



REGULAR COUNCIL MEETING AGENDA

Monday, June 3, 2024
Immediately following the Public Hearing
Council Chambers, Langley City Hall
20399 Douglas Crescent

1. LAND ACKNOWLEDGEMENT

The land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

2. ADOPTION OF AGENDA **RECOMMENDATION:**

THAT the June 3, 2024 regular agenda be adopted as circulated.

3. CONSENT AGENDA

Before the motion is made to approve the Consent Agenda, a Council member may request that an item be removed from the Consent Agenda and dealt with separately; additionally, a Council member may request that one or more items on the Regular Council Agenda be included on the Consent Agenda, and if no one objects, it will be so listed and considered.

Where no recommendation is noted, the agenda item is deemed to be received for information.

RECOMMENDATION:

THAT the following item(s) be approved:

3.a Adoption of Minutes

3.a.1 Regular Meeting Minutes from May 27, 2024

RECOMMENDATION:

THAT the minutes of the regular meeting held on May 27, 2024 be adopted as circulated.

3.a.2 Special Meeting Minutes from May 27, 2024

RECOMMENDATION:

THAT the minutes of the special meeting held on May 27, 2024 be adopted

as circulated.

4. **ADOPTION OF THE MINUTES**

See Consent Agenda

5. **COUNCIL MEMBER REPORTS**

5.a **Upcoming Regular Meetings**

June 17, 2024

July 8, 2024

5.b **Council Advisory Bodies Update**

6. **BYLAWS**

6.a **Bylaw 3284 - Zoning Bylaw Amendment No. 204**

First and second reading of a bylaw to amend the Zoning Bylaw to comply with Provincial law affecting RS1 and RS2 zoned (single detached homes) properties and lands near transit.

RECOMMENDATION:

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 204, 2024, No. 3284" be read and first and second time.

6.b **Bylaw 3283 - 2024–2028 Financial Plan Amendment**

Final reading of a bylaw to amend the 2024-2028 Financial Plan to amend the 2024 – 2028 Capital Improvement Plan.

RECOMMENDATION:

THAT the bylaw cited as "Financial Plan 2024–2028 Bylaw, 2024, No. 3266, Amendment No. 1, 2024, Bylaw 3283" be read a final time.

7. **ADMINISTRATIVE REPORTS**

7.a **Strategic Community Investment Fund - Traffic Fine Revenue Sharing**

RECOMMENDATION:

THAT the City of Langley acknowledge the receipt of \$473,000 from the Provincial Government to help fund the salary of three RCMP officers from the traffic fine revenue received in 2023.

8. **NEW AND UNFINISHED BUSINESS**

8.a **Motions/Notices of Motion**

9. ADJOURNMENT
RECOMMENDATION:

THAT the meeting adjourn.



MINUTES OF A REGULAR COUNCIL MEETING

Monday, May 27, 2024

7:00 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

Present: Mayor Pachal
Councillor Albrecht
Councillor James
Councillor Mack
Councillor Solyom
Councillor Wallace
Councillor White

Staff Present: D. Leite, Director of Corporate Services
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
S. Kennedy, Fire Chief
K. Kenney, Corporate Officer
D. Pollock, Director of Engineering, Parks and Environment
K. Simpson, Manager of Engineering and Parks Operations

1. **LAND ACKNOWLEDGEMENT**

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

2. **ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the May 27, 2024 regular agenda be adopted as circulated.

CARRIED

3. COMMITTEE OF THE WHOLE

A Committee of the Whole meeting provides Council a greater opportunity to speak to and debate specific agenda items.

It was MOVED and SECONDED

THAT Council commence the Committee of the Whole.

CARRIED

Before consideration of Item 3.a., Councillor Mack declared a conflict of interest as she owns a business on the Fraser Hwy. one-way and wished to recuse herself from any decisions with respect to the Fraser Hwy. one-way utility and road upgrades project. Councillor Mack left meeting at 7:01 pm.

a. Bylaw 3282 - 2023–2027 Financial Plan Amendment

Darrin Leite, Director of Corporate Services advised of the purpose of Bylaw 3282 - 2023–2027 Financial Plan Amendment to authorize expenditures reflected in the 2023 Consolidated Financial Statements and funding allocation changes for some projects in the Capital Improvement Plan.

Mayor Pachal asked the Corporate Officer if the statutory public notice requirements had been met with respect to the bylaw, whether any correspondence had been received, and if there was anyone on the speakers list who wished to speak to the bylaw.

The Corporate Officer confirmed the statutory public notice requirements had been met; no correspondence had been received, and there were no speakers on the speakers list.

Councillor Mack returned to the meeting at 7:03 pm.

b. Bylaw 3283 - 2024-2028 Financial Plan Amendment

Darrin Leite, Director of Corporate Services advised of the purpose of Bylaw 3283 - 2024–2028 Financial Plan Amendment to add grant funding sources, increase budgets for various projects in order that they may be completed, and defer some projects to future years.

Mr. Leite further advised of a proposed amendment to the Bylaw, as previously circulated, and as presented on-table to Council, to add Schedule A to the bylaw to reflect the estimated long-term costs of debt servicing (2025-2028) in the operating section of the Financial Plan in order to comply with Municipal Finance Authority requirements. This would require Council to rescind third reading of the bylaw, amend the bylaw to add Schedule A and give the updated bylaw third reading as amended.

Mayor Pachal asked the Corporate Officer if the statutory public notice requirements had been met with respect to the bylaw, whether any correspondence had been received and if there was anyone on the speakers list who wished to speak to the bylaw.

The Corporate Officer confirmed the statutory public notice requirements had been met; no correspondence had been received, and there were no speakers on the speakers list.

It was MOVED and SECONDED

THAT the Committee rise and report.

CARRIED

4. **CONSENT AGENDA**

It was MOVED and SECONDED

THAT the following items be approved:

a. Adoption of Minutes

1. Regular Meeting Minutes from May 13, 2024

THAT the minutes of the regular meeting held on May 13, 2024 be adopted as circulated.

2. Special Meeting Minutes from May 13, 2024

THAT the minutes of the special meeting held on May 13, 2024 be adopted as circulated.

b. Bylaws

See Bylaws section also

1. Bylaw 3281 - Public Notice Bylaw Amendment

Final reading of a bylaw to amend the public notice bylaw.
(regarding non-legislative public notice)

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

c. Correspondence

See Correspondence section also

1. 2024 LMLGA Resolution Endorsement to UBCM Convention

THAT the correspondence from the UBCM President dated May 8, 2024 be received for information.

CARRIED

5. **ADOPTION OF THE MINUTES**

See Consent Agenda

6. **COMMUNITY SPOTLIGHTS**

a. Discover Langley City Activity Update

Taryn Antalek, Manager of Operations, Discover Langley City (DLC) provided a PowerPoint presentation entitled 2024 Progress Update and provided information on the following:

- DLC's new collateral projects;
- social media projects;
- event support;
- new visitor centre;
- projects for which they are seeking grant support; and
- future initiatives.

Ms. Antalek responded to questions from Council regarding the following:

- the DLC's ability to put the visitor information centre logo on provincial highway signage to direct visitors to the new visitor centre;
- how information in DLC's collateral materials are updated in order to remain current;
- the DLC's success in obtaining a Canada Summer Jobs grant enabling them to acquire two summer students for 10 weeks to run the mobile visitor centre as well as undertaking other marketing activities;
- partnering opportunities with Indigenous Tourism BC;
- efforts undertaken by the DLC to advocate for more hotels in Langley and surrounding communities; and
- advertising Indigenous Peoples Day June 21 in Douglas Park on DLC's website.

7. COUNCIL MEMBER REPORTS

- a. Upcoming Regular Meetings
June 3, 2024
June 17, 2024
- b. Council Advisory Bodies Update

Before consideration of Item 8.a., Councillor Mack advised that, as indicated previously, she had a conflict of interest with respect to Bylaw No. 3282 and left the meeting at 7:23 pm.

8. BYLAWS

See Consent Agenda section also

- a. Bylaw 3282 - 2023–2027 Financial Plan Amendment
Final reading of a bylaw to amend the 2023-2027 Financial Plan to authorize the expenditures reflected in the 2023 Consolidated Financial Statements and amendment to the Capital Improvement Plan.
It was MOVED and SECONDED
THAT the bylaw cited as "Financial Plan 2023 – 2027 Bylaw, 2023, No. 3233, Amendment No. 3, 2024, Bylaw, 3282" be read a final time.
CARRIED

Councillor Mack returned to the meeting at 7:24 pm

- b. Bylaw 3283 - 2024-2028 Financial Plan Amendment
Final reading of a bylaw to amend the 2024-2028 Financial Plan to amend the 2024 – 2028 Capital Improvement Plan.
A proposed amendment to Bylaw No. 3283 was circulated on-table to Council and made available to the public.
It was MOVED and SECONDED
THAT third reading of the bylaw cited as "Financial Plan 2024–2028 Bylaw, 2024, No. 3266, Amendment No. 1, 2024, Bylaw 3283" be rescinded.
CARRIED

It was MOVED and SECONDED

THAT the bylaw cited as "Financial Plan 2024–2028 Bylaw, 2024, No. 3266, Amendment No. 1, 2024, Bylaw 3283" be amended by adding Schedule A to the bylaw to reflect the estimated long-term costs of debt servicing (2025-2028) in the operating section of the Financial Plan.

CARRIED

Opposed: Councillor Mack

It was MOVED and SECONDED

THAT the bylaw cited as "Financial Plan 2024–2028 Bylaw, 2024, No. 3266, Amendment No. 1, 2024, Bylaw 3283" be read a third time, as amended.

CARRIED

Opposed: Councillor Mack

- c. Bylaw 3271 - Zoning Amendment Bylaw and Development Permit No. 10-23

Third reading of a bylaw to rezone the properties located at 5030, 5040, 5052, 5064 208 Street and 20845 50A Avenue from RS1 Single Family Residential Zone to CD93 Comprehensive Development Zone to accommodate a 26-unit townhome development.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 200, 2024, No. 3271" be read a third time.

CARRIED

- d. Bylaw 3277 - Zoning Amendment Bylaw and Development Permit No. 13-23

Third reading of a bylaw to rezone the properties located at 20719-20731 Eastleigh Crescent from RM1 Multiple Residential Low Density Zone to CD95 Comprehensive Development Zone to accommodate a 5-storey, 132-unit apartment development.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 202, 2024, No. 3277" be read a third time.

CARRIED

9. ADMINISTRATIVE REPORTS

- a. Award of Tender T2024-003, 206A Street Pedestrian Bridge Works
David Pollock, Director of Engineering, Parks & Environment

It was MOVED and SECONDED

1. THAT "Tender T2024-003, 206A Street Pedestrian Bridge Works" be awarded to Rocky Layne Ltd O/A Slate Rock and Gravel for the tendered amount of \$843,000 (excluding taxes),
2. THAT Associated Engineering (B.C.) Ltd. be appointed to undertake the construction administration for \$50,449 (excluding taxes),
3. THAT a contingency allowance of \$126,500 be approved, to be used only for unforeseen issues; and
4. THAT the Director of Engineering, Parks and Environment and the Corporate Officer be authorized to execute the contract document for "Tender T2024-003, 206A Street Pedestrian Bridge Works".

BEFORE THE QUESTION WAS CALLED, staff responded to questions from Council members regarding the following:

- the accessibility and expected lifespan of the new bridge as compared with the old bridge;
- adding a rendering of the new bridge on site signage for the project; and
- the timing of construction and its alignment with the fisheries window.

THE QUESTION WAS CALLED and the motion was

CARRIED

- b. Fire Department Apparatus Replacement
Scott Kenney, Fire Chief

It was MOVED and SECONDED

THAT City Council approve the purchase of a new 100' Platform (ladder) fire apparatus from Safetek Profire Fire Trucks for the replacement of the department's 1996 100' Platform (ladder) fire apparatus in the amount of \$3,457,790.

BEFORE THE QUESTION WAS CALLED, staff responded to questions from Council members regarding the following:

- the potential for resale of the current fire truck and repurposing of any materials;
- the ability of the fire truck's 100 ft. platform to reach building heights as high as six to seven stories;
- the limited number of other municipalities with fire trucks with 100 ft. platforms south of the Fraser and the City's ability to provide mutual aid to surrounding municipalities using the new fire truck; and
- how the City is financially compensated for providing mutual aid to surrounding municipalities.

THE QUESTION WAS CALLED and the motion was

CARRIED

c. 2024 Engineering Equipment Replacement Street Sweeper

David Pollock, Director of Engineering, Parks & Environment

It was MOVED and SECONDED

THAT the purchase of the new Elgin street sweeper be awarded to Vimar Equipment Ltd for the price of \$511,310.20 (excluding taxes), less \$93,000 trade-in for a net cost of \$418,310.20 (excluding taxes).

BEFORE THE QUESTION WAS CALLED, staff responded to questions from Council members regarding the following:

- the process for trading in the old streetsweeper;
- the City's funding sources for the new fire truck and street sweeper;
- the ability of the street sweeper to sweep bike lanes;
- how many street sweepers the City has;
- the frequency of use of the street sweeper;
- considerations in determining the end of the current street sweeper's useful life.

THE QUESTION WAS CALLED and the motion was

CARRIED

10. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

1. Regional Rail Network for Metro Vancouver - Motion

Mayor Pachal

It was MOVED and SECONDED

WHEREAS the Mountain Valley Express Collective Society requested Langley City Council to support their efforts in lobbying the Province of BC and TransLink to bring a world-class regional rail network to the south coast of BC;

WHEREAS Metro Vancouver risks falling behind other global cities as well as failing to meet important environmental and equity goals without a world-class regional rail network;

WHEREAS a world-class regional rail network would not only connect major regional destinations such as Vancouver International Airport, Horseshoe Bay Ferry Terminals and destinations in the Fraser Valley and Sea to Sky region but would also provide economic benefits to, and enhance the quality of life of, the residents of these regions;

THEREFORE BE IT RESOLVED THAT Langley City Council lobby the Minister of Transportation and Infrastructure and the Chair of TransLink's Mayors' Council on Regional Transportation to conduct a study on regional rail and integration with future rail rapid transit on a variety of productive corridors and establish a directory of properties that should be preserved/ monitored to ensure they are designed to accommodate future regional rail/rapid transit stations and corridors.

CARRIED

11. CORRESPONDENCE

See Consent Agenda also

- a. Advocacy support needed for Abbotsford long-term flood mitigation infrastructure funding

City of Abbotsford

It was MOVED and SECONDED

THAT the correspondence dated May 12, 2024 from the Mayor of the City of Abbotsford regarding a request for support to secure long-term flood mitigation infrastructure funding from the federal government be referred to staff to create a letter of support for the City of Abbotsford.

CARRIED

- b. Western Canadian Ringette Championship Bid

Tournament Director, Fraser Valley Ringette Tournament

THAT the correspondence dated May 13, 2024 from the Fraser Valley Ringette Association (FVRA) be referred to staff to provide the FVRA with information on how to apply for a City community grant for both monetary and non-monetary support.

CARRIED

12. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 7:47 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER



MINUTES OF THE SPECIAL COUNCIL MEETING

Monday, May 27, 2024

3:09 pm

CKF Boardroom, Langley City Hall
20399 Douglas Crescent

Present: Mayor Pachal
Councillor Albrecht
Councillor James
Councillor Mack
Councillor Solyom
Councillor Wallace
Councillor White

Staff Present: F. Cheung, Chief Administrative Officer
D. Beno, Manager of Social Planning
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
S. Kennedy, Fire Chief
K. Kenney, Corporate Officer
D. Leite, Director of Corporate Services
B. Zeller, Manager of Human Resources

Also in attendance A. Hill, Langley Restorative Dialogue team member

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

1. **ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the May 27, 2024 special meeting agenda be adopted as circulated.

CARRIED

2. COMMITTEE OF THE WHOLE

It was MOVED and SECONDED

THAT Council commence Committee of the Whole.

CARRIED

- a. Langley Restorative Dialogue, What We Heard Report Summary - cont'd from May 13 Special Council Meeting

Dena Kae Beno, Manager of Strategic Initiatives

Alan Hill, Langley Restorative Dialogue team member

Ms. Beno distributed on-table to Council a draft document (V4) entitled, "Logic Model for Social, Cultural, and Economic Development Framework", and provided a summary of her PowerPoint presentation to Council made on May 13th entitled, "Langley City – What We Heard".

Ms. Beno responded to questions from Council members regarding the following:

- the importance of aligning the goals and strategies of this framework with the City's Strategic Plan and its other master plans and policies;
- how this work may be used to advocate to various provincial ministries to work together, instead of in silos, to address homelessness, health, and addiction issues;
- how key performance indicators (KPIs) will be utilized in order to be able to measure and report out on progress made in achieving identified goals and objectives of the community and Council;
- how members of the community will be selected to participate in next steps which will require decision making; and
- the possibility of staff providing a presentation to the Chamber of Commerce on this work.

3. COMMITTEE OF THE WHOLE - RISE AND REPORT

It was MOVED and SECONDED

THAT Committee of the Whole rise and report.

CARRIED

4. **RATIFICATION OF RECOMMENDATIONS FROM COMMITTEE OF THE WHOLE**

N/A

5. **MOTION TO HOLD A CLOSED MEETING**

It was MOVED and SECONDED

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 (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

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

(l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

CARRIED

6. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 3:43 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER

**ZONING BYLAW, 1996, No. 2100, AMENDMENT No. 204, 2024, No.
3284**

Prepared by:



Carl Johannsen, RPP, MCIP
Director of Development Services

Reviewed by:



Francis Cheung, P.Eng.
Chief Administrative Officer



EXPLANATORY MEMO

ZONING BYLAW UPDATE – PROVINCIAL HOUSING LEGISLATION ZONING BYLAW AMENDMENT NO. 204, BYLAW NO. 3284

PURPOSE:

Bylaw 3284 proposes to update the Zoning Bylaw to comply with new Provincial housing legislation ('Homes for People'), which was enacted by Bill 44 and Bill 47 in November 2023 and is now included in the *Local Government Act* (LGA).

POLICY:

The new housing legislation involves key requirements that must be met by June 30, 2024. Municipalities in British Columbia must now update their zoning bylaws to include these requirements:

- Enabling “Small-Scale Multi-Unit Housing” (“SSMUH”) on single detached home-zoned properties, by permitting up to a maximum of 4 dwelling units on a single detached or duplex home-zoned property, and a maximum of 6 dwelling units on a single detached or duplex home-zoned property, if it is within 400 metres of a frequent bus service stop; &
- Designating Transit Oriented Areas (TOAs), within 800 metres of SkyTrain stations and 400 metres of select bus exchanges, where minimum parking requirements, except for accessible stalls, will not apply to residential units, and residential buildings will be permitted to build up to specific densities and heights based on their distance from these transit stations.

COMMENTS/ANALYSIS:

Within the City of Langley, this new housing legislation affects existing RS1 and RS2-zoned (single detached home) properties and properties zoned for residential development within 800 metres of the Langley City Centre and Willowbrook SkyTrain Stations, and within 400 metres of the Langley Centre Transit Exchange.

Specific Updates

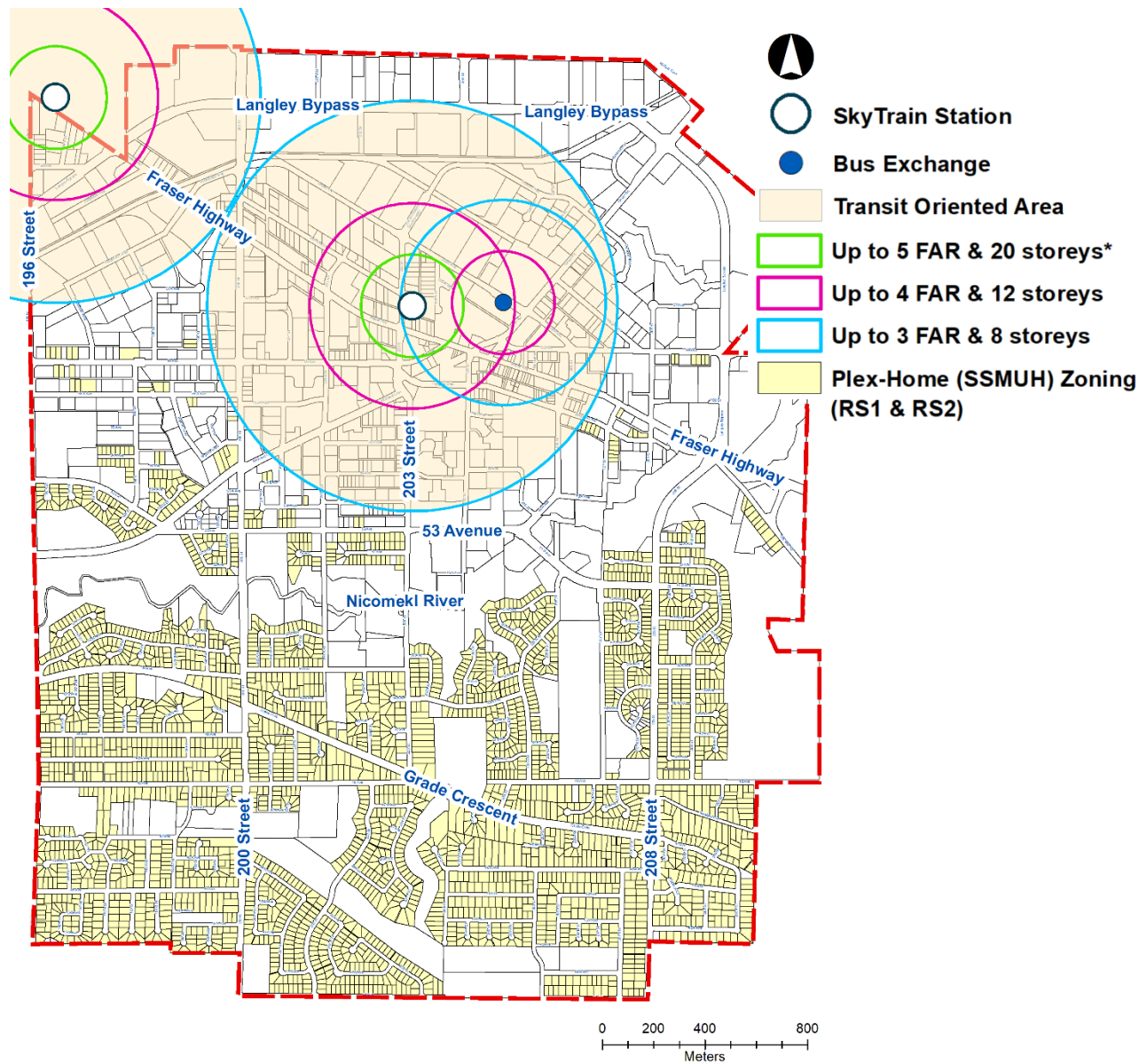
Bylaw No. 3284 proposes to make these changes to the current Zoning Bylaw:

- Add a definition for “*Plex-Home*”(a residential building of up to 4-6 dwelling units, referred to as a “SSMUH” above);
- Add “*Plex-Home*” as a permitted use within RS1 and RS2 Zones, outside of TOAs;
- Update current maximum number of units in the RS1 and RS2 zones, by replacing “1 plus 1 *Secondary Suite*” with “4; 6 if within 400 m of frequent bus stop”; and

- Designate TOAs within 800 metres of two SkyTrain stations and 400 metres of the Langley Centre bus exchange and, within these TOAs:
 - remove minimum residential parking requirements (except accessible stalls); &
 - set minimum allowable building heights and densities for properties zoned for residential, according to the table and map below:

Transit Station	Radius from Transit Station (TOA Tier)	Radius Colour	Minimum allowable height*	Minimum allowable density
SkyTrain Station (Willowbrook, Langley City Centre)	200m (1)	Green	20 storeys	5 FAR
	400m (2)	Pink	12 storeys	4 FAR
	800m (3)	Blue	8 storeys	3 FAR
Bus Exchange (Langley Centre)	200m (4)	Pink	12 storeys	4 FAR
	400m (5)	Blue	8 storeys	3 FAR

*Minimum allowable height is subject to the Airport Zoning Regulation (AZR) as enforced by the *Aeronautics Act*



Effect of Bylaw

The proposed changes will not require landowners to change their existing parking, prevent landowners from providing more parking than required, or prevent landowners from building with lower heights and densities than permitted. Single detached homes and suites will still be permitted on RS1 and RS2 properties after this bylaw is adopted.

The new housing legislation also does not require these proposed updates to the Zoning Bylaw to be consistent with the Official Community Plan (OCP) until the end of 2025. The OCP's land use plan, densities and building heights are largely consistent with the densities and heights in Bylaw 3284. Maximum building heights on properties within the Airport Zoning Regulation (AZR) for the Langley Regional Airport will be limited to AZR height maximums.

Consideration of Provincial Guidelines

Section 481.3 (7) of the LGA requires municipalities to consider Provincial guidelines when adopting Bill 44 (SSMUH) requirements into their Zoning Bylaws. These ‘non-binding’ guidelines are set out in Part 4 of the Provincial SSMUH Manual, and include recommended setback, height, lot coverage and parking regulations, among others.

Staff have considered these guidelines and have opted to include the content of Bylaw 3284 into the Zoning Bylaw, in order to meet the June 30, 2024 deadline, and given that further updates to the Zoning Bylaw are planned to be completed in Fall 2024 and beyond. Further Zoning Bylaw updates will consider feedback from public consultation on RS1 and RS2 zoning, among other topics, and the Provincial SSMUH Manual.

SUMMARY

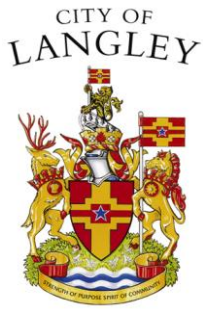
Bylaw 3284 will update the City’s Zoning Bylaw to comply with the requirements of new Provincial housing legislation, which was enacted by Bill 44 and Bill 47 in November 2023 and is now included in the LGA.

Over the course of the next 1 to 2 years, updates to the City’s Official Community Plan (OCP) and the Zoning Bylaw will be undertaken to comply with additional Provincial housing legislation requirements and to fully align the OCP with the Zoning Bylaw.

BUDGET IMPLICATIONS:

None.

Attachments



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 204**

BYLAW No. 3284

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 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; AND

WHEREAS Section 481.01 of the *Local Government Act* requires local governments to set minimum allowable densities and heights for lands within transit-oriented areas zoned to permit residential uses; AND

WHEREAS Section 481.3 of the *Local Government Act* requires local governments to accommodate small-scale multi-family housing within zones currently limited to detached single-family dwellings and duplexes; AND

WHEREAS Section 525.1 of the *Local Government Act* prohibits local governments from requiring a minimum number of parking spaces for residential uses within transit-oriented areas, except for accessible parking spaces;

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. 204, 2024, No. 3284”.

2. Amendment

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

2.1 Adding the following definition to Part 1 “Administration and Enforcement”, Section C “Definitions”:

Plex-Home means a building containing two (2) or three (3) or four (4) *dwelling units*, excluding *single family residential* buildings with *secondary suites*. A *Plex-Home* may contain five (5) or six (6) *dwelling units* if located within 400 metres of a frequent bus stop which is served by a bus route with an average frequency of 15 minutes or more frequent between the hours of 7 am and 7 pm, Monday to Friday, and 10 am and 6 pm on Saturdays and Sundays.

2.2 Adding the following regulations to Part 1 “Administration and Enforcement”, D. “General Provisions”, Section 4 “Regulations Applicable to Specific Zones”:

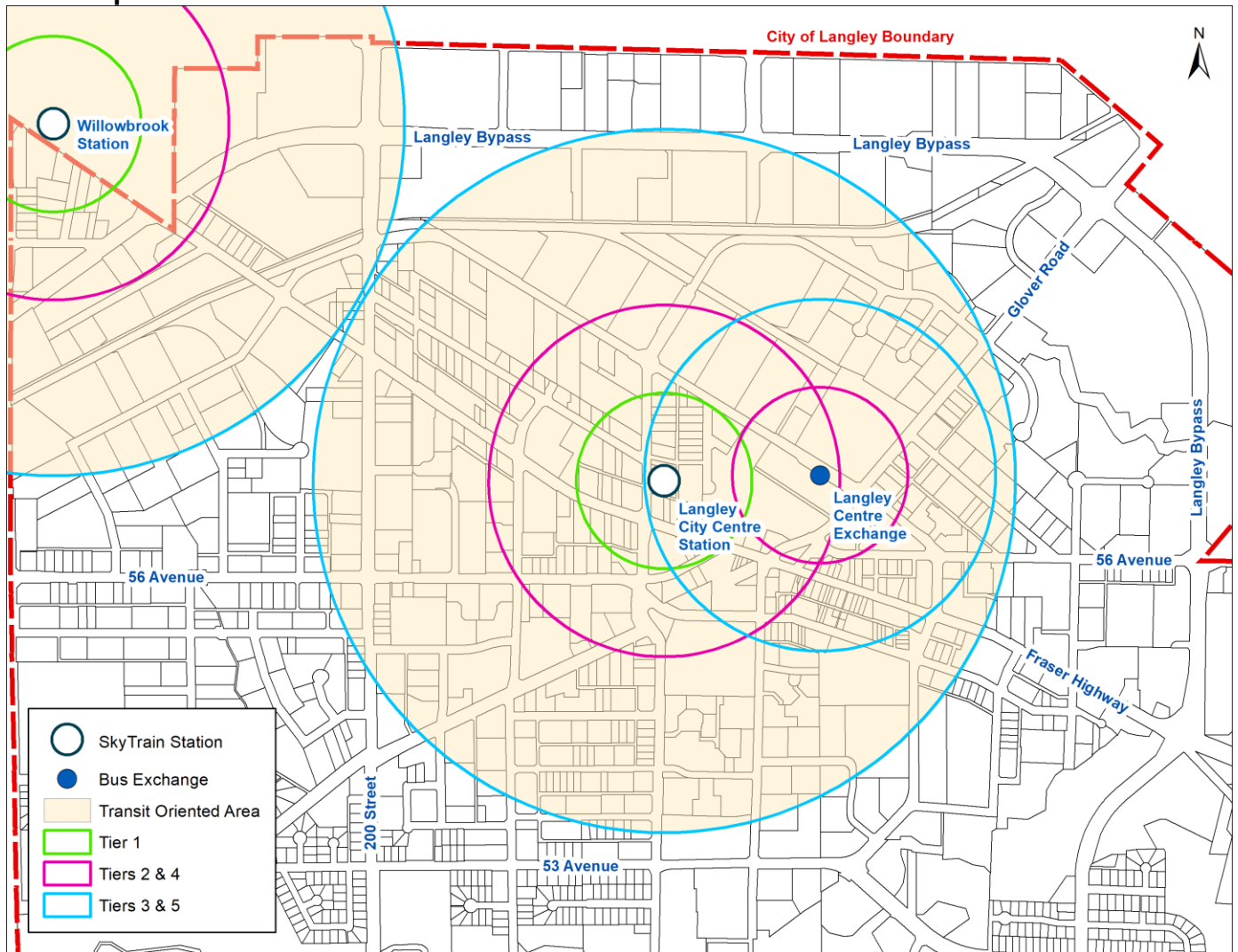
- (i) Residential Zones within a Designated Transit Oriented Area (TOA)
 - i. Consistent with the Local Government Act, Transit Oriented Areas (TOAs) are designated in accordance with the TOA Map below.
 - ii. If a portion of a lot or an assembly of lots is within a TOA, the whole lot or assembly of lots is considered to be within the TOA. If a lot or an assembly of lots is within multiple TOA Tiers, the whole lot or assembly of lots is considered to be within the Tier with the higher minimum allowable height and density in the TOA Table.
 - ii. Irrespective of other provisions within this bylaw, properties zoned to allow for residential uses within TOAs shall have no minimum parking requirement for residential uses, except for a minimum of 0.05 Handicapped Parking spaces being provided per *dwelling unit*.
 - iii. Irrespective of other provisions within this bylaw, properties zoned to allow for residential uses within TOAs may develop in accordance with the heights and densities in the TOA Table and corresponding radii on the TOA Map below, in accordance with other provisions within their respective zones:

TOA Table

Transit Station	Radius from Transit Station (TOA Tier)	Radius Colour	Minimum allowable height*	Minimum allowable density
SkyTrain Station (Willowbrook, Langley City Centre)	200m (1)	Green	20 storeys	5 FAR
	400m (2)	Pink	12 storeys	4 FAR
	800m (3)	Blue	8 storeys	3 FAR
Bus Exchange (Langley Centre)	200m (4)	Pink	12 storeys	4 FAR
	400m (5)	Blue	8 storeys	3 FAR

* Minimum allowable height is subject to the Airport Zoning Regulation (AZR) as enforced by the *Aeronautics Act*.

TOA Map



- 2.3 Adding “*Plex-Home*, except for properties within a Transit-Oriented Area” as Clause (b) to Part II “Residential Zones”, Section A “RS1 Single Family Residential Zone”, Sub-Section 2 “Permitted Uses”, and renumbering the subsequent clauses accordingly.
- 2.4 Replacing “1 plus 1 *Secondary Suite*” with “4; 6 if within 400 m of frequent bus stop” in Part II “Residential Zones”, Section A “RS1 Single Family Residential Zone”, Sub-Section 4 “Size of Buildings and Structures”.
- 2.5 Adding “*Plex-Home*, except for properties within a Transit-Oriented Area” as Clause (b) to Part II “Residential Zones”, Section B “RS2 Single Family Estate Residential Zone”, Sub-Section 2 “Permitted Uses”, and renumbering the subsequent clauses accordingly.
- 2.6 Replacing “1 plus 1 *Secondary Suite*” with “4; 6 if within 400 m of frequent bus stop” in Part II “Residential Zones”, Section B “RS2 Single Family Estate Residential Zone”, Sub-Section 4 “Size of Buildings and Structures”.

READ A FIRST AND SECOND TIME this day of , 2024.

READ A THIRD TIME this day of, 2024.

FINALLY ADOPTED this day of , 2024.

MAYOR

CORPORATE OFFICER



EXPLANATORY NOTE

BYLAW No. 3283

The purpose of Bylaw No. 3283 is to amend the 2024 – 2028 Financial Plan to include the estimated long-term costs of debt servicing (2025-2028) in the operating section of the Financial Plan and to amend the projects in the Capital Improvement Plan.

1. Langley Bypass Roadway and Cycling Improvements #70178

South Coast BC Transportation Authority has provided MRN (Municipal Road Network) funding of \$395,000 and BICCS (Bicycle Infrastructure Capital Cost Share) funding of \$735,000, and WITT (Walking Infrastructure to Transit) funding of \$52,000. This bicycle and pedestrian project will be carried out in 2026. The City's 25% share of the project costs is \$394,000 and will be funded by the DCC's. South Coast BC Transportation Authority has already provided \$1.12 million in 2023. This is a \$3.81 million project with funding accumulating over a number of years.

2. 200 St Culvert Upgrade at Brydon Crescent #68105

South Coast BC Transportation Authority has provided MRN (Municipal Road Network) funding of \$585,000. This is in addition to the \$764,420 awarded in 2023. The 2024 grant funding will replace the \$585,000 funding from the Capital Works Reserve. The total project is \$2.7 million funded 50% by South Coast BC Transportation Authority and 50% from City Reserves.

3. SkyTrain Multi-Use Path (MUP) Connector Project #70179

The Province has provided a grant for \$4 million to support the City MUP Connector project. This pathway will extend from Highway #10 & Fraser Highway to 200 St and Industrial Avenue.

4. Building a Safer Langley (BSCF) #75031

Year 3 funding of \$320,800 from a federal government program to support the prevention and intervention initiatives that address gun and gang violence in the community. The City has partnered with the School District to deliver the program (Project Blackfeather).

5. Local Government Climate Action Program #75032

In April, the Province provided additional grant funding of \$498,352 for the City to undertake climate action initiatives. This funding is for the three years 2024 to 2026 and will allow municipalities to take on larger projects with the advanced lump sum funding. The City has to contribute 20% or \$99,670 which will be funding from the Prosperity Reserve. Staff are reviewing projects that could be accomplished with this funding.

6. Road Rehabilitation #70127

The Federal Government provides gas tax funding through the Community Works Fund. There is an additional \$31,420 available in the reserve that is being allocated to increase the Road Rehabilitation account.

7. MRN Road Rehabilitation #70118

Additional work on the Municipal Road Network (MRN) primarily 200 St is proposed. The \$1 million in funding will come from the MRN reserve which is provided by Translink.

8. Demolition of buildings adjacent to City Hall / Timms Centre #62020

The demolition of the buildings located at 5581 204 St (Pharmacy), 20378 to 20388 Fraser Highway (Past Time Sports to Pipe & Pouch), 20318 to 20340 Fraser Highway (Langley Hotel) and 20369 56 Ave (Key Largo building) require additional funding to cover change orders for additional asbestos abatement, contaminated soil, and vermiculite removal. In addition, the demolition of the Pharmacy building exposed the northern cinder block exterior wall of City Hall. This wall will be cladded similar to the rest of the building and a perimeter drain will be installed. Some foundation repairs will be made at the same time. The total additional cost of the project is \$495,000 funded by Capital Works Reserve.

9. Fire Hall Exterior Building Envelope

The north wall of the Fire Hall is leaking when it is raining. To assess the scope of work to repair the building envelope, will require \$12,000 funded by Capital Works Reserve.

10. Fire Ladder Truck Replacement #65199

The replacement of the 1996 ladder truck tender came in at \$3.6 million. An additional \$600,000 is required to purchase the vehicle. \$100,000 from the FD Equipment Reserve will be moved from #65155 the Ladder Truck refurbishment and the remaining \$500,000 will be funded by Capital Works Reserve.

11. Thermal Image Camera

The Fire Department's thermal image camera technology is outdated and has been difficult to repair. New technology would cost \$35,000 funded from Casino Proceeds.

12. City Park baseball diamonds #73031

To complete the infield resurfacing \$25,000 funded by Casino Proceeds is required. When originally budgeted in 2021 it was anticipated that Langley Baseball would be contributing to the project but they subsequently spent their funds in other areas at the park so the City is covering the total cost of the project.

13. Miscellaneous Property Purchase #62020

This account provides funding for possible future land acquisitions as part of development applications where corner cut offs may be required for the road

network. Property acquisition legal fees would be charged to this account. A budget allocation of \$50,000 funded by Casino Proceeds is required.

14.208 Street water service #82216

The City will undertake the replacement of a water service of a property on 208 St to correct a problem with the sizing of the service. The cost of the project is \$30,000 funded from the Future Water Capital Reserve.

15.Sewer and Drainage Replacements #68028

The City is undertaking sewer and drainage replacements throughout the City. An additional \$400,000 is required to carry out this work, funded from the Sewer Future Capital Reserve.

16.Water and Sewer Hydraulic Modelling Software #68045

The City's hydraulic modelling software is being discontinued as the vendor has been sold to another company. The data migration to a new software vendor and software licensing costs will be \$48,110 funded from the Water Future Capital Reserve. Higher ongoing annual software license costs will be built into the 2025 operating budget.

17.RCMP De-integration Project #64035

The City is undertaking a study with the Township of Langley to determine the cost allocation of the de-integration of the RCMP detachment. The project will cost \$150,000 funded by Casino proceeds.

18.RCMP City Detachment

The funding for the project will change by moving \$1.2 million funding from the Capital Works Reserve to Casino Proceeds funding. The total project cost will remain the same at \$11,000,000.

19.Parking Study #70046

The project will require an additional \$75,000 to complete, based on the scope and GIS data available. The funding will come from the Casino Proceeds.

20.Douglas Crescent & 203 St Intersection #60073

This project requires an additional \$20,000 to complete the project and will be funded by Casino proceeds.

21.Fraser Highway, 201A St to 203 St #67061

The Fraser Highway, 201A St to 203 St water main project has been estimated to come in lower than originally budgeted due to a reduction in the scope of the project. Therefore, \$480,989 in Casino Proceeds funding will be removed from the project bring the project total to \$1,719,011. In addition, \$270,000 in Growing Community Funding will replace \$270,000 in Casino Proceeds funding and \$449,011 of Water Future Capital funding will replace the remaining \$449,011 in Casino Proceeds.

22.46 Ave, 196 St to 200 St #60221

The \$47,300 project has been deferred to a future year when it will be re-budgeted to release \$10,395 in DCC Roads funding and \$36,905 in Capital Works Reserve funding for other priority projects.

23. Arterial Left Turn Lanes #60224

The \$48,000 project has been deferred to a future year when it will be re-budgeted to release \$35,640 in DCC Roads funding and \$12,360 in Capital Works Reserve funding for other priority projects.

24. LCFRS HVAC #61373

The \$49,392 project has been deferred to a future year when it will be re-budgeted to release \$49,392 Capital Works Reserve funding for other priority projects.

25. Park Equipment – Chipper & Trailer #65181

The \$80,000 project has been cancelled as it was included in the 2023 budget amendment and the 2024 request is not needed. The \$80,000 in Machinery Replacement Reserve funding will be available for other priority equipment.

26. Rail Notification System #75136

The \$25,000 project has been deferred to a future year when it will be re-budgeted to release \$25,000 in Capital Works funding for other priority projects.



**2024 – 2028 FINANCIAL PLAN, BYLAW 2024, No. 3266,
AMENDMENT No. 1**

BYLAW No. 3283

A Bylaw to amend the Financial Plan for 2024 - 2028.

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

1. Title

This bylaw shall be cited as the “Financial Plan 2024 – 2028 Bylaw, 2024, No. 3266, Amendment No. 1, Bylaw No. 3283”.

2. Amendment

- (1) Financial Plan 2024 – 2028 Bylaw, 2024, No. 3266 is hereby amended by adding a Schedule “A” attached to and forming part of this bylaw.
- (2) Financial Plan 2024 – 2028 Bylaw, 2024, No. 3266 is hereby amended by deleting Schedule “B” and substituting a new Schedule “B” attached to and forming part of this bylaw.

READ A FIRST, SECOND, and THIRD TIME this thirteenth day of May, 2024.

AN OPPORTUNITY FOR PUBLIC COMMENT PROVIDED this twenty-seventh day of May, 2024.

RESCIND THIRD reading this twenty-seventh day of May, 2024.

READ a THIRD time as amended, this twenty-seventh day of May, 2024.

FINALLY ADOPTED this day of .

MAYOR

CORPORATE OFFICER

Schedule "A"

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Consolidated Revenues								
Property Value Taxes	\$ 33,285,224	\$ 37,724,095	\$ 37,414,169	\$ 41,744,555	\$ 45,975,767	\$ 50,197,624	\$ 53,574,229	\$ 56,111,791
Fees and Charges	14,719,854	14,952,120	15,289,033	16,647,250	17,878,110	19,361,000	21,228,820	23,263,910
Revenue Other Services	13,161,807	12,469,220	15,810,346	13,023,365	12,930,585	12,936,425	12,942,475	12,948,735
	61,166,885	65,145,435	68,513,548	71,415,170	76,784,462	82,495,049	87,745,524	92,324,436
Consolidated Expenditures								
General Government Services	5,510,888	6,317,515	6,177,990	6,887,080	7,104,870	7,338,560	7,579,370	7,830,690
Policing Service	14,475,054	15,564,740	15,748,489	17,445,290	18,039,600	18,654,720	19,291,330	19,950,240
Fire Rescue Service	5,437,892	6,578,040	5,915,785	7,377,140	7,598,710	7,828,410	8,066,010	8,313,010
Other Protective Services	779,915	934,945	807,468	986,835	1,029,450	1,064,080	1,099,950	1,137,060
Engineering and Operations	3,621,742	3,889,485	3,554,899	4,089,085	4,196,615	4,307,915	4,423,145	4,542,445
Development Services	1,535,655	1,603,450	1,745,328	1,921,300	1,968,040	2,016,390	2,066,420	2,118,200
Solid Waste	747,432	819,130	815,521	888,660	907,700	952,460	999,450	1,048,790
Recreation	4,701,984	5,021,310	4,747,118	5,359,230	5,505,210	5,694,870	5,892,440	6,098,160
Parks	2,367,073	2,610,605	2,527,617	2,857,205	2,923,895	2,992,865	3,064,305	3,138,175
Sewer & Drainage	3,137,562	3,577,570	3,296,413	4,311,580	4,826,960	5,498,630	6,436,940	7,450,220
Water	4,324,969	4,228,420	4,485,502	4,814,120	5,305,790	5,868,550	6,548,580	7,319,870
Interest	55,293	180,650	196,230	245,400	245,400	245,400	245,400	245,400
Amortization	6,377,562	6,400,000	6,916,100	6,400,000	6,500,000	6,600,000	6,700,000	6,800,000
	53,073,021	57,725,860	56,934,460	63,582,925	66,152,240	69,062,850	72,413,340	75,992,260
Excess of revenue over expenditure	8,093,864	7,419,575	11,579,088	7,832,245	10,632,222	13,432,199	15,332,184	16,332,176
Add:								
Transfer from Reserve Accounts	653,368	927,565	744,019	927,565	927,565	927,565	927,565	927,565
Transfer from Statutory Reserves	-	-	-	-	-	-	-	-
Transfer from General Surplus	-	-	-	-	-	-	-	-
Transfer from Equity	6,377,562	6,400,000	6,916,100	6,400,000	6,500,000	6,600,000	6,700,000	6,800,000
	7,030,930	7,327,565	7,660,119	7,327,565	7,427,565	7,527,565	7,627,565	7,727,565
Deduct:								
Debt Servicing	184,154	1,949,180	670,248	1,949,180	4,649,157	7,349,134	9,149,119	10,049,111
Transfer to Reserve Accounts	12,446,711	10,676,810	13,748,893	10,714,480	10,914,480	11,114,480	11,314,480	11,514,480
Transfer to Statutory Reserves	2,464,561	2,121,150	5,000,562	2,496,150	2,496,150	2,496,150	2,496,150	2,496,150
	15,095,426	14,747,140	19,419,703	15,159,810	18,059,787	20,959,764	22,959,749	24,059,741
Surplus (Deficit)	\$ 29,368	\$ -	\$ (180,496)	\$ -	\$ -	\$ -	\$ -	\$ -

Schedule "B"

CAPITAL IMPROVEMENT PLAN - SUMMARY

<u>Capital Projects</u>	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
General Government	2,503,110	420,000	290,000	95,000	305,000	95,000	245,000	270,000	165,000	285,000
Protective Services	15,169,370	221,440	30,886,440	31,196,440	12,050,000	50,000	50,000	50,000	50,000	50,000
Engineering Operations	7,909,920	34,972,000	6,217,000	3,948,000	2,524,000	4,475,000	3,935,000	6,269,000	5,563,000	6,442,000
Parks	1,353,125	375,375	250,000	1,802,500	1,842,550	2,262,715	12,139,155	347,500	1,437,500	12,105,780
Recreation	661,750	50,000	50,000	50,000	50,000	30,000	50,000	30,000	50,000	30,000
Sewer & Drainage Utility	2,950,000	2,780,000	3,254,250	5,421,750	5,802,500	6,492,500	1,644,000	2,962,000	1,064,000	4,568,000
Water Utility	2,322,121	3,590,400	5,660,000	5,534,000	1,106,000	1,812,740	1,800,560	2,483,225	2,011,000	1,150,000
Total Projects	32,869,396	42,409,215	46,607,690	48,047,690	23,680,050	15,217,955	19,863,715	12,411,725	10,340,500	24,630,780
<u>Available funding</u>										
Capital Works Reserve	10,384,325	1,194,338	660,069	2,462,527	1,283,822	1,069,247	1,383,457	1,368,844	1,317,977	1,333,953
Casino Revenues	8,265,160	5,807,435	7,817,435	7,568,435	6,007,435	6,957,435	3,027,435	3,727,435	3,707,435	9,640,000
Community Amenity Funds	879,385	30,000	20,000	930,000	40,000	-	40,000	-	40,000	-
Community Works (Gas Tax)	171,420	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800
DCC's	1,371,505	2,677,167	3,114,800	4,386,901	3,878,333	4,315,514	12,553,115	4,638,694	2,716,484	10,796,029
Fire Department Equipment	300,000	-	-	-	-	-	-	-	-	-
Future Police Cost Reserve	181,440	181,440	181,440	181,440	35,000	35,000	35,000	35,000	35,000	35,000
Grants	5,774,370	-	2,302,000	10,000,000	-	-	-	-	-	-
Growing Community Fund	270,000	-	-	-	-	-	-	-	-	-
Machinery Replacement	515,000	180,000	180,000	180,000	205,000	430,000	230,000	530,000	230,000	230,000
Municipal Road Network Reserve	1,300,000	-	-	-	-	-	-	-	-	-
Office Equipment	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000
Parks & Recreation	181,750	230,573	156,935	197,971	172,264	181,059	183,713	175,702	158,504	181,818
Prosperity Fund	99,670	-	-	-	-	-	-	-	-	-
Sewer Future Capital	1,400,000	980,000	998,481	977,616	1,020,896	993,275	1,026,190	742,420	956,090	1,332,680
Special Bond Reserve	-	-	-	-	-	-	-	-	-	-
Water Future Capital	1,730,371	949,462	997,730	984,000	858,500	1,057,625	1,206,005	1,014,830	1,000,210	902,500
Total Funding	32,869,396	12,409,215	16,607,690	28,047,690	13,680,050	15,217,955	19,863,715	12,411,725	10,340,500	24,630,780
Project Specific Borrowing	-	30,000,000	30,000,000	20,000,000	10,000,000	-	-	-	-	-
Unfunded Projects	-	-	-	-	-	-	-	-	-	-
Debt Require to Fund Projects	-	30,000,000	30,000,000	20,000,000	10,000,000	-	-	-	-	-



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **Strategic Community Investment Fund - Traffic
Fine Revenue Sharing**

File #: 1610.00

Doc #: 195179

From: Graham Flack, CPA, CMA
Deputy Director of Corporate Services

Date: May 22, 2024

RECOMMENDATION:

THAT the City of Langley acknowledge the receipt of \$473,000 from the Provincial Government to help fund the salary of three RCMP officers from the traffic fine revenue received in 2023.

PURPOSE:

The Strategic Community Investment Fund Agreement the City has with the Provincial Government requires the City to annually report on the traffic fine revenues received in the prior year.

POLICY:

None.

COMMENTS/ANALYSIS:

The Provincial Government requires the City to publicly report on the amount of traffic fine revenues received. In 2023, \$473,000 in traffic fine revenues was received from the Province.

In 2004, the Province began returning 100% of the traffic fine revenues to municipalities and the City hired three RCMP officers that year funded by the increase in the traffic fine revenues. The annual grant continues to contribute towards funding for these three RCMP officers.

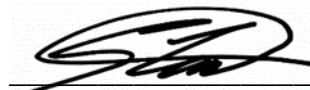
In 2018, the Province advised the UBCM of its intention to consult with local governments about potential changes to the agreement. The Province introduced intersection safety cameras and proposed to recover the ongoing operating cost and capital upgrade costs from the traffic fine revenues. As a result of this change the traffic fine revenues have increased as follows:

2018 - \$452,388
2019 - \$475,823
2020 - \$600,619
2021 - \$534,333
2022 - \$453,396
2023 - \$473,000

BUDGET IMPLICATIONS:

The City's adopted 2023 Financial Plan anticipated \$475,000 in traffic fine revenue. The actual funding received of \$473,000 was \$2,000 lower than the budget based on the actual traffic fine revenues generated in the Province during the period. This revenue was generated between April 2021 to March 2022 as there is a time lag between when the revenue is generated and when it is disbursed to the municipalities. During the pandemic people were working from home and there were less drivers on the roads which may have impacted the revenues generated.

Respectfully Submitted,



Graham Flack, CPA, CMA
Deputy Director of Corporate Services

DEPUTY CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Darrin Leite, CPA, CA
Deputy Chief Administrative Officer