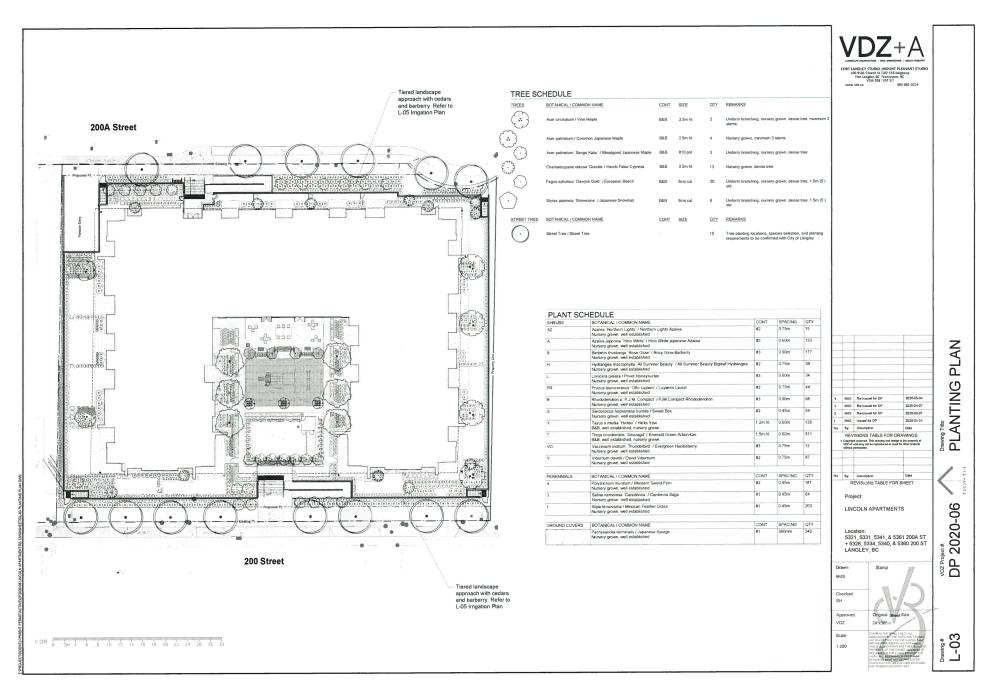


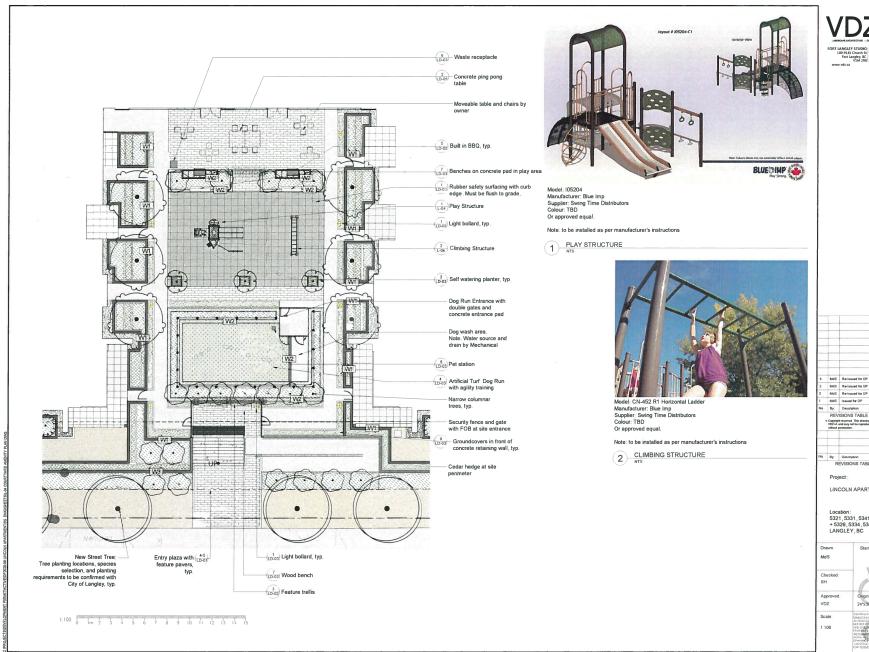
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L-00

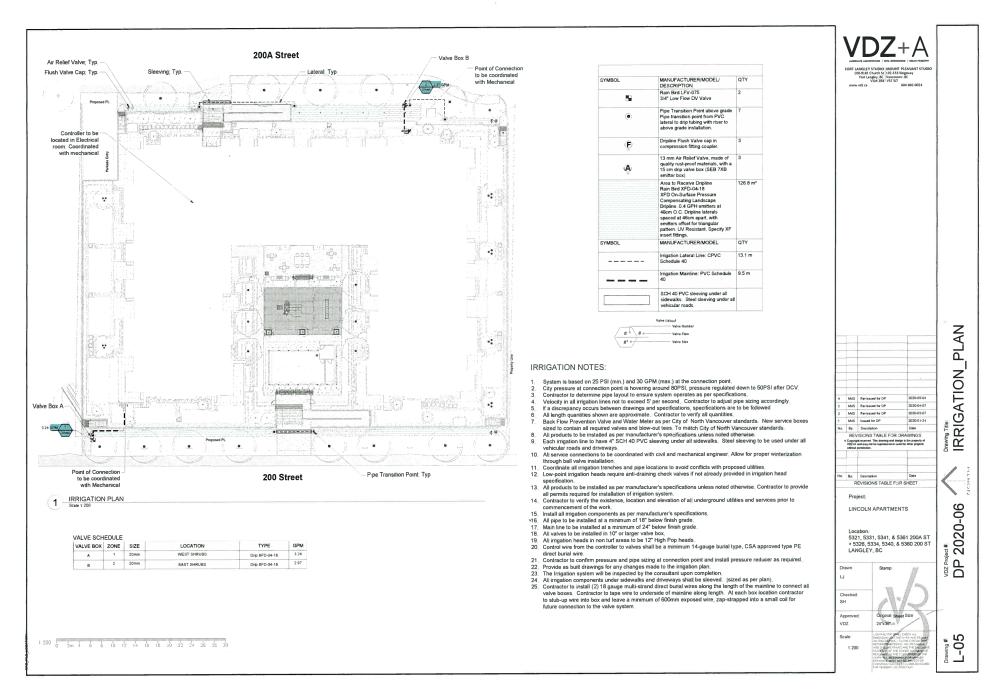


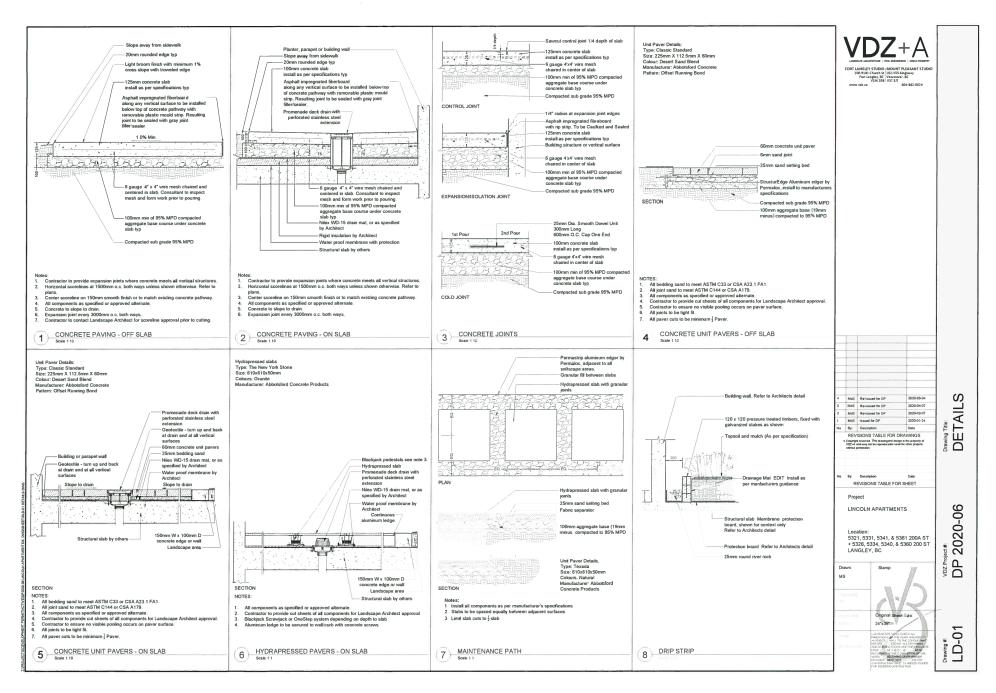


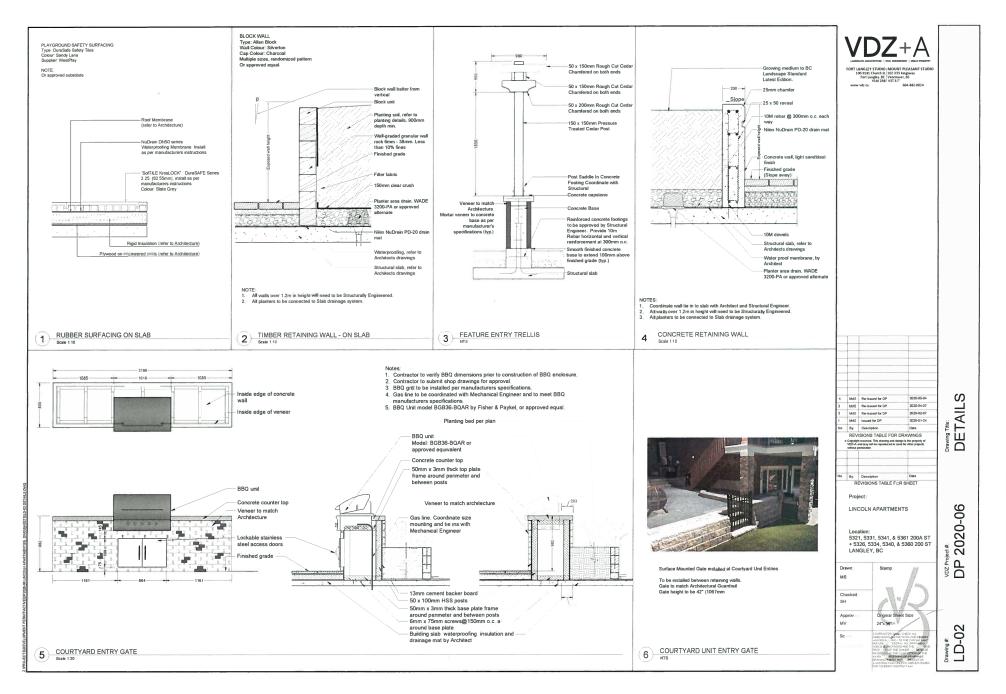


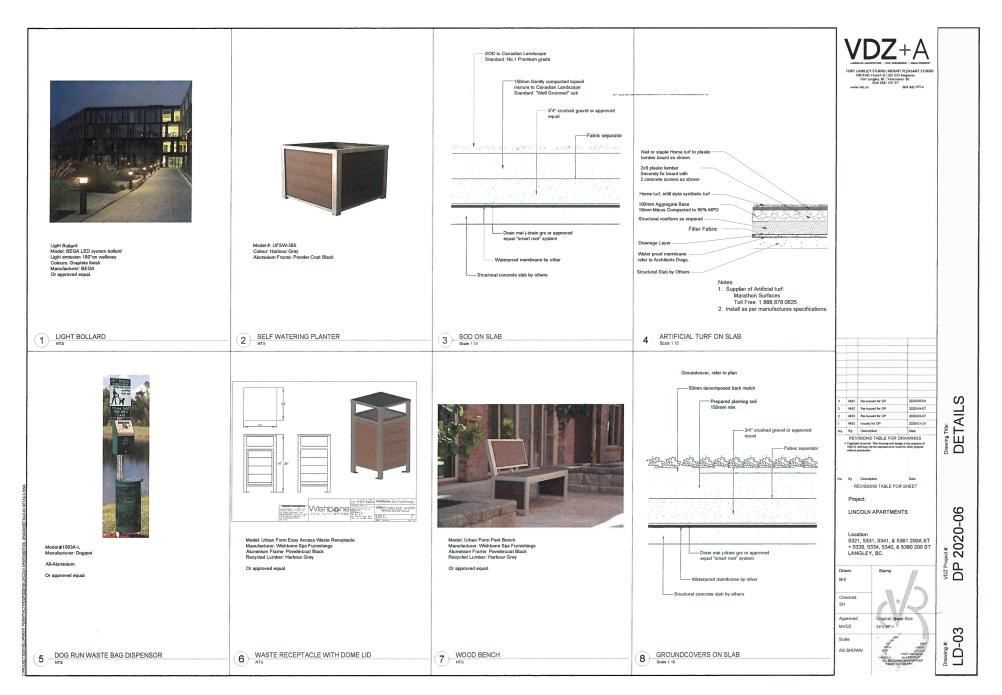


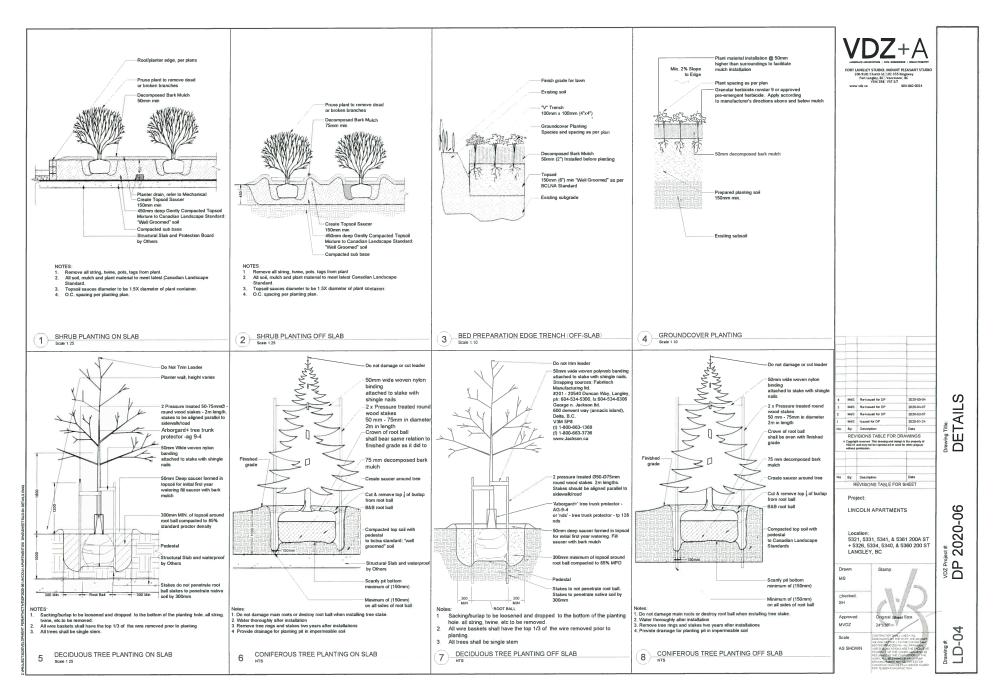
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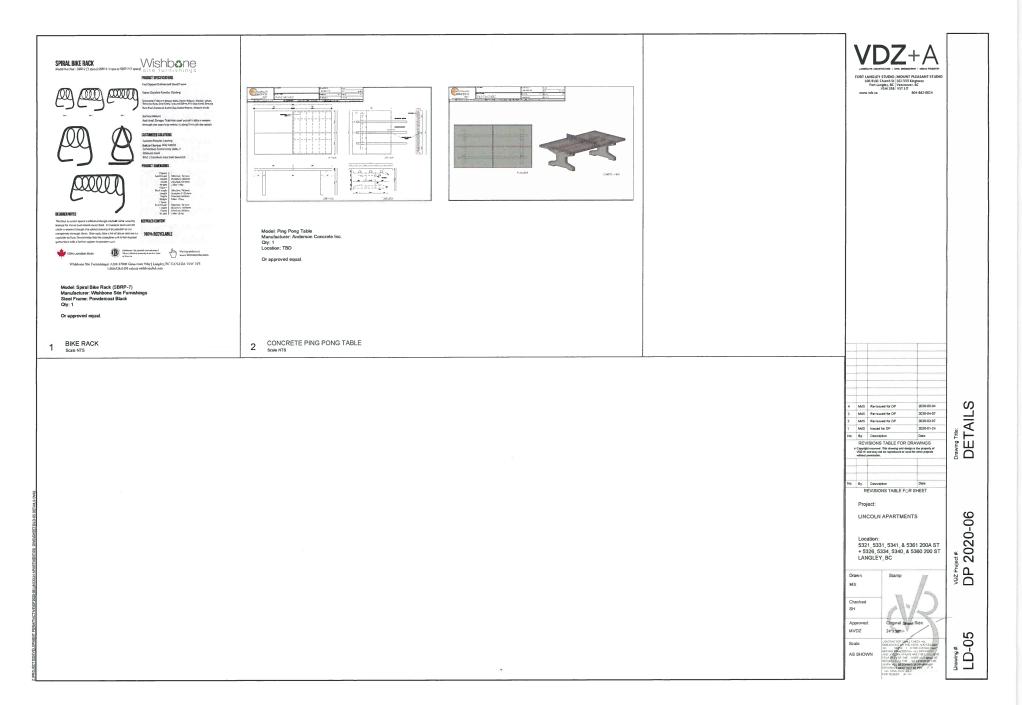


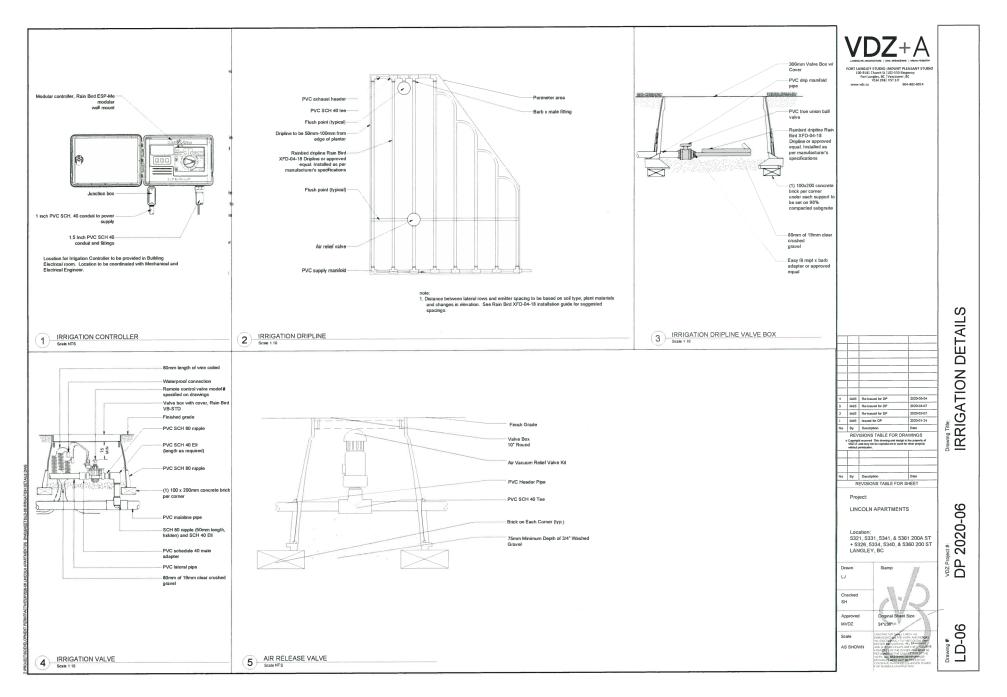














CITY OF LANGLEY

MOTION

Development Permit Application No. 01-20:

THAT Development Permit Application DP 01-20 located at 5326, 5334, 5340, 5360 – 200 Street; 5321, 5331, 5341, 5361 – 200A Street to accommodate a 4-storey, 92 unit rental apartment development be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Advisory Design Panel staff report.





EXPLANATORY MEMO

Advisory Design Panel Recommendations - RZ 01-20/DP 01-20 April 29, 2020

On April 29, 2020 the Advisory Design Panel (ADP) reviewed the RZ 01-20 / DP 01-20 application, and provided the following recommendations (see attached minutes for further details):

- 1. Upgrade the entry area (stairs and ramp) on 200A Street;
- 2. Consider massing of corner elements to add a more robust look;
- Consider more colour on façade;
- 4. Widen corridor between courtyard and lobby, and add additional bathroom to amenity space; and
- 5. Review turn radius in parkade.

On April 30, 2020 staff met with the applicant to discuss these recommendations, and the applicant submitted revised drawings (attached to the Rezoning Bylaw and Development Permit) on May 4, 2020. The applicant has responded to the ADP's recommendations in the following manner:

1. <u>Upgrade the entry area (stairs and ramp) on 200A Street</u>

ADP discussion noted that the building entrance design on the 200A Street frontage could be upgraded to better match the design of the 200 Street frontage (which has 15-foot-wide stairs, for example) and present a grander. more welcoming entrance. Staff followed up with the applicant with an initial idea to upgrade the 200A entrance, by way of widening of the current 11foot-wide entry stairs through moving the accessible ramp to the south. However, the applicant noted that moving the ramp to the south and widening the stairs to match the 200th staircase would be technically difficult, due to the location of a required storm water retention vault to the south and underground parkade to the north. Staff worked with the applicant to upgrade entrance area by instead pulling back the landscaping north of the stairs, adding enhanced parkade wall treatment and signage in lieu of this landscaping, and adding more paved area connecting the stairs to the sidewalk. This approach widens the entry to the staircase and opens up the staircase/sidewalk interface to create a visually broader, more welcoming entry. Through some minor adjustments the applicant was also able to slightly increase the width of these entry stairs (to 12 feet wide).

2. Consider massing of corner elements to add a more robust look

In response to this ADP recommendation the applicant has increased the thickness of the trim boards along the top edges of the roof and corners, to

create a more robust roof/cornice line. These trim boards are now 24 inches thick; previously the trim boards were 17 inches thick.

3. Consider more colour on the facade

ADP discussion noted a desire to add more colour variety to the building façade, although it was acknowledged by the ADP that specific colour direction could not be provided and that the applicant's colour scheme is part of the overall design concept. Staff also note that the OCP DP Guidelines do not include specific direction regarding the colour of building façades. In response the applicant added a dark coloured brick material to the façade of the amenity room, at the east end of the central courtyard, to provide more variety and improve the look of the façade.

4. <u>Widen corridor between courtyard and lobby, and add additional bathroom</u> to amenity space

Although this item was included in the ADP recommendation, given it is not a form and character item (ie. it is an interior design element) the ADP's intent was to only request the applicant consider widening the corridor and adding a bathroom. Following the ADP meeting, the applicant noted they did consider this suggestion, but decided to maintain the current interior design, as the corridor location is necessary to service a stairwell and provide enough floorspace for a usable amenity room and gym, and that an additional bathroom is not necessary given the anticipated volume of users. The applicant also noted that the corridor and entrance between the lobby and courtyard is intended for resident use only, hence the 'low key' entrance design and location in the courtyard. The applicant has, however, improved screening in the vicinity of the courtyard entrance to protect the privacy of an adjacent dwelling unit.

5. Review turn radius in parkade

The applicant has reviewed vehicle turn radius in the parkade to ensure there are functional turning movements between the visitor and resident parking sections.

Staff Commentary

Staff support the updates made by the applicant in response to ADP recommendations.



Advisory Design Panel Report

To: Advisory Design Panel

Subject: Rezoning Application RZ 01-20

Development Permit Application DP 01-20

File #: 6620.00 From: Roy M. Beddow, RPP, MCIP Bylaw #: 3125

Doc #:

Date: April 23, 2020

RECOMMENDATION:

THAT this report be received for information.

PURPOSE OF REPORT:

To consider a rezoning and Development Permit applications by Weststone Properties Ltd. for a 4-storey, 92-unit rental apartment development.

POLICY:

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated "High Density Residential" in the Official Community Plan Land Use Designation Map. All lands designated for multifamily residential use are subject to a Development Permit (DP) to address building form and character.

COMMENTS/ANALYSIS:

Background Information:

Applicant: Weststone Properties Ltd.

Owners:

C. Purba, M. Birring, G. Dosanjh; J. Kaye,
T. Bantassios; S. Danilchuk, I. Danilchuk;

N. Liu; F. Pownall; J. Husereau, M. Oscar,

G. Briere; R. Singh; R. Berlinguette, L.



Subject: Rezoning Application RZ 01-20 & Development Permit Application DP 01-20

Page 2

Berlinguette, K. Duggan-Lambert 5326, 5334, 5340, 5360 – 200 Street; 5321, 5331, 5341, 5361 – 200A Street

Legal Description: Lots 287, 288, 289, District Lot 305, Group

2, New Westminster District, Plan 427737; Lots 292, 293, 294, District Lot 305, Group 2, New Westminster District, Plan 42982; Lot 44, District Lot 305, Group 2, New Westminster District, Plan 31810; Lot 93,

District Lot 305, Group 2, New Westminster District, Plan 33845

Site Area: 4,880 m² (1.206 acres)

Number of Units: 92 apartments

Density: 188.5 units/ha (76.3 units/acre)

Gross Floor Area: 8,309 m² (89,438 sq ft)

Floor Space Ratio: 1.703 Lot Coverage: 43.0%

Total Parking Required: 135 spaces (including 7 h/c spaces)

Parking Provided:

Resident 116 spaces Visitor 19 spaces

Total 135 spaces (including 7 h/c spaces)

OCP Designation:High Density Residential (HDR)Existing Zoning:RS1 Single Family ResidentialProposed Zoning:RM3 High Density Residential

Variances Requested: Setbacks – 6.0 m (7.5 m min.) all sides

Lot Coverage – 43 % (40 % max.) Visitor Parking - underground (surface)

Development Cost Charges: \$1,147,767.00 (City - \$731,236.00,

GVS&DD - \$281,336.00, TransLink - \$93,600.00, SD35 - \$41,595.00)

Community Amenity

Contributions (CACs): \$184,000.00

Discussion:

1. Context

The applicant is proposing to develop a 4-storey, 92-unit rental apartment building on a site comprised of eight single family lots located between 200 Street and 200A Street. The properties form part of an L-shaped block of single-family homes that has been the focus of intensive property acquisition



Subject: Rezoning Application RZ 01-20 & Development Permit Application DP 01-20

Page 3

and land assembly activities by developers over the past two years. The western edge of the site is defined by 200 Street, a busy 4-lane arterial road with transit service and sidewalk connections to Nicomekl Elementary School and the Nicomekl River floodplain. Across 200 Street to the west are some older single-family homes, fourplexes and the 3-storey Catherine Court townhouse complex. East of the site within the interior of the L-shaped block are three recent apartment developments:

- Meridian 5-Storey, 90-Unit Rental (2017)
- The Point 4-Storey, 98-Unit Rental (2019)
- Henley 4-Storey, 48-Unit Condominium (2020)



Recent Developments in the Area

The site is well positioned with strong pedestrian connections to Downtown Langley and the planned 203 Street SkyTrain station (10-15 minute walk), Brydon Lagoon (10-15 minute walk) and the Nicomekl River trail network (5-10 minute walk).



Subject: Rezoning Application RZ 01-20 & Development Permit Application DP 01-20

Page 4

2. Proposed Rezoning and the Official Community Plan (OCP)

The proposed rezoning is located on properties designated as High Density Residential (HDR) land use by the City's OCP, and this land use allows low-rise apartment buildings. The City is currently updating its OCP, and the proposed land use concept for the subject and surrounding properties is Low-Rise Residential. If this proposed land use is adopted by Council, this will allow the development of 4 to 6 storey apartment buildings in this area.

The proposed rezoning is consistent with the current OCP and proposed OCP land use concept.

3. Design

The applicant is proposing a U-shaped building embracing a west-facing courtyard to make the best use of this large (1.2 acre) site. The site was assembled, in consultation with City staff, to provide vehicular access from 200A Street since a driveway access to 200 Street is not considered desirable for safety or traffic flow. The applicant's choice of a west-facing courtyard was intended to maximize afternoon and early evening sun exposure to the units and the outdoor amenity areas. The courtyard area includes a communal patio with seating outside the amenity room and gym, a children's play area and a dog run.

The main building and parkade entrances are located on the east (200A Street) façade. The flat-roofed 4-storey building sits upon a single level of underground parking, and the building form and massing will fit in well with the anticipated future development of 4 to 6 storey apartment buildings on adjacent properties (as well as existing 4 to 5 storey apartments in the area).

The top of the parking structure projects above the grade of the site due to geotechnical conditions. The above-grade parkade wall has been designed to provide an attractive, highly landscaped interface with the public realm and sidewalks along the 200 Street and 200A Street frontages (west and east property lines). This interface includes stamped concrete pattern and colour treatments to add texture and character to exposed concrete wall elements around the entrance stairs and ramps. This interface also includes a tiered landscaping feature, with cedar plantings (to be 1.5 m high when planted) along the above-grade parkade wall, and lower shrubs between these cedars and the property line to provide a tiered or 'stepped-down' screening effect. This landscaping feature has a dedicated irrigation system to ensure the tiered foliage is healthy and robust. Staff support the applicant's approach to integrating the building frontages into the adjacent public realm along 200 and 200A Streets.



Subject: Rezoning Application RZ 01-20 & Development Permit Application DP 01-20

Page 5

The building's facades are broken up through the vertical articulation of massing, balconies and roof elements. Exterior finishes and colours accentuate the articulation and lighten the upper floors. Materials include cementitious panels and siding, timber columns, concrete and concrete block retaining walls and planters, aluminum balcony railings and vinyl window frames.

Accessibility between the building entrances/open space and the 200 and 200A Street frontages is provided by ramps on both frontages, and locating the accessible parking spaces adjacent to the elevator core in the underground parkade.

Within the building unit sizes range from 535 square feet to 1,046 square feet. Forty (40) of the units are one bedroom types (1 BR or 1BR + Flex) and fifty-two (52) are two bedroom types (2 BR or 2BR + Flex). Tenant storage spaces are provided within the parkade and in storage rooms on floors 2-4. Indoor amenity space is provided on the 1st floor level in the form of an amenity room, fitness gym and theatre. All of the units have balconies or private ground level patios. Two elevators are provided to service the building.

4. 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.

5. <u>Variances</u>

The applicant has requested the following variances from RM3 zoning provisions as part of this development proposal:

- Setback reduction from 7.5 metres to 6.0 metres (all yards)
- Lot coverage (43%) exceeds maximum permitted (40%)
- Visitor parking spaces provided in parkade (rather than on surface)

The reduced setbacks are consistent with the proposed multifamily zone setbacks developed for the City's new zoning bylaw, which is intended to implement the new land uses being proposed as a part of the OCP Update. The additional lot coverage results from the provision, at the first floor level, of large indoor amenity areas (exceeding bylaw requirements), a manager's office and generous lobby and circulation areas. The visitor parking spaces are provided in a separate, secured portion of the underground parkade as the best solution for a site that lacks a rear lane from which visitor parking is



Subject: Rezoning Application RZ 01-20 & Development Permit Application DP 01-20

Page 6

typically provided in a 90 degree configuration. Staff support the requested variances.

6. <u>Summary</u>

The proposed development is consistent with the City's OCP policies and Development Permit Area guidelines for this area. In addition, this project is also consistent with the Land Use Concept for the new OCP which identifies this area as "Low Rise Residential" (4-6 storeys, low rise apartments for the subject properties and surrounding area).

Engineering Requirements:

These requirements have been issued to reflect the application for rezoning and development for a proposed 92-Unit Apartment Development located at 5326-60 - 200 St.; 5321-61 - 200A St.

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:
 - 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 predevelopment 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



Subject: Rezoning Application RZ 01-20 & Development Permit Application DP 01-20

Page 7

at the Developer's expense. Any upgrades required to service the site shall be designed and installed at the Developer's expense.

- 4. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a Demolition permit.
- 5. Provide FUS calculations, stamped and signed by a professional engineer. Through the City's engineering department, conduct a fire hydrant flow test to be used in the City's water modeling 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.
- 6. 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.
- 7. A property dedication of 2.55m will be required along the 200 St. frontage of the proposed development, as well as a 1.95m dedication along the 200A frontage of the proposed project.
- 8. New sidewalk, barrier curb, gutter and a planting strip will be required along the 200A St. project frontage.
- 9. New multi-use path, barrier curb, gutter and a planting strip will be required along the 200th St. project frontage. This requirement shall be satisfied by a cash-in-lieu contribution.
- 10.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.
- 11. The condition of the existing pavement along the proposed project's 200A St. 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.
- 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



To: Advisory Design Panel Date: April 16, 2020

Subject: Rezoning Application RZ 01-20 & Development Permit Application DP 01-20

Page 8

used to prove parking stalls and drive-aisles are accessible by the design vehicle.

- 13. 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 meet current City of Langley standards.
- 14. Eliminate the existing overhead hydro/telecommunication wiring and poles along the development's 200A St. project frontage by replacing with underground hydro/telecommunication infrastructure.
- 15. Undergrounding of existing hydro/telecommunication infrastructure on 200th St. frontage.

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. 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.
- 4. The City would require a \$40,000 bond for the installation of a water meter to current standards.
- 5. Permanent pavement restoration of all pavement cuts, all associated deposits and fees, shall be as per the City of Langley's pavement cut policy by the developer's contractor at the developer's expense.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the developer with an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable.

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

1. Undergrounding of hydro, telephone and cable services to the development site is required, complete with underground or at-grade transformer.



To: Advisory Design Panel Date: April 16, 2020

Subject: Rezoning Application RZ 01-20 & Development Permit Application DP 01-20

Page 9

- 2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
- 3. 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.
- 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, 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.
- 7. The selection, location and spacing of street trees and landscaping are subject to the approval of the Director of Engineering, Parks & Environment
- 8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- Garbage and recycling enclosures shall accommodate 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 and personnel. Personnel access and ground ladder access must be preserved on the north and south side of the building. Interior floor access, fire hydrant and fire department connection locations will be evaluated during the building permit stage.

Advisory Design Panel:

In accordance with Development Application Procedures Bylaw No. 2488, the subject rezoning and DP application will be reviewed by the Advisory Design Panel (ADP) at the April 29, 2020 meeting.



To: Advisory Design Panel Date: April 16, 2020

Subject: Rezoning Application RZ 01-20 & Development Permit Application DP 01-20

Page 10

According to the Council-approved ADP Terms of Reference, the ADP is to provide form and character and urban design-related advice and recommendations for Council's consideration. ADP advice and recommendations will be presented to Council through the ADP meeting minutes, and if applicable through an additional City staff report, prior to Council consideration of the proposed Rezoning and DP Applications.

A copy of the ADP minutes will be presented to Langley City Council at the May 11, 2020 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$731,236.00 to City Development Cost Charge accounts and \$184,000.00 in Community Amenity Contributions.

Prepared by:

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

attachments

Concurrence:

Scott Kennedy, Acting Fire Chief





COMMITTEE REPORT

To: Mayor and Councillors

Subject City Park Sculpture File #: 0110.00

Doc #:

From: Arts and Culture Task Group

Date: July 20, 2020

COMMITTEE RECOMMENDATION:

THAT City Council approve moving forward with the creation and installation of the Laara Cerman sculpture: upright 12 note pipe xylophone.

SUMMARY:

At the June 16 2020 meeting, the Arts and Culture Task Group made the following motion:

THAT the Arts and Culture Task Group recommend moving forward with the creation and installation of the Laara Cerman sculpture: upright 12 note pipe xylophone.

The motion was moved after reviewing art submissions from three different artists in response to the Langley City Public Sculpture Open Call for Artists 2020-01 (attachment 1). The proposal picked (attachment 2), met all the requirements outlined in the Call for Artists. The timeline has been adjusted due to the delay in the project review as a result of COVID-19. As well as meeting all the requirements of the call to artists, the task group members appreciated the interactive nature of the art piece as well as its durability.

Funding for the project was approved by Council at the December 16, 2019 Regular Meeting of Council:

THAT the Arts and Culture Task Group put out a Call to Artists for a feature art piece at City Park located near the picnic



To: Mayor and Councillors Date: July 20, 2020 Subject: City Park Sculpture

Page 2

shelters at a value of up to \$20,000.00 from the public art fund.

The installation of the artwork will coincide with the redevelopment of the picnic shelters in the fall of 2020.

Respectfully Submitted,

Councillor Paul Albrecht

Chair

Attachments:

- 1. Langley City Public Sculpture Call to Artists
- 2. Laara Cerman Langley City Proposal





Copen Call for Artists 2020-01

CALL FOR ARTISTS:

Create an outdoor sculpture that is interactive and reflects one or more of the four cornerstones of the Nexus of Community to be installed in City Park in September 2020.

SITE:

The installation site will be in City Park located at 4949 207 Street, Langley, BC. This location is adjacent to the Picnic shelters, playground, Water Park and outdoor pool. The installation site is City owned and managed by both parks and recreation.

PROJECT SUMMARY:

Langley City. We are the nexus between the Fraser Valley and Metro Vancouver—a portal between two worlds. We complete the future fixed rail rapid transit line. We are a nexus for our surrounding communities.

nex•us (neksəs) noun a connection or series of connections linking two or more things. A focal point, the central and most important point or place

For families. For young professionals. For small business owners. For residents of all ages. Langley City is nexus and this is our vision. Change is coming to Langley City. We cannot ignore it, but we needn't fear it. We must be the instruments of change. We cannot sit idly by while change happens to us. We want to control and shape change to fit our dreams. To grow and develop our community in a way that maintains what we love about Langley City, provides opportunities for our residents and maintains our commitment to the environment and our values.

Change is both challenging and exhilarating. It sometimes makes us uncomfortable but in that feeling is a signal that we are creating something new. We are verging on fresh and exciting territory and that feeling is something to embrace. We will be the place where everyone is welcome; where young families thrive, and kids grow up with the housing and services they need to stay healthy and challenged to be the best that they can be. Where seniors feel safe and included and young adults can stay and prosper. Where visitors come to experience what we have created. A place of vibrant spaces, invested partners and healthy citizens. We are at the nexus of community, connection, integration and experiences.

The journey begins now.

The four cornerstones of the Nexus vision:

COMMUNITY - Community is the place where everyone knows you. The place where you say hello to your neighbours and the clerk at the local store. Where you raise your children. Where you grow old surrounded by your support network of friends and family. Where residents and visitors alike feel safe, capable, valued, and held up. Community is what gives us strength, feeds our hearts and minds, and supports us to reach our potential.

CONNECTED - We are all looking for more from our cities. Young adults are seeking authenticity and uniqueness in their lifestyle and the desire to connect in a concrete and personal way. Employers are looking to locate in areas with transit-oriented developments because employees are demanding it. Connection requires easy access and pedestrian-scale, walkable areas across the city not just in the heart of downtown. Whether it is along the Nicomekl Flood Plain, or a residential street in Uplands we want to move between the different areas of our life with ease.

INTEGRATION - Integration is the comfort of knowing that your city possesses the employment and services to provide for all residents according to their needs. It is a place where you live, work and play, and a place where everything you need is close by. We strive for a city that is self-sustaining, efficient, and welcoming. A place where city government partners with business and industry to build places where people want to be, where it's easy to do business and where community funds offer benefits to all.

EXPERIENCES - People need a reason to come to our city. It is not enough to give them the means – we must also provide them with culture, entertainment, recreation and places to meet. Developing lifestyle is as important to a city's health as developing infrastructure. Langley City experimented with destination entertainment, food, activities and retail and showed that it is possible. The key is to create things that are truly unique and appeal to locals and tourists alike and build on the work we have already done.

Eligibility/Consideration:

This public art commission is open to all artists and art groups with expertise in visual public-art projects capable of designing and fulfilling the stated needs for this call and also arranging for fabrication and installation. The invitation is extended to all artists in the Lower Mainland and Fraser Valley area and there is **no** entry fee.

- ✓ Artists are responsible for completing installations in adherence to the time line noted within this document.
- ✓ All expenses including but not limited to materials, travel, lodging, final installation, are to be covered by the artist. Insurance is required to be covered on the art specifically during all shipment of the artwork and the installation process. Artists are to carry their own liability insurance (minimum \$2 million) holding Langley City harmless during the entire process.
- ✓ All entrants must be at least 18 years of age.

BUDGET:

Langley City proposes a budget not to exceed \$20,000 (all inclusive) for the artwork or work of design, casting/production, shipping and installation process at City Park. This budget is to cover all expenses associated with, but not limited to, artist fees, the design, labor, material fees, tools, model fees, insurance, contracted service or any required outside service fees such as those to a fabricator or foundry, operations and meetings, and transportation and delivery required to complete the movement of the art work to the site plus installation, taxes and municipal required insurance. The artist is responsible for working with the Langley City representative to oversee all aspects of the art installation. Artist's travel expenses will not be reimbursed.

HOW TO APPLY/REQUIREMENTS:

Each application must be submitted in hard copy format.

ALL SUBMISSIONS MUST INCLUDE THE FOLLOWING:

- a. Artist Name, Address, Phone, Email
- b. Written description of proposed sculpture including:
 - Medium
 - Dimension by height, width and depth
 - Finishes
 - Proposed anchoring method and weight
 - Whether or not the work will be a collaboration among two or more artists
- c. Budget outline and timeline through installation including:
 - Artist's fees
 - Materials fees (should be a minimum of 70% of project)
 - Detail of any required outside service fees such as those to a fabricator or foundry
 - Third party shipping/installation fees
 - Required permits, and required insurance for all aspects of the project NOTE: Budgets cannot list any expenses as miscellaneous or "other" as every budget item(s) must be identified.
- d. Please submit digital images etc. on flash drive images, drawings, photos up to fifteen (15) high-res jpeg images (300 ppi digital images) to support the proposal. Rendering to scale with 3 or 4 perspectives.
- e. Qualified Artist's Statement
- f. Resume for each artist; if there is collaboration. The resume of each artist must be enclosed and an explanation as the role or responsibilities of each.
- g. Application must be submitted in hard copy attention: Director of Recreation, Culture and Community Services 20399 Douglas Crescent, Langley, BC V3A 4B3.
- h. Please include photos of other installations you have created, or examples of your artwork to provide an idea of the style and type of work you have completed. Please submit digital images. Hard copy photos will also be accepted. You must identify the

Langley_City_Public_Sculpture_Call_to_Artists.docx

- images by year created, location (if an installation), the medium and for whom the work was created if it was a commissioned piece.
- i. Three references must be included that relate to works/installations preciously completed. Be sure to include the person's name and contact information and how that person is familiar with your installation – for instance did they coordinate the project? Did they commission the work on behalf of an agency or corporation? Did they oversee a sculpture competition for a public sculpture?
- j. The duration of time it will take to create a model of the fabrication (if required) and the time it will take to craft the final piece.

PROJECT REQUIREMENTS:

- The size of the sculpture should be up to 5' high by 3' wide significant in size.
- Project is to be built from durable materials with a life expectancy for a minimum of 25 years. The project should not be made of fiberglass.
- Project should reflect one or more of the four cornerstones of the Nexus of Community –
 Community, Connected, Integration, and Experiences.
- Should be safe, durable and *interactive*.
- Project should reflect the form and character of City Park (4949 207 Street). Elements such as the pool, baseball, music school, ball hockey, dog off leash, soccer field, playground, paths, significant stream and picnic shelter.
- Describe in full detail as to weight bearing and stabilization of structure.
- Installation hardware to be included among the budgetary items. Cement pad will be supplied by Langley City.
- Project will be sited in an open area, no access to electricity or water.
- Site visit will be required as set by Langley City.

PROJECT TIMELINE:

February 15, 2020 – Submit Acknowledgement Letter (at end of Call)

March 9, 2020 - Artist Submission Deadline - including preliminary drawings/renderings

March 17, 2020 – Review of submissions

April 22, 2020 – Artist notifications/modifications

May 15, 2020 – Resubmission Date (if needed)

June 4, 2020 – Final artist notification

September 2020 – Actual Sculpture installation complete.

*Installation may vary based on park renovations.

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FURTHER INFORMATION:

Questions about the Call to Artist, please contact, Kim Hilton

Email: khilton@langleycity.ca

Phone: 604-514-2866

DISCLAIMER:

Langley City reserves the right to reject all submissions if the committee feels the submissions do not meet our requirements.

ACKNOWLEDGEMENT LETTER

The undersigned has reviewed the Call to Artists 2020-01 document and intends to participate with a submission to the call.				
Name				
Address				
Date	Artist's Signature			
Return by February 1	5, 2020 to:			
Kim Hilton				
Director of Recreation	, Culture and Community Services			

Email: khilton@langleycity.ca

SCULPTURE PROPOSAL

With standard materials used in exterior construction, I propose creating an upright, 12 note (one octave) pipe xylophone. It can be played by people of any age or culture, as music is a language that often crosses these boundaries, and it can be played from either side of the sculpture so two participants can make music together.

The frame containing the xylophone will be made from treated, wooden, fence posts, the same kind of wood that is typically used in decks and fences. The lower half of the structure will be faced with metal, both on the front and back sides. These two metal pieces will be cut into a mountain shape, both sides identical, reflective of the nearby mountain views, and also reflective of the general shape of the one octave xylophone. These two pieces of metal will be 1/8" thick with one on the front side and one on the back and both will be powder coated green. Powder coating the metal will give the sculpture a vibrant look as well as protect it from rusting. These mountain facers serve both as a decorative and pragmatic purpose since it will stop the musical pipes from swinging too far from it's original, vertical position, restricting their swinging motion to only 6", which is the thickness of the wooden posts. The inner, facing sides of the metal mountains will have strips of rubber to prevent the pipes from noisily hitting the metal keeping the notes true to themselves and not creating other sounds.

The xylophone notes will be made of 1" diameter, anodized aluminum tubes, with a wall thickness of 1/16". Within each pipe will be a small metal ball, hung from a chain, that is threaded through the metal rod that suspends each musical pipe. When the viewer jostles the pipe, the ball will hit against the pipe's inner walls to make it play its note. I will cut the pipes myself and tune them to the proper musical notes. This will be done in much the same way as the glockenspiel I created in "Flora's Song" (included in my portfolio) except on a larger scale and not requiring any external mallets to produce the sounds. It will be a self contained unit. Many kinds of wind chimes are often made in the same way. It has been suggested to me by colleagues that including a mallet will hint to participants how to interact with the sculpture. I have not included a mallet in the rendered images but can add this to the sculpture if enough feedback suggests I do so.

The pipe xylophone can be played from either side, as it will look more or less identical with the only difference being the position of the musical pipes (one side will have the high notes start on the left, the other side the high notes will be on the right). Each side will be a mirrored image of itself.

The weight of the aluminum, musical pipes with the inner mallets (approximately 10 pounds) will be supported by a 1/4", solid steel rod that runs through the diameter of each pipe. Four vertical buttresses, with a 45 degree angle cut off the top for aesthetic purposes, will be used on either side of the main frame to prevent it from toppling on either its front or back face. The entire sculpture will be 5 feet tall, 3 feet wide, and 1.5 feet deep (excluding brackets used to secure the sculpture to the ground). I will need to drill into the concrete pad and use galvanized, steel brackets with long bolts and concrete anchors to secure it to the ground. There will be one bracket on the outside of each of the main vertical posts (in between the buttresses). The horizontal, wooden beam that sits on the ground will be secured by one carport saddle. This will have rebar attached that will need to be secured into the concrete with concrete anchors and possibly epoxy for extra strength. The vertical buttresses will have bolts drilled through their centres, securing themselves to the main frame. These bolts have not been included in the renders.

SCULPTURE PROPOSAL

I will be the only artist working on this project though I will hire a fabricator to make the metal mountain facers, as well as hiring occasional help while creating other aspects of the sculpture and help on installation day. I will use Imperial Signworks in Port Coquitlam to fabricate the green, metal, mountain facers. I have worked with Imperial Signworks through my job (ABC Photo) in the fabrication of custom built lightboxes for artwork by photographers.

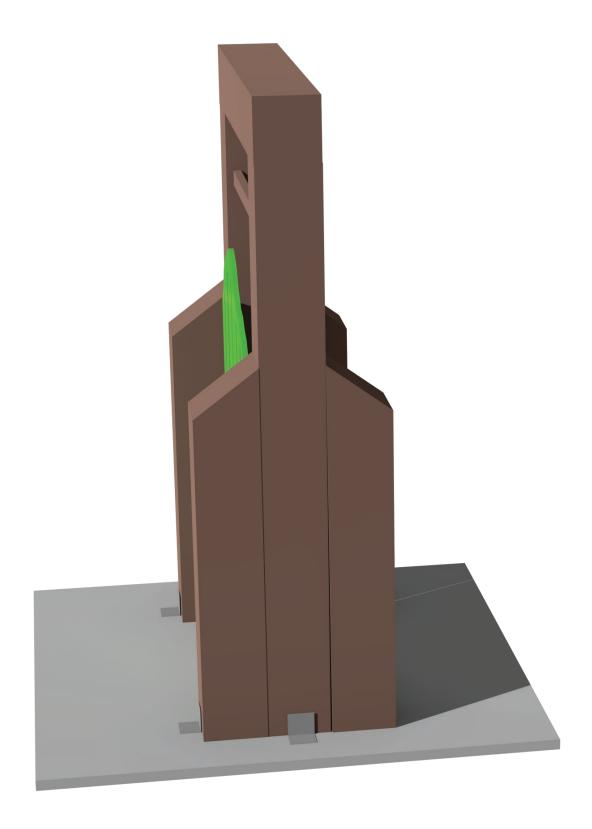
The sculpture will take approximately 6 - 8 weeks to create the final piece. The total estimate weight is 330 pounds. The metal pipes with inner mallets will be roughly 10 pounds. The bulk of the weight will be the wood, approximately 250 pounds, and the two metal facers will be 70 pounds together. All holes and any ends of cut wood will be treated with a wood preservative to ensure its longevity. All surfaces of the wood will have a water repellent applied.

Please note that I will be away on an artist residency from April 11 - May 9. If I am awarded the commission I will be available by email only during this time frame and I may not be able to respond immediately. This should not interfere with the resubmission date of May 15 if revisions are required.

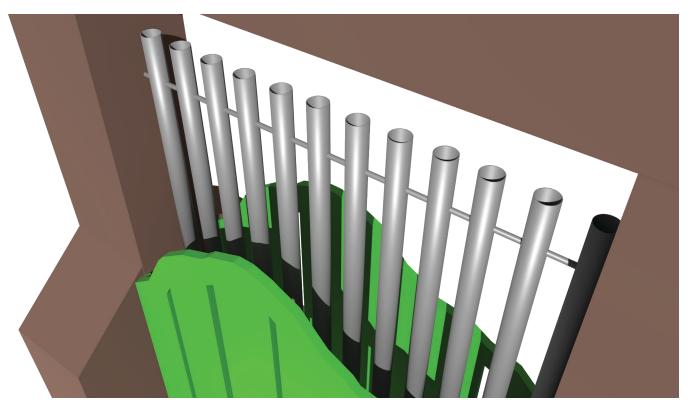


Front view of proposed sculpture . 36" wide, 18" deep, 60" tall, with height of average 12 year child (4' 10") for scale.

Sculpture weighs approximatly 330 pounds.



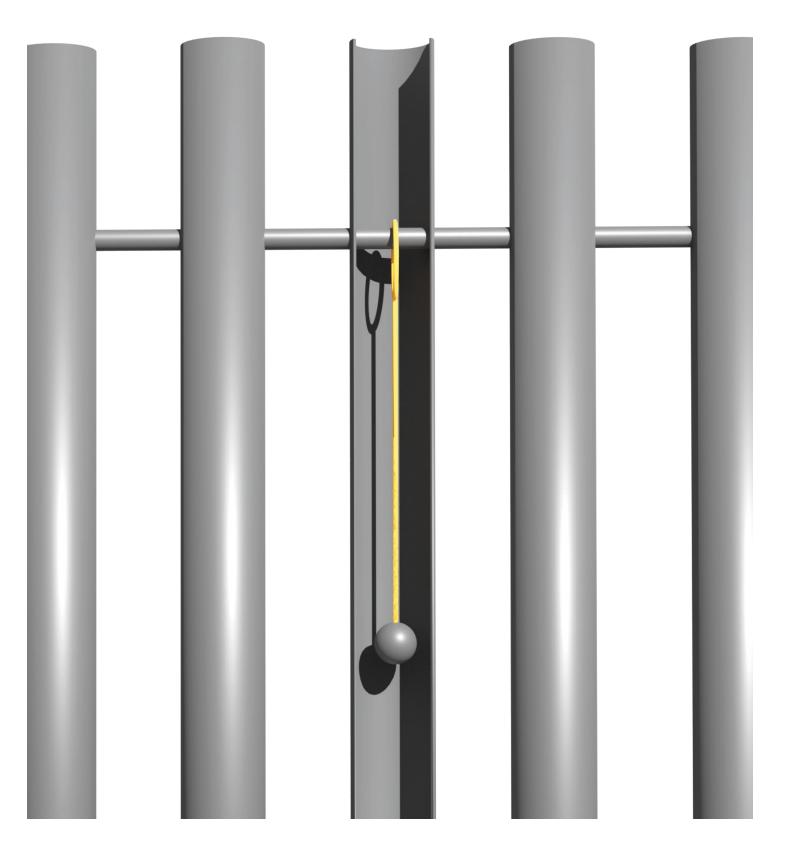
Side view.



Top view of pipe xylophone.



View without front metal facer to show carport saddle securing bottom, horizontal beam to concrete.



Cross section of single pipe xylophone, showing the hanging inner mallet.

BUDGET

Langley City Park - Upright X	(ylophone	
		version 1.0 BUDGET
Details:		Subtotal
Artist Fee		2,500.00
Administration		1,000.00
Permits (building, engineer, parking, etc)		1,750.00
Insurance		300.00
Studio / Storage		1,500.00
Lumber + Finishes		550.00
Metal		350.00
Hardware		300.00
Metal Fabrication		4,800.00
Tool Rentals		750.00
Expendables (i.e. tape, sandpaper, brushes)		250.00
Labour		1,550.00
Truck rental for delivery		300.00
Photographic Documentation		300.00
Contingency		1,250.00
	Subtotal:	\$17,450.00
Please make cheques payable to: Laara Cerman	GST (5%):	\$872.50
Tax ID registered as: Kevin Lanthier Laara Cerman	PST (7%)	\$1,221.50
Tax ID: 833962665RT0001	Grand Total:	\$19,544.00

ARTIST STATMENT

My work explores the intersection of art, science, and history through investigating patches of wildness that survive within suburban and urban landscapes. My explorations continue into the forests of British Columbia where I aim to teach myself how to see the diversity of the forest floor in the midst of an era where this knowledge has lost its priority but not its importance. With an ongoing practice of collecting wild plant specimens, I am creating a digital herbarium documenting the life cycle of plants while learning about different aspects and uses of flora growing in Canada's most biodiverse province. Through learning about the role of plants in the ecosystem and the gifts they offer us, one becomes more conscious of the mutual connections of life and the importance of reciprocity between humans and the Earth.

While my art practice has been primarily based in photography, I have recently begun exploring 3D mediums though attending classes and residencies to learn new skills. I have completed the Tools for Women Residency at Makerlabs, Vancouver's largest maker space, to learn about woodworking, metalworking, laser cutting, CNC routing, and MIG welding. At this residency I created a prototype project of a hand crank, pipe glockenspiel music box. This prototype became "Flora's Song" which is a music box I hand made that plays a short sequence of DNA converted to music. Since completing and exhibiting this project, I along with my collaborator Dr. Scott Pownall, have been interviewed for national tv on both CBC News and Global News.

I have recently been selected to participate in a paid artist residency at the Cassiar Canner in Port Edwards, BC this spring. Here I will be focusing on expanding my metal work repertoire through creating a metal sculpture in the shape of a plant which contains hidden, musical pipes, than play when it rains.

RRICULUM VITAE

EDUCATION

2011 Vancouver College of Art and Design, Studied Life Drawing, 3D Modelling

Langara College, Diploma of Professional Photo Imaging 2007

PROFESSIONAL EXPERIENCE

Fine Art Imaging Consultant + Digital Retoucher, ABC Photo 2018 - present

2017 - 2019 VP Communications, Canadian Association of Professional Image Creators

Principal, Cake Imagery Creative Retouching + Photography 2010 - present

SELECTED SOLO & TWO PERSON EXHIBITIONS

2019	Codex Pacificus - Richmond City Hall, Richmond, BC
2017	Codex Pacificus - Place des Arts, Coquitlam, BC
2015	Facades of the West Coast - Plaskett Gallery, New Westminster, British Columbia
2014	Facades of the West Coast - Firehall Arts Centre, Vancouver, British Columbia

2019	Collisions Festival: Invasive Systems - VIVO Media Arts Centre, Vancouver, BC
2018	Savour: RAGA Auction - Richmond Art Gallery, Richmond, BC
2018	ADDRESS, An Assembly of Designers & Makers - Vancouver, BC
2018	Collective Noun - Ian Tan Art Gallery, Vancouver, BC
2017	Canada 150 - Kimoto Gallery, Vancouver, BC
2017	ROVE - Gene Studios, Vancouver, BC
2017	Slideluck Vancouver - Beaumont Studio, Vancouver, BC
2016	Sony World Photography Awards - Somerset House Trust, London, UK
2015	Langara Photo Alumni, Langara College, Vancouver, British Columbia
2015	It's a Sheep Show - Hot Art Wet City, Vancouver, British Columbia
2014	Influx + Exodus - Leigh Square Community Arts Village, Port Coquitlam, British Columbia
2014	Langara Photo Alumni, Langara College, Vancouver, British Columbia
2013	The Story of the Creative - See.Me, New York City, New York
2013	Unassisted - Photo Haus, Vancouver, British Columbia

WORKSHOPS

2020	Paper Making a Nursery Log - Children's Festival, Richmond, BC
2019	Data Sonification - VIVO Media Arts Centre, Vancouver, BC
2018	How to Photograph Your Artwork, Ferry Building Gallery, West Vancouver
2018	Plant Walk, Minoru Park, Richmond, BC
2018	Basket Making Workshop, Garden City Park, Richmond, BC
2018	Tea Making, Richmond City Centre Community Centre, Richmond, BC
2018	Abstract Art Making, Richmond City Centre Community Centre, Richmond, BC
2017	Family Day, Place des Arts, Coquitlam, BC

JRRICULUM VITAE

LECTURES

2020

2019 2019

2018

2018

2019	Collider Cafe - Vancouver, BC
2019	Art At Work: Artist Talk - Fleetwood Library, Surrey, BC
2019	Women's Maker Meet-Up, MakerLabs - Vancouver, BC
2019	Guest Lecture, Emily Carr University - Vancouver, BC
2017	Thrive Talk Minis 2, Vancouver, BC
2014	Artist Talk: Role of Digital Technology in Contemporary Art,
2011	Leigh Square Community Arts Village, Port Coquitlam, British Columbia
2012	Guest Lecture, Van Arts, Vancouver, British Columbia
2012	Guest Lecture, Van Arts, Vancouver, British Columbia
2011	duest Lecture, variants, variouster, british columbia
AWARDS + F	PUBLICATIONS
2019	Global News - Tunes from plant DNA (tv interview)
2019	CBC News - Quand L'art et La Science Se Rencontrent (tv interview)
2019	Science Borealis - When Art and Science Collide
2019	RBC Emerging Artist Program - Audain Museum, Whistler, BC
2019	Peace Arch News - Creative Bike Rack
2017	Prix de la Photographie, Silver Award - Nature/Flowers
2017	Applied Arts Photo Annual, Winner - Photo Manipulation
2017	Vancouver is Awesome, The Life and Death of 10 Plants in Diptychs
2017	CTV, Framing Artwork
2016	Sony World Photography Awards, Commended
2015	Exposure Award Book
2013	Applied Arts Photo Annual, Winner - Unpublished/Personal Photography
2014	Applied Arts i floto Arifidal, Willier - Oripublished/i ersonari flotography
PUBLIC PRO	JECTS
2020	Richmond Cultural Centre Rotunda - Richmond BC (forthcoming)
2019	Utility Art Wraps - Richmond, BC
2019	Terra Nova Artist In Residence, Artist Selection Committee - Richmond, BC
2019	The Frasers, Bike Rack - Surrey, BC
2018	Tufted Vetch, Utility Wrap, Vancouver, BC
2018	Take Root, City Centre Community Centre, Richmond, BC
2017-2019	Selected for Art Wrap Roster, City of Richmond
2016	Short listed for Vancity, Cedar Hills art commission
2016	Short listed for Vancity, Kitsilano art commission
	,,
RESIDENCIE	<u>S</u>

Cassiar Cannery - Port Edwards, BC (forthcoming)

Shortlisted for Nature Park Artist Residency, Richmond, BC

Tools for Women, MakerLabs, Vancouver, BC

MEC Outdoor Nation Summit, Maple Ridge, BC

Germinate, Ayatana Artists Research Program - Gatineau Hills, Québec

PORTFOLIO





Bike rack commissioned by the City of Surrey. Various locations around the Fleetwood community.

TITLE: The Frasers. MEDIUM: Steel SIZE: 38" x 28" x 6.5" YEAR: 2019

PORTFOLIO



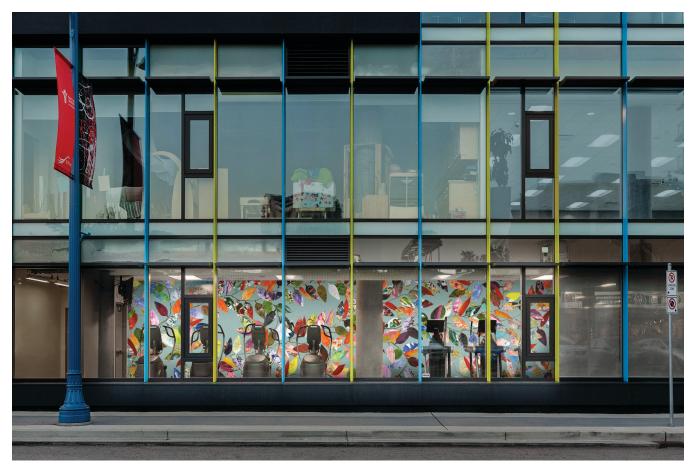
Commissioned by the City of Richmond. Located in the fitness room at the Richmond City Centre Community Centre.

TITLE: Take Root

MEDIUM: Vinyl Mural Wrap

SIZE: 540" x 114" YEAR: 2018

PORTFOI IC



Commissioned by the City of Richmond (view from exterior). Located in the fitness room at the Richmond City Centre Community Centre.

TITLE: Take Root

MEDIUM: Vinyl Mural Wrap,

SIZE: 540" x 114" YEAR: 2018



Commissioned by the City of Vancouver. Located at SW corner of 19th Ave and Cambie St.

TITLE: Tufted Vetch MEDIUM: Vinyl Mural Wrap SIZE: 18.5" x 18.5" x 38"

YEAR: 2018

PORTFOLIO



Commissioned by the City of Vancouver. Located at SW corner of 19th Ave and Cambie St.

TITLE: Tufted Vetch MEDIUM: Vinyl Mural Wrap SIZE: 18.5" x 18.5" x 38"

YEAR: 2018



Studio Work. Installation of "Commmon Dandelion" and "Oxeye Daisy" at ADDRESS Assembly in Gastown, 2018. TITLES: Common Dandelion (left), Oxeye Daisy (right) MEDIUM: chromogenic print on metallic paper, trans -mounted between aluminum and 4.5mm acrylic SIZE: 48"x48" (each)

YEAR: 2017

PORTFOLIO



Studio Work

TITLE: Family: Ranunculaceae. (Ranunculus repens) Creeping Buttercup

MEDIUM: c-print SIZE: 40" x 30" YEAR: 2017



Music box commissioned by the Curiousity Collider for the Collisions Festival, a three day art and science festival held at VIVO Media Arts.

TITLE: Flora's Song

MEDIUM: Wood,, copper pipe, paint

SIZE: 20" x 30" x 21.5" YEAR: 2019



Music box commissioned by the Curiousity Collider for the Collisions Festival, a three day art and science festival held at VIVO Media Arts.

TITLE: Flora's Song

MEDIUM: Wood,, copper pipe, paint

SIZE: 20" x 30" x 21.5"

YEAR: 2019

Hear "Flora's Song No. 1 in C Major" at: https://vimeo.com/374998562

See the interviews at:

https://globalnews.ca/video/6222048/bc-artist-scientist-crank-out-tunes-from-plant-dna

https://ici.radio-canada.ca/tele/le-telejournal-colombie-britannique/site/segments/reportage/141144/collisions-art-science

REFERENCES

Biliana Velkova | Public Art Planner, MFA Arts, Culture and Heritage Services | City of Richmond 6911 No. 3 Road, Richmond BC V6Y 2C1 604.247.4612 byelkoya@richmond.ca

Biliana selected me and is currently overseeing an art commission I am working on for the rotunda floor inside the main entrance of Richmond Cultural Centre. She is also familiar with a previous art commission I completed for the City of Richmond in 2017. (Portfolio: Take Root).

Char Hoyt | Curator & Creative Director Curiosity Collider Art-Science Foundation 604-889-1915 char@curiositycollider.org

Char curated a group exhibition I was part of in November 2019. She selected my proposal to create a music box which plays plant DNA for the Collisions Festival, a three day art and science festival. We also worked together putting on a Data Sonification workshop; Char was also present for an interview I had with french CBC. (Portfolio: Tufted Vetch)

Ashley Guindon | Arts Services Surrey Arts Centre | City of Surrey Parks, Recreation, & Culture 13750 88th Ave, Surrey, BC, Canada V3W 3L1 604.501.5193 ashley.guindon@surrey.ca

Ashley was the public art coordinator for a bike rack I designed for the Fleetwood community in Surrey. She was my point of contact for the revisions I made that were based on feedback from the community stakeholders, which she passed along to me. She also facilitated fabricating the work as well as organized an art talk I gave at the Fleetwood Public Library after the bike rack was installed. (Portfolio: The Frasers)

CONTACT INFO

Artist: Laara Cerman

Mailing Address: 2127 Central Avenue

Port Coquitlam, BC, V3C 1V4

Cell Phone: 604-360-9791

Email: info@laaracerman.com

Website: <u>www.laaracerman.com</u>

Instagram: <u>laaracerman</u>



COMMITTEE REPORT

To: Mayor and Councillors

Subject Linwood Park Washroom Mural Call File #: 0110.00

Doc #:

From: Arts and Culture Task Group

Date: July 22, 2020

COMMITTEE RECOMMENDATION:

THAT Council approve moving forward with the mural submission by artist Judy Pohl for installation on the washroom at Linwood Park.

SUMMARY:

At the July 21, 2020 meeting, the Arts and Culture Task Group made the following motion:

THAT the Arts and Culture Task Group recommend that Council consider the approval of the mural submission by artist Judy Pohl for installation on the washroom at Linwood Park.

The motion was moved after Kim Hilton, Director, Recreation, Culture and Community Services reported that the second artist had withdrawn from the opportunity. The task group viewed the mural submission from Judy Pohl (attachment 1 and picture below) and task group member Castron commented that the City of Langley flag that is depicted on the urban rail train is not true to the period. Kim will investigate the age of the flag. It was discussed that the mural could show either the BC flag or perhaps another artistic element could be included that shows it travelled through Langley Prairie.





To: Mayor and Councillors Date: July 22, 2020

Subject: Linwood Park Washroom Mural Call

Page 2

The submission met all the requirements outlined in the Langley City Mural Call to Artists 2020-02 (attachment 2).

Funding for the project was approved by Council at the December 16, 2019 Regular Meeting of Council:

THAT City Council approve a Call To Artist for the creation of a wraparound mural using the Michaud Crescent Inter-Urban Railway as a theme, to be placed on the washroom building in Linwood Park. The Call to Artists will be for ages 16 years and over and will include a cost of up to \$2000 for materials and a \$1000 honorarium from the public art fund.

The timeline for the installation will be extended into September, 2020.

Respectfully Submitted.

Councillor Paul Albrecht

Chair

Attachments:

- 1. Complete panorama.jpg
- 2. Linwood Written Description and other info.pdf
- 3. Langley City Mural Call to Artists 2020-02.pdf





All painting to be done by Judy Pohl #303-5074 201A st Langley bc V3A5M8 604-375-5970

Application for Linwood Park Mural

This wraparound mural features Langley city's flag on two opposite corners joining together the past and future of Langleys rail travel. On the east side where the washroom doors are located shows the picturesque Langley Prairie with the Michaud farmhouse. The north wall features Langley's old light rail car on the prairie farmlands of the era. On the south and west walls you have our future sky train amidst a floral bouquet representing Langley's vibrancy.



Langley City Mural Call for Artists 2020-02

MURAL CALL FOR ARTISTS:

Paint a wraparound mural on the outside of the Linwood Park washrooms that reflects the rich history of the British Columbia Interurban Railway that ran down what is now Michaud Crescent through Langley Prairie, now known as Langley City, to be completed by August 2020.

SITE:

The installation site will be in Linwood Park on the washrooms located at 5470 201 Street, Langley, BC. This location is adjacent to the Stepping Stone building, playground, dog off leash park and community gardens. The installation site is City owned and managed by parks.

PROJECT SUMMARY:

The Arts and Culture Task group recommended to council to have an impactful art piece such as a mural located in a visible space. The Michaud Crescent redesign has provided an opportunity to pay homage to the historical Interurban Rail as well as to have a mural created in a busy, well used public facility and park.

Langley City. We are the nexus between the Fraser Valley and Metro Vancouver—a portal between two worlds. We complete the future fixed rail rapid transit line. We are a nexus for our surrounding communities.

nex•us (neksəs) noun a connection or series of connections linking two or more things. A focal point, the central and most important point or place

Nexus of the past, present and future. This mural will bring together the four pillars of the Nexus plan ensuring the Community retains the vibrant history of the past, connects the new technology of light rail with the original interurban electric train; by integrating the historical mural in the redevelopment of the Michaud corridor, Langley City will provide long lasting well rounded experiences in Linwood Park.

BC Electric Railway (aka The Interurban): Connected Langley with the urban centres of Vancouver and New Westminster. Farm products emanating from the Valley farms could be quickly transported to markets, and goods from the cities were easily shipped to the country. The BC Electric Railway established ten stations in Langley, most of them no bigger than a

shed. The first station built in Langley City, then known as Langley Prairie, was around 1910 and it included a warehouse. It stood until 1928 when a massive fire destroyed many of the business premises west of the 204th street. Its second station functioned until the Interurban service ended in 1950.

The Interurban service ceased in 1950, unable to compete with motorised traffic travelling over an increasingly sophisticated road network. Its rail cars were destroyed while its stations were auctioned off, relocated and used for other purposes.

Fortunately the Fraser Valley Heritage Railway has restored many Interurban cars to working order, and you can take a ride at their Cloverdale Station (May – September with a special Christmas **Electric Express**). Fraser Valley Heritage Railway located at 5554 176 Street, Surrey BC. Check out their website: https://fvhrs.org/

For an interesting video of the last interurban train through Langley please see: https://www.langleyheritage.ca/videos/ scroll down to "the Last Ride".

The journey begins now.

Eligibility/Consideration:

This public art commission is open to all artists and art groups with expertise in visual public-art mural projects capable of designing and fulfilling the stated needs for this call. The invitation is extended to all artists in the Lower Mainland and Fraser Valley area and there is **no** entry fee.

- ✓ Artists are responsible for completing installations in adherence to the time line noted within this document.
- ✓ Paint and supplies up to \$2000 are covered under this call as well as a \$1000 artist fee. Artists are to carry their own liability insurance (minimum \$2 million) holding Langley City harmless during the entire process.
- ✓ All entrants must be at least 16 years of age and older.

BUDGET:

Langley City proposes a budget not to exceed \$3,000 (all inclusive) for the design and installation of the mural This budget is to cover all expenses associated with, but not limited to, artist fees, the design, labor, material fees, tools, operations and meetings, and transportation. The artist is responsible for working with the Langley City representative to oversee all aspects of the art installation. Artist's travel expenses will not be reimbursed.

HOW TO APPLY/REQUIREMENTS:

Each application must be submitted in hard copy format.

ALL SUBMISSIONS MUST INCLUDE THE FOLLOWING:

- a. Artist Name, Address, Phone, Email
- b. Written description of proposed mural including:
 - Whether or not the work will be a collaboration among two or more artists
- c. Please submit digital images etc. on flash drive images, drawings, photos up to fifteen (15) high-res jpeg images (300 ppi digital images) to support the proposal. Rendering to scale with all 4 perspectives shown.
- d. Qualified Artist's Statement
- e. Resume for each artist; if there is collaboration. The resume of each artist must be enclosed and an explanation as the role or responsibilities of each.
- f. Application must be submitted in hard copy attention: Director of Recreation, Culture and Community Services 20399 Douglas Crescent, Langley, BC V3A 4B3.
- g. Please include photos of other installations you have created, or examples of your artwork to provide an idea of the style and type of work you have completed. Please submit digital images. Hard copy photos will also be accepted. You must identify the images by year created, location (if an installation), the medium and for whom the work was created if it was a commissioned piece.
- h. Three references must be included that relate to works/installations previously completed. Be sure to include the person's name and contact information and how that person is familiar with your installation for instance did they coordinate the project? Did they commission the work on behalf of an agency or corporation? Did they oversee a sculpture competition for a public sculpture?

PROJECT REQUIREMENTS:

- The size of the mural should wrap around the building starting 60cm (2 feet) off of the ground and 60cm (2 feet) below the top of the wall.
- Project should reflect the heritage of the electric interurban railway through Langley City.
- Project will be sited in an open area. Access to water and electricity can be arranged.
- Site visit will be required as set by Langley City.

PROJECT TIMELINE:

February 15, 2020 – Submit Acknowledgment Letter (at end of Call)

March 9, 2020 - Artist Submission Deadline

March 17, 2020 - Review of submissions

April 7, 2020 – Artist notifications/modifications

May 15, 2020 – Resubmission Date (if needed)

June 4, 2020 - Final artist notification

August 2020 – Mural installation complete.

*Installation may vary based on park renovations.

FURTHER INFORMATION:

Questions about the Call to Artist, please contact, Kim Hilton

Email: khilton@langleycity.ca

Phone: 604-514-2866

DISCLAIMER:

Langley City reserves the right to reject all submissions if the committee feels the submissions do not meet our requirements.

ACKNOWLEDGEMENT LETTER

The undersigned has reviewed the Call to Artists 2020-02 document and intends to participate with a submission to the call.							
Name							
Address							
Date	Artist's Signature						
Return by February 15, 2020 to:							
Kim Hilton							
Director of Recreation, Culture an	d Community Services						

Email: khilton@langleycity.ca



REPORT TO COUNCIL

To: Mayor and Councillors

Subject: 2019 Council Remuneration & Statement of File #: 1880.00

Financial Information

Doc #:

From: Graham Flack, CPA, CMA

Deputy Director of Corporate Services

Date: July 20, 2020

RECOMMENDATION:

1. THAT the Report on Council Remuneration and Expenses as required by Section 168 of the Community Charter be adopted.

2. THAT the Statement of Financial Information as required by the Financial Information Act be adopted.

PURPOSE:

The purpose of this report is to report out Council Remuneration and Expenses as required under the Community Charter and the Statement of Financial Information as required by the Financial Information Act.

POLICY:

The first attached schedule reporting remuneration and expenses paid to Council members for the year 2019 is in compliance with the requirements of Section 168 of the Community Charter.

The second attached schedule reporting the remuneration and expenses paid to Employees and Council as well as payments to suppliers in excess of \$25,000 is in compliance with the requirements of the Financial Information Act



To: Mayor and Councillors Date: July 20, 2020

Subject: 2019 Council Remuneration & Statement of Financial Information

Page 2

COMMENTS/ANALYSIS:

The first attached report itemizes the Council remuneration and expenses for the year ending December 31, 2019. The column that itemizes the benefits provided to a Council member includes a proportionate share of the accidental death and dismemberment insurance policy and the City paid portion of dental and medical premiums. There are no contracts to report under section 107 of the Community Charter for the current council members.

The second attached report includes three sections relating to the year ended December 31, 2019. The first section itemizes the remuneration and expenses of City employees totaling over \$75,000. Expenses include items such as travel costs, relocation expenses, registration fees, memberships and education expenses. The second section itemizes the Council remuneration and expenses. The third section itemizes the total payments made to suppliers in excess of \$25,000. Section 2(6) of the Financial Information Act requires the City to collect a fee of \$5.00 for distribution of this report to the public.

Respectfully Submitted,

Graham Flack, CPA, CMA

Deputy Director of Corporate Services

Concurrence:

Darrin Leite, CPA, CA

Director of Corporate Services

Attachments:

- 1. Report on Council Remuneration and Expenses
- 2. Statement of Financial Information

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.

Francis Cheung, P. Eng.

Chief Administrative Officer



City of Langley
Reporting of Remuneration and Expenses to Council Members
Section 168 of the Community Charter
For the Year Ended December 31, 2019

Elected Official	cted Official Remuneration Expenses		Benefits		Total	
Marram						
Mayor:				4		
van den Broek, Valaria		115,446	19,822	133 ¹		135,401
Councillors:						
Albrecht, Paul E.		53,874	4,869	3,990 ³	1	62,733
James, Teri L.		53,874	545	2,760 ²	!	57,179
Martin, Gayle M.E.		51,950	7,806	133 ¹		59,889
Pachal, Nathan J.		53,874	14	133 ¹		54,021
Storteboom, Rudolph		55,798	6,444	2,303 4		64,545
Wallace, Rosemary H.M.		53,874	7,961	3,990 ³		65,825
Total	\$	438,690	\$ 47,461	\$ 13,442	\$	499,593

¹ Travel and accident insurance

² Travel and accident insurance, extended health

³ Travel and accident insurance, extended health, dental

⁴ Travel and accident insurance, extended health, dental, medical

STATEMENT OF FINANCIAL INFORMATION For the Year Ended December 31, 2019

STATEMENT OF FINANCIAL INFORMATION APPROVAL For the Year Ended December 31, 2019

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(2), approves all the statements and schedules included in this Statement of Financial Information, produced under the Financial Information Act.

Darrin Leite, CPA, CA Director of Corporate Services

Val van den Broek Mayor

Val var den Brock

MANAGEMENT REPORT

The Financial Statements contained in this Statement of Financial Information have been prepared by management in accordance with Canadian generally accepted accounting principles as prescribed by the Public Sector Accounting Board ("PSAB") of the Canadian Institute of Chartered Accountants. The integrity and objectivity of these statements are management's responsibility. Management is also responsible for all statements and schedules and for ensuring that this information is consistent with the information contained in the audited financial statements. Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

City Council is responsible for ensuring that management fulfills its responsibilities for financial reporting and internal controls. City Council meets with management, and the external auditors as required. The external auditors, BDO Canada LLP, conduct an independent examination, in accordance with generally accepted auditing standards, and express their opinion on the financial statements. Their examination does not relate to the other schedules and statements required by the Financial Information Act. Their examination includes a review and evaluation of the City's system of internal controls and appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly. The external auditors have full and fair access to City Council.

On behalf of The City of Langley

Darrin Leite, CPA, CA

Director of Corporate Services

July 20, 2020

Consolidated Financial Statements of CITY OF LANGLEY

Year ended December 31, 2019

Consolidated Financial Statements Year ended December 31, 2019

Management's Responsibility	1
Independent Auditor's Report	2
Consolidated Financial Statements	
Statement of Financial Position	4
Statement of Operations	5
Statement of Change in Net Financial Assets	6
Statement of Cash Flows	7
Notes to the Financial Statements	8
Consolidated Schedules	
1 Consolidated Schedule of Statutory and Non-statutory Reserves	16
2 Segmented Revenues and Expenses (Year ended December 31, 2019)	17
3 Segmented Revenues and Expenses (Year ended December 31, 2018)	18
4 Tangible Capital Assets	19

Consolidated Financial Statements Year ended December 31, 2019

MANAGEMENT'S RESPONSIBILITY

The management of the City of Langley (the "City") is responsible for the preparation of the accompanying consolidated financial statements and the preparation and presentation of all information in the Financial Report. The consolidated financial statements have been prepared in accordance with Canadian public sector accounting standards and are considered by management to present fairly the financial position and operating results of the City. The City's accounting procedures and related systems of internal control are designed to provide reasonable assurance that its assets are safeguarded and its financial records are reliable.

City Council accepts the consolidated financial statements and meets with management to determine that management has fulfilled its obligation in the preparation of the consolidated financial statements.

The City's independent auditor, BDO Canada LLP, has examined the consolidated financial statements and their report outlines the scope of their examination and their opinion on the consolidated financial statements of the City of Langley.

Darrin Leite, CPA, CA

Director of Corporate Services



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Independent Auditor's Report

To the Mayor and Council of the City of Langley

Opinion

We have audited the consolidated financial statements of the City of Langley and its controlled entities (the "Consolidated Entity"), which comprise the Consolidated Statement of Financial Position as at December 31, 2019 and the Consolidated Statement of Operations, Consolidated Changes in Net Financial Assets, and the Consolidated Cash Flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Consolidated Entity as at December 31, 2019 and its consolidated results of operations, consolidated changes in net financial assets, and consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Consolidated Entity in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

Management is responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in this auditor's report. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Consolidated Entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Consolidated Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Consolidated Entity's financial reporting process.



Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Consolidated Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Consolidated Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Consolidated Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Consolidated Entity to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

BDO Canada LLP

Chartered Professional Accountants,

Vancouver, British Columbia May 25, 2020

Consolidated Statement of Financial Position at December 31, 2019 with comparative figures for 2018

	2019	2018
Financial Assets		
Cash & cash equivalents (Note 2) Accounts receivable	\$ 42,873,431	\$ 22,159,086
Taxes and utilities receivable	4,347,989	4,552,418
Receivables from other governments	2,439,712	2,168,321
Other receivables	2,157,382	2,090,225
Portfolio investments (Note 2)	32,101,800	42,098,460
	83,920,314	73,068,510
Liabilities		
Prepaid property taxes	4,664,303	4,323,597
Accounts payable and accrued liabilities	10,242,246	10,862,338
Employee future benefits (Note 3)	363,046	347,452
Deferred revenue	2,130,958	1,336,900
Deferred development cost charges (Note 4)	20,901,408	17,579,002
	38,301,961	34,449,289
Net Financial Assets	45,618,353	38,619,221
Non-Financial Assets		
Prepaid expenses	159,777	107,632
Supplies inventory	151,058	122,873
Tangible capital assets (Schedule 4)	260,169,178_	257,942,522
	260,480,013	258,173,027
Accumulated Surplus (Note 5)	\$ 306,098,366	\$ 296,792,248

See accompanying notes to consolidated financial statements.

Darrin Leite, CPA, CA

Director of Corporate Services

Val van den Broek Mayor

Val van den Brock

Consolidated Statement of Operations

Year ended December 31, 2019 with comparative figures for 2018

	2019 Financial Plan	2019	2018
	(Note 12)		
Revenues (Schedules 2 & 3)	,		
Property tax revenue (Note 6)	\$ 29,767,135	\$ 29,601,511	\$ 27,504,153
User fees and other revenue	13,343,245	13,410,968	15,772,694
Gaming proceeds	7,200,000	7,490,986	7,752,596
Government transfers (Note 7)	1,855,440	2,205,532	1,953,717
Investment earnings	714,500	1,596,503	1,186,465
Use of development cost charges (Note 4)	757,350	1,043,567	797,718
Gain (loss) on disposal of tangible capital assets	-	(31,860)	420,894
Contributed tangible capital assets	-	1,341,637	1,117,743
	53,637,670	56,658,844	56,505,980
Expenses (Schedules 2 & 3)			
General government services	6,067,635	5,509,973	5,126,883
Police service	13,036,380	12,107,298	12,004,352
Fire service	5,460,645	4,907,545	4,436,465
Other protective services	853,365	805,174	798,060
Engineering operations	6,885,930	6,135,382	5,820,568
Water utility	4,456,145	4,116,255	3,988,915
Sewer and drainage utility	3,876,170	3,645,034	3,710,405
Development services	1,506,890	1,579,381	1,159,947
Solid waste	689,770	683,060	655,515
Recreation services	5,087,600	5,056,626	4,784,063
Parks	2,793,900	2,806,998	2,765,268
	50,714,430	47,352,726	45,250,441
Annual Surplus	2,923,240	9,306,118	11,255,539
Accumulated Surplus - beginning of year	296,792,248	296,792,248	285,536,709
Accumulated Surplus - end of year (Note 5)	\$ 299,715,488	\$ 306,098,366	\$ 296,792,248

See accompanying notes to consolidated financial statements.

Consolidated Statement of Change in Net Financial Assets Year ended December 31, 2019 with comparative figures for 2018

	20	19 Financial Plan		2019		2018
		(Note 12)				
Annual Surplus	\$	2,923,240	\$	9,306,118	\$	11,255,539
Change in Capital Assets						
Acquisition of tangible capital assets		(7,470,250)		(6,883,395)		(12,373,678)
Contributed tangible capital assets		-		(1,341,637)		(1,117,743)
Amortization		5,541,940		5,959,166		5,657,083
Proceeds from sale of tangible capital assets		-		7,350		630,682
(Gain) loss on disposal of tangible capital assets				31,860		(420,894)
		(1,928,310)		(2,226,656)		(7,624,550)
Change in Other Non Financial assets						
(Increase) decrease in prepaid expenses		-		(52,145)		(14,490)
(Increase) decrease in supplies inventory		-		(28,185)		(2,520)
		-		(80,330)		(17,010)
Increase in Financial Assets		994,930		6,999,132		3,613,979
Net Financial Assets - beginning of year		38,619,221		38,619,221		35,005,242
Net Financial Assets - end of year	\$	39,614,151	\$	45,618,353	\$	38,619,221

See accompanying notes to consolidated financial statements.

Consolidated Statement of Cash Flows

Year ended December 31, 2019 with comparative figures for 2018

	2019	2018
Cash Provided By (Used For)		
Operating Transactions Annual surplus	\$ 9,306,118	\$ 11,255,539
Items not involving cash: Development cost charge revenue recognized Amortization Amortization of investment premiums and discounts Contributed tangible capital assets (Gain) loss on disposal of tangible capital assets	(1,043,567) 5,959,166 (1,540) (1,341,637) 31,860	(797,718) 5,657,083 (1,648) (1,117,743) (420,894)
Changes in non-cash working capital: Accounts receivable Prepaid property taxes Accounts payable and accrued liabilities Prepaid expenses Supplies inventory Deferred revenue	 (134,119) 340,706 (604,498) (52,145) (28,185) 794,058 13,226,217	2,307,440 72,576 1,224,229 (14,490) (2,520) 179,069 18,340,923
Capital Transactions Cash used to acquire tangible capital assets Proceeds from sale of tangible capital assets	 (6,883,395) 7,350 (6,876,045)	(12,373,678) 630,682 (11,742,996)
Financing Transactions Receipt of deferred development cost charges and interest earned	4,365,973	4,541,521
Investing Transactions Purchase of investments Redemption of investments	 (32,101,800) 42,100,000 9,998,200	(52,100,000) 37,101,353 (14,998,647)
Increase (Decrease) in Cash and Cash Equivalents	20,714,345	(3,859,199)
Balance - beginning of year	 22,159,086	 26,018,285
Balance - end of year	\$ 42,873,431	\$ 22,159,086

See accompanying notes to consolidated financial statements.

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

1. Significant accounting policies:

The City of Langley (the "City") is a municipality in the province of British Columbia and operates under the provisions of the Community Charter. The City provides municipal services such as policing, fire protection, public works, planning, parks, recreation and other general government services.

(A) Reporting Entity and Basis of Consolidation:

These financial statements have been prepared in accordance with Canadian public sector accounting standards using guidelines developed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. They consolidate the activities of all the funds of the City and the City's inactive wholly-owned subsidiary Langley City Development Corporation.

(B) Basis of Accounting:

The City follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

(C) Non Financial Assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year, and are not intended for sale in the ordinary course of operations.

(D) Tangible Capital Assets:

Tangible capital assets are recorded at cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation and installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight-line basis over the estimated life of the tangible capital asset, commencing once the asset is put into use. Assets under construction are not amortized. Contributed tangible capital assets are recorded at the estimated fair value at the time of contribution and are also recorded as revenue.

Estimated useful lives of tangible capital assets are as follows:

Land Improvements	5 to 30 years
Buildings	10 to 50 years
Vehicles	7 to 20 years
Furniture & Equipment	3 to 20 years
Transportation Infrastructure	10 to 100 years
Sewer & Drainage Infrastructure	10 to 80 years
Water Infrastructure	12 to 80 years

(E) Revenue Recognition:

Property tax revenue

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual levies for non-optional municipal services and general administrative services are recorded as property tax revenue in the year they are levied. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts. Levies imposed by other taxing authorities are not included as property tax revenue.

Through the British Columbia Assessment's appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded.

User fees and other revenue

Charges for licences and permits, solid waste fees, and sewer and water usage are recorded as user fees and other revenue as services are utilized and revenue is earned.

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

(E) Revenue Recognition (Continued):

Gaming proceeds

Gaming proceeds, a specific type of government transfer, are recognized in the period in which they are earned.

Government transfers

Government transfers, which include legislative grants, are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

Investment earnings

Investment income is recorded on the accrual basis and recognized when earned.

Development cost charges

Developers are required to pay funds to offset the cost of required infrastructure development. The amounts are recognized as a liability and accurue interest until spent on the required infrastructure. When qualifying expenditures are incurred, Development cost charges are recognized as revenue as an offsetting funding source.

Contributed tangible capital assets

Developers are required to provide subdivision infrastructure such as streets, lighting, sidewalks, and drainage etc. Upon completion, these assets are turned over to the City and recognized at the estimated fair market value.

(F) Use of Estimates/Measurement Uncertainty:

The preparation of financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenditures during the reporting period. Significant areas requiring use of management estimates relate to the determination of employee future benefit liabilities, provisions for litigation and claims, collectibility of accounts receivable and the useful lives of tangible capital assets. Actual results could differ from those estimates.

(G) Basis of Segmentation (Schedule 2 & 3):

Municipal services have been segmented by grouping services that have similar objectives (by function). Revenues that are directly related to the costs of the function have been attributed to each segment.

(H) Contaminated Sites:

Governments are required to accrue a liability for the costs to remediate a contaminated site. Liabilities are recognized when an environmental standard exists, contamination exceeds the standard, the government has responsibility for remediation, future economic benefits will be given up and a reasonable estimate can be made.

Management has assessed its potential liabilities under the new standard, including sites that are no longer in productive use and sites for which the City accepts responsibility. There are no such sites that had contamination in excess of an environmental standard requiring remediation at this time. Therefore, no liability was recognized as at December 31, 2019 or December 31, 2018.

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

2. Cash, cash equivalents and portfolio investments:

	2019	2018
Cash and cash equivalents Portfolio investments	\$ 42,873,431 32,101,800	\$ 22,159,086 42,098,460
	\$ 74,975,231	\$ 64,257,546
Deferred development cost charges Statutory reserves Non-statutory reserves Operating funds	\$ 19,826,761 10,039,764 31,942,541 13,166,165 74,975,231	\$ 16,614,332 8,964,086 25,959,140 12,719,988 64,257,546

Cash and cash equivalents includes funds held in bank accounts at TD Canada Trust earning interest of prime rate less 1.65% (2018 - prime rate less 1.65%).

Portfolio investments, which include banker's acceptances and term deposits, have effective interest rates between 1.80% and 3.10% (2018 - 1.80% and 3.20%) with varying maturity dates up to 12 months. The market value of the investments as at December 31, 2019 was \$32,101,800 (2018 - \$42,108,376). Portfolio investments are recorded at amortized cost. Investments are written down to net realizable value when there has been a decline other than a temporary one.

3. Employee future benefits:

The City provides employee future benefits in the form of non-vested sick leave to qualifying employees. These benefits are accrued as earned and paid when taken by employees.

Employee sick leave is credited annually at 18 days per full year of service. Unused days are banked to a maximum of 120 days. The City does not pay out the value of the cumulative sick plan bank at retirement or termination of employment; however, the City could experience usage of these banks in periods leading up to retirement, resulting in a non-vested liability.

An actuarial evaluation of these benefits was performed to determine the City's estimated liability and accrued benefit obligation as at December 31, 2019. The valuation resulted in an unamortized actuarial loss as of December 31, 2019 of \$94,454 (2018 - \$79,048). Actuarial losses are amortized over the estimated average remaining service life of employees. The next valuation will be as at December 31, 2023.

The employee future benefit liability at December 31, 2019 was \$363,046 (2018 - \$347,452), comprised as follows:

	2019	2018
Benefit liability - beginning of year	\$ 347,452 \$	329,100
Current service cost	36,225	35,400
Interest cost	13,217	13,000
Benefits paid	(44,228)	(42,400)
Amortization of actuarial loss	 10,380	12,352
Benefit liability - end of year	\$ 363,046 \$	347,452
Accrued benefit obligation - end of year	\$ 457,500 \$	426,500
Unamortized actuarial loss	 (94,454)	(79,048)
Benefit liability - end of year	\$ 363,046 \$	347,452

Actuarial assumptions used to determine the City's accrued benefit obligation are as follows:

	2019	2018	
Discount rate	2.70%	3.00%	•
Expected future inflation rate	2.50%	2.50%	
Merit and inflationary earnings increases	2.58-4.63%	2.58-4.63%	
Estimated average remaining service life	10.1	10.4	

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

4. Deferred development cost charges:

·	Balance at Dec. 31, 2018	_	ntributions Received	Interest Earned	Use of evelopment ost Charges	Balance at Dec. 31, 2019
Drainage	\$ 3,409,589	\$	439,544	\$ 93,869	\$ -	\$ 3,943,002
Public Open Spaces	4,429,627		231,363	112,374	(569,169)	4,204,195
Roads	4,360,225		1,547,001	133,104	(180,201)	5,860,129
Sewer	3,779,741		1,277,603	114,272	(91,132)	5,080,484
Water	1,599,820		373,028	43,815	(203,065)	1,813,598
	\$17,579,002	\$	3,868,539	\$ 497,434	\$ (1,043,567)	\$20,901,408

5. Accumulated surplus:

Accumulated surplus is distributed as follows:

	2019	2018
Operating surplus		
General	\$ 1,384,614	\$ 1,375,798
Sewer & Drainage	1,151,222	1,147,115
Water	1,411,047	1,403,587
	3,946,883	3,926,500
Equity in tangible capital assets		
General	205,236,567	204,063,676
Sewer & Drainage	31,522,691	30,846,489
Water	23,409,920	23,032,357
	260,169,178	257,942,522
Reserves (Schedule 1)		
Statutory reserves	10,039,764	8,964,086
Non-statutory reserves	31,942,541	25,959,140
	41,982,305	34,923,226
	\$ 306,098,366	\$ 296,792,248

6. Property tax revenue:

In addition to its own tax levies, the City is required to levy taxes on behalf of various other taxing authorities. These include the provincial government for local school taxes, and organizations providing regional services in which the Municipality has become a member. Total tax levies were comprised as follows:

	20	019 Financial		
		Plan	2019	2018
City property taxes	\$	29,191,145	\$ 29,026,233	\$ 26,952,217
Grants in lieu of taxes		575,990	575,278	551,936
		29,767,135	29,601,511	27,504,153
Levies for other organizations				
School taxes			15,264,836	14,308,048
TransLink			3,161,991	2,872,013
British Columbia Assessment Authority			467,974	440,504
Metro Vancouver			461,938	473,148
Downtown Langley Merchants Assoc.			465,398	443,237
Municipal Finance Authority			2,311	1,991
Total collections for others			19,824,448	18,538,941
			\$ 49,425,959	\$46,043,094

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

7. Government transfers:

20	19 Financial				
	Plan		2019		2018
\$	133,880	\$	266,475	\$	133,883
	133,880		266,475		133,883
	170,000		200,269		171,404
	20,500		22,809		20,498
	450,000		475,823		452,388
	-		-		108,649
	640,500		698,901		752,939
	40,200		49,423		40,227
	371,160		363,221		356,090
	36,700		16,512		20,682
	633,000		645,000		641,000
	-		166,000		8,896
	1,081,060		1,240,156		1,066,895
\$	1,855,440	\$	2,205,532	\$	1,953,717
		\$ 133,880 133,880 170,000 20,500 450,000 - 640,500 40,200 371,160 36,700 633,000 - 1,081,060	\$ 133,880 \$ 133,880 \$ 170,000 20,500 450,000 640,500 40,200 371,160 36,700 633,000 1,081,060	Plan 2019 \$ 133,880 \$ 266,475 133,880 266,475 170,000 200,269 20,500 22,809 450,000 475,823 - - 640,500 698,901 40,200 49,423 371,160 363,221 36,700 16,512 633,000 645,000 - 166,000 1,081,060 1,240,156	Plan 2019 \$ 133,880 \$ 266,475 170,000 200,269 20,500 22,809 450,000 475,823 - - 640,500 698,901 40,200 49,423 371,160 363,221 36,700 16,512 633,000 645,000 - 166,000 1,081,060 1,240,156

8. Trust funds:

The City has excluded the following trust funds and associated cash and accounts receivable from the Consolidated Statement of Financial Position and related interest earnings and transactions from the Consolidated Statement of Operations:

	 2019	2018
Langley Christmas Bureau	\$ 214,826	\$ 280,265
Refundable deposits	11,662,955	14,278,015
Road bond reserve	41,350	41,350
GVS & DD development cost charges	206,607	100,265
	\$ 12,125,738	\$ 14,699,895

These funds were received from the public for specific purposes or are deposited by developers and held by the City until all aspects for the development permit have been fulfilled.

9. Expenditures and expenses by object (Schedules 2 & 3):

	2019	2018
	Operations Capital Total	Total
Salaries & benefits	\$ 14,350,873 \$ 300,709 \$ 14,651,582	\$ 13,566,848
Goods and services	27,042,687 6,582,686 33,625,373	38,400,188
Contributed tangible capital assets		1,117,743
Total expenditures	41,393,560 8,225,032 49,618,592	53,084,779
Amortization	5,959,166 - 5,959,166	5,657,083
Total expenditures & expenses	\$ 47,352,726 \$ 8,225,032 \$55,577,758	\$ 58,741,862

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

10. Municipal pension plan:

The employer and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2018, the plan has about 205,000 active members and approximately 101,000 retired members. Active members include approximately 40,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amorization of any actuarial funding surplus and will be adjusted for the amorization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2018, indicated a \$2,866 million funding surplus for basic pension benefits on a going concern basis.

The City of Langley paid \$1,080,498 (2018 - \$1,038,327) for employer contributions while employees contributed \$898,597 (2018 - \$846,894) to the plan in fiscal 2019.

The next valuation will be as at December 31, 2021, with results available in 2022.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

11. Contingent liabilities:

A number of legal claims have been initiated against the City in varying and unspecified amounts. As none of the claims are likely to be successful and/or can not be reasonably estimated, no provisions have been recorded in the financial statements.

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

12. Financial plan:

The financial plan reported on the Consolidated Statement of Operations represents the Financial Plan and Capital Improvement Plan bylaw adopted by City Council on March 11, 2019 and does not reflect any amendments approved after the original adoption.

The following reconciles the balanced statutory financial plan and the financial plan surplus reported on the Consolidated Statement of Operations.

	Financial Plan
Surplus as per Financial Plan Bylaw No. 3099	\$ -
Capital asset additions Transfer to non-statutory reserves Transfer to statutory reserves	7,470,250 9,249,825 1,644,970
Amortization expense Transfer from non-statutory reserves Transfer from statutory reserves Transfer from surplus	(5,541,940) (7,783,965) (1,775,900) (340,000)
Financial Plan Surplus as per Consolidated Statement of Operations	\$ 2,923,240

13. Contractual rights:

(A) Developer contributions:

The City has entered into a number of public works development agreements which require the developers to contribute various infrastructure assets to the City, including roads and underground utilities. The timing and extent of these future contributions vary depending on development activity and fair value of the assets received at time of contribution, which cannot be determined with certainty at this time.

(B) Gaming proceeds:

The City has a Host Financial Assistance Agreement with the Province of BC where the Province has agreed that 10% of the net gaming income from the Cascades Casino will be paid to the City of Langley, as financial assistance, for any purpose that would be of public benefit to the city. In 2019, the City recognized \$7,490,986 in revenues from the Province. Due to COVID-19 the casino has been temporarily closed so the 2020 revenues are expected to decline.

Notes to the Consolidated Financial Statements Year ended December 31, 2019 with comparative figures for 2018

14. Subsequent events:

(A) COVID-19

Subsequent to year end, the impact of COVID-19 in Canada and on the global economy increased significantly. As the impacts of COVID-19 continue, there could be further impact on the City, its citizens, employees, suppliers and other third party business associates that could impact the timing and amounts realized on the City's assets and future ability to deliver services and projects. At this time, the full potential impact of COVID-19 on the City is not known. Although the disruption from the virus is expected to be temporary, given the dynamic nature of these circumstances, the duration of disruption and the related financial impact cannot be reasonably estimated at this time. The City's ability to continue delivering non-essential services and employ related staff, will depend on the legislative mandates from the various levels of government. The City will continue to focus on collecting receivables, managing expenditures, and leveraging existing reserves and available credit facilities to ensure it is able to continue providing essential services to its citizens.

(B) RCMP - Earned Retirement Benefits

On May 15, 2020, the Province of BC notified the City that they have agreed to pay the RCMP members' entitlement to accumulate severance pay for voluntary resignations and retirements as of March 31, 2012. This agreement creates an outstanding obligation of \$775,140 that must be paid by the City to the Province of BC by March 31, 2032. As the information was not known at year end and received subsequent to year end, no provision has been recorded in the consolidated financial statements.

CITY OF LANGLEY

Schedule 1 Consolidated Schedule of Statutory and Non-statutory Reserves Year ended December 31, 2019

Statutory Reserves	Balance at Dec. 31, 2018	Developer Contributions	Internal Addit	Transfer tions	Interest	Internal Tr Expendit		erational enditures	•	al Asset litions	Balan Dec. 31	
Capital Works	\$ 6,042,155	\$ -	\$ 1,	,424,450	\$ 165,975	\$	-	\$ (336,905)	\$ (5	514,693)	\$ 6,78	30,982
Equipment Replacement-Fire Dept.	695,997	-		55,000	18,548		-	-		(9,320)	76	30,225
Lane Development	264,750	-		-	6,829		-	-		-	27	71,579
Machinery Replacement	1,378,143	-		467,222	35,111		-	-	(2	292,620)	1,58	37,856
Off-Street Parking	271,812	-		12,785	7,131		-	-		-	29	91,728
Office Equipment Replacement	19,643	-		46,500	1,066		-	-	((45,358)	2	21,851
Parks and Recreation	253,168	-		177,500	7,915		-	(72,669)	((79,780)	28	36,134
P&R Future Projects	38,418	-		-	991		-	-		-	3	39,409
Total	\$ 8,964,086	\$ -	\$ 2,	,183,457	\$ 243,566	\$	-	\$ (409,574)	\$ (9	941,771)	\$ 10,03	39,764

Non-statutory Reserves	Balance at Dec. 31, 2018	Developer Contributions	Internal Transfers Additions	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2019
Community Works	\$ 11,985	\$ -	\$ 266,474	\$ 2,272	\$ -	\$ -	\$ (133,800)	\$ 146,931
Future Policing Costs	3,114,274	-	382,370	80,270	-	-	(92,258)	3,484,656
Gaming Proceeds	12,260,304	-	7,490,986	358,728	(654,433)	(517,382)	(3,510,731)	15,427,472
Major Road Network Rehab	1,500,008	-	342,082	38,713	-	-	-	1,880,803
Prosperity Fund	1,350,000	-	525,000	34,820	-	-	-	1,909,820
Sewer Future Capital	908,574	-	500,000	29,136	-	(14,124)	(251,240)	1,172,346
Sewer Insurance Claims	32,559	-	-	840	-	-	-	33,399
Special Bonds	4,822,558	94,085	-	125,099	-	-	(55,711)	4,986,031
Tax Stabilization	347,095	-	1,000,000	8,952	-	-	-	1,356,047
Water Future Capital	1,611,783	-	740,000	44,383	-	(209,568)	(641,562)	1,545,036
Total	\$ 25,959,140	\$ 94,085	\$ 11,246,912	\$ 723,213	\$ (654,433)	\$ (741,074)	\$ (4,685,302)	\$ 31,942,541

CITY OF LANGLEY Schedule 2 Consolidated Report of Segmented Revenues and Expenses Year ended December 31, 2019

	2019 Financial Plan	General government	Police service	Fire service	Other protective services	Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	2019
	Note 12												,
Revenue													
Property tax revenue	\$29,767,135	\$29,601,511	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$29,601,511
User fees and other revenue	13,343,245	1,415,487	1,555	9,557	75,262	226,899	4,942,624	4,078,808	1,851,231	680,642	9,287	119,616	13,410,968
Gaming proceeds	7,200,000	7,490,986	-	-	-	-	-	-	-	-	-	-	7,490,986
Government transfers	1,855,440	266,475	525,246	-	379,734	811,000	-	-	223,077	-	-	-	2,205,532
Investment earnings	714,500	1,596,503	-	-	-	-	-	-	-	-	-	-	1,596,503
Use of development cost charges	757,350	-	-	-	-	180,201	203,065	91,132	-	-	-	569,169	1,043,567
Gain (loss) on disposal of capital assets	-	-	-	-	-	(2,277)	(18,676)	(9,060)	-	-	-	(1,847)	(31,860)
Contributed infrastructure	-	-	-	-	-	822,437	88,600	430,600	-	-	-	-	1,341,637
Total Revenue	53,637,670	40,370,962	526,801	9,557	454,996	2,038,260	5,215,613	4,591,480	2,074,308	680,642	9,287	686,938	56,658,844
Expenses													
Operating													
Salaries & benefits	15,861,065	3,054,104	10,007	3,895,057	101,022	1,841,276	568,719	398,280	983,876	19,999	2,280,109	, ,	
Goods and services	29,311,425	1,854,195	12,017,963	715,021	704,152	1,834,641	3,114,332	2,643,220	565,866	663,061	1,975,266		
	45,172,490	4,908,299	12,027,970	4,610,078	805,174	3,675,917	3,683,051	3,041,500	1,549,742	683,060	4,255,375	2,153,394	41,393,560
Amortization	5,541,940	601,674	79,328	297,467	_	2,459,465	433,204	603,534	29,639	_	801,251	653,604	5,959,166
Total Expenses	50,714,430	5,509,973	12,107,298	4,907,545	805,174	6,135,382	4,116,255	3,645,034	1,579,381	683,060	5,056,626	2,806,998	47,352,726
Annual Surplus (Deficit)	\$ 2,923,240	\$ 34,860,989	\$(11,580,497)	\$ (4,897,988)	\$ (350,178)	\$ (4,097,122)	\$ 1,099,358	\$ 946,446	\$ 494,927	\$ (2,418)	\$ (5,047,339)	\$ (2,120,060)	\$ 9,306,118

CITY OF LANGLEY

Schedule 3 Consolidated Report of Segmented Revenues and Expenses Year ended December 31, 2018

	2018 Financial Plan	General government	Police service	Fire service	Other protective services	Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	2018
Revenue													
Property tax revenue	\$27,661,540	\$27,504,153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$27,504,153
User fees and other revenue	11,756,070	2,895,844	1,625	1,263	38,094	512,915	5,023,167	4,085,835	2,021,028	663,101	98,331	431,491	15,772,694
Gaming proceeds	6,800,000	7,314,631	-	-	· -	· -	-	-	-	· -	357,965	80,000	7,752,596
Government transfers	1,754,190	123,883	492,615	2,600	376,772	745,945	20,000	_	191,902	-	-	· -	1,953,717
Investment earnings	607,350	1,186,465	-	-	-	-	-	-	-	-	-	-	1,186,465
Use of development cost charges	1,098,900	-	-	-	-	180,661	-	144,071	-	-	-	472,986	797,718
Gain (loss) on disposal of capital assets	-	-	-	(31,418)	-	475,071	(12,954)	_	-	-	-	(9,805)	420,894
Contributed infrastructure	-	-	-	-	-	699,719	126,299	291,725	-	-	-	-	1,117,743
Total Revenue	49,678,050	39,024,976	494,240	(27,555)	414,866	2,614,311	5,156,512	4,521,631	2,212,930	663,101	456,296	974,672	56,505,980
Expenses Operating													
Salaries & benefits	14,338,370	2,865,098	6,650	3,567,145	108,548	1,605,381	526,454	380,121	804,824	15,712	2,244,948	1,169,440	13,294,321
Goods and services	26,920,095	1,654,606	11,914,980	575,173	689,512	2,015,757	3,026,641	2,724,758	326,534	639,803	1,736,979		26,299,037
	41,258,465	4,519,704	11,921,630	4,142,318	798,060	3,621,138	3,553,095	3,104,879	1,131,358	655,515	3,981,927	2,163,734	39,593,358
Amortization	5,278,040	607,179	82,722	294,147	-	2,199,430	435,820	605,526	28,589	-	802,136	601,534	5,657,083
Total Expenses	46,536,505	5,126,883	12,004,352	4,436,465	798,060	5,820,568	3,988,915	3,710,405	1,159,947	655,515	4,784,063	2,765,268	45,250,441
Annual Surplus (Deficit)	\$ 3,141,545	\$33,898,093	\$(11,510,112)	\$ (4,464,020)	\$ (383,194)	\$ (3,206,257)	\$ 1,167,597	\$ 811,226	\$ 1,052,983	\$ 7,586	\$ (4,327,767)	\$ (1,790,596)	\$11,255,539

CITY OF LANGLEY

Schedule 4
Schedule of Tangible Capital Assets
Year and a Documber 31, 2019 with co

Year ended December 31, 2019 with comparative figures for 2018

2019	Land	Land Improvements	Buildings	Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
Historical cost ¹									
Opening cost	\$ 66,754,749	\$ 12,905,511	\$ 41,473,040	\$ 8,028,462	\$ 8,043,507	\$ 140,139,365	\$ 48,628,697	\$ 33,321,837	\$ 359,295,168
Additions		1,263,281	423,972	301,940	584,606	3,544,817	1,284,945	821,471	8,225,032
Disposals	-	-	-	(73,847)	-	(155,991)	(21,241)	(24,618)	(275,697)
	66,754,749	14,168,792	41,897,012	8,256,555	8,628,113	143,528,191	49,892,401	34,118,690	367,244,503
Accumulated amortization									
Opening balance	-	4,455,633	16,722,323	4,206,410	5,581,196	42,315,396	17,782,208	10,289,480	101,352,646
Amortization expense	-	473,696	1,516,210	433,389	329,338	2,181,618	599,683	425,232	5,959,166
Disposals	-	-	-	(63,551)	-	(154,813)	(12,181)	(5,942)	(236,487)
	-	4,929,329	18,238,533	4,576,248	5,910,534	44,342,201	18,369,710	10,708,770	107,075,325
Net book value	\$ 66,754,749	\$ 9,239,463	\$ 23,658,479	\$ 3,680,307	\$ 2,717,579	\$ 99,185,990	\$ 31,522,691	\$ 23,409,920	\$ 260,169,178

2018	Land Improver		Buildings	Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
Historical cost ¹									
Opening cost	\$ 66,541,381	\$ 10,755,320	\$ 40,705,836	. , ,	\$ 7,901,085	. ,	.,,		\$ 346,869,152
Additions	217,879	2,150,191	767,204	813,802	142,422	5,613,980	3,009,258	776,685	13,491,421
Disposals	(4,511)			(589,132)		(371,093)	(48,896)	(51,773)	(1,065,405)
	66,754,749	12,905,511	41,473,040	8,028,462	8,043,507	140,139,365	48,628,697	33,321,837	359,295,168
Accumulated amortization									
Opening balance	-	4,019,405	15,214,968	4,321,770	5,217,002	40,648,155	17,229,532	9,900,348	96,551,180
Amortization expense	-	436,228	1,507,355	396,252	364,194	1,923,531	601,572	427,951	5,657,083
Disposals	-			(511,612)		(256,290)	(48,896)	(38,819)	(855,617)
	-	4,455,633	16,722,323	4,206,410	5,581,196	42,315,396	17,782,208	10,289,480	101,352,646
Net book value	\$ 66,754,749	\$ 8,449,878	\$ 24,750,717	\$ 3,822,052	\$ 2,462,311	\$ 97,823,969	\$ 30,846,489	\$ 23,032,357	\$ 257,942,522

¹Included in historical cost are assets under construction with a total cost of \$38,165,118 (2018 - \$44,739,249). No amortization has been recorded on these assets as they are in progress and not complete at year-end.

Schedule of Remuneration & Expenses - City Employees

Employee	Remuneration	Expenses	Total	
Balducci, Patrick	\$ 86,125	\$ 4,240	\$ 90,365	
Beddow, Roy M.	148,110	1,106	149,216	
Berg, Andrew R.	127,533	-	127,533	
Bomhof, Rick P.	165,048	5,603	170,651	
Cheung, Francis K.K.	237,823	10,166	247,989	
Clark, James M.	131,512	-	131,512	
Crawford, Anthony B.A.	133,305	-	133,305	
Daum, Christine	92,295	7	92,302	
Dodd, Colby	85,127	-	85,127	
Edell, Tera K.	90,003	54	90,057	
Endersby, Beverly K.	121,037	1,461	122,498	
Epplette, Jonn	92,296	2,095	94,391	
Flack, Graham D.	132,110	2,269	134,379	
Ford, Kyle	110,056	905	110,961	
French, Kirk E.	83,612	304	83,916	
Galway, Colin P.	94,209	451	94,660	
Gary, Joseph S.	111,476	872	112,348	
Gilbert, Jesse S.	78,557	928	79,485	
Gilbert, Paul J.	93,323	2,211	95,534	
Gill, Hirod	131,683	1,407	133,090	
Godlonton, Brian D.	145,436	3,983	149,419	
Gray, Daniel E.	115,412	552	115,964	
Guenther, Manfred O.	76,117	-	76,117	
Hale, Judy A.	134,471	1,355	135,826	
Hilton, Kim A.	144,050	2,940	146,990	
Hoogendoorn, Peter B.	86,447	979	87,426	
Jose, Mathew	94,586	2,942	97,528	
Joyal, Debra J.	75,452	1,008	76,460	
Kaetler, Cameron L.	120,292	4,050	124,342	
Kennedy, Scott A.	135,930	4,155	140,085	
Kenney, Kelly A.	114,553	3,932	118,485	
Kerton, William J.	79,130	-	79,130	
Krasevich, Daniel B.	77,869	-	77,869	
Kusack, Paula D.	106,692	3,089	109,781	
Leite, Darrin W.	169,681	3,385	173,066	
Lohrasb, Kasrah D.	72,075	4,065	76,140	
Miley, Christopher W.	143,521	2,695	146,216	
Minchuk, Gerald W.D.	174,388	665	175,053	
Murphy, David A.	122,330	2,138	124,468	
Nordan, Ryan	118,787	3,418	122,205	
Paulson, Samantha L.	83,739	3,885	87,624	
Perry, Brent E.	124,283	3,789	128,072	
Perry, Robert S.	118,703	-	118,703	
Proulx, Dan E.	75,101	-	75,101	
Quan, Joseph K.	85,602	302	85,904	
Rabby, Robert V.	132,790	-	132,790	

Schedule of Remuneration & Expenses - City Employees

Employee	Remuneration	Expenses	Total
Rossnagel, Micah D.	120,061	1,533	121,594
Schouten, Raymond C.	98,175	-	98,175
Selvage, David S.	114,448	958	115,406
Sieg, Oscar A.	81,053	1,283	82,336
Simpson, Kyle C.	124,349	3,613	127,962
Skidmore, David A.	130,238	552	130,790
Speers, Jeff N.	88,215	199	88,414
Stewart, Dylan M.	108,895	1,109	110,004
Swanson, Christine M.	89,056	155	89,211
Tamondong, Karlo	94,569	1,700	96,269
Thompson, William R.D.	151,082	6,279	157,361
Uppal, Raminder S.	90,160	1,601	91,761
Veitch, Michael B.	139,986	120	140,106
Wilson, Troy A.	79,286	1,346	80,632
Wycherley, Jordan	93,697	-	93,697
All Employees under \$75,000	5,178,256	79,606	5,257,862
	\$ 12,054,203	\$ 187,460	\$ 12,241,663

There was 1 severance agreement under which payment commenced between the City of Langley and its non-unionized employees during fiscal year 2019. These agreement represents 21 months of compensation.

Schedule of Remuneration & Expenses - Elected Officials

Elected Official	Remuneration		Expenses		Total	
Mayor: van den Broek, Valaria	\$	115,446	\$	19,955	\$	135,401
Councillors:						
Albrecht, Paul E.		53,874		8,859		62,733
James, Teri L.		53,874		3,305		57,179
Martin, Gayle M.E.		51,950		7,939		59,889
Pachal, Nathan J.		53,874		147		54,021
Storteboom, Rudolph		55,798		8,747		64,545
Wallace, Rosemary H.M.		53,874		11,951		65,825
	\$	438,690	\$	60,903	\$	499,593

Schedule of Suppliers of Goods or Services

Supplier		Total
554707 DO LTD	Φ.	00.000
551727 BC LTD.	\$	66,990
A.R. MOWER AND SUPPLY LTD		41,775
AINSWORTH INC.		30,828
ANDREW SHERET LIMITED		222,453
ANSWER GARDEN PRODUCTS LTD.		53,024
AON REED STENHOUSE INC		85,800
APLIN & MARTIN CONSULTANTS LTD		115,548
ARC PROTECTION CORP		52,332
ASSOCIATED ENGINEERING (B.C.) LTD.		91,363
ASTROGRAPHIC INDUSTRIES LTD.		33,902
ATS TRAFFIC BRITISH COLUMBIA LTD.		31,009
BAY HILL CONTRACTING LTD		137,258
BC HYDRO		506,529
BDO CANADA LLP		35,338
BELL CANADA		35,479
BELZONA		138,354
BLACK PRESS GROUP		76,468
BRANDT TRACTOR LTD		31,893
CEDAR CREST LANDS (BC) LTD.		839,278
CF PROJECTS INC.		83,410
CITY OF SURREY		104,468
COBRA ELECTRIC		282,517
COMBINED SYSTEMS INC.		38,900
CONNECTIVITY MENTAL HEALTH COUNSELLING INC.		106,687
CULLEN DIESEL POWER LTD.		35,345
CUMMINGS CANADA ULC		42,452
D. CHOUHAN TRUCKING		25,279
DAMS FORD LINCOLN SALES LTD		191,809
DCH EXCAVATING LTD.		242,321
DECALMANIA		25,435
DEKRA-LITE INDUSTRIES INC.		51,715
DMD & ASSOCIATES LTD		32,230
DOWNTOWN LANGLEY BUSINESS ASSOCIATION		246,035
EBB ENVIRONMENTAL CONSULTANTS INC.		31,141
E-COMM, EMERGENCY COMMUNICATION FOR BC		100,102
ECONOLITE CANADA INC.		81,891
EMTERRA ENVIRONMENTAL		391,901
EVERGREEN BUILDING MAINTENANCE INC.		28,004
FIELDS TREE SERVICE INC.		53,563
FORTIS BC		52,413
FRASER VALLEY AGGREGATES LTD		40,423
FRASER VALLEY REGIONAL LIBRARY		1,351,301
FRED SURRIDGE LTD		28,313
GARDAWORLD		93,091
GEOWEST ENGINEERING LTD		34,136
GOODBYE GRAFFITI SURREY		78,380

City of Langley Statement of Financial Information (SOFI) For the Year Ended December 31, 2019

Schedule of Suppliers of Goods or Services

Supplier	Total
GREATER VANCOUVER SEWERAGE & DRAINAGE DIST.	3,024,538
GREATER VANCOUVER WATER DISTRICT	2,688,015
GROUP HEALTH GLOBAL	734,123
GUARDTECK SECURITY CORP	44,064
HABITAT SYSTEMS INC	54,644
HORIZON LANDSCAPE CONTRACTORS	39,119
INTERPAVE PRECAST SYSTEMS	149,048
INTERPROVINCIAL TRAFFIC SERVICES LTD.	41,194
IX SOLUTIONS LTD.	58,761
JACK CEWE CONSTRUCTION LTD.	295,442
JAMES WILLIAM SMITH YOUTH & FAMILY CONSULTANTS INC	96,784
JETT NETWORKS COMMUNICATIONS TEHCNOLOGIES	61,254
JW RECYCLE IT INC.	40,486
KGC FIRE RESCUE INC.	26,516
L.A.P.S.	97,571
LAFARGE CANADA INC.	1,430,801
LANGLEY AWNING & SIGN	29,973
LANGLEY ENVIRONMENTAL PARTNERS SOCIETY	50,000
LANGLEY MINOR HOCKEY ASSOCIATION	160,994
LEHIGH MATERIALS LTD	103,685
LIM, NINA	64,675
LOGAN PROPERTIES INC	38,242
LUCENT QUAY CONSULTING INC.	52,772
MAINLAND CIVIL SITE SERVICES INC.	100,254
MAINROAD MAINTENANCE PRODUCTS	79,639
MASTER CARE JANITORIAL	49,620
MCELHANNEY CONSULTING SERVICES LTD.	118,228
MCRAE'S SEPTIC TANK SERVICE	406,062
MILLS BASICS	25,756
MINISTER OF FINANCE	247,780
MODUS	168,742
MUNICIPAL INSURANCE ASSOCIATION	247,705
MUNICIPAL PENSION PLAN NAHANNI TRUCK & TRAILER REPAIR	1,975,887
NEPTUNE TECHNOLOGY GROUP	33,013
NORTON ROSE FULBRIGHT	100,055 94,514
OPEN TEXT CORPORATION	27,256
PACIFIC FLOW CONTROL LTD	46,092
PBX ENGINEERING LTD.	111,913
PIONEER PAVING LTD.	115,716
POONI, MANI	32,634
PROTECH TRAFFIC CONTROL	205,168
PUBLIC SECTOR DIGEST INC.	61,816
PW TRENCHLESS CONSTRUCTION LTD	497,390
PWL PARTNERSHIP LANDSCAPE ARCHTECTS INC.	26,569
R.F. BINNIE & ASSOCIATES LTD	381,411
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City of Langley Statement of Financial Information (SOFI) For the Year Ended December 31, 2019

Schedule of Suppliers of Goods or Services

Supplier	Total
RECEIVER GENERAL FOR CANADA	10 166 577
RICHELIEU BUILDING SPECIALISTIES	12,166,577 83,282
ROCKY MOUNTAIN PHOENIX	65,491
RTB CONTRACTING	33,548
SCARFF FENCING & WELDING	27,178
SCOTTISH LINE PAINTING LTD.	68,379
SK BOBCAT SERVICE	32,618
SK TRACK LOADERS LTD.	34,440
SUPERIOR CITY SERVICES LTD.	167,010
TARGA CONTRACTING LTD.	1,171,711
TEMPEST DEVELOPMENT GROUP	176,393
THE ANSWER GARDEN PRODUCTS LTD	42,465
THE ANSWER GARDEN PRODUCTS LTD.	32,189
TOWNSHIP OF LANGLEY	3,561,176
TRANS WESTERN ELECTRIC LTD.	78,594
TURNING POINT RESOLUTIONS INC	53,550
UNION OF B.C. MUNICIPALITIES	25,855
UNIT 4 BUSINESS SOFTWARE CORPORATION	66,084
URBAN SYSTEMS	45,567
VALLEY TRAFFIC SYSTEMS	46,925
WESCO DISTRUBUTION CANADA - LP	203,005
WEST COAST GROUTING LTD.	38,632
WEST COUNSELLING AND CONSULTING	101,772
WORKSAFE BC	257,630
YOUNG, ANDERSON BARRISTERS AND SOLICITORS	65,568
ZEEMAC VEHICLE LEASE LTD.	30,802
ZEENWO VERNOLE ELAGE ETD.	00,002
All Suppliers under \$25,000	4,172,707
	\$ 43,883,952



REPORT TO COUNCIL

To: Mayor and Councillors

Subject: Self Contained Breathing Apparatus (SCBA) File #: 7204.00

Replacement Purchase

Doc #: 173505

From: Scott Kennedy

Deputy Fire Chief

Date: July 21, 2020

RECOMMENDATION:

THAT Council authorize the purchase for the scheduled replacement of Self Contained Breathing Apparatus (SCBA) based on the tendered price of \$407,996.38.

PURPOSE:

The purpose of the report is to seek Council's approval for the Langley City Fire Rescue Services to purchase new SCBA equipment to replace the existing SCBA equipment that is nearing its expiration.

POLICY:

Policy Number: FN -13 states:

"All single purchases for goods or services, or where a multi-year contract is entered into, that exceed a total value of over \$375,000 must have the approval of City Council."

COMMENTS/ANALYSIS:

The Self Contained Breathing Apparatus (SCBA) currently being used by Langley City Fire Rescue Services is nearing its expiration date, and is in need of replacement. Replacement of this equipment at this time will ensure the department continues to have NFPA compliant equipment without interruption and takes advantage of buying power when making the purchase in conjuction with the



To: Mayor and Councillors Date: July 21, 2020

Subject: Self Contained Breating Apparatus (SCBA) Replacement Purchase

Page 2

Township of Langley. To this end, the two departments completed a joint assessment and evaluation of the Self SCBA models in preparation of replacing both department's aging SCBAs with compatable equipment.

By conducting this joint evaluation process the two departments received a bid from two vendors who met the SCBA specificaitions and were able to secure better pricing because of greater quantites purchased, as well as ensure compatable equipment for the two departments.

BUDGET IMPLICATIONS:

The amount of funds required to purchase the replacement SCBA is \$407,996.38, which is within the allocated funds budgeted for this purchase in the 2020 Langley City Fire Rescue Service, Capital Expense Budget.

ALTERNATIVES:

Should Council decide not to support this purchase at this time the department would look to replacing only some componets of the SCBA equipment, but this alternative will likely result in greater costs longer term, maintenance specifically, and the lack of compatability with Township of Langley Fire departments equipment.

Respectfully Submitted,

Scott Kennedy,

Deputy Fire Chief

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.

Francis Cheung, P. Eng.

Chief Administrative Officer

Langley City
THE PLACE TO BE



REPORT TO COUNCIL

To: Mayor and Councillors

Subject: Award of Tender T2020-018, 2020 Road File #: 5210.00

Rehabilitation - Various Locations

Doc #:

From: Rick Bomhof, P.Eng.

Director of Engineering, Parks & Environment

Date: July 23, 2020

RECOMMENDATION:

 THAT Council award the Tender T2020-018, 2020 Road Rehabiliation – Various Locations to Lafarge Canada Inc. based on the tendered amunt of \$516,827.00 (excluding GST).

2. THAT Council Authorize the Director of Engineering, Parks and Environment and the Corporate Officer to execute the contract document for the T2020-018, 2020 Road Rehabiliation – Various Locations to Lafarge Canada Inc.

PURPOSE:

The purpose of this report is to seek authorization from Council to award the tender T2020-018, 2020 Road Rehabiliation – Various Locations.

POLICY:

Purchasing Policy FN-12- City Council approval required for entering contracts for goods or services over \$375,000.

COMMENTS/ANALYSIS:

The 2020 Road Rehabilitation tender was advertised on BC Bid with six (6) various projects throughout the City:

- Pave Pathway Grade Crescent to 48th Avenue.
- 62nd Avenue between 200th and Mall entrance



To: Mayor and Councillors Date: July 23, 2020

Subject: Award of Tender T2020-018, 2020 Road Rehabilitation – Various Locations

Page 2

- Pave existing pathway City Park
- Raised traffic median on 208th Street at Grade Crescent
- Asphalt Patching at various locations
- Road work on 203rd Street between Douglas Crescent & Fraser Highway.

Five quotes were received with Lafarge being low bid:

Project	Tender Value		
Lafarge Canada Inc	\$516,827		
All Roads Construction Ltd	\$552,447		
BA Blacktop Ltd	\$665,497		
Jack Cewe Construction	\$708,997		
Arsalan Construction Ltd	\$724,309		

BUDGET IMPLICATIONS:

Budget Breakdown B	udget
Operation's Pavement Rehab (22315) \$ 208 th & Grade Crescent Raised Median (60210) \$ Pave Pathway Grade Crescent to 48 th (60083) \$ Pedestrian Facilities (70166) \$	
Total Available Budget	1,300,203
Expenses Lafarge Canada Tender Award \$	516,827
Other Expenses: 2019 Road Rehab completed in 2020 \$ Consultant Design \$ Road Condition Assessment \$ Amount allocated for Industrial Ave Rehabilitation \$ (to be completed after hydro is undergrounded) Total Expenses \$	188,098 60,000
Contingency Remaining \$	149,940

ALTERNATIVES:

None.



To: Mayor and Councillors Date: July 23, 2020

Subject: Award of Tender T2020-018, 2020 Road Rehabilitation – Various Locations

Page 3

Respectfully Submitted,

Rick Bomhof, P.Eng

Director of Engineering, Parks & Environment

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.

Francis Cheung, P. Eng.

Chief Administrative Officer



CITY OF LANGLEY

MOTION

Request for Emergency Operating Funding from Other Orders of Government – Councillor Albrecht

WHEREAS local governments are on the front lines of some of the most difficult challenges facing Canada; and

WHEREAS local government revenues are collapsing and unanticipated costs are soaring; and

WHEREAS without financial assistance local governments may be forced to cut vital local services our residents and community rely upon; and

WHEREAS public transportation makes our communities more livable, affordable, accessible and fights climate change;

THEREFORE BE IT RESOLVED that the Federal and Provincial governments be requested to provide emergency operating funding to protect vital local services including public transportation, public health and emergency services.



Paula Kusack

Subject: FW: For Upcoming Agenda - FW: Clean Energy BC - Bill 17 proposed amendments to

Clean Energy Act

Attachments: Bill-17-Template-Letter.docx; CEBC-media-backgrounder 6-29-2020.pdf

From: Anitra Paris < Anitra. Paris@cleanenergybc.org>

Sent: July 8, 2020 4:17 PM

Cc: Laureen Whyte <Laureen.whyte@cleanenergybc.org>

Subject: RE: Clean Energy BC - Bill 17 proposed amendments to Clean Energy Act

Hello,

This a follow up to a media backgrounder provided about Bill 17 on June 29th 2020.

If the amendments proposed in Bill 17 to remove self-sufficiency are also concerning to your community then we encourage you to submit a letter to your MLA regarding this issue. Please see an example template attached above.

Clean Energy BC's Executive Director, Laureen Whyte is available if you have any further questions. Please let me know if you would like to arrange a call.

Thank you,

Anitra Paris Operations & Policy Manager



354-409 Granville Street | Vancouver, BC V6C 1T2, Canada
Mobile: 778.228.4711 | Office: 604.568.4778 | Toll Free: 1.855.568.4778 | Fax: 604.568.4724
Located on the unceded traditional territories of the Squamish (Skwxwú7mesh Úxwumixw),
Tsleil-Waututh (Səlilwəta?/Selilwitulh), and Musqueam (x*məθk*əyəm) First Nations
anitra paris@cleanenergybc.org
www.cleanenergybc.org

From: Anitra Paris

Sent: June 29, 2020 11:21 AM

Cc: Laureen Whyte <Laureen.whyte@cleanenergybc.org>

Subject: Clean Energy BC - Bill 17 proposed amendments to Clean Energy Act

Hello,

We are reaching out to you regarding the introduction to the BC legislature last week of Bill 17. Of concern, is the proposal to repeal the self-sufficiency requirement of the Clean Energy Act, which would have significant detrimental effects on independent power production (IPP) in BC. The Bill proposes to enable BC Hydro to purchase imported electricity from the US, instead of continuing to rely mostly on renewable power projects in this province.

This will also impact Indigenous owned, partnered and participating IPPs.

Importantly as we begin to consider economic recovery from the Covid 19 pandemic, we believe this is a bad time to stop the clean, sustainable economic development – jobs, local purchase, and taxes - throughout BC that the IPP industry provides.

Please find attached a backgrounder explaining the issues we believe are important. We want to ensure that communities throughout the province are aware of the potential impacts.

Please contact our Executive Director Laureen Whyte (laureen.whyte@cleanenergybc.org) or myself if you would like to discuss this issue.

Thank you,

Anitra Paris Operations & Policy Manager



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anitra.paris@cleanenergybc.org



MEDIA BACKGROUNDER

Bill 17 - 2020 Clean Energy Amendment Act, 2020

Created in 1961, BC Hydro (BCH) has enjoyed a near monopoly of the generation and distribution of power in the province. Like crown corporation utilities in other provinces, BCH takes seriously its mandate to deliver inexpensive, reliable electricity to ratepayers. Historically, that has meant big hydro megaprojects. Those legacy assets are considered the crown jewel of BC's power system and hydropower is BCH's preferred method of generating power.

The provincial government decided in 2007 to support the wind and solar in addition to small hydro. The new guiding principle was "self-sufficiency," the requirement that there always be enough power generated within BC to meet provincial needs, at a predictable cost. Imported electricity prices were very high, and at 18% of its portfolio, BCH deemed import levels were too high. BCH created the Standing Offer Program and entered into energy purchase agreements (EPAs) with Clean Energy BC members, the independent power producers. The utility was forecasting steady demand growth and welcomed the new supply, even though its pricing reflected the earlier phase of technology development.

Then the global financial system collapsed in 2008. The subsequent Great Recession reduced demand for electricity and consumption did not return to former levels until 2017. Suddenly, BCH had too much electricity.

Two years ago, BCH began terminating "mom and pop" small hydro projects that had supplied clean electricity for decades. Last year the Standing Offer Program was suspended. Then, the 2019 *Zapped* report alleged that BCH had bought too much electricity at excessive prices, leading to suspicions that the contracts were "sweetheart deals" for friends of the government. Although Clean Energy BC used BCH and BC Utilities Commission data to credibly refute Zapped's data and conclusions shortly after it was published, the public relations damage was done.

Now the BC government wants to end self-sufficiency, effectively putting independent power producers out of business even if that means stranded assets and in some cases, bankruptcy. Without self-sufficiency, if BCH needs extra electricity, it would revert back to buying it on the Mid C spot market.

Clean Energy BC applauds the government for requiring that power to be certified as clean. That's the part the government got right. The rest of the strategy that underpins Bill 17 is a poorly conceived mess.

By trying to fix problems created by previous governments, Victoria is instead making a bad situation much, much worse.



Where BC went wrong

The problem started with the government's 2007 decision to shift the cost of developing a renewable energy sector to BCH, essentially hiding that cost on the utility's balance sheet rather than the Province's.

This is not how other jurisdictions have stimulated renewables development. The most common tool is some form of a feed-in tariff. These are long-term contracts based upon the cost to produce power from nascent energy technologies. They often include the option to lower the price paid as those technologies mature and produce ever cheaper electricity.

Texas, for example, implemented renewable energy portfolios under Gov. George W. Bush in the late 1990s and now gets 17 per cent of its electricity from wind and a growing percentage from solar. Germany, Denmark, California, Ontario - the list is a long one of national and subnational governments that paid more for renewable energy in order to kick start the technology and the industry.

One of the advantages of feed-in tariffs is that the financial support is provided by governments - not directly by ratepayers - and acknowledged as a subsidy. And reporting in public budgets is transparent. Had the BC government taken this approach and not shifted financial responsibility for EPAs to BCH, the British Columbia IPP narrative would likely be very different.

As it stands now, in part because of the disputed analysis in *Zapped*, IPPs are viewed by the government as a costly and unnecessary burden, contracts that must be shed to help BCH reduce costs and repair its damaged balance sheet. In fact, this is probably the dominant narrative within the province.

Judging by Friday's story in *Victoria Now*, this is already Minister Bruce Ralston's narrative: "It will give a certain flexibility to the utility so that it will be able to import, particularly from jurisdictions where there is a 100-per-cent clean standard, rather than the self-sufficiency requirement, which was basically designed to make sure that private power companies were able to prosper," Ralston said.

Another wrinkle to the existing narrative is the preference for public ownership by many members of the BC NDP caucus.

From Clean Energy BC's point of view, Bill 17 damages far more than it repairs. Below are four arguments for scrapping the legislation and embracing IPPs as partners, not adversaries.



Undermining BC's energy security

Minister Ralston argues that BC can import power any time it needs to. Will that always be true in the future?

British Columbia isn't the only jurisdiction electrifying its economy in order to reduce greenhouse gas emissions. US states like Washington and California, from which Powerex imports electricity, are preparing to aggressively shift transportation, industry, and buildings off fossil fuels. Just like BC.

Will those jurisdictions have enough inexpensive, clean power generation to electrify their economies and surplus for British Columbia? The BC government is gambling that they will and that cheap power will continue for decades, conveniently forgetting other times - such as the early 2000s - when prices spiked as high as \$250/MWh.

What if electricity demand in those states outstrips supply and prices rise? What if climate change continues to exacerbate California wildfires, increasing the threat of taking the state's power supply offline? What about when drought inevitably returns to the Western United States, reducing hydro generation and raising prices?

Increasing dependence upon the Mid C spot market just as regional jurisdictions begin to electrify their economies in response to the climate crisis is a short-sighted strategy that could easily backfire, leading to decreased energy security and higher rates for BC ratepayers.

Wind and solar are lowest cost power generation options

Feed-in tariffs in other jurisdictions provided important support that allowed wind costs to decline from \$101/MWh in 2009 to \$28/MWh in 2019; the drop in costs is even more dramatic for solar, which fell from \$323/MWh to \$32/MWh, according to Lazard's levelized cost of energy study. Compare those numbers to new natural gas combined cycle at \$44 and new coal at \$66.

Last year, an Alberta government renewables auction saw a record low price of \$37/MWh for wind power.

Please note that these costs are unsubsidized and do not include the effect of carbon taxes, which would further favour wind and solar. Furthermore, a recent Wood Mackenzie study estimates that wind costs will fall another 17% by 2025. Factor in the rapidly falling cost of battery storage and there is no doubt renewables are the least cost option for British Columbia.

British Columbia's approach to building out IPPs may not have been as effective as other jurisdictions, but the province now boasts a robust IPP industry just as wind and solar have



become the world's lowest-cost form of power generation. By comparison, power from Site C is estimated to cost as much as \$83/MWh - or even higher if billion dollar cost overruns continue.

The BC government is sabotaging the potential for abundant cheap electricity in favour of some of the highest cost power in the world. It doesn't have to be like this.

Clean Energy BC members are ready and willing to help the BC Government and BCH achieve the ambitious electrification strategy set out in CleanBC while keeping electricity prices low for ratepayers.

In fact, IPPs are the BC government's only chance of producing enough power to electrify the provincial economy over the next 30 years.

Meeting CleanBC targets impossible without wind, solar

"Will BC have enough electricity to support electric vehicles? The answer was no. Mungall asserted BC will need the equivalent of five Site C dams to power the transition from fossil fuels that is envisioned in CleanBC. Heyman said BC has enough electricity for 5-10 years but will need to work now to develop offshore wind power, geothermal and solar resources as well as developing better battery storage technology." - Kathy Hartman, The Valley Voice, November 21, 2019.

The ministers may be optimistic about needing just five Site C dams. Site C will produce 5,100 GWh of electricity per year, roughly 10 per cent of BC's current requirements. In a 2017 submission to the BC Utilities Commission, energy consultant Davis Swan estimated that converting provincial consumption of gasoline (diesel was not included) and natural gas would require just over 90,000 GWh of generation capacity, or roughly 18 Site C dams.

Whether it's the equivalent of five or 18 Site C dams, CEBC agrees with Minister Heyman that BC has a very short runway to begin building a tremendous amount of renewable energy capacity if CleanBC goals are to be achieved.

To the best of CEBC's knowledge, an actual plan to electrify the BC economy as called for by CleanBC has never been developed. But the comments from Ministers Mungall and Heyman suggest the BC government has done at least some preliminary analysis that concluded non-BCH power generation of renewable energy will be required.

There are only two ways to acquire the necessary amount of electricity: import risky electricity from the United States as contemplated by Bill 17 or build the generating capacity in BC.

Clean Energy BC members have already invested \$9 billion and are ideally positioned to further invest in new capacity. In fact, the culmination of the IPP program begun in 2007 has perfectly



positioned British Columbia to create a strong working partnership between the provincial crown utility and the small private power producers.

If the BC government chooses not to take this route, how will the CleanBC electrification objectives be met? The only sensible answer is that they most likely will not be achieved.

First Nation and community economic development opportunities

First Nations are leading developers of renewable energy in British Columbia. Feedback in 2017 from 102 BC First Nations and three tribal councils identified 78 operational projects with a total generation of 1,836 MW, while two-thirds of respondents had 48 projects in planning or construction. Overall, 98% of respondents indicated existing involvement or a desire to be involved with the renewable energy industry.

The business and job opportunities in First Nations and remote communities are invaluable. Local power generation displaces expensive, polluting diesel generators.

Clean power is aligned with Indigenous ways and the desire to live in harmony with fragile ecosystems. Now that British Columbia has formally adopted the United Nations Declaration on the Rights of Indigenous Peoples, enabling First Nations to continue investing in renewable energy projects is an important component of reconciliation. The BC Utilities Commission recently recommended that BC amend the Utilities Commission Act to align with UNDRIP.

First Nations investment in renewable energy is an opportunity that British Columbia cannot afford to miss.

Conclusion

Last year, highly respected Canadian think tank Pembina Institute convened a forum of key stakeholders to discuss how CleanBC should be implemented. The subsequent report contains three key recommendations. The third recognizes "the need for a diversity of clean energy solutions to reduce fossil fuel dependence across B.C.'s economy."

Ministers Heyman and Mungall publicly acknowledge BC needs renewable energy equivalent to at least five Site C dams to meet CleanBC goals. At the same time, Minister Ralston is pushing Bill 17 to kneecap independent power producers, the only sector that has the capacity to build the required renewable capacity. The government's own cabinet ministers are sending mixed messages to British Columbians.

That confusion is reflected in the interim report of the Phase 2 review of BC Hydro. The review was expected to provide a roadmap for implementing CleanBC, especially addressing how electrification goals would be achieved. Instead, it "bogs down in vague discussions of secondary issues, makes several oddball proposals and invites a further round of public input

Clean Energy BC

on a list of largely rhetorical questions," as the BC Sustainable Energy Association aptly describes the report.

The government's strategy for power generation and distribution is a mess. One thing, however, is clear: Clean Energy BC members represent the future of the global energy system. Across the planet, hundreds of billions are being invested in wind and solar farms. Wind/solar + storage + legacy systems like natural gas and hydro = the 21st century electricity model.

The low cost of renewable energy tells the story: BCH is building Site C at a cost of \$83/MWh while ignoring wind at \$28/MWh and solar at \$32/MWh.

Why are the BC government and BCH stuck in the 20th century?

Dear [MLA]:

Although there are some positive aspects to Bill 17, we are concerned about the negative implications of removing self-sufficiency from the Clean Energy Act.

We urge that Bill 17 be amended to remove the provision to repeal self-sufficiency from the Clean Energy Act.

Repealing self-sufficiency in Bill 17, would lead to more reliance by BC Hydro and Powerex on the spot market to meet BC's future electricity demand, exposing BC ratepayers to the uncertain supply and prices that led to the policy of self-sufficiency in the first place. Although there is currently availability and the price of excess electricity from the US is low, that could change with weather and drought conditions, or more wildfires. Further, the transmission system in the US is constrained.

In no industry does government argue for importing rather than generating goods and services right here in BC. BC should be fostering local renewable energy, encouraging investment in BC's economy, and the economic benefits that independent power projects deliver - not relying on more subsidized imports from the US.

Independent power projects offer much-needed investment in our economy, family-supporting jobs, business for local goods and services, taxes and fees, and a stream of revenue for communities and First Nations that own, invest or share in revenue from their operation. Renewable energy projects are viewed globally as a valuable part of a resilient and green recovery from the Covid-19 pandemic. At a time when we are preparing for economic recovery, energy investments should benefit British Columbians.

Sincerely,		

cc.

Premier John Horgan Minister Bruce Ralston, Energy, Mines & Petroleum Resources Adam Olsen, Leader, BC Green Party Greg Kyllo, Energy Critic, Liberal Party of BC Andrew Weaver, Independent MLA