



## REGULAR COUNCIL MEETING AGENDA

Monday, June 17, 2024  
7:00 P.M.  
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 17, 2024 regular agenda be adopted as circulated.

### 3. COMMITTEE OF THE WHOLE

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

#### RECOMMENDATION:

THAT Council commence the Committee of the Whole.

#### 3.a **Development Variance Permit Application No. 01-24**

20556 Grade Crescent

*\*Please refer to agenda item 4a. "Business Arising from the Committee of the Whole" to view the Development Variance Permit Application No. 01-24 Report.*

The Mayor invites Carl Johannsen, Director of Development Services to introduce the application.

The Mayor calls on the Corporate Officer to advise how the statutory public notice requirements were met with respect to the application and whether any correspondence has been received.

The Mayor invites those in attendance at the meeting who deem their interest in property affected by the development variance permit application to present their comments.

**3.b 2023 Annual Report**

Francis Cheung, Chief Administrative Officer

*\*Please refer to agenda item 4b. "Business Arising from the Committee of the Whole" to view the 2023 Annual Report.*

The Mayor calls on the Corporate Officer to advise how the statutory public notice requirements were met with respect to the 2023 Annual Report and whether any correspondence was received.

The Mayor invites those in attendance at the meeting who wish to speak to the 2023 Annual Report to present their comments.

**RECOMMENDATION:**

THAT the Committee rise and report.

**4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE**

**4.a Development Variance Permit Application No. 01-24**

20556 Grade Crescent

**RECOMMENDATION:**

1. THAT the June 3, 2024 report entitled, Development Variance Permit Application - DVP 01-24 (20556 Grade Crescent) be received for information; and
2. THAT Council approve Development Variance Permit Application DVP 01-24 to permit a 1.73 metre interior yard building setback from the west property line of the subject property.

**4.b 2023 Annual Report**

**RECOMMENDATION:**

THAT the 2023 Annual Report be approved.

**5. 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:

### **5.a Adoption of Minutes**

5.a.1 Regular Meeting Minutes from June 3, 2024

#### **RECOMMENDATION:**

THAT the minutes of the regular meeting held on June 3, 2024 be adopted as circulated.

5.a.2 Special (Pre-Closed) Meeting Minutes from June 3, 2024

#### **RECOMMENDATION:**

THAT the minutes of the special (pre-closed) meeting held on June 3, 2024 be adopted as circulated.

5.a.3 Public Hearing Minutes from June 3, 2024

#### **RECOMMENDATION:**

THAT the minutes of the Public Hearing held on June 3, 2024 be adopted as circulated.

### **5.b Correspondence**

5.b.1 Support for Downloading Costs on Municipalities - Financial Impacts of Higher Level Government Policy Changes  
City of Kamloops

## **6. ADOPTION OF THE MINUTES**

*See Consent Agenda*

## **7. COUNCIL MEMBER REPORTS**

### **7.a Upcoming Regular Meetings**

July 8, 2024

July 22, 2024

### **7.b Council Advisory Bodies Update**

## **8. BYLAWS**

### **8.a Bylaw 3286 - Zoning Bylaw Amendment No. 206 & Development Permit No. 04-24**

First and second reading of a bylaw to rezone the property located at 5382 200 Street

from CD78 Comprehensive Development Zone to CD97 Comprehensive Development Zone to accommodate a 6-storey, 118-unit apartment development.

**RECOMMENDATION:**

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 206, 2024, No. 3286" be read a first and second time.

**8.b Bylaw 3280 - Zoning Amendment (Commercial Use)**

Third and final reading of a bylaw to amend the Zoning Bylaw to incorporate a 400 metre separation distance between specific commercial uses.

**RECOMMENDATION:**

THAT the bylaw cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 203, 2024, No. 3280" be read a third and final time.

**8.c Bylaw 3284 - Zoning Bylaw Amendment No. 204**

Third and final 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 third and final time.

**9. COMMITTEE REPORTS**

**9.a Rotary Centennial Park Mosaic Mural**

**RECOMMENDATION:**

1. THAT the Arts, Recreation, Culture and Heritage Committee recommends that Council approve the three-panel mosaic mural design by Jessica Fairweather to be located at the Rotary Centennial Park washroom building; and
2. THAT Council approve \$12,000 from the Public Art fund to complete the mosaic mural project at Rotary Centennial Park.

**10. ADMINISTRATIVE REPORTS**

**10.a Award of Tender T2024-012, 56 Avenue and Park Avenue Paving**

**RECOMMENDATION:**

1. THAT Tender T2024-012, 56 Avenue and Park Avenue Paving be awarded to Mainland Construction Materials ULC dba Winvan Paving for the tendered amount of \$862,884.00 (excluding GST),

2. THAT R.F. Binnie & Associates Ltd. be appointed to undertake the construction administration for \$40,030.00 excluding taxes,
3. THAT a contingency allowance of \$197,068.00 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 T2024-012, 56 Avenue and Park Avenue Paving.

**10.b Award of Tender T2024-013, Douglas Park Public Washroom**

**RECOMMENDATION:**

1. THAT Tender T2024-013, Douglas Park Public Washroom be awarded to Pacific Casa Construction Inc. for the tendered amount of \$545,196.04 (excluding GST),
2. THAT McElhanney Ltd. be appointed to undertake the construction administration for \$77,981.00 excluding taxes,
3. THAT a contingency allowance of \$76,822.96 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 T2024-013, Douglas Park Public Washroom".

**10.c 2023 Council Remuneration & Statement of Financial Information**

**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.

**11. NEW AND UNFINISHED BUSINESS**

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

**12. CORRESPONDENCE**

*See Consent Agenda*

**13. ADJOURNMENT**

**RECOMMENDATION:**

THAT the meeting adjourn.



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Development Variance Permit Application - DVP  
01-24 (20556 Grade Crescent)

File #: 6630.00

Doc #:

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

Date: June 3, 2024

---

## RECOMMENDATION:

1. THAT the June 3, 2024 report entitled, Development Variance Permit Application - DVP 01-24 (20556 Grade Crescent) be received for information; and
2. THAT Council approve Development Variance Permit Application DVP 01-24 to permit a 1.73 metre interior yard building setback from the west property line of the subject property.

---

## PURPOSE:

To consider a Development Variance Permit application by B. Ayers to permit a reduced interior yard building setback to enable a lot line adjustment subdivision.

## POLICY:

The subject property is zoned RS2 Estate Residential which requires a 3.0 metre interior yard setback for all buildings and structures. The subject property is also designated Suburban in the Official Community Plan and has potential for RS1 Single Family Residential zoning which permits smaller lots and requires only a 1.5 metre interior yard setback.

## COMMENTS/ANALYSIS:

The subject property is located in a portion of the block between Grade Crescent and 46A Avenue featuring large "Estate Residential" lots. The property owner has applied for a lot line adjustment in order to enable future subdivision of the property to the west (20532 Grade Crescent). The lot line adjustment - proposed through a separate

subdivision application – would shift the parcel boundary between the subject property and 20532 Grade Crescent to the east, reducing the interior yard between the existing house at 20556 Grade Crescent and the new lot line to 1.73 metres. The reduced setback would still exceed the minimum interior setback (1.50 metres) required in the RS1 Single Family Residential zone should the owner choose to apply for rezoning as part of a future subdivision application. Staff support the proposed variance which is consistent with the Official Community Plan’s Suburban land use designation and would enable future subdivision under the potential RS1 zoning.

**BUDGET IMPLICATIONS:**

N.A.

**ALTERNATIVES:**

1. Do not approve the proposed setback variance.

Respectfully Submitted,



---

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

Concurrence:



---

Carl Johannsen, RPP, MCIP  
Director of Development Services

Attachment:

1. Site Survey Plan

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



---

Francis Cheung, P. Eng.  
Chief Administrative Officer

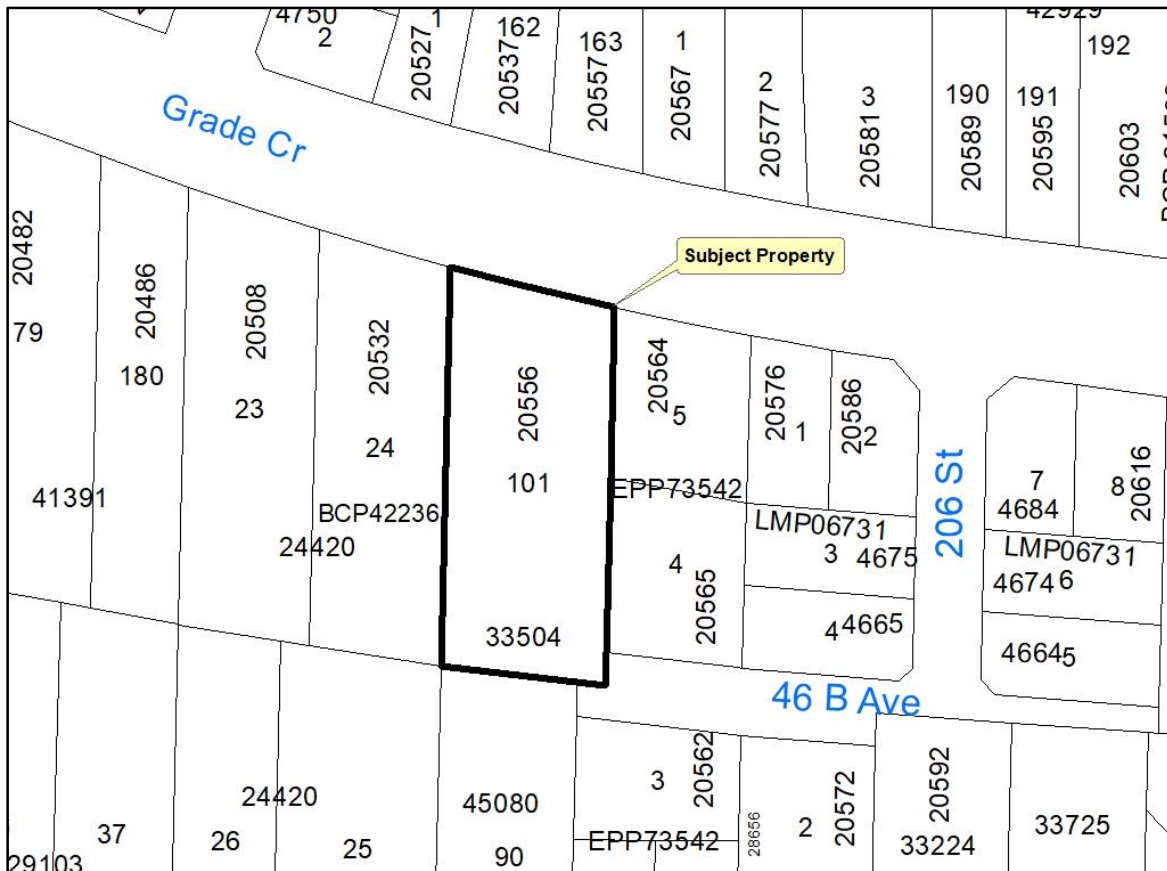


CITY OF  
LANGLEY



### DEVELOPMENT VARIANCE PERMIT APPLICATION DVP 01-24

**Civic Address:** 20556 Grade Crescent  
**Legal Description:** Lot 101, Section 35, Township 7, New Westminster District Plan 33504  
**Applicant:** B. Ayers  
**Owner:** B. Ayers, L. Ayers, R. Thompson, D. Thompson



**B.C. LAND SURVEYOR'S BUILDING LOCATION  
CERTIFICATE ON LOT 101, SECTION 35,  
TOWNSHIP 7, NEW WESTMINSTER DISTRICT,  
PLAN 33504**



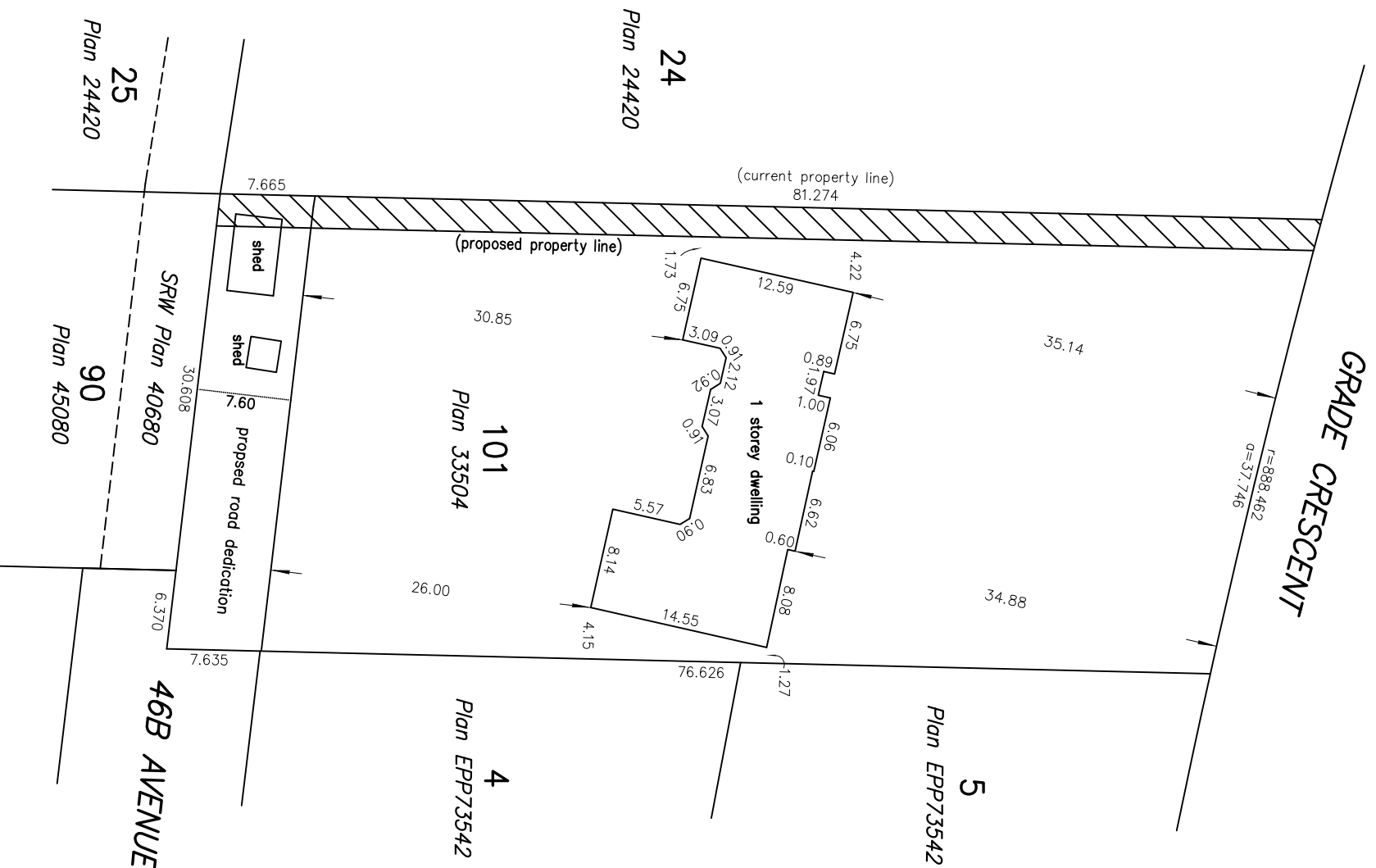
SCALE — 1 : 500

All distances are in metres

P.I.D. 006-906-532
List of document numbers of any documents registered on title which may affect location of improvements that have not been defined by survey or description.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

**CIVIC ADDRESS:**  
20556 Grade Crescent  
Langley, B.C.



This document is not valid unless originally signed and sealed.

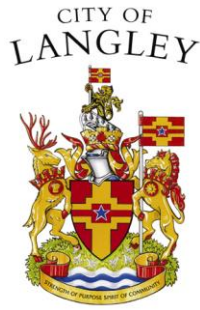
This building location certificate has been prepared in accordance with the manual of standard practice and with additional specifications from the client and is certified correct this 11th day of

June, 2024.  
Sean Costello G.U.7322, B.C.L.S.

This plan was prepared FOR BUILDING PERMIT PURPOSES ONLY and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of decisions made or actions taken based on this document.

©CAMERON LAND SURVEYING LTD.  
PROFESSIONAL LAND SURVEYORS  
Unit 234 - 18525-53rd Avenue  
Surrey, B.C. V3S 7A4  
Phone: 604-597-3777  
File: 8908-CE

This plan lies within the Metro Vancouver Regional District



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **2023 Annual Report**

File #: 0110.00

Doc #: 195309

From: Francis Cheung, P. Eng.  
Chief Administrative Officer

Date: June 7, 2024

---

## RECOMMENDATION:

THAT the 2023 Annual Report be approved.

---

## PURPOSE:

The Annual Report must be published by June 30 each year 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 2023 Annual Report provides a progress report of the performance of the City with respect to established objectives and measures from 2023. Council's consideration of the Annual Report is a requirement in accordance with Section 98 and 99 of the Community Charter.

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 May 31, 2024, and advertisements for public input at the Committee of the Whole meeting were placed in the June 5, 2024 and June 12, 2024 editions of the Langley Advance Times.

Respectfully Submitted,



---

Francis Cheung, P. Eng.  
Chief Administrative Officer

Attachment:

1. 2023 Annual Report



# 2023 Annual Report



# Contents

<b>Message from the Mayor .....</b>	<b>1</b>
<b>Message from the CAO .....</b>	<b>3</b>
<b>Your City by the Numbers .....</b>	<b>5</b>
<b>Department Overviews .....</b>	<b>8</b>
<b>2023 Community Grants .....</b>	<b>23</b>
<b>Permissive Tax Exemptions .....</b>	<b>25</b>
<b>Financial Statements .....</b>	<b>27</b>
<b>2023 Declaration of Disqualification .....</b>	<b>52</b>

# Message from Mayor Nathan Pachal

On behalf of Langley City Council, I am proud to reaffirm our commitment to making great things happen in our municipality and to building a vibrant, safe and inclusive community for all generations. The 2023-2028 Strategic Plan was developed to reflect this mission, identifying core focus areas and a number of initiatives that will continue to propel our city forward over this five-year budgeting cycle.



Community engagement and fostering inclusivity are essential elements of a thriving society. In 2023, we proudly initiated the Dialogue Series and introduced pop-up Village Cafés throughout our community.

These initiatives, alongside the highly attended Neighbourhood Meetings, provide avenues for citizens to interact with City representatives and fellow residents, gaining insights into local services while contributing valuable input for future projects. Community consultation played a crucial role in shaping the updated Parks, Recreation, and Culture Plan, which Council endorsed in 2023 and remains instrumental as we finalize the Urban Forest Management Strategy.

Addressing housing needs is a top priority at the City, especially with the anticipated arrival of SkyTrain in 2028. We're taking proactive steps to further streamline our development process, including implementing a digital permit system for our development application process. Additionally, we are committed to ensuring that as our population grows, adequate levels of health, recreation, social services, employment and education opportunities are available to meet the current and future demands of our residents, newcomers, businesses and contributors to our community. As part of this commitment to improving and maintaining our infrastructure, the Fraser Highway One-Way Improvement Project is slated to begin this fall, which includes significant underground work.

With dedicated and knowledgeable staff, community partners and senior levels of government, Langley City Council remains committed to reviewing our own policies and plans to ensure we continue to advance our community.

Thank you,

A handwritten signature in black ink, appearing to be 'N. Pachal', written over a white background.

Nathan Pachal, Mayor





*From left to right:*

*Councillor Leith White, Councillor Rosemary Wallace, Councillor Paul Albrecht, Mayor Nathan Pachal, Councillor Mike Solyom, Councillor Teri James, Councillor Delaney Mack*

# Message from the CAO

As the old saying goes, “If you don’t know where you are going, you are never going to get there.” In 2023, Langley City Council adopted the 2023-2028 Strategic Plan to guide decision making over the next five years. The new plan will inform Council and staff as we work toward our Langley City: Nexus of Community vision, and the arrival of SkyTrain in 2028. The plan incorporates new goals for advancing Truth and Reconciliation with First Nations; delivering a coordinated and compassionate response to the challenges of people experiencing homelessness, housing affordability and community safety for everyone; and attracting and retaining the best and brightest people as Langley City hires more staff to meet the needs of its growing community.



The new Strategic Plan inspires and emboldens us to conduct our business through new and different lenses. One example of this is the community dialogue process, involving several Village Café events connecting us within the community in various settings such as City parks, dinner dialogues, conversation circles, business walks and local coffee houses. These collaborative sessions invite the community to share their diverse perspectives about community issues like people experiencing homelessness, poverty reduction, social participation and inclusion, as well as community infrastructure like housing, health services and access to information. These conversations nurture and inform various City initiatives, including community social development; the formation of the Socio-Cultural and Economic Development Council Advisory Committee and its framework; a Sustainability Framework; the Citizens’ Assembly research and design; coordinated resources, referrals and access to services that aim to integrate diversity, equity and inclusion; and Provincial and Federal Government advocacy efforts. We also started the groundwork for key performance index measurements. This project will provide the City the means to monitor, measure, evaluate and report how its activities, investments and work will best benefit the community.

Langley City is undergoing a transformative period with much excitement and anticipation of the arrival of SkyTrain. With the support of City Council, we are building a roadmap to create a city that not only promises a better way of life but prioritizes the interwoven values of culture, inclusion and tolerance that reside in the fabric of our community identity. We envision a community that welcomes newcomers and helps them to adapt. We see difference and diversity as opportunities, not as threats. We seek to attract not just the wealthiest, but all those seeking a better life and we invite them to share their story and be a part of ours. We embrace all generations, new and old, from whom we draw energy, dynamism and a sense of constant renewal.

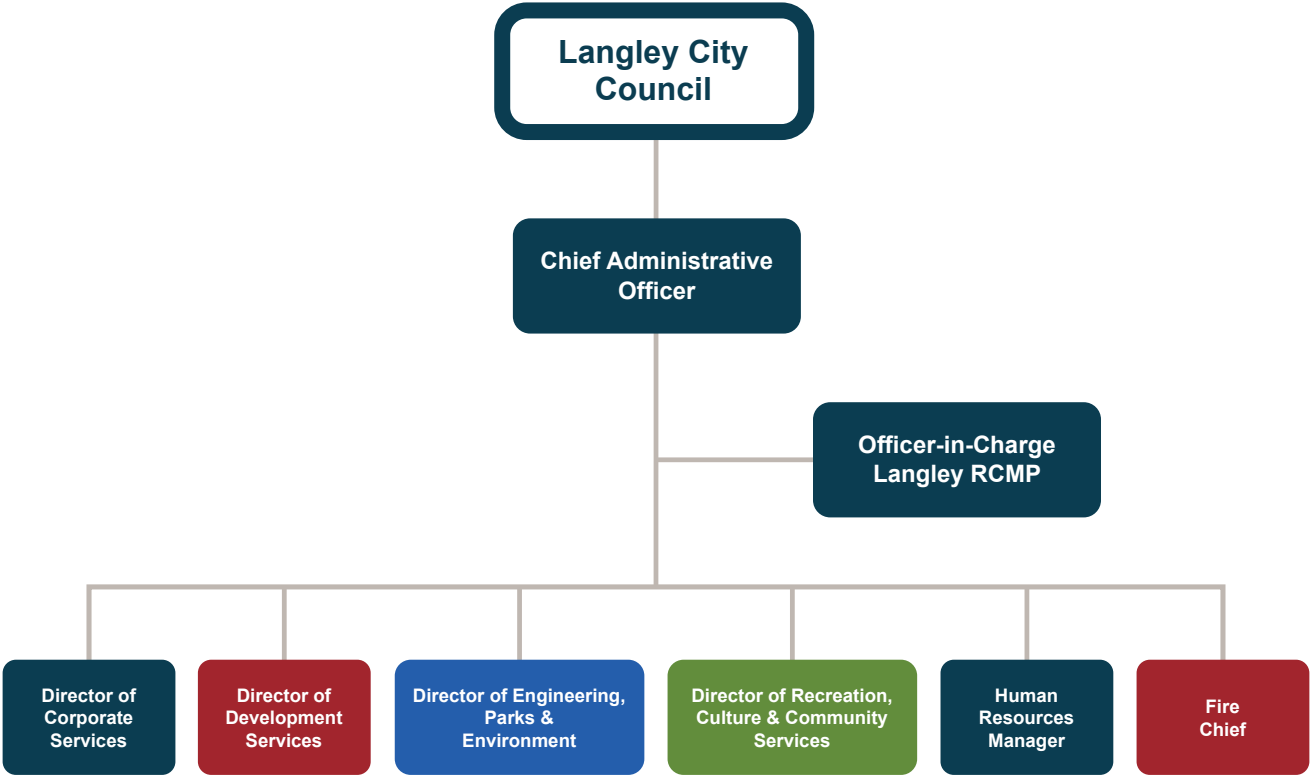
Finally, I wish to extend my sincere thanks to City Council for their trust and ongoing support and to our City staff for all their hard work to advance our strategic priorities.

A handwritten signature in black ink, appearing to read 'Francis Cheung'.

Francis Cheung, P. Eng.  
Chief Administrative Officer



# Organizational Structure



# Your City by the Numbers

## Where Does City Revenue Come From?

The City has several sources of revenue which are used to fund the essential services the City provides. Property taxes, the largest contributed portion, represent 47% of total revenue; Water and Sewer charges contributed 14%; business licences, building permit and inspection fees represent 2%; and interest income contributed 6% of total revenues. Government transfers, including casino proceeds, contributed 22%.

*Casino proceeds primarily fund capital projects like road rehabilitations and replacement of aging water and sewer pipes.*

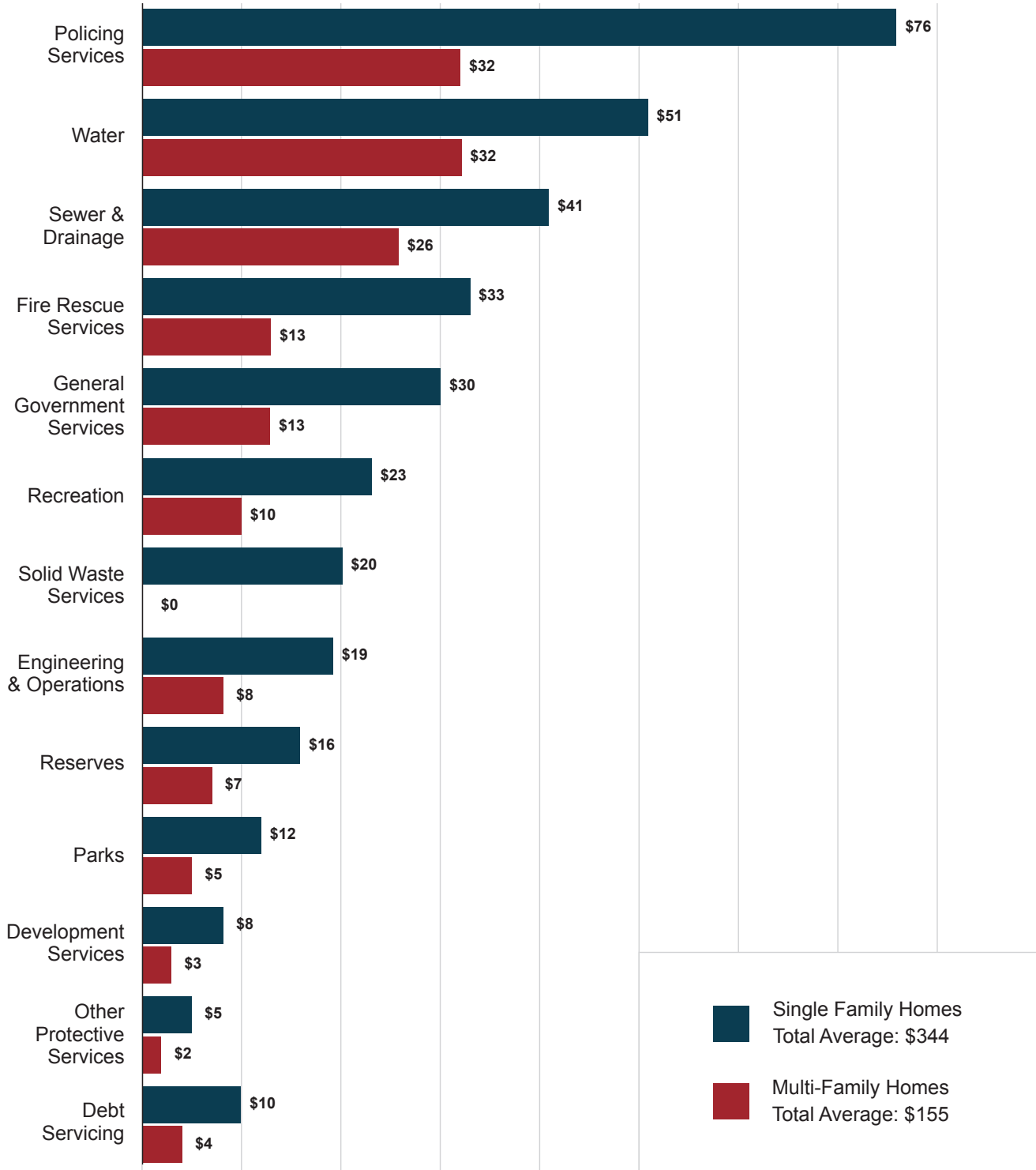
## Did You Know?

Langley City collects property taxes on behalf of other levels of government. Only 58% of your property taxes go to the City, with the remaining 42% going to Provincial School taxes, TransLink, Metro Vancouver, BC Assessment Authority, Downtown Langley Business Association (DLBA) and Municipal Finance Authority.

## 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 recreation and cultural facilities, and provides development services to developers and businesses. The chart on the following page shows average monthly contributions from single family homes and multi-family homes for City services.

## Average Distribution of City Taxes Per Month







## Department Overviews

Administration .....	9
Corporate Services .....	11
Engineering, Parks & Environment .....	13
Development Services .....	15
Recreation, Culture & Community Services .....	17
Fire Rescue Services .....	19
Langley RCMP .....	21



## Administration

The Administration department informs, advises and provides services to City Council, direction and assistance to other City departments, and services to the public, in addition to leading the City's overall conduct in pursuing the vision and mission while maintaining City values. The department executes Council's policies and decisions; oversees and enforces all policies and City bylaws; facilitates and coordinates the flow of information internally and externally; supports Council and committee meetings; and processes requests for information under the Freedom of Information and Protection of

Privacy Act. The department also coordinates the recruitment process and labour relations activities; oversees corporate training, health and safety, human resources programs, and professional development initiatives; manages all communication platforms, including the City's website; provides media relations; develops key messages for City spokespeople; and provides communications support to members of Council, City committees and all City departments. It is also responsible for conducting local government elections, which are held every four years.



## Accomplishments

- Developed a new five-year rolling Strategic Plan.
- Received the 2023 Organizational Safety Excellence Award from BC Municipal Safety Association.
- Supported the research, development and activation planning for a shared outcome approach to support vulnerable individuals and families to access housing, health, income assistance and community services through building active participation. The approach was in collaboration with the Ministry of Social Development-Poverty Reduction, Fraser Health, BC Housing and Greater Vancouver Community Entity; overseen by Lu'ma Native Housing Society; and possible through the launch of the Infrastructure Canada funded coordinated access-homelessness management information system. The system will go live in April 2024.
- Published 12 eNewsletters and grew the subscription list by 13.44%.

## Looking Forward



In 2024, the City will develop long-term financial priorities and funding strategies for new municipal facilities. An Economic Development Strategy will be developed to focus on investment attraction, business retention and expansion, destination development, workforce attraction and retention, resident attraction and marketing. Additionally, we will continue to engage with the community and implement the recommendations from the Community Dialogue Project to complement the work of the Citizens' Assembly project on community safety reform. An overhaul of the City's website will be undertaken to enhance user experience and effectively engage with the community with a modernized layout, improved performance, and streamlined navigation. Langley City Council and staff are committed to, and will continue to be educated and seek learning opportunities on Truth and Reconciliation with Indigenous Nations.



## Corporate Services

The Corporate Services department oversees the financial operation of the City and is responsible for the accounting, budgeting and reporting functions, revenue collection, cash management and investments, insurance and risk management while providing advice to staff and Council to ensure strong fiscal management.

The department is responsible for the City's strategic direction for information technology and technological infrastructure and acts as the City's principal contact for contract partners like the Royal Canadian Mounted Police (Langley RCMP), Langley Youth and Family Services and the Fraser Valley Regional Library.

## Accomplishments

- Compiled the 2023 Financial Plan and Capital Improvement Plan.
- Implemented electronic funds transfer payments to suppliers.
- Replaced 20 workstations for staff and rolled out new Emergency Operations Centre (EOC) technology at the fire hall.
- Upgraded the fiber network from City Hall to the Engineering Operation Centre.
- Rolled out online timesheet entries for internal employees.
- Increased the number of users in the Tempest MyCity platform from 4,090 to 5,197 in 2023, which allows residents online access to property tax, utility, dog and business licence accounts.
- Referred 369 new clients to Langley Youth and Family Services during the year, for a total of 552 different clients being seen and 3,932 direct counselling hours being provided.

## Looking Forward



In 2024, the City will establish a policy framework for governing fiscal management, ensuring the stewardship of community assets and the preparation of a long-term financial plan. Promotion of the Community Police Office's services to enhance community awareness and an annual report will be provided. We will also update the intranet with departmental pages alongside the external website upgrade, implement a training and onboarding platform, launch the online Business Licence eApply tool, and complete the Asset Retirement Obligation analysis.



## Engineering, Parks & Environment

The Engineering, Parks and Environment department ensures the safety and efficiency of the transportation network for the movement of people, goods and services within Langley City. The department is responsible for underground assets, including water distribution, sanitary and drainage conveyance, solid waste systems, pavement management, street lighting, sign and traffic operations, sidewalk infrastructure, and parks and trail infrastructure such as playgrounds, sports courts, off-leash dog parks, playfield maintenance and trails.

Engineering Services provides technical expertise and supervision for municipal infrastructure projects and provides technical support and mapping services. Engineering Operations performs maintenance and repair services for the city's road network; provides response for spills and contamination of watercourses; manages the water supply network, sanitary sewer and drainage infrastructure; provides operations centre support such as Dispatch and the Maintenance Management Systems; and is responsible for fleet and equipment maintenance. Park Operations supervises and administers all park functions and activities such as master planning, park facilities, trail networks, irrigation and drainage systems, and field maintenance.

## Accomplishments

- Completed the development and update of Sanitary and Watermain Servicing plans.
- Began updating the City's Strategic Transportation Plan (expected to be completed by July 2024).
- Updated the Asset Management database with the facilities inventory and bridge condition assessments from the inspection reports.
- Completed the annual Nicomekl River review and removed large woody debris and cleaned up other assorted debris piles.
- Repaired inflow and infiltration deficiencies throughout the city identified during smoke testing.
- Completed the new amphitheatre and upgrades to the baseball field and multi-use sand field at City Park.
- Completed drainage repairs at Conder Park and City Park.

## Looking Forward



In 2024, the City will advance infrastructure asset management plans by coordinating and optimizing the 10- and 20-year Capital Plan. We will complete the Strategic Transportation Plan, focusing on expanding active transportation improvements, road safety, and climate resiliency. Additionally, we will prepare and award a Request for Proposal for curbside solid waste collection. Finalization of the Fraser Highway One-Way Project's civil and public realm design will be completed to inform businesses about the project and construction schedule, secure consents for work on private properties, and tender the project to start construction. The City will replace the street sweeper and woodchipper, complete the annual inflow and infiltration program, install high mast netting, replace the backstop at Barbour Diamond, and resurface the infield and pave the pathway at City Park.



## Development Services

The Development Services department is responsible for the planning and development of the community. The department prepares policies, plans and bylaws to manage growth, including the Official Community Plan (OCP) and Zoning Bylaw, and processes development applications that implement the OCP. The department also processes building permits for a range of building and development types, sizes and complexity, conducts building permit

inspections through the phases of new building construction and tenant improvements, and issues business licences. The department ensures public health and safety according to the B.C. Building Code and municipal bylaws and supports local businesses. The department also assists in advancing economic development objectives in line with the City's Economic Development Strategy.

## Accomplishments

- Processed 35 new development applications for 1,013 multi-family residential units, 5 single family lots, 1,094 m<sup>2</sup> (11,776 sq ft) of commercial floorspace and 9,681 m<sup>2</sup> (104,205 sq ft) of industrial floorspace.
- Completed an online survey to obtain public input on proposed update to the Zoning Bylaw, which will seek to implement the policy directions in the new OCP, incorporate best practices and reflect the City's context.
- Completed a public survey regarding townhomes and plex-homes south of the Nicomekl River and developed a Townhome and Plex-homes 'Best Practices Guide' that was approved by Council and is now used to inform the design of new townhome and plex-home development applications.
- Hosted Advisory Design Panel meetings to review new development applications prior to Council consideration.
- Processed 188 new Building Permit applications (construction value over \$107 million) and 469 new Business Licence applications and issued 2,450 Business Licences.
- Enhanced record management by scanning property files into a database to improve customer service.
- Participated in the Problem Property Task Group.
- Updated Development Services' strategic staffing plan and positions to respond to increased development activity and complexity, as well as prepare for the arrival of SkyTrain. Added a new full-time Planning position.
- Updated staff positions in the Building Division and recruited staff to fill vacancies.

## Looking Forward



In 2024, the City will complete the Zoning Bylaw Update to align the bylaw with the Official Community Plan (OCP) and recent Provincial legislation to increase housing supply. We will update the Tenant Relocation Policy to ensure compensation levels and relocation requirements effectively support tenants in finding suitable accommodations when existing rental buildings are proposed for redevelopment. Completion of the first phase of the Innovation Boulevard workplan will provide a new land use plan for the area, located between the growing Kwantlen Polytechnic University campus, Langley City Centre SkyTrain Station and downtown. The development of a new Below Market Rental Housing Policy will guide potential new rental housing opportunities in new developments and align with new Provincial housing legislation. We will also update development-related bylaws to ensure that development and building permit application processes continue to be user-friendly, time efficient and align with new Provincial regulations.



## Recreation, Culture & Community Services

The Recreation, Culture and Community Services department creates recreational opportunities that nurture healthy individuals and families, and build strong and unique neighbourhoods, contributing to a vibrant city and a thriving economy. The recreation team manages programming and recreation facilities,

organizes and coordinates community events, works with community partners, groups and committees, and enriches Langley City's quality of life by facilitating diverse recreational, cultural and community experiences. The department plays a vital role in our city's social, economic, environmental, physical and mental well-being.



## Accomplishments

- Increased program demand across age groups and activity types.
- Welcomed 27,696 participants at single session (drop-in) fitness classes, an increase from 19,910 participants in 2022.
- Increased youth drop-ins by 1,000 in 2023, both in social and sport activities.
- Continued to expand lesson registrations. Early morning swims, aquafit programs and special events are all in high demand at Al Anderson Memorial Outdoor Pool during its four-month season.
- Attracted thousands of families to the free Summer Pop Up Play to be active and enjoy our parks and public spaces.
- Provided the Summer Child Fun Pass to 4- to 18-year-old youths, offering 10 free visits to drop-in activities throughout the summer, including swimming at Al Anderson Memorial Pool, participating in a sports program at Timms Community Centre or joining in the fun at the Games Room.
- Held the annual Langley City Community Day in June and offered a wide variety of community booths, activities, crafts, entertainment and a variety of food trucks.
- Held the Magic of Christmas festival in December and offered live entertainment, variety of food, crafts, a visit with Mr. and Mrs. Claus, in addition to a holiday market hosted by the Langley Arts Council.

## Looking Forward



In 2024, the City will continue renovating the Douglas Recreation Centre to increase the number of licenced, affordable childcare spaces, aligning with the 2020 Child Care Action Plan goals. We will collaborate with the Arts, Recreation, Culture and Heritage Committee to expand programming and activities throughout the year and throughout the city, including hosting the second Langley City Film Festival in October 2025 in partnership with Langley Community Music School and Langley Arts Council. Additionally, will work with the Accessibility Advisory Committee to establish an accessibility strategy. To support the objectives of the recently adopted Parks, Recreation and Culture Plan, a Sponsorship Strategy for community events will be implemented. We will also partner with other agencies and schools to expand programming such as the After 3 program to meet the demand for youth program offerings.



## Fire Rescue Services

Fire Rescue Services protects life, property and the environment through effective emergency management, fire protection and prevention, including fire code inspections, education and training, and fire operations. Other roles include

fire suppression, rescue service, emergency medical services, working with our community emergency service partners, emergency planning and providing community outreach.

## Accomplishments

- Implemented a new electronic system to record fire inspections and preplans on iPads. Inspection reports are filed instantly and an electronic copy is sent to the business owner.
- Developed and implemented an fleet records management system to complete fleet service requests electronically and track progress in real time.
- Developed equipment resources and procedures as part of the City's move to its own stand-alone EOC.
- Hired a new full-time Emergency Management Program Advisor to address the specific concerns of the City when dealing with emergency management education, preparation, mitigation and recovery processes, including Business Continuity Planning.
- Completed an in-house Aerial Apparatus driver/operator training program for staff.
- Delivered combined scenario-based training for Emergency Support Services volunteers and firefighters, who were invited to take part in a joint training exercise on how to setup and run a reception center.
- Delivered updated firefighter recruit training to follow the Firefighter Provincial Training Standards from the Office of the Fire Commissioner.

## Looking Forward



In 2024, the City will develop an in-house mental health awareness app for firefighters and their families, serving both as a proactive tool and a resource for assistance. The department will participate in the Operational review process and develop a Business Continuity Plan to ensure the City is prepared to provide services during emergencies. Collaboration with neighbouring fire rescue services will be conducted to develop joint and stand-alone procedures and training to respond to emergencies related to the expansion of the Skytrain during its construction and while in operation. The department will also continue to develop Community Risk Reduction plans and strengthen partnerships with higher-risk industries and employers located within the city, to help reduce overall risk to the community through education, planning and training.



## Langley RCMP

The Langley Royal Canadian Mounted Police (RCMP) provides policing services to both the City and Township of Langley. These services include frontline and community policing, general investigations, serious crimes, drugs, gangs,

street enforcement, forensic identification, police dog services and air support. The Langley RCMP and civilian staff members work together for public safety and crime prevention in the city.

## Accomplishments

- Created the Langley Inter-agency Front-line Table (“LIFT”) initiative, bringing together 15 community based support groups to address the needs of individuals requiring assistance for substance abuse, health concerns, housing and other challenges.
- Secured \$186,140 of provincial Special Investigation & Targeted Enforcement (SITE) funding to support more visible policing on current “hot spot” locations.
- Launched the Repeat Violent Offending Intervention Initiative (ReVOII) to identify repeat violent offenders and initiate enforcement, Probation Officer assignment and prosecution, as well as interventions and community supports. To-date 10 individuals have been identified as ReVOII offenders.
- Participated in the Provincial Tactical Enforcement Priority program coordinated by the provincial Combined Forces Special Enforcement Unit, allowing Langley RCMP to receive \$85,363 in funding to support projects focused on high-level organized crime or gang targets.
- Participated in quarterly meetings with Chief Marilyn Gabriel of Kwantlen First Nation to establish protocols and build a strong relationship, assuring better service delivery and a learning environment for the RCMP.
- Created the Langley RCMP Vulnerable Persons Unit, which is a plain clothes team specialized in addressing child sexual and physical abuse.
- Attended over 100 events in 2023 as part of our community policing and management team ongoing community engagement goal.

## Looking Forward



In 2024, the Langley RCMP will continue to offer the Junior Police Youth Program, providing high school students the opportunity to understand policing programs and meet their high school volunteer hours at various Langley RCMP community engagement events. The department will collaborate with local Bylaw staff to tighten regulations on catalytic converter thefts and with local businesses to allow autobody dealerships to offer a catalytic converter marking system. The RCMP will encourage Langley Memorial Hospital to continue expanding its Mental Health Unit to appropriately respond to mental illness cases. Continued participation in enhanced enforcement initiatives to support local businesses with chronic shoplifting issues will occur, including Project Bar Code, which was initiated by the Vancouver Police and provides extra enforcement to Loss Prevention Officers within the community.

# 2023 Community Grants

Organization	Grant Amount
Alano Club of Langley	\$ 2,000.00
Bard in the Valley	\$ 14,000.00
Big Brothers Big Sisters of Langley	\$ 5,000.00
Bosnian-Herzegovinian Cultural Centre Vancouver Canada	\$ 2,000.00
Boys and Girls Clubs (BGC)	\$ 4,500.00
Canadian Festival of Chili BBQ	\$ 1,840.00
Community Arts Council of Vancouver	\$ 1,500.00
Copper for Kids Foundation	\$ 1,000.00
DLBA Arts Alive	\$ 12,500.00
Douglas Park Pickleball	\$ 5,000.00
Douglas Park Temporary Washroom Facilities	\$ 2,500.00
Eco Waves Community Volunteer Club	\$ 600.00
Encompass - Best Babies	\$ 1,160.00
Encompass - Friends of Dorothy	\$ 2,500.00
Fairy Godmother Foundation	\$ 1,000.00
Family Services of Greater Vancouver	\$ 1,500.00
Fibromyalgia Well Spring Foundation	\$ 2,755.78
Fraser Region Community Justice Initiatives Association	\$ 1,000.00
Fraser Valley Cultural Diversity Awards	\$ 1,500.00
Langley 4H District Council	\$ 150.00
Langley Amateur Radio Association	\$ 250.00
Langley Animal Protection	\$ 5,000.00
Langley Arts Council	\$ 4,666.00
Langley Cares Foundation - Langley Lodge	\$ 5,000.00
Langley Community Farmers Market	\$ 2,500.00

# 2023 Community Grants continued

Organization	Grant Amount
Langley Community Services Society (Best Babies)	\$ 5,000.00
Langley Community Services Society (Langley Global Fest)	\$ 4,475.00
Langley Fastball Association	\$ 5,000.00
Langley Field Naturalists	\$ 2,500.00
Langley Flippers Swim Club	\$ 1,000.00
Langley Fundamental Middle & Secondary Dry Grad	\$ 500.00
Langley Lawn Bowling Club	\$ 2,500.00
Langley Literacy Association	\$ 2,500.00
Langley Pos-Abilities Society	\$ 4,000.00
Langley Rotary Clubs - RibFest Langley	\$ 5,000.00
Langley Scholarship Committee	\$ 4,500.00
Langley Senior Resources Society	\$ 15,000.00
Langley Ukulele	\$ 2,500.00
Langley Volunteer Bureau	\$ 1,650.00
Lower Fraser Valley Aboriginal Society	\$ 5,400.00
Parkinson Society BC	\$ 500.00
Pitch in Canada	\$ 425.00
PLEA - Children on the Street	\$ 1,000.00
Terry Fox Foundation	\$ 1,535.00
Terry Fox Run (No application yet)	\$ 1,500.00
Valley Therapeutic Equestrian Association	\$ 4,250.00
Vancouver Area Youth Arts Society - VAYA Music Festival	\$ 5,500.00
Volunteer Cancer Drivers	\$ 1,000.00
Youth Parliament	\$ 1,000.00
Zajac Ranch Society	\$ 5,600.00
<b>Total</b>	<b>\$ 165,256.78</b>

City Council Awarded  
**\$165,256.78**  
 in Community Grants

# Permissive Tax Exemptions

Organization	Exemption
Anglican Parish of St Andrew's	\$ 27,489
Bridge Community Church	\$ 19,834
Church of the Nazarene	\$ 24,711
Community Police Office	\$ 16,439
Convention Centre	\$ 51,024
Encompass Support Services Society	\$ 25,720
Inclusion Langley Society	\$ 36,952
Langley Care Society	\$ 28,208
Langley Community Music School	\$ 47,802
Langley Community Services Society	\$ 16,976
Langley Food Bank	\$ 54,732
Langley Hospice Society	\$ 8,012
Langley Lawn Bowling	\$ 39,948
Langley Memorial Hospital Auxiliary	\$ 79,230
Langley Seniors Resource Society	\$ 49,180
Langley Stepping Stones	\$ 15,410
New Apostolic Church	\$ 7,369
Roman Catholic Church	\$ 103,911
Salvation Army - Gateway of Hope	\$ 4,374
Town & Field Church	\$ 31,609
Vancouver Global Mission Church	\$ 30,034
Vineyard Christian Fellowship	\$ 55,119
<b>Total</b>	<b>\$ 774,083</b>

City Council Provided  
**\$774,083**  
 in Tax Exemptions



# Director of Corporate Services

## Letter of Transmittal

I am pleased to present the Consolidated Financial Statements of the City of Langley for the year ended December 31, 2023.

**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) of the Chartered Professional Accountants of Canada. 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, 2023 and its results of operations, its changes in net financial assets, and cash flows for the year then ended.

**FINANCIAL OVERVIEW:** With the use of sound financial principles, the City of Langley has a solid financial position at the end of 2023. The City has a healthy net financial assets balance of \$53 million. This is a positive indicator of the City's financial flexibility, its ability to finance operating activities and meet current financial obligations.

The City's accumulated surplus includes \$301 million in tangible capital assets (land, buildings, equipment and engineering structures like roads and utility pipes) with a net increase of \$23.7 million after allowing for amortization expenses, the asset retirement obligation, debt and the disposal of assets like vehicles being replaced.

The City collected \$38 million in taxation revenues and a further \$12 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 2023 operating surpluses resulted primarily from an increase in interest earning due to the rapid interest rate increase along with lower departmental expenditures. These surpluses were allocated to reserves to provide funding for future capital infrastructure projects.

The City will build upon our key strategic priorities to enhance the well-being of our residents and 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



# Financial Statements

Management’s Responsibility .....	28
Independent Auditor’s Report .....	29
Consolidated Statement of Financial Position .....	32
Consolidated Schedule of Statutory and Non-Statutory Reserves .....	47
Consolidated Schedule of Segmented Revenue and Expenses .....	48
Schedule of Tangible Capital Assets .....	50

# Management's Responsibility

## CITY OF LANGLEY

Consolidated Financial Statements

Year ended December 31, 2023

---

### 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

---

## 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 "Entity"), which comprise the Consolidated Statement of Financial Position as at December 31, 2023 and the Consolidated Statements of Operations, Change in Net Financial Assets, and the Cash Flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies ("financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2023 and its results of operations, its changes in net financial assets, and 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 Financial Statements section of this report. We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the 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.

### Unaudited Information

We have not audited, reviewed, or otherwise attempted to verify the accuracy or completeness of Schedule 5 of the City's consolidated financial statements.

### 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 financial statements and our auditor's report thereon.

Our opinion on the 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 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 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.

BDO Canada LLP, a Canadian limited liability partnership, is a member of BDO International Limited, a UK company limited by guarantee, and forms part of the international BDO network of independent member firms.



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

Management is responsible for the preparation and fair presentation of the 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 financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the 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 Entity or to cease operations, or has no realistic alternative but to do so.

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

## **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the 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 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 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 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 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 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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the 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 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 14, 2024

# CITY OF LANGLEY

## Consolidated Statement of Financial Position at December 31, 2023 with comparative figures for 2022

	2023	2022
<b>Financial Assets</b>		
Cash & cash equivalents (Note 2)	\$ 41,193,929	\$ 41,385,985
Accounts receivable		
Taxes and utilities receivable	6,054,613	5,732,726
Receivables from other governments	3,366,145	5,991,926
Deferred development cost charges receivable	475,530	2,197,402
Other receivables	1,019,937	973,096
Portfolio investments (Note 2)	91,472,683	79,166,882
	<u>143,582,837</u>	<u>135,448,017</u>
<b>Liabilities</b>		
Prepaid property taxes	6,327,566	5,739,955
Employee future benefits (Note 3)	427,459	417,186
Asset retirement obligation (Note 4)	933,728	-
Accounts payable and accrued liabilities		
Payables to other governments	13,741,186	13,204,785
Refundable deposits	13,123,321	10,313,558
Other payables	6,071,308	4,953,898
Deferred revenue	6,067,163	5,013,186
Deferred development cost charges (Note 5)	37,040,252	33,390,529
Debt (Note 6)	7,081,752	7,500,000
	<u>90,813,735</u>	<u>80,533,097</u>
<b>Net Financial Assets</b>	<u>52,769,102</u>	<u>54,914,920</u>
<b>Non-Financial Assets</b>		
Prepaid expenses	198,103	210,320
Supplies inventory	335,331	303,612
Tangible capital assets (Schedule 4)	300,745,856	277,071,340
	<u>301,279,290</u>	<u>277,585,272</u>
<b>Accumulated Surplus (Note 7)</b>	<u>\$ 354,048,392</u>	<u>\$ 332,500,192</u>

See accompanying notes to consolidated financial statements.



Darrin Leite, CPA, CA  
Director of Corporate Services

# CITY OF LANGLEY

## Consolidated Statement of Operations

Year ended December 31, 2023 with comparative figures for 2022

	2023 Financial Plan	2023	2022
	(Note 14)		
<b>Revenues</b> (Schedules 2 & 3)			
Property tax revenue (Note 9)	\$ 38,344,745	\$ 38,038,593	\$ 33,866,252
User fees and other revenue	17,779,315	17,072,635	17,092,293
Gaming proceeds	7,500,000	7,990,632	8,070,079
Government transfers (Note 10)	5,149,665	10,155,913	3,584,648
Investment earnings	1,560,000	5,078,758	2,096,198
DCC revenue recognized (Note 5)	2,108,025	1,161,456	1,096,037
Gain (loss) on disposal of capital assets	-	13,247	(94,989)
Contributed tangible capital assets	-	1,439,277	870,342
	<u>72,441,750</u>	<u>80,950,511</u>	<u>66,580,860</u>
<b>Expenses</b> (Schedules 2 & 3)			
General government services	9,677,920	7,553,780	6,325,922
Police service	15,697,740	15,918,047	14,607,261
Fire service	6,938,040	6,286,793	5,795,066
Other protective services	934,945	807,467	779,914
Engineering operations	9,288,485	6,957,223	6,712,111
Water utility	6,826,420	5,197,381	5,119,111
Sewer and drainage utility	5,940,570	4,671,036	4,222,410
Development services	1,656,450	1,814,303	1,578,260
Solid waste	819,130	815,521	747,432
Recreation services	6,207,810	5,728,790	5,661,522
Parks	4,004,605	3,651,970	3,317,080
	<u>67,992,115</u>	<u>59,402,311</u>	<u>54,866,089</u>
<b>Annual Surplus</b>	<u>4,449,635</u>	<u>21,548,200</u>	<u>11,714,771</u>
<b>Accumulated Surplus - beginning of year</b>	332,500,192	332,500,192	320,785,421
<b>Accumulated Surplus - end of year</b> (Note 7)	<u>\$ 336,949,827</u>	<u>\$ 354,048,392</u>	<u>\$ 332,500,192</u>

See accompanying notes to consolidated financial statements.



# CITY OF LANGLEY

## Consolidated Statement of Change in Net Financial Assets Year ended December 31, 2023 with comparative figures for 2022

	2023 Financial Plan	2023	2022
	(Note 14)		
<b>Annual Surplus</b>	\$ 4,449,635	\$ 21,548,200	\$ 11,714,771
<b>Change in Capital Assets</b>			
Acquisition of tangible capital assets	(37,645,740)	(29,186,808)	(10,420,600)
Contributed tangible capital assets	-	(1,439,277)	(870,342)
Amortization	6,400,000	6,916,100	6,377,562
Proceeds from sale of tangible capital assets	-	48,716	8,779
(Gain) loss on disposal of capital assets	-	(13,247)	94,989
	<u>(31,245,740)</u>	<u>(23,674,516)</u>	<u>(4,809,612)</u>
<b>Change in Other Non Financial assets</b>			
Decrease in prepaid expenses	-	12,217	17,427
Increase in supplies inventory	-	(31,719)	(66,182)
	<u>-</u>	<u>(19,502)</u>	<u>(48,755)</u>
<b>Increase (Decrease) in Net Financial Assets</b>	<u>(26,796,105)</u>	<u>(2,145,818)</u>	<u>6,856,404</u>
<b>Net Financial Assets - beginning of year</b>	54,914,920	54,914,920	48,058,516
<b>Net Financial Assets - end of year</b>	<u>\$ 28,118,815</u>	<u>\$ 52,769,102</u>	<u>\$ 54,914,920</u>

See accompanying notes to consolidated financial statements.

# CITY OF LANGLEY

## Consolidated Statement of Cash Flows

Year ended December 31, 2023 with comparative figures for 2022

	2023	2022
<b>Cash Provided By (Used For)</b>		
<b>Operating Transactions</b>		
Annual surplus	\$ 21,548,200	\$ 11,714,771
Items not involving cash:		
DCC revenue recognized	(1,161,456)	(1,096,037)
Amortization	6,916,100	6,377,562
Contributed tangible capital assets	(1,439,277)	(870,342)
(Gain) loss on disposal of capital assets	(13,247)	94,989
Accrued investment interest earnings	(2,472,683)	(1,166,882)
Changes in non-cash working capital:		
Accounts receivable	3,978,925	(1,412,497)
Prepaid property taxes	587,611	27,133
Accounts payable and accrued liabilities	4,520,338	4,473,623
Deferred revenue	1,053,977	1,191,149
Prepaid expenses	12,217	17,427
Supplies inventory	(31,719)	(66,182)
	<u>33,498,986</u>	<u>19,284,714</u>
<b>Capital Transactions</b>		
Cash used to acquire tangible capital assets	(28,299,571)	(10,420,600)
Proceeds from sale of tangible capital assets	48,716	8,779
	<u>(28,250,855)</u>	<u>(10,411,821)</u>
<b>Financing Transactions</b>		
Proceeds from issuance of debt	-	7,500,000
Debt repayment	(418,248)	-
Receipt of deferred development cost charges and interest earned	4,811,179	4,450,875
	<u>4,392,931</u>	<u>11,950,875</u>
<b>Investing Transactions</b>		
Purchase of investments	(106,000,000)	(78,000,000)
Redemption of investments	96,166,882	59,347,288
	<u>(9,833,118)</u>	<u>(18,652,712)</u>
<b>Increase (Decrease) in Cash and Cash Equivalents</b>	<u>(192,056)</u>	<u>2,171,056</u>
<b>Cash and Cash Equivalents - beginning of year</b>	41,385,985	39,214,929
<b>Cash and Cash Equivalents - end of year</b>	<u>\$ 41,193,929</u>	<u>\$ 41,385,985</u>

Due to the implementation of PS 3280 (Note 4) the City also recorded an additional \$887,237 as tangible capital additions and asset retirement obligations.

See accompanying notes to consolidated financial statements.

# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

---

### 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. Interest costs associated with debt to acquire tangible capital assets are expensed and not capitalized. 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 known and can be reasonably estimated.

##### 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.

# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

---

### (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.

#### Collection of taxes on behalf of other taxing authorities

The City collects taxation revenue on behalf of other entities. Such levies, other revenues, expenses, assets and liabilities with respect to the operations of the entities are not reflected in these financial statements.

#### Investment earnings

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

#### Development cost charges (DCC)

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

#### 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, provisions for asset retirement obligation liabilities, collectability 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, 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, 2023 or December 31, 2022.

### (I) Comparative Figures:

Certain comparative figures have been reclassified to conform with the presentation adopted in the current year. These changes did not have an impact on the annual surplus.

# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

---

### (J) Financial Instruments:

The City adopted Public Sector Accounting Standard 3450, Financial Instruments, effective January 1, 2023, on a prospective basis.

Cash and equity instruments quoted in an active market are measured at fair value. All of the City's financial instruments are recorded at cost or amortized cost.

If applicable, unrealized gains and losses from changes in the fair value of financial instruments are recognized in a Statement of Remeasurement Gains and Losses. Upon settlement, the cumulative gain or loss is reclassified from the statement of remeasurement gains and losses and recognized in the statement of operations. Interest and dividends attributable to financial instruments are reported in the Consolidated Statement of Operations.

When investment income and realized and unrealized gains and losses from changes in the fair value of financial instruments are externally restricted, the investment income and fair value changes are recognized as revenue in the period in which the resources are used for the purpose specified.

For financial instruments measured using amortized cost, the effective interest rate method is used to determine interest revenue or expense.

For portfolio measurements measured at cost, the cost method records the initial investment at cost and earnings from such investments are recognized only to the extent received or receivable. When an investment is written down to recognize an impairment loss, the new carrying value is deemed to be the new cost basis for subsequent accounting purposes.

All financial assets are tested annually for impairment. When financial assets are impaired, impairment losses are recorded in the Consolidated Statement of Operations.

Transaction costs are added to the carrying value for financial instruments measured using cost or amortized cost. Transaction costs are expensed for financial instruments measured at fair value.

### (K) Asset Retirement Obligations:

The City adopted Public Sector Accounting Standard 3280, Asset Retirement Obligations, effective January 1, 2023, on a prospective basis. This new accounting standard addresses the reporting of legal obligations associated with the retirement of certain tangible capital assets such as asbestos removal in retired buildings which the City owns or will assume responsibility for.

A liability is recognized when, at the financial reporting date:

- i) there is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- ii) the past transaction or event giving rise to the liability has occurred;
- iii) it is expected that future economic benefits will be given up; and
- iv) a reasonable estimate of the amount can be made.

The resulting costs have been capitalized into the carrying amount of the related tangible capital assets and are being amortized on the same basis as the related tangible capital asset. Assumptions used in the calculations are reviewed annually.

# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

### 2. Cash, cash equivalents and portfolio investments:

	<u>2023</u>	<u>2022</u>
Cash and cash equivalents	\$ 41,193,929	\$ 41,385,985
Portfolio investments	91,472,683	79,166,882
	<u>\$ 132,666,612</u>	<u>\$ 120,552,867</u>

Amounts are held or restricted for the following purposes:

Deferred development cost charges	\$ 36,564,722	\$ 31,193,127
Statutory reserves	20,021,802	15,785,133
Non-statutory reserves	37,525,401	35,692,402
Operating funds and working capital	38,554,687	37,882,205
	<u>\$ 132,666,612</u>	<u>\$ 120,552,867</u>

Cash and cash equivalents includes funds held in bank accounts at BMO Bank of Montreal earning interest of prime rate less 1.45% (2022 - prime rate less 1.45%).

Portfolio investments, which include term deposits, have effective interest rates between 2.93% and 6.55% (2022 - 1.65% and 5.80%) with varying maturity dates up to 12 months. Portfolio investments are recorded at amortized cost. The market value of the investments as at December 31, 2023 was \$91,472,683 (2022 - \$79,166,882). 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, 2023. The valuation resulted in an unamortized actuarial gain as of December 31, 2023 of \$52,059 (2021 - loss of \$63,314). Actuarial losses are amortized over the estimated average remaining service life of employees. The next valuation will be as at December 31, 2027.

The employee future benefit liability at December 31, 2023 is comprised as follows:

	<u>2023</u>	<u>2022</u>
Benefit liability - beginning of year	\$ 417,186	\$ 400,406
Current service cost	44,200	43,600
Interest cost	13,600	13,300
Benefits paid	(43,000)	(50,500)
Amortization of actuarial (gain) loss	(4,527)	10,380
Benefit liability - end of year	<u>\$ 427,459</u>	<u>\$ 417,186</u>
Accrued benefit obligation - end of year	\$ 375,400	\$ 480,500
Unamortized actuarial gain (loss)	52,059	(63,314)
Benefit liability - end of year	<u>\$ 427,459</u>	<u>\$ 417,186</u>

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

	<u>2023</u>	<u>2022</u>
Discount rate	4.10%	2.70%
Expected future inflation rate	2.50%	2.50%
Merit and inflationary earnings increases	2.50-4.50%	2.58-4.63%
Estimated average remaining service life	12.5	10.1

# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

### 4. Asset Retirement Obligations:

The City owns several buildings known to have asbestos, which represents a health risk upon demolition of the building, and there is a legal obligation to remove it. The buildings have remaining estimated useful lives of 25-50 years. Estimated costs have been discounted to the present value using a discount rate of 5.24% per annum. Estimated future remediation was projected using current costs and an inflation rate of 4.1%.

The transition and recognition of asset retirement obligations involved an increase to the buildings tangible capital assets and the establishment of the corresponding liability as noted below.

Changes to the asset retirement obligation in the year are as follows:

	<u>2023</u>
Balance - beginning of year	\$ -
Recognition of Asset Retirement Obligation	887,237
Accretion expense	46,491
Balance - end of year	<u>\$ 933,728</u>

### 5. Deferred development cost charges:

	2022	Contributions Received	Interest Earned	DCC Revenue Recognized	2023
Drainage	\$ 5,913,185	\$ 352,069	\$ 298,281	\$ (185,625)	\$ 6,377,910
Public Open Spaces	4,534,232	161,345	224,592	(72,067)	4,848,102
Roads	10,660,731	1,246,716	558,502	(510,397)	11,955,552
Sewer	8,964,020	1,029,563	468,555	(393,367)	10,068,771
Water	3,318,361	300,651	170,905	-	3,789,917
	<u>\$33,390,529</u>	<u>\$ 3,090,344</u>	<u>\$ 1,720,835</u>	<u>\$ (1,161,456)</u>	<u>\$ 37,040,252</u>

### 6. Debt:

The City obtains debt instruments through the Municipal Finance Authority (MFA), pursuant to security issuing bylaws under authority of the Community Charter, to finance certain capital expenditures. Debt is reported net of sinking fund balances and interest expense is reported net of sinking fund earnings. During the year, the City's outstanding debt balance was reduced by a combination of direct principal payments and sinking fund earnings totaling \$418,248 (2022 - \$0).

The gross amount of debt less sinking fund installments and actuarial adjustments is as follows:

Bylaw number/Purpose	Maturity Date	Interest Rate	Authorized	Cumulative Repayments	2023	2022
3145 - Property Acquisition	2037	3.36%	\$ 7,500,000	\$ 418,248	\$ 7,081,752	\$ 7,500,000
			<u>\$ 7,500,000</u>	<u>\$ 418,248</u>	<u>\$ 7,081,752</u>	<u>\$ 7,500,000</u>

Total interest on the debt for the year ended December 31, 2023 was \$252,000 (2022 - \$184,145)

# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

### 6. Debt (continued):

As a condition of these borrowings, a portion of the debt proceeds is withheld by the MFA in a debt reserve fund. If at any time the City does not have the sufficient funds to meet payments due on its obligations, the payments shall be made from the debt reserve fund. Amounts withheld for this purpose are as follows:

Bylaw number/Purpose	Debt Reserve Fund
3145 - Property Acquisition	\$ 75,000
	<u>\$ 75,000</u>

These cash deposits are included as part of accounts receivable in the Statement of Financial Position.

The following debenture debt amounts plus projected sinking fund earnings are payable over the next five years and thereafter are as follows:

2024	\$ 428,705
2025	439,422
2026	450,408
2027	461,668
2028	473,210
Thereafter	4,828,339
	<u>\$ 7,081,752</u>

The City has the following authorized but unissued financing available as at December 31, 2023:

Loan authorization Bylaw 3234	\$ 15,000,000
-------------------------------	---------------

### 7. Accumulated surplus:

Accumulated surplus is distributed as follows:

	2023	2022
Operating surplus		
General	\$ 1,445,380	\$ 1,421,924
Sewer & Drainage	1,172,730	1,164,318
Water	1,152,703	1,365,075
	<u>3,770,813</u>	<u>3,951,317</u>
Equity in tangible capital assets (Note 8)		
General	230,131,914	216,792,154
Sewer & Drainage	36,359,126	35,613,091
Water	26,239,336	24,666,095
	<u>292,730,376</u>	<u>277,071,340</u>
Reserves (Schedule 1)		
Statutory reserves	20,021,802	15,785,133
Non-statutory reserves	37,525,401	35,692,402
	<u>57,547,203</u>	<u>51,477,535</u>
	<u>\$ 354,048,392</u>	<u>\$ 332,500,192</u>



# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

### 8. Equity in tangible capital assets:

	<u>2023</u>	<u>2022</u>
Balance - beginning of year	\$ 277,071,340	\$ 272,261,728
Addition of tangible capital assets	30,626,085	11,290,942
Proceeds on disposal of tangible capital assets	(48,716)	(8,779)
Gain on disposal of tangible capital assets	13,247	(94,989)
Asset retirement obligation	(887,237)	-
Amortization expense	(6,916,100)	(6,377,562)
Accretion expense	(46,491)	-
Cash spent from debt	(7,500,000)	-
Repayment of debt	418,248	-
Balance - end of year	<u>\$ 292,730,376</u>	<u>\$ 277,071,340</u>
Net book value of tangible capital assets	\$ 300,745,856	\$ 277,071,340
Asset retirement obligation	\$ (933,728)	\$ -
Debt	\$ (7,081,752)	\$ -
Equity in tangible capital assets	<u>\$ 292,730,376</u>	<u>\$ 277,071,340</u>

### 9. 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:

	<b>2023 Financial</b>		
	<b>Plan</b>	<b>2023</b>	<b>2022</b>
City property taxes	\$ 37,724,095	\$ 37,414,170	\$ 33,285,224
Grants in lieu of taxes	620,650	624,423	581,028
	<u>38,344,745</u>	<u>38,038,593</u>	<u>33,866,252</u>
Levies for other organizations			
School taxes		21,230,228	18,462,997
TransLink		4,506,944	4,031,349
British Columbia Assessment Authority		656,356	579,284
Metro Vancouver		961,675	807,693
Downtown Langley Merchants Assoc.		610,041	553,621
Municipal Finance Authority		3,739	3,109
Total collections for others		<u>27,968,983</u>	<u>24,438,053</u>
		<u>\$ 66,007,576</u>	<u>\$ 58,304,305</u>

# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

### 10. Government transfers:

	2023 Financial		
	Plan	2023	2022
Federal Government			
Community works fund	\$ 133,880	\$ 145,375	\$ 138,864
Infrastructure funding	254,955	161,948	783,971
	<u>388,835</u>	<u>307,323</u>	<u>922,835</u>
Provincial Government			
Hotel tax revenue	220,000	434,331	294,018
Growing communities fund	-	7,186,000	-
Traffic fine revenue sharing	475,000	473,000	453,396
Infrastructure funding	170,080	171,682	37,827
	<u>865,080</u>	<u>8,265,013</u>	<u>785,241</u>
Municipalities and Regional Authorities			
Police building capital adjustment	40,200	106,387	38,128
Langley Youth & Family Services	408,690	398,385	363,909
Emergency preparedness	43,105	27,805	33,414
Major road network	684,000	705,000	684,000
Infrastructure funding	2,719,755	346,000	757,121
	<u>3,895,750</u>	<u>1,583,577</u>	<u>1,876,572</u>
	<u>\$ 5,149,665</u>	<u>\$ 10,155,913</u>	<u>\$ 3,584,648</u>

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

	2023			2022		
	Operations	Capital	Total	Operations	Capital	Total
Salaries & benefits	\$17,947,803	\$ 152,354	\$ 18,100,157	\$ 16,964,532	\$ 198,236	\$ 17,162,768
Goods and services	34,286,408	29,034,454	63,320,862	31,339,841	10,222,364	41,562,205
Debt servicing	252,000	-	252,000	184,154	-	184,154
Contributed tangible capital assets	-	1,439,277	1,439,277	-	870,342	870,342
Total expenditures	<u>52,486,211</u>	<u>30,626,085</u>	<u>83,112,296</u>	<u>48,488,527</u>	<u>11,290,942</u>	<u>59,779,469</u>
Amortization	6,916,100	-	6,916,100	6,377,562	-	6,377,562
Total expenditures & expenses	<u>\$59,402,311</u>	<u>\$ 30,626,085</u>	<u>\$ 90,028,396</u>	<u>\$ 54,866,089</u>	<u>\$ 11,290,942</u>	<u>\$ 66,157,031</u>

# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

### Year ended December 31, 2023 with comparative figures for 2022

---

#### 12. Municipal pension plan:

The employer and its employees contribute to the Municipal Pension Plan (a jointly trustee 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, 2022, the plan has about 240,000 active members and approximately 124,000 retired members. Active members include approximately 43,000 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 amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2021, indicated a \$3,761 million funding surplus for basic pension benefits on a going concern basis.

The City of Langley paid \$1,076,244 (2022 - \$1,041,688) for employer contributions while employees contributed \$930,573 (2022 - \$905,735) to the plan in fiscal 2023.

The next valuation will be as at December 31, 2024, with results available in 2025.

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.

#### 13. 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.

# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

### 14. 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 6, 2023 and does not reflect any amendments approved after the original adoption.

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

	<u>Financial Plan</u>
Surplus as per Financial Plan Bylaw No. 3233	\$ -
Capital asset additions	37,645,740
Amortization expense	(6,400,000)
Debt repayment	935,180
Borrowing proceeds	(15,000,000)
Net use of reserves to balance financial plan	
Transfer to non-statutory reserves	10,676,810
Transfer to statutory reserves	2,121,150
Transfer from non-statutory reserves	(18,276,130)
Transfer from statutory reserves	(7,253,115)
	<u>(12,731,285)</u>
Financial Plan Surplus as per Consolidated Statement of Operations	<u>\$ 4,449,635</u>

### 15. 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 2023, the City recognized \$7,990,632 (2022 - \$8,070,079) in revenues from the Province.

# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

---

### 16. Financial instrument risk management:

The City is exposed to credit risk, liquidity risk, and interest rate risk from its financial instruments. This note describes the City's objectives, policies, and processes for managing those risks and the methods used to measure them.

There have not been any changes from the prior year in the Municipality's exposure to above risks or the policies, procedures and methods it uses to manage and measure the risks.

#### (A) Credit risk:

Credit risk is the risk of financial loss to the City if a customer or counterparty to a financial instrument fails to meet the contractual obligations. Such risks arise principally from cash and portfolio investments, accounts receivable made up of property tax and utilities and other non-property tax related balances.

The City's operating bank accounts are held at the Bank of Montreal a highly rated schedule "1" bank. The City's portfolio investments, including term deposits and guaranteed income certificates, are held at multiple different financial institutions (FIs) to spread any risk arising from an FIs inability to return the original value of the investment and related interest proceeds. In addition, the investments are either insured by the Credit Union Deposit Insurance Corporation for 100% of their value, or are insured by the Canadian Deposit Insurance Corporation for up to \$100,000 in value and restricted to highly rated schedule "1" banks or federal credit unions.

For property tax and utility balances, outstanding amounts are transferred to the property tax account associated with the invoiced real property at the end of each fiscal year and form all or part of the tax arrears for the property. The City is required by the Local Government Act to conduct an annual tax sale by offering for sale by public auction each parcel of real property on which taxes are delinquent. Registered charge holders have the full right to redeem the property. To redeem the property, the charge holder must remit the full upset price, plus interest on the purchase price at a rate set by the Province, within one year of the tax sale.

For other account receivable balances, the City maintains allowances for potential credit losses, with results to date within the City's expectations. In making estimates in respect of the allowance for doubtful accounts, current economic conditions, historical information, reasons for the accounts being past due, and operational nature of invoices are all considered in the determination.

#### (B) Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The City is exposed to interest rate risk through its long-term debt and the value of portfolio investments. The City manages interest rate risk on its long-term debt by holding all debt through MFA at a fixed rate, with refinancing typically being completed at the ten or fifteen year mark. Therefore, fluctuations in market interest rates would not impact short term future cash flows and operations relating to long-term debt. See Note 6 for interest rates and maturity dates for long term debt.

The City's investments are in fixed interest rate products including term deposits and guaranteed income certificates, risk is limited to reinvesting at lower rates at maturity due to the shorter terms of the investments.

#### (C) Liquidity risk:

Liquidity risk is the risk that the City will encounter difficulty in meeting obligations associated with financial liabilities. The City is exposed to liquidity risk through its accounts receivable, accounts payable, long-term debt, and investments.

The City manages liquidity risk by holding assets that can be readily converted into cash and by continually monitoring actual and forecasted cash flows from operations and anticipated investing and financing activities to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the City's reputation. If unforeseen events were to arise the City also maintains a credit facility with our primary banking institution to allow for short-term borrowing.

# CITY OF LANGLEY

## Schedule 1

### Consolidated Schedule of Statutory and Non-statutory Reserves

Year ended December 31, 2023

Statutory Reserves	Balance at Dec. 31, 2022	Developer Contributions	Internal Transfer Additions	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2023
Capital Works	\$ 12,219,435	\$ -	\$ 4,243,310	\$ 596,710	\$ (5,676,114)	\$ (542,428)	\$ (1,551,735)	\$ 9,289,178
Equipment Replacement-Fire Dept.	794,067	-	55,000	27,812	-	(15,821)	(505,000)	356,058
Lane Development	286,577	-	-	13,857	-	-	-	300,434
Machinery Replacement	1,683,524	-	515,268	67,791	-	-	(482,124)	1,784,459
Off-Street Parking	362,563	-	11,700	17,741	-	-	-	392,004
Office Equipment Replacement	20,719	-	46,500	1,711	-	(8,000)	(53,743)	7,187
Parks and Recreation	376,663	-	177,500	21,170	-	(54,748)	(128,056)	392,529
P&R Future Projects	41,585	-	-	2,011	-	-	-	43,596
Growing Communities (Schedule 5)	-	-	7,186,000	270,357	-	-	-	7,456,357
<b>Total</b>	<b>\$ 15,785,133</b>	<b>\$ -</b>	<b>\$ 12,235,278</b>	<b>\$ 1,019,160</b>	<b>\$ (5,676,114)</b>	<b>\$ (620,997)</b>	<b>\$ (2,720,658)</b>	<b>\$ 20,021,802</b>

Non-statutory Reserves	Balance at Dec. 31, 2022	Developer Contributions	Internal Transfers Additions	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2023
Community Works	\$ 283,210	\$ -	\$ 145,375	\$ 13,713	\$ -	\$ -	\$ -	\$ 442,298
Future Policing Costs	3,755,796	-	-	181,604	(128,578)	(873)	-	3,807,949
Gaming Proceeds	17,095,301	-	7,990,632	800,551	-	(1,726,734)	(8,283,196)	15,876,554
Major Road Network Rehab	2,113,091	-	520,208	102,242	-	-	(10,007)	2,725,534
Prosperity Fund	604,088	-	-	20,466	-	(500,000)	-	124,554
Sewer Future Capital	1,502,286	-	1,350,000	93,812	-	(489,043)	(162,054)	2,295,001
Sewer Insurance Claims	35,244	-	-	1,704	-	-	-	36,948
Special Bonds	6,476,418	193,940	-	320,146	-	-	(46,039)	6,944,465
Tax Stabilization	2,441,097	-	1,003,722	118,035	-	-	-	3,562,854
Water Future Capital	1,385,871	-	1,000,000	86,683	-	(246,738)	(516,572)	1,709,244
<b>Total</b>	<b>\$ 35,692,402</b>	<b>\$ 193,940</b>	<b>\$ 12,009,937</b>	<b>\$ 1,738,956</b>	<b>\$ (128,578)</b>	<b>\$ (2,963,388)</b>	<b>\$ (9,017,868)</b>	<b>\$ 37,525,401</b>

# CITY OF LANGLEY

## Schedule 2

### Consolidated Report of Segmented Revenues and Expenses

Year ended December 31, 2023

	General government	Police service	Fire service	Other protective services	Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	2023	2023 Financial Plan
													(Note 14)
<b>Revenue</b>													
Property tax revenue	\$ 38,038,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,038,593	\$ 38,344,745
User fees and other revenue	1,267,763	1,530	35,815	68,770	794,094	6,194,383	5,408,575	2,291,749	816,679	24,070	169,207	17,072,635	17,779,315
Gaming proceeds	7,990,632	-	-	-	-	-	-	-	-	-	-	7,990,632	7,500,000
Government transfers	7,394,573	579,387	-	426,190	1,051,000	-	-	434,331	-	270,432	-	10,155,913	5,149,665
Investment earnings	4,896,559	-	-	-	-	86,683	95,516	-	-	-	-	5,078,758	1,560,000
DCC revenue recognized	-	-	-	-	510,397	-	578,992	-	-	-	72,067	1,161,456	2,108,025
Gain (loss) on disposal of capital assets	-	-	-	-	-	(6,931)	(23,304)	4,481	-	-	39,001	13,247	-
Contributed tangible capital assets	-	-	-	-	624,136	185,040	630,101	-	-	-	-	1,439,277	-
<b>Total Revenue</b>	<b>59,588,120</b>	<b>580,917</b>	<b>35,815</b>	<b>494,960</b>	<b>2,979,627</b>	<b>6,459,175</b>	<b>6,689,880</b>	<b>2,730,561</b>	<b>816,679</b>	<b>294,502</b>	<b>280,275</b>	<b>80,950,511</b>	<b>72,441,750</b>
<b>Expenses</b>													
Operating													
Salaries & benefits	4,195,862	10,766	5,003,365	146,274	2,182,355	566,521	487,774	1,177,242	19,707	2,697,271	1,460,666	17,947,803	19,902,175
Goods and services	2,585,790	15,754,948	962,879	661,193	1,813,206	4,165,722	3,531,544	605,996	795,814	2,148,927	1,260,389	34,286,408	40,675,940
Debt servicing	252,000	-	-	-	-	-	-	-	-	-	-	252,000	1,014,000
	7,033,652	15,765,714	5,966,244	807,467	3,995,561	4,732,243	4,019,318	1,783,238	815,521	4,846,198	2,721,055	52,486,211	61,592,115
Amortization	520,128	152,333	320,549	-	2,961,662	465,138	651,718	31,065	-	882,592	930,915	6,916,100	6,400,000
<b>Total Expenses</b>	<b>7,553,780</b>	<b>15,918,047</b>	<b>6,286,793</b>	<b>807,467</b>	<b>6,957,223</b>	<b>5,197,381</b>	<b>4,671,036</b>	<b>1,814,303</b>	<b>815,521</b>	<b>5,728,790</b>	<b>3,651,970</b>	<b>59,402,311</b>	<b>67,992,115</b>
<b>Annual Surplus (Deficit)</b>	<b>\$ 52,034,340</b>	<b>\$ (15,337,130)</b>	<b>\$ (6,250,978)</b>	<b>\$ (312,507)</b>	<b>\$ (3,977,596)</b>	<b>\$ 1,261,794</b>	<b>\$ 2,018,844</b>	<b>\$ 916,258</b>	<b>\$ 1,158</b>	<b>\$ (5,434,288)</b>	<b>\$ (3,371,695)</b>	<b>\$ 21,548,200</b>	<b>\$ 4,449,635</b>

# CITY OF LANGLEY

## Schedule 3

### Consolidated Report of Segmented Revenues and Expenses

Year ended December 31, 2022

	General government	Police service	Fire service	Other protective services	Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	2022	2022 Financial Plan
<b>Revenue</b>													
Property tax revenue	\$ 33,866,252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,866,252	\$ 33,943,035
User fees and other revenue	1,872,987	1,325	5,425	49,755	589,042	6,121,507	5,120,416	2,021,568	772,112	42,938	495,218	17,092,293	15,553,135
Gaming proceeds	8,070,079	-	-	-	-	-	-	-	-	-	-	8,070,079	7,000,000
Government transfers	138,864	491,524	-	397,323	1,406,121	-	33,971	294,018	-	37,827	785,000	3,584,648	1,910,385
Investment earnings	2,026,424	-	-	-	-	36,880	32,894	-	-	-	-	2,096,198	625,750
DCC revenue recognized	-	-	-	-	522,728	-	352,930	-	-	-	220,379	1,096,037	2,867,285
Gain (loss) on disposal of capital assets	-	-	6,179	-	-	(51,332)	(49,836)	-	-	-	-	(94,989)	-
Contributed tangible capital assets	-	-	-	-	680,242	20,000	170,100	-	-	-	-	870,342	-
<b>Total Revenue</b>	<b>45,974,606</b>	<b>492,849</b>	<b>11,604</b>	<b>447,078</b>	<b>3,198,133</b>	<b>6,127,055</b>	<b>5,660,475</b>	<b>2,315,586</b>	<b>772,112</b>	<b>80,765</b>	<b>1,500,597</b>	<b>66,580,860</b>	<b>61,899,590</b>
<b>Expenses</b>													
Operating													
Salaries & benefits	3,722,572	9,390	4,698,525	141,892	2,186,401	578,675	502,088	1,152,843	21,645	2,582,946	1,367,555	16,964,532	17,502,510
Goods and services	1,975,952	14,465,664	762,980	638,022	1,796,163	4,103,793	3,109,296	397,437	725,787	2,216,263	1,148,484	31,339,841	35,187,235
Debt servicing	184,154	-	-	-	-	-	-	-	-	-	-	184,154	178,500
	5,882,678	14,475,054	5,461,505	779,914	3,982,564	4,682,468	3,611,384	1,550,280	747,432	4,799,209	2,516,039	48,488,527	52,868,245
Amortization	443,244	132,207	333,561	-	2,729,547	436,643	611,026	27,980	-	862,313	801,041	6,377,562	6,000,000
<b>Total Expenses</b>	<b>6,325,922</b>	<b>14,607,261</b>	<b>5,795,066</b>	<b>779,914</b>	<b>6,712,111</b>	<b>5,119,111</b>	<b>4,222,410</b>	<b>1,578,260</b>	<b>747,432</b>	<b>5,661,522</b>	<b>3,317,080</b>	<b>54,866,089</b>	<b>58,868,245</b>
<b>Annual Surplus (Deficit)</b>	<b>\$ 39,648,684</b>	<b>\$ (14,114,412)</b>	<b>\$ (5,783,462)</b>	<b>\$ (332,836)</b>	<b>\$ (3,513,978)</b>	<b>\$ 1,007,944</b>	<b>\$ 1,438,065</b>	<b>\$ 737,326</b>	<b>\$ 24,680</b>	<b>\$ (5,580,757)</b>	<b>\$ (1,816,483)</b>	<b>\$ 11,714,771</b>	<b>\$ 3,031,345</b>



# CITY OF LANGLEY

## Schedule 4

### Schedule of Tangible Capital Assets

Year ended December 31, 2023 with comparative figures for 2022

2023	Land	Land Improvements	Buildings	Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
<b>Historical cost<sup>1</sup></b>									
Opening cost	\$ 73,264,290	\$ 18,500,255	\$ 43,760,030	\$ 9,268,008	\$ 10,104,663	\$ 154,206,297	\$ 55,406,733	\$ 36,448,417	\$ 400,958,693
Additions	21,143,649	576,921	1,202,667	1,628,610	603,294	2,045,441	1,419,991	2,005,512	30,626,085
Disposals	-	-	-	(123,849)	-	(2,417)	(42,774)	(26,512)	(195,552)
	94,407,939	19,077,176	44,962,697	10,772,769	10,707,957	156,249,321	56,783,950	38,427,417	431,389,226
<b>Accumulated amortization</b>									
Opening balance	-	6,662,645	22,559,260	5,576,608	6,786,041	50,726,835	19,793,642	11,782,322	123,887,353
Amortization expense	-	712,604	1,509,532	480,850	496,244	2,640,878	650,652	425,340	6,916,100
Disposals	-	-	-	(118,615)	-	(2,417)	(19,470)	(19,581)	(160,083)
	-	7,375,249	24,068,792	5,938,843	7,282,285	53,365,296	20,424,824	12,188,081	130,643,370
<b>Net book value</b>	<b>\$ 94,407,939</b>	<b>\$ 11,701,927</b>	<b>\$ 20,893,905</b>	<b>\$ 4,833,926</b>	<b>\$ 3,425,672</b>	<b>\$ 102,884,025</b>	<b>\$ 36,359,126</b>	<b>\$ 26,239,336</b>	<b>\$ 300,745,856</b>
<b>2022</b>									
	Land	Land Improvements	Buildings	Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
<b>Historical cost<sup>1</sup></b>									
Opening cost	\$ 71,911,405	\$ 16,227,374	\$ 43,489,013	\$ 8,984,801	\$ 9,548,262	\$ 150,056,933	\$ 53,795,212	\$ 35,955,733	\$ 389,968,733
Additions	1,352,885	2,272,881	271,017	309,921	556,401	4,157,846	1,772,841	597,150	11,290,942
Disposals	-	-	-	(26,714)	-	(8,482)	(161,320)	(104,466)	(300,982)
	73,264,290	18,500,255	43,760,030	9,268,008	10,104,663	154,206,297	55,406,733	36,448,417	400,958,693
<b>Accumulated amortization</b>									
Opening balance	-	6,039,621	21,110,466	5,109,502	6,406,832	48,339,473	19,295,167	11,405,944	117,707,005
Amortization expense	-	623,024	1,448,794	491,220	379,209	2,395,844	609,959	429,512	6,377,562
Disposals	-	-	-	(24,114)	-	(8,482)	(111,484)	(53,134)	(197,214)
	-	6,662,645	22,559,260	5,576,608	6,786,041	50,726,835	19,793,642	11,782,322	123,887,353
<b>Net book value</b>	<b>\$ 73,264,290</b>	<b>\$ 11,837,610</b>	<b>\$ 21,200,770</b>	<b>\$ 3,691,400</b>	<b>\$ 3,318,622</b>	<b>\$ 103,479,462</b>	<b>\$ 35,613,091</b>	<b>\$ 24,666,095</b>	<b>\$ 277,071,340</b>

<sup>1</sup>Included in historical cost are assets under construction with a total cost of \$33,763,794 (2022 - \$42,867,610). No amortization has been recorded on these assets as they are in progress and not complete at year-end.

# CITY OF LANGLEY

## Schedule 5

### Reserve Fund - Growing Communities - (Unaudited)

Year ended December 31, 2023

Growing Communities Fund (GCF)	2023	2022
Balance, beginning of year	\$ -	\$ -
GCF received March 2023	7,186,000	-
Interest	270,357	-
Eligible expenditures	-	-
Balance, end of year	<u>\$ 7,456,357</u>	<u>\$ -</u>

The Province of British Columbia distributed conditional Growing Community Fund (GCF) grants to communities at the end of March 2023 to help local governments build community infrastructure and amenities to meet the demands of population growth. The GCF provided a one-time total of \$1 billion in grants to all 161 municipalities and 27 regional districts in British Columbia.

The City of Langley received \$7,186,000 of GCF funding in March 2023.



## 2023 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 2023 pertaining to the City of Langley.

A handwritten signature in black ink, appearing to read 'Kelly K', is written above the name and title.

Kelly Kenney  
Corporate Officer



20399 Douglas Crescent  
Langley BC, Canada V3A 4B3

T 604.514.2800 F 604.530.437 W [langleycity.ca](http://langleycity.ca)



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, June 3, 2024  
7:00 p.m.  
Council Chambers, Langley City Hall  
20399 Douglas Crescent

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

Staff Present:

- F. Cheung, Chief Administrative Officer
- 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
- A. Metalnikov, Planner
- K. Simpson, Manager of Engineering and Parks Operations

### 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

It was MOVED and SECONDED

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

CARRIED

**3. CONSENT AGENDA**

It was MOVED and SECONDED

THAT the following items be approved:

a. Adoption of Minutes

1. Regular Meeting Minutes from May 27, 2024

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

2. Special Meeting Minutes from May 27, 2024

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

CARRIED

**4. ADOPTION OF THE MINUTES**

*See Consent Agenda*

**5. COUNCIL MEMBER REPORTS**

a. Upcoming Regular Meetings

June 17, 2024

July 8, 2024

b. Council Advisory Bodies Update

Councillor Wallace, Fraser Valley Regional Library Board Director advised of a repair café event June 15<sup>th</sup> from 10:00 am to 2:00 pm at the Langley City Library.

Mayor Pachal said he hoped to see everyone at the upcoming Community Day event Saturday June 8<sup>th</sup> from 11:00 am to 7:00 pm at Douglas Park.

Councillor Albrecht, Chair of both the Crime Prevention Committee and the Environmentally Sustainability Committee, advised that there will be a free, secure bike valet service at Community Day if people would like to bike to the event rather than drive.

## 6. **BYLAWS**

### 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.

The Corporate Officer confirmed that statutory public notification requirements were met in relation to 1<sup>st</sup> and 2<sup>nd</sup> reading of the bylaw.

The Director of Development Services provided an overview of the purpose of the bylaw, providing information on the following:

- updates to the City's Zoning Bylaw required to comply with the new provincial housing legislation;
- how updates will impact RS-1 and RS-2 land owners;
- key requirements in the housing legislation for the City's OCP densities and heights and deadline for local governments to meet the requirements; and
- timing of updates to the City's Zoning Bylaw and OCP.

Staff responded to questions regarding:

- whether land owners who wish to build up to the maximum four units on their property as permitted under the legislation are still subject to the City's offsite servicing requirements;
- impact of new minimum allowable building heights and density on Council's ability to decline a rezoning development application;
- confirmation that areas shown on a site map which are not coloured yellow means there are already multi-family homes in those areas.

It was MOVED and SECONDED

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

**CARRIED**

### 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.

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 final time.

**CARRIED**

Opposed Councillor Mack

**7. ADMINISTRATIVE REPORTS**

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

It was MOVED and SECONDED

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.

CARRIED

**8. NEW AND UNFINISHED BUSINESS**

- a. Motions/Notices of Motion

**9. ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 7:22 pm.

CARRIED

---

Signed:

MAYOR

---

Certified Correct:

CORPORATE OFFICER





**MINUTES OF A SPECIAL  
(PRE-CLOSED) COUNCIL MEETING**

**Monday, June 3, 2024  
5:15 p.m.  
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  
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  
K. Simpson, Manager of Engineering and Parks Operations  
B. Zeller, Manager of Human Resources

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.

It was **MOVED** and **SECONDED**

THAT Council waive notice in order to allow the addition of an item to the Closed Meeting agenda, the subject matter of which relates to Section 90(1)(i) of the Community Charter.

**CARRIED**

1. **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*.

(c) labour relations or other employee relations;

(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

2. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the Special (pre-closed) Council meeting adjourn at 5:18 pm.

CARRIED

---

Signed:

MAYOR

---

Certified Correct:

CORPORATE OFFICER



## MINUTES OF A PUBLIC HEARING MEETING

Monday, June 3, 2024  
7:01 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: F. Cheung, Chief Administrative Officer  
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  
K. Simpson, Manager of Engineering and Parks Operations

### 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. **CALL TO ORDER**

Mayor Pachal called the Public Hearing to order and read a statement regarding the procedure to be followed for the Public Hearing.

Mayor Pachal advised of the opportunity for the public to provide input on the bylaw and asked the Corporate Officer if there was anyone on the speakers list.

The Corporate Officer advised there were no speakers on the speakers list.

Mayor Pachal called three times for speakers on the bylaw.

There were no speakers on the bylaw.

**3. BUSINESS**

a. Bylaw 3280 - Zoning Bylaw Amendment

A bylaw to amend the Zoning Bylaw to incorporate a new 400 metre separation distance between child care centers within the specified area.

The Director of Development Services, provided a summary of the purpose of the bylaw including information on:

- the specific area subject to the bylaw as identified on a location map;
- rationale from the Downtown Langley Business Association (DLBA) for requesting regulation to child care centers in Langley City's historic downtown;
- the number of current day cares in the City and the City's plans, as part of the Zoning Bylaw update, to expand land uses and zones in the City, outside of this area, where day cares may be established; as part of the Zoning Bylaw update; and
- some considerations in determining suitability of spaces for day cares.

Staff responded to a question from a Council member regarding length of the Fraser Hwy. one way from end to end in order to provide context to what the 400 metre distance represents.

**4. MOTION TO CLOSE PUBLIC HEARING**

It was MOVED and SECONDED

THAT the Public Hearing close at 7:07 pm.

CARRIED

---

Signed:

MAYOR

---

Certified Correct:

CORPORATE OFFICER



June 11, 2024

B.C. Municipalities and Regional Districts

CR-6871

RE: Support for Downloading Costs on Municipalities

---

Dear Municipalities of BC,

Kamloops City Council recently received a report titled "The Financial Impacts of Higher-Level Government Policy Change" at a May 28, 2024, Council meeting. The report highlighted a number of significant costs that have been downloaded to the municipality due to changes in policies or lack of Provincial action. It is attached for your reference.

Next steps are necessary in order to create a call to action for all provincial party leaders in British Columbia as the election approaches.

It is also crucial that we bring these costs to the attention of our constituents as they grapple with significant increases to taxation at the local level and seek to bring responsibilities and associated costs back into appropriate scope for all levels of Canadian government. We are therefore urging fellow municipalities in British Columbia to perform a similar evaluation of the costs of higher-level government policy changes on your communities so that we can effectively bolster the advocacy already happening through UBCM in concrete terms.

Through our collective strength, and as one unified voice committed to seeing positive change in our communities, we can make a difference for the citizens who have chosen to make British Columbia home.

Sincerely,

A handwritten signature in black ink, appearing to read "Katie Neustaeter".

Councillor Katie Neustaeter  
Deputy Mayor, City of Kamloops

cc: Council  
David Hallinan, Corporate Services Director, City of Kamloops

ADMINISTRATIVE REPORT TO COUNCIL

ON

**FINANCIAL IMPACTS OF HIGHER-LEVEL GOVERNMENT POLICY CHANGE**

---

PURPOSE

The purpose of this report is to provide Council with information pertaining to the impact that various changes at senior levels of government have had on City operations and budgets over the past five years.

COUNCIL STRATEGIC PLAN

This report supports Council's strategic priorities and areas of focus regarding:

- **Safety and Security**
  - Safety: We prioritize the safety of our community for residents, businesses, and visitors.
  - Housing: We proactively create opportunities to increase the inventory of diverse housing supply so that residents can access and move throughout the housing continuum.
  - Social Supports: We intentionally collaborate with key partners to create innovative solutions that respond to and address the community's needs.
  - Emergency Preparedness and Response: We build community resiliency, mitigate the impacts of emergency events, streamline response, and ensure our protective services align with evolving needs.
- **Governance and Service Excellence**
  - Asset Management: We plan for the development, improvement, repair, and replacement of our infrastructure.
  - Fiscal Responsibility: We are accountable to Kamloops residents and businesses in providing effective management, best value, and responsible use of tax dollars.
  - Service Excellence: We promote the continuous development of staff and encourage innovation in process and service delivery.
- **Livability and Sustainability**
  - Healthy Community: We foster an environment that supports and promotes healthy living through community, recreation, and social connection.
  - Inclusivity: We reduce barriers for underrepresented groups to bring inclusivity, diversity, and fairness to our community.
  - Climate Action: We practice discipline in our environmental responsibility by enhancing the City's resiliency and capacity for mitigating climate change. We actively implement actions to reduce our environmental impacts.
- **Economic Health**
  - Business Development: We ensure our efforts and investments are measurable and accountable.
  - Economic Strength: We build strategies to increase our competitive advantage, cultivate growth, and support our residents.

*Our corporate mission is...*

**MAKING KAMLOOPS SHINE**

## SUMMARY

On January 9, 2024, Council requested staff bring forward a summary of the City's costs associated with senior levels of government downloading services onto municipalities. The issue of downloading is complex and has become muddled by the impact of the various services that are expected to be provided by various levels of government. Services such as medical response become less clear when the interdependence between policing, fire, and ambulance services are called upon to address an emergency.

Other conditions are very clear and easily identified, as the relationship between federal and provincial responsibilities and those of local governments is easily distinguishable. Growing centres face increasing demands for service delivery to address growing social and health needs related to poverty, homelessness, and medical support. At the same time, the financial challenges facing all levels of government require alignment to provide services effectively. This report will focus on the different forms of downloading in six key focus areas:

- gaps in service delivery - areas where policy and/or service delivery should fall under federal or provincial jurisdiction
- senior government services shortfalls - areas where service is delivered by senior government and there are gaps in the service level addressed by the local government
- legislative and regulatory framework - changes to senior government legislative and regulatory framework that impacts municipal budgets
- property taxation policy and partnering - changes by senior government to property tax policy that impacts the City's ability to collect or increase taxes and partnering on infrastructure upgrades
- emerging service - areas of emerging service need that have resulted in an expanded mandate or increased cost on local governments
- future impacts - changes that are either known or are still in a phase of materializing with an impact on local governments

## **RECOMMENDATION:**

**For information only.**

## DISCUSSION

Senior levels of government have been shifting services or costs onto local governments for many years. The period of review of this report is from the beginning of 2019 through the end of 2023. As a starting point, since 2019, both levels of senior government have continued to introduce changes to policy, legislation, and regulatory compliance during a period of considerable challenges in the employment market, the social environment, and the economy. As these impacts ripple through municipalities across the province, the impact is being felt at the local government level in the delivery of services and the need to adapt to address these changes is being felt by City operations and residents.

Many of the impacts being felt at the local level are attributed to changes initiated by the federal or provincial governments and gaps in the ability to deliver the requested services are becoming increasingly evident.

Several of the policy changes in effect have yet to impact the City financially; however, these changes are expected to affect the organization's future financial position.

## Gaps in Service Delivery

### *Shelters, Social Housing, and Affordable Housing*

In support of responding to the housing crisis and increasing homelessness, the following is a list of City-owned properties currently being leased or previously leased at a nominal fee (\$1) to the Province to provide shelter services, social housing, or affordable housing.

- Shelter Services
  - Memorial Arena and Kamloops Curling Club - leased during the pandemic (2020/2021) to provide up to 90 temporary shelter beds (\$250,000 lost revenue).
  - Kamloops Yacht Club - leased to provide 20 temporary winter shelter beds winter 2021/2022 and 2022/2023 (\$24,000 lost revenue).
  - Stuart Wood School - leased through joint approvals by the City and Tk'emlúps te Secwépemc to provide temporary winter shelter in winter 2017/2018 and 2021/2022 and served as a temporary shelter on an ongoing basis since November 2022 with a current lease to April 2024 (likely to be further extended).
  - 600 Kingston Avenue - leased for \$1 in 2021 to provide a 41-bed temporary shelter (Moir House) through to end of 2026.
  
- Supportive Housing
  - Idle City property located at 785, 805, 807, and 809 Mission Flats Road - leased to BC Housing for \$1 in 2018 to provide 54 temporary supportive housing units (ongoing) (the City's cost to acquire adjacent property (773 Mission Flats Road) and demolish older dwelling to accommodate displaced public works operations - \$727,000).
  - 317 Tranquille Road - long-term (60 years) lease to provide 58 supportive housing units (Spero House) (City cost to acquire and demolish the existing building - \$1.4 million).
  
- Subsidized Affordable Housing:
  - City property located at 445 5th Avenue and 527, 533, and 537 St. Paul Street was provided under a long-term lease (60 years) to provide 60 subsidized affordable rental housing units (Diversity Flats) (City cost to acquire the property - \$1.41 million).
  - City property located at 975 Singh Street was provided under a long-term lease (60 years) to provide 31 housing units for Indigenous youths and Elders (Kikekyelc: A Place of Belonging).
  - City property located at 440 MacKenzie Avenue was provided under a long-term lease (60 years) to provide 43 housing units for seniors.



The City’s total expenditures to accommodate the housing projects identified above is approximately \$3.537 million.

*Housing Regulations (Bill 44 or 46)*

The City works in partnership with the provincial government and BC Housing through a memorandum of understanding to support the planning, development, operations, and communications for future shelter, social housing, and subsidized affordable housing sites.

In 2023, the Province began issuing non-market and market housing targets to municipalities, including the City of Kamloops. Non-market housing is primarily achieved through provincial and federal funds, and market housing relies on investment and development by private landowners and developers.

Zoning changes required under Bill 44 to allow increased densities in urban areas will require significant infrastructure upgrades, which have not been accounted for in the Development Cost Charges Bylaw.

The Province also looks to the City to cover the costs for servicing and off-site improvements to assist in moving specific Province-led housing projects forward.

In summary, the costs in areas where policy and/or service delivery should fall under federal or provincial jurisdiction and where current gaps exist have negatively impacted the municipality either from a reduction in revenue, or the City costs to acquire property to support these forms of initiatives, along with recognizing the impact due to the loss of access and revenues on assets that are held for other civic purposes.

<b>Gaps in Service Delivery</b>	
<b>Summary of Identified Costs</b>	
Lost Revenue	\$274,000
Costs	\$3,537,000
<b>Total</b>	<b>\$3,811,000</b>

**Senior Government Services Shortfall**

This category impacts City service delivery and costs but is also difficult to quantify because they impact services in different ways and can be difficult to track. Costs that can be identified have been indicated.

Many of these cost impacts had been experienced by the local government; however, the COVID-19 pandemic placed a brighter spotlight on the growing opioid epidemic and the challenges in overall access to housing access and market affordability. Senior levels of government’s response to these crises has been felt on the front lines of many municipalities, including Kamloops.

*Mental Health and the Toxic Drug Crisis*

### Kamloops Fire Rescue Medical Response

In addition to fire suppression, Kamloops Fire Rescue firefighters provide pre-hospital care as first responders to medical calls. Kamloops Fire Rescue's response to medical calls is approximately 66% of their annual calls for service. In the last three years, medical responses have increased by 57% between 2021 (4,600) and 2023 (7,200). Of the total annual medical calls, overdose/poisoning responses have increased by 57% between 2021 (540) and 2023 (845).

For 2023 medical responses, Kamloops Fire Rescue arrived on scene 75% of the time and an average of 4 minutes and 42 seconds before BC Emergency Health Services. Given an average call duration of 26 minutes for Kamloops Fire Rescue's medical responses, the 2,600 additional responses put significant pressure on existing crews and resources.

The 2023 budget for fire suppression and medical response was \$21.6 million. Given the large portion of response calls that are medical in nature, there is an implicit cost related to the increase in on-scene time due to delays in BC Emergency Health Services responses.

Overtime costs have increased by approximately 58% (\$180,000) since 2020, and sick leave hours have increased by 31% (4,800 hours) over the same period. Several factors contributed to these increases, but there is a correlation between the increased call volume, member fatigue, and rising leaves taken.

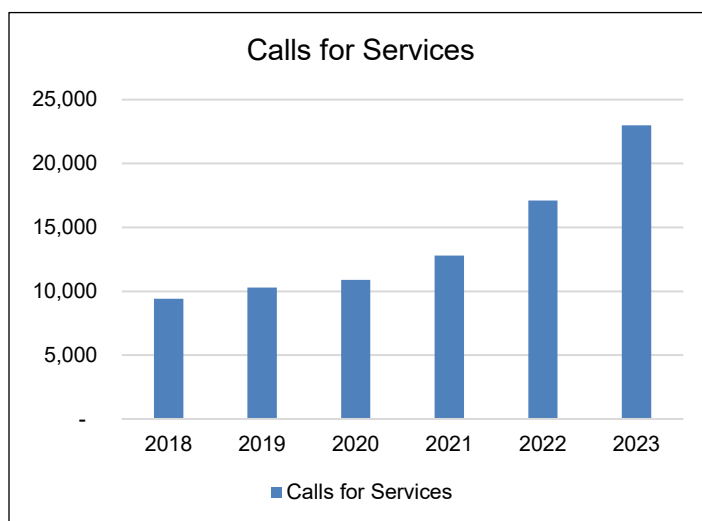
The City incurs a range of costs, including supplying medical supplies and Naloxone costs of about \$1,000 per year, as these supplies are consumed through these forms of Kamloops Fire Rescue responses.

In addition to the increase in overall operating costs, an additional complication is the potential risk of delayed responses to other calls or a future need for increased staffing to meet rising demand. Medical response is a value-added service that Kamloops Fire Rescue provides as the primary responsibility for pre-hospital care lies with the Province through BC Emergency Health Services.

### Community Services

Leading up to 2019, it became apparent that social issues were increasing at the community level, and traditional Bylaw Officers lacked the skills to respond to these types of incidents safely. In response, the division was rebranded to Community Services, and Bylaw Officer positions were transitioned to Community Service Officers. This reorganization was intended to provide augmented services to support bylaw enforcement and to partner with the RCMP to introduce a greater combined presence within the city.

In 2018, 9,400 bylaw-related calls for service were received. Under the Community Services model, this has sharply increased each year, with 23,000 calls for service received in 2023. Of these calls, 24% were classified as social related.



This growth in call volume is attributed to residents’ increased awareness of the supports provided by Community Services and a continuation of the rising social issues that precipitated the creation of the department in the first place.

To respond to this rising call volume, Community Services has added six new full-time equivalents over the past five years, with those additional salaries and wages adding approximately \$860,000 to the budget annually. Community Services Officers receive a higher level of training (up to \$20,000) and equipment profile (up to \$20,000) than previously required, and more vehicles (five at approximately \$90,000 once fully outfitted each plus operating costs) have been required to support the increased officer numbers and call volume. The cost for homeless camp cleanup is a specific cost that has increased \$140,000 from 2018 levels.

Community Services Budget and Staff Levels<sup>1</sup>

	2019	2020	2021	2022	2023
Salaries and Wages	\$2,581,000	\$2,851,000	\$2,975,000	\$2,775,000	\$3,788,000
Other	1,152,000	1,345,000	1,045,000	966,000	896,000
<b>Total</b>	<b>\$3,733,000</b>	<b>\$4,196,000</b>	<b>\$4,020,000</b>	<b>\$3,741,000</b>	<b>\$4,684,000</b>
Full-Time Equivalents	28.9	30.9	30.9	31.3	38.0

In fall 2022, BC’s Attorney General and the Minister of Public Safety and Solicitor General commissioned the Transforming Policing and Community Safety in British Columbia report. The report contained many recommendations to address the gaps in the system around the care of people with mental health and substance use needs involved in the criminal justice system. Central to this was the understanding of the need to increase non-police resources to address mental health and substance use issues.

An additional impact of the rising call volume and the resulting Community Service Officer resource constraints led to a temporarily reduced focus on parking enforcement in the key business corridors. Parking ticket revenues in 2021 decreased by approximately \$40,000 and by a further \$5,000 in 2022. Once additional Community Service Officer resources were added as part of the 2023 supplemental budget process, Community Services Officers were able to refocus on enforcement, and revenue returned to historical levels.

<sup>1</sup> Combined custody of prisoners, Community Services, and parking budgets. The salaries and wages decrease in 2022 is attributable to a realignment of budgets and positions to the new model.

On-Street and Off-Street Parking and Ticket Revenue

	2019	2020	2021	2022	2023
Parking Revenue	\$2,000,900	\$1,111,700	\$1,432,300	\$1,468,200	\$1,482,700
Ticket Revenue	166,400	105,900	62,500	56,300	113,100
<b>Total</b>	<b>\$2,167,300</b>	<b>\$1,217,600</b>	<b>\$1,494,800</b>	<b>\$1,524,500</b>	<b>\$1,595,800</b>

Parking revenue was significantly impacted by COVID-19 measures and has been slow to recover. This is partially a result of changes in demand due to an increase in remote office workers and the effects of reduced enforcement due to Community Service Officers' capacity constraints.

Contracted Security

During the transition period to the Community Services model, the need to supplement the emerging program with private security services was identified. These security firms were engaged to support and minimize community impacts brought on by an increase in social conditions caused by the COVID-19 pandemic, opioid crisis, and lack of safe and secure housing for marginalized people.

While the City implemented these supports, funding was provided received through provincial Strengthening Communities' Services Program grants provided for security services in the city's key commercial corridors. This funding package expired in summer 2023. To keep this important support in place, the City approved using \$450,000 from the Gaming Reserve to maintain this service until the end of 2023.

The costs for security services over the past three years were \$689,000 in 2021, \$1.023 million in 2022, and approximately \$1.177 million in 2023. These costs were offset by grant funding totalling \$1.650 million over the same period. Security is still utilized in park areas and overnight; however, Community Services now has capacity to reduce usage.

Continuing security costs for 2024 are estimated at \$75,000 per month to provide ongoing patrols at transit exchanges, parkades, and surface lots and to perform washroom lockups and night patrols in the parks.

Having initiatives being funded by non-taxation-based revenues (e.g. the Gaming Fund) creates a challenge for the organization in that these funds have traditionally been used to introduce specific projects or initiatives that are completed in a short-term period. With these funds being diverted, it limits the introduction of broader community-based amenities or initiatives that would be added with these non-taxation forms of funding.

Homelessness

On March 2, 2021, Council directed staff to create comprehensive short-, medium-, and long-term plans for preventing and alleviating street issues. One of the medium-term options proposed in the original Notice of Motion was to identify daytime space for street-involved

individuals. In July 2021, Council authorized Administration to enter into a short-term facility use permit with the Kamloops Aboriginal Friendship Society and The Mustard Seed to provide The Gathering Place, a seasonal outdoor day space for people experiencing homelessness that was operated in a City-owned parking lot at 48 Victoria Street West. Council authorized the seasonal day space for unhoused individuals at 48 Victoria Street West again in 2022, 2023 and 2024. This initiative operates from April or May to October and is funded through the federal Reaching Home program.

In March 2023, Council approved \$450,000 in funding from the Gaming Reserve to support social-related initiatives beyond the August 2023 conclusion of the Strengthening Communities' Services Program funding. This funding was to continue operating the Envision Outreach Shuttle, the Community Service Officers Outreach Response Program, and the Clean Team through the end of the year.

In November 2023, for the 2024 budget, Council approved \$682,000 in annual funding (the initial year from the Gaming Reserve) to support the Community Service Officers Outreach Response Program (\$422,000) and the Clean Team (\$260,000) on an ongoing basis. The Envision Outreach Shuttle is now supported by funding from the federal Reaching Home program.

#### Social and Community Development Section

In 2009, Council adopted the Kamloops Social Plan, which resulted in the creation of the Social and Community Development Section to address community needs through the provision of programs and services to support community well-being and an inclusive, accessible, healthy community.

This portfolio puts particular emphasis on supports for vulnerable demographic groups, including, among others, seniors, children and youth, low-income families, Indigenous people, people with disabilities, and people experiencing homelessness. All municipalities have undertaken a social planning and community development function.

For many years through this portfolio, the City has provided affordable access to recreation and transportation; programs for youth, seniors, people with disabilities, and low-income families; food security initiatives; engagement with neighbourhood associations and support for community development initiatives; social and community development grants to community -based programs in alignment with Council and community priorities; coordination and support for community partners in addressing social issues; and social plans in the areas of food security, youth homelessness, childcare, affordable housing, accessibility and inclusion, and housing needs.

Over the past decade, new and growing social issues and community needs have arisen that municipalities, government agencies, and community partners are responding to. These include, among others:

- the toxic drug supply crisis
- the housing crisis and an increasing scale of homelessness
- limited access to and availability of childcare spaces
- increasing food insecurity

These issues are compounded by strains on our health care system and social safety net, climate change impacts, and demographic transitions. While housing, childcare, health care, and social services fall under the jurisdiction of senior government, these emerging social and community needs require municipalities to respond to address gaps where provincial and federal partners are not meeting them. This has resulted in the growth of social planning and community development portfolios in municipalities across the province and the country.

Prior to 2021, the City's Social and Community Development Section included five staff: a supervisor, two union coordinators, one union coordinator specifically for the Emergency Support Services program, and a project manager to support administration of the federal Reaching Home program.

In 2021, with escalating social issues creating increased impacts in the community, a new management position was created to provide oversight, direction, and additional capacity to the portfolio and to support relationship-building and partnership development with senior government agencies, including BC Housing, Interior Health, the Ministry of Social Development and Poverty Reduction, and the Ministry of Mental Health and Addictions. An additional Reaching Home project manager position was also created to support the program's increasing scale.

In 2022, a new supervisor position, predominantly funded through the federal Reaching Home program, was created to provide oversight and management support for the expanding program and to address new responsibilities given to the City as the local administrator of the program, including the development of a coordinated access and assessment system and a homelessness information management system. This new supervisory role also increased capacity to support the Emergency Support Services program, which is being activated with increasing frequency and duration to support regional evacuees fleeing the increasing number and scale of wildfires and floods.

### Social and Community Development Section 2019–2023

The federal Reaching Home program funds the Social and Community Development Section. Most of the Reaching Home funds are provided to community programs and services to prevent and reduce homelessness in Kamloops, with the City utilizing an allocated portion for program administration, staffing, and specific projects like the Point-in-Time Count or extreme weather supplies for unhoused individuals.

The following table does not include salaries and wages for the Emergency Support Services program staff, which come from a different program. The federal government invested significant additional funds into the Reaching Home program during the COVID-19 pandemic.

	2019	2020	2021	2022	2023
Salaries and Wages	\$131,000	\$163,000	\$405,000	\$388,000	\$582,000
Community Programs and Services (Reaching Home, Service Agreements, Social and Community Development Grants)	1,219,000	2,211,000	4,664,000	2,258,000	2,577,000
Grant Funding	(569,000)	(1,426,000)	(4,036,000)	(1,640,000)	(1,874,000)
<b>Total</b>	<b>\$781,000</b>	<b>\$948,000</b>	<b>\$1,033,000</b>	<b>\$1,006,000</b>	<b>\$1,285,000</b>
Full-Time Equivalents (not including Reaching Home and Emergency Support Services program staff)	3.0	3.0	4.0	4.0	4.0
Full-Time Equivalents (including Reaching Home and Emergency Support Services program staff)	5.0	5.0	7.0	8.0	8.0

The ownership of the services identified under senior government services shortfalls can be described as shared between all three levels of government. These services, specifically the ability to clearly delineate where one level of government’s responsibility starts and another’s ends, are muddy at best. The service that best shows this is emergency/medical response. It is commonplace to see multiple first responders dealing with a situation, so while the local government incurs some of these costs, it is reasonable that those costs would be incurred regardless of the nature of the situation being responded to.

<b>Government Shortfalls</b>	
<b>Summary of Identified Costs</b>	
Overtime Costs	\$400,000
Medical Supplies	\$5,000
Camp Cleanup	\$210,000
Community Service Officers	\$813,000
Security	\$1,239,000
Community Programs	\$787,000
<b>Total</b>	<b>\$3,454,000</b>

## Legislative and Regulatory Framework

Municipalities are often impacted by senior government policy and legislation that result in increased spending by municipalities. While not directly considered downloading, these collectively require the City to increase its budgets or staffing. In a number of these circumstances, a stronger consultation process would improve coordination and help municipalities minimize additional costs.

### *Response to Emergency Situations*

Kamloops is centrally located in BC's Interior. In many circumstances, it becomes the destination for many other Interior residents during periods of local evacuation orders. Over the past number of years, Kamloops has been relied on as a host community for displaced residents from Merritt, Williams Lake, and Lytton.

With the changes to the *Emergency and Disaster Management Act* and a new potential requirement to be a host community, these services are necessary for evacuees, and supplying them is very impactful to the corporation's ability to maintain its brand of Canada's Tournament Capital.

Many City facilities become unavailable during host community activations to support many of the displaced residents or responding agencies. As these types of events become more frequent, the City is expected to experience a larger financial impact and that there will be less access for sports organizations and residents. In many circumstances, a number of these residents chose to remain in the city after many of the displaced people have returned home.

The Province covers some of these expenses; however, some costs, such as technology access and lost revenues, are not covered while the facility is unavailable. Potentially adding to the situation is the impact on reputation as the public becomes increasingly aware of the impacts that, for example, wildfires have on evacuation and air quality. Areas where these conditions exist become less desirable, and tourists and visitors are booked elsewhere where there is a greater level of comfort that these conditions will not impact their plans or events.

Adding to the delay in resuming normal City activities is that staff time is required to clean and prepare the facility to support program delivery.

### *Bail Reform*

Kamloops RCMP experienced an increase in calls for service from 45,000 in 2019 to almost 47,000 in 2022. Of those calls for service, criminal code offences increased by 3,500 over the same period. Many of these calls were related to mental health issues, addiction issues, and level of homelessness are a common theme with many missing person files. These investigations are challenging as those closest to these missing individuals are often difficult to locate. These investigations can be costly and resource intensive.

In response to rising case files per member, Council authorized an increase in the number of authorized RCMP members. For 2024, the budgeted target is 138 members, an increase of nine members over the previous budget level of 129. At the current estimated cost of \$225,000 per member, this equates to a \$2.0 million budget increase.



This increased amount does not account for the municipal support employees and facilities requirements needed to support a growing RCMP contingent. It should be noted that rapid population growth in Kamloops would have resulted in the need for additional policing resources regardless, but the timing was accelerated due to the rising caseload.

### *Changing Policies Towards Substance Use and Safe Supply Access*

These policies impact the overdose crisis and the overall community. They add to the cost of delivering City services across multiple departments, as outlined in the medical response section.

### *WorkSafeBC Regulation Changes*

#### Mental Health/Psychological

In 2012, WorkSafeBC introduced amendments to the *Workers Compensation Act* recognizing the impact of traumatic workplace events. These types of events have grown over the years as the impacts of mental health and psychological conditions are becoming more prevalent in the workplace, increasing psychological injuries.

The cost of a psychological injury in 2021 was \$220,270, which is five times more than a physical injury. As the number of accepted psychological injuries is increasing, the City has responded by providing various resources around mental health through benefits and an employee and family assistance program.

In support of these changing developments, the City has developed a wellness committee that focuses on mental and physical health. Through this committee, the City completes a Workplace Mental Health Essentials Canada to review where the city is currently at regarding mental health and to provide some guidance on the next steps to become a psychologically safe workplace.

#### Asbestos Certification and Licensing

WorkSafeBC introduced more stringent requirements for additional training with asbestos, which led to increased training for staff and contractors. These are all positive changes from a safety perspective but come with a cost to the City. The regulation changes required any City staff who handle asbestos or oversee contractors who handle asbestos to take additional training.

Of the staff who handle asbestos, 38 have achieved in level 1 certification at a total cost of \$4,500, and two staff have achieved level 3 certification at a total cost of \$3,000. Level 1 training is one full day, level 2 training is three full days, and level 3 training is one full day. Completion of levels 1 and 2 is a prerequisite for level 3.

In these circumstances, there is an additional cost to the City, either for employees who, while receiving training, are not available to deliver on City services or for contractors who, with training, pass this time on to the City as part of the overall cost to deliver the work that they are undertaking.

Traffic Control

The updated Traffic Management Manual (2020) required flashing arrow boards to be added to the tops of 25 City vehicles. Each of these arrow boards costs approximately \$3,000, for a total spend of \$75,000. Another requirement with the new regulations is the use of portable traffic signals. The City needed to purchase two portable traffic signals for \$57,500 each. In addition to these capital costs, any projects which require traffic control are seeing cost increases due to the new regulatory requirements.

Adding to overall safety awareness, in 2021, the change in requirements to provide a more stringent level of traffic control led to an increase in training requirements for training, staff time on site for assessments, and overall projects costs. These are all positive changes from a safety perspective but come with a cost to the City.

*Other Financial Impacts*

Employer Health Tax

Effective January 1, 2020, the provincial government introduced the employer health tax as a replacement for the previous premium-based BC Medical program. The BC Medical premium was a fixed amount per person, or couple as opposed to a percentage allocation based on total payroll. The City’s annual payroll is more than the \$1.5 million threshold that results in the provincially mandated tax rate of 1.95% of gross salaries and wages.

	2019	2020	2021	2022	2023
BC Medical	\$516,800				
Employer Health Tax	-	\$1,224,336	\$1,295,694	\$1,391,639	\$1,440,000
Difference Over 2019	-	\$707,536	\$778,894	\$874,839	\$923,200

When introduced in 2020, organizations with an annual payroll of less than \$500,000 were exempt from paying the employer health tax. As a result, many of the larger organizations, such as municipalities, were placed in the position of carrying the cost burden of these smaller businesses. This impact is expected to continue and to grow, proposed legislation changes for 2024 are expected to see the exemption limit double to organizations with an annual payroll of less than \$1.0 million.

Provincially Legislated Five Paid Sick Days

In addition to the number of sick days identified in the City of Kamloops collective agreement with CUPE Local 900, at the start of 2022, the Province legislated five sick days for staff who are not part of the union. The cost to the City in 2023 was \$24,467.

BC Carbon Tax

Since 2008, the provincial carbon tax has been applied to the purchase or use of fossil fuels, such as gasoline, diesel, natural gas, heating fuel, and propane. The carbon tax is collected at the fuel’s point of retail consumption. In 2008, the BC carbon tax rate was calculated based on

\$10 per tonne of carbon dioxide equivalent emissions (tCO<sub>2</sub>e) produced at combustion. In 2023, the rate used by the Province and the federal government is \$65/tCO<sub>2</sub>e.

**Carbon Tax Rate by Fuel Type by Year**

Fuel Type	2019	2020	2021	2022	2023
Gasoline (\$/L)	\$0.089	\$0.089	\$0.099	\$0.110	\$0.143
Diesel (\$/L)	\$0.102	\$0.102	\$0.117	\$0.130	\$0.169
Natural Gas (\$/GJ)	\$1.99	\$1.99	\$2.31	\$2.56	\$3.24

[Gov.BC.ca/Assets/Download/2B773FE65B2E4370A4369A92311CA780](http://Gov.BC.ca/Assets/Download/2B773FE65B2E4370A4369A92311CA780)

**Carbon Tax Cost on Operations by Fuel Type by Year**

Fuel Type	Average Consumption /Year*	2019	2020	2021	2022	2023
Gasoline \$/L	400,000 L	\$35,600	\$35,600	\$39,600	\$44,000	\$57,200
Diesel \$/L	930,000 L	\$94,860	\$94,860	\$108,810	\$120,900	\$157,170
Natural Gas \$/GJ	81,433 GJ	\$162,072	\$162,072	\$188,110	\$208,468	\$263,843
<b>Total Carbon Tax Estimate</b>		<b>\$292,532</b>	<b>\$292,532</b>	<b>\$336,520</b>	<b>\$373,368</b>	<b>\$483,213</b>

\*Average consumption volume has been kept flat to show the impacts of the change in the carbon tax on operations.

Based on the estimates in the table above, carbon tax represents \$483,213 of the \$3,329,400 paid for fossil fuels used in the delivery of municipal services in 2023. These carbon tax expenses are partially offset by the \$325,000 of revenue the City receives through the Local Government Climate Action Program.

The Local Government Climate Action Program replaced the former Climate Action Revenue Incentive Program that was retired in 2021 and effectively reimbursed 100% of the carbon tax paid by municipalities for publicly reporting their annual greenhouse gas emissions.

This taxation impact on the City is expected to grow and increase as planned increases have already been identified at the provincial and federal government levels. As of April 1, 2024, the carbon tax rate increased by 23.0% from \$65 to \$80 per tonne.

Various Permitting (or Licensing)

Part of the ongoing relationship between City staff and other ministries of both governments or other government agencies is working within the regulatory and compliance requirements that are in place. Many of the requirements result in the need to secure “permission” before performing specific project works.

In many of these situations, delays are encountered in securing the completed permit in a timely manner. In some instances, these delays extend over many months and even years and, as a result, increase the project’s costs due to these delays. In addition to this cost increase, there is a domino effect where the delay in one year will impact future years’ project timing, priorities, funding, and access to resources.

The financial impact of these forms of delays is difficult to measure as inflationary impact due to supply and demand, supply chain issues, and contractor availability all contribute to cost increase caused by permitting delays.

Regulations

Enhanced enforcement of regulations has led to higher project costs as we comply with building permitting, the *Heritage Conservation Act*, and the *Wildlife Act*.

Changes to existing regulations affect our ongoing operations, as staff need to ensure compliance with the regulations and change existing capital plans where they no longer fit the regulations. Changes in regulations for things like wastewater, organic matter, drinking water, and privacy require a lot of internal and external resources to ensure we are continually compliant. In cases such as the Commercial Vehicle Safety Enforcement hour of work regulation changes, it affects how we can meet our service level within our approved staffing.

While many of the regulatory changes are resulting in a positive impact on City operations, particularly those that help provide a safer working environment for the nearly 1,000 employees, others do not. Introduction of the employer health tax and the bc carbon tax add to the City’s overall costs, and while they are intended to provide a greater value to the Province, they leave little being returned to the municipality.

<b>Legislative and Regulatory Framework</b>	
<b>Summary of Identified Costs</b>	
RCMP	\$2,030,000
Asbestos Training	\$185,000
Traffic Management	\$132,500
Employer Health Tax	\$3,284,469
Provincially Mandated Five Paid Sick Days	\$24,467
BC Carbon Tax	\$206,581
<b>Total</b>	<b>\$5,863,017</b>

**Property Taxation Policy and Partnering**

*Supportive Housing Exemption*

In addition to statutory and permissive exemptions, eligible properties designated as supportive housing (Class 3) are assessed at a nominal value and are effectively exempt from property taxes.

The Province created this property class pursuant to the *Small Business and Revenue Statutes Amendment Act, 2008*. This exemption is applied to 19 Class 3 properties. It is difficult to project what the assessed value and corresponding taxes of these properties would be.

### *Provincial Partnership in Municipal Upgrades*

In many instances when City infrastructure is being revitalized, such as work recently completed on the Victoria Street West corridor, partnerships with Crown agencies or private companies result in increased costs to the City. Many of these agencies benefit from activities like installing infrastructure underground instead of maintaining it overhead or relocating their infrastructure to provide easier access. In many of these situations, there is no fair consideration of the value the third party provides. In these situations, the City identifies an overall fully funded budget to deliver the project uninterrupted.

This situation also exists when Crown agencies upgrade their infrastructure and restore the location. However, rather than restoring the area to a preferred standard, these agencies restore to a like-for-like deliverable instead. For example, instead of installing curb, gutter and sidewalk to current design standards, they replace it to the same standard curb as the existing outdated infrastructure.

## **Emerging Services**

### *Implementation of Surrey Policing Service*

Kamloops is a large municipality in relation to the surrounding communities and as a result, the city has the largest comparative contingent of RCMP members in the Thompson region. This allows for additional specialty members, such as a dog team, identification and forensic specialists, and emergency response team members. The Kamloops RCMP Detachment also has two provincially funded forensic members.

These specialty members are expected to cover the entire Thompson region and are often tasked outside the community to support smaller municipalities and rural areas. There is currently no cost-sharing initiative to support this central resource, so the City bears an outsized portion of the carrying costs for these shared resources.

The City of Surrey is transitioning from the RCMP to a municipal police force. Surrey has had the largest RCMP contingent in the province, so its departure will have a significant, although currently unknown, impact on ongoing operations. For example, ticket revenue for the province is pooled and paid to member communities through a pro-rata allocation based on member full-time equivalents. Surrey's pending transition from the RCMP will decrease the RCMP's total full-time equivalents and likely reduce the total ticket revenue collected and distributed. The City has already experienced a \$100,000–\$150,000 per year reduction in ticket revenue.

On the contract cost side, the impacts of Surrey's departure on divisional overhead, recruitment, and training expenses remain unknown. These costs are also allocated based on the full-time equivalents model, with an expectation that with fewer province-wide full-time equivalents to allocate against, the City would see an increase in the cost per member.

## **Future Impacts**

### *Orphan Dikes*

During flooding, mainly in the 1970s, many dikes were constructed on an emergency basis and not to applicable standards. Responsibility for these dikes was never established, and they became known as orphan dikes. In 2020, the Province contracted a consultant to assess all orphan dikes in BC.

The estimated cost to upgrade the orphan dikes within Kamloops' jurisdiction was \$115 million. We can assume that the cost has drastically increased with the inflation of construction services. If the Province continues with the strategy of assigning responsibility for orphan dikes to local governments, the cost and liability of this assignment would be immense.

### **Dams (Inherited)**

During its amalgamation, the City of Kamloops inherited several small dams operated by the BC Fruitlands Irrigation District. The City has never used or operated these dams but is responsible for their liability.

The current cost estimate for decommissioning these dams is \$5 million, and this estimate is included in both the 2027 and 2028 water utility capital budgets. There are ongoing discussions with the Province and Tk'emlúps te Secwépemc to find more cost-effective and less environmentally disruptive options.

### **Childcare**

As the demand on working parents increases, local governments have started to be drawn into the area of childcare. As Kamloops continues to grow, there is a need to support current municipal employees, other residents, and future residents. This concern may materialize in several ways. Subsidized childcare services may be provided, property or venues may be identified and provided, or local government may take on the responsibility of filling the gaps in the marketplace. Any costs associated with childcare are unknown until the details and nature of the programs and responsibilities are known.

With the ChildCareBC New Spaces Fund, 100% of project costs are covered if the applicant and landowner is a local government, Indigenous organization or governing entity, or a public body such as a health authority, board of education, post-secondary institution, or Crown Corporation. However, only 90% of project costs are covered if the applicant and landowner is a non-profit entity or independent school. This places additional pressure on the City to sponsor applications and provide land.

### ***Sustainability***

In March 2021, the Province redefined and introduced new 2030 emissions targets within four target sectors to meet provincial greenhouse gas targets. Many of these targets transcend the service activities of the municipality.

These changes to the provincial emissions targets align with the federal 2030 Emissions Reduction Plan. The plan reflects input from provinces, territories, Indigenous Peoples, the Net-Zero Advisory Body, and interested Canadians on what is needed to reach Canada's more ambitious climate target of 40%–45% emissions reductions by 2030.

In October 2023, amendments to the *Zero-Emission Vehicles Act* implemented accelerated sales targets for new light-duty vehicles sold in BC, which were initially announced in the CleanBC Roadmap to 2030, so that 26% of light-duty (cars and trucks) vehicle sales in the province are zero-emission vehicles, 90% by 2030, and 100% by 2035.

The *Canadian Net-Zero Emissions Accountability Act* sets out Canada’s commitment to achieving net-zero emissions by 2050. The act ensures transparency and accountability as the government works to deliver on its targets and requires public participation and independent advice to guide the Government of Canada’s efforts.

While there are currently revenue streams providing funding to either the federal or provincial governments through the carbon tax, the level of revenues that are anticipated to be collected is greatly outpacing the amount of funding being provided back to local governments to support the implementation of these program and help achieve the emissions targets. This shortfall in funding is going to be required to meet the targets, and unless there is a change in the funding allocation from higher levels of government, it is going to fall on the local governments to identify funding opportunities.

### BC Carbon Tax

In 2024, the BC carbon tax as a component to consumable fuels is expected to increase to \$0.1761 per litre for gasoline and \$0.1525 per m<sup>3</sup> of natural gas consumption. Under the current government, this form of taxation is expected to triple by 2030. For this impact, average consumption volume has been kept flat to show the impacts of the change in the carbon tax on operations.

#### BC Carbon Tax Rates

	2024	2025	2026	2027	2028
Gasoline \$/L	0.1761	0.2091	0.2422	0.2752	0.3082
Diesel \$/L	0.2074	0.2462	0.2851	0.3239	0.3628
Natural Gas \$/GJ	4.0951	4.8631	5.6311	6.3991	7.1671

#### BC Carbon Tax Cost on Operations

	Estimated Volumes	2024	2025	2026	2027	2028
Gasoline L	400,000	\$70,440	\$83,640	\$96,880	\$110,080	\$123,280
Diesel L	905,000	\$187,697	\$222,811	\$258,016	\$293,170	\$328,325
Natural Gas GJ	84,378	\$336,324	\$399,398	\$462,473	\$525,548	\$588,622
<b>Total Carbon Tax Estimate</b>		<b>\$664,901</b>	<b>\$789,489</b>	<b>\$914,248</b>	<b>\$1,038,878</b>	<b>\$1,163,507</b>

#### Occupational First Aid

The requirement for the number of staff trained in Level 1 and Level 2 first aid will change at the end of 2024. This change will require the City to train more staff in Level 1 first aid. In 2024,

there are 16 first aid courses scheduled, each costing \$1,200, for a total of \$19,200. The training requirements will continue in future years.

<b>Future Impacts</b>	
<b>Summary of Potential Costs</b>	
Orphan Dikes	\$115,000,000
Dams	\$5,000,000
BC Carbon Tax	\$2,194,548
First Aid	\$19,200
<b>Total</b>	<b>\$122,213,748</b>

**SUMMARY**

Policy changes at both senior levels of government over the past five years have resulted in many impacts on local governments. In addition to these changes, the overall social and economic environments have added new challenges that are needing to be addressed by local governments. In some situations, the relationship between cause and effect is apparent and obvious, while in other situations, the impact is more challenging to identify and quantify.

As local government service delivery is placed on the front line to address the community’s concerns, municipalities must find ways to meet new or changed regulatory requirements and address the growing gaps in services of other levels of government.

The following table summarizes the costs for each impact area from higher-level government policy changes or the expanded role that the City has had to undertake. The costs that the City has been able to quantify are included; however, as noted throughout the report, many significant impacts are not possible to quantify.

<b>Identified Costs</b>	
Gaps in Service Delivery	\$3,811,000
Senior Government Services Shortfalls	\$3,454,000
Legislative and Regulatory Framework	\$5,863,017
Property Taxation Policy and Partnering	Unknown
Emerging Service	Unknown
Future Impacts	\$122,213,748
<b>Total</b>	<b>\$135,341,765</b>

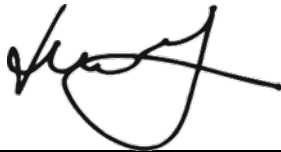
These costs have created and are likely going to continue to create an ongoing financial challenge for the City and provide opportunities to build partnerships with senior government to



explore improved co-operation and coordination and expand access to funding provide stable and predictable funding solution that does not lie solely on the municipal tax-payer.



D. Hallinan, FCPA, FCMA  
Corporate Services Director



Approved for Council

DR/kjm

Concurrence: J. Luison, Civic Operations Assistant  
Director  
C. Mazzotta, MA, Assistant Community and  
Culture Director  
M. Kwiatkowski, P. Eng. Development,  
Engineering and Sustainability Director

Author: D. Rutsatz, CPA, CGA, Financial Planning  
and Procurement Manager

Reviewed by: L. Hill, BCom, CPA, CMA, Financial  
Services Manager  
M. Helfrich, CPA, CA, Business Operations  
Manager

**ZONING BYLAW, 1996, No. 2100, AMENDMENT No. 206, 2024, No.  
3286**

---

Prepared by:



---

Anton Metalnikov, Planner

Reviewed by:



---

Francis Cheung, Chief Administrative Officer



**EXPLANATORY MEMO**  
DEVELOPMENT PERMIT APPLICATION DP 04-24 &  
REZONING APPLICATION RZ 03-24  
(5382 200 STREET)  
ZONING BYLAW AMENDMENT No. 206, BYLAW No. 3286

**PURPOSE:**

To consider Development Permit and Zoning Bylaw amendment applications by 1295708 B.C. LTD. for a 6-storey, 118-unit apartment development at 5382 200 Street.

The subject property has had a Development Permit for a 6-storey, 113-unit apartment building previously approved which is now under construction. The subject applications have been made to subdivide 5 of the units into 10, for a net increase of 5 units.

**POLICY:**

The subject property is currently zoned CD78 Comprehensive Development in Zoning Bylaw No. 2100 and designated "Low Rise Residential" in the Official Community Plan (OCP) Land Use map.

Because the proposed application involves minimal changes to form and character from the previously approved Development Permit (DP 09-21) on site, it falls within the General Exemptions from Development Permits in the OCP. Due to this exemption, the application is exempt from consideration by the Advisory Design Panel (ADP). However, as DP 09-21 specified a 113-unit building, a Development Permit amendment application is required to maintain consistency with the proposed unit count and associated variances.

Similarly, the property's existing CD78 zoning specifies a maximum unit count of 113 and a rezoning is required to accommodate the increased unit count. The density of the proposed development complies with the Official Community Plan but exceeds the parameters in the current Zoning Bylaw and, as such, a new Comprehensive Development Zone is proposed to accommodate it.

OCP Policy 1.17 (Specific Unit Types) encourages (but does not require) residential developments to provide studio, one-bedroom, and three-bedroom or larger units.

**Background Information:**

<b>Applicant:</b>	1295708 B.C. LTD.
<b>Owner:</b>	1295708 B.C. LTD.
<b>Civic Address:</b>	5382 200 Street
<b>Legal Description:</b>	Lot A, District Lot 305, Group 2, New Westminster District, Plan EPP120042
<b>Site Area:</b>	4,980 m <sup>2</sup> (1.23 acres)
<b>Number of Units:</b>	118 apartments
<b>Gross Floor Area:</b>	10,236.65 m <sup>2</sup> (110,186 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	2.056
<b>Lot Coverage:</b>	33.5%
<b>Total Parking Required:</b>	171 spaces (including 9 h/c spaces) <i>*RM3 requirement</i>
<b>Parking Provided:</b>	
<b>Resident</b>	132 spaces
<b>Visitor</b>	<u>18 spaces</u>
<b>Total</b>	150 spaces (including 8 h/c spaces)
<b>OCP Designation:</b>	Low Rise Residential
<b>Existing Zoning:</b>	CD78 Comprehensive Development
<b>Proposed Zoning:</b>	CD97 Comprehensive Development
<b>Variances Requested:</b>	18 visitor parking spaces (24 required) <i>Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in Variances section of this report for further details and rationale</i>
<b>Development Cost Charges:</b>	\$101,165.00 (City - \$47,745.00, GVS&DD - \$21,345.00, GVWD - \$21,305.00, SD35 - \$3,000.00, TransLink - \$7,770.00)
<b>Community Amenity Contributions (CACs):</b>	\$20,000.00

**COMMENTS/ANALYSIS:**

1. Context and Unit Mix

The entire building, under both the previously approved 113 unit and proposed 118 unit distributions, will be purpose-built rental.

The previously approved building had a total of 5 three-bedroom units. The subject application proposes to split each of these units in half to turn each three-bedroom unit into 2 one-bedroom units. In other words, 10 one-bedroom units would replace 5 three-bedroom units, for a net increase of 5 units.

The unit mixes between the original design and update compare as follows:

Unit Type	Original Design		Proposed Update	
Studio	5	4.4%	5	4.2%
1-bed	51	45.1%	61	51.7%
2-bed	52	46.0%	52	44.1%
3-bed	5	4.4%	0	0%
<b>TOTAL</b>	<b>113</b>		<b>118</b>	

A letter provided with the application noted limited tenant demand for the three-bedroom units as being the rationale behind the requested update. The three-bedroom units had a size of 1,250 ft<sup>2</sup>.

The City does not have any regulations or policies that require minimum or specific unit mixes. As a guideline, Policy 1.17 (Specific Unit Types) in the Official Community Plan (OCP) encourages residential developments to provide studio, one-bedroom, and three-bedroom homes based on the results of the City's Housing Needs Report. The identification of smaller units as a need was based on the City's existing high populations of young adults and seniors and the forecast of these demographics continuing to trend upward. More specifically, the Housing Needs Report found a need of 575 studios and one-bedroom units, compared to 442 two-bedroom units and 336 units with three or more bedrooms. According to the latest (October 2023) rental data from the Canada Mortgage & Housing Corporation (CMHC), the City currently has more two-bedroom rental units (1,364) than one-bedroom rental units (1,256).

Though the application proposes to remove its three-bedroom units, staff support the amendment due to the identified need within the City's OCP and Housing Needs Report for more one-bedroom units as well, the absence of a firm unit mix requirement, the proposed updated "smaller" unit mix (approximately 56% studio and one-bedroom) staying below the City's average "smaller" unit mix in active apartment development applications (approximately 69% studio and one-bedroom), and having a relatively high number of larger units. Specifically, 12 two-bedroom units (representing 10.2% of units) are proposed with 1 additional flex room per unit each, all with windows, resulting in 2 bedroom and flex room units at an average size of 1,017 ft<sup>2</sup>.

The application is also supported given its purpose-built rental tenure. Economic analysis currently being conducted by a consultant for staff for in-progress policy projects has shown that rental development is generally less financially viable than ownership. Additionally, CMHC data shows the average rent of a three-bedroom apartment in Langley City at \$2,826, which would be considered affordable for households making \$113,040 per year based on the common housing affordability definition of costs at or below 30% of gross monthly income. One-bedroom units in new Langley City rental buildings have been listed for rent at approximately

\$2,000, or affordable to household incomes of \$80,000. The latest census data (2020) showed the median Langley City household income at \$77,000.

## 2. Design

The subject units are located in the northwest corner of the building. The proposed unit update requires slight exterior design changes limited to the west elevation.

As the original three-bedroom units had continuous balconies along the building's west side, dividers are proposed to separate them between the new units. For the west-facing one-bedroom units, windows from the original design are proposed to be converted to sliding glass doors to provide balcony access.

The proposed changes are consistent with the City's Development Permit Area Guidelines. As a minor façade update per the City's OCP, the changes are also exempt from required consideration by the City's Advisory Design Panel (ADP).

## 3. Variances

Along with the unit amendments, the applicant is proposing some limited additional interior changes to maintain compliance with Zoning Bylaw requirements, namely on storage and bicycle parking. One original one-bedroom unit has also been converted to be adaptable to comply with the City's adaptable unit requirements.

As with the original application, the proposed amendment requires a variance for visitor parking. If the current Zoning Bylaw requirement for a similar type of building (i.e. RM3 Zone) was applied to this application, the applicant's proposed overall parking amount is 12.3% less than what would be required. This compares to the original application being 8.9% below the RM3 Zone requirement, with the difference owing to changes made to accommodate increased bicycle parking and infrastructure requirements. Given that a CD zone is being proposed, technically a variance is only required for visitor parking. However, it is important to note that staff support the applicant's overall parking approach, as the proposal (less 21 spaces or 12.3%) exceeds the rates under preliminary consideration for the new Zoning Bylaw. These rates are being contemplated based on research work conducted by the City's Zoning Bylaw update consultant and staff to date, which has included a review of the Metro Vancouver Parking Study as well as of parking requirements in other municipalities within the Lower Mainland.

The project site is within the "Shoulder" of the OCP, which generally refers to properties within a 5-to-10-minute walk of a future SkyTrain station. If the preliminary "Shoulder" area rates being considered for the new Zoning Bylaw were applied to this application, 149 parking spaces would be required, based on rates of 1.0 spaces per studio and 1-bedroom unit, 1.25 spaces per 2-bedroom unit (=131 resident spaces), and 0.15 visitor spaces per unit (=18 visitor spaces). This total is under the applicant's proposed parking amount of 150 spaces and is 12.9%

less than the current RM3 Zone requirement of 171 spaces, which is based on rates of 1.2 spaces per studio and 1-bedroom units, 1.3 spaces per 2-bedroom unit (=147 resident spaces), and 0.2 visitor spaces per unit (=24 visitor spaces). Similar or greater variances have recently been approved by Council in the nearby area at 20191 53A Avenue (13% reduction), 20145 53 Avenue (13.2% reduction), and 20142 53A Avenue (14.5% reduction).

In addition to the 150 vehicle spaces, the development is proposed to host 15 motorcycle parking spaces, including 14 for residents and 1 for visitors.

Based on the above commentary and analysis, staff support this variance.

#### 4. Engineering Requirements

A Servicing Agreement for the original application was executed and included infrastructure modelling. Engineering staff reviewed these modelling studies with consideration given to the proposed addition of 5 units. Given the modest increase (4.4%), the updated count of 118 units will stay within the capacity of related water and sewer pipes and does not affect the results of the Transportation Impact Assessment. Because the building footprint, site layout, and landscaping would not change, there would be no impacts to stormwater management.

If the subject application is approved, the updated unit count would be recorded for use in modelling for other future projects in the City.

#### **BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$47,745.00 to City Development Cost Charge accounts and \$20,000.00 in Community Amenity Contributions.

#### **SUMMARY:**

The proposed amendment of the previously approved 6-storey purpose-built rental apartment building currently under construction is consistent with City OCP, results in minimal design changes, and can be accommodated by existing infrastructure.

Respectfully Submitted,



---

Anton Metalnikov, RPP, MCIP  
Planner

Concurrence:



---

Kyle Simpson, CPWI 1  
Manager, Engineering & Parks Operations

Concurrence:



---

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

Concurrence:



---

Carl Johannsen, RPP, MCIP  
Director of Development Services

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



---

Francis Cheung, P. Eng.  
Chief Administrative Officer





ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 206, 2024, BYLAW No. 3286  
DEVELOPMENT PERMIT APPLICATION DP 04-24

To consider rezoning and Development Permit applications from 1295708 B.C. LTD to accommodate a 6-storey, 118-unit apartment building at 5382 200 Street. The property is currently under construction with a 6-storey, 113-unit apartment building and the subject applications have been submitted to add 5 units to this development.

The subject property is currently zoned CD78 Comprehensive Development Zone in Zoning Bylaw No. 2100 and designated “Low Rise Residential” in the Official Community Plan Land Use Map. All lands designated “Low Rise Residential” are subject to a Development Permit to address building form and character.

**Background Information:**

<b>Applicant:</b>	1295708 B.C. LTD.
<b>Owner:</b>	1295708 B.C. LTD.
<b>Civic Address:</b>	5382 200 Street
<b>Legal Description:</b>	Lot A, District Lot 305, Group 2, New Westminster District, Plan EPP120042
<b>Site Area:</b>	4,980 m <sup>2</sup> (1.23 acres)
<b>Number of Units:</b>	118 apartments
<b>Gross Floor Area:</b>	10,236.65 m <sup>2</sup> (110,186 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	2.056
<b>Lot Coverage:</b>	33.5%
<b>Total Parking Required:</b>	171 spaces (including 9 h/c spaces) <i>*RM3 requirement</i>
<b>Parking Provided:</b>	
<b>Resident</b>	132 spaces
<b>Visitor</b>	<u>18 spaces</u>
<b>Total</b>	150 spaces (including 8 h/c spaces)
<b>OCP Designation:</b>	Low Rise Residential
<b>Existing Zoning:</b>	CD78 Comprehensive Development
<b>Proposed Zoning:</b>	CD97 Comprehensive Development
<b>Variances Requested:</b>	18 visitor parking spaces (24 required) <i>Note a resident parking variance is not required due to the use of CD Zone – see staff commentary in VariANCES section of this report for further details and rationale</i>
<b>Development Cost Charges:</b>	\$101,165.00 (City - \$47,745.00, GVS&DD - \$21,345.00, GVWD - \$21,305.00, SD35 - \$3,000.00, TransLink - \$7,770.00)
<b>Community Amenity Contributions (CACs):</b>	\$20,000.00



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT NO. 206**

**BYLAW NO. 3286**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the property located at 5382 200 Street to the CD97 Comprehensive Development 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. 206, 2024, No. 3286”.

**2. Amendment**

(1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 97 (CD97) Zone immediately after Comprehensive Development – 96 (CD96) Zone:

**“PPPP. CD97 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 6-storey, 118-unit apartment development.

**2. Permitted Uses**

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

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:

- (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

### 3. Site Dimensions

The following lot shall form the site and shall be zoned CD97 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 031-897-215  
Lot A, District Lot 305, Group 2, New Westminster District,  
Plan EPP120042

### 4. Siting and Size of Buildings and Structures and Site Coverage

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by Keystone Architecture & Planning Ltd. (architectural plans dated June 4, 2024), one copy of which is attached to Development Permit No. 04-24.

### 5. Other regulations

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

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

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

- (a) PID: 031-897-215  
Lot A, District Lot 305, Group 2, New Westminster District,  
Plan EPP120042

from the CD78 Comprehensive Development Zone to the CD97 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

Zoning Bylaw Amendment No. 206  
Bylaw No. 3286

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

READ A THIRD TIME this    day of    , XXXX.

FINALLY ADOPTED this    day of    , XXXX.

---

**MAYOR**

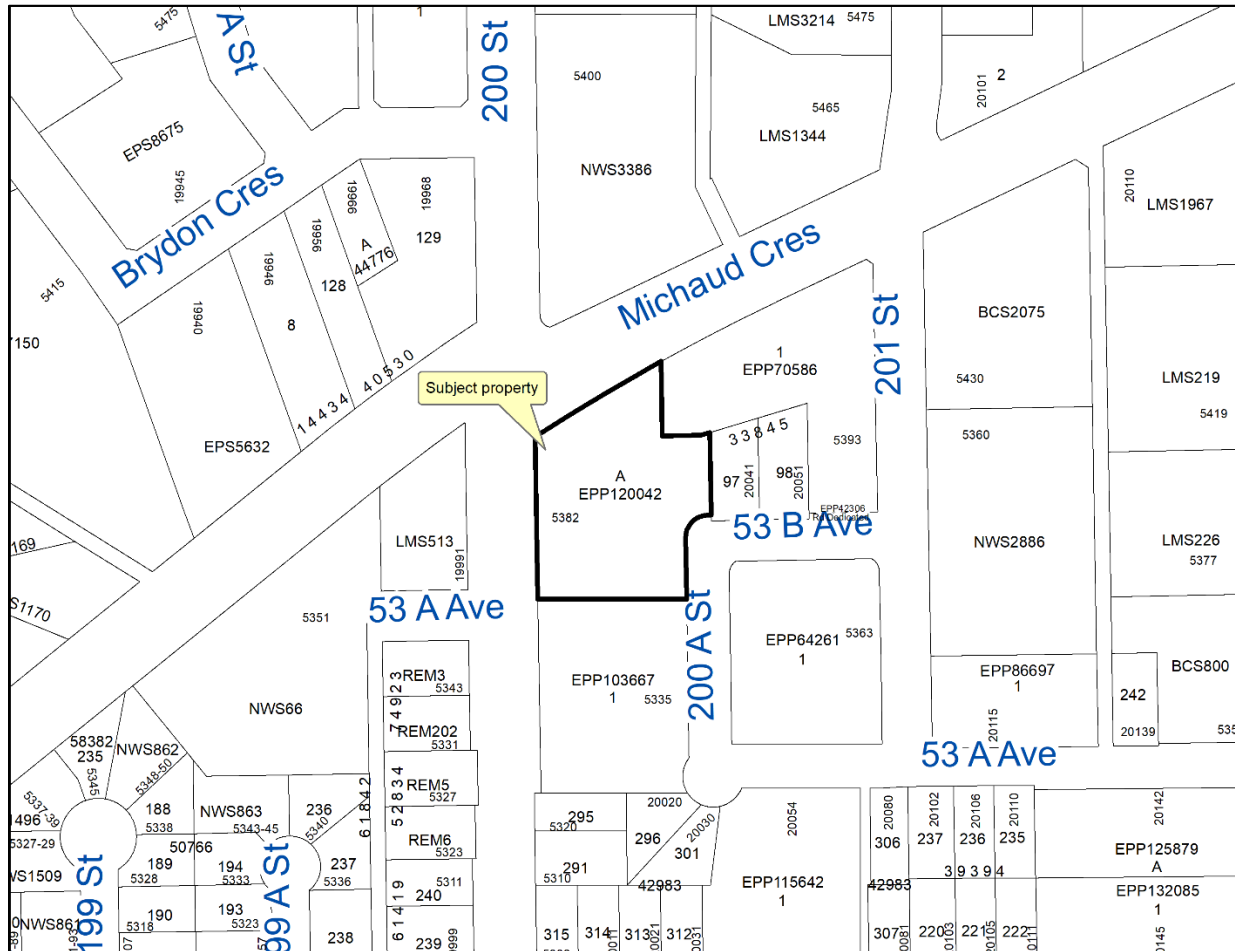
---

**CORPORATE OFFICER**



## REZONING APPLICATION RZ 03-24 DEVELOPMENT PERMIT APPLICATION DP 04-24

**Civic Address:** 5382 200 Street  
**Legal Description:** Lot A, District Lot 305, Group 2, New Westminster District, Plan EPP120042  
**Applicant:** 1295708 B.C. LTD.  
**Owner:** 1295708 B.C. LTD.



# THE HUDSON

## 5382 - 200 STREET

CITY OF LANGLEY, BC

**CLIENT**  
TANNIN DEVELOPMENTS LTD.

115 - 20434 64TH AVE  
LANGLEY, BC V2Y 1N4  
PH: 604-533-2260  
CONTACT: DALE REGEHR, DALE@TANNINDEV.COM

## CONSULTANTS

**ARCHITECT**  
KEYSTONE ARCHITECTURE & PLANNING LTD.

300 - 33131 SOUTH FRASER WAY  
ABBOTSFORD, BC V2S 2B1  
PH: 604-850-0577

CONTACT: HEATHER GREENE (PROJECT MANAGER)  
HEATHER@KEYSTONEARCH.CA  
CONTACT: MAUREEN NORTON (PROJECT ADMINISTRATOR)  
MAUREEN@KEYSTONEARCH.CA

**CIVIL ENGINEER**  
CENTRAS ENGINEERING LTD.

CROYDON BUSINESS CENTRE #216-2630 CROYDON DRIVE  
SURREY, BC V3S 6T3  
PH: 604 782 6927  
CONTACT: AMAN GREWAL, AMAN@CENTRAS.CA

**LANDSCAPE ARCHITECT**  
VAN DER ZALM + ASSOCIATES INC.

100 - 9181 CHURCH STREET,  
FORT LANGLEY, BC V1M 1A0  
PH: 604-882-0024  
CONTACT: ANDREW DANIELSON, ANDREW@VDZ.CA

## SHEET INDEX

A0.01	COVER PAGE
A1.01	PROJECT & ZONING DATA
A1.02	PROJECT & ZONING DATA
A2.01	SITE PLAN
A3.01	OVERALL P1 LEVEL PLAN
A3.04	OVERALL 1ST LEVEL PLAN
A3.07	OVERALL 2ND LEVEL PLAN
A3.10	OVERALL 3RD LEVEL PLAN
A3.13	OVERALL 4TH LEVEL PLAN
A3.16	OVERALL 5TH LEVEL PLAN
A3.19	OVERALL 6TH LEVEL PLAN
A4.02	EXTERIOR ELEVATIONS
A4.04	PERSPECTIVE VIEWS
A6.02	ENLARGED PLANS - UNITS

PID: 031-897-215  
LOT A, DISTRICT LOT 305, GROUP 2 NEW WESTMINSTER  
DISTRICT PLAN EPP120042



## ARCHITECTURAL NOTES

1. REFER TO PROJECT MANUAL PREPARED BY KEYSTONE AND TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS

**ISSUED FOR RZ  
& DP  
AMENDMENT**



**Keystone Architecture & Planning Ltd**  
Abbotsford, BC, 300 - 33131 South Fraser Way  
V2S 2B1, P. 604.850.0577  
Calgary AB, 410 - 333 11th Avenue SW,  
T2K 1L5, P. 407.261.4768  
mail@keystonearch.ca

ISSUES & REVISIONS LIST		
NO.	DESCRIPTION	DATE
1	ISSUED FOR START-UP COORD	22-03-08
2	ISSUED FOR 30% COORD	22-03-25
3	ISSUED FOR 60% COORD	22-04-23
4	ISSUED FOR 90% COORD	22-05-13
5	ISSUED FOR PRE-BP COORD	22-06-06
6	ISSUED FOR BP REVIEW	22-09-19
7	ISSUED FOR BP	22-12-02
9	ISSUED FOR TENDER	23-01-28
11	ISSUED FOR CONSTRUCTION	23-08-22
12	ISSUED FOR RZ/DP AMENDMENT	24-06-04

**SITE INSTRUCTION #:** - - -  
Copyright Reserved: This plan and design is not to be used, copied, or reproduced in any form without the architect's consent. The contractor shall check and verify all dimensions and report errors and omissions to the architect. This drawing shall not be used for construction purposes unless approved for construction. These design documents are prepared solely for the use by the party with whom the design professional entered into a contract and no representation of any kind is made by the design professional to any party with whom the design professional has not entered into a contract.

PROJECT	
<b>THE HUDSON</b>	
5382 - 200 STREET	
SHEET TITLE	
COVER PAGE	

JOB No.: 213-121	DRAWING NO.
Scale:	<b>A0.01</b>
Checked By: CG/NG	
Drawn By: SHZ/DJT	

6/4/2024 3:04:00 PM

# PROJECT & ZONING DATA

## 1.1.0 PROJECT DATA SUMMARY

PROJECT:	THE HUDSON
PROPOSED ZONING:	CD (COMPREHENSIVE DEVELOPMENT ZONE)
EXISTING ZONING:	RS1 (SINGLE FAMILY RESIDENTIAL)
CIVIC ADDRESS:	5382 - 200 STREET, CITY OF LANGLEY, BC
LEGAL DESCRIPTION (CORRESPONDING WITH ADDRESS ORDER):	PID: 031-897-215 LOT A, DISTRICT LOT 305, GROUP 2 NEW WESTMINSTER DISTRICT PLAN EPP120042
VARIANCES PREVIOUSLY APPLIED FOR & APPROVED:	WALL-MOUNT BIKE STALL PERMITTED: 40%, PROVIDED : 47%
BYLAW EXEMPTIONS:	CHIMNEYS, GUTTERS, SILLS, STEPS, EAVES, SUNLIGHT CONTROL PROJECTIONS, CANOPIES, CANTI-LEVERED BALCONIES, OPEN PORCHES, OR ORNAMENTAL FEATURES PROJECT BEYOND THE FACE OF A BUILDING, THE MINIMUM DISTANCE TO AN ABUTTING LOT LINE OR HIGH PRESSURE GAS OR OIL TRANSMISSION PIPELINE RIGHT OF WAY AS REQUIRED ELSEWHERE MAYBE REDUCED BY NOT MORE THAN 0.6 METRES, PROVIDING SUCH A REDUCTION SHALL APPLY ONLY TO THE PROJECTING FEATURE.
BUILDING AREA DEFINITION (BCBC 2018):	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS.
FSR DEFINITION (ZONING):	THE GROSS FLOOR AREA (GFA) DIVIDED BY THE SITE'S (LOT'S) AREA.
GROSS FLOOR AREA DEFINITION (ZONING):	ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS.
FINISHED GRADE (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING.
PROPOSED GRADE (ZONING):	THE AVERAGE BETWEEN THE ELEVATIONS IMMEDIATELY ADJACENT TO THE EXTERIOR BUILDING WALL AND THE NATURAL ELEVATION AT THE PROPERTY LINE. THESE MEASUREMENTS SHALL BE TAKEN AT 5.0 METRE INTERVALS ALONG THE EXTERIOR BUILDING WALLS AT RIGHT ANGLES TO THE WALLS, EXCLUDING DRIVEWAYS, STAIRS AND RAMPS.
BUILDING HEIGHT DEFINITION (ZONING):	FOR ALL OTHER USES WHERE MEASURED IN METRES, THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY; AND FOR ALL OTHER USES WHERE MEASURED IN STOREYS, THE NUMBER OF STOREYS FROM THE FIRST STOREY TO THE UPPER MOST STOREY.
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	6 STOREYS (ZONING) / 6 STOREYS (BCBC 3.2.2)
MINIMUM BUILDING ELEVATION:	REQUIRED - 10.03m [FROM CIVIL ENGINEER]; PROPOSED - 11.35m
FINISHED GRADE (ZONING):	9.92m
LOWEST AVERAGE GRADE (BCBC 2018):	9.72m
PROPOSED BUILDING HEIGHT (ZONING):	6 STOREY - 19.01m [REFER TO BUILDING HEIGHT DEFINITION ABOVE]
PROPOSED BUILDING HEIGHT (BCBC 2018):	6 STOREY - 15.89m [REFER TO BCBC 2018, GROUP C 3.2.2.50 (1)(c)]
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18m [BCBC 2018, GROUP C 3.2.2.50 (1)(c), GROUP D 3.2.2.58 (1)(c)]; PROPOSED - 15.89m
1ST STOREY TO UPPERMOST COMBUSTIBLE ROOF:	MAXIMUM - 25m [BCBC 2018, GROUP C 3.2.2.50 (2)(c), GROUP D 3.2.2.58 (2)(c), NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25m] PROPOSED - 22.22m
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20m [BCBC 2018 3.2.5.6(2)]; PROPOSED - 17.89m
SITE AREA ("LOT" PER ZONING):	GROSS: 56,154 SF (5,217 SM) (1.29 ACRES) (0.5217 HECTARE) NET (AFTER DEDICATIONS): 53,607 SF (4,980 SM) (1.23 ACRES)
LOT COVERAGE:	18,840 SF / 56,154 SF = 33.5%
BUILDING AREA:	WEST OF FIREWALL: 14,185 SF (1,317.80 SM); EAST OF FIREWALL: 4,655 SF (432.50 SM)
GROSS FLOOR AREA (NOT INCLUDING PARKADE):	110,186 SF (10,236.65 SM)
GROSS FLOOR AREA (PARKADE ONLY):	46,845 SF (4,352.07 SM)
FSR:	FLOOR AREA 110,186 SF - 2,530 SF (STORAGE) = 107,656 SF / SITE AREA 56,154 = 1.92
DENSITY (UNITS/HA):	118/0.5217 = 227 UNITS PER HECTARE
SETBACKS:	NORTH: 6.0m NORTHEAST: 4.0m EAST: 6.0m SOUTH: 4.0m WEST: 4.0m
NUMBER OF STREETS:	1 - WEST BUILDING 1 - EAST BUILDING
GARBAGE & RECYCLING REQUIREMENTS (PER VANCOUVER TECHNICAL SPECS):	REQUIRED GARBAGE AND RECYCLING SPACE: [(0.31 SM x DWELLING UNITS (DU)) + 8 SM = [0.31 SM x 118 DU] + 8 SM = 44.58 SM (480 SF) RECYCLING SPACE AS PART OF OVERALL: [(0.16 SM x DWELLING UNITS (DU)) + 5 SM = [0.16 SM x 118 DU] + 5 SM = 23.88 SM (257 SF) ADDITIONAL "FLEX SPACE": (RECYCLING SPACE/2) = (23.88 SM/2) = 11.94 SM (129 SF)  TOTAL REQUIRED SPACE = 44.58 SM + 11.94 SM = 56.52 SM (608 SF) TOTAL PROVIDED SPACE = 66.61 SM (717 SF)
AMENITY SPACE:	REQUIRED: INDOOR AMENITY SPACE 2.3 SM (24.76 SF) PER DWELLING UNIT FOR ALL BUILDINGS CONTAINING MORE THAN 20 UNITS. 24.76 SF x 118 UNITS = 2,922 SF (271 SM). PROVIDED: 4,766 SF (442.74 SM)

## 1.2.0 GROSS FLOOR AREA SUMMARY NOTES

- ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS.
- EXCLUSIONS: NONE

## 1.2.1 GROSS FLOOR AREA SUMMARY (LEVEL)

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
<b>1ST LEVEL</b>				
CIRCULATION	3342 SF	310.51 m²	3.0%	
INDOOR AMENITY	4720 SF	438.47 m²	4.3%	
OFFICE	152 SF	14.12 m²	0.1%	
RESIDENTIAL	10127 SF	940.80 m²	9.2%	
SERVICE ROOMS/SHAFTS	68 SF	6.34 m²	0.1%	
STORAGE	89 SF	8.29 m²	0.1%	
<b>TOTAL</b>	<b>18498 SF</b>	<b>1718.53 m²</b>	<b>16.8%</b>	
<b>2ND LEVEL</b>				
CIRCULATION	1187 SF	115.30 m²	1.7%	
RESIDENTIAL	15686 SF	1457.27 m²	14.2%	
SERVICE ROOMS/SHAFTS	68 SF	6.34 m²	0.1%	
STORAGE	488 SF	45.35 m²	0.4%	
<b>TOTAL</b>	<b>18129 SF</b>	<b>1684.26 m²</b>	<b>16.5%</b>	
<b>3RD LEVEL</b>				
CIRCULATION	1876 SF	174.51 m²	1.7%	
RESIDENTIAL	16237 SF	1508.48 m²	14.7%	
SERVICE ROOMS/SHAFTS	69 SF	6.39 m²	0.1%	
STORAGE	468 SF	43.50 m²	0.4%	
<b>TOTAL</b>	<b>18650 SF</b>	<b>1732.68 m²</b>	<b>16.9%</b>	
<b>4TH LEVEL</b>				
CIRCULATION	1844 SF	171.30 m²	1.7%	
RESIDENTIAL	16250 SF	1509.65 m²	14.7%	
SERVICE ROOMS/SHAFTS	68 SF	6.34 m²	0.1%	
STORAGE	488 SF	45.35 m²	0.4%	
<b>TOTAL</b>	<b>18650 SF</b>	<b>1732.68 m²</b>	<b>16.9%</b>	
<b>5TH LEVEL</b>				
CIRCULATION	1844 SF	171.30 m²	1.7%	
RESIDENTIAL	15729 SF	1461.26 m²	14.3%	
SERVICE ROOMS/SHAFTS	68 SF	6.34 m²	0.1%	
STORAGE	488 SF	45.35 m²	0.4%	
<b>TOTAL</b>	<b>18129 SF</b>	<b>1684.25 m²</b>	<b>16.5%</b>	
<b>6TH LEVEL</b>				
CIRCULATION	1844 SF	171.30 m²	1.7%	
RESIDENTIAL	14719 SF	1400.96 m²	14.3%	
SERVICE ROOMS/SHAFTS	78 SF	7.23 m²	0.1%	
STORAGE	488 SF	45.35 m²	0.4%	
<b>TOTAL</b>	<b>16129 SF</b>	<b>1584.26 m²</b>	<b>15.5%</b>	
<b>AREA GRAND TOTAL</b>	<b>110186 SF</b>	<b>10236.65 m²</b>	<b>100.0%</b>	

## 1.2.2 GROSS FLOOR AREA SUMMARY (LEVEL) BELOW GRADE

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
<b>P1 LEVEL</b>				
CIRCULATION	377 SF	35.01 m²	0.8%	
PARKADE	43823 SF	4071.30 m²	93.5%	
SERVICE ROOMS/SHAFTS	677 SF	62.93 m²	1.4%	
STORAGE	1968 SF	182.82 m²	4.2%	
<b>TOTAL</b>	<b>46845 SF</b>	<b>4352.07 m²</b>	<b>100.0%</b>	
<b>AREA GRAND TOTAL</b>	<b>46845 SF</b>	<b>4352.07 m²</b>	<b>100.0%</b>	

ISSUED FOR RZ & DP AMENDMENT



Keystone Architecture & Planning Ltd.  
Abbotsford, BC, V2S 1S1, 3313 South Fraser Way,  
V2S 2B1, P. 604.850.0577  
Calgary AB, 410 - 333 11th Avenue SW,  
T2K 1U5, P. 403.701.4768  
mail@keystonearch.ca

NO.	DESCRIPTION	DATE
1	ISSUED FOR START-UP COORD	22-03-08
2	ISSUED FOR 30% COORD	22-03-25
3	ISSUED FOR 60% COORD	22-04-23
4	ISSUED FOR 90% COORD	22-05-13
5	ISSUED FOR PRE-BP COORD	22-06-06
6	ISSUED FOR BP REVIEW	22-09-19
7	ISSUED FOR BP	22-12-02
9	ISSUED FOR TENDER	23-01-18
11	ISSUED FOR CONSTRUCTION	23-08-22
12	ISSUED FOR RZ/DP AMENDMENT	24-06-04

**SITE INSTRUCTION #:** - - -  
Copyright Reserved. This plan and design is used as all items remain the exclusive copyright of Keystone Architecture & Planning Ltd. and cannot be used without the architect's consent. The contractor shall check and verify all dimensions and report errors and omissions to the architect. This drawing is intended for construction purposes unless otherwise specified. These design documents are prepared for the use of the party with whom the design professional entered into a contract and no representation or liability is made by the design professional to any party with whom the design professional has not entered into a contract.

**PROJECT**  
**THE HUDSON**  
5382 - 200 STREET  
**SHEET TITLE**  
**PROJECT & ZONING DATA**

Job No: 213-121 DRAWING NO.  
Scale:  
Checked By: CG/AG  
Drawn By: SHZ/DTT  
**A1.01**

# PROJECT & ZONING DATA

## 1.3.0 UNIT COUNT SUMMARY

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	59	51.4%	
1 BED & FLEX	36	31.0%	
1 BED (ADAPTABLE)	1	0.8%	
1 BED	34	28.8%	
2 BED & FLEX	12	10.2%	
2 BED + FLEX (ADAPTABLE)	5	4.2%	
2 BED ADAPTABLE	1	0.8%	
STUDIO	5	4.2%	
<b>TOTAL UNITS: 118</b>		<b>100.0%</b>	

## 1.4.0 UNIT FLOOR AREA SUMMARY NOTES

1. ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL - EXTERIOR SIDE OF SHEATHING; B) PARTY WALL - CENTER OF WALL; C) CORRIDOR/STAIR/ELEVATOR WALL - FULL THICKNESS OF WALL

2. AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE

## 1.4.1 UNIT FLOOR AREA SUMMARY

UNIT	UNIT TYPE	COUNT	UNIT AREA SF	UNIT AREA m²	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²
UNIT A1	STUDIO	5	500 SF	46 m²	2498 SF	232.03 m²
UNIT B1	1 BED	5	620 SF	58 m²	3098 SF	287.81 m²
UNIT B1	1 BED	6	621 SF	58 m²	3727 SF	346.28 m²
UNIT B1	1 BED	2	622 SF	58 m²	1244 SF	115.59 m²
UNIT B1	1 BED	5	623 SF	58 m²	3117 SF	289.53 m²
UNIT B1	1 BED	2	629 SF	58 m²	1258 SF	116.58 m²
UNIT B1.1	1 BED	1	628 SF	58 m²	628 SF	58.37 m²
UNIT B1.1	1 BED	1	635 SF	59 m²	635 SF	58.96 m²
UNIT B1.1	1 BED	4	636 SF	59 m²	2544 SF	236.34 m²
UNIT B1.2	1 BED	2	687 SF	64 m²	1374 SF	127.65 m²
UNIT B1.2	1 BED	2	688 SF	64 m²	1376 SF	127.86 m²
UNIT B1.3	1 BED	4	632 SF	59 m²	2527 SF	234.77 m²
UNIT B1.4	1 BED	1	622 SF	58 m²	622 SF	57.78 m²
UNIT B2	2 BED	5	1364 SF	126 m²	6820 SF	632.32 m²
UNIT B3	1 BED	5	577 SF	54 m²	2887 SF	268.25 m²
UNIT B4	1 BED	5	672 SF	62 m²	3362 SF	312.31 m²
UNIT B5 (A)	1 BED (ADAPTABLE)	1	628 SF	58 m²	628 SF	57.93 m²
UNIT C1	1 Bed & Flex	1	715 SF	67 m²	715 SF	66.14 m²
UNIT C1	1 BED & FLEX	1	720 SF	67 m²	720 SF	66.88 m²
UNIT C2	1 BED & FLEX	2	812 SF	75 m²	1623 SF	150.81 m²
UNIT C2.1	1 BED & FLEX	1	725 SF	67 m²	725 SF	67.35 m²
UNIT C2.2	1 BED & FLEX	2	747 SF	69 m²	1494 SF	138.77 m²
UNIT D1	2 BED	4	891 SF	83 m²	3564 SF	331.08 m²
UNIT D1.1	2 BED	4	886 SF	82 m²	3544 SF	329.28 m²
UNIT D1.1	2 BED	1	887 SF	82 m²	887 SF	82.41 m²
UNIT D1.1	2 BED	1	890 SF	83 m²	890 SF	82.68 m²
UNIT D1.2	2 BED	5	902 SF	84 m²	4511 SF	419.09 m²
UNIT D1.3	2 BED	2	954 SF	89 m²	1909 SF	177.32 m²
UNIT D1.4	2 BED	2	932 SF	87 m²	1863 SF	173.11 m²
UNIT D1.5	2 BED	4	868 SF	81 m²	3472 SF	322.65 m²
UNIT D1.5	2 BLD	6	873 SF	81 m²	5238 SF	486.88 m²
UNIT D2	2 BED	1	710 SF	66 m²	710 SF	65.97 m²
UNIT D2	2 BED	1	712 SF	66 m²	712 SF	66.18 m²
UNIT D2	2 BED	1	713 SF	66 m²	713 SF	66.21 m²
UNIT D2.1	2 BED	1	776 SF	72 m²	776 SF	72.14 m²
UNIT D2.1	2 BED	1	777 SF	72 m²	777 SF	72.19 m²
UNIT D3 (A)	2 BED ADAPTABLE	1	902 SF	84 m²	902 SF	83.80 m²
UNIT E1	2 BED & FLEX	6	968 SF	90 m²	5808 SF	539.75 m²
UNIT E1	2 BED & FLEX	4	972 SF	90 m²	3887 SF	361.10 m²
UNIT E1	2 BED & FLEX	1	973 SF	90 m²	973 SF	90.35 m²
UNIT E1	2 BED & FLEX	1	976 SF	91 m²	976 SF	90.69 m²
UNIT E2 (A)	2 BED + FLEX (ADAPTABLE)	2	1000 SF	93 m²	2000 SF	186.79 m²
UNIT E2.1 (A)	2 BED + FLEX (ADAPTABLE)	1	975 SF	91 m²	975 SF	90.61 m²
UNIT E2.2 (A)	2 BED + FLEX (ADAPTABLE)	1	1136 SF	106 m²	1136 SF	106.54 m²
UNIT E2.2 (A)	2 BED + FLEX (ADAPTABLE)	1	1137 SF	106 m²	1137 SF	106.59 m²
<b>UNIT TOTALS: 118</b>			<b>8964 SF</b>	<b>833.94 m²</b>		

## 1.5.1 VEHICLE PARKING STALL SUMMARY

PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	LEVEL	COMMENTS
<b>DELIVERY</b>					
LOADING	1	100.0%	1%	1ST LEVEL	
<b>DELIVERY: 1</b>		<b>100.0%</b>	<b>1%</b>		
<b>TENANT</b>					
ACCESSIBLE	7	5.9%	5%	P1 LEVEL	
SMALL	29	22.0%	19%	P1 LEVEL	
SMALL/LEV	8	6.1%	5%	P1 LEVEL	
STANDARD	84	63.6%	56%	P1 LEVEL	
STANDARD/EV	4	3.0%	3%	P1 LEVEL	
<b>TENANT: 132</b>		<b>100.0%</b>	<b>87%</b>		
<b>VISITOR</b>					
ACCESSIBLE	1	5.6%	1%	1ST LEVEL	
SMALL	1	5.6%	1%	1ST LEVEL	
STANDARD	14	11.1%	9%	1ST LEVEL	
STANDARD/EV	2	11.1%	1%	1ST LEVEL	
<b>VISITOR: 18</b>		<b>100.0%</b>	<b>12%</b>		

## 1.5.0 PARKING STALL / BICYCLE STORAGE DATA

MIXED-USE VEHICLE PARKING STALL DATA	UNITS / AREA	CURRENT FACTOR	REQUIRED STALLS	PROPOSED FACTOR	REQUIRED & PROVIDED STALLS
STUDIO / 1 BED	66 UNITS	*1.2	80 STALLS	*1.0	66 STALLS REQUIRED
2 BED	52 UNITS	*1.3	68 STALLS	*1.25	65 STALLS REQUIRED
<b>RESIDENTIAL TOTAL</b>	<b>118 UNITS</b>		<b>148</b>		<b>131 REQUIRED; 132 PROVIDED</b>
VISITOR	118 UNITS	*0.20	0.20(118) = 23.6 = 24 STALLS	*0.15	0.15(118) = 17.7 = 18 REQUIRED; 18 PROVIDED
ACCESSIBLE	5% OF TOTAL STALLS		0.05(172) = 8.6 = 9 STALLS	5% OF TOTAL STALLS REQUIRED; 0.05(149) = 7.45 = 8	8 REQUIRED; 8 PROVIDED
SMALL CAR (RESIDENT)	40% MAX OF TOTAL STALLS (69 MAX ALLOWABLE)		UP TO 59 STALLS ALLOWED	60% MAX OF TOTAL PROVIDED STALLS (90 MAX ALLOWABLE)	35 OF TOTAL PROVIDED STALLS
SMALL CAR (VISITOR)			UP TO 10 STALLS ALLOWED		0 OF TOTAL PROVIDED STALLS
<b>TOTAL STALLS</b>			<b>166</b>		<b>149 REQUIRED; 150 PROVIDED</b>
LOADING				<b>CURRENT FACTOR / SIZE</b> 9m x 3m x 3.6m (LWH)	<b>REQUIRED</b> 1
ELECTRIC VEHICLE CHARGING					14 INSTALLED; REMAINING STALLS EV-READY
MOTORCYCLE		N/A	N/A	N/A	15 STALLS PROVIDED (14 IN P1, 1 SURFACE LEVEL)
<b>BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)</b>	<b>UNITS</b>	<b>FACTOR</b>	<b>REQUIRED</b>		<b>PROVIDED</b>
TENANT (UNIT) (CLASS 1)	118 UNITS	*0.5	59		59 (47% WALL-MOUNT)
VISITOR / EMPLOYEE (CLASS 2)		6 SPACES PER BUILDING	6		12

NOTE: DU=DWELLING UNIT

## 1.5.2 BIKE PARKING STALL SUMMARY

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
<b>TENANT</b>				
BIKE	55	77.5%	P1 LEVEL	BIKE ROOMS IN P1 STORAGE ROOM
BICYCLE	4	5.9%	2ND LEVEL	
<b>TENANT: 59</b>		<b>83.1%</b>		
<b>VISITOR</b>				
BICYCLE	12	16.9%	P1 LEVEL	BIKE RACK ON SURFACE AREA
<b>VISITOR: 12</b>		<b>16.9%</b>		
<b>TOTAL PARKING STALLS: 71</b>		<b>100.0%</b>		

## 1.5.3 STORAGE SUMMARY

STORAGE LOCKER REQUIREMENT BUILDING WITH ELEVATORS: A MINIMUM OF 5.67m³ (200 P) PER UNIT WITH A LOCKER HEIGHT OF AT LEAST 1.9m (5.9ft)

UNIT TYPE	ROOM NAME	VOLUME	# OF UNIT	COMMENTS
UNIT A	-	-	5	5 STORAGE LOCKERS PROVIDED IN STORAGE ROOMS ON 2nd - 6th LEVELS
UNIT B1	W/D STORAGE	5.75 m³ / 203 P	25	
UNIT B1	-	-	6	6 STORAGE LOCKERS PROVIDED IN STORAGE ROOMS ON 2nd - 6th LEVELS
UNIT B2	W/D STORAGE	5.75 m³ / 203 P	4	
<b>UNIT B3</b>	<b>W/D STORAGE</b>	<b>5.75 m³ / 203 P</b>	<b>5</b>	<b>5 STORAGE LOCKERS PROVIDED IN STORAGE ROOMS 2nd - 6th LEVELS</b>
UNIT B4	-	-	5	5 STORAGE LOCKERS PROVIDED IN STORAGE ROOMS 2nd - 6th LEVELS
UNIT B5 (A)	W/D STORAGE	5.75 m³ / 203 P	1	
UNIT C1	W/D STORAGE	5.75 m³ / 203 P	6	
UNIT C2	W/D STORAGE	5.75 m³ / 203 P	2	
UNIT C2.1	W/D STORAGE	5.75 m³ / 203 P	1	
UNIT C2.2	W/D STORAGE	5.75 m³ / 203 P	2	
UNIT D1	W/D STORAGE	5.75 m³ / 203 P	4	
UNIT D1	-	-	3	3 STORAGE LOCKERS PROVIDED IN STORAGE ROOMS ON 2nd - 6th LEVELS
UNIT D1.1	-	-	2	2 STORAGE LOCKERS PROVIDED IN STORAGE ROOMS ON 2nd - 6th LEVELS
UNIT D2 (A)	W/D STORAGE	6.63 m³ / 234 P	1	
UNIT D.1	W/D STORAGE	5.75 m³ / 203 P	16	
UNIT D.2	W/D STORAGE	5.75 m³ / 203 P	5	
UNIT D.3	W/D STORAGE	5.75 m³ / 203 P	2	
UNIT D.4	W/D STORAGE	6.22 m³ / 216 P	2	
UNIT E	-	-	32	12 STORAGE LOCKERS PROVIDED IN STORAGE ROOMS ON 2nd - 6th LEVELS
UNIT E1 (A)	W/D STORAGE	7.62 m³ / 269 P	2	
UNIT E1.1 (A)	W/D STORAGE	7.62 m³ / 269 P	1	
UNIT E1.2 (A)	W/D STORAGE	7.62 m³ / 269 P	1	
<b>TOTAL</b>			<b>118</b>	<b>98 STORAGE LOCKERS PROVIDED</b>
				<b>TOTAL 38 STORAGE LOCKERS PROVIDED IN COMMON STORAGE ROOMS FROM 2nd-6th LEVELS</b>

ISSUED FOR RZ & DP AMENDMENT



Keystone Architecture & Planning Ltd  
Abbotsford BC, 300 - 3313, South Fraser Way  
V2S 2B1, P. 604 850 0577  
Calgary AB, 410 - 333 11th Avenue SW,  
T2A 1L5, P. 367 391 4788  
mail@keystonearch.ca

NO.	DESCRIPTION	DATE
1	ISSUED FOR START-UP COORD	22-03-06
2	ISSUED FOR 30% COORD	22-03-25
3	ISSUED FOR 50% COORD	22-04-22
4	ISSUED FOR 60% COORD	22-05-13
5	ISSUED FOR PRE-BP COORD	22-06-06
6	ISSUED FOR BP REVIEW	22-09-19
7	ISSUED FOR BP	22-12-02
8	ISSUED FOR TENDER	23-01-18
11	ISSUED FOR CONSTRUCTION	23-08-22
12	ISSUED FOR RZ/DP AMENDMENT	24-06-04

**SITE INSTRUCTION #:** - - -  
Copyright Reserved: This plan and design are all documents created by the exclusive copyright of Keystone Architecture & Planning Ltd, and cannot be re-used without the architect's consent. The contractor shall check and verify all dimensions and report errors and omissions to the architect. This document is to be used for construction purposes unless approved for completion. These design documents are prepared solely for use by the party with which the design professional has entered into a contract. No representation of any kind is made by the design professional to any party with whom the design professional has not entered into a contract.

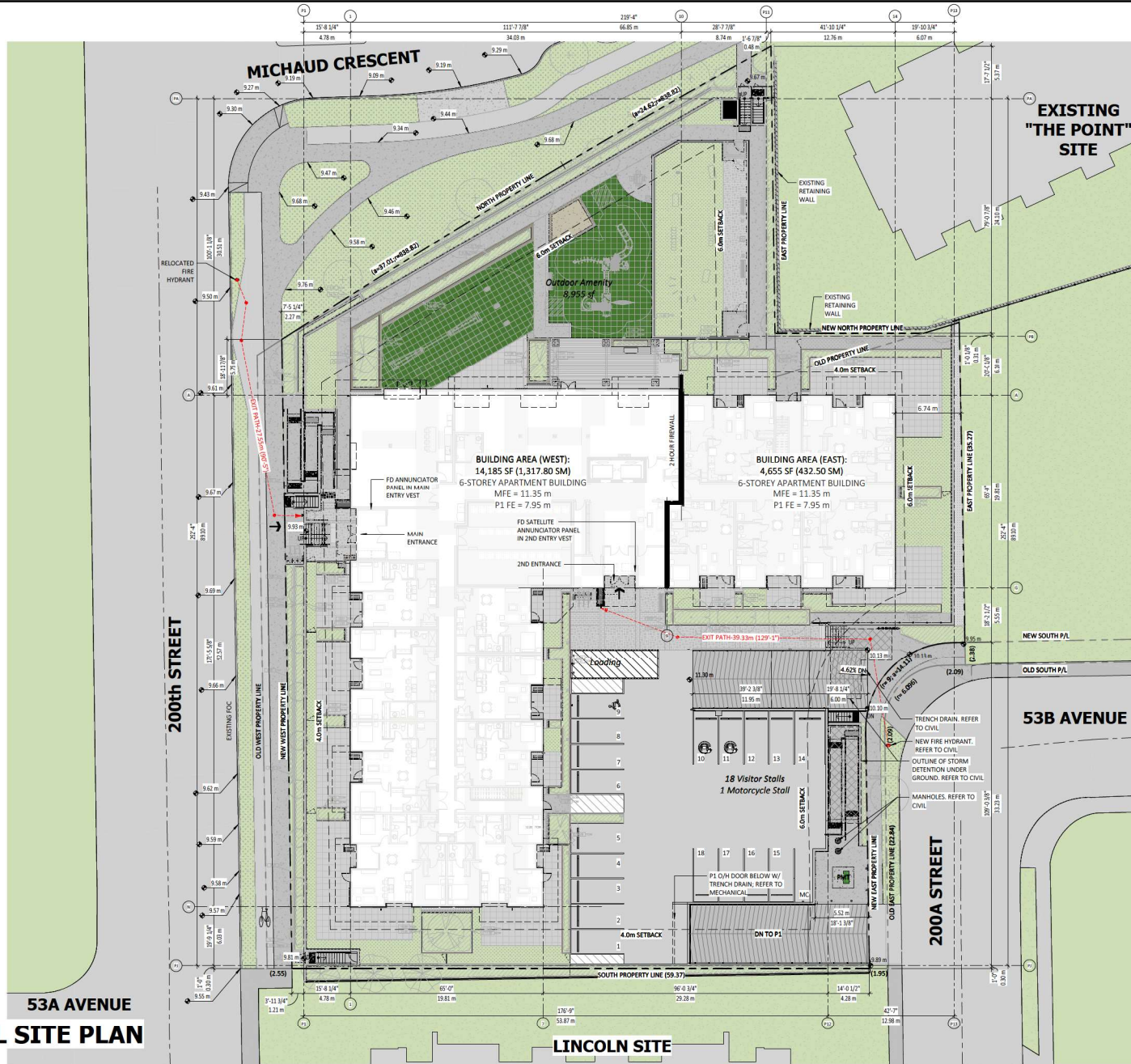
PROJECT	
<b>THE HUDSON</b>	
5382 - 200 STREET	
SHEET TITLE	
PROJECT & ZONING DATA	
Sub No: 191.131	DRAWING NO:
Scale:	
Checked By: CG/HG	A1.02
Drawn By: SHJ/ZDT	





# OVERALL SITE PLAN

1/16" = 1'-0"



### 5.4.0 GENERAL SITE NOTES

- REFER TO SITE LAYOUT PLAN FOR BUILDING POSITIONING ON SITE.
- REFER TO SITE CODE PLAN.
- SLOPE EXTERIOR SIDEWALKS, STAIRS, DECKS & LANDSCAPED AREAS TO DRAIN AND AWAY FROM BUILDINGS.
- ALL RETAINING WALLS OVER 4'-0" HIGH TO BE ENGINEERED WITH P ENG SEALED SHOP DRAWINGS (SEE STRUCTURAL, GEOTECHNICAL & CIVIL).
- REFER TO CIVIL ENGINEER'S DRAWINGS FOR PAVED AREA DRAINAGE, SITE ELEVATIONS, SANITARY AND SEWER LINES, EXTENT OF DECKS, NEW AND REPAIRED PAVING, OTHER SERVICES, ETC.
- VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND BEARINGS WITH LEGAL SURVEY PLAN FROM AXIS LAND SURVEYING LTD., DRAWING 6163-TOPO BY JFS FROM FEB. 24, 2021.
- REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING ETC.
- REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPING.
- ALL ELEVATION CHANGES OF MORE THAN 2'-0" TO HAVE 42" HIGH GUARDRAIL.
- VERIFY FINAL SIDEWALK ELEVATIONS WITH FINISHED FIRST FLOOR ELEVATION AT ENTRANCES.
- GRADE AT EXTERIOR OF BUILDING TO BE BELOW FLOOR LEVEL EXCEPT AT ENTRY & EXITS.
- FOR TYPICAL CONCRETE/SIDEWALK/CURB/LANDSCAPING DETAILS, SEE A7.01, A7.10, A7.11 & A7.12.
- ALL PARKING STALLS MUST BE CLEARLY MARKED WITH PAINTED PAVEMENT MARKINGS: HVC STALLS REQUIRE PAINTED HVC SYMBOL PAVEMENT MARKING AND SIGN, VISITOR, SMALL CAR, COMMERCIAL, RENTAL, LOADING AND ELECTRIC VEHICLE STALLS SHOULD BE MARKED WITH PAVEMENT MARKINGS AND/OR SIGNS.
- TW = TOP OF WALL FE = FLOOR DRAIN BW = BOTTOM OF WALL SD = SURFACE DRAIN BOC = BOTTOM OF CURB LB = LAWN BASIN TOC = TOP OF CURB CB = CATCH BASIN TOL = TOP OF LANDINGS/STAIRS
- NEW ELEVATION: 08.00 m EXISTING ELEVATION: 09.00 m
- ARC LENGTH (m) R = RADIUS (m) MFE = MAIN FLOOR ELEVATION (m ABOVE SEA LEVEL) FE = FLOOR ELEVATION (m ABOVE SEA LEVEL) BALC = BALCONY CANT = CANTILEVERED (CONDITIONED SPACE) STBK = SETBACK

**ISSUED FOR RZ & DP AMENDMENT**



**keystonearch.ca**

**Keystone Architecture & Planning Ltd.**  
 Absolute BC, 300 - 3313 South Fraser Way  
 V2S 2B1, P. 604.850.0577  
 Calgary AB, 410 - 333 11th Avenue SW.  
 T2K 1U5, P. 403.791.4768  
 mail@keystonearch.ca

NO.	DESCRIPTION	DATE
1	ISSUED FOR START-UP COORD	22-03-08
2	ISSUED FOR 30% COORD	22-03-25
3	ISSUED FOR 60% COORD	22-04-23
4	ISSUED FOR 90% COORD	22-05-13
5	ISSUED FOR PRE-BP COORD	22-06-06
6	ISSUED FOR BP REVIEW	22-09-19
7	ISSUED FOR BP	22-12-02
8	ISSUED FOR TENDER	23-01-28
11	ISSUED FOR CONSTRUCTION	23-08-22
12	ISSUED FOR RZ/DP AMENDMENT	24-06-04

**SITE INSTRUCTION #:** - - -

Copyright Reserved: This plan and design is one of all items remain the exclusive copyright of Keystone Architecture & Planning Ltd. and shall be used without the architect's consent. The contractor shall check and verify all dimensions and report errors. Their design documents are prepared for construction. These design documents are prepared under a contract and no representation of any kind is made by the design professional to any party with whom the design professional has not entered into a contract.

**PROJECT**

**THE HUDSON**

5382 - 200 STREET

**SHEET TITLE**

SITE PLAN

**DIB No:** 213-231 **DRAWING NO.:**

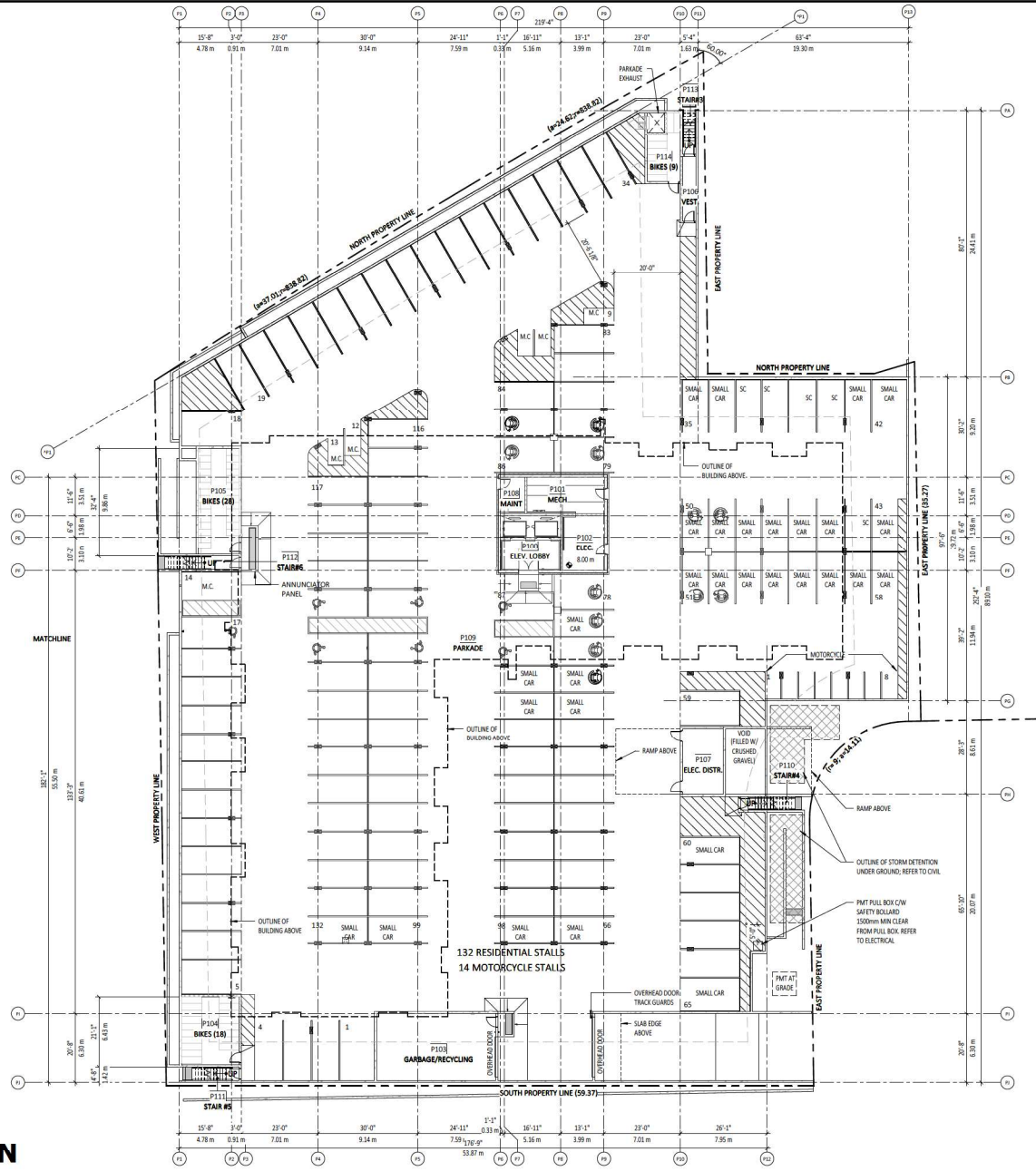
**Scale:** 1/16" = 1'-0" **Checked By:** CEG/NG **A2.01**

**Drawn By:** SHZ/DZ/TT



# OVERALL P1 LEVEL PLAN

1/16" = 1'-0"



ISSUED FOR RZ & DP AMENDMENT



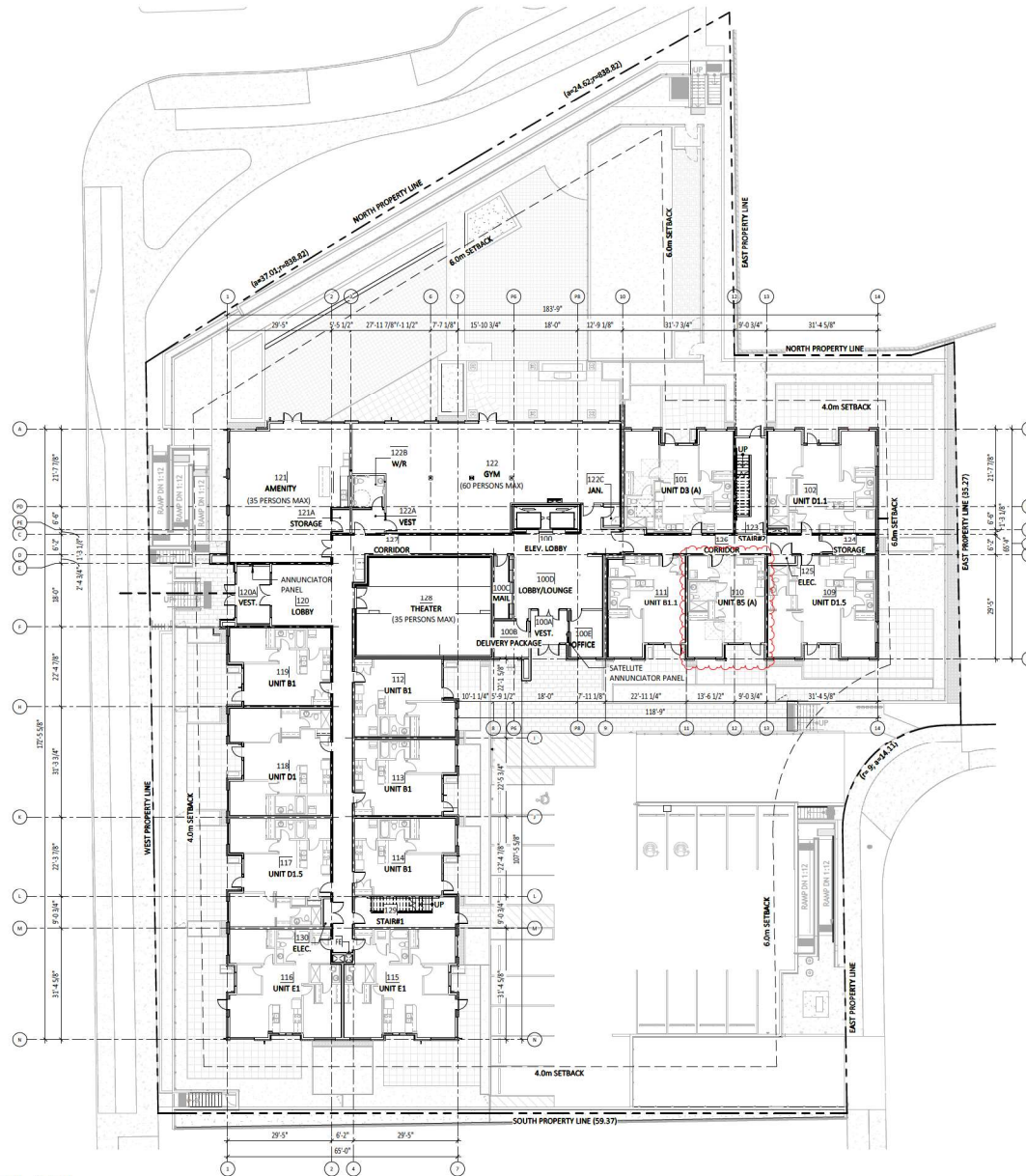
**Keystone Architecture & Planning Inc.**  
 1000 West Broadway, Suite 1000  
 Vancouver, BC V6H 1G5  
 Tel: 604.681.1234  
 Fax: 604.681.1235  
 Email: info@keystonearch.ca

ISSUES & REVISIONS LIST		
NO.	DESCRIPTION	DATE
1	ISSUED FOR START-UP COORD	22-03-08
2	ISSUED FOR 30% COORD	22-03-25
3	ISSUED FOR 60% COORD	22-04-23
4	ISSUED FOR 90% COORD	22-05-13
5	ISSUED FOR PRE-BP COORD	22-06-06
6	ISSUED FOR BP REVIEW	22-09-19
7	ISSUED FOR BP	22-12-02
8	ISSUED FOR TENDER	23-01-18
11	ISSUED FOR CONSTRUCTION	23-08-22
12	ISSUED FOR RZ/DP AMENDMENT	24-06-04

**SITE INSTRUCTION #:** - - -  
 Copyright Reserved. This plan and design is used as all items remain the exclusive property of Keystone Architecture & Planning Inc. and cannot be used without the architect's consent.  
 The contractor shall check and verify all dimensions and report errors and omissions to the architect. This is not a warranty of construction or performance.  
 These design documents are prepared solely for the use by the party with whom the design professional entered into a contract and no representation of any kind is made by the design professional to any party with whom the design professional has not entered into a contract.

PROJECT	
<b>THE HUDSON</b>	
5382 - 200 STREET	
SHEET TITLE	
OVERALL P1 LEVEL PLAN	

NO. 113-1211	DRAWING NO.
Scale: 1/16" = 1'-0"	<b>A3.01</b>
Checked By: CEG/NG	
Drawn By: SHZ/DTT	



**ISSUED FOR RZ  
& DP  
AMENDMENT**



**Keystone Architecture & Planning Inc.**  
 Abbotsford BC, V2S 2B1, P. 604.850.0577  
 Calgary AB, 410 - 333 11th Avenue SW,  
 T2S 1L5, P. 407.291.4768  
 mail@keystonearch.ca

**ISSUES & REVISIONS LIST**

NO.	DESCRIPTION	DATE
1	ISSUED FOR START-UP COORD	22-09-08
2	ISSUED FOR 20% COORD	22-09-25
3	ISSUED FOR 60% COORD	22-04-22
4	ISSUED FOR 90% COORD	22-05-13
5	ISSUED FOR PRE-BP COORD	22-06-06
6	ISSUED FOR BP REVIEW	22-09-19
7	ISSUED FOR BP	22-12-02
9	ISSUED FOR TENDER	23-01-18
11	ISSUED FOR CONSTRUCTION	23-08-22
12	ISSUED FOR RZ/DP AMENDMENT	24-06-04

**SITE INSTRUCTION #:** SI.17 24-04-04

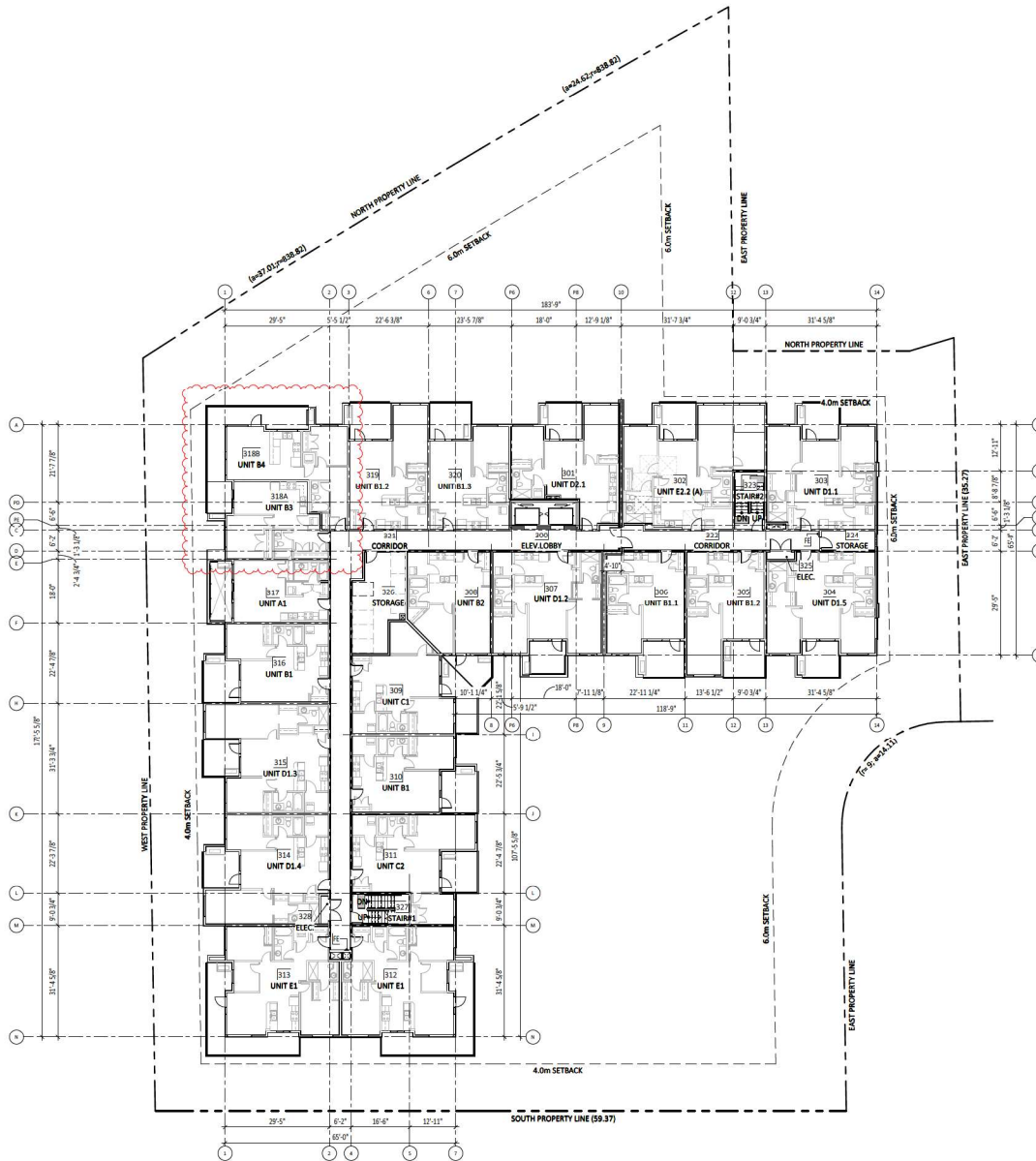
Copyright Reserved: This plan and design is used as all items remain the exclusive copyright of Keystone Architecture & Planning Inc. and cannot be used without the architect's consent. The contractor shall check and verify all dimensions and report errors and omissions to the architect. This drawing is not to be used for construction purposes unless approved for construction. These design documents are prepared solely for and by the party with whom the design professional entered into a contract and no responsibility of a kind is made by the design professional to any party with whom the design professional has not entered into a contract.

PROJECT	
<b>THE HUDSON</b>	
5382 - 200 STREET	
SHEET TITLE	
OVERALL 1ST LEVEL PLAN	

NO. 213 231	DRAWING NO.
Scale: 1/16" = 1'-0"	<b>A3.04</b>
Checked By: CG/NG	
Drawn By: SH/ZD/TT	

**OVERALL 1ST LEVEL PLAN**  
 1/16" = 1'-0"





**ISSUED FOR RZ  
& DP  
AMENDMENT**



**Keystone Architecture & Planning Ltd**  
 Abbotsford, BC, V2S 2B1, P. 604.850.0577  
 Calgary AB, 410 - 333 11th Avenue SW,  
 T2K 1J5, P. 403.291.4768  
 mail@keystonearch.ca

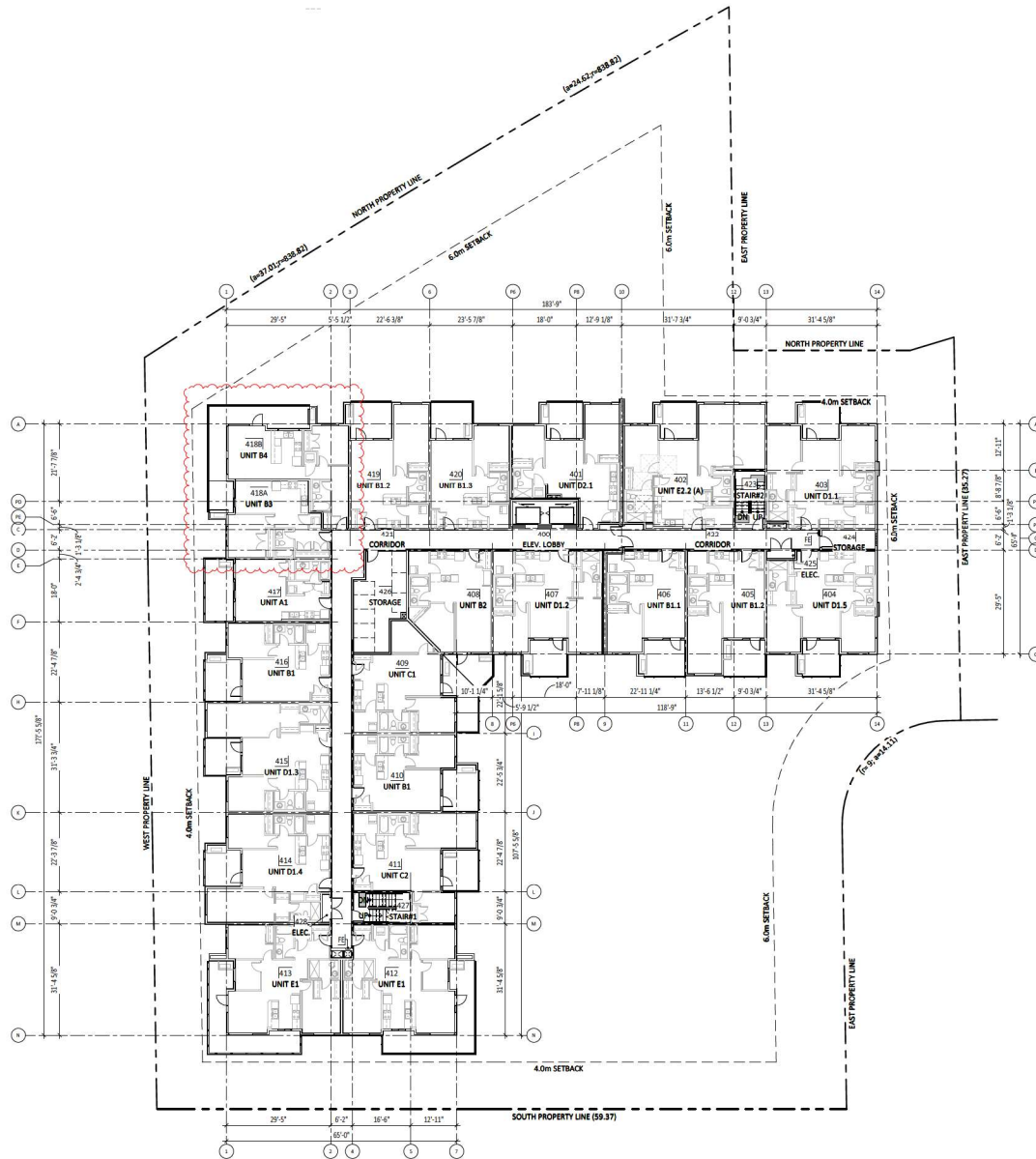
ISSUES & REVISIONS LIST		
NO.	DESCRIPTION	DATE
1	ISSUED FOR START-UP COORD	22-03-08
2	ISSUED FOR 30% COORD	22-03-25
3	ISSUED FOR 60% COORD	22-04-23
4	ISSUED FOR 90% COORD	22-05-13
5	ISSUED FOR PRE-BP COORD	22-06-06
6	ISSUED FOR BP REVIEW	22-09-19
7	ISSUED FOR BP	22-12-02
9	ISSUED FOR TENDER	23-01-18
11	ISSUED FOR CONSTRUCTION	23-08-22
12	ISSUED FOR RZ/DP AMENDMENT	24-06-04

**SITE INSTRUCTION #:** - - -  
 Copyright Reserved. This plan and design is used as all items remain the exclusive copyright of Keystone Architecture & Planning Ltd. and cannot be used without the architect's consent.  
 The contractor shall check and verify all dimensions and report errors and omissions to the architect. This drawing is not to be used for construction purposes unless approved for construction.  
 These design documents are prepared solely for and by the party with whom the design professional entered into a contract and no responsibility or liability is accepted by the design professional to any party with whom the design professional has not entered into a contract.

PROJECT	
<b>THE HUDSON</b>	
5382 - 200 STREET	
SHEET TITLE	
OVERALL 3RD LEVEL PLAN	

Job No: 213-231	DRAWING NO.
Scale: 1/16" = 1'-0"	<b>A3.10</b>
Checked By: CG/NG	
Drawn By: SH/DZ/TT	

**OVERALL 3RD LEVEL PLAN**  
 1/16" = 1'-0"



**ISSUED FOR RZ  
& DP  
AMENDMENT**



**Keystone Architecture & Planning Inc.**  
 Absconded BC, 301 - 3313 South Fraser Way  
 V2S 2B1, P. 604.650.0577  
 Calgary AB, 410 - 333 11th Avenue SW.  
 T2K 1U5, P. 407.291.4708  
 mail@keystonearch.ca

**ISSUES & REVISIONS LIST**

NO.	DESCRIPTION	DATE
1	ISSUED FOR START-UP COORD	22-09-08
2	ISSUED FOR 20% COORD	22-09-25
3	ISSUED FOR 60% COORD	22-04-22
4	ISSUED FOR 90% COORD	22-05-13
5	ISSUED FOR PRE-BP COORD	22-06-06
6	ISSUED FOR BP REVIEW	22-09-19
7	ISSUED FOR BP	22-12-02
9	ISSUED FOR TENDER	23-01-18
11	ISSUED FOR CONSTRUCTION	23-08-22
12	ISSUED FOR RZ/DP AMENDMENT	24-06-04

**SITE INSTRUCTION #:** SI131 24-02-22

Copyright Reserved: This plan and design is used as all items remain the exclusive copyright of Keystone Architecture & Planning Inc. and cannot be used without the architect's consent. The contractor shall check and verify all dimensions and report errors and omissions to the architect. This drawing is not to be used for construction purposes unless approved for construction. These design documents are prepared solely for and by the party with whom the design professional entered into a contract and no responsibility or liability is accepted by the design professional to any party with whom the design professional has not entered into a contract.

**PROJECT**

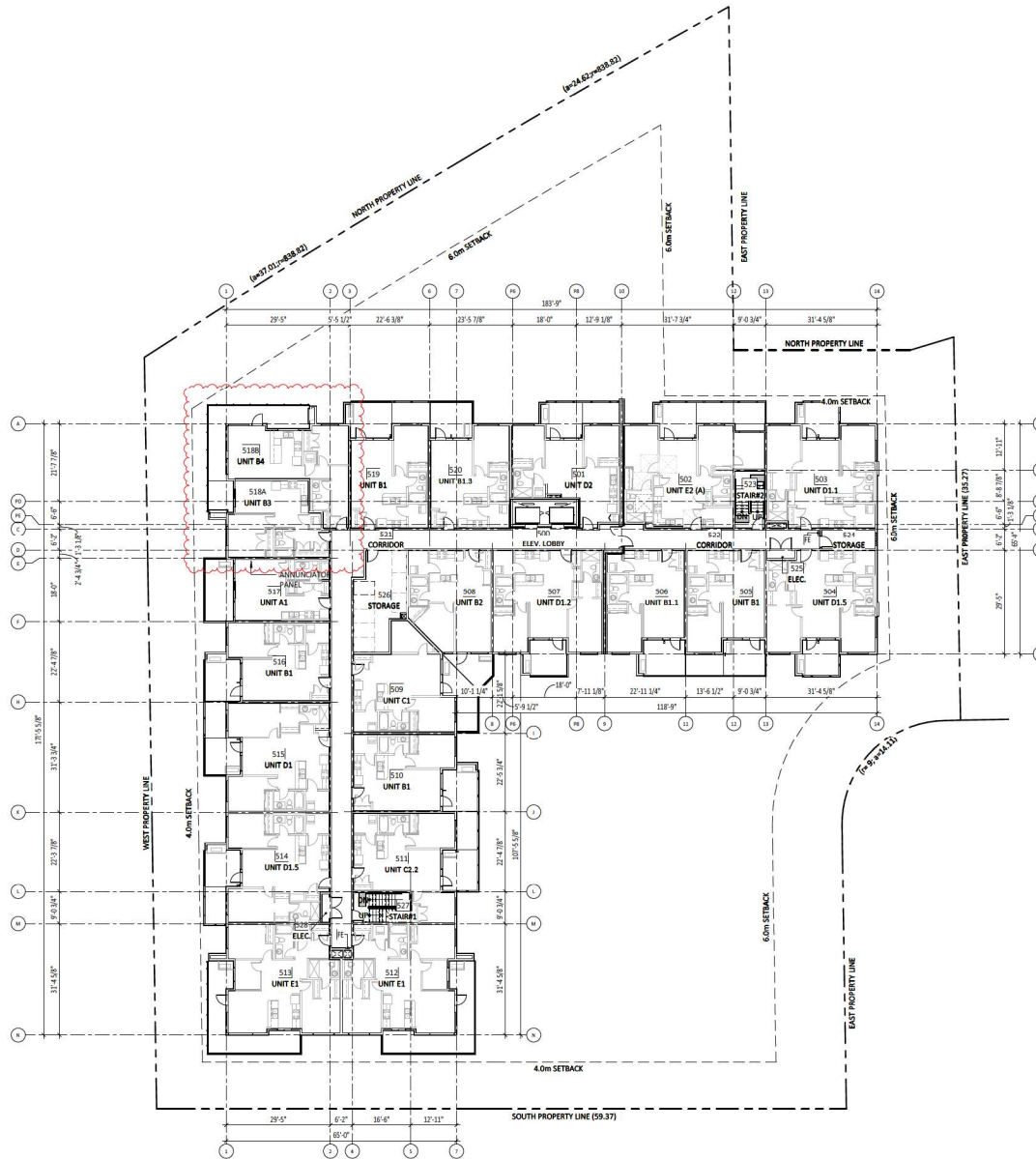
**THE HUDSON**

5382 - 200 STREET

**SHEET TITLE**  
OVERALL 4TH LEVEL PLAN

NO. 113 211 DRAWING NO. **A3.13**  
 Scale: 1/16" = 1'-0"  
 Checked By: CG/ING  
 Drawn By: SH/DZ/TT

**OVERALL 4TH LEVEL PLAN**  
 1/16" = 1'-0"



**ISSUED FOR RZ  
& DP  
AMENDMENT**



**Keystone Architecture & Planning Inc.**  
 Abbotsford, BC, V2S 2B1, P. 604.850.0577  
 Calgary AB, 410 - 333 11th Avenue SW,  
 T2K 1J5, P. 403.291.4768  
 mail@keystonearch.ca

**ISSUES & REVISIONS LIST**

NO.	DESCRIPTION	DATE
1	ISSUED FOR START-UP COORD	22-09-08
2	ISSUED FOR 20% COORD	22-09-25
3	ISSUED FOR 60% COORD	22-04-22
4	ISSUED FOR 90% COORD	22-05-13
5	ISSUED FOR PRE-BP COORD	22-06-06
6	ISSUED FOR BP REVIEW	22-09-19
7	ISSUED FOR BP	22-12-02
9	ISSUED FOR TENDER	23-01-18
11	ISSUED FOR CONSTRUCTION	23-08-22
12	ISSUED FOR RZ/DP AMENDMENT	24-06-04

**SITE INSTRUCTION #:** SI1371 24-02-22

Copyright Reserved: This plan and design is used as all items remain the exclusive copyright of Keystone Architecture & Planning Inc. and cannot be used without the architect's consent. The contractor shall check and verify all dimensions and report errors and omissions to the architect. This drawing is made for the construction purposes unless approved for construction. These design documents are prepared solely for and by the party with whom the design professional entered into a contract and no responsibility or liability is accepted by the design professional to any party with whom the design professional has not entered into a contract.

**PROJECT**

**THE HUDSON**

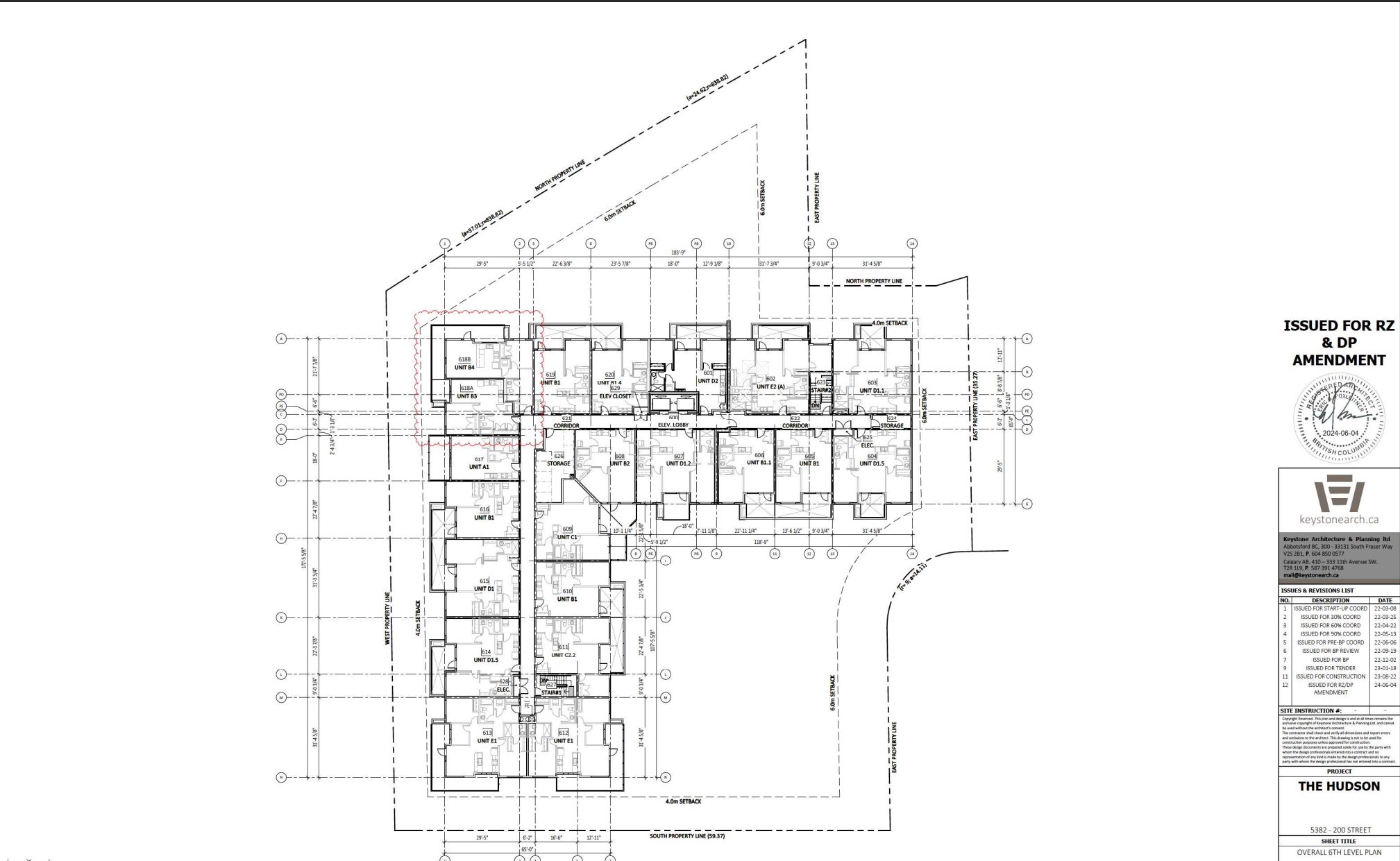
5382 - 200 STREET

**SHEET TITLE**

OVERALL 5TH LEVEL PLAN

Job No: 213-721	DRAWING NO.
Scale: 1/16" = 1'-0"	<b>A3.16</b>
Checked By: CG/MT	
Drawn By: SHZ/DTT	

**OVERALL 5TH LEVEL PLAN**  
 1/16" = 1'-0"



**ISSUED FOR RZ  
& DP  
AMENDMENT**



**Keystone Architecture & Planning Inc.**  
 Abbotsford, BC, V2S 2B1, P. 604.650.0577  
 Calgary AB, 410 - 333 11th Avenue SW,  
 T2K 1J5, P. 403.291.4768  
 mail@keystonearch.ca

**ISSUES & REVISIONS LIST**

NO.	DESCRIPTION	DATE
1	ISSUED FOR START-UP COORD	22-03-08
2	ISSUED FOR 30% COORD	22-03-25
3	ISSUED FOR 60% COORD	22-04-23
4	ISSUED FOR 90% COORD	22-05-13
5	ISSUED FOR PRE-BP COORD	22-06-06
6	ISSUED FOR BP REVIEW	22-09-19
7	ISSUED FOR BP	22-12-02
9	ISSUED FOR TENDER	23-01-18
11	ISSUED FOR CONSTRUCTION	23-08-22
12	ISSUED FOR RZ/DP AMENDMENT	24-06-04

**SITE INSTRUCTION #:** - - -  
 Copyright Reserved: This plan and design is and all items remain the exclusive copyright of Keystone Architecture & Planning Inc. and shall be used without the architect's consent.  
 The contractor shall check and verify all dimensions and report errors and omissions to the architect. This drawing is not to be used for construction purposes unless approved for construction.  
 These design documents are prepared solely for use by the party with whom the design professional entered into a contract and no responsibility of any kind is taken by the design professional to any party with whom the design professional has not entered into a contract.

**PROJECT**  
**THE HUDSON**  
 5382 - 200 STREET  
**SHEET TITLE**  
 OVERALL 6TH LEVEL PLAN

NO. 111-1211 DRAWING NO. **A3.19**  
 Scale: 1/16" = 1'-0"  
 Checked By: CEG/MT  
 Drawn By: SHZ/DTT

**OVERALL 6TH LEVEL PLAN**  
 1/16" = 1'-0"



**6.0.0 MATERIAL LEGEND**

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE, COLOUR: LIGHT LUST, EASY TRIM 5/16" REVEAL PANEL SYS.
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE, COLOUR: ARCTIC WHITE, EASY TRIM 5/16" REVEAL PANEL SYS.
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE, COLOUR: GRAY SLATE, EASY TRIM 5/16" REVEAL PANEL SYS.
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE, COLOUR: MEDIUM DARK GRAY, EASY TRIM 5/16" REVEAL PANEL SYS.
- 5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE, COLOUR: EVENING BLUE, EASY TRIM 5/16" REVEAL PANEL SYS.
- 6 CEMENT BOARD CEDAR MILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE, COLOUR: IRON GRAY
- 7 CEMENT BOARD (BOARD & BATTEN), SMOOTH VERTICAL SIDING WITH TRIM BOARD  
- JAMES HARDIE, COLOUR: MEDIUM DARK GRAY
- 8 BRICK (90mmx54mmx190mm)  
- MUTUAL MATERIALS, COLOUR: EBONY, TEXTURE: MISSION  
- MORTAR COLOUR: MEDIUM GRAY
- 9 PVC EXTERIOR CLADDING, PROFILE: CHANNELLED:  
- SAGIFER, SAGIWALL, COLOUR: WALNUT CEDAR
- 10 CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH:  
- JAMES HARDIE, COLOUR: MATCH TO WALNUT CEDAR
- 11 CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH:  
- JAMES HARDIE, COLOUR: MATCH TO ARCTIC WHITE
- 12 CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH:  
- JAMES HARDIE, COLOUR: IRON GRAY
- 13 CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH:  
- JAMES HARDIE, COLOUR: EVENING BLUE
- 14 MECHANICAL VENT CAP (SINGLE, DOUBLE & TRIPLE)  
- PRIMEK, COLOUR: MATCH SURROUNDING CLADDING
- 15 ALUMINUM PICKET FENCING:  
- COLOUR: BLACK, POWDER COATED
- 16 ALUMINUM 1/2" X 3/4" PATIO PRIVACY SCREEN:  
- COLOUR: BLACK, POWDER COATED
- 17 CURTAIN WALL (1600 UT SYSTEM 1):  
- XAIVNEEK, COLOUR: BLACK ANODIZED, C/W GRAY SPANDREL PANEL
- 18 ALUMINUM PICKET BALCONY RAILING/GC GUARD RAILING:  
- COLOUR: BLACK, POWDER COATED
- 19 PERGOLA  
- REFER TO LANDSCAPING
- 20 CONCRETE WALL:  
- COLOUR: CLEAR SEALER
- 21 ALUMINUM MECHANICAL EQUIPMENT SCREEN:  
- COLOUR: CLEAR ANODIZED
- 22 PLANTER  
- REFER TO LANDSCAPING
- 23 CONCRETE WALL, BRICK PATTERN STAMPED  
- COLOUR AND PATTERN TO MATCH WITH BUILDING EXTERIOR BRICK
- 24 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):  
- JAMES HARDIE, COLOUR: DARK GRAY, EASY TRIM 5/16" REVEAL PANEL SYS.
- 25 CEMENT BOARD CEDAR MILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- 26 VINYL WINDOW:  
- COLOUR: BLACK EXT./WHITE INT.
- 27 VINYL BALCONY DOOR:  
- COLOUR: BLACK EXT./WHITE INT.
- 28 METAL DOOR:  
- COLOUR: BLACK
- 29 GLASS BLOCK:  
- WEEK, COLOUR: ARCTIC
- 30 ROOF SOFFIT:  
- PERFORATED WOOD GRAIN ALUMINUM SOFFIT, REFER TO PROJECT MANUAL
- 31 CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH:  
- JAMES HARDIE, COLOUR: MATCH TO GRAY SLATE

- NOTES:**
1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.
  2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.
  3. ALL MATERIALS CLADDING FIRE-RATINGS TO BE NON-COMBUSTIBLE.
  4. ALL WALL MOUNT VENTS OR GRILLS TO BE COLOUR MATCHED TO ADJACENT WALL FINISH UNLESS NOTED OTHERWISE.
  5. MAIN ROOF AND HWY CORNER POP UP SOFFITS TO BE WOOD-LOOK SOFFIT TO MATCH ITEM 9 SOFFITS AT ALL OTHER BUILDOUTS AND/OR BALCONIES TO BE SOLID TAUPE COLOUR.



**SOUTH ELEVATION**

1" = 10'-0"



**WEST ELEVATION**

1" = 10'-0"

**ISSUED FOR RZ & DP AMENDMENT**



**Keystone Architecture & Planning Ltd**  
 Abbotsford, BC, 300 - 3113 South Fraser Way  
 V2S 2B1, P. 604 850 0577  
 Calgary, AB, 410 - 333 11th Avenue SW  
 T2S 1L5, P. 407 391 4768  
 mail@keystonearch.ca

**ISSUES & REVISIONS LIST**

NO.	DESCRIPTION	DATE
1	ISSUED FOR START-UP COORD	22-09-08
2	ISSUED FOR 30% COORD	22-09-05
3	ISSUED FOR 60% COORD	22-04-12
4	ISSUED FOR 90% COORD	22-05-13
5	ISSUED FOR PBE-BP COORD	22-06-05
6	ISSUED FOR BP PREVIEW	22-09-15
7	ISSUED FOR BP	22-12-02
8	ISSUED FOR TENDER	23-01-18
9	ISSUED FOR CONSTRUCTION	23-08-22
10	ISSUED FOR RZ/DP AMENDMENT	24-06-04

**SITE INSTRUCTION #:** SI-4 23-10-11

Copyright Reserved: This plan and design is and all other contents the exclusive copyright of Keystone Architecture & Planning Ltd. and cannot be used without the architect's consent. The architect shall check and verify all dimensions and report errors in consultation purposes unless approved for construction. These design documents are prepared solely for the use by the party with whom the design professional entered into a contract and no representation of any kind is made by the design professional to any party with whom the design professional has not entered into a contract.

**PROJECT**

**THE HUDSON**

5382 - 200 STREET

**SHEET TITLE**

EXTERIOR ELEVATIONS

Job No.: 21-323 DRAWING NO.

Scale: 1" = 10'-0"

Checked By: CG/HE

Drawn By: SH/ZD/TT

**A4.02**



NE CORNER



SE CORNER



NW CORNER



SW CORNER

ISSUED FOR RZ  
& DP  
AMENDMENT



**Keystone Architecture & Planning Ltd**  
Abbotsford, BC, V2S 2B1, P. 604.850.0577  
Calgary AB, 410 - 333 11th Avenue SW,  
T2K 1U5, P. 403.291.4768  
mail@keystonearch.ca

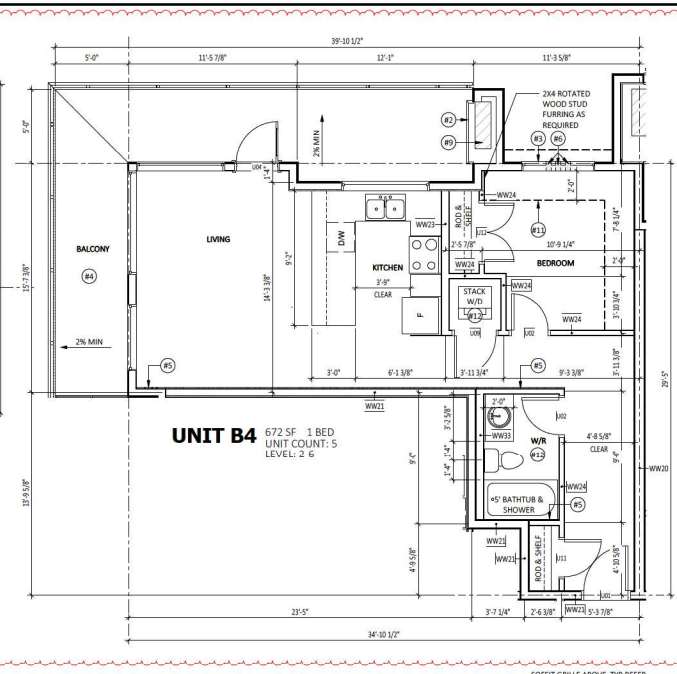
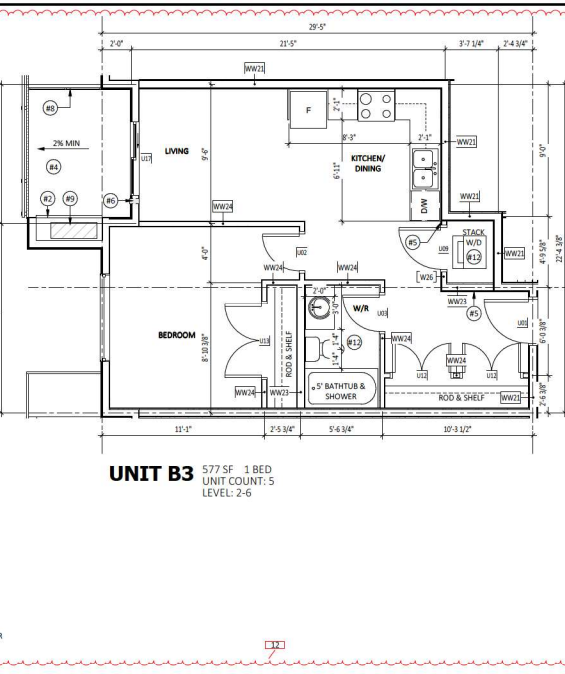
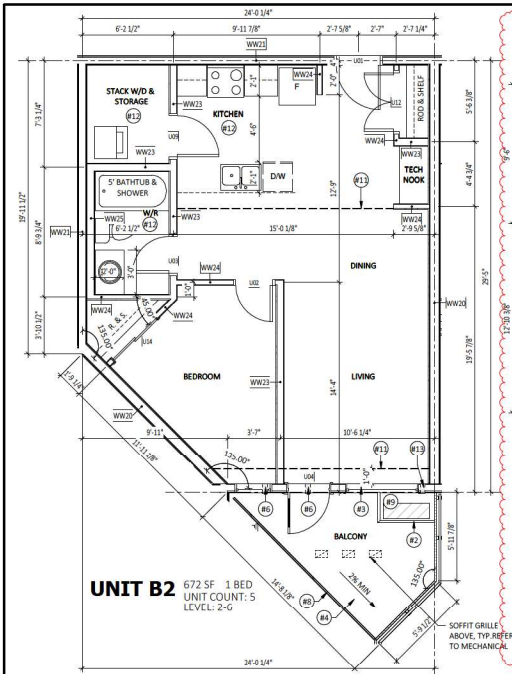
NO.	DESCRIPTION	DATE
1	ISSUED FOR START-UP COORD	22-03-08
2	ISSUED FOR 30% COORD	22-03-25
3	ISSUED FOR 60% COORD	22-04-23
4	ISSUED FOR 90% COORD	22-05-13
5	ISSUED FOR PRE-BP COORD	22-06-06
6	ISSUED FOR BP REVIEW	22-09-19
7	ISSUED FOR BP	22-12-02
9	ISSUED FOR TENDER	23-01-18
11	ISSUED FOR CONSTRUCTION	23-08-22
12	ISSUED FOR RZ/DP AMENDMENT	24-06-04

**SITE INSTRUCTION #:** - - -  
Copyright Reserved. This plan and design to use in all forms, remains the exclusive copyright of Keystone Architecture & Planning Ltd. and cannot be used without the architect's consent.  
The contractor shall check and verify all dimensions and report errors immediately to the architect. This drawing shall not be used for construction purposes unless approved for construction.  
These design documents are prepared solely for use by the party with whom the design professional entered into a contract and no representation of any kind is made by the design professional to any party with whom the design professional has not entered into a contract.

**PROJECT**  
**THE HUDSON**  
5382 - 200 STREET  
**SHEET TITLE**  
PERSPECTIVE VIEWS

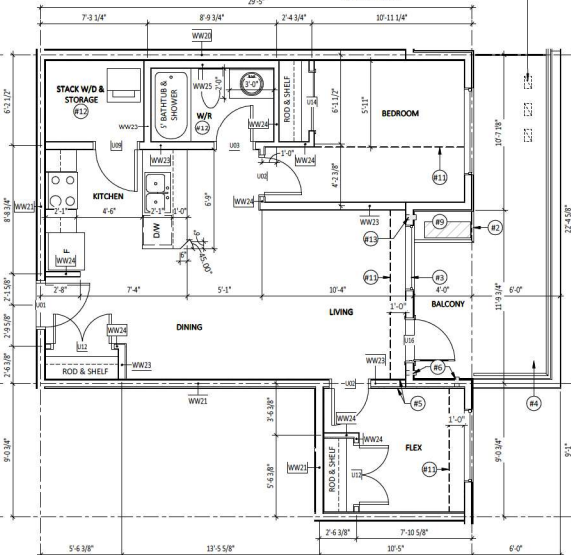
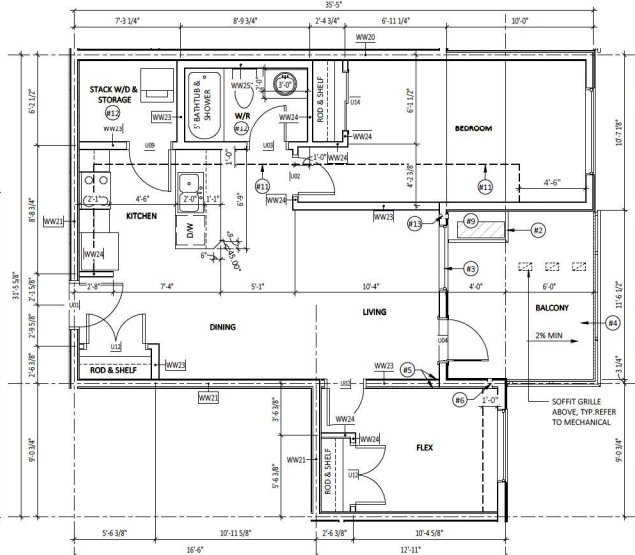
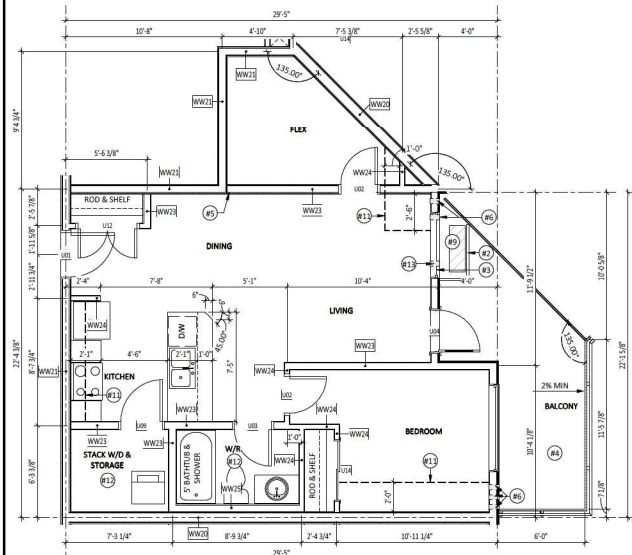
JOB No.: 213-121 **DRAWING NO.**  
Scale: **A4.04**  
Checked By: CG/NG  
Drawn By: SH/ZDT

6/4/2024 3:23:33 PM



- ### 6.0.1 UNIT PLAN KEYNOTES
- | NOTE # | DESCRIPTION   |
|--------|---|
| #1     | A UNIT NAME WITH A NUMBERED SUFFIX INDICATES A VARIATION FROM THE ORIGINAL UNIT. ONLY THE VARIATION WILL BE ANNOTATED ON THE UNIT PLAN.   |
| #2     | 42" HIGH A/C GUARD. A/C NICHES AT BUILDOUT VARIES. REFER TO OVERALL PLANS.  |
| #3     | REFER TO OVERALL PLANS FOR TYPE AND DIMENSIONS TYP. BALCONY C/W 42.1/4" ABOVE DECK LEVEL GUARDRAIL. BALCONY DIMENSIONS VARY. REFER TO OVERALL PLANS.  |
| #4     | ADD 1/8" GYPSPACK BOARD TO ALIGN WITH ADJACENT WALL. MECHANICAL VENTS - REFER TO MECH. PROVIDE SINGLE, DOUBLE, TRIPLE PRIMARY VENT CAP. - SIZE TO ACCOMMODATE MECHANICAL DUCTS. COLOUR TO MATCH SURROUNDING MATERIAL. |
| #5     | FUTURE FOLD DOWN GRAB BAR. PROVIDE SOLID BLOCKING PRIVACY SCREEN. LENGTH VARIES DEPENDING ON BALCONY WIDTH. REFER TO OVERALL PLANS.   |
| #6     | REFER TO OVERALL PLANS FOR A/C FANCOIL LOCATIONS/NICHES WHERE THERE IS NO NICHE, A/C FANCOILS TO BE ON DECK FOR LEVEL 5 UNITS AND ON THE ROOF FOR LEVEL 6 UNITS. PENETRATIONS TO BE AS PER MECH.                      |
| #10    | INDICATES AN AREA OF 1500mm x 1500mm CLEAR SPACE IN ADAPTABLE UNITS   |
| #11    | LINE OF BULKHEAD, 8'-0" CLEAR TO U/S OF BULKHEAD. REFER TO ELEVATIONS FOR EXHAUST VENT LOCATION AND COLOUR.   |
| #12    | 8'-0" DROPPED CEILING   |
| #13    | A/C WALL PENETRATION, 12" ABOVE FLOOR LEVEL U.L.N.O.  |

**ISSUED FOR RZ & DP AMENDMENT**



**keystonearch.ca**  
Keystone Architecture & Planning Inc.  
Abbotsford, BC, V2S 2B1, P. 604.850.0577  
Culterly AB, 410 - 333 11th Avenue SW,  
TR. U.S. P. 427.201.4768  
mail@keystonearch.ca

**ISSUES & REVISIONS LIST**

NO.	DESCRIPTION	DATE
1	ISSUED FOR START-UP COORD	22-09-08
2	ISSUED FOR 20% COORD	22-09-25
3	ISSUED FOR 60% COORD	22-04-22
4	ISSUED FOR 90% COORD	22-05-13
5	ISSUED FOR PRE-8P COORD	22-06-06
6	ISSUED FOR 8P REVIEW	22-09-19
7	ISSUED FOR 8P	22-12-02
9	ISSUED FOR TENDER	23-01-18
11	ISSUED FOR CONSTRUCTION	23-08-22
12	ISSUED FOR RZ/DP AMENDMENT	24-06-04

**SITE INSTRUCTION #:** SI-4 23-10-11  
Copyright Reserved. This plan and design is used in all documents that include copyright of Keystone Architecture & Planning Inc. and cannot be used without the architect's consent.  
The construction shall check and verify all dimensions and report errors. Their design documents are prepared for use by the party with whom the design professional entered into a contract and no representation of work is made by the design professional to any party with whom the design professional has not entered into a contract.

**PROJECT**  
**THE HUDSON**  
5382 - 200 STREET  
ENLARGED PLANS - UNITS

**SHEET TITLE**  
A6.02

HUB No: 213-2121	DRAWING NO.
Scale: 1/4" = 1'-0"	Checked By: CG/NG
Drawn By: SHZ/DTT	



## EXPLANATORY MEMO

### COMMERCIAL USES ZONING BYLAW UPDATE

### ZONING BYLAW AMENDMENT No. 203, BYLAW No. 3280

#### **PURPOSE:**

Bylaw No. 3280 proposes to amend the City's Zoning Bylaw to incorporate a 400 metre separation distance between specific commercial uses. This responds to a February 2024 letter (attached) from the Downtown Langley Business Association (DLBA).

The DLBA letter identifies a high concentration of 'day cares', specifically child care centres, in the Downtown core area, and requests that Council further regulate these uses to maintain a balanced business environment and variety of restaurants, retail shops, services and offices, which is consistent with Official Community Plan (OCP) land use policy for the Downtown. The Zoning Bylaw includes 400 metre separation distances between other specific commercial uses, to prevent over-concentration of these uses and maintain a variety of businesses as per the OCP, and this approach is now being proposed to apply to child care centres within a specific area of Downtown.

#### **POLICY:**

Commercial properties within Downtown Langley are designated as a 'Historic Downtown Core', 'Transit Oriented Core', 'Transit Oriented Residential' and 'Mixed Use' land uses in the OCP, enabling a variety of commercial and residential uses. The majority of these properties are zoned C1 'Downtown Commercial Zone', which permits retail store, office, restaurant, personal service, and other uses such as child care.

The OCP's land use and design policies aim to 'retain a lively shopping destination and fine grain retail ground floor', 'focus specialty retail, entertainment, pedestrian-oriented restaurants, and civic uses in the Historic Downtown Core area', and 'strongly encourage specialty and pedestrian-oriented retail, restaurants and café uses on the ground floor of buildings.' These policies are based upon the Downtown Master Plan.

These policies also encourage the ground floor of street-fronting buildings to be 'active' and designed to include clear 'see-through' windows, doors and openable storefronts. This approach is necessary for supporting pedestrian-oriented and high volume foot traffic streetscapes that include outdoor seating areas, patios, cafes and retail displays, window-shopping opportunities (i.e. people can see the products and activities inside the storefront, from the sidewalk and vice versa, which engages pedestrians and also provides for 'eyes on the street' from inside the storefront).

## **COMMENTS/ANALYSIS:**

### ***Context: Properties in the Historic Downtown Core and Child Care Centres***

Most lots in the Historic Downtown Core OCP land use (along the Fraser Highway one-way) and south of Douglas Crescent between 204 St. and Park Avenue were created many decades ago, prior to wide-spread use of the automobile. These lots are typically small and narrow and covered by buildings, resulting in little or no space available for off-street parking or loading (drop-off/pick-up) spaces, and thus these lots rely on on-street parking located on the Fraser Highway one-way, 204 St. and Douglas Crescent.

In considering the prospect of more child care centres on lots within the Historic Downtown and south of Douglas Crescent, the general lack of adequate off-street parking and loading spaces on these small and narrow lots will likely create parking and drop-off/pick-up conflicts with other users as the number of child care centres increases over time. The lack of open space on these lots will also likely result in more child care centres relying on Douglas Park for their outdoor play space, which over time will result in increasing competition for park space by different user groups. Child care centres also have opaque storefront window glazing and/or opaque window coverings to maintain privacy. A high concentration of these opaque storefronts could reduce pedestrian interest and activity in the pedestrian oriented Historic Downtown.

Conversely the C1 zoned lots and areas in general surrounding the Historic Downtown Core/south of Douglas Crescent are better suited to accommodate child care centres, as they are larger and provide more space for 'on-site' parking, drop-off/pick-up areas and outdoor play areas. The opaque window coverings on child care centres in these locations also have a lower impact on pedestrian activity, as they primarily cater to automobile-based 'drive-up' traffic compared to 'walk-by and walk-up' foot traffic.

### ***Proposed Bylaw No. 3280 and Rationale***

Based on the DLBA request and above policy and context, Bylaw 3280 proposes to limit new child care centres from locating on lots within the Historic Downtown Core and south of Douglas Crescent (between 204 St. and Park Avenue), by requiring a 400 metre separation between child care centres within the area outlined on the map in the attached Bylaw. A 400-metre separation between child care centres will reduce parking and traffic conflicts and pressure on Douglas Park to host multiple child cares, and also limit the presence of opaque storefronts within the Historic Downtown.

Bylaw 3280 supports the land use intent of the OCP and Downtown Master Plan to focus specialty retail, restaurants and a variety of commercial uses in the Downtown core, and will help to maintain pedestrian-oriented streetscapes in the Downtown.

However, Bylaw 3280 will not prevent new child care centres from locating in the City, outside of the outlined area on the Bylaw map. There is significant demand for new child care spaces in the City, and the City's Child Care Action Plan and OCP

policy supports the creation of more child care spaces. The Zoning Bylaw Update, currently underway, is also considering the expansion of child care centres to more land uses and areas within the City to respond to the need for more child care spaces. This approach will provide more opportunities for child care space creation, and help to promote a more dispersed pattern of child care centres in the City over time.

***Effect of Bylaw: Existing Businesses Remain as Legal Non-Conforming Uses***

If this proposed Bylaw is adopted by Council, and similar to previous amendments (i.e. 400 metres between pharmacies, thrift stores, tattoo and body art establishments, vape stores), it will not impact existing child care centres within the outlined area on the map attached to the proposed Bylaw. Given that these businesses were in existence prior to Bylaw adoption, they can continue to operate 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.

**SUMMARY**

Bylaw 3280 aims to support business variety and pedestrian-oriented streetscapes as set out in the OCP and Downtown Master Plan. It will also not impact existing businesses and may also provide additional stability for these businesses. This Bylaw will also not prevent new child care spaces in the City, outside of the Bylaw map area.

**BUDGET IMPLICATIONS:**

None.

Attachments



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 203  
BYLAW No. 3280**

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;

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. 203, 2024, No. 3280”.

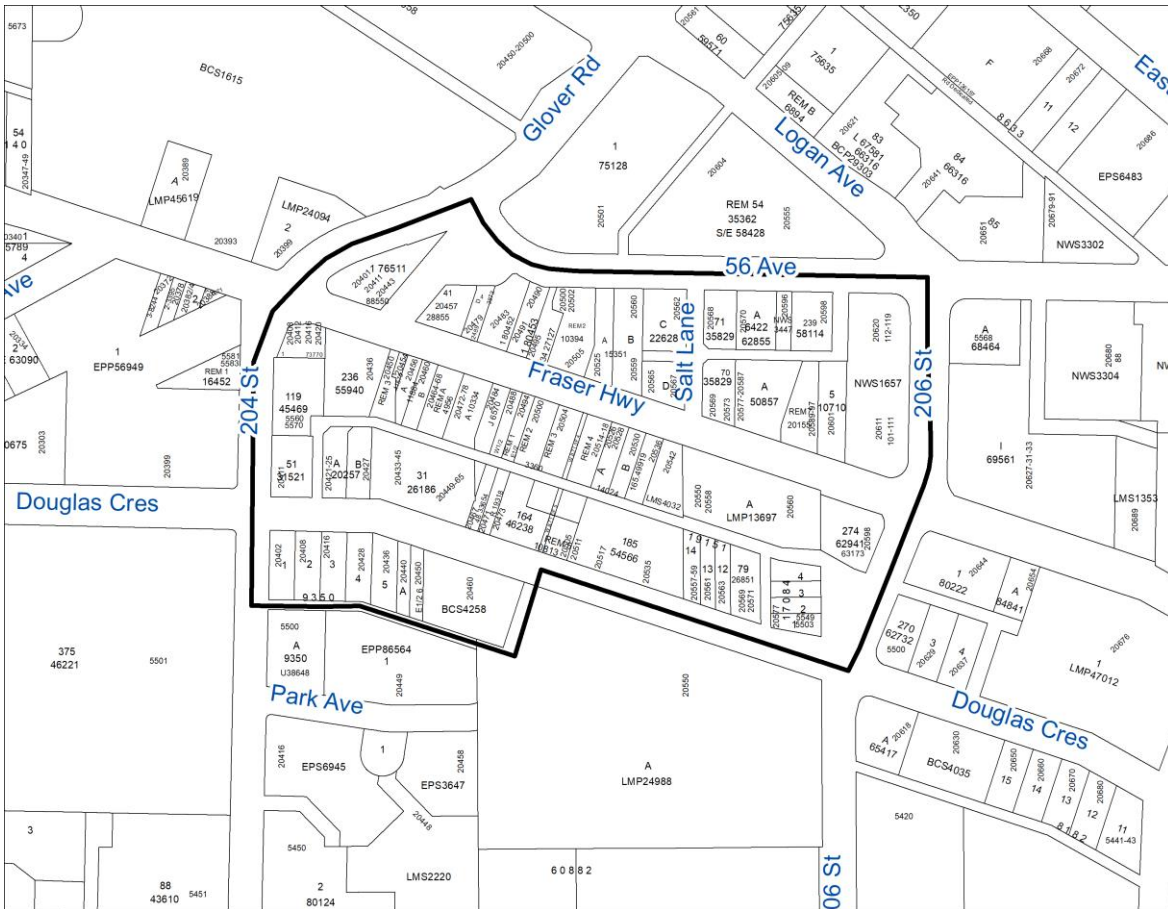
**2. Amendment**

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

2.1 Adding the following regulations to Part D “General Provisions”, Section 3 “Regulations Applicable to All Zones”:

(m) Child Care Centres

No *Child Care Centre* within the area outlined in the map below shall be located within 400 metres of any other *Child Care Centre* within the area outlined in the map below.



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

The PUBLIC HEARING was held, pursuant to Section of the *Local Government Act* this third day of June, 2024.

READ A THIRD TIME this -- day of --, 2024.

FINALLY ADOPTED this -- day of --, 2024.

---

**MAYOR**

---

**CORPORATE OFFICER**





**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”:

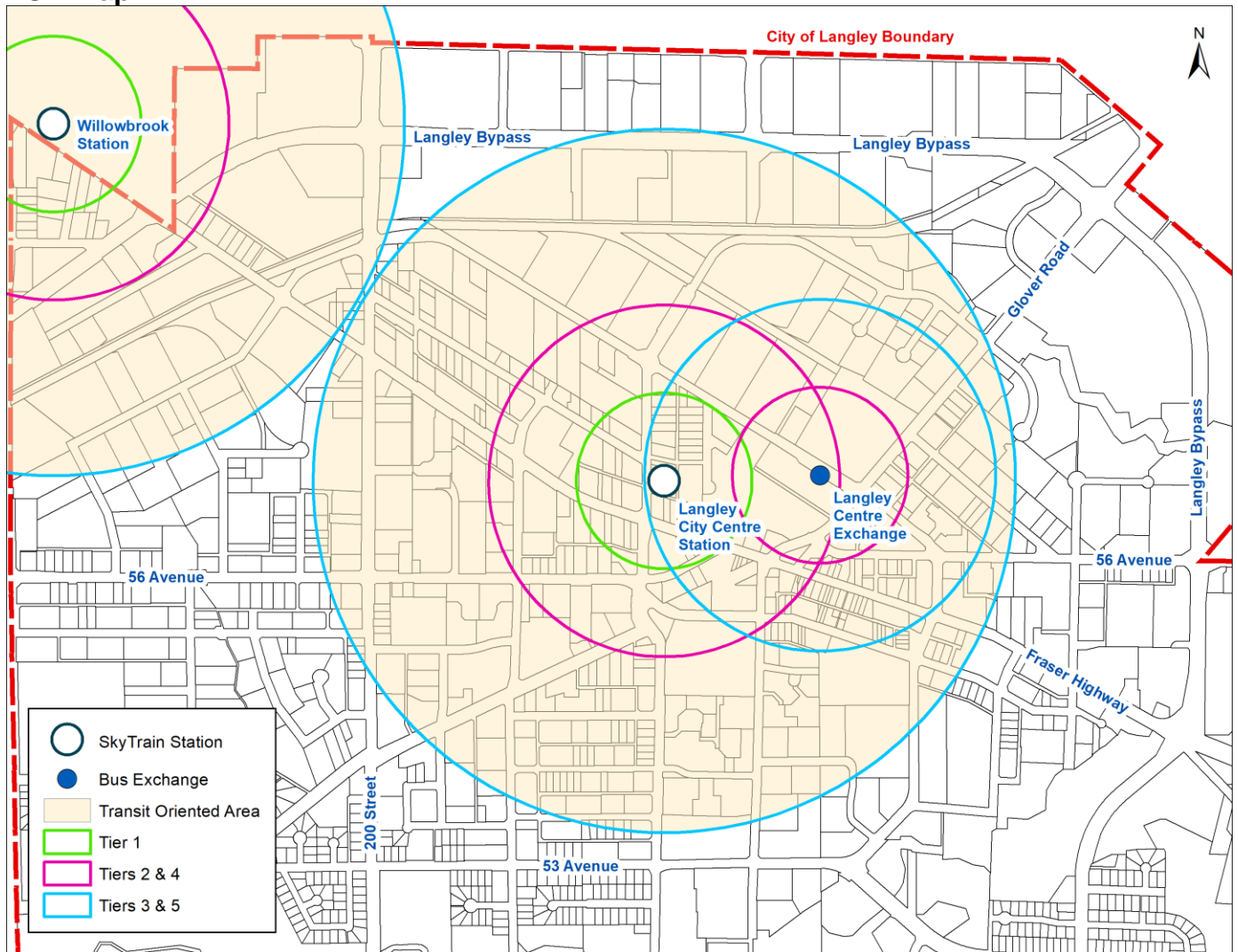
- (i) Residential Zones within a Designated Transit Oriented Area (TOA)
  - i. Consistent with the Local Government Act, Transit Oriented Areas (TOAs) are designated in accordance with the TOA Map below.
  - ii. If a portion of a lot or an assembly of lots is within a TOA, the whole lot or assembly of 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**

<b>Transit Station</b>	<b>Radius from Transit Station (TOA Tier)</b>	<b>Radius Colour</b>	<b>Minimum allowable height*</b>	<b>Minimum allowable density</b>
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 third day of June, 2024.

READ A THIRD TIME this -- day of --, 2024.

FINALLY ADOPTED this -- day of -- , 2024.

---

**MAYOR**

---

**CORPORATE OFFICER**



# COMMITTEE REPORT

To: **Mayor and Councillors**

Subject **Rotary Centennial Park Mosaic Mural**

File #: 0110.00

Doc #:

From: Councillor Rosemary Wallace  
Chair, ARCH Committee

Date: June 10, 2024

---

## RECOMMENDATION:

1. THAT the Arts, Recreation, Culture and Heritage Committee recommends that Council approve the three-panel mosaic mural design by Jessica Fairweather to be located at the Rotary Centennial Park washroom building; and
2. THAT Council approve \$12,000 from the Public Art fund to complete the mosaic mural project at Rotary Centennial Park.

---

## SUMMARY:

An excerpt from the Arts, Recreation, Culture and Heritage Committee minutes is noted below:

The committee felt the content fits the theme, the birds are relevant to the area, the value of having the community participate in the mural is tremendous. Hoping to have two sessions at Rapheal House, two at Timms Community Centre and two at Langley Community Services Society and/or Douglas Park Community School. The Seniors Resource Centre would be another great location, but Committee member Reams wasn't sure there would be available space due to the water damage. Registration will be done through Timms Community Centre. Great value in teaching community members how to make mosaics, the fact that they can bring their own glass, ceramic or porcelain to add their own personal touch is great.

Councillor White suggested that this would be a great opportunity to do a video documentary on building community capacity while creating art in the community. Staff will reach out to local high schools to see if there might be any interest and potentially include the film in the 2025 film festival. A QR code could be posted at the mural location to send the public to the film documentary.

Currently there is \$64,451 in the Public Art Capital account. \$15,000 of this has been approved for the 2025 Langley City Film Festival, and \$7,000 for the Rotary Centennial Park Mural, additional funds will be needed to complete this project.

Updated timelines presented to the committee:

**Mural 1:** August 7th, 2024 – September 11, 2024

**Mural 2:** September 18th, 2024 – October 23, 2024

**Mural 3:** October 30th, 2024 – December 4, 2024

The recommendations before you are a result of the above noted discussion.

Respectfully Submitted,



---

Rosemary Wallace  
Chair

Attachment:

1. Rotary Park Mosaic Project and Proposal

## Rotary Park Mosaic Project and Proposal



### Overview

I fit as many beautiful local birds as possible. The patterns in the negative space then add order, symmetry, and cohesion.

### Features:

- Used background to create a cohesive feeling
- Hearing bone tile pattern reminds me of feathers
- Grey burst design to mimic jet trails in the sky.
- The feather tile pattern makes me think of layers of feathers
- The 6x6 triangle tile pattern references a compass, direction, and migration.

**All birds will be made out of stained glass.** I decided on the most colourful and well-known BC birds and used contrast to make sure there is something to see from a distance and close up.

There are 20 birds within the three mosaics.

### Community Mosaic Section:

Each mosaic has about three sqft of community mosaic space. The community is invited to help participate and be part of the creation. The community is welcome to bring glass, ceramic, or porcelain to add their own personal touch, or they can use scrap glass I have left over from creating the mosaic. I will be there to supervise and help teach mosaic techniques.

\*I have included 2 four hour sessions per mosaic in the proposal. However, I have not found a space to do that and will need help to promote so we have volunteers.

## RPBM 1



**Size:**

Each mosaic is 4 feet wide, 5 feet tall, and 8 inches thick, with a frame and plexiglass. Each mosaic is a total of 20 square feet.

**Mosaic Name: RPBM 1**

**Featured Birds:**

Bald Eagle  
Rufous Hummingbird  
Canadian Goose  
Stellar Jay  
Wood Duck  
Pileated Wood Pecker



## RPBM 2



### **Frame, Brace, and Plexi Glass.**

**Frame:** A frame always makes a mosaic look finished and complete.

**Brace:** Because this is a large mosaic, the substrate will need a brace to ensure it doesn't move, shift, or twist. Any flex will cause cracking and breaking of the glass and grout. The brace will also help hang the mosaic.

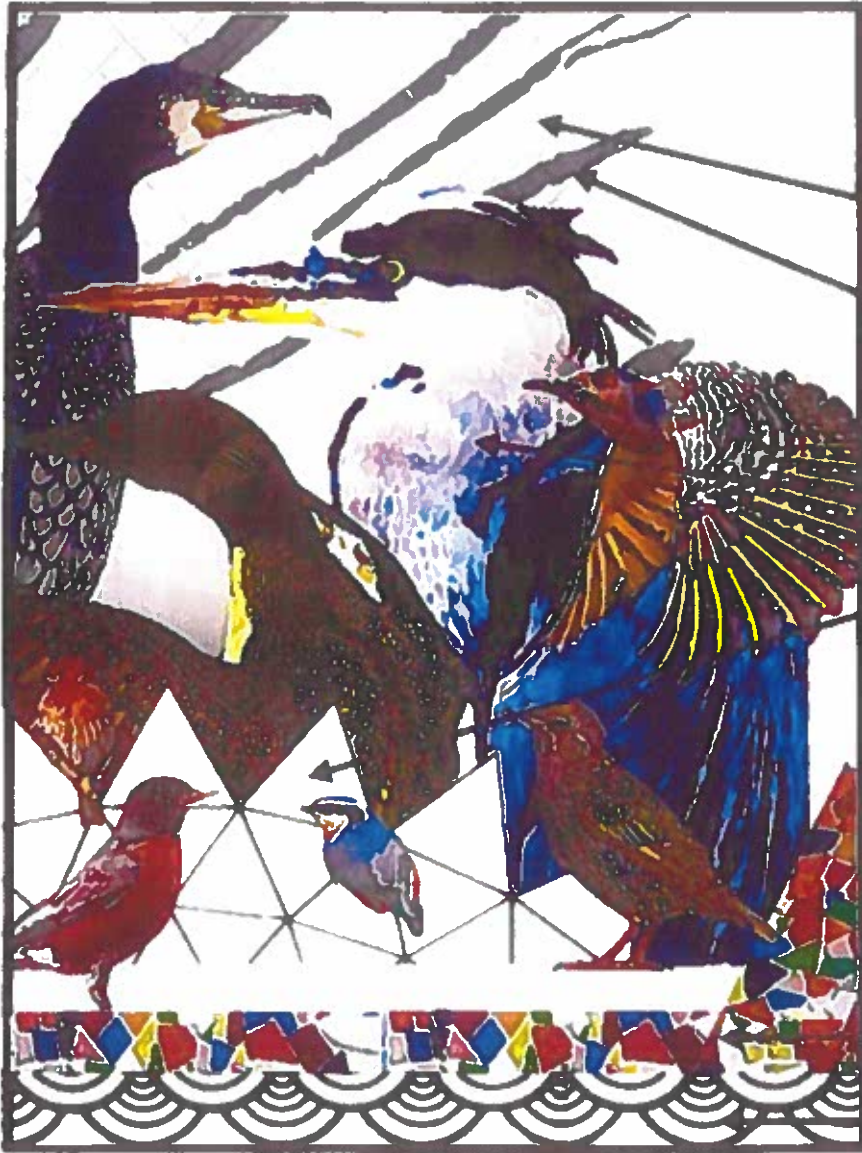
**Plexi Glass:** This will be laid on top to protect the mosaic. It will be secured to the frame and the substrate.

**Mosaic Name:** RPBM 2

#### **Featured Birds:**

Mourning Dove  
Mallard Ducks (male and female.)  
Great Horned Owl  
Violet-Green Swallow  
American Gold Finch

# RPBM 3



Tile and Glass and  
Community Mosaic Section

Herringbone Pattern

Grey Burst Pattern

Birds will all be made  
out of glass.

6x6 Triange Tile Pattern

Community Mosaic Section

Feather Tile Pattern

**Mosaic Name: RPBM 3**

**Featured Birds:**

Great Blue Heron

Loon

Northern Flicker

American Robyn

European starling

House Finch

Nuthatch

Double Crested Cormorant

## Supplies and Costs:

### Supplies:

#### Tiles: \$171.48 plus tax

**4 sqft Herringbone Pattern:** \$3.92 a sqft **\$15.68** <https://www.homedepot.ca/product/enigma-12-inch-x-12-inch-carrara-nevoso-ceramic-tile/1001099317>

**1.5 sqft Grey Burst Pattern:** \$22.18 a sqft **\$44.36** <https://www.homedepot.ca/product/merola-tile-chester-acqua-3-inch-x-6-inch-ceramic-wall-tile-5-72-sq-ft-case-/1001129360>

**2 sqf Feather Tile Pattern:** \$34 a sqft **\$68.00** <https://www.homedepot.ca/product/jeffrey-court-lillie-pads-white-13-inch-x-8-75-inch-x-8mm-ceramic-mosaic-tile/1001490304?rrec=true>

**3 sqf 6x6 Triangle Tile Pattern** -\$14.48 a sqf **\$43.44** <https://www.homedepot.ca/product/merola-tile-twenties-white-7-3-4-inch-x-7-3-4-inch-ceramic-floor-and-wall-tile-10-75-sq-ft-case-/1001129232>

#### Glass: \$416 plus tax

13 square feet of glass. On average, glass costs \$32 a square foot.

#### Glass Palette:

Green 1sqf

<https://konastainedglass.ca/stained-glass/lime-green-white-translucent-opal.html>

Red 0.5 sqft

<https://konastainedglass.ca/stained-glass/25072sf-red-opal.html>

Yellow 0.5 sqft

<https://konastainedglass.ca/stained-glass/3651s-white-yellow-semi-translucent-opal.html>

Blue 1sqf

<https://konastainedglass.ca/stained-glass/83393s-deep-aqua-white-wispy-opal-3.html>

Belge 1 sqft

<https://konastainedglass.ca/stained-glass/21071sf-ivory-opal.html>

Amber 2 sqft

<https://konastainedglass.ca/stained-glass/3156sf-white-dark-amber-smooth-opal.html>

Brown 2 sqft

<https://konastainedglass.ca/stained-glass/21176sf-chocolate-opal.html>

White 2 sqft

<https://konastainedglass.ca/stained-glass/132af-light-blue-antique-3.html>

Black 2 sqft

<https://konastainedglass.ca/stained-glass/1009avs-f-aventurine-black.html>

Purple 1 sqft

<https://konastainedglass.ca/stained-glass/603383ccf-blue-yonder-pearl-opal-2.html>

#### Other Supplies \$243.96 plus tax

2 bags of grout: @ \$39.98 = \$79.96

<https://www.homedepot.ca/product/custom-building-products-polyblend-plus-10-lb-641-cool-white-non-sanded-enhanced-colour-grout-for-interior-and-exterior-locations/1001816832>

Adhesive: \$60

<https://www.homedepot.ca/product/roberts-universal-flooring-adhesive-3-78/1001639377>

Substaright: \$104

<https://www.homedepot.ca/product/columbia-forest-products-3-4-inch-x-4-feet-x-8-feet-maple-plywood/1000861144>

**Frame/Metal Brace:** \$600 plus tax; this includes work and supplies. I am contracting this to James Godfrey, a welder and metal fabricator. He is my husband and frames all my work. This includes supplies and the cost of work.

**Plexi Glass \$329 plus tax**

<https://www.homedepot.ca/product/optix-48-in-x-96-in-x-0-118-in-clear-acrylic-sheet/1001706812>

**Hours:**

80 hours over 17 days, four days a week, is a 5-week timeline. This timeline includes community sessions.

-8 hours with community 2 x 4 hour sessions. **2 days**

-80 hours making the mosaic. 6.5 hours a day **12 days**

-6 hours grouting. **2 days.**

-4 hours laying out design **1 day**

-2 hours getting product **1day**

**More Information:**

**Size Choice:** I decided on this size because it is the biggest I can make and will still fit in my vehicle for transportation.

**Concerns:** It may be better to have the community classes 2-3 weeks in before I apply the tiles, frame, and brace; otherwise, I may not be able to move the mosaic.

**Artistic Discretion:** This is my plan, but sometimes things go differently. I want a disclaimer and agreement that I have artistic discretion to make slight design changes as needed.

**Community Mosaic Section:** I have included two four-hour sessions per mosaic in the proposal. However, I have not found a space to do that, and the space rental cost is not included in this proposal. I will need help finding the space, organizing the time, and promoting the activity so we have volunteers.

**Cost Totals:**

Cost of work= \$3,200 plus tax (At \$40 an hour)

Cost of Supplies \$831.44 plus tax (includes Tile, Glass, and Other Supplies)

Cost for Frame and Brace: \$600 plus tax

Cost of Plexi Glass \$329 plus tax

Subtotal per Mosaic **\$4960.44**

5%GST- **\$248.02**

7%PST- **\$347.23**

Total per mosaic: **\$5,555.69**

**Total Cost for all 3 Mosaics \$16,667.07** minimum a **18 week timeline** (I need to rest too!)

**Payment Schedule:** Half (\$2,777.84 tax included) to start and half (\$2,777.84 tax included) when completed, per mosaic.

Agreed start date per **RPBM 1:** May 15th 2024

Agreed finish date per **RPBM 1:** June 26th 2024

Agreed start date per **RPBM 2:** July 3rd 2024

Agreed finish date per **RPBM 2:** August 7th 2024

Agreed start date per **RPBM 3:** August 21st 2024

Agreed finish date per **RPBM 3:** September 25th 2024



"I want to see what happens when I continue learning, creating, teaching, and inspiring."

Jessica Fairweather (she/her) Artist and Instructor  
[www.JFairWStudios.com](http://www.JFairWStudios.com)  
[JFairWStudios@gmail.com](mailto:JFairWStudios@gmail.com)



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Award of Tender T2024-012, 56 Avenue and Park Avenue Paving

File #: 5210.00

Doc #: 195335

From: Goran Corda, BTEch  
Project Manager

Date: June 17, 2024

---

## RECOMMENDATION:

1. THAT Tender T2024-012, 56 Avenue and Park Avenue Paving be awarded to Mainland Construction Materials ULC dba Winvan Paving for the tendered amount of \$862,884.00 (excluding GST),
  2. THAT R.F. Binnie & Associates Ltd. be appointed to undertake the construction administration for \$40,030.00 excluding taxes,
  3. THAT a contingency allowance of \$197,068.00 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 T2024-012, 56 Avenue and Park Avenue Paving.
- 

## PURPOSE:

The purpose of this report is to seek authorization from Council to award the tender T2024-012, 56 Avenue and Park Avenue Paving. The following locations are where pavement rehabilitation work will take place:

- 56 Avenue, 200 Street to 203 Street (curb-to-curb full depth asphalt rehabilitation and base work)
- Park Avenue, East of 204 Street (top-lift asphalt rehabilitation)

The location and scope of the proposed works are indicated in Appendix 1 and Appendix 2 of this report.

**POLICY:**

In accordance with Purchasing Policy FN-12, Council approval is required for entering contracts for goods or services over \$375,000.

**COMMENTS/ANALYSIS:**

The 56 Avenue corridor is experiencing a significant volume of construction through both capital projects and development sites. The City's utilities replacement capital project is nearing completion as are two significant development sites with the road surface now in poor condition as a result. The tendered construction work also includes paving on Park Avenue east of 204 Street.

The Tender T2024-012, 56 Avenue and Park Avenue Paving was publicly advertised on BC Bid. The scope of work for 56 Avenue consists of curb-to-curb full depth asphalt rehabilitation and base gravel works. The scope of work for Park Avenue consists of a mill and overlay of both east and westbound lanes from 204<sup>th</sup> Street approximately 140 meters east towards Douglas Park. The work will be scheduled at the completion of the utilities replacement project which is planned to be complete by the end of June 2024.

The paving contract work is expected to start in July 2024 and be completed within 30 working days. A minimum of one traffic lane in each direction will always be maintained during construction. Pedestrian and sidewalk access will be maintained, and driveways will be kept open for the vehicle access.

The City previously retained R.F. Binnie & Associates Ltd. (Binnie) to undertake the design of the utility infrastructure work as well as the paving. It is proposed that Binnie undertake the construction administration and inspection of the paving project at a cost of \$40,030.00.

A contingency allowance of \$197,068.00 has been included to address any unexpected issues that may arise during construction. This allocation will only be utilized if warranted by the project administrators.

**Tender Results:**

Five (5) tenders for the subject Contract were opened on June 04, 2024 with the following results:

<b>No.</b>	<b>Contractor</b>	<b>Total Tender Price (excluding GST)</b>	<b>Bid Compliance</b>
1	Mainland Construction Materials ULC dba Winvan Paving	\$862,884.00	Compliant
2	GB Paving Ltd.	\$961,028.00	Compliant
3	Lafarge Canada Inc.	\$1,010,464.50	Compliant
4	BA Blacktop Ltd.	\$1,022,017.54	Compliant
5	All Roads Construction Ltd.	\$1,022,495.00	Compliant

**Evaluation:**

The tender submissions have been reviewed by the Contract Administrator (CA) and City staff for accuracy, completeness, and compliance.

All submissions included the required 10% bid bond and were signed appropriately. Mainland Construction Materials ULC dba Winvan Paving references were checked and it has been confirmed that they have successfully completed similar projects in the past. It is recommended that Mainland Construction Materials ULC dba Winvan Paving be awarded Contract No. T2024-012, 56 Avenue and Park Avenue Paving.

The Tender Submissions are based on construction being completed within 30 working days. The permitted daily work hours will be from 7:00 a.m. to 7:00 p.m., Monday through Friday.

**BUDGET IMPLICATIONS:**

The 2024 Capital Improvement Plan has allocated budget for the construction as per the budget table below.

**Budget Allocation:**

<b>Account No.</b>	<b>Description</b>	<b>Budget</b>
70127	Road Rehabilitation	\$ 643,000.00
67218	56 Ave, 200 St to 203 St	\$ 150,000.00
68218	56 Ave, 200 St to 203 St	\$ 250,000.00
60066	201A St, 56 Ave Intersection	\$ 50,000.00
67059	Park Ave, 204 St to Douglas Crescent	\$ 10,000.00
Cash-in-lieu	Top-lift Asphalt, Developer Contribution, 20230 56 Ave	\$ 11,000.00
Cash-in-lieu	Top-lift Asphalt, Developer Contribution, 5605 201A St	\$ 17,000.00
<b>Total Available Budget</b>		<b>\$1,131,000.00</b>



Expenses:

Mainland Construction Materials ULC dba Winvan Paving	\$ 862,884.00
Construction Administration & Inspection (Binnie)	\$ 40,030.00
Contingency (if required)	\$ 197,086.00
<b>Total Expenses</b>	<b>\$1,100,000.00</b>

The total project cost is within the City's 2024 capital budget.

Respectfully Submitted,



---

Goran Corda, BTech  
Project Manager

Concurrence:



---

Kyle Simpson  
Acting Director Engineering, Parks and  
Environment

Concurrence:



---

Darrin Leite, CPA, CA  
Director Corporate Services

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.

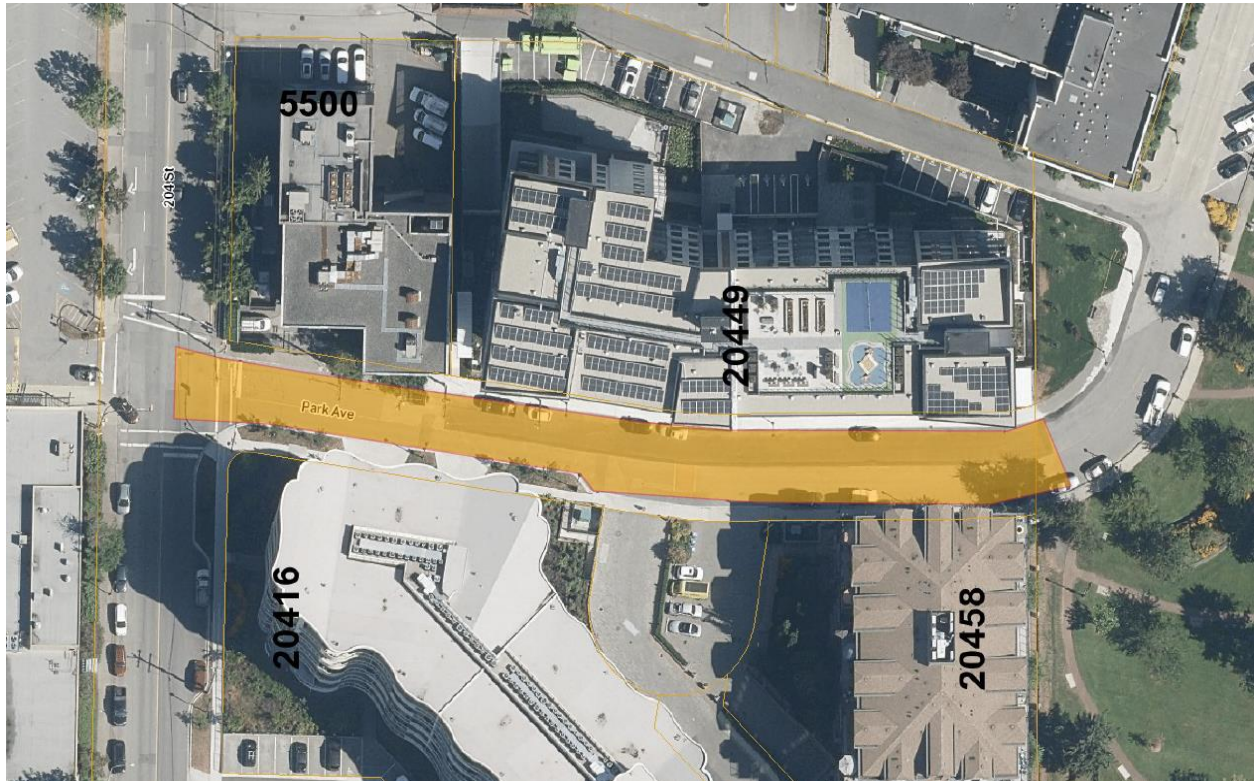


---

Francis Cheung, P. Eng.  
Chief Administrative Officer



## APPENDIX 2: Park Avenue Paving Location



**Project Location: Park Avenue paving**



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Award of Tender T2024-013, Douglas Park Public Washroom

File #: 5210.00

Doc #: 195336

From: Goran Corda, BTEch  
Project Manager

Date: June 17, 2024

---

## RECOMMENDATION:

1. THAT Tender T2024-013, Douglas Park Public Washroom be awarded to Pacific Casa Construction Inc. for the tendered amount of \$ 545,196.04 (excluding GST),
  2. THAT McElhanney Ltd. be appointed to undertake the construction administration for \$77,981.00 excluding taxes,
  3. THAT a contingency allowance of \$76,822.96 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 T2024-013, Douglas Park Public Washroom".
- 

## PURPOSE:

The purpose of this report is to seek authorization from Council to award the tender T2024-013, Douglas Park Public Washroom. The location and scope of the proposed works are indicated in Appendix 1 of this report.

## POLICY:

In accordance with Purchasing Policy FN-12, Council approval is required for entering contracts for goods or services over \$375,000.

**COMMENTS/ANALYSIS:**

The Tender T2024-013, Douglas Park Public Washroom was publicly advertised on BC Bid. The contract consists of constructing a new detached public washroom in Douglas Park just south of the Douglas Recreation Centre Building, adjacent to the pickleball courts. The location of the project is shown in Appendix 1.

The Contract work is expected to start in July 2024 and be completed within 60 working days. The construction area will be fenced for public safety and pedestrian traffic will be maintained through the park for the duration of the project.

The City retained McElhanney Ltd. to undertake the design of the new washroom building and it is proposed that McElhanney undertake the construction administration and inspections of the project at a cost of \$77,981.00.

A contingency allowance of \$64,037.96 has been included to address unexpected issues that may arise during construction. This allocation will only be utilized if warranted by the project administrators.

**Tender Results:**

Five (5) tenders for the subject Contract were opened on May 22, 2024 with the following results:

<b>No.</b>	<b>Contractor</b>	<b>Total Tender Price (excluding GST)</b>	<b>Bid Compliance</b>
1	Pacific Casa Construction Inc.	\$ 545,196.04	Compliant
2	RJS Construction Ltd.		Non-compliant
3	Holaco Construction (1997) Ltd.		Non-compliant
4	Chandos Construction LP		Non-compliant
5	Pangu Design & Build Inc.		Non-compliant

**Evaluation:**

The tender submissions have been reviewed by the Contract Administrator (CA) and City staff for accuracy, completeness and compliance.

All the tender submissions were signed on the Tender Form. The lowest tender submission included the 10% bid bond, acknowledged all addendums and is deemed compliant. All other tender submissions were deemed non-compliant for a variety of reasons. Reasons such as not acknowledging addendums, not providing bid bonds, conditional tender submissions and schedule of quantities omissions or errors.

It is recommended that the contract is awarded to Pacific Casa Construction Inc. the low bidder. References were checked and it was confirmed that Pacific Casa Construction Inc. has successfully completed similar projects. It is recommended that Pacific Casa Construction Inc. be awarded Contract No. T2024-013.

The Tender Submissions were based on a construction schedule that allowed for the work to be completed within 120 working days. The permitted daily work hours will be from 7:00 a.m. to 7:00 p.m., Monday through Friday.

**BUDGET IMPLICATIONS:**

The 2024 Capital Improvement Plan has allocated budget for the construction as per the budget table below.

**Budget Allocation:**

<b>Account No.</b>	<b>Description</b>	<b>Budget</b>
63095	Douglas Park Washroom	\$ 687,215.00
	<b>Total Available Budget</b>	<b>\$ 687,215.00</b>

**Expenses:**

Pacific Casa Construction Inc.	\$ 545,196.04
Construction Administration & Inspection	\$ 77,981.00
Contingency	\$ 64,037.96
<b>Total Expenses</b>	<b>\$ 687,215.00</b>

The total project cost is within the City's 2024 capital budget.

Respectfully Submitted,



---

Goran Corda, BTech  
Project Manager

Concurrence:



---

Kyle Simpson  
Acting Director of Engineering, Parks and  
Environment

Concurrence:



---

Darrin Lite, CPA, CA  
Director of Corporate Services

Attachment:

1. Appendix 1 - Project Location

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



---

Francis Cheung, P. Eng.  
Chief Administrative Officer

## APPENDIX 1: Project Location



**Project Location: Douglas Park Public Washroom (20550 Douglas Crescent)**





# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: 2023 Council Remuneration & Statement of  
Financial Information

File #: 1880.00

Doc #:

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

Date: June 10, 2024

---

## 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 2023 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.

**COMMENTS/ANALYSIS:**

The first attached report itemizes the Council remuneration and expenses for the year ending December 31, 2023. 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, 2023. 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.

**BUDGET IMPLICATIONS:**

N/A

Respectfully Submitted,



---

Graham Flack, CPA, CMA  
Deputy Director of Corporate Services

Attachments:

1. 2023 Council Remuneration and Expenses
2. 2023 Statement of Financial Information

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



---

Francis Cheung, P. Eng.  
Chief Administrative Officer

**CITY OF LANGLEY**

**STATEMENT OF FINANCIAL INFORMATION**

**For the Year Ended December 31, 2023**

**CITY OF LANGLEY**

**STATEMENT OF FINANCIAL INFORMATION APPROVAL  
For the Year Ended December 31, 2023**

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



Nathan Pachal  
Mayor


# CITY OF LANGLEY

## MANAGEMENT REPORT For the Year Ended December 31, 2023

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

**Consolidated Financial Statements  
of  
CITY OF LANGLEY**

**Year ended December 31, 2023**

**CITY OF LANGLEY**  
**Consolidated Financial Statements**  
**Year ended December 31, 2023**

---

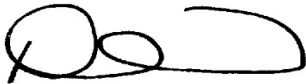
Management's Responsibility	3
Independent Auditor's Report	4
<b>Consolidated Financial Statements</b>	
Statement of Financial Position	7
Statement of Operations	8
Statement of Change in Net Financial Assets	9
Statement of Cash Flows	10
Notes to the Financial Statements	11
<b>Consolidated Schedules</b>	
1 Consolidated Schedule of Statutory and Non-statutory Reserves	22
2 Segmented Revenues and Expenses (Year ended December 31, 2023)	23
3 Segmented Revenues and Expenses (Year ended December 31, 2022)	24
4 Tangible Capital Assets	25
5 Reserve Fund - Growing Communities - (Unaudited)	26

**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 approves 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



---

## 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 "Entity"), which comprise the Consolidated Statement of Financial Position as at December 31, 2023 and the Consolidated Statements of Operations, Change in Net Financial Assets, and the Cash Flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies ("financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2023 and its results of operations, its changes in net financial assets, and 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 Financial Statements section of this report. We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the 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.

### Unaudited Information

We have not audited, reviewed, or otherwise attempted to verify the accuracy or completeness of Schedule 5 of the City's consolidated financial statements.

### 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 financial statements and our auditor's report thereon.

Our opinion on the 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 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 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 Financial Statements

Management is responsible for the preparation and fair presentation of the 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 financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the 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 Entity or to cease operations, or has no realistic alternative but to do so.

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

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

Our objectives are to obtain reasonable assurance about whether the 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 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 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 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 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 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 Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the 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 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

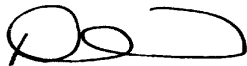
May 14, 2024

# CITY OF LANGLEY

## Consolidated Statement of Financial Position at December 31, 2023 with comparative figures for 2022

	2023	2022
<b>Financial Assets</b>		
Cash & cash equivalents (Note 2)	\$ 41,193,929	\$ 41,385,985
Accounts receivable		
Taxes and utilities receivable	6,054,613	5,732,726
Receivables from other governments	3,366,145	5,991,926
Deferred development cost charges receivable	475,530	2,197,402
Other receivables	1,019,937	973,096
Portfolio investments (Note 2)	91,472,683	79,166,882
	<u>143,582,837</u>	<u>135,448,017</u>
<b>Liabilities</b>		
Prepaid property taxes	6,327,566	5,739,955
Employee future benefits (Note 3)	427,459	417,186
Asset retirement obligation (Note 4)	933,728	-
Accounts payable and accrued liabilities		
Payables to other governments	13,741,186	13,204,785
Refundable deposits	13,123,321	10,313,558
Other payables	6,071,308	4,953,898
Deferred revenue	6,067,163	5,013,186
Deferred development cost charges (Note 5)	37,040,252	33,390,529
Debt (Note 6)	7,081,752	7,500,000
	<u>90,813,735</u>	<u>80,533,097</u>
<b>Net Financial Assets</b>	<u>52,769,102</u>	<u>54,914,920</u>
<b>Non-Financial Assets</b>		
Prepaid expenses	198,103	210,320
Supplies inventory	335,331	303,612
Tangible capital assets (Schedule 4)	300,745,856	277,071,340
	<u>301,279,290</u>	<u>277,585,272</u>
<b>Accumulated Surplus (Note 7)</b>	<u>\$ 354,048,392</u>	<u>\$ 332,500,192</u>

See accompanying notes to consolidated financial statements.



Darrin Leite, CPA, CA  
Director of Corporate Services

# CITY OF LANGLEY

## Consolidated Statement of Operations

Year ended December 31, 2023 with comparative figures for 2022

	2023 Financial Plan	2023	2022
	(Note 14)		
<b>Revenues</b> (Schedules 2 & 3)			
Property tax revenue (Note 9)	\$ 38,344,745	\$ 38,038,593	\$ 33,866,252
User fees and other revenue	17,779,315	17,072,635	17,092,293
Gaming proceeds	7,500,000	7,990,632	8,070,079
Government transfers (Note 10)	5,149,665	10,155,913	3,584,648
Investment earnings	1,560,000	5,078,758	2,096,198
DCC revenue recognized (Note 5)	2,108,025	1,161,456	1,096,037
Gain (loss) on disposal of capital assets	-	13,247	(94,989)
Contributed tangible capital assets	-	1,439,277	870,342
	72,441,750	80,950,511	66,580,860
<b>Expenses</b> (Schedules 2 & 3)			
General government services	9,677,920	7,553,780	6,325,922
Police service	15,697,740	15,918,047	14,607,261
Fire service	6,938,040	6,286,793	5,795,066
Other protective services	934,945	807,467	779,914
Engineering operations	9,288,485	6,957,223	6,712,111
Water utility	6,826,420	5,197,381	5,119,111
Sewer and drainage utility	5,940,570	4,671,036	4,222,410
Development services	1,656,450	1,814,303	1,578,260
Solid waste	819,130	815,521	747,432
Recreation services	6,207,810	5,728,790	5,661,522
Parks	4,004,605	3,651,970	3,317,080
	67,992,115	59,402,311	54,866,089
<b>Annual Surplus</b>	4,449,635	21,548,200	11,714,771
<b>Accumulated Surplus - beginning of year</b>	332,500,192	332,500,192	320,785,421
<b>Accumulated Surplus - end of year</b> (Note 7)	\$ 336,949,827	\$ 354,048,392	\$ 332,500,192

See accompanying notes to consolidated financial statements.

# CITY OF LANGLEY

## Consolidated Statement of Change in Net Financial Assets

Year ended December 31, 2023 with comparative figures for 2022

	2023 Financial Plan	2023	2022
	(Note 14)		
<b>Annual Surplus</b>	\$ 4,449,635	\$ 21,548,200	\$ 11,714,771
<b>Change in Capital Assets</b>			
Acquisition of tangible capital assets	(37,645,740)	(29,186,808)	(10,420,600)
Contributed tangible capital assets	-	(1,439,277)	(870,342)
Amortization	6,400,000	6,916,100	6,377,562
Proceeds from sale of tangible capital assets	-	48,716	8,779
(Gain) loss on disposal of capital assets	-	(13,247)	94,989
	<u>(31,245,740)</u>	<u>(23,674,516)</u>	<u>(4,809,612)</u>
<b>Change in Other Non Financial assets</b>			
Decrease in prepaid expenses	-	12,217	17,427
Increase in supplies inventory	-	(31,719)	(66,182)
	<u>-</u>	<u>(19,502)</u>	<u>(48,755)</u>
<b>Increase (Decrease) in Net Financial Assets</b>	<u>(26,796,105)</u>	<u>(2,145,818)</u>	<u>6,856,404</u>
<b>Net Financial Assets - beginning of year</b>	54,914,920	54,914,920	48,058,516
<b>Net Financial Assets - end of year</b>	<u>\$ 28,118,815</u>	<u>\$ 52,769,102</u>	<u>\$ 54,914,920</u>

See accompanying notes to consolidated financial statements.

# CITY OF LANGLEY

## Consolidated Statement of Cash Flows

Year ended December 31, 2023 with comparative figures for 2022

	2023	2022
<b>Cash Provided By (Used For)</b>		
<b>Operating Transactions</b>		
Annual surplus	\$ 21,548,200	\$ 11,714,771
Items not involving cash:		
DCC revenue recognized	(1,161,456)	(1,096,037)
Amortization	6,916,100	6,377,562
Contributed tangible capital assets	(1,439,277)	(870,342)
(Gain) loss on disposal of capital assets	(13,247)	94,989
Accrued investment interest earnings	(2,472,683)	(1,166,882)
Changes in non-cash working capital:		
Accounts receivable	3,978,925	(1,412,497)
Prepaid property taxes	587,611	27,133
Accounts payable and accrued liabilities	4,520,338	4,473,623
Deferred revenue	1,053,977	1,191,149
Prepaid expenses	12,217	17,427
Supplies inventory	(31,719)	(66,182)
	<u>33,498,986</u>	<u>19,284,714</u>
<b>Capital Transactions</b>		
Cash used to acquire tangible capital assets	(28,299,571)	(10,420,600)
Proceeds from sale of tangible capital assets	48,716	8,779
	<u>(28,250,855)</u>	<u>(10,411,821)</u>
<b>Financing Transactions</b>		
Proceeds from issuance of debt	-	7,500,000
Debt repayment	(418,248)	-
Receipt of deferred development cost charges and interest earned	4,811,179	4,450,875
	<u>4,392,931</u>	<u>11,950,875</u>
<b>Investing Transactions</b>		
Purchase of investments	(106,000,000)	(78,000,000)
Redemption of investments	96,166,882	59,347,288
	<u>(9,833,118)</u>	<u>(18,652,712)</u>
<b>Increase (Decrease) in Cash and Cash Equivalents</b>	<u>(192,056)</u>	<u>2,171,056</u>
<b>Cash and Cash Equivalents - beginning of year</b>	41,385,985	39,214,929
<b>Cash and Cash Equivalents - end of year</b>	<u>\$ 41,193,929</u>	<u>\$ 41,385,985</u>

Due to the implementation of PS 3280 (Note 4) the City also recorded an additional \$887,237 as tangible capital additions and asset retirement obligations.

See accompanying notes to consolidated financial statements.

# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

---

### 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. Interest costs associated with debt to acquire tangible capital assets are expensed and not capitalized. 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 known and can be reasonably estimated.

##### 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.



# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

---

### (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.

#### Collection of taxes on behalf of other taxing authorities

The City collects taxation revenue on behalf of other entities. Such levies, other revenues, expenses, assets and liabilities with respect to the operations of the entities are not reflected in these financial statements.

#### Investment earnings

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

#### Development cost charges (DCC)

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

#### 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, provisions for asset retirement obligation liabilities, collectability 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, 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, 2023 or December 31, 2022.

### (I) Comparative Figures:

Certain comparative figures have been reclassified to conform with the presentation adopted in the current year. These changes did not have an impact on the annual surplus.

# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

---

### **(J) Financial Instruments:**

The City adopted Public Sector Accounting Standard 3450, Financial Instruments, effective January 1, 2023, on a prospective basis.

Cash and equity instruments quoted in an active market are measured at fair value. All of the City's financial instruments are recorded at cost or amortized cost.

If applicable, unrealized gains and losses from changes in the fair value of financial instruments are recognized in a Statement of Remeasurement Gains and Losses. Upon settlement, the cumulative gain or loss is reclassified from the statement of remeasurement gains and losses and recognized in the statement of operations. Interest and dividends attributable to financial instruments are reported in the Consolidated Statement of Operations.

When investment income and realized and unrealized gains and losses from changes in the fair value of financial instruments are externally restricted, the investment income and fair value changes are recognized as revenue in the period in which the resources are used for the purpose specified.

For financial instruments measured using amortized cost, the effective interest rate method is used to determine interest revenue or expense.

For portfolio measurements measured at cost, the cost method records the initial investment at cost and earnings from such investments are recognized only to the extent received or receivable. When an investment is written down to recognize an impairment loss, the new carrying value is deemed to be the new cost basis for subsequent accounting purposes.

All financial assets are tested annually for impairment. When financial assets are impaired, impairment losses are recorded in the Consolidated Statement of Operations.

Transaction costs are added to the carrying value for financial instruments measured using cost or amortized cost. Transaction costs are expensed for financial instruments measured at fair value.

### **(K) Asset Retirement Obligations:**

The City adopted Public Sector Accounting Standard 3280, Asset Retirement Obligations, effective January 1, 2023, on a prospective basis. This new accounting standard addresses the reporting of legal obligations associated with the retirement of certain tangible capital assets such as asbestos removal in retired buildings which the City owns or will assume responsibility for.

A liability is recognized when, at the financial reporting date:

- i) there is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- ii) the past transaction or event giving rise to the liability has occurred;
- iii) it is expected that future economic benefits will be given up; and
- iv) a reasonable estimate of the amount can be made.

The resulting costs have been capitalized into the carrying amount of the related tangible capital assets and are being amortized on the same basis as the related tangible capital asset. Assumptions used in the calculations are reviewed annually.

# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

### 2. Cash, cash equivalents and portfolio investments:

	<u>2023</u>	<u>2022</u>
Cash and cash equivalents	\$ 41,193,929	\$ 41,385,985
Portfolio investments	91,472,683	79,166,882
	<u>\$ 132,666,612</u>	<u>\$ 120,552,867</u>

Amounts are held or restricted for the following purposes:

Deferred development cost charges	\$ 36,564,722	\$ 31,193,127
Statutory reserves	20,021,802	15,785,133
Non-statutory reserves	37,525,401	35,692,402
Operating funds and working capital	38,554,687	37,882,205
	<u>\$ 132,666,612</u>	<u>\$ 120,552,867</u>

Cash and cash equivalents includes funds held in bank accounts at BMO Bank of Montreal earning interest of prime rate less 1.45% (2022 - prime rate less 1.45%).

Portfolio investments, which include term deposits, have effective interest rates between 2.93% and 6.55% (2022 - 1.65% and 5.80%) with varying maturity dates up to 12 months. Portfolio investments are recorded at amortized cost. The market value of the investments as at December 31, 2023 was \$91,472,683 (2022 - \$79,166,882). 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, 2023. The valuation resulted in an unamortized actuarial gain as of December 31, 2023 of \$52,059 (2021 - loss of \$63,314). Actuarial losses are amortized over the estimated average remaining service life of employees. The next valuation will be as at December 31, 2027.

The employee future benefit liability at December 31, 2023 is comprised as follows:

	<u>2023</u>	<u>2022</u>
Benefit liability - beginning of year	\$ 417,186	\$ 400,406
Current service cost	44,200	43,600
Interest cost	13,600	13,300
Benefits paid	(43,000)	(50,500)
Amortization of actuarial (gain) loss	(4,527)	10,380
Benefit liability - end of year	<u>\$ 427,459</u>	<u>\$ 417,186</u>
Accrued benefit obligation - end of year	\$ 375,400	\$ 480,500
Unamortized actuarial gain (loss)	52,059	(63,314)
Benefit liability - end of year	<u>\$ 427,459</u>	<u>\$ 417,186</u>

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

	<u>2023</u>	<u>2022</u>
Discount rate	4.10%	2.70%
Expected future inflation rate	2.50%	2.50%
Merit and inflationary earnings increases	2.50-4.50%	2.58-4.63%
Estimated average remaining service life	12.5	10.1

# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

### 4. Asset Retirement Obligations:

The City owns several buildings known to have asbestos, which represents a health risk upon demolition of the building, and there is a legal obligation to remove it. The buildings have remaining estimated useful lives of 25-50 years. Estimated costs have been discounted to the present value using a discount rate of 5.24% per annum. Estimated future remediation was projected using current costs and an inflation rate of 4.1%.

The transition and recognition of asset retirement obligations involved an increase to the buildings tangible capital assets and the establishment of the corresponding liability as noted below.

Changes to the asset retirement obligation in the year are as follows:

	<u>2023</u>
Balance - beginning of year	\$ -
Recognition of Asset Retirement Obligation	887,237
Accretion expense	46,491
Balance - end of year	<u>\$ 933,728</u>

### 5. Deferred development cost charges:

	2022	Contributions Received	Interest Earned	DCC Revenue Recognized	2023
Drainage	\$ 5,913,185	\$ 352,069	\$ 298,281	\$ (185,625)	\$ 6,377,910
Public Open Spaces	4,534,232	161,345	224,592	(72,067)	4,848,102
Roads	10,660,731	1,246,716	558,502	(510,397)	11,955,552
Sewer	8,964,020	1,029,563	468,555	(393,367)	10,068,771
Water	3,318,361	300,651	170,905	-	3,789,917
	<u>\$33,390,529</u>	<u>\$ 3,090,344</u>	<u>\$ 1,720,835</u>	<u>\$ (1,161,456)</u>	<u>\$ 37,040,252</u>

### 6. Debt:

The City obtains debt instruments through the Municipal Finance Authority (MFA), pursuant to security issuing bylaws under authority of the Community Charter, to finance certain capital expenditures. Debt is reported net of sinking fund balances and interest expense is reported net of sinking fund earnings. During the year, the City's outstanding debt balance was reduced by a combination of direct principal payments and sinking fund earnings totaling \$418,248 (2022 - \$0).

The gross amount of debt less sinking fund installments and actuarial adjustments is as follows:

Bylaw number/Purpose	Maturity Date	Interest Rate	Authorized	Cumulative Repayments	2023	2022
3145 - Property Acquisition	2037	3.36%	\$ 7,500,000	\$ 418,248	\$ 7,081,752	\$ 7,500,000
			<u>\$ 7,500,000</u>	<u>\$ 418,248</u>	<u>\$ 7,081,752</u>	<u>\$ 7,500,000</u>

Total interest on the debt for the year ended December 31, 2023 was \$252,000 (2022 - \$184,145)

# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

### 6. Debt (continued):

As a condition of these borrowings, a portion of the debt proceeds is withheld by the MFA in a debt reserve fund. If at any time the City does not have the sufficient funds to meet payments due on its obligations, the payments shall be made from the debt reserve fund. Amounts withheld for this purpose are as follows:

Bylaw number/Purpose	Debt Reserve Fund
3145 - Property Acquisition	\$ 75,000
	<u>\$ 75,000</u>

These cash deposits are included as part of accounts receivable in the Statement of Financial Position.

The following debenture debt amounts plus projected sinking fund earnings are payable over the next five years and thereafter are as follows:

2024	\$ 428,705
2025	439,422
2026	450,408
2027	461,668
2028	473,210
Thereafter	4,828,339
	<u>\$ 7,081,752</u>

The City has the following authorized but unissued financing available as at December 31, 2023:

Loan authorization Bylaw 3234	\$ 15,000,000
-------------------------------	---------------

### 7. Accumulated surplus:

Accumulated surplus is distributed as follows:

	2023	2022
Operating surplus		
General	\$ 1,445,380	\$ 1,421,924
Sewer & Drainage	1,172,730	1,164,318
Water	1,152,703	1,365,075
	<u>3,770,813</u>	<u>3,951,317</u>
Equity in tangible capital assets (Note 8)		
General	230,131,914	216,792,154
Sewer & Drainage	36,359,126	35,613,091
Water	26,239,336	24,666,095
	<u>292,730,376</u>	<u>277,071,340</u>
Reserves (Schedule 1)		
Statutory reserves	20,021,802	15,785,133
Non-statutory reserves	37,525,401	35,692,402
	<u>57,547,203</u>	<u>51,477,535</u>
	<u>\$ 354,048,392</u>	<u>\$ 332,500,192</u>

# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

### 8. Equity in tangible capital assets:

	<u>2023</u>	<u>2022</u>
Balance - beginning of year	\$ 277,071,340	\$ 272,261,728
Addition of tangible capital assets	30,626,085	11,290,942
Proceeds on disposal of tangible capital assets	(48,716)	(8,779)
Gain on disposal of tangible capital assets	13,247	(94,989)
Asset retirement obligation	(887,237)	-
Amortization expense	(6,916,100)	(6,377,562)
Accretion expense	(46,491)	-
Cash spent from debt	(7,500,000)	-
Repayment of debt	418,248	-
Balance - end of year	<u>\$ 292,730,376</u>	<u>\$ 277,071,340</u>
Net book value of tangible capital assets	\$ 300,745,856	\$ 277,071,340
Asset retirement obligation	\$ (933,728)	\$ -
Debt	\$ (7,081,752)	\$ -
Equity in tangible capital assets	<u>\$ 292,730,376</u>	<u>\$ 277,071,340</u>

### 9. 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:

	<b>2023 Financial</b>		
	<u>Plan</u>	<u>2023</u>	<u>2022</u>
City property taxes	\$ 37,724,095	\$ 37,414,170	\$ 33,285,224
Grants in lieu of taxes	620,650	624,423	581,028
	<u>38,344,745</u>	<u>38,038,593</u>	<u>33,866,252</u>
Levies for other organizations			
School taxes		21,230,228	18,462,997
TransLink		4,506,944	4,031,349
British Columbia Assessment Authority		656,356	579,284
Metro Vancouver		961,675	807,693
Downtown Langley Merchants Assoc.		610,041	553,621
Municipal Finance Authority		3,739	3,109
Total collections for others		<u>27,968,983</u>	<u>24,438,053</u>
		<u>\$ 66,007,576</u>	<u>\$ 58,304,305</u>

# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

### 10. Government transfers:

	2023 Financial		
	Plan	2023	2022
Federal Government			
Community works fund	\$ 133,880	\$ 145,375	\$ 138,864
Infrastructure funding	254,955	161,948	783,971
	<u>388,835</u>	<u>307,323</u>	<u>922,835</u>
Provincial Government			
Hotel tax revenue	220,000	434,331	294,018
Growing communities fund	-	7,186,000	-
Traffic fine revenue sharing	475,000	473,000	453,396
Infrastructure funding	170,080	171,682	37,827
	<u>865,080</u>	<u>8,265,013</u>	<u>785,241</u>
Municipalities and Regional Authorities			
Police building capital adjustment	40,200	106,387	38,128
Langley Youth & Family Services	408,690	398,385	363,909
Emergency preparedness	43,105	27,805	33,414
Major road network	684,000	705,000	684,000
Infrastructure funding	2,719,755	346,000	757,121
	<u>3,895,750</u>	<u>1,583,577</u>	<u>1,876,572</u>
	<u>\$ 5,149,665</u>	<u>\$ 10,155,913</u>	<u>\$ 3,584,648</u>

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

	2023			2022		
	Operations	Capital	Total	Operations	Capital	Total
Salaries & benefits	\$17,947,803	\$ 152,354	\$ 18,100,157	\$ 16,964,532	\$ 198,236	\$ 17,162,768
Goods and services	34,286,408	29,034,454	63,320,862	31,339,841	10,222,364	41,562,205
Debt servicing	252,000	-	252,000	184,154	-	184,154
Contributed tangible capital assets	-	1,439,277	1,439,277	-	870,342	870,342
Total expenditures	<u>52,486,211</u>	<u>30,626,085</u>	<u>83,112,296</u>	<u>48,488,527</u>	<u>11,290,942</u>	<u>59,779,469</u>
Amortization	6,916,100	-	6,916,100	6,377,562	-	6,377,562
Total expenditures & expenses	<u>\$59,402,311</u>	<u>\$ 30,626,085</u>	<u>\$ 90,028,396</u>	<u>\$ 54,866,089</u>	<u>\$ 11,290,942</u>	<u>\$ 66,157,031</u>

# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

---

### 12. Municipal pension plan:

The employer and its employees contribute to the Municipal Pension Plan (a jointly trustee 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, 2022, the plan has about 240,000 active members and approximately 124,000 retired members. Active members include approximately 43,000 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 amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2021, indicated a \$3,761 million funding surplus for basic pension benefits on a going concern basis.

The City of Langley paid \$1,076,244 (2022 - \$1,041,688) for employer contributions while employees contributed \$930,573 (2022 - \$905,735) to the plan in fiscal 2023.

The next valuation will be as at December 31, 2024, with results available in 2025.

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.

### 13. 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.



# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

### 14. 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 6, 2023 and does not reflect any amendments approved after the original adoption.

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

	<b>Financial Plan</b>
Surplus as per Financial Plan Bylaw No. 3233	\$ -
Capital asset additions	37,645,740
Amortization expense	(6,400,000)
Debt repayment	935,180
Borrowing proceeds	(15,000,000)
Net use of reserves to balance financial plan	
Transfer to non-statutory reserves	10,676,810
Transfer to statutory reserves	2,121,150
Transfer from non-statutory reserves	(18,276,130)
Transfer from statutory reserves	(7,253,115)
	<u>(12,731,285)</u>
Financial Plan Surplus as per Consolidated Statement of Operations	<u>\$ 4,449,635</u>

### 15. 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 2023, the City recognized \$7,990,632 (2022 - \$8,070,079) in revenues from the Province.

# CITY OF LANGLEY

## Notes to the Consolidated Financial Statements

Year ended December 31, 2023 with comparative figures for 2022

---

### 16. Financial instrument risk management:

The City is exposed to credit risk, liquidity risk, and interest rate risk from its financial instruments. This note describes the City's objectives, policies, and processes for managing those risks and the methods used to measure them.

There have not been any changes from the prior year in the Municipality's exposure to above risks or the policies, procedures and methods it uses to manage and measure the risks.

#### (A) Credit risk:

Credit risk is the risk of financial loss to the City if a customer or counterparty to a financial instrument fails to meet the contractual obligations. Such risks arise principally from cash and portfolio investments, accounts receivable made up of property tax and utilities and other non-property tax related balances.

The City's operating bank accounts are held at the Bank of Montreal a highly rated schedule "1" bank. The City's portfolio investments, including term deposits and guaranteed income certificates, are held at multiple different financial institutions (FIs) to spread any risk arising from an FIs inability to return the original value of the investment and related interest proceeds. In addition, the investments are either insured by the Credit Union Deposit Insurance Corporation for 100% of their value, or are insured by the Canadian Deposit Insurance Corporation for up to \$100,000 in value and restricted to highly rated schedule "1" banks or federal credit unions.

For property tax and utility balances, outstanding amounts are transferred to the property tax account associated with the invoiced real property at the end of each fiscal year and form all or part of the tax arrears for the property. The City is required by the Local Government Act to conduct an annual tax sale by offering for sale by public auction each parcel of real property on which taxes are delinquent. Registered charge holders have the full right to redeem the property. To redeem the property, the charge holder must remit the full upset price, plus interest on the purchase price at a rate set by the Province, within one year of the tax sale.

For other account receivable balances, the City maintains allowances for potential credit losses, with results to date within the City's expectations. In making estimates in respect of the allowance for doubtful accounts, current economic conditions, historical information, reasons for the accounts being past due, and operational nature of invoices are all considered in the determination.

#### (B) Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The City is exposed to interest rate risk through its long-term debt and the value of portfolio investments. The City manages interest rate risk on its long-term debt by holding all debt through MFA at a fixed rate, with refinancing typically being completed at the ten or fifteen year mark. Therefore, fluctuations in market interest rates would not impact short term future cash flows and operations relating to long-term debt. See Note 6 for interest rates and maturity dates for long term debt.

The City's investments are in fixed interest rate products including term deposits and guaranteed income certificates, risk is limited to reinvesting at lower rates at maturity due to the shorter terms of the investments.

#### (C) Liquidity risk:

Liquidity risk is the risk that the City will encounter difficulty in meeting obligations associated with financial liabilities. The City is exposed to liquidity risk through its accounts receivable, accounts payable, long-term debt, and investments.

The City manages liquidity risk by holding assets that can be readily converted into cash and by continually monitoring actual and forecasted cash flows from operations and anticipated investing and financing activities to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the City's reputation. If unforeseen events were to arise the City also maintains a credit facility with our primary banking institution to allow for short-term borrowing.

# CITY OF LANGLEY

## Schedule 1

### Consolidated Schedule of Statutory and Non-statutory Reserves

Year ended December 31, 2023

Statutory Reserves	Balance at Dec. 31, 2022	Developer Contributions	Internal Transfer Additions	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2023
Capital Works	\$ 12,219,435	\$ -	\$ 4,243,310	\$ 596,710	\$ (5,676,114)	\$ (542,428)	\$ (1,551,735)	\$ 9,289,178
Equipment Replacement-Fire Dept.	794,067	-	55,000	27,812	-	(15,821)	(505,000)	356,058
Lane Development	286,577	-	-	13,857	-	-	-	300,434
Machinery Replacement	1,683,524	-	515,268	67,791	-	-	(482,124)	1,784,459
Off-Street Parking	362,563	-	11,700	17,741	-	-	-	392,004
Office Equipment Replacement	20,719	-	46,500	1,711	-	(8,000)	(53,743)	7,187
Parks and Recreation	376,663	-	177,500	21,170	-	(54,748)	(128,056)	392,529
P&R Future Projects	41,585	-	-	2,011	-	-	-	43,596
Growing Communities (Schedule 5)	-	-	7,186,000	270,357	-	-	-	7,456,357
<b>Total</b>	<b>\$ 15,785,133</b>	<b>\$ -</b>	<b>\$ 12,235,278</b>	<b>\$ 1,019,160</b>	<b>\$ (5,676,114)</b>	<b>\$ (620,997)</b>	<b>\$ (2,720,658)</b>	<b>\$ 20,021,802</b>

Non-statutory Reserves	Balance at Dec. 31, 2022	Developer Contributions	Internal Transfers Additions	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2023
Community Works	\$ 283,210	\$ -	\$ 145,375	\$ 13,713	\$ -	\$ -	\$ -	\$ 442,298
Future Policing Costs	3,755,796	-	-	181,604	(128,578)	(873)	-	3,807,949
Gaming Proceeds	17,095,301	-	7,990,632	800,551	-	(1,726,734)	(8,283,196)	15,876,554
Major Road Network Rehab	2,113,091	-	520,208	102,242	-	-	(10,007)	2,725,534
Prosperity Fund	604,088	-	-	20,466	-	(500,000)	-	124,554
Sewer Future Capital	1,502,286	-	1,350,000	93,812	-	(489,043)	(162,054)	2,295,001
Sewer Insurance Claims	35,244	-	-	1,704	-	-	-	36,948
Special Bonds	6,476,418	193,940	-	320,146	-	-	(46,039)	6,944,465
Tax Stabilization	2,441,097	-	1,003,722	118,035	-	-	-	3,562,854
Water Future Capital	1,385,871	-	1,000,000	86,683	-	(246,738)	(516,572)	1,709,244
<b>Total</b>	<b>\$ 35,692,402</b>	<b>\$ 193,940</b>	<b>\$ 12,009,937</b>	<b>\$ 1,738,956</b>	<b>\$ (128,578)</b>	<b>\$ (2,963,388)</b>	<b>\$ (9,017,868)</b>	<b>\$ 37,525,401</b>

# CITY OF LANGLEY

## Schedule 2

### Consolidated Report of Segmented Revenues and Expenses

Year ended December 31, 2023

	General government	Police service	Fire service	Other protective services	Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	2023	2023 Financial Plan
													(Note 14)
<b>Revenue</b>													
Property tax revenue	\$ 38,038,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,038,593	\$ 38,344,745
User fees and other revenue	1,267,763	1,530	35,815	68,770	794,094	6,194,383	5,408,575	2,291,749	816,679	24,070	169,207	17,072,635	17,779,315
Gaming proceeds	7,990,632	-	-	-	-	-	-	-	-	-	-	7,990,632	7,500,000
Government transfers	7,394,573	579,387	-	426,190	1,051,000	-	-	434,331	-	270,432	-	10,155,913	5,149,665
Investment earnings	4,896,559	-	-	-	-	86,683	95,516	-	-	-	-	5,078,758	1,560,000
DCC revenue recognized	-	-	-	-	510,397	-	578,992	-	-	-	72,067	1,161,456	2,108,025
Gain (loss) on disposal of capital assets	-	-	-	-	-	(6,931)	(23,304)	4,481	-	-	39,001	13,247	-
Contributed tangible capital assets	-	-	-	-	624,136	185,040	630,101	-	-	-	-	1,439,277	-
<b>Total Revenue</b>	<b>59,588,120</b>	<b>580,917</b>	<b>35,815</b>	<b>494,960</b>	<b>2,979,627</b>	<b>6,459,175</b>	<b>6,689,880</b>	<b>2,730,561</b>	<b>816,679</b>	<b>294,502</b>	<b>280,275</b>	<b>80,950,511</b>	<b>72,441,750</b>
<b>Expenses</b>													
Operating													
Salaries & benefits	4,195,862	10,766	5,003,365	146,274	2,182,355	566,521	487,774	1,177,242	19,707	2,697,271	1,460,666	17,947,803	19,902,175
Goods and services	2,585,790	15,754,948	962,879	661,193	1,813,206	4,165,722	3,531,544	605,996	795,814	2,148,927	1,260,389	34,286,408	40,675,940
Debt servicing	252,000	-	-	-	-	-	-	-	-	-	-	252,000	1,014,000
	7,033,652	15,765,714	5,966,244	807,467	3,995,561	4,732,243	4,019,318	1,783,238	815,521	4,846,198	2,721,055	52,486,211	61,592,115
Amortization	520,128	152,333	320,549	-	2,961,662	465,138	651,718	31,065	-	882,592	930,915	6,916,100	6,400,000
<b>Total Expenses</b>	<b>7,553,780</b>	<b>15,918,047</b>	<b>6,286,793</b>	<b>807,467</b>	<b>6,957,223</b>	<b>5,197,381</b>	<b>4,671,036</b>	<b>1,814,303</b>	<b>815,521</b>	<b>5,728,790</b>	<b>3,651,970</b>	<b>59,402,311</b>	<b>67,992,115</b>
<b>Annual Surplus (Deficit)</b>	<b>\$ 52,034,340</b>	<b>\$(15,337,130)</b>	<b>\$(6,250,978)</b>	<b>\$(312,507)</b>	<b>\$(3,977,596)</b>	<b>\$ 1,261,794</b>	<b>\$ 2,018,844</b>	<b>\$ 916,258</b>	<b>\$ 1,158</b>	<b>\$(5,434,288)</b>	<b>\$(3,371,695)</b>	<b>\$ 21,548,200</b>	<b>\$ 4,449,635</b>

# CITY OF LANGLEY

## Schedule 3

### Consolidated Report of Segmented Revenues and Expenses

Year ended December 31, 2022

	General government	Police service	Fire service	Other protective services	Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	2022	2022 Financial Plan
<b>Revenue</b>													
Property tax revenue	\$33,866,252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$33,866,252	\$33,943,035
User fees and other revenue	1,872,987	1,325	5,425	49,755	589,042	6,121,507	5,120,416	2,021,568	772,112	42,938	495,218	17,092,293	15,553,135
Gaming proceeds	8,070,079	-	-	-	-	-	-	-	-	-	-	8,070,079	7,000,000
Government transfers	138,864	491,524	-	397,323	1,406,121	-	33,971	294,018	-	37,827	785,000	3,584,648	1,910,385
Investment earnings	2,026,424	-	-	-	-	36,880	32,894	-	-	-	-	2,096,198	625,750
DCC revenue recognized	-	-	-	-	522,728	-	352,930	-	-	-	220,379	1,096,037	2,867,285
Gain (loss) on disposal of capital assets	-	-	6,179	-	-	(51,332)	(49,836)	-	-	-	-	(94,989)	-
Contributed tangible capital assets	-	-	-	-	680,242	20,000	170,100	-	-	-	-	870,342	-
<b>Total Revenue</b>	<b>45,974,606</b>	<b>492,849</b>	<b>11,604</b>	<b>447,078</b>	<b>3,198,133</b>	<b>6,127,055</b>	<b>5,660,475</b>	<b>2,315,586</b>	<b>772,112</b>	<b>80,765</b>	<b>1,500,597</b>	<b>66,580,860</b>	<b>61,899,590</b>
<b>Expenses</b>													
Operating													
Salaries & benefits	3,722,572	9,390	4,698,525	141,892	2,186,401	578,675	502,088	1,152,843	21,645	2,582,946	1,367,555	16,964,532	17,502,510
Goods and services	1,975,952	14,465,664	762,980	638,022	1,796,163	4,103,793	3,109,296	397,437	725,787	2,216,263	1,148,484	31,339,841	35,187,235
Debt servicing	184,154	-	-	-	-	-	-	-	-	-	-	184,154	178,500
	5,882,678	14,475,054	5,461,505	779,914	3,982,564	4,682,468	3,611,384	1,550,280	747,432	4,799,209	2,516,039	48,488,527	52,868,245
Amortization	443,244	132,207	333,561	-	2,729,547	436,643	611,026	27,980	-	862,313	801,041	6,377,562	6,000,000
<b>Total Expenses</b>	<b>6,325,922</b>	<b>14,607,261</b>	<b>5,795,066</b>	<b>779,914</b>	<b>6,712,111</b>	<b>5,119,111</b>	<b>4,222,410</b>	<b>1,578,260</b>	<b>747,432</b>	<b>5,661,522</b>	<b>3,317,080</b>	<b>54,866,089</b>	<b>58,868,245</b>
<b>Annual Surplus (Deficit)</b>	<b>\$39,648,684</b>	<b>\$(14,114,412)</b>	<b>\$(5,783,462)</b>	<b>\$(332,836)</b>	<b>\$(3,513,978)</b>	<b>\$1,007,944</b>	<b>\$1,438,065</b>	<b>\$737,326</b>	<b>\$24,680</b>	<b>\$(5,580,757)</b>	<b>\$(1,816,483)</b>	<b>\$11,714,771</b>	<b>\$3,031,345</b>

# CITY OF LANGLEY

## Schedule 4

### Schedule of Tangible Capital Assets

Year ended December 31, 2023 with comparative figures for 2022

2023	Land	Land Improvements	Buildings	Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
<b>Historical cost<sup>1</sup></b>									
Opening cost	\$ 73,264,290	\$ 18,500,255	\$ 43,760,030	\$ 9,268,008	\$ 10,104,663	\$ 154,206,297	\$ 55,406,733	\$ 36,448,417	\$ 400,958,693
Additions	21,143,649	576,921	1,202,667	1,628,610	603,294	2,045,441	1,419,991	2,005,512	30,626,085
Disposals	-	-	-	(123,849)	-	(2,417)	(42,774)	(26,512)	(195,552)
	94,407,939	19,077,176	44,962,697	10,772,769	10,707,957	156,249,321	56,783,950	38,427,417	431,389,226
<b>Accumulated amortization</b>									
Opening balance	-	6,662,645	22,559,260	5,576,608	6,786,041	50,726,835	19,793,642	11,782,322	123,887,353
Amortization expense	-	712,604	1,509,532	480,850	496,244	2,640,878	650,652	425,340	6,916,100
Disposals	-	-	-	(118,615)	-	(2,417)	(19,470)	(19,581)	(160,083)
	-	7,375,249	24,068,792	5,938,843	7,282,285	53,365,296	20,424,824	12,188,081	130,643,370
<b>Net book value</b>	<b>\$ 94,407,939</b>	<b>\$ 11,701,927</b>	<b>\$ 20,893,905</b>	<b>\$ 4,833,926</b>	<b>\$ 3,425,672</b>	<b>\$ 102,884,025</b>	<b>\$ 36,359,126</b>	<b>\$ 26,239,336</b>	<b>\$ 300,745,856</b>
<b>2022</b>									
	Land	Land Improvements	Buildings	Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
<b>Historical cost<sup>1</sup></b>									
Opening cost	\$ 71,911,405	\$ 16,227,374	\$ 43,489,013	\$ 8,984,801	\$ 9,548,262	\$ 150,056,933	\$ 53,795,212	\$ 35,955,733	\$ 389,968,733
Additions	1,352,885	2,272,881	271,017	309,921	556,401	4,157,846	1,772,841	597,150	11,290,942
Disposals	-	-	-	(26,714)	-	(8,482)	(161,320)	(104,466)	(300,982)
	73,264,290	18,500,255	43,760,030	9,268,008	10,104,663	154,206,297	55,406,733	36,448,417	400,958,693
<b>Accumulated amortization</b>									
Opening balance	-	6,039,621	21,110,466	5,109,502	6,406,832	48,339,473	19,295,167	11,405,944	117,707,005
Amortization expense	-	623,024	1,448,794	491,220	379,209	2,395,844	609,959	429,512	6,377,562
Disposals	-	-	-	(24,114)	-	(8,482)	(111,484)	(53,134)	(197,214)
	-	6,662,645	22,559,260	5,576,608	6,786,041	50,726,835	19,793,642	11,782,322	123,887,353
<b>Net book value</b>	<b>\$ 73,264,290</b>	<b>\$ 11,837,610</b>	<b>\$ 21,200,770</b>	<b>\$ 3,691,400</b>	<b>\$ 3,318,622</b>	<b>\$ 103,479,462</b>	<b>\$ 35,613,091</b>	<b>\$ 24,666,095</b>	<b>\$ 277,071,340</b>

<sup>1</sup>Included in historical cost are assets under construction with a total cost of \$33,763,794 (2022 - \$42,867,610). No amortization has been recorded on these assets as they are in progress and not complete at year-end.

# CITY OF LANGLEY

## Schedule 5

### Reserve Fund - Growing Communities - (Unaudited)

Year ended December 31, 2023

Growing Communities Fund (GCF)	2023	2022
Balance, beginning of year	\$ -	\$ -
GCF received March 2023	7,186,000	-
Interest	270,357	-
Eligible expenditures	-	-
Balance, end of year	<u>\$ 7,456,357</u>	<u>\$ -</u>

The Province of British Columbia distributed conditional Growing Community Fund (GCF) grants to communities at the end of March 2023 to help local governments build community infrastructure and amenities to meet the demands of population growth. The GCF provided a one-time total of \$1 billion in grants to all 161 municipalities and 27 regional districts in British Columbia.

The City of Langley received \$7,186,000 of GCF funding in March 2023.

**City of Langley**  
**Statement of Financial Information (SOFI)**  
**For the Year Ended December 31, 2023**

**Schedule of Debt**

For information on the long-term debt and all other debt owed by the City of Langley as of December 31, 2023, refer to the 2023 Audited Financial Statements Note 6, "Debt".



**City of Langley**  
**Statement of Financial Information (SOFI)**  
**For the Year Ended December 31, 2023**

**Schedule of Guarantee and Indemnity Agreements**

This organization has no guarantees or indemnities under the Guarantees and Indemnities Regulation.

**City of Langley**  
**Statement of Financial Information (SOFI)**  
**For the Year Ended December 31, 2023**

**Schedule of Remuneration & Expenses - City Employees**

<b>Employee</b>	<b>Remuneration</b>	<b>Expenses</b>	<b>Total</b>
Aspinall, Molly	\$ 105,509	\$ -	\$ 105,509
Balducci, Patrick	85,125	620	85,745
Bean, Dustin	92,843	-	92,843
Beddow, Roy M.	136,201	3,913	140,114
Berg, Andrew R.	85,000	-	85,000
Cheung, Francis K.K.	248,825	4,351	253,176
Clark, James Mathew	156,081	-	156,081
Colthorp, Emeric Dean	140,681	10,825	151,506
Corda, Goran	113,295	458	113,753
Daum, Christine	100,594	-	100,594
Del Rosario, Jerome	94,676	2,698	97,374
Dix, Alexander	115,555	-	115,555
Edell, Tera K.	92,823	-	92,823
Endersby, Beverly Kim	126,946	972	127,918
Filkov, Evgueni (James)	80,013	4,635	84,648
Flack, Graham	152,213	4,640	156,853
French, Kirk Edward	109,673	2,326	111,999
Galway, Colin P.	101,522	318	101,840
Gary, Joseph S.	133,068	237	133,305
Gilbert, Paul J.	105,227	1,007	106,234
Gill, Hirod	145,941	4,483	150,424
Gray, Daniel E	145,969	3,892	149,861
Hasan, Mohammad Moudud	116,626	873	117,499
Henkel, Paul	125,033	850	125,883
Hilton, Kim A.	151,624	743	152,367
Hird, Patrick Samuel	88,762	1,088	89,850
Hlady, Jody	89,758	3,596	93,354
Hoogendoorn, Peter B.	92,207	978	93,185
Hoskin, Brian	112,237	2,314	114,551
Johannsen, Carl	169,579	3,319	172,898
Jose, Mathew	120,821	3,035	123,856
Kaetler, Cameron Lee	140,271	180	140,451
Kennedy, Scott Alexander	158,959	2,280	161,239
Kenney, Kelly Anne	120,673	3,159	123,832
Kerton, William James	81,750	-	81,750
Krasevich, Daniel B.	84,984	-	84,984
Kusack, Paula D.	112,225	361	112,586
Latham, Matthew A	97,681	265	97,946
Legge, Darrin Todd	72,605	2,475	75,080
Leite, Darrin W.	175,908	5,092	181,000
Lohrasb, Kasrah D.	97,334	1,748	99,082
Macdonald, Darian	124,259	2,455	126,714
Maxwell, Ross	84,705	-	84,705

**City of Langley**  
**Statement of Financial Information (SOFI)**  
**For the Year Ended December 31, 2023**

**Schedule of Remuneration & Expenses - City Employees**

<b>Employee</b>	<b>Remuneration</b>	<b>Expenses</b>	<b>Total</b>
Mcquaig, Kyle	88,653	422	89,075
Metalnikov, Anton	98,739	2,251	100,990
Miley, Christopher W.	137,195	9,140	146,335
Miller, Leah	75,705	628	76,333
Murphy, David A.	108,540	42	108,582
Nagle, Clayton	119,107	-	119,107
Nordan, Ryan	135,079	-	135,079
Paulson, Samantha L.	87,393	2,424	89,817
Payne, Michele L.	98,870	-	98,870
Perry, Robert S.	132,489	2,899	135,388
Pollock, David	93,184	-	93,184
Proulx, Dan E.	77,262	-	77,262
Rabby, Robert V.	106,937	-	106,937
Rai, Kaman	85,214	-	85,214
Rossnagel, Micah David	168,287	-	168,287
Schouten, Raymond C.	129,777	4,000	133,777
Shirazian, Ghazal	111,651	1,534	113,185
Simpson, Kyle Cameron	145,087	2,531	147,618
Skidmore, David Alan	174,317	2,158	176,475
Speers, Jeff N.	92,236	329	92,565
Sturgeon, Andrew	127,056	1,540	128,596
Swanson, Christine Marie	110,288	-	110,288
Tamondong, Karlo	101,175	62	101,237
Uppal, Raminder S.	124,659	1,632	126,291
Warren, James Alexander	76,623	2,705	79,328
Willey, Marques	110,646	-	110,646
Williamson, Ryan	102,917	-	102,917
Wilson, Troy Allen	76,435	-	76,435
Wycherley, Jordan	110,489	495	110,984
Zeller, Beckett	155,455	3,698	159,153
<b>All Employees under \$75,000</b>	<b>5,369,111</b>	<b>22,470</b>	<b>5,391,581</b>
	<b>\$ 13,816,357</b>	<b>\$ 141,146</b>	<b>\$ 13,957,503</b>

There was one severance agreement commenced between the City of Langley and its non-unionized employees during fiscal year 2023.

**City of Langley**  
**Statement of Financial Information (SOFI)**  
**For the Year Ended December 31, 2023**

**Schedule of Remuneration & Expenses - Elected Officials**

<b>Elected Official</b>	<b>Remuneration</b>	<b>Expenses</b>	<b>Total</b>
<b>Mayor:</b>			
Pachal, Nathan J.	\$ 138,637	\$ 3,646	\$ 142,283
<b>Councillors:</b>			
Albrecht, Paul E.	64,698	7,133	71,831
James, Teri L.	64,698	5,812	70,510
Mack, Delaney	62,387	9,437	71,824
Solyom, Michael	64,698	1,195	65,893
Wallace, Rosemary H.M.	64,698	6,905	71,603
White, Leith	67,008	10,571	77,579
	<b>\$ 526,824</b>	<b>\$ 44,699</b>	<b>\$ 571,523</b>

**City of Langley**  
**Statement of Financial Information (SOFI)**  
**For the Year Ended December 31, 2023**

**Schedule of Suppliers of Goods or Services**

<b>Supplier</b>	<b>Total</b>
0809986 BC LTD.	\$ 11,534,737
0923662 BC LTD.	8,639,832
A&G SUPPLY LTD.	43,133
ACCURATE ALARMS LTD.	47,945
ACTIVE NETWORK LTD.	66,189
AINSWORTH INC.	39,852
ANDREW SHERET LIMITED	190,384
ANIXTER CANADA INC	46,230
AON REED STENHOUSE INC.	162,091
APPLEWOOD NISSAN LANGLEY	54,603
ASSOCIATED ENGINEERING (B.C.) LTD.	35,986
BC HYDRO	447,004
BDO CANADA LLP	68,646
BELL CANADA	34,961
BERTHIN CONSULTING LTD	31,868
BLACK PRESS GROUP	54,141
BLACKRETE PAVING LTD.	214,715
BMO PURCHASE CARD	1,602,378
BOLD EVENT CREATIVE	44,959
BURNABY BLACKTOP LTD.	174,316
CANADIAN LANDSCAPE AND CIVIL SERVICES LTD	401,881
CANOE PROCUREMENT GROUP OF CANADA	34,775
CANON CANADA INC.	45,290
CARSCADDEN STOKES MCDONALD ARCHITECTS IN.	253,939
CENTRAL SQUARE TECHNOLOGIES	63,265
CHIU, DOROTHY YE JING	47,637
CITY OF SURREY	190,703
COAL HARBOUR LAW - IN TRUST	49,447
COBRA ELECTRIC	197,712
COMBINED SYSTEMS INC.	104,887
CROWN CONTRACTING LIMITED	181,492
DAMS FORD LINCOLN SALES LTD	282,591
DB PERKS & ASSOCIATES LTD	47,223
DIAMOND HEAD CONSULTING LTD.	50,066
DOUGNESS HOLDINGS	117,063
DOWNTOWN LANGLEY BUSINESS ASSOCIATION	456,313
DRAKE EXCAVATING (2016) LTD.	41,093
EBB ENVIRONMENTAL CONSULTANTS INC.	25,130
E-COMM, EMERGENCY COMMUNICATION FOR BC	112,240
ECONOLITE CANADA INC.	25,711
ELNAZ BONDAR COUNSELLING & ASSOCIATES LTD	52,588
EMTERRA ENVIRONMENTAL	475,735
FIELDS TREE SERVICE INC.	39,095

**City of Langley**  
**Statement of Financial Information (SOFI)**  
**For the Year Ended December 31, 2023**

**Schedule of Suppliers of Goods or Services**

<b>Supplier</b>	<b>Total</b>
FLO SERVICES USA, INC.	69,005
FORTIS BC	90,576
FRASER VALLEY AGGREGATES LTD	95,141
FRASER VALLEY REFRIGERATION LTD	62,298
FRASER VALLEY REGIONAL LIBRARY	1,487,664
FRED SURRIDGE LTD	64,899
GOODBYE GRAFFITI SURREY	68,705
GREATER VANCOUVER SEWERAGE & DRAINAGE DIST.	2,417,385
GREATER VANCOUVER WATER DISTRICT	3,518,617
GROUP HEALTH GLOBAL	842,490
GUARDTECK SECURITY CORP	199,243
HCMA ARCHITECTURE AND DESIGN	96,810
HEIDELBERG MATERIALS CANADA LIMITED	69,327
HELPSEEKER TECHNOLOGIES	59,987
IDRS	26,344
INTERPAVE PRECAST SYSTEMS	156,821
INTERPROVINCIAL TRAFFIC SERVICES LTD.	44,156
INTULIGHT PRODUCTION	51,605
ISL ENGINEERING AND LAND SERVICES LTD.	269,426
IX SOLUTIONS LTD.	123,557
JETT NETWORKS COMMUNICATIONS TEHCNOLOGIES	93,312
JINA JOO COUNSELLING	62,189
JW RECYCLE IT INC.	28,327
KLONDIKE INFRASTRUCTURE LTD	185,138
KPU COMMUNITIES TRUST	30,000
L.A.P.S.	113,546
LAFARGE CANADA INC.	525,614
LANGLEY ENVIRONMENTAL PARTNERS SOCIETY	50,932
LANGLEY GIRLS ICE HOCKEY ASSOCIATION	40,640
LANGLEY MINOR HOCKEY ASSOCIATION	166,100
LIGE, DAVID J	134,406
M.J. PAWLOWSKI & ASSOCIATES	27,643
MAINLAND CONSTRUCTION MATERIALS ULC DBA WINVAN PAVING	118,207
MAINROAD MAINTENANCE PRODUCTS	105,074
MAR-TECH UNDERGROUND SERVICES LTD	172,789
MASTER CARE JANITORIAL	85,270
MCDONALD & ROSS CONSTRUCTION LTD	1,084,399
MCELHANNEY LTD.	191,438
MCKINLEY ELECTRIC LTD.	77,872
MEADOWLANDS HORTICULTURE INC.	26,717
METRO VANCOUVER	685,347
MINISTER OF FINANCE	579,265
MODUS	50,437

**City of Langley**  
**Statement of Financial Information (SOFI)**  
**For the Year Ended December 31, 2023**

**Schedule of Suppliers of Goods or Services**

<b>Supplier</b>	<b>Total</b>
MUNICIPAL INSURANCE ASSOCIATION	286,586
MUNICIPAL PENSION PLAN	1,931,156
NAHANNI TRUCK & TRAILER REPAIR	48,056
NEPTUNE TECHNOLOGY GROUP	205,265
NORTON ROSE FULBRIGHT	98,624
OPEN TEXT CORPORATION	38,098
PACIFIC FLOW CONTROL LTD	32,678
PARSONS	38,355
PBX ENGINEERING LTD.	143,198
PRAIRIE COAST EQUIPMENT	28,455
PROFIRE EMERGENCY EQUIPMENT	79,971
PROTECH TRAFFIC CONTROL	219,172
PSD CITYWIDE INC	52,037
QRD (DOUGLAS) LIMITED PARTNERSHIP	74,907
R.F. BINNIE & ASSOCIATES LTD	384,494
RDM ENTERPRISES GROUP	245,925
RECEIVER GENERAL FOR CANADA	14,456,319
RICHARDSON RADIATOR MFG & AC LTD	34,421
ROCKY MOUNTAIN PHOENIX	58,936
ROPER GREYELL LLP	60,007
SANDPIPER CONTRACTING LLP	281,245
SCARFF FENCING & WELDING	68,684
SCOTTISH LINE PAINTING LTD.	59,864
SFE GLOBAL	33,516
SK TRACK LOADERS LTD.	38,430
STAPLES BUSINESS ADVANTAGE INC.	65,717
SUPER SAVE POWER SWEEPING	55,526
SUPERIOR CITY CONTRACTING SERVICES LTD.	52,345
SUPERIOR CITY SERVICES LTD.	47,775
TECHNOGYM CANADA INC	32,106
TELUS COMMUNICATIONS INC.	31,385
THE ANSWER GARDEN PRODUCTS LTD.	145,465
TOWNSHIP OF LANGLEY	4,127,812
TRES COMMUNITY SOLUTIONS	36,636
UNIT 4 BUSINESS SOFTWARE CORPORATION	45,844
URBAN SYSTEMS	171,401
VACTERRA HYDROVAC INC	514,880
VERMEER	76,799
VIMAR EQUIPMENT LTD.	289,374
WALTERS COUNSELLING INC	78,071
WESTPRO LANDSCAPING LTD.	27,956
WORK TRUCK WEST	147,504
WORKSAFE BC	203,711

**City of Langley**  
**Statement of Financial Information (SOFI)**  
**For the Year Ended December 31, 2023**

**Schedule of Suppliers of Goods or Services**

<b>Supplier</b>	<b>Total</b>
YOUNG, ANDERSON BARRISTERS AND SOLICITORS	174,286
ZEEMAC VEHICLE LEASE LTD.	76,027
<i>All Suppliers under \$25,000</i>	2,294,921
	<b>\$ 68,972,504</b>



**City of Langley**  
**Reporting of Remuneration and Expenses to Council Members**  
**Section 168 of the Community Charter**  
**For the Year Ended December 31, 2023**

<b>Elected Official</b>	<b>Remuneration</b>	<b>Expenses</b>	<b>Benefits</b>	<b>Total</b>
<b>Mayor:</b>				
Pachal, Nathan J.	\$ 138,637	\$ 3,610	\$ 36 <sup>1</sup>	\$ 142,283
<b>Councillors:</b>				
Albrecht, Paul E.	64,698	3,093	4,040 <sup>2</sup>	71,831
James, Teri L.	64,698	1,772	4,040 <sup>2</sup>	70,510
Mack, Delaney	62,387	5,397	4,040 <sup>2</sup>	71,824
Solyom, Michael	64,698	1,159	36 <sup>1</sup>	65,893
Wallace, Rosemary H.M.	64,698	2,865	4,040 <sup>2</sup>	71,603
White, Leith	67,008	6,531	4,040 <sup>2</sup>	77,579
<b>Total</b>	<b>\$ 526,824</b>	<b>\$ 24,427</b>	<b>\$ 20,272</b>	<b>\$ 571,523</b>

<sup>1</sup> Travel and accident insurance

<sup>2</sup> Travel and accident insurance, extended health, dental