



REGULAR COUNCIL MEETING AGENDA

Monday, June 26, 2017
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent

	Pages
1. <u>COMMITTEE OF THE WHOLE</u>	
a. 2016 Annual Report	1
2. <u>ADOPTION OF AGENDA</u>	
a. Adoption of the June 26, 2017 Regular Agenda	
3. <u>ADOPTION OF THE MINUTES</u>	
a. Regular Meeting Minutes from June 12, 2017	53
4. <u>BUSINESS ARISING FROM COMMITTEE OF THE WHOLE</u>	
a. 2016 Annual Report	59
5. <u>COMMUNITY SPOTLIGHTS</u>	
a. Barb Stack, Jason Hodge & Dave Skidmore Langley Division of Family Practice Medwatch Emergency Response	113
6. <u>MAYOR'S REPORT</u>	
a. Upcoming Meetings Regular Council Meeting – July 10, 2017 Regular Council Meeting – July 24, 2017 - Televised	
b. Metro Vancouver - Councillor Storteboom	
c. Library Happenings - Councillor Martin	

7. BYLAWS

- a. Bylaw 3018 - Zoning Amendment 117
Final reading of a bylaw to amend the zoning bylaw to accommodate a 5-storey, 88-unit condominium apartment development at 5630 and 5640 201A Street.
 - 1. Motion to approve Development Permit No. 04-17 133
5630 & 5640 201A St
- b. Bylaw 3023 - Zoning Amendment 140
First and second reading of a bylaw to rezone the properties located at 5519-198th Street and 19782-55A Avenue from RS1 –Single Family Residential Zone to CD-48 Comprehensive Development Zone to accommodate a 17- unit townhouse development.

8. ADMINISTRATIVE REPORTS

- a. Downtown Initiatives 184
- b. Repeal Policy GE-7 - Media Advertising 199
- c. 2016 Council Remuneration & Financial Information Act 202

9. NEW AND UNFINISHED BUSINESS

- a. Motions/Notices of Motion
- b. Correspondence
- c. New Business

10. ADJOURNMENT

LANGLEY CITY

2016 Annual Report



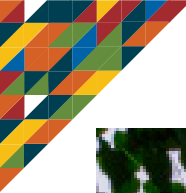


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The Coat of Arms and Flag
presented by the Chief Herald of Canada
are a unique expression of the City's natural and historic heritage.



CREST

Combines a mural coronet as a traditional heraldic emblem for municipal government with Maple leaves for Canada and Dogwoods for British Columbia. Above is a canoe, portage fashion, to celebrate the MacMillan expedition of 1824. It is tinctured ermine to recall the region's early involvement with the fur trade. Above the canoe is a black half lion from the Scots heraldry for MacMillan. The lion is also a powerful symbol of strength of purpose. Here it symbolizes the spirit of the community and the determination of citizens to defend the City's interests represented by the City's flag.

ARMS (SHIELD)

Symbolizes the historic crossroads of Old Yale Road (Fraser Highway), Glover Road and the horizontal British Columbia Electric Railway. The blue star of Innes in the centre of the crossroads reflects the original name of this crossroads — "Innes Corners", after the prominent pioneer and landowner Adam Innes.

MOTTO

"Strength of Purpose
Spirit of Community"

SUPPORTERS & COMPARTMENT

The blue and white bars symbolize the Nicomekl River which flows through the City. The grass represents the lands of the City, especially its original fields, while the lilies represent the special natural heritage of the region. The elk also represents this heritage, with the horse honouring pioneers and the role of horsepower in early agriculture and industry. The garbs or wheat sheaves in the collars and on the elk's medallion recall Langley Prairie and agriculture. The cog wheel for industry appears on the horse's medallion. The bezants or gold coins are the traditional symbol of commerce.

Our Vision

THE PLACE TO BE

Our Mission

A Vibrant, Healthy & Safe Community

Our Values

PEOPLE

Our customer service priority and way of doing business.

RESPECT

How we treat people.

INTEGRITY

How we carry out our responsibilities in an open and transparent fashion.

DYNAMICS

How we strive for innovation and search out ways to be more effective.

EXPERIENCE

How we strive to exceed expectations.

Full Circle Customer Service



The City of Langley places very high value on exceptional customer service. We are committed to providing training and resources that empower our staff to provide the best service possible to citizens and others who depend on our services, and with whom we interact.

For us, exceptional Customer Service is based on:

Courtesy and Respect

We value the concerns of our customers, no matter how big or small.

Timely Response

We are committed to addressing the concerns of our customers as quickly as possible.

Clear and Accurate

We will provide to our customers the most current and complete information available.

Follow Up

We will promptly follow up with our customers.

Accountability

We as individual staff members are truly committed to providing full circle service.



On behalf of City Council, I am pleased to present the 2016 Annual Report to our citizens, tax payers, and stakeholders, and am proud to report that we have maintained our 'debt-free' status while achieving some significant milestones for our community including the Timms Community Centre which officially opened in February 24, 2016.

This impressive civic facility serves as a community and cultural hub where residents and visitors alike can come together to access health and fitness opportunities, public information, community resources, civic services and educational resources at the Fraser Valley Regional Library (FVRL).

Langley City Council's mission is to achieve "A vibrant, healthy and safe community" and we have made significant strides to achieve this mission by developing the Homelessness Strategic Plan and the Crime Prevention Strategic Plan. The designated Homelessness Action Table and the Program to Deter Crime/Target Crime Hot Spots will advocate as well as work to implement the strategic plan recommendations in 2017.

Another great success was the second annual Neighbourhood Meetings where Council and senior staff met with residents to inform, listen and receive feedback on local issues. Langley City Council looks forward to the third annual neighbourhood meeting in fall 2017.

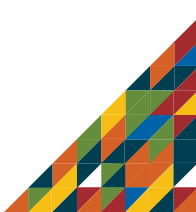
This year the City initiated the development of a new corporate brand and the creation of the 2017-2021 Strategic Plan. The new corporate brand will refresh the City of Langley's image, and the strategic plan will provide us with a new roadmap to guide and define the City's priorities. We look forward to unveiling both significant projects in 2017.

Langley City Council will continue working towards achieving our goals to enhance our community while being accountable to our citizens. Langley City Council is committed to improving the livability of our community, making the City of Langley "the Place to Be!"

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Schaffer'. The signature is fluid and stylized, with a long horizontal line extending from the end.

Mayor Ted Schaffer





(Left to Right) Councillor Arnold, Councillor Albrecht, Councillor Storteboom, Mayor Schaffer, Councillor Martin, Councillor van den Broek, and Councillor Pachal

Meet Langley City Council



Mayor Ted Schaffer

First elected as a Langley City Councillor in November 1990, and formally elected as Mayor in November 2014, Ted Schaffer has dedicated over two decades to building a vibrant, healthy and safe community that meets the current and future needs of residents, business owners and visitors of the City of Langley. He works diligently on behalf of citizens to ensure a positive quality of life for all Langley City residents. Mayor Schaffer, working alongside the rest of the Council team, believes in relationship building as an important part of any successful community and invites open dialogue and sharing of ideas as he strives to make his community the best that it can be. Mayor Schaffer and his wife, Jean, have been married for 44 years and have lived in the City of Langley for 37 years. They have two married daughters, Kirsten and Jennifer, and four grandchildren. When time permits, the Schaffers enjoy reading, walking, and fly fishing in the Merritt area high country.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Committee of the Whole (Chair)
- Communities in Bloom
- Community Day Committee (Chair)
- Community Grant Committee (Chair)
- Finance Committee (Chair)
- Fraser Health Municipal Advisory Council
- Healthier Community Partnership (Co-Chair)
- Lower Mainland District RCMP Mayors Forum
- Timms Community Centre Building Advisory Committee
- Langley Christmas Bureau
- Mayors' Council on Regional Transportation
- Metro Vancouver Mayors Committee
- Metro Vancouver Zero Waste Committee



Councillor Jack Arnold

Born in Toronto in 1947, Jack moved to Vancouver in 1969 and to Langley in 1977. He was first elected to City Council in 1990 and has now served for 27 years. Jack was a winner of the 2003/2004 Award of Excellence from the Government of Canada and was also a recipient of the Queens Jubilee Medal for his public and community service. Jack is a former member of the Royal Canadian Air Force, a member of the Royal Canadian Legion Branch 21, the Langley City Parks Foundation, and has been involved with local youth for many years including drop-in sports and coaching football and roller hockey.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Advisory Planning Committee (Chair)
- Committee of the Whole
- Community Grant Committee
- Community Day Committee (Vice Chair)
- Community Day Parade Sub-Committee (Chair)
- CPR Railway, Township and City Advisory Panel (Alternate)
- Emergency Planning Committee (Chair)
- Finance Committee
- Langley Senior Resources Centre Society
- Parks, Recreation and Environment Advisory Committee (Alternating Vice Chair)
- Timms Community Centre Building Advisory Committee
- Tourism Langley (Alternate)
- Youth Commission



Councillor Paul Albrecht

Councillor Paul Albrecht has lived in the City for 24 years with his wife Christine. They have four children, three boys and a girl, and have one very independent cat. Paul was elected in 2014 to his first term in office. He loves to play hockey and enjoys cycling, traveling and spending time with his family. Paul loves the City of Langley because it has everything a person needs within a reasonable distance and it is a great place to raise a family. The community is unique because it has all the amenities one needs, yet retains the small town feel.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Advisory Planning Commission (Vice Chair)
- Committee of the Whole
- Community Grant Committee
- CPR Railway, Township and City Advisory Panel (Co-Chair)
- Finance Committee
- Fraser Health Municipal Advisory Council (Alternate)
- Fraser Valley Regional Library Board (Alternate)
- Joint School Board #35 /Municipal Liaison Committee (Co-Chair)
- Seniors Resources Centre Society (Alternate)
- Langley Walk Committee
- Langley Secondary School Round Table
- Magic of Christmas Parade Committee (Chair)
- Parks, Recreation and Environment Advisory Committee (Chair)
- Timms Community Centre Building Advisory Committee
- Youth Commission (Alternate)



Councillor Gayle Martin

Councillor Gayle Martin has lived in the City of Langley for 30 years. She's been a member of Council for 27 years, since 1990. She has a son, daughter-in-law and two grandchildren and couldn't be happier. She enjoys spending time with her family, especially on her son's boat and loves to travel and volunteer in the community. Councillor Martin loves living in the City of Langley because there is such a sense of community here.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Committee of the Whole
- Community Grant Committee
- Finance Committee
- Fraser Valley Regional Library Board
- Gateway of Hope Community Council
- Healthier Community Partnerships (Alternate)
- Langley Homelessness Task Force (Chair)
- Local Government Awareness Day (Vice Chair)
- Metro Vancouver Board of Directors (Alternate)
- Public Safety Advisory Committee (Alternating Vice Chair)
- Timms Community Centre Building Advisory Committee
- Tourism Langley



Councillor Nathan Pachal

Councillor Pachal was elected to Langley City Council in the 2016 by-election. Whether through his blog, working with various community groups and service on various City committees, Nathan has worked hard to bring forward awareness around intersecting components of sustainable and accessible community design. Councillor Pachal has appeared in print, radio and television talking about land-use and transportation issues in the region and believes the entire region is in need of a diverse transportation system that allows people to take transit, cycle, walk or drive.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Committee of the Whole
- Community Grant Committee
- Finance Committee
- Timms Community Centre Building Advisory Committee



Councillor Rudy Storteboom

Councillor Rudy Storteboom is born and raised in the Fraser Valley and has lived in Langley City for over 30 years. He lives in the downtown core and serves on his Strata Council at Paddington Station. Rudy is happy to have family and many life-long friends living in Langley City. This is Rudy's second term on council, having served from 2008-2011 and again since 2014. He enjoys going for walks in the downtown core and attending events in the community as well as connecting with friends and neighbours over coffee.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Committee of the Whole
- Communities in Bloom
- Community Grant Committee
- Finance Committee
- Langley Homelessness Task Force
- Joint School Board #35/ Municipal Liaison Committee
- Langley Homelessness Task Force (Alternating Vice Chair)
- Langley Refugee and Immigrant Advisory Committee
- Local Government Awareness Day
- Metro Vancouver Board of Directors
- Parks, Recreation and Environment Advisory Committee (Alternating Vice Chair)
- Public Safety Advisory Committee (Alternating Vice Chair)
- Timms Community Centre Building Advisory Committee



Councillor Val van den Broek

Councillor Val van den Broek has lived with her husband in Langley since 2000. They have 2 dogs, 2 cats and a fish. Val was elected to her first term in office in 2014. Val loves to travel with her husband to exciting places, whether it is an all-inclusive resort on the beach, or camping in a tent in the wilderness. Photography is another favorite past time and Val will often take 1000 pictures during a one day hiking trip! Councillor van den Broek loves walking in the trail system, attending the many community events and going out for a delicious meal downtown Langley City.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Committee of the Whole
- Community Grant Committee
- Finance Committee
- Gateway of Hope Community Council (Alternate)
- Langley Christmas Bureau (Alternate)
- Langley Homelessness Task Force (Alternating Vice Chair)
- Langley Walk Committee
- Local Government Awareness Day
- Magic of Christmas Parade Committee
- Parks and Environment Advisory Committee (Chair)
- Timms Community Centre Building Advisory Committee
- Youth Commission



On behalf of City of Langley administration, I am pleased to present the 2016 Annual Report. The purpose of this report is to provide our citizens, tax payers, regulatory bodies and other stakeholders with an accurate, complete and reliable summary of city finances, initiatives and accomplishments over the past year.

As the Chief Administrative Officer, it is my job to provide overall management of municipal operations and, together with my senior management team and all City staff, facilitate the implementation of Council policies and programs.

The 2013 – 2017 Strategic Plan was created by Council and senior staff to identify and define our priorities, thereby providing direction in working to achieve our goals. The Plan outlines forty-nine initiatives in seven Key Result Areas which are: Infrastructure, Quality of Life, Communication, Revitalization, Environment, Protective Services and Organizational Development. I am proud to report that we have successfully completed many of the initiatives in the plan.

The following pages detail our progress in 2016. One notable accomplishment was the completion of the new Timms Community Centre. Some other exciting projects that were initiated in 2016 were the development of a new corporate brand for the City and the creation of a new 2017 – 2021 Strategic Plan. The strategic plan will provide us with a new roadmap to guide and define the City's priorities. Stay tuned for the reveal of these two exciting and significant projects in 2017.

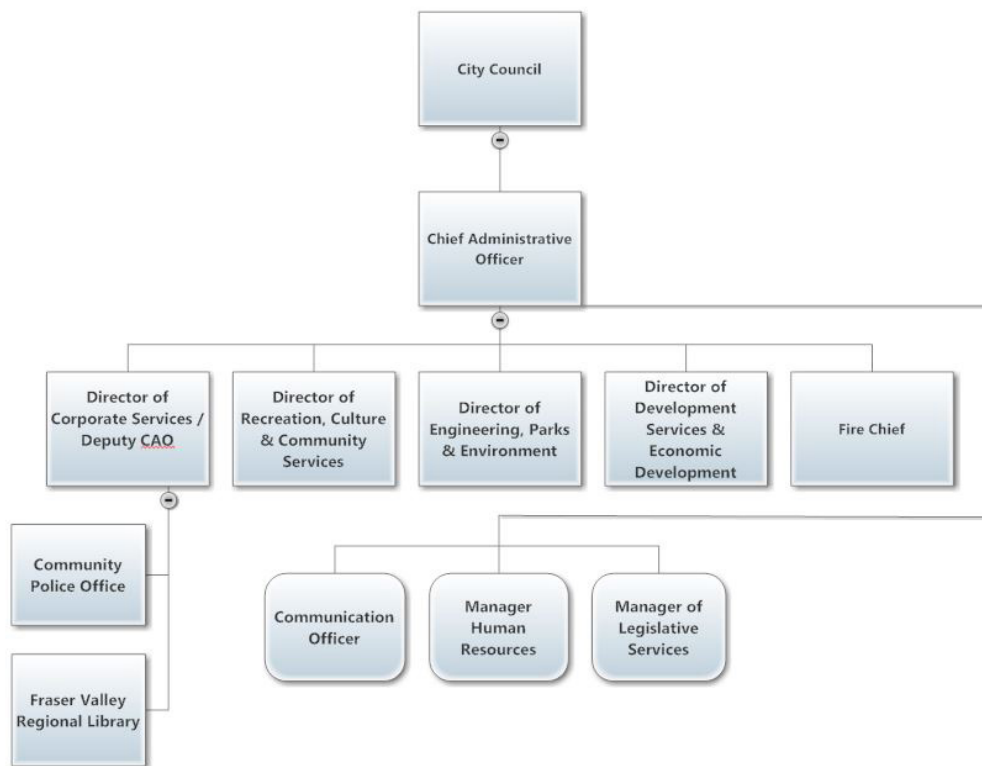
We will continue working towards attaining our goals to enhance our community while being accountable to our citizens. Our talented and dedicated team is committed to delivering quality programs and services and improving the livability of our community, making the City of Langley "the Place to Be!"

Sincerely,

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

Francis Cheung, P. Eng.
Chief Administrative Officer





SENIOR MANAGEMENT TEAM

Francis Cheung Chief Administrative Officer (CAO)	604-514-2805
Darrin Leite Director of Corporate Services/ Deputy CAO	604-514-2806
Rick Bomhof Director of Engineering, Parks and Environment	604-514-2825
Gerald Minchuk Director Development Services and Economic Development	604-514-2815
Kim Hilton Director Recreation, Culture and Community Services	604-514-2866
Rory Thompson Fire Chief	604-514-2882
Judy Hale Manager of Human Resources	604-514-2803
Carolyn Mushata Manager of Legislative Services	604-514-4591

2013-2017 Strategic Plan

Initiatives

Key Results Areas

The role of the Corporate Strategic Plan is to guide all planning processes within the City of Langley based on three fundamental elements: our vision, our mission and our values. Built on input from Council, staff, citizens and other stakeholders, the strategic plan is a living document that will change as goals are achieved and the needs of the community evolve. Each key result area shares the same significance as the others in order to achieve our vision and our mission. Making progress in these key result areas will define our success over the life of the plan, and anchor our accountability to our individual and corporate citizens.

INFRASTRUCTURE

Continuous improvement and sustainability of our below ground, on the ground, and above ground infrastructure.

QUALITY OF LIFE IN OUR CITY

Services to people can be continuously improved in order to attract, retain, and serve citizens who will then champion our vision as “The Place to Be.”

COMMUNICATION

Communicating with our customers and partners, involving them in decisions which impact and interest them, and engaging them in public life.

REVITALIZATION

Of our downtown core, the visual impact of the public realm in our city, thereby enhancing our sense of pride.

ENVIRONMENT

How we protect, preserve, restore, sustain, and enhance our environment.

PROTECTIVE SERVICES

Ensuring our citizens feel safe and property is secure.

ORGANIZATIONAL DEVELOPMENT

Investing in our organization, its people, its processes and financial sustainability.

Community 2016!

The 2013- 2017 Corporate Strategic Plan outlines forty nine initiatives in seven Key Result Areas.

The majority of initiatives identified in the 2013 – 2017 Strategic Plan have been successfully completed. City Council and staff has now embark on the process of developing the 2017-2021 Strategic Plan that will shape the City's priorities and goals for years to come.

Key Result Area: Quality of Life

Initiative: Proceed with Timms Community Centre Construction project.

Accomplishment: Timms Community Centre, located at 20399 Douglas Crescent, officially opened its doors on February 24, 2016. Langley residents and visitors were invited to experience the official ceremony and the Centre's facilities first-hand with an afternoon of free classes and demonstrations. The grand opening was a huge success with over 700+ attending to view and experience

the state-of-the-art amenities including a gymnasium, fitness track, fitness room, weight room, spin room, games room, and multipurpose rooms.

Looking Ahead: With the new \$14.3 million facility complete, the Recreation department will continue to focus on the on-going initiative to promote healthy lifestyles and healthy community initiatives.



“This facility is the civic heart of our community, a gathering place to meet, engage, connect, learn, celebrate and be active together.”

Mayor Ted Schaffer





Key Result Area: Infrastructure

Initiative: Develop a long term plan for the stewardship of our infrastructure; including man-made infrastructure below grade, at grade, and above grade, and develop a finding strategy that ensures sustainability.

Accomplishment: Successfully obtained grants from Canada/BC Clean Water & Waste-Water Fund and ICBC for the 56 Avenue Utility Replacement and Road Improvement Project.

Looking Ahead: The 56 Avenue Utility Replacement and Road Improvement Project is planned to be completed in 2017, and the new City streetscape will improve the overall aesthetics of downtown Langley.



Key Result Area: Communication

Initiative: Work with other agencies to deliver key messages.

Accomplishment: Successfully worked with Metro Vancouver to distribute regional campaigns such as Love Food Hate Waste, We Love Water, Unflushables, and Lawn Watering Regulations.

Looking Ahead: The City will continue to work with Metro Vancouver to promote regional campaigns, and work with other local government agencies such as ICBC and the Langley RCMP to deliver significant key messages to the community.



Key Result Area: Revitalization

Initiative: Explore "attractors" to our downtown core such as special events and trip generators.

Accomplishment: The City partnered, permitted and hosted 76 community events.

Looking Ahead: Staff will develop a community events and festivals strategy to attract more community events to the City, and will explore partnerships with community groups to host more organized events and activities in downtown Langley.

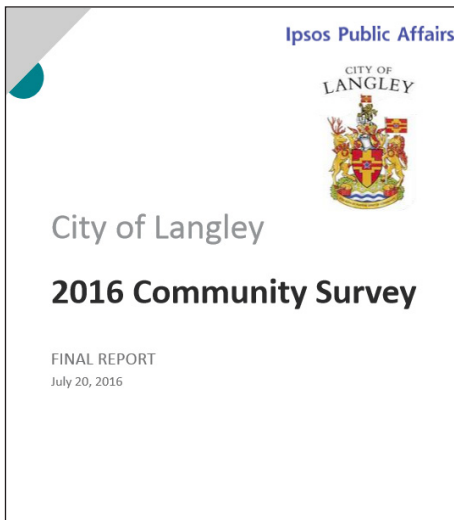


Key Result Area: Protective Services

Initiative: Update Langley Emergency Program

Accomplishment: The Langley Emergency Program's Information Officers updated the Langley Emergency Communication Plan.

Looking Ahead: The Langley Emergency Communication Plan will be finalized in 2017 and brought forward to be endorsed by Langley City Council.



Key Result Area: Organizational Development

Initiative: Research and understand the demographic changes and needs of our residents.

Accomplishment: Completed the 2016 Community Survey.

Looking Ahead: The survey is conducted every three years to obtain residents' feedback on municipal programs, services, and other important community issues and overall quality of life. The insight gained from the survey will help evaluate current programs and policies and ensure the City's plans continue to be in line with the needs and values of the community.



Key Result Area: Environment

Initiative: Update our Environmentally Sensitive Areas Plan

Accomplishment: Completed the Environmentally Sensitive Areas Study.

Looking Ahead: In 2017, Langley City Council amended the Official Community Plan (OCP) bylaw to incorporate the ESA mapping study.



Departmental Overviews



Office of the Chief Administrative Officer

The primary responsibility of the (CAO) is to lead the overall conduct of the City in pursuing the City's goals and objectives. The CAO provides advice to City Council on issues facing the City and provides direction to the Senior Management team in accordance with direction received from City Council together with various bylaws, policies, and the statutory requirements of the Community Charter and Local Government Act.

Office of the CAO

- Leads, directs and coordinates the activities of all City departments.
- Executes policies and decisions of Council.
- Conducts long range and corporate planning for the organization.
- Oversees the development and proper expenditure of the City's operating and capital budgets.
- Informs and advises on policy matters as requested by Council.
- Motivates and monitors performance to ensure standards are met, that priorities are pursued and that high quality City services are consistently delivered.
- Manages a continuing organizational development program to ensure good communication between departments and coordinated efforts to address City priorities.

Communications

- Coordinates public and media relations
- Develops key messages and speeches for City spokespeople
- Provides corporate communications
- Administers marketing and corporate brand management
- Provides design, production, and publishing support
- Oversees corporate website content and design
- Manages opt-in email service management
- Manages social media
- Provides community relations support
- Provides emergency communications support
- Provides communications support for all departments

Legislative Services Division

- Provides administrative assistance to the Office of the Mayor and Councillors.
- Supports Council and Committee meetings, including agenda and minute preparation and related issue follow-up and actions.
- Facilitates and coordinates the flow of information internally and externally to ensure Council, staff, citizens and stakeholders receive the information they need on City activities, initiatives, plans and issues.
- Prepares, processes and consolidates all City bylaws.
- Coordinates and manages the Council election process.
- Processes public requests for information under the Freedom of Information and Protection of Privacy Act.
- Coordinates special events on behalf of Council.
- Effectively liaises with other orders of government and non-government organizations.
- Coordinates and manages legal documentation for property, right-of-way and easement acquisition and discharge.

Bylaw Enforcement

- Administers and directs the operation of the Bylaw and Parking Enforcement Division, including development of operating procedures, drafting new regulatory bylaws in response to community issues.
- Administers parking enforcement.
- Administers animal control contract with Langley Animal Protection Society (LAPS).
- Responds to queries and complaints from the public by investigating and developing remedies as appropriate.

Human Resources Division

- Coordinates recruitment process
- Labour relations activities
- Oversees corporate training and development initiatives and coordinates departmental training and development
- Oversees occupational health and safety program (including disability management)
- Oversees compensation and benefits
- Coordinates job evaluation process
- Develops and implements human resources programs
- Provides advice, assistance and support in any matters that involve City employees

2016 Service Highlights and Achievements

Office of the CAO

- Completed the City's Crime Prevention Strategic Plan.
- Completed the City's Homelessness Strategic Plan.
- Completed the draft 2017-2021 Strategic Plan.
- Developed a Strategic Investment Plan to improve quality of life of our residents.
- Acquired several strategic properties.
- Worked with the RCMP and City staff to address the homeless camp at Nicomekl Park.
- Lobbied BC Housing to provide additional temporary shelter beds at the Gateway of Hope.
- Completed the shopping carts bylaw review.
- Established the City's approval requirements for the Langley Good Times Cruise-In Event.
- Reconfigured the City's Standing Committees structure.

Legislative Services

Supported the following Council and Committee meetings

- 46 Council Meetings
- 8 Parks and Environment Advisory Committee Meetings
- 4 Joint School District Municipal Liaison Meetings
- 2 Joint City/School District Staff Update Meetings
- 3 Board of Variance Meetings
- 4 Homelessness Task Force Meetings
- 4 Crime Prevention Task Force Meetings
- 1 Langley City Parks Foundation
- 1 Langley City Development Corporation Meeting
- 1 Corporate Planning Session

Communications

- Completed the Timms Community Centre MarCom Strategy including launching timmscommunity.ca
- Completed 2013-2017 Strategic Plan Progress Report and 2013-2017 Council & Project Highlights and Neighbourhood Meeting communication strategy
- Completed corporate communication documents and materials for all departments
- Revised communication project planning templates
- Completed Homelessness Backgrounder and FAQ
- Completed 2015 Annual Report
- Completed EOC Information Officer Designation
- Updated the Langley Emergency Program's Communications Plan
- Published the monthly Langley City eNewsletter and ebulletins as released
- Co-organized the three annual Neighbourhood Meetings
- Issued 55 media relations announcements
- Staff representative on Community Day Committee
- Completed corporate branding RFP, proponent selection, and discovery sessions

Administration

Coordinated the following events:

- Volunteer Appreciation Banquet
- Local Government Day
- Coordinated 5-City Hall and community flag raising events
- Timms Community Centre Design Unveiling Event
- Timms Community Centre Ground Breaking Event

Miscellaneous:

- Recruited volunteer members for 8 committees.
- Processed 30 Freedom of Information requests.
- Coordinated Council travel for 3 conferences and various other travel arrangements as required.

Bylaw Enforcement

- Responded to 6,110 Calls for Service
- Responded to 4,188 Homeless related calls
- Responded to 638 Animal Control Calls
- Issued 4,277 parking violations

Human Resources and Safety:

- Coordinated and published 34 job postings and job opportunity bulletins
- Recruited, hired and oriented 29 new employees
- Conducted 12 Joint Occupational Health and Safety Committee Meetings and 12 Fire Department Occupational Health and Safety Committee Meetings
- Coordinated and delivered 5 safety training sessions
- Coordinated 22 Occupational Health and Safety workplace inspections

Corporate Services

The Corporate Services Department oversee the financial operations of the City, safeguard the City's financial assets, coordinate the budget activities and maintain the City's technological infrastructure in a reliable and timely fashion to enhance the decision making process, public confidence and ultimately the delivery of services to the residents of the City of Langley.

The department's primary role is to provide a variety of support services to the City Council and other city departments. The department also acts as the City's principal contact for contract partners like the RCMP (Royal Canadian Mounted Police), LYFS (Langley Youth and Family Services and the FVRL (Fraser Valley Regional Library).

Finance Division

The Finance Division supplies the City's accounting and financial management requirements which include payroll, accounts payable, tax/utility billing and collection, cost control reporting, financial reporting, cash management and the annual budget preparation. The division is also responsible for risk management and maintaining insurance to protect the City and its assets from economic loss as the result of litigation, accident or a natural disaster.

The Revenue and Business Systems Manager coordinates staff computer training so that staff can take advantage of new functionality or a new application. The public have access to recreation registration, property tax information, geographical mapping, business and dog license and parking ticket payment options through the internet.

Information Technology Division

The Information Technology Division supplies computer services to the staff of the City to assist them in accomplishing organizational objectives. The IT Division ensures that the City data is secure from outside threat, operates in a virus-free environment, is backed up and that there are plans for failure or disaster. The division provides reliable, high performance computer systems that enable City staff to perform their job functions efficiently. The IT Division constantly strives to improve the City's network infrastructure and keep hardware and software up to date and enhance information and service delivery to the public through the internet.

Community Police Office

The Community Police Office is focused on crime prevention. The purpose of the Community Police Office is to bring the police closer to the community making it more convenient for citizens to report incidents while promoting the RCMP's commitment to community policing. It also allows the community to play an active role in policing the community through the involvement in various volunteer programs.

Langley Youth and Family Services

The service is supplied to assist the RCMP in attempting to minimize the entry of youth into the criminal justice system. The mandate of the service is to coordinate efforts between police, schools and other agencies to provide education and counselling to parents to gain control of their children. LYFS provides training and assistance to the RCMP members to improve their effectiveness when dealing with juveniles and family problems and assists in developing community programs to facilitate crime prevention. The Service works with the school district to identify pre-delinquent behaviour and in conjunction with the RCMP Crime Prevention Unit to set up programs aimed at crime prevention.

2016 Service Highlights and Achievements

- Compiled the 2016 Financial Plan and Capital Improvement Plan.
- Implemented the Barracuda computer back up system and launched the E-scribe Council Agenda software.
- Promoted the Tempest My City module allowing residents on-line access to property tax, utility, dog and business licence accounts expanding the number of users from 350 to 1,262 in 2016.
- Added an in-person weekend and after hours payment options for Tempest at the new Timm's Community Centre.
- There are 239 new client referrals made to Langley Youth and Family Services during the year with 1,535 Counselling sessions recorded.
- Sponsored the annual RCMP cadet camp for 100 kids between 10 – 12 years old



Engineering, Parks & Environment

The Engineering, Parks and Environment Department is dedicated to providing high quality service to existing and future ratepayers in a timely, responsible and effective manner in the areas of parks, environmental programs, transportation, sanitary, storm water, water and solid waste.

Engineering Services Division

- Processes subdivision applications, encroachment agreements, rights-of-way agreements, Highway Use Permits, Hydrant Use Permits, and Film Permits
- Processes public complaints and requests for service
- Medium and Long range infrastructure planning
- Administers capital projects
- Reviews development proposals and determine off-site works and servicing requirements
- Performs GIS mapping, record keeping, construction inspections
- Provides technical support and information to other departments
- Responsible for policy and planning for the department
- Liaison with various other governments:
 - TransLink (public transit, infrastructure grants, roads)
 - Metro Vancouver (liquid waste, water, solid waste, land use)
 - Province (transport, environment, health)
 - Canada (transport, environment, fisheries)
- Manages solid waste contract
- Administers a community garden site

Engineering Operations Division

- Administers and supervises the functions and activities of engineering operations
- Processes public complaints and requests for service
- Administers capital projects
- Performs maintenance and repair services for the road network including:
 - Street sweeping; sidewalks; snow clearing; signs; asphalt maintenance; streetlights; traffic signals; pavement marking
- Constructs maintain, operate and repair water, sanitary sewer and drainage infrastructure including:
 - Mains; service connections; fire hydrants; sample stations; water reservoir; pump stations; catch basins; culverts; ditches; valves; pressure control valves
- Responds to spills and contamination of watercourses
- Maintains, repairs and replaces City fleet except Fire Service vehicles.

Parks Operations Division

- Administers and supervises the functions and activities of parks operations
- Constructs and maintains parks, nature trails, tennis, basketball courts, sports fields, bike parks, water parks and playground equipment.
- Regular maintenance including:
 - grass cutting; tree plantings; flower plantings; boulevard maintenance; hanging baskets; public art; Christmas lights; garbage (boulevard & park); watering; sports field maintenance; trails maintenance
- Maintain park washrooms, playground equipment and structures.

2016 Service Highlights and Achievements

Engineering Services

- Processed new and on-going requests for engineering requirements including 5 Subdivision Applications, 9 Development Permits.
- Processed 39 Filming Permits.
- Processed 102 Highway Use Permits, 25 Hydrant Permits, and 19 Lawn Sprinkling Permits.
- 2016 Paving Program included Douglas Crescent east of 204 Street, Salt Lane, the Glover Road bus exchange and 51 Avenue east of 208 Street.
- Traffic calming and bike lanes on 53 Avenue from 200 St to 201A Street.
- 2016 Utility Replacement program included design and replacement of sewer main on 201A Street between 54 Avenue and Michaud Crescent, replacement of sewer and watermain on 203 Street between Grade Crescent and 49A Avenue, as well as watermain replacement on 199A Street north of 49 Avenue and 51 Avenue east of 208 Street.
- Completed the City Park Master Plan, and Buckley and Penzer Park Master Plans.
- Applied for and received funding for Federal Clean Water and Wastewater Fund for replacement of utilities on 56 Avenue. Project to be completed in coordination with surface works in 2017.
- Updated the Film Policy and associated fees.

- Awarded Western Economic Diversification Canada 150 Grant for Penzer Action Park, for construction to be completed in 2017.
- Hosted a Rain Barrel Truckload sale on 2 weekends with the City of Surrey.
- Hosted a Household Hazardous Waste Plus Recycling Event with the Township of Langley.
- Developed a conceptual design for the upgrade of Production Way in consultation with the property owners.
- Received Infrastructure Planning grant funding for update of Water and Sewer Master Plans – completed the water model update.
- Replaced the outlet culvert from Brydon Lagoon.
- Undertook at-grade rail crossing assessment as per new Transport Canada Guidelines.
- Developed a new Solid Waste bylaw reflecting current practices.
- Updated the Waterworks Regulation Bylaw.

Engineering Operations

- Responded to 1822 Requests for Service
- Utilities Construction:
 - Eliminated asbestos cement watermain on 48 Avenue between 200 Street and Grade Crescent and on 203 Street between 49 Avenue and 53 Avenue.
 - Installed new watermain on 199 A Street north of 49 Avenue and 51 Avenue east of 208th Street
 - Disconnected old services and installed new services at 15 different development sites
 - Installed a new water service for Penzer Park
 - Installed a new fire hydrant on the Langley Bypass near Collection Drive
- Utilities Maintenance:
 - Installed a new back up diesel generator at the Langley Bypass lift station.
 - Flushed & video inspected 1/6th storm & sanitary sewer mains
 - Service ½ of city fire hydrants, (approx. 265) & partial service, pressure test & leak check, on the remaining ½
 - Completed the annual unidirectional watermain flushing program
- In conjunction with Engineering Services completed a large streamside erosion protection project on the banks of the Nicomekel River in Portage Park.
- Demolished out buildings at 5651 198 Street as well as the old parks wing at the Operations Centre. Reorganized the Parks and Engineering Operations yards to improve efficiencies.
- Started work on the pedestrian walkway refurbishment program, scheduled to be complete in 2017.
- Painted parking stalls in the underground parking lot at City Hall
- Painted yellow curbs in the downtown core
- New equipment:
 - Over Seeder for sports field maintenance
- Equipment replacement:
 - Excavator and trailer
 - Tandem axle gravel truck (purchased but not received)
 - Tradespersons a ¾ tonne service truck
 - Parks ¾ tonne pick-up truck
 - Unit 207 By law enforcement vehicle

Parks Operations

- Received & responded to over 895 Requests For Service
- Replaced playground at Dumais Park
- Expanded plots and installed fully accessible plots at Linwood Park Community Garden
- Renovated Bike Skills Park at Penzer Park
- Replaced pedestrian bridge in City park to Al Anderson Pool
- Upgraded trails, creek channel and landscaping at Sendall Gardens
- Installed boardwalk and irrigation at Sendall Gardens
- Installed 5 new trail kiosks and trail maps in all kiosks
- Purchased and installed new Christmas Decorations for Timms Community Centre
- Resurfaced sports box at Douglas Park
- Installed 2 outdoor table tennis courts and foosball table at Douglas Park



Development Services & Economic Development

The Development Services & Economic Development Department is responsible for a broad range of physical, social, economic and community planning and development matters in order to achieve Council policies and development objectives while meeting community needs.

Administrative

- Prepares staff reports for Committees and Council on development applications and issues.
- Prepares departmental work programme and annual budgets for operating and capital budgets.
- Directs the work of consultants hired on contract basis for special projects.
- Prepares documentation, establishes and collects DCC's and other related fees, administration of security of deposits.

Planning

- Manages processing, and formal approval of development applications relating to the Official Community Plan, Zoning Bylaw, Subdivision Applications, Development Permits, Development Variance Permits, Land Use Contract Applications, Agricultural Land Commission Applications.
- Provides land use planning advice to City Council and implements Council directions on policy and development matters.
- Undertakes long range and policy planning work including the preparation and review of the Official Community Plan.
- Maintains mapping and geographic information systems in support of planning function.
- Maintains addressing and property information in City's Tempest Land system.
- Prepares and implements sustainability plans including annual GHG emissions reporting.

Building & Licensing

- Manages building applications, reviews and conducts building inspections to ensure public safety, health and disabled access to meet regulatory requirements.
- Reviews, inspects and enforces business license applications, cross connections, grease interceptors and storm water interceptors.
- Collects and compiles building statistics for the City and outside agencies including CMHC.

Economic Development

- Maintains current demographic and development data.
- Promotes strategic economic development promotional initiatives by partnering with local business groups.
- Encourages and promotes commercial, industrial and multiple-family residential development opportunities to developers and investors.



2016 Service Highlights and Achievements

Planning

- Completed ESA Study & Mapping –Introduced OCP Bylaw
- Updated Corporate Energy & GHG Emissions Plan inventory and submitted CARIP report (corporate GHG Emissions) for 2015 to the Province
- Completed Thrift Store and Donation Boxes regulations in Zoning and Business Licensing Bylaws
- Commenced comprehensive review of the Zoning Bylaw
- Commenced termination of Land Use Contracts
- Participated in Surrey Light Rail Transit Partner Committee
- Participated in South of Fraser Transit Service Optimization Committee
- Participated in TransLink Partner Project Agreement Framework Committee
- Participated in Crime Prevention Task Force
- Participated in Homelessness Task Force
- Participated in Zoning and Business Regulation Task Group

Building & Licensing

- Implemented year-end Business License renewals
- Processed 312 new Building Permit applications with a construction value of \$45.2 million (November 30, 2016)
- Processed 403 new Business License applications (2,418 Total Business Licenses (2016)
- Enhanced record management by scanning property file data base, as a means of improving customer service
- Participated in Regional Inter-Municipal Business Licensing Pilot Project (currently 64 IML licenses), extended pilot project to permanent status

Economic Development

- Completed the Economic Development Strategy
- Completed the Business Retention & Recruitment Strategy
- Completed 18 Commercial and Industrial Sector Business Walks
- Updated Community Profile and Statistical Profile
- Updated Economic Development Sector Profiles – Residential, Industrial, Specialty Food, Restaurants.
- Submitted nomination application for McBurney Plaza as a Great Place in Canada Award` from Canadian Institute of Planning (CIP)
- Submitted nomination application for "Open for Business Award" from UBCM BC Small Business Roundtable
- Submitted nomination application and received Award of Excellence -2016 Fraser Valley Commercial Building Awards –Timms Community Centre
- Continue to enhance Economic Development Website to improve our community's economic development profile
- Participated in Greater Langley Chamber of Commerce Elected Officials Event & UDI Fraser Valley Mayor's Forums in Township of Langley
- Completed Ministry of Transportation/Langley City Centre Attraction Signage (232nd Avenue-Glover Road)

Organizational Development/Communication Initiatives

- Filled vacant Building Inspector/ Plan Checker position
- Enhanced on-going community communication by participating in City E-Newsletter and Neighbourhood Meetings.
- Completed the 2016 Community Survey
- Spearheaded sponsorship funding campaign for Timms Community Centre generating \$175,000 in sponsorship funds



Fire Rescue Service

Provide the City of Langley with a highly effective and efficient Fire and Rescue Service.

Mission Statement Goals

- To inspire confidence and respect in the community regarding all Fire Department operations.
- To provide a safe working and living environment for Langley City residents and visitors through a high level of fire prevention activities and protection service.
- To be an innovative and progressive Fire Rescue Service.
- To provide the members of the department the highest level of training and personal protection possible.

Fire Operations

- Extinguishment of all types of fires
- Rescue trapped persons from dangerous situations
- Respond to all incidents involving hazardous materials
- Provide First Responder medical service
- Respond to non-emergency public assistance

Fire Prevention & Education

- Conducts prescribed fire and life safety inspections of all public buildings to ensure the safety of all occupants and compliance with the BC Fire Code
- Conducts building plan reviews with Development Services when requested to ensure buildings conform to the BC Building and Fire Codes
- Conducts fire and life safety training sessions
- Determines cause and origin of all fires
- Assists in business license inspections
- Provides fire safety public information sessions
- Establishes pre-fire plans for hazardous occupancies
- Works with the City by-law enforcement officers to ensure that current Fire by-laws are enforced

Training

- Train career and Paid-On-Call firefighters to meet recognized standards
- Ensure skills are maintained
- Train to mitigate community risks identified in the Hazard Risk Vulnerability Assessment (HRVA)
- Train to meet succession planning requirements
- Manage department's Occupational Health & Safety program

Emergency Planning

- Develop and maintain City emergency preparedness plans
- Conduct training and exercises for staff to manage catastrophic events
- Manage volunteers for emergency social services
- Ensure fire department business continuity

Administration

- Scheduling staff
- Managing payroll submissions
- Develop and manage training and development programs
- Manage Paid-on Call staff
- Long term planning
- Record keeping



2016 Service Highlights and Achievements

- The department responded to 3206 Calls for Service in 2016.
- There were 30 reportable fire losses in 2016 with 3 fire related injuries. Fire losses in 2016 totaled \$16,356,200.
- On-going training of city staff in Emergency Operations Centre (EOC) roles.
- On-going development and revision of department Operational Guidelines.
- Establishment of joint training with TOL Fire Department.
- Fire Prevention Week Open House.
- On-going fire inspector training for career firefighters.
- Established High School student work experience program.

2016 Training Calendar Highlights:

- Fire Officer I Program for POC Captains
- Ongoing First Responder certification
- First Responder Instructor Certification
- POC officer Emergency Scene Management Training;
- Supervisory Skills Program for all officers and acting officers;
- Vehicle Rescue training - ongoing
- Emergency Apparatus driving – POC firefighters;
- Emergency Scene Management 1 & 2 training
- Tours of high risk facilities.
- Rapid Intervention Team – Core Skills for POC & Career Firefighters
- Naloxone training for career staff



Police Services

Langley RCMP

The police service for the City of Langley is provided by the Royal Canadian Mounted Police (RCMP). The goal of the Langley RCMP detachment is in partnership with the community, to provide quality service, and a safe and secure community for the citizens of Langley.

In 2016 the police officers, staff and volunteers of the Langley Detachment of the Royal Canadian Mounted Police continued to protect the citizens of Langley through prevention and the reduction of crime in partnership with our community. In 2016, the detachment responded to 15,391 calls for service an increase of 1,971 or 15% more calls for service than 2015. As demonstrated in the table below, the numbers of calls for service varies from year to year based on a number of factors but a gradual increase overall is expected as the population increases.

City of Langley	Total 2016	Total 2015	Total 2014	Total 2013	Total 2012	Percentage Change 2015-2016
Crime Types						
All Property Offences	2821	2127	2265	2432	2496	+33%
Persons Related Offences	433	363	395	401	454	+19%

Table 1 Crime Statistics from PRIME-BC

The strategic implementation of our police resources are intelligence led by our crime analysts, information from concerned citizens as well as police officers engaged in conversations with people and conducting enforcement in areas where crimes occur. Monthly strategy meetings are held to ensure resources are addressing the evolving criminal trends and maximizing effectiveness.

Community Issues

We will continue to face challenges as the community changes as we have seen the increase of homelessness and persons with mental health issues. These are complicated issues that every community in the lower mainland faces. Our participation in the City of Langley's Task Force to address the social issue of homelessness and the Community Crime Prevention Strategic Plan will have our continued support and participation as we all are part of the solution.

BC RCMP Policing Priorities

The 2016 BC RCMP and Lower Mainland Policing Priorities included:

- Domestic Violence and Prevention
- Road Safety
- Crime Reduction

Domestic Violence and Prevention

In order to address this priority, a number of initiatives were implemented in 2016 at Langley detachment including monthly meetings between detachment members and community domestic violence support groups. All high risk domestic violence files were assigned to the Serious Crime section for investigation and all files involving domestic violence were given a higher level of supervision and review in order to ensure the highest quality of service for victims of domestic violence.

Road Safety

Our strategic goal to make our roads safer continues with campaigns to reduce the injuries from intersection violators, distracted and impaired drivers. In 2016, we responded to 381 motor vehicle collisions that number was up from 341 in 2015. This 12% increase in collisions is substantial but also consistent with an increase in our population (1.9% increase from 2015-2016) and the increased number of visitors to the city on a daily basis. Our efforts will continue in the form of traffic initiatives, public awareness campaigns and support from our citizen by reporting dangerous drivers and maintaining safe driving habits.

Crime Reduction

The analysis of statistical data with regard to crime trends within the City of Langley has been implemented and reports are provided on a monthly basis in order to target specific issues, locations and prolific offenders in order to reduce overall crime. This method of intelligence led policing has been key to targeting property crime and keeping our citizens safe.

Looking Forward

As we move forward into 2017 we will continue to work with citizens, partnering agencies and volunteers in our city. We ask that for the continued public support in reporting suspicious and criminal activity, not using a cellular phone while driving and always have a designated driver when consuming alcohol. Together we can make the City of Langley 'the Place to Be' and a safe home and community.



Recreation, Culture & Community Services

The Recreation, Culture and Community Services Department can be summarized in five distinct categories: Programming & Marketing, Facilities, Community Events, Partnerships and Committees, and Customer Service.

Programming & Marketing

- Plan, implement, and supervise a variety of registered recreation programs for all age groups including preschool, children, youth, adult, senior and family.
- Plan, implement, and supervise a variety of drop-in programs for all ages including: Parent & Tot Playtime, After 3, Youth Night, Girls Night, Recreational Volleyball, Pickleball, Badminton, Basketball, Line Dancing, Fitness classes.
- Operate and supervise usage of weight room, games room, fitness track, gymnasium and spin room in Timms Community Centre.
- Facilitate Red Cross Swim Kids program and Advanced Lifesaving programs at Al Anderson Memorial Pool.
- Supervision of length swimming, leisure swimming and aquatic fitness programs at Al Anderson Memorial Pool.
- Administer in conjunction with School District #35 the Operation Waterproof program for all grade five students in the district.
- Design, produce and distribute seasonal recreation guides. Distribution of 30,000 printed copies includes neighbourhoods in the City of Langley and select neighbourhoods in the surrounding areas (Township of Langley and City of Surrey).
- Design, produce and distribute in-house flyers and posters promoting programs, facilities and services.
- Administer the Volunteer Program including Point of Pride, program assistants and special events.
- Actively seek out and secure additional funding, grants, and donations for programs and services including the Summer Career Placement Program for summer day camp staff, Bike to Work Week, Move For Health Day to name a few.
- Administration of the Leisure Access Grant program to subsidize City of Langley residents in the pursuit of recreational opportunities.
- Plan, implement and administer the City of Langley Employee Wellness Program including discounted membership, wellness initiatives, outings and information.
- Administer and supervise special events held in the City of Langley by outside agencies/groups.
- Design and produce online marketing material (Recreation Guide, brochures) and provide content for the recreation pages on the City website and City's social media.

Facilities

City Operated

- Al Anderson Memorial Pool
- Douglas Recreation Centre
- Nicomekl Multi-Purpose Room
- Timms Community Centre
- Sport Fields
 - Process facility rentals for user groups at all City operated recreation facilities, sport fields and other sport facilities using ACTIVENET software.
 - Perform maintenance and repair services for all City operated recreation facilities as well as City Hall, Langley City Library, Community Police Office, City of Langley Fire Hall, Parks Operations Facility and Operations Centre.
 - Book private functions in City of Langley park facilities including City Park covered picnic area and Sendall Gardens Legacy Gazebo.
 - Organize usage of the sports box at Douglas Park and lacrosse box at City Park for ball hockey and lacrosse associations.
 - Book, schedule, and maintain the City of Langley Community Stage for community events.
 - Coordinate subsidies for sports-user groups in accessing of sports facilities in Langley.
 - Book and schedule the City of Langley Spirit Square Performance Platform.
 - Book and schedule McBurney Plaza.
 - Process field rentals for user groups at all City of Langley Parks using the ACTIVENET software.

Outside Agency Operated

- Langley Community Services Society
- Langley Seniors Resource and Recreation Centre
- Langley Twin Rinks
- Stepping Stone Society

Community Events

- Actively participated in the planning and implementation of 17+ community events
- Hosted 12+ paid seasonal or age-specific special events.
- Provided in-kind services (staff, equipment, supplies) for 18+ community events not hosted by the City
- Provided Free Community Programs including Dancing in the Park (Dancing for Dessert), Sounds of Summer Concerts - held in McBurney Plaza and Douglas Park Spirit Square. Each venue held one concert per week during July and August. Push Play Summer Drop-In - Family drop-in program held once per week during July and August; each day features a variety of crafts, games and activities based on a pre-determined theme.

Partnerships and Committees

Community Partners include:

- School District #35
- Langley Community Services
- Encompass Services
- Fraser Health
- Canlan Twin Rinks
- Langley Seniors Resource Centre
- Langley Meals on Wheels
- Healthier Community Partnerships
- Canadian Tire Jumpstart Foundation.

Program Partners:

- Fit 4 Two Prenatal
- Kyokushin Karate
- David Dreves Kayaking
- Melody Jones – Ayanna's Tent
- Fraser Valley Taijiquan
- BC Centre for Elder Advocacy & Support

Committees:

- Langley Childhood Development Committee
- Langley Child and Youth Committee
- Public Partners Committee
- Douglas Park Community School Society
- Kid Sport
- Langley Canadian Tire Jumpstart
- Youth Hub Committee
- Regional Youth Week Committee
- Occupation Health and Safety Committee
- Regional Special Event Committee
- Healthier Community Partnerships
- Langley Seniors Action Table
- Municipal Volunteer Management Committee
- Langley Child and Youth Mental Health and Substance Use Local Action Team
- Community Day Committee
- Magic of Christmas (Parade) Committee
- Langley Walk Committee

Customer Service

- Processed registrations for City programs; memberships for fitness, aquatics, weight room, and games room; facility rentals for private, commercial and non-profit agencies; field bookings for sport user groups; special event applications; and, Leisure Access Grant Applications.



2016 Service Highlights and Achievements

- Grand Opening of Timms Community Centre on February 24, 2016
- First Year of Timms Community Centre Operation complete

Special Events:

	2016	2015
City	38	35
Partnership	17	21
Other	21	20

Facility/Field Rentals:

Facility	Hours Rented 2016	Hours Rented 2015
Douglas Recreation Centre	2 441	2 657.95
Al Anderson Memorial Pool	5 186.50 ***	3 042.30 ***
Timms Community Centre	515	No rentals occurred at Timms until 2016
Mobile Community Stage	110.25	133.80
City Park: Soccer	417	546
City Park: Baseball Diamonds	3 065.50	5 610.15
City Park: Lacrosse Box	356	336
City Park: Picnic Shelters	345.75	424.45
Sendall Gardens - Gazebo	11	6.30

***includes Flippers

Aquatics:

Program Participants	2016	2015
Public Swim	11 918	13 689
Lessons	2 057	2 922
Grade 5 Swim Program	1 482	1 292

Fitness:

	2016	2015
Drop-in Classes Offered (per week)	106	43
# Drop-in participants	3558*	3799
Registered Programs Offered	146	77
# participants in registered programs	1587	1445
Registered Volunteers	2	10
Employee Wellness Passes Sold	118	31
Personal Training Package Sold	17	2

*drop-ins tracked starting September

Youth:

	2016	2015
Total Drop-in participants	2454	1138
Youth Night	975	569
Youth Drop-in Basketball	440	n/a
Girls Night	294	195
Guys Night	269	22
Youth Week	89	141

Gymnasium:

	2016*
Badminton	422
Basketball	628
Open Gym	802
Pickleball	1003
Soccer	52
Volleyball	208
Table Tennis	256

*Stats only started in September 2016.

Timms Community Centre Drop-ins using a pass:

	2016	2015
Seniors	26380	9532
Adults	40022	29116
Students	2212	12
Youth	12630	5045
Children	6499	985
Family	1335	n/a
Total all ages	89078	44690





2016 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 2016 pertaining to the City of Langley.

Dated: May 31, 2017



Paula Kusack
Deputy Corporate Officer



Director of Corporate Services Letter of Transmittal

May 30, 2017

Mayor Schaffer and Members of Council:

I am pleased to present the Consolidated Financial Statements of the City of Langley for the year ended December 31, 2016.

FINANCIAL STATEMENTS

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

The City's auditors, the public accounting firm of BDO Canada LLP, have given the city an unqualified audit opinion on the city's financial statements, stating in their opinion, that the statements present fairly, in all material respects, the financial position of the City as at December 31, 2016 and the results of its operations and its cash flows for the year then ended.

FINANCIAL OVERVIEW

With the use of sound financial principles, the City of Langley is debt free and in a solid financial position at the end of 2016. The City has a healthy net financial assets balance of \$32.8 million.

The City's accumulated surplus includes \$273 million in tangible capital assets (land, buildings, equipment and engineering structures like roads and utility pipes) which increased \$15 million in 2016 less the \$5 million in amortization expenses and the disposal of assets like vehicles being replaced.

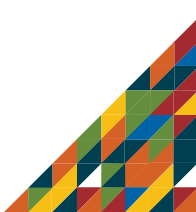
With the exception of the Fire Service, Development Services, Recreation Services and a larger transfer to reserves, all the City's departmental operating expenditures for the year 2016 met the budgeted projections. The City collected \$25.2 million in taxation revenues and a further \$7.5 million in water and sewer user rates. The largest three operating cost centers are policing, engineering services and the fire service.

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

Respectfully submitted,



Darrin Leite, CPA, CA
Director of Corporate Services



Consolidated Financial Statements

CITY OF LANGLEY

Consolidated Financial Statements

Year ended December 31, 2016

MANAGEMENT'S RESPONSIBILITY

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

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

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



Darrin Leite, CPA, CA
Director of Corporate Services



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 langley@bdo.ca
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BDO Canada LLP
 Suite 220 - 19916 64 Avenue
 Langley, BC V2Y 1A2 Canada

Independent Auditor's Report

To the Mayor and Council City of Langley

We have audited the accompanying consolidated financial statements of the City of Langley, which comprise the Consolidated Statement of Financial Position as at December 31, 2016, and the Consolidated Statements of Operations, Change in Net Financial Assets and Cash Flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted the audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements 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. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly in all material respects, the consolidated financial position of the City of Langley as at December 31, 2016, and its consolidated results of operations, changes in net financial assets and cash flows for the year then ended, in accordance with Canadian public sector accounting standards.

BDO Canada LLP

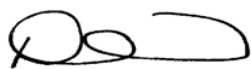
Chartered Professional Accountants

Langley, British Columbia
 April 24, 2017

CITY OF LANGLEY**Consolidated Statement of Financial Position****at December 31, 2016 with comparative figures for 2015**

	2016	2015
Financial Assets		
Cash & cash equivalents (Note 2)	\$ 25,175,577	\$ 18,811,533
Accounts receivable		
Taxes and utilities receivable	4,409,628	4,097,740
Receivables from other governments	3,383,695	2,263,334
Other receivables	976,384	1,128,546
Portfolio investments (Note 2)	25,136,374	33,069,675
	<u>59,081,658</u>	<u>59,370,828</u>
Liabilities		
Prepaid property taxes	4,236,591	4,237,923
Accounts payable and accrued liabilities	9,333,337	10,599,750
Employee future benefits (Note 3)	317,848	310,496
Deferred revenue	1,038,886	1,140,483
Deferred development cost charges (Note 4)	11,321,971	11,369,337
	<u>26,248,633</u>	<u>27,657,989</u>
Net Financial Assets	<u>32,833,025</u>	<u>31,712,839</u>
Non-Financial Assets		
Prepaid expenses	117,375	78,024
Supplies inventory	107,332	82,213
Tangible capital assets (Schedule 4)	239,763,844	230,254,017
	<u>239,988,551</u>	<u>230,414,254</u>
Accumulated Surplus (Note 5)	<u>\$ 272,821,576</u>	<u>\$ 262,127,093</u>

See accompanying notes to consolidated financial statements.

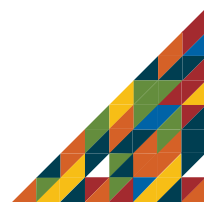

Darrin Leite, CPA, CA
Director of Corporate Services

Ted Schaffer
Mayor

CITY OF LANGLEY**Consolidated Statement of Operations****Year ended December 31, 2016 with comparative figures for 2015**

	2016 Financial Plan	2016	2015
	Note 13		
Revenues (Schedules 2 & 3)			
Property tax revenue (Note 6)	\$ 25,098,150	\$ 25,209,207	\$ 23,886,067
User fees and other revenue	10,480,705	11,208,035	10,422,529
Gaming proceeds	6,000,000	6,824,902	6,542,247
Government transfers (Note 7)	2,200,915	3,542,142	1,982,429
Investment earnings	338,500	729,759	799,069
Use of development cost charges (Note 4)	985,050	1,456,558	2,163,884
Contributed tangible capital assets	-	2,879,922	132,680
	45,103,320	51,850,525	45,928,905
Expenses (Schedules 2 & 3)			
General government services	4,732,715	4,373,817	4,195,075
Police service	11,093,910	10,304,268	10,216,540
Fire service	4,308,425	4,569,225	4,284,385
Other protective services	811,040	723,473	759,478
Engineering operations	6,097,460	5,591,962	4,722,118
Water utility	3,857,425	3,796,349	4,002,283
Sewer and drainage utility	3,239,585	3,174,167	3,292,462
Development services	1,078,455	1,101,431	978,905
Solid waste	619,740	619,253	593,534
Recreation services	3,633,205	4,325,750	3,419,297
Parks	2,412,825	2,337,957	2,269,932
Loss on disposal of tangible capital assets	-	238,390	191,162
	41,884,785	41,156,042	38,925,171
Annual surplus	3,218,535	10,694,483	7,003,734
Accumulated surplus - beginning of year	262,127,093	262,127,093	255,123,359
Accumulated surplus - end of year (Note 5)	\$ 265,345,628	\$ 272,821,576	\$ 262,127,093

See accompanying notes to consolidated financial statements.



CITY OF LANGLEY

Consolidated Statement of Change in Net Financial Assets

Year ended December 31, 2016 with comparative figures for 2015

	2016 Financial Plan	2016	2015
	Note 13		
Annual Surplus	\$ 3,218,535	\$ 10,694,483	\$ 7,003,734
Change in capital assets			
Acquisition of tangible capital assets	(8,874,050)	(12,247,420)	(17,090,132)
Contributed tangible capital assets	-	(2,879,922)	(132,680)
Amortization	4,750,000	5,026,725	4,631,360
Proceeds from sale of tangible capital assets	-	352,400	53,938
Loss on disposal of tangible capital assets	-	238,390	191,162
	(4,124,050)	(9,509,827)	(12,346,352)
Change in other non-financial assets			
Decrease (increase) in prepaid expenses	-	(39,351)	20,852
Decrease (increase) in supplies inventory	-	(25,119)	14,506
	-	(64,470)	35,358
Increase (decrease) in financial assets	(905,515)	1,120,186	(5,307,260)
Net financial assets - beginning of year	31,712,839	31,712,839	37,020,099
Net financial assets - end of year	\$ 30,807,324	\$ 32,833,025	\$ 31,712,839

See accompanying notes to consolidated financial statements.

CITY OF LANGLEY

Consolidated Statement of Cash Flows

Year ended December 31, 2016 with comparative figures for 2015

	2016	2015
Cash Provided By (Used For)		
Operating Transactions		
Annual surplus	\$ 10,694,483	\$ 7,003,734
Items not involving cash:		
Recognition of development cost charges	(1,456,558)	(2,163,884)
Amortization	5,026,725	4,631,360
Amortization of investment premiums and discounts	33,301	37,121
Contributed tangible capital assets	(2,879,922)	(132,680)
Loss on disposal of tangible capital assets	238,390	191,162
Changes in non-cash working capital:		
Accounts receivable	(1,280,087)	(663,045)
Prepaid property taxes	(1,332)	46,792
Accounts payable and accrued liabilities	(1,259,061)	1,703,578
Prepaid expenses	(39,351)	20,852
Supplies inventory	(25,119)	14,506
Deferred revenue	(101,597)	434,485
	<u>8,949,872</u>	<u>11,123,981</u>
Capital Transactions		
Cash used to acquire tangible capital assets	(12,247,420)	(17,090,132)
Proceeds from sale of tangible capital assets	352,400	53,938
	<u>(11,895,020)</u>	<u>(17,036,194)</u>
Financing Transactions		
Receipt of deferred development cost charges and interest earned	1,409,192	1,796,227
	<u>1,409,192</u>	<u>1,796,227</u>
Investing Transactions		
Purchase of investments	(23,100,000)	(39,000,000)
Redemption of investments	31,000,000	27,000,000
	<u>7,900,000</u>	<u>(12,000,000)</u>
Increase (decrease) in cash and cash equivalents	<u>6,364,044</u>	<u>(16,115,986)</u>
Balance, beginning of year	18,811,533	34,927,519
Balance, end of year	<u>\$ 25,175,577</u>	<u>\$ 18,811,533</u>

See accompanying notes to consolidated financial statements.

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

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 wholly-owned subsidiary Langley City Development Corporation.

(B) Basis of Accounting:

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

(C) Non-financial Assets:

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

(D) Tangible Capital Assets:

Tangible capital assets are recorded at cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation and installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight-line basis over the estimated life of the tangible capital asset, commencing once the asset is put into use. Assets under construction are not amortized. Contributed tangible capital assets are recorded at 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	10 to 30 years
Buildings	10 to 50 years
Vehicles	10 to 20 years
Furniture & Equipment	3 to 20 years
Transportation Infrastructure	10 to 100 years
Sewer & Drainage Infrastructure	10 to 80 years
Water Infrastructure	20 to 80 years

(E) Revenue Recognition:

Property tax revenue

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

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

User fees and other revenue

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

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

Gaming proceeds

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

Government transfers

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

Investment earnings

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

Development cost charges

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

Contributed tangible capital assets

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

(F) Use of Estimates/Measurement Uncertainty

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

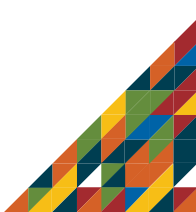
(G) Basis of Segmentation (Schedule 2 & 3):

Municipal services have been segmented by grouping services that have similar objectives (by function). Revenues that are directly related to the costs of the function have been attributed to each segment. Interest is allocated to functions based on the purpose of specific borrowings.

(H) Contaminated Sites:

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

Management has assessed its potential liabilities under the new standard, including sites that are no longer in productive use and sites for which the City accepts responsibility. There are no such sites that had contamination in excess of an environmental standard requiring remediation at this time. Therefore, no liability was recognized as at December 31, 2016 or December 31, 2015.



CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

2. Cash, cash equivalents and portfolio investments:

	2016	2015
Deferred development cost charges	\$ 11,078,455	\$ 10,806,439
Statutory reserves	7,652,544	9,183,081
Non-statutory reserves	21,580,795	18,875,122
Operating funds	10,000,157	13,016,566
	<u>\$ 50,311,951</u>	<u>\$ 51,881,208</u>
Cash and cash equivalents	\$ 25,175,577	\$ 18,811,533
Portfolio investments	25,136,374	33,069,675
	<u>\$ 50,311,951</u>	<u>\$ 51,881,208</u>

Cash and cash equivalents includes funds held in bank accounts at TD Canada Trust earning interest of prime rate less 1.65% (2015 - prime rate less 1.65%).

Portfolio investments, which include banker's acceptances and term deposits, have effective interest rates between 1.35% and 5.76% (2015 - 1.65% and 5.76%) with varying maturity dates up to 96 months. The market value of the investments as at December 31, 2016 was \$25,282,512 (2015 - \$33,260,106). Portfolio investments are recorded at amortized cost. Investments are written down to net realizable value when there has been a decline other than a temporary one.

3. Employee future benefits:

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

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

An actuarial evaluation of these benefits was performed to determine the City's estimated liability and accrued benefit obligation as at December 31, 2015. Actuarial losses are amortized over the estimated average remaining service life of employees. The next valuation will be as at December 31, 2018, with results available in 2019.

The employee future benefit liability at December 31, 2016 was \$317,848 (2015 - \$310,496), comprised as follows:

	2016	2015
Benefit liability - beginning of year	\$ 310,496	\$ 282,544
Current service cost	33,600	27,300
Interest cost	13,000	11,500
Benefits paid	(51,600)	(23,200)
Amortization of actuarial loss	12,352	12,352
Benefit liability - end of year	<u>317,848</u>	<u>310,496</u>
Unamortized actuarial loss	103,752	116,104
Accrued benefit obligation - end of year	<u>\$ 421,600</u>	<u>\$ 426,600</u>

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

	2016	2015
Discount rate	3.00%	3.00%
Expected future inflation rate	2.50%	2.50%
Merit and inflationary earnings increases	2.58-4.63%	2.58-4.63%
Estimated average remaining service life	10.4	10.4

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

4. Deferred development cost charges:

	Balance at Dec. 31, 2015	Contributions Received	Interest Earned	Use of development cost charges	Balance at Dec. 31, 2016
Drainage	\$ 2,325,291	\$ 165,561	\$ 39,992	\$ -	\$ 2,530,844
Public Open Spaces	5,006,480	61,701	83,270	(57,609)	5,093,842
Roads	1,661,102	476,564	31,346	(636,425)	1,532,587
Sewer	1,374,868	393,565	25,372	(476,956)	1,316,849
Water	1,001,596	114,919	16,902	(285,568)	847,849
	<u>\$ 11,369,337</u>	<u>\$ 1,212,310</u>	<u>\$ 196,882</u>	<u>\$ (1,456,558)</u>	<u>\$ 11,321,971</u>

5. Accumulated surplus:

Accumulated surplus is comprised of operating surpluses and equity in tangible capital assets held in the general, sewer and water funds as well as reserves. Accumulated surplus is distributed as follows:

	2016	2015
Operating surplus		
General	\$ 1,293,380	\$ 1,282,874
Sewer & Drainage	1,138,317	1,136,117
Water	1,392,696	1,395,882
	<u>3,824,393</u>	<u>3,814,873</u>
Equity in tangible capital assets		
General	190,881,828	183,809,572
Sewer & Drainage	27,412,136	26,535,022
Water	21,469,880	19,909,423
	<u>239,763,844</u>	<u>230,254,017</u>
Reserves (Schedule 1)		
Statutory reserves	7,652,544	9,183,081
Non-statutory reserves	21,580,795	18,875,122
	<u>29,233,339</u>	<u>28,058,203</u>
	<u>\$ 272,821,576</u>	<u>\$ 262,127,093</u>

6. Property tax revenue:

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

	2016 Financial Plan	2016	2015
City tax levies	\$ 24,549,430	\$ 24,658,376	\$ 23,349,346
Grants in lieu of taxes	548,720	550,831	536,721
	<u>25,098,150</u>	<u>25,209,207</u>	<u>23,886,067</u>
Levies for other organizations			
School taxes		13,611,552	13,532,754
Translink		2,725,645	2,782,035
British Columbia Assessment Authority		404,755	403,882
Metro Vancouver		377,040	371,599
Downtown Langley Merchants Assoc.		402,029	382,884
Municipal Finance Authority		1,395	1,291
Total collections for others		<u>17,522,416</u>	<u>17,474,445</u>
		<u>\$ 42,731,623</u>	<u>\$ 41,360,512</u>

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

7. Government transfers:

	2016 Financial Plan	2016	2015
Federal Government			
Community works fund	\$ 127,680	\$ 127,680	\$ 123,525
	127,680	127,680	123,525
Provincial Government			
Hotel tax revenue	105,000	170,281	140,087
Carbon tax revenue sharing	20,175	20,229	20,194
Traffic fine revenue sharing	498,200	501,659	539,020
Infrastructure funding	490,000	1,547,070	-
	1,113,375	2,239,239	699,301
Municipalities and Regional Authorities			
Police capital adjustment	32,000	32,969	34,385
Langley Youth & Family Services	344,630	326,584	345,114
Emergency preparedness	34,980	17,170	26,291
Major road network	523,000	528,500	753,813
Infrastructure funding	25,250	270,000	-
	959,860	1,175,223	1,159,603
	\$ 2,200,915	\$ 3,542,142	\$ 1,982,429

8. Trust funds:

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

	2016	2015
Langley Christmas Bureau	\$ 238,184	\$ 222,429
Refundable deposits	6,661,064	6,240,288
Road bond reserve	41,350	41,350
GVS & DD development cost charges	28,421	56,842
	\$ 6,969,019	\$ 6,560,909

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

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

	2016			2015
	Operations	Capital	Total	Total
Salaries & benefits	\$ 12,681,200	\$ 203,320	\$ 12,884,520	\$ 11,669,703
Goods and services	23,209,727	12,044,100	35,253,827	39,523,078
Contributed tangible capital assets	-	2,879,922	2,879,922	132,680
Total expenditures	35,890,927	15,127,342	51,018,269	51,325,461
Amortization	5,026,725	-	5,026,725	4,631,360
Loss on disposal of tangible capital assets	238,390	-	238,390	191,162
Total expenditures & expenses	\$ 41,156,042	\$ 15,127,342	\$ 56,283,384	\$ 56,147,983

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

10. Commitments:

- (A) The City of Langley has entered into a seven year solid waste management contract for January 1, 2015 to December 31, 2022. Annual payments under the agreement are approximately \$325,000.
- (B) The City of Langley provided Langley Community Services Society (formerly Langley Family Services) a 50 year lease for a City owned building at 5339 207 Street. The City of Langley provided a loan guarantee for the Langley Community Services Society to borrow not more than \$500,000 from Envision Credit Union to be applied to the cost of the construction of building.

11. 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, 2015, the plan has about 189,000 active members and approximately 85,000 retired members. Active members include approximately 37,000 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 is then adjusted to the extent there is amortization of any funding deficit.

The most recent valuation for the Municipal Pension Plan as at December 31, 2015, indicated a \$2,224 million funding surplus for basic pension benefits on a going concern basis.

The City of Langley paid \$980,408 (2015 - \$933,488) for employer contributions while employees contributed \$775,444 (2015 - \$741,580) to the plan in fiscal 2016.

The next valuation will be as at December 31, 2018, with results available in 2019.

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.

12. Contingent liabilities:

A number of legal claims have been initiated against the City in varying and unspecified amounts. The outcome of these claims cannot reasonably be determined at this time.

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

13. Financial plan:

The financial plan reported on the Consolidated Statement of Financial Activities represents the Financial Plan and Capital Improvement Plan bylaw adopted by City Council on February 15, 2016 and does not reflect any amendments approved after the original adoption.

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

	2016 Financial Plan
Surplus as per Financial Plan Bylaw No. 2980	\$ -
Capital asset additions	8,874,050
Transfer to non-statutory reserves	7,557,775
Transfer to statutory reserves	1,297,550
Amortization expense	(4,750,000)
Transfer from non-statutory reserves	(7,382,290)
Transfer from statutory reserves	(2,333,550)
Transfer from surplus	(45,000)
Financial Plan Surplus as per Consolidated Statement of Operations	<u>\$ 3,218,535</u>

CITY OF LANGLEY

Schedule 1

Consolidated Schedule of Statutory and Non-statutory Reserves
Year ended December 31, 2016 with comparative figures for 2015

Statutory Reserves	Balance at Dec. 31, 2015	External Contributions	Internal Transfer Additions	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2016
Capital Works	\$ 5,562,027	\$ -	\$ 1,315,690	\$ 92,727	\$ -	\$ (307,316)	\$ (2,677,760)	\$ 3,985,368
Equipment Replacement-Fire Dept.	1,473,878	-	55,000	24,495	-	-	(112,383)	1,440,990
Lane Development	250,954	-	-	4,144	-	-	-	255,098
Machinery Replacement	1,391,256	-	486,399	24,689	-	-	(480,066)	1,422,278
Off-Street Parking	225,231	-	10,944	3,809	-	-	-	239,984
Office Equipment Replacement	35,314	-	46,500	927	-	-	(41,482)	41,259
Parks and Recreation	208,005	-	177,500	4,548	-	(49,370)	(110,133)	230,550
P&R Future Projects	36,416	-	-	601	-	-	-	37,017
Total	\$ 9,183,081	\$ -	\$ 2,092,033	\$ 155,940	\$ -	\$ (356,686)	\$ (3,421,824)	\$ 7,652,544

Non-statutory Reserves	Balance at Dec. 31, 2015	External Contributions	Internal Transfers Additions	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2016
Community Works	\$ 4,214	\$ -	\$ 127,680	\$ 237	\$ -	\$ -	\$ (127,680)	\$ 4,451
Future Policing Costs	2,979,336	-	221,544	48,752	(27,214)	-	(61,194)	3,161,224
Gaming Proceeds	8,449,597	-	6,824,902	164,918	(567,477)	(526,154)	(4,089,018)	10,256,768
Major Road Network Rehab	1,094,913	-	307,949	18,729	-	-	(326,909)	1,094,682
Sewer Future Capital	847,219	-	440,000	16,947	-	(59,893)	(110,443)	1,133,830
Sewer Insurance Claims	30,862	-	-	510	-	-	-	31,372
Special Bonds	3,740,698	497,370	-	66,984	-	-	(75,792)	4,229,260
Tax Stabilization	329,009	-	-	5,432	-	-	-	334,441
Water Future Capital	1,399,274	-	570,000	26,146	-	(66,035)	(594,618)	1,334,767
Total	\$ 18,875,122	\$ 497,370	\$ 8,492,075	\$ 348,655	\$ (594,691)	\$ (652,082)	\$ (5,385,654)	\$ 21,580,795

CITY OF LANGLEY

Schedule 2

Consolidated Report of Segmented Revenues and Expenses

Year ended December 31, 2016

	2016 Financial Plan	General government	Police service	Fire service	Other protective services	Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	Unallocated	2016
Revenue														
Property tax revenue	\$ 25,098,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,098,150	\$ 25,098,150
User fees and other revenue	10,480,705	175,286	5,050	1,560	77,408	386,510	4,210,074	3,261,344	1,073,907	623,792	14,364	154,371	1,224,369	11,208,035
Gaming proceeds	6,000,000	279,859	-	-	-	-	-	-	-	-	237,618	50,000	6,257,425	6,854,902
Government transfers	2,200,915	-	534,628	-	343,754	2,105,407	-	-	190,510	-	197,414	-	170,429	3,542,142
Investment earnings	338,500	-	-	-	-	-	-	-	-	-	-	-	729,759	729,759
Use of development cost charges	985,050	-	-	-	-	552,455	285,568	476,956	-	-	-	-	-	1,456,558
Contributed infrastructure	-	-	-	-	-	1,333,547	738,100	808,275	-	-	-	141,579	-	2,879,922
Total Revenue	45,103,320	455,145	539,678	1,560	421,162	4,377,919	5,233,742	4,546,575	1,264,417	623,792	449,396	345,950	33,591,189	51,850,525
Expenses														
Operating														
Salaries & benefits	12,362,400	2,324,273	3,859	3,738,639	96,228	1,618,046	491,657	345,505	743,768	16,627	2,168,836	1,133,762	-	12,681,200
Goods and services	24,772,385	1,465,514	10,236,007	531,764	627,245	1,928,493	2,902,366	2,268,106	331,183	602,626	1,506,484	809,939	-	23,209,727
Loss (gain) on disposal of capital assets	-	(164,883)	-	-	-	128,311	59,304	207,107	-	-	3,598	4,953	-	238,390
	37,134,785	3,624,904	10,239,866	4,270,403	723,473	3,674,850	3,453,327	2,820,718	1,074,951	619,253	3,678,918	1,948,654	-	36,129,317
Amortization	4,750,000	584,030	64,402	298,822	-	2,045,423	402,326	560,556	26,480	-	650,430	394,256	-	5,026,725
Total Expenses	41,884,785	4,208,934	10,304,268	4,569,225	723,473	5,720,273	3,855,653	3,381,274	1,101,431	619,253	4,329,348	2,342,910	-	41,156,042
Excess (Deficiency) of Revenue Over Expenses	\$ 3,218,535	\$ (3,753,789)	\$ (9,764,590)	\$ (4,567,665)	\$ (302,311)	\$ (1,342,354)	\$ 1,378,089	\$ 1,165,301	\$ 162,986	\$ 4,539	\$ (3,879,952)	\$ (1,996,960)	\$ 33,591,189	\$ 10,694,483

Note 13

CITY OF LANGLEY
Schedule 3
Consolidated Report of Segmented Revenues and Expenses
Year ended December 31, 2015

	2015 Financial Plan	General government	Police service	Fire service	Other protective services	Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	Unallocated	2015
Revenue														
Property tax revenue	\$ 24,104,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,886,067	\$ 23,886,067
User fees and other revenue	10,039,985	122,839	4,468	-	-	79,798	4,224,378	3,221,678	989,643	705,229	20,043	18,297	860,039	10,422,529
Gaming proceeds	5,600,000	173,291	-	-	-	-	-	-	-	-	173,291	50,000	6,145,665	6,542,247
Government transfers	1,746,960	-	573,405	-	371,405	753,813	-	-	160,281	-	-	-	123,525	1,982,429
Investment earnings	364,400	-	-	-	-	-	-	-	-	-	-	-	799,069	799,069
Use of development cost charges	516,035	-	-	-	-	319,515	977,361	806,938	-	-	-	60,070	-	2,163,884
Contributed infrastructure	-	-	-	-	-	-	99,550	33,130	-	-	-	-	-	132,680
Total Revenue	42,371,830	296,130	577,873	-	451,203	1,249,445	5,301,289	4,061,746	1,149,924	705,229	193,334	128,367	31,814,365	45,928,905
Expenses														
Operating														
Salaries & benefits	11,867,460	2,277,835	2,652	3,370,514	113,591	1,437,324	449,235	349,731	663,869	17,161	1,671,443	1,062,487	-	11,415,842
Goods and services	23,899,515	1,291,522	10,147,906	589,592	645,887	1,237,368	3,148,838	2,371,341	287,341	576,373	1,579,239	811,400	-	22,686,807
Loss (gain) on disposal of capital assets	-	(570)	-	-	-	163,088	19,325	7,299	-	-	-	2,020	-	191,162
	35,766,975	3,568,787	10,150,558	3,960,106	759,478	2,837,780	3,617,398	2,728,371	951,210	593,534	3,250,682	1,875,907	-	34,293,811
Amortization	4,750,000	625,718	65,982	324,279	-	2,047,426	404,210	571,390	27,695	-	168,615	396,045	-	4,631,360
Total Expenses	40,516,975	4,194,505	10,216,540	4,284,385	759,478	4,885,206	4,021,608	3,299,761	978,905	593,534	3,419,297	2,271,952	-	38,925,171
Excess (Deficiency) of Revenue Over Expenses	\$ 1,854,855	\$ (3,898,375)	\$ (9,638,667)	\$ (4,284,385)	\$ (308,275)	\$ (3,635,761)	\$ 1,279,681	\$ 761,985	\$ 171,019	\$ 111,695	\$ (3,225,963)	\$ (2,143,585)	\$ 31,814,365	\$ 7,003,734

CITY OF LANGLEY

Schedule 4

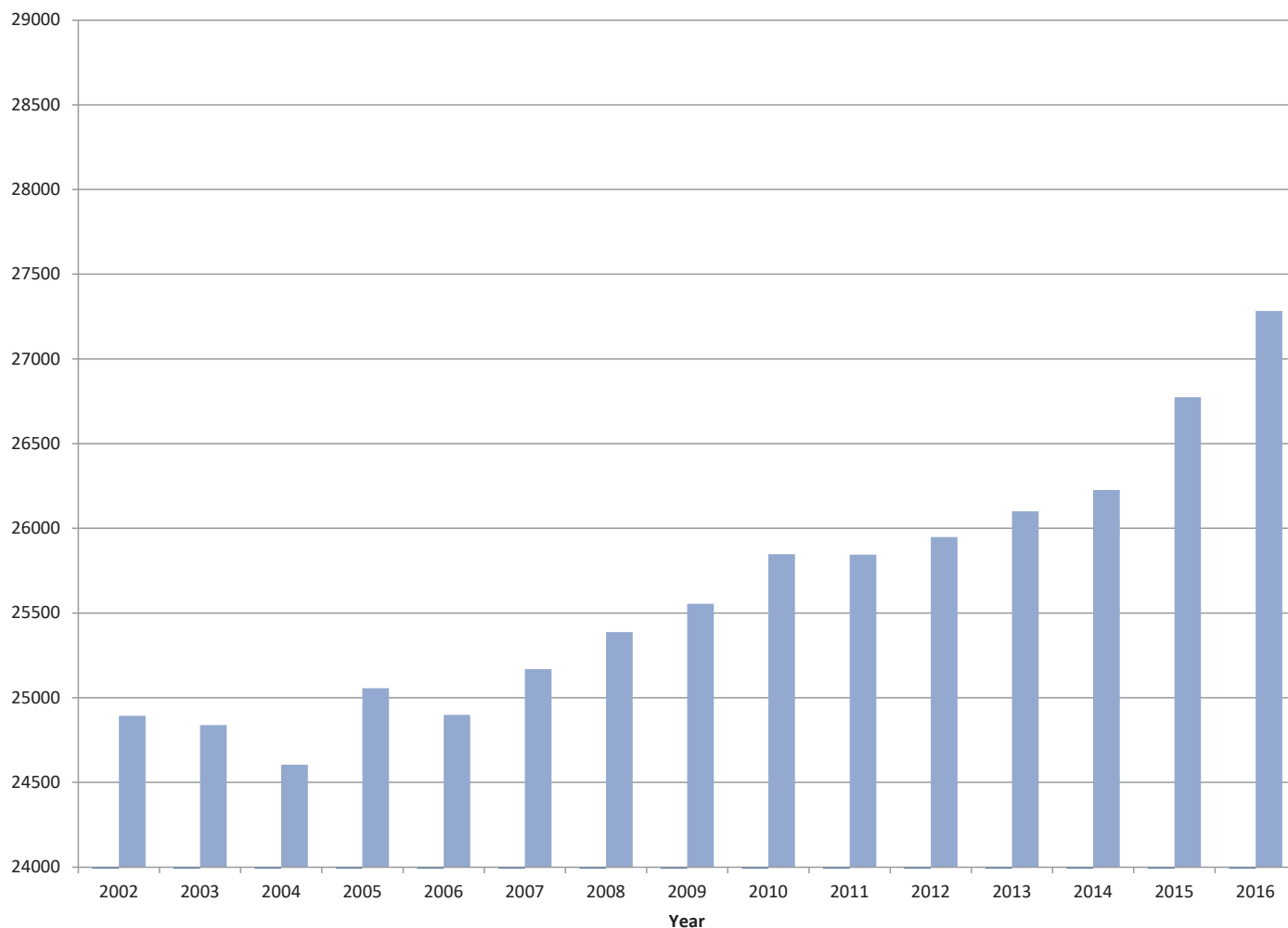
Schedule of Tangible Capital Assets

Year ended December 31, 2016 with comparative figures for 2015

2016	Land	Land Improvements	Buildings	Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
Historical cost									
Opening cost	\$ 66,277,337	\$ 7,641,879	\$ 38,477,047	\$ 6,556,864	\$ 6,450,591	\$ 120,124,515	\$ 42,851,328	\$ 29,179,590	\$ 317,559,151
Additions	370,045	791,276	1,782,039	369,145	1,240,232	6,919,565	1,640,875	2,014,165	15,127,342
Disposals	(185,117)	-	-	(96,693)	(46,529)	(429,191)	(370,564)	(213,133)	(1,341,227)
	66,462,265	8,433,155	40,259,086	6,829,316	7,644,294	126,614,889	44,121,639	30,980,622	331,345,266
Accumulated amortization									
Opening balance	-	3,425,748	12,357,223	4,060,232	4,656,159	37,219,299	16,316,306	9,270,167	87,305,134
Amortization expense	-	276,821	1,367,309	330,009	278,558	1,822,970	556,654	394,404	5,026,725
Disposals	-	-	-	(85,140)	(40,531)	(307,480)	(163,457)	(153,829)	(750,437)
	-	3,702,569	13,724,532	4,305,101	4,894,186	38,734,789	16,709,503	9,510,742	91,581,422
Net book value	\$ 66,462,265	\$ 4,730,586	\$ 26,534,554	\$ 2,524,215	\$ 2,750,108	\$ 87,880,100	\$ 27,412,136	\$ 21,469,880	\$ 239,763,844
2015	Land	Land Improvements	Buildings	Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
Historical cost									
Opening cost	\$ 66,277,337	\$ 7,288,101	\$ 30,043,067	\$ 6,309,144	\$ 6,215,531	\$ 117,002,257	\$ 40,869,520	\$ 27,258,313	\$ 301,263,270
Additions	-	353,778	8,433,980	574,312	246,794	3,532,748	2,097,128	1,984,072	17,222,812
Disposals	-	-	-	(326,592)	(11,734)	(410,490)	(115,320)	(62,795)	(926,931)
	66,277,337	7,641,879	38,477,047	6,556,864	6,450,591	120,124,515	42,851,328	29,179,590	317,559,151
Accumulated amortization									
Opening balance	-	3,143,894	11,465,064	4,025,193	4,350,319	35,615,648	15,838,139	8,917,348	83,355,605
Amortization expense	-	281,854	892,159	320,882	317,574	1,855,114	567,488	396,289	4,631,360
Disposals	-	-	-	(285,843)	(11,734)	(251,463)	(89,321)	(43,470)	(681,831)
	-	3,425,748	12,357,223	4,060,232	4,656,159	37,219,299	16,316,306	9,270,167	87,305,134
Net book value	\$ 66,277,337	\$ 4,216,131	\$ 26,119,824	\$ 2,496,632	\$ 1,794,432	\$ 82,905,216	\$ 26,535,022	\$ 19,909,423	\$ 230,254,017

Statistical Analysis

Population



Places of Work of City of Langley Residents

Location	Residents %	
Langley Township	2,610	20.73
Surrey	2,665	21.17
City of Langley*	2,660	21.13
Vancouver	410	3.26
Richmond	435	3.46
Delta	335	2.66
Burnaby	440	3.49
Abbotsford	345	2.74
Coquitlam	140	1.11
Other	530	4.21
No Fixed Workplace	2,020	16.04
Total	12,590	100.00

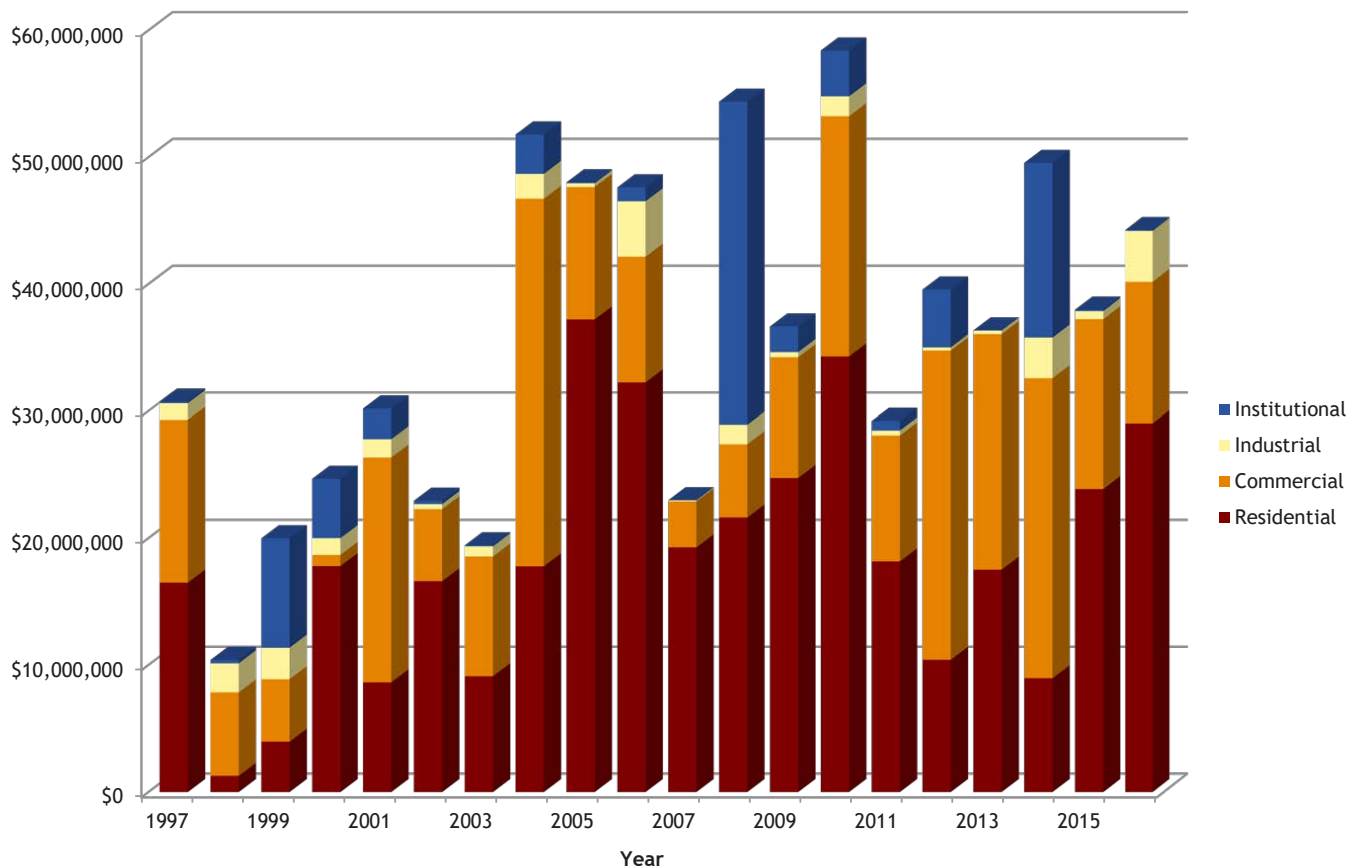
*Includes 570 who worked at home

Source: 2011 National Household Survey

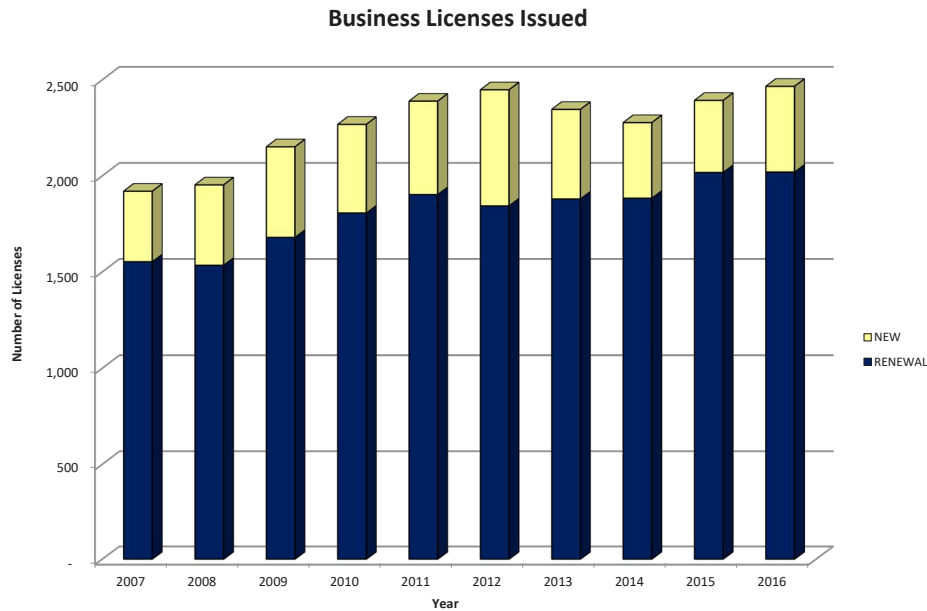
Largest Private Employers 2016

Rank	Name of Employer	Sector	Number of Employees
1	CASCADES CASINO, COAST HOTEL & CONVENTION CENTRE	ENTERTAINMENT, HOSPITALITY	550
2	CKF INCORPORATED	PLASTICS MANUFACTURING	250
3	CANADA SAFEWAY	RETAIL- SUPERMARKET	207
4	THE BAY	RETAIL - DEPARTMENT STORE	180
5	SEARS CANADA INC.	RETAIL - DEPARTMENT STORE	180
6	SAVE ON FOODS	RETAIL- SUPERMARKET	131
7	PRESTON CHEVROLET BUICK GMC CADILLAC LTD.	RETAIL- AUTOMOTIVE	104
8	IPEX INC.	PLASTICS MANUFACTURING	100
9	CORVISTA ENTERPRISES	BUSINESS SERVICES	85
10	MARSHALLS/TJX CANADA	RETAIL - DEPARTMENT STORE	82

Building Permit Values



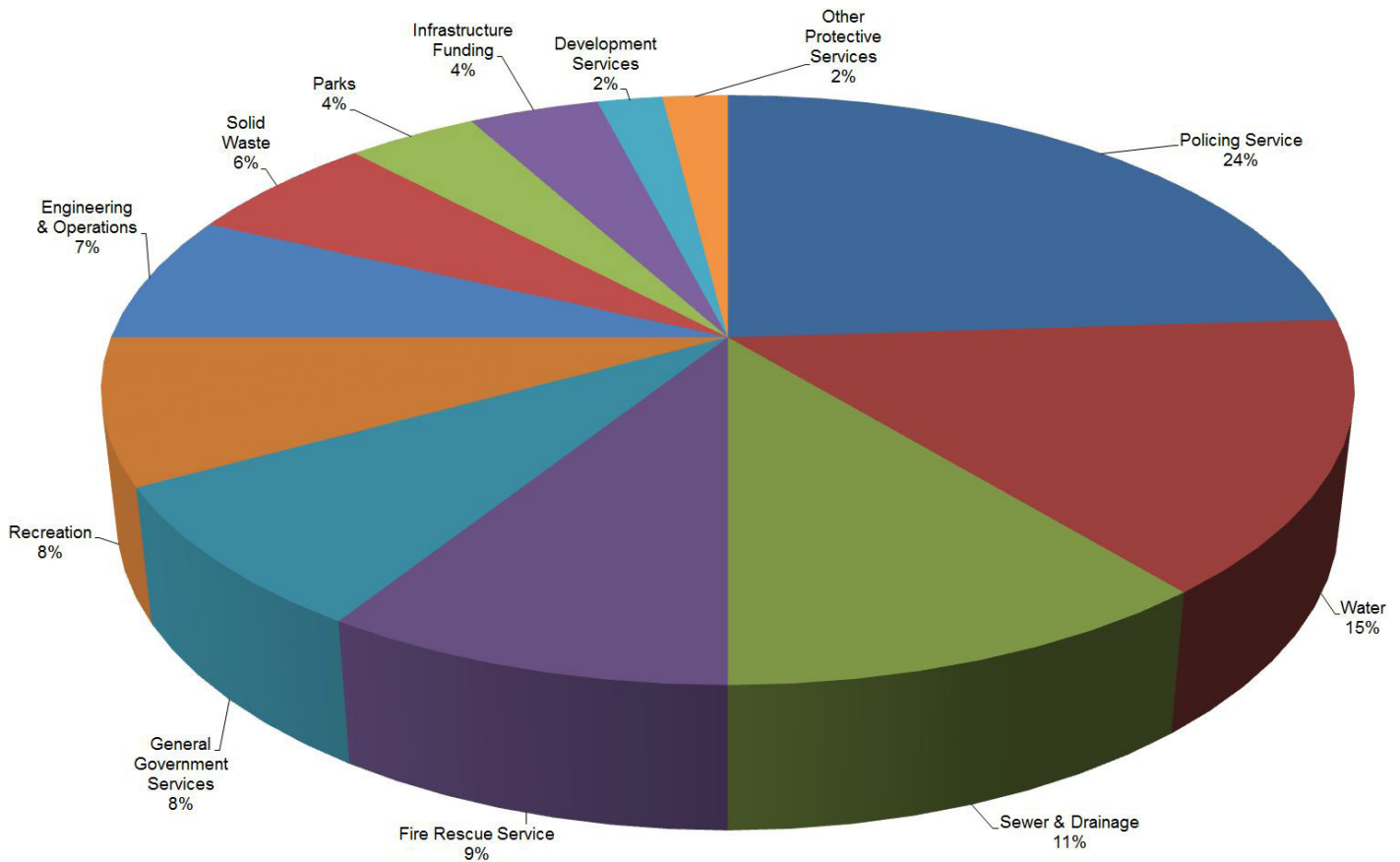
Business Licences Issued



2016 Permissive Tax Exemptions

Anglican Parish Church	\$15,214
Bridge Community Church	5,330
Church of the Nazarene	13,687
City of Langley	106,092
Evangelical Free Church	18,746
Global School Society	5,886
Governing Council of the Salvation Army	3,299
Ishtar Transition Housing	4,389
Langley Association for Community Living	15,162
Langley Care Society	88,350
Langley Community Music School	48,934
Langley Community Services	13,280
Langley Hospice Society	5,594
Langley Lawn Bowling (Outdoor)	22,286
Langley Seniors Resource Society	44,986
Langley Stepping Stones	7,266
Langley United Church	10,507
New Apostolic Church	3,778
Roman Catholic Church	43,998
Southgate Christian Fellowship Church	27,275
Vineyard Christian Fellowship Church	19,515
Total Permissive Tax Exemptions	\$523,574

Where Do Your Taxes Go?



Policing Service	24%	\$ 58.01
Water	15%	36.07
Sewer & Drainage	11%	25.73
Fire Rescue Service	9%	21.95
General Government Services	8%	19.76
Recreation	8%	17.75
Engineering & Operations	7%	15.52
Solid Waste	6%	15.00
Parks	4%	10.27
Infrastructure Funding	4%	10.19
Development Services	2%	5.43
Other Protective Services	2%	4.50
		<u>\$ 240.18</u>

Civic Facilities



Langley City Hall

20399 Douglas Crescent
Langley, BC, V3A 4B4

Phone: 604.514.2800
Fax : 604.530.4371



Timms Community Centre

20399 Douglas Crescent
Langley, BC, V3A 4B4

Phone: 604.514.2940



FVRL Langley City Library

20399 Douglas Crescent
Langley, BC V3A 4B3

Phone: 604.514.2850
Fax: 604.534.2985



Douglas Recreation Centre

20550 Douglas Crescent
Langley, BC, V3A 4B3

Phone: 604.514.2865
Fax: 604.530.8596



Al Anderson Memorial Pool

4949 207 Street
Langley, BC

Phone: 604.514.2860



Langley City Fire Hall

5785 203 Street
Langley, BC, V3A 9L9

Phone: 604.514.2880
Fax: 604.530.3853



Langley City Operations Centre

5713 198 Street
Langley, BC, V3A 1G5

Phone: 604.514.2910
Fax: 604.530.1276



Langley City Community Police Office

20408 Douglas Crescent
Langley, BC, V3A 4B4

Phone: 604.514.2870
Fax: 604.530.4422



Langley City Parks Operations Centre

5653 198 Street
Langley, BC
Phone: 604.514.2912





CITY OF
LANGLEY



20399 Douglas Crescent
Langley, BC, Canada V3A 4B3

Phone: 604.514.2800

Fax: 604.530.4371

www.city.langley.bc.ca





MINUTES OF A REGULAR COUNCIL MEETING

Monday, June 12, 2017

7:00 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

Present: Mayor Schaffer
Councillor Arnold
Councillor Albrecht
Councillor Martin
Councillor Pachal
Councillor Storteboom
Councillor van den Broek

Staff Present: F. Cheung, Chief Administrative Officer
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
P. Kusack, Deputy Corporate Officer
G. Flack, Deputy Director of Corporate Services
R. Beddow, Deputy Director of Development Services

1. **ADOPTION OF AGENDA**

- a. Adoption of the June 12, 2017 Regular Agenda

Motion # 17/097

MOVED BY Councillor Martin

SECONDED BY Councillor Arnold

THAT the June 12, 2017 agenda be adopted as circulated

CARRIED

2. **ADOPTION OF THE MINUTES**

- a. Regular Meeting Minutes from May 29, 2017

Motion # 17/098

MOVED BY Councillor Storteboom

SECONDED BY Councillor Albrecht

THAT the minutes of the regular meeting held on May 29, 2017 be adopted as circulated.

CARRIED

3. MAYOR'S REPORT

- a. Upcoming Meetings
Regular Council Meeting – June 26, 2017
Regular Council Meeting – July 10, 2017 - Televised
- b. Metro Vancouver - Councillor Storteboom
Metro Vancouver advises in the recent "Caring for the Air" Report that air quality is improving even while the population is growing significantly throughout the region. Also, Metro offers a big "Thank You" to Mayor Schaffer and Councillors Martin and Van den Broek for attending the Metro Vancouver Reception at the recent Federation of Canadian Municipalities conference. At the event, Metro representatives took the initiative of distributing rolls of toilet paper to attendees to remind everyone that we need to be careful about what we flush.
At the Climate Action Committee:
After attending a recent conference about Electric Vehicles, I am actively engaged in conversations about the emergence of the electric vehicle, the share ride economy, the viability of autonomous vehicles and the future of private and public transportation in the marketplace; and Langley City in particular. In my opinion, after almost 200 years since inception, the electric vehicle finally seems poised to inherit the transportation industry from the internal combustion engine!
Also, please note that a review of the Weir & Ebco Air Quality Applications Report has been postponed to the July Meeting. With this Report, air quality application numbers and an overview of air application process are expected.
The Board in Brief Report is being prepared to be sent to your inboxes.
- c. Engineering Update - Rick Bomhof, Director of Engineering, Parks & Environment
The Director of Engineering, Parks and Environment presented the June 2017 update. He noted that Linwood Park playground has been expanded, there is a new pedestrian crossing at Fraser Hwy and Old Yale Rd, 200 St boulevard maintenance is underway, Penzer Park Action Park Grand opening on June 29, installation of new directional signage on Highway 1, Glover Rd, and No. 10 Hwy East directing people to Langley City Centre. He continued by reviewing the current construction projects.
- d. Recreation Update - Kim Hilton, Director of Recreation, Culture & Community Services
The Director of Recreation, Culture & Community Services provided an update on special events and highlighted the upcoming Community Day Celebration at Douglas Recreation Centre. Other events to look forward to included: the School's Out Party, Penzer Action Park Grand Opening, Canada Day 150 Celebration, and Movie in the Park. She highlighted other scheduled programs, day camps and fitness classes.

Mayor Schaffer thanked the local sponsors for their contribution to the Community Day event.

4. COMMITTEE REPORTS

- a. Develop a Sustainable Program to Deter Crime and Target "Crime" Hot Spots Task Group

Motion # 17/099

MOVED BY Councillor Pachal

SECONDED BY Councillor Storteboom

THAT Council amend the Develop a Sustainable Program to Deter Crime and Target "Crime" Hot Spots Task Group mandate item "Conducting a CPTED review at geographic areas where there are high levels of crime" by deleting "Conducting" and inserting "Promoting".

BEFORE THE QUESTION WAS CALLED Councillor Pachal noted that the consensus of the task group was that the membership is not qualified to conduct CPTED reviews but better suited to promoting them instead.

THE QUESTION WAS CALLED and same was

CARRIED

Motion # 17/100

MOVED BY Councillor Pachal

SECONDED BY Councillor van den Broek

THAT Council change the name of the "Deter Crime and Target Crime Hot Spots Task Group" to "Crime Prevention Task Group".

BEFORE THE QUESTION WAS CALLED Councillor Pachal noted that the task group membership agreed that the name is too lengthy.

THE QUESTION WAS CALLED and same was

CARRIED

5. ADMINISTRATIVE REPORTS

a. 2017 - 2021 Strategic Plan

Motion # 17/101

MOVED BY Councillor Albrecht

SECONDED BY Councillor Storteboom

THAT City Council adopt the 2017 – 2021 Strategic Plan for the City of Langley.

BEFORE THE QUESTION WAS CALLED the Chief Administrative Officer presented the 2017 – 2021 Strategic Plan. He noted the Vision, Mission, Values and the Key Result Areas. He highlighted a few of the 44 initiatives within the Key Result Areas.

Mayor Schaffer thanked staff for the Plan and noted that it is a comprehensive document to guide the City over the next 5 years.

THE QUESTION WAS CALLED and same was

CARRIED

Councillor van den Broek left the meeting at 7:22 p.m.

b. 2018 RCMP Approval in Principal

Motion # 17/102

MOVED BY Councillor Martin

SECONDED BY Councillor Arnold

THAT Council authorize a letter of approval in principle be sent to the Minister of Public Safety and Solicitor General to maintain the detachment strength at 51.35 members and increase the 100% RCMP budget by \$308,858 for a RCMP total budget cap of \$10,902,813.

BEFORE THE QUESTION WAS CALLED the Deputy Director of Corporate Services noted that the approval in principal is a planning tool for the Federal government during their budget deliberations. City Council will review policing in more detail during the City's budget deliberation process.

THE QUESTION WAS CALLED and same was

CARRIED

Councillor van den Broek returned to the meeting at 7:25 p.m.

c. Traffic Calming on 50 Ave at Conder Park

Motion # 17/103

MOVED BY Councillor Martin

SECONDED BY Councillor Pachal

1. THAT Council approve Traffic Calming Option A on 50 Ave from 198B Street to 50A Avenue - including two speed humps, a raised crosswalk and curb extensions at 198B Street for an estimated budget of \$40,000.
2. THAT Council approve additional Traffic Calming Measures based on the public feedback – including up to five (5) additional speed humps on 50 Avenue to the west of Conder Park.
3. THAT Council approve Traffic Calming measures on 197B Street - up to three (3) speed humps for an estimated budget of \$18,000.
4. THAT Council approve Traffic calming on 50A Avenue – up to five (5) speed humps for an estimated budget of \$30,000.

BEFORE THE QUESTION WAS CALLED it was

Motion # 17/104

MOVED BY Councillor Martin

SECONDED BY Councillor van den Broek

THAT the motion be amended to remove Item 2 and refer that action to staff for further information.

BEFORE THE QUESTION WAS CALLED ON THE AMENDMENT Mayor Schaffer confirmed that Councillor Martin intended to remove Item 2 in its entirety, which she confirmed.

THE QUESTION WAS CALLED ON THE AMENDMENT and same was

CARRIED

With Mayor Schaffer, Councillors Arnold and Pachal opposed.

THE QUESTION WAS CALLED ON THE MAIN MOTION AS AMENDED and same was

CARRIED

- d. Traffic Calming on 198th Street at Brydon Park

Motion # 17/105

MOVED BY Councillor Pachal

SECONDED BY Councillor van den Broek

1. THAT Council approve Traffic Calming Option B on 198 Street from 53 Avenue to 56 Avenue for an estimated cost of \$42,000.
2. THAT Council approve additional Traffic Calming Measures based on the public feedback such as curb extensions at the intersection of 198 Street and 53 Avenue for an estimated cost of \$50,000.

BEFORE THE QUESTION WAS CALLED Mayor Schaffer noted that Council want to refer the action in Item 3 from the staff report, back to staff for further information.

THE QUESTION WAS CALLED and same was

CARRIED

6. NEW AND UNFINISHED BUSINESS

- a. Motions/Notices of Motion
- b. Correspondence
- c. New Business

7. **ADJOURNMENT**

MOVED BY Councillor van den Broek
SECONDED BY Councillor Pachal

THAT the meeting adjourn at 7:30 p.m.

CARRIED

MAYOR

CORPORATE OFFICER



REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **2016 Annual Report**

Report #: 17-032

File #: 0110.00

From: Francis Cheung, P.Eng
Chief Administrative Officer

Doc #: 148513

Date: June 22, 2017

RECOMMENDATION:

THAT the 2016 Annual Report be approved.

PURPOSE:

The 2016 Annual Report must be published prior to June 30, 2017 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 2016 Annual Report provides a progress report of the performance of the City with respect to established objectives and measures from 2016. 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 June 9, 2017 and advertisements for the Committee of the Whole meeting where the public are invited to comment on the report, were placed in the June 15 and June 22, 2017 editions of the Langley Advance.

Respectfully Submitted,



Francis Cheung, P. Eng.
Chief Administrative Officer

Attachment: 2016 Annual Report

LANGLEY CITY

2016 Annual Report



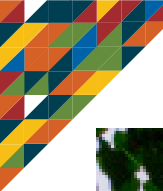


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The Coat of Arms and Flag
presented by the Chief Herald of Canada
are a unique expression of the City's natural and historic heritage.



CREST

Combines a mural coronet as a traditional heraldic emblem for municipal government with Maple leaves for Canada and Dogwoods for British Columbia. Above is a canoe, portage fashion, to celebrate the MacMillan expedition of 1824. It is tinctured ermine to recall the region's early involvement with the fur trade. Above the canoe is a black half lion from the Scots heraldry for MacMillan. The lion is also a powerful symbol of strength of purpose. Here it symbolizes the spirit of the community and the determination of citizens to defend the City's interests represented by the City's flag.

ARMS (SHIELD)

Symbolizes the historic crossroads of Old Yale Road (Fraser Highway), Glover Road and the horizontal British Columbia Electric Railway. The blue star of Innes in the centre of the crossroads reflects the original name of this crossroads — "Innes Corners", after the prominent pioneer and landowner Adam Innes.

MOTTO

"Strength of Purpose
Spirit of Community"

SUPPORTERS & COMPARTMENT

The blue and white bars symbolize the Nicomekl River which flows through the City. The grass represents the lands of the City, especially its original fields, while the lilies represent the special natural heritage of the region. The elk also represents this heritage, with the horse honouring pioneers and the role of horsepower in early agriculture and industry. The garbs or wheat sheaves in the collars and on the elk's medallion recall Langley Prairie and agriculture. The cog wheel for industry appears on the horse's medallion. The bezants or gold coins are the traditional symbol of commerce.

Our Vision

THE PLACE TO BE

Our Mission

A Vibrant, Healthy & Safe Community

Our Values

PEOPLE

Our customer service priority and way of doing business.

RESPECT

How we treat people.

INTEGRITY

How we carry out our responsibilities in an open and transparent fashion.

DYNAMICS

How we strive for innovation and search out ways to be more effective.

EXPERIENCE

How we strive to exceed expectations.

Full Circle Customer Service



The City of Langley places very high value on exceptional customer service. We are committed to providing training and resources that empower our staff to provide the best service possible to citizens and others who depend on our services, and with whom we interact.

For us, exceptional Customer Service is based on:

Courtesy and Respect

We value the concerns of our customers, no matter how big or small.

Timely Response

We are committed to addressing the concerns of our customers as quickly as possible.

Clear and Accurate

We will provide to our customers the most current and complete information available.

Follow Up

We will promptly follow up with our customers.

Accountability

We as individual staff members are truly committed to providing full circle service.



On behalf of City Council, I am pleased to present the 2016 Annual Report to our citizens, tax payers, and stakeholders, and am proud to report that we have maintained our 'debt-free' status while achieving some significant milestones for our community including the Timms Community Centre which officially opened in February 24, 2016.

This impressive civic facility serves as a community and cultural hub where residents and visitors alike can come together to access health and fitness opportunities, public information, community resources, civic services and educational resources at the Fraser Valley Regional Library (FVRL).

Langley City Council's mission is to achieve "A vibrant, healthy and safe community" and we have made significant strides to achieve this mission by developing the Homelessness Strategic Plan and the Crime Prevention Strategic Plan. The designated Homelessness Action Table and the Program to Deter Crime/Target Crime Hot Spots will advocate as well as work to implement the strategic plan recommendations in 2017.

Another great success was the second annual Neighbourhood Meetings where Council and senior staff met with residents to inform, listen and receive feedback on local issues. Langley City Council looks forward to the third annual neighbourhood meeting in fall 2017.

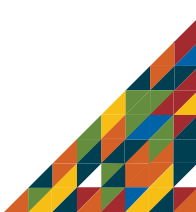
This year the City initiated the development of a new corporate brand and the creation of the 2017-2021 Strategic Plan. The new corporate brand will refresh the City of Langley's image, and the strategic plan will provide us with a new roadmap to guide and define the City's priorities. We look forward to unveiling both significant projects in 2017.

Langley City Council will continue working towards achieving our goals to enhance our community while being accountable to our citizens. Langley City Council is committed to improving the livability of our community, making the City of Langley "the Place to Be!"

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Schaffer'. The signature is stylized with a long horizontal stroke at the end.

Mayor Ted Schaffer





(Left to Right) Councillor Arnold, Councillor Albrecht, Councillor Storteboom, Mayor Schaffer, Councillor Martin, Councillor van den Broek, and Councillor Pachal

Meet Langley City Council



Mayor Ted Schaffer

First elected as a Langley City Councillor in November 1990, and formally elected as Mayor in November 2014, Ted Schaffer has dedicated over two decades to building a vibrant, healthy and safe community that meets the current and future needs of residents, business owners and visitors of the City of Langley. He works diligently on behalf of citizens to ensure a positive quality of life for all Langley City residents. Mayor Schaffer, working alongside the rest of the Council team, believes in relationship building as an important part of any successful community and invites open dialogue and sharing of ideas as he strives to make his community the best that it can be. Mayor Schaffer and his wife, Jean, have been married for 44 years and have lived in the City of Langley for 37 years. They have two married daughters, Kirsten and Jennifer, and four grandchildren. When time permits, the Schaffers enjoy reading, walking, and fly fishing in the Merritt area high country.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Committee of the Whole (Chair)
- Communities in Bloom
- Community Day Committee (Chair)
- Community Grant Committee (Chair)
- Finance Committee (Chair)
- Fraser Health Municipal Advisory Council
- Healthier Community Partnership (Co-Chair)
- Lower Mainland District RCMP Mayors Forum
- Timms Community Centre Building Advisory Committee
- Langley Christmas Bureau
- Mayors' Council on Regional Transportation
- Metro Vancouver Mayors Committee
- Metro Vancouver Zero Waste Committee



Councillor Jack Arnold

Born in Toronto in 1947, Jack moved to Vancouver in 1969 and to Langley in 1977. He was first elected to City Council in 1990 and has now served for 27 years. Jack was a winner of the 2003/2004 Award of Excellence from the Government of Canada and was also a recipient of the Queens Jubilee Medal for his public and community service. Jack is a former member of the Royal Canadian Air Force, a member of the Royal Canadian Legion Branch 21, the Langley City Parks Foundation, and has been involved with local youth for many years including drop-in sports and coaching football and roller hockey.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Advisory Planning Committee (Chair)
- Committee of the Whole
- Community Grant Committee
- Community Day Committee (Vice Chair)
- Community Day Parade Sub-Committee (Chair)
- CPR Railway, Township and City Advisory Panel (Alternate)
- Emergency Planning Committee (Chair)
- Finance Committee
- Langley Senior Resources Centre Society
- Parks, Recreation and Environment Advisory Committee (Alternating Vice Chair)
- Timms Community Centre Building Advisory Committee
- Tourism Langley (Alternate)
- Youth Commission



Councillor Paul Albrecht

Councillor Paul Albrecht has lived in the City for 24 years with his wife Christine. They have four children, three boys and a girl, and have one very independent cat. Paul was elected in 2014 to his first term in office. He loves to play hockey and enjoys cycling, traveling and spending time with his family. Paul loves the City of Langley because it has everything a person needs within a reasonable distance and it is a great place to raise a family. The community is unique because it has all the amenities one needs, yet retains the small town feel.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Advisory Planning Commission (Vice Chair)
- Committee of the Whole
- Community Grant Committee
- CPR Railway, Township and City Advisory Panel (Co-Chair)
- Finance Committee
- Fraser Health Municipal Advisory Council (Alternate)
- Fraser Valley Regional Library Board (Alternate)
- Joint School Board #35 /Municipal Liaison Committee (Co-Chair)
- Seniors Resources Centre Society (Alternate)
- Langley Walk Committee
- Langley Secondary School Round Table
- Magic of Christmas Parade Committee (Chair)
- Parks, Recreation and Environment Advisory Committee (Chair)
- Timms Community Centre Building Advisory Committee
- Youth Commission (Alternate)



Councillor Gayle Martin

Councillor Gayle Martin has lived in the City of Langley for 30 years. She's been a member of Council for 27 years, since 1990. She has a son, daughter-in-law and two grandchildren and couldn't be happier. She enjoys spending time with her family, especially on her son's boat and loves to travel and volunteer in the community. Councillor Martin loves living in the City of Langley because there is such a sense of community here.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Committee of the Whole
- Community Grant Committee
- Finance Committee
- Fraser Valley Regional Library Board
- Gateway of Hope Community Council
- Healthier Community Partnerships (Alternate)
- Langley Homelessness Task Force (Chair)
- Local Government Awareness Day (Vice Chair)
- Metro Vancouver Board of Directors (Alternate)
- Public Safety Advisory Committee (Alternating Vice Chair)
- Timms Community Centre Building Advisory Committee
- Tourism Langley



Councillor Nathan Pachal

Councillor Pachal was elected to Langley City Council in the 2016 by-election. Whether through his blog, working with various community groups and service on various City committees, Nathan has worked hard to bring forward awareness around intersecting components of sustainable and accessible community design. Councillor Pachal has appeared in print, radio and television talking about land-use and transportation issues in the region and believes the entire region is in need of a diverse transportation system that allows people to take transit, cycle, walk or drive.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Committee of the Whole
- Community Grant Committee
- Finance Committee
- Timms Community Centre Building Advisory Committee



Councillor Rudy Storteboom

Councillor Rudy Storteboom is born and raised in the Fraser Valley and has lived in Langley City for over 30 years. He lives in the downtown core and serves on his Strata Council at Paddington Station. Rudy is happy to have family and many life-long friends living in Langley City. This is Rudy's second term on council, having served from 2008-2011 and again since 2014. He enjoys going for walks in the downtown core and attending events in the community as well as connecting with friends and neighbours over coffee.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Committee of the Whole
- Communities in Bloom
- Community Grant Committee
- Finance Committee
- Langley Homelessness Task Force
- Joint School Board #35/ Municipal Liaison Committee
- Langley Homelessness Task Force (Alternating Vice Chair)
- Langley Refugee and Immigrant Advisory Committee
- Local Government Awareness Day
- Metro Vancouver Board of Directors
- Parks, Recreation and Environment Advisory Committee (Alternating Vice Chair)
- Public Safety Advisory Committee (Alternating Vice Chair)
- Timms Community Centre Building Advisory Committee



Councillor Val van den Broek

Councillor Val van den Broek has lived with her husband in Langley since 2000. They have 2 dogs, 2 cats and a fish. Val was elected to her first term in office in 2014. Val loves to travel with her husband to exciting places, whether it is an all-inclusive resort on the beach, or camping in a tent in the wilderness. Photography is another favorite past time and Val will often take 1000 pictures during a one day hiking trip! Councillor van den Broek loves walking in the trail system, attending the many community events and going out for a delicious meal downtown Langley City.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Committee of the Whole
- Community Grant Committee
- Finance Committee
- Gateway of Hope Community Council (Alternate)
- Langley Christmas Bureau (Alternate)
- Langley Homelessness Task Force (Alternating Vice Chair)
- Langley Walk Committee
- Local Government Awareness Day
- Magic of Christmas Parade Committee
- Parks and Environment Advisory Committee (Chair)
- Timms Community Centre Building Advisory Committee
- Youth Commission



On behalf of City of Langley administration, I am pleased to present the 2016 Annual Report. The purpose of this report is to provide our citizens, tax payers, regulatory bodies and other stakeholders with an accurate, complete and reliable summary of city finances, initiatives and accomplishments over the past year.

As the Chief Administrative Officer, it is my job to provide overall management of municipal operations and, together with my senior management team and all City staff, facilitate the implementation of Council policies and programs.

The 2013 – 2017 Strategic Plan was created by Council and senior staff to identify and define our priorities, thereby providing direction in working to achieve our goals. The Plan outlines forty-nine initiatives in seven Key Result Areas which are: Infrastructure, Quality of Life, Communication, Revitalization, Environment, Protective Services and Organizational Development. I am proud to report that we have successfully completed many of the initiatives in the plan.

The following pages detail our progress in 2016. One notable accomplishment was the completion of the new Timms Community Centre. Some other exciting projects that were initiated in 2016 were the development of a new corporate brand for the City and the creation of a new 2017 – 2021 Strategic Plan. The strategic plan will provide us with a new roadmap to guide and define the City's priorities. Stay tuned for the reveal of these two exciting and significant projects in 2017.

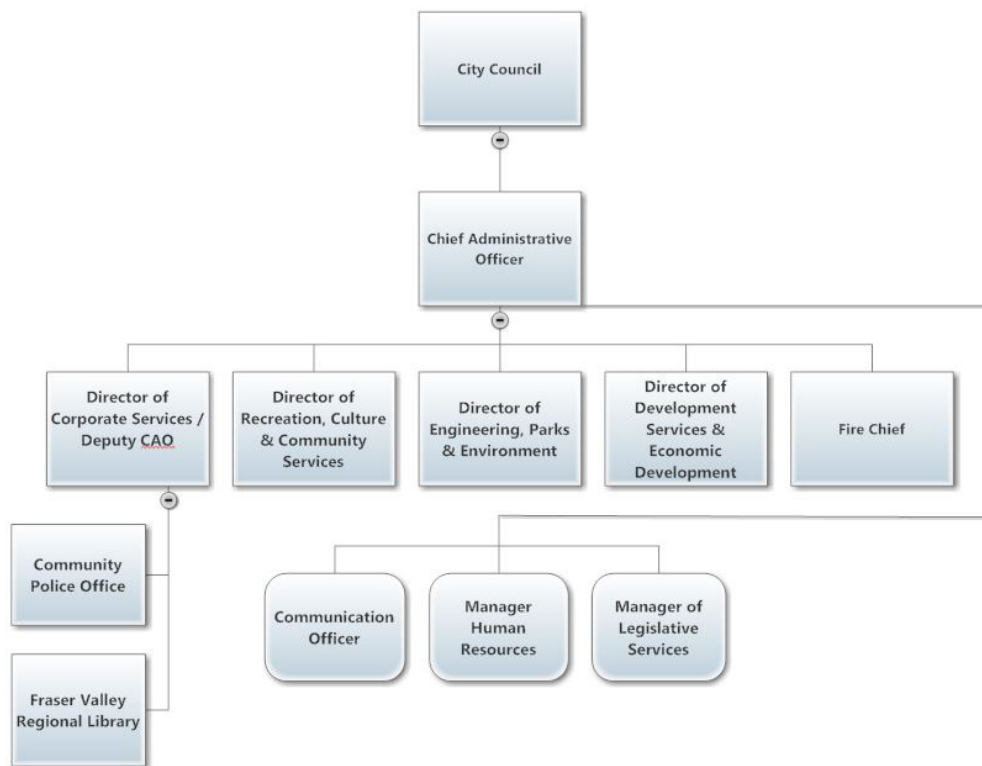
We will continue working towards attaining our goals to enhance our community while being accountable to our citizens. Our talented and dedicated team is committed to delivering quality programs and services and improving the livability of our community, making the City of Langley "the Place to Be!"

Sincerely,

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

Francis Cheung, P. Eng.
Chief Administrative Officer





SENIOR MANAGEMENT TEAM

Francis Cheung
Chief Administrative Officer (CAO) 604-514-2805

Darrin Leite
Director of Corporate Services/ Deputy CAO 604-514-2806

Rick Bomhof
Director of Engineering, Parks and Environment 604-514-2825

Gerald Minchuk
Director Development Services and Economic Development 604-514-2815

Kim Hilton
Director Recreation, Culture and Community Services 604-514-2866

Rory Thompson
Fire Chief 604-514-2882

Judy Hale
Manager of Human Resources 604-514-2803

Carolyn Mushata
Manager of Legislative Services 604-514-4591

2013-2017 Strategic Plan

Initiatives

Key Results Areas

The role of the Corporate Strategic Plan is to guide all planning processes within the City of Langley based on three fundamental elements: our vision, our mission and our values. Built on input from Council, staff, citizens and other stakeholders, the strategic plan is a living document that will change as goals are achieved and the needs of the community evolve. Each key result area shares the same significance as the others in order to achieve our vision and our mission. Making progress in these key result areas will define our success over the life of the plan, and anchor our accountability to our individual and corporate citizens.

INFRASTRUCTURE

Continuous improvement and sustainability of our below ground, on the ground, and above ground infrastructure.

QUALITY OF LIFE IN OUR CITY

Services to people can be continuously improved in order to attract, retain, and serve citizens who will then champion our vision as “The Place to Be.”

COMMUNICATION

Communicating with our customers and partners, involving them in decisions which impact and interest them, and engaging them in public life.

REVITALIZATION

Of our downtown core, the visual impact of the public realm in our city, thereby enhancing our sense of pride.

ENVIRONMENT

How we protect, preserve, restore, sustain, and enhance our environment.

PROTECTIVE SERVICES

Ensuring our citizens feel safe and property is secure.

ORGANIZATIONAL DEVELOPMENT

Investing in our organization, its people, its processes and financial sustainability.

Community 2016!

The 2013- 2017 Corporate Strategic Plan outlines forty nine initiatives in seven Key Result Areas.

The majority of initiatives identified in the 2013 – 2017 Strategic Plan have been successfully completed. City Council and staff has now embark on the process of developing the 2017-2021 Strategic Plan that will shape the City's priorities and goals for years to come.

Key Result Area: Quality of Life

Initiative: Proceed with Timms Community Centre Construction project.

Accomplishment: Timms Community Centre, located at 20399 Douglas Crescent, officially opened its doors on February 24, 2016. Langley residents and visitors were invited to experience the official ceremony and the Centre's facilities first-hand with an afternoon of free classes and demonstrations. The grand opening was a huge success with over 700+ attending to view and experience

the state-of-the-art amenities including a gymnasium, fitness track, fitness room, weight room, spin room, games room, and multipurpose rooms.

Looking Ahead: With the new \$14.3 million facility complete, the Recreation department will continue to focus on the on-going initiative to promote healthy lifestyles and healthy community initiatives.



‘ This facility is the civic heart of our community, a gathering place to meet, engage, connect, learn, celebrate and be active together. ’

Mayor Ted Schaffer





Key Result Area: Infrastructure

Initiative: Develop a long term plan for the stewardship of our infrastructure; including man-made infrastructure below grade, at grade, and above grade, and develop a finding strategy that ensures sustainability.

Accomplishment: Successfully obtained grants from Canada/BC Clean Water & Waste-Water Fund and ICBC for the 56 Avenue Utility Replacement and Road Improvement Project.

Looking Ahead: The 56 Avenue Utility Replacement and Road Improvement Project is planned to be completed in 2017, and the new City streetscape will improve the overall aesthetics of downtown Langley.



Key Result Area: Communication

Initiative: Work with other agencies to deliver key messages.

Accomplishment: Successfully worked with Metro Vancouver to distribute regional campaigns such as Love Food Hate Waste, We Love Water, Unflushables, and Lawn Watering Regulations.

Looking Ahead: The City will continue to work with Metro Vancouver to promote regional campaigns, and work with other local government agencies such as ICBC and the Langley RCMP to deliver significant key messages to the community.



Key Result Area: Revitalization

Initiative: Explore "attractors" to our downtown core such as special events and trip generators.

Accomplishment: The City partnered, permitted and hosted 76 community events.

Looking Ahead: Staff will develop a community events and festivals strategy to attract more community events to the City, and will explore partnerships with community groups to host more organized events and activities in downtown Langley.

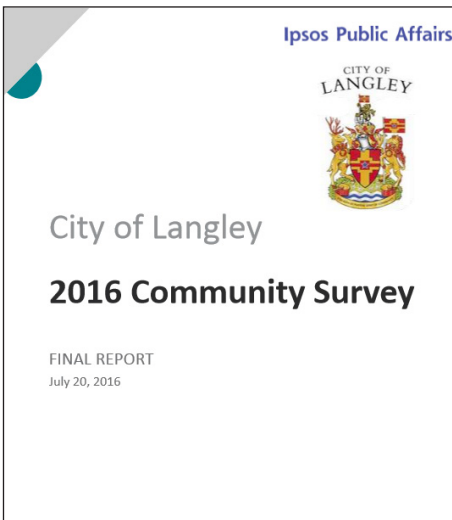


Key Result Area: Protective Services

Initiative: Update Langley Emergency Program

Accomplishment: The Langley Emergency Program's Information Officers updated the Langley Emergency Communication Plan.

Looking Ahead: The Langley Emergency Communication Plan will be finalized in 2017 and brought forward to be endorsed by Langley City Council.



Key Result Area: Organizational Development

Initiative: Research and understand the demographic changes and needs of our residents.

Accomplishment: Completed the 2016 Community Survey.

Looking Ahead: The survey is conducted every three years to obtain residents' feedback on municipal programs, services, and other important community issues and overall quality of life. The insight gained from the survey will help evaluate current programs and policies and ensure the City's plans continue to be in line with the needs and values of the community.



Key Result Area: Environment

Initiative: Update our Environmentally Sensitive Areas Plan

Accomplishment: Completed the Environmentally Sensitive Areas Study.

Looking Ahead: In 2017, Langley City Council amended the Official Community Plan (OCP) bylaw to incorporate the ESA mapping study.



Departmental Overviews



Office of the Chief Administrative Officer

The primary responsibility of the (CAO) is to lead the overall conduct of the City in pursuing the City's goals and objectives. The CAO provides advice to City Council on issues facing the City and provides direction to the Senior Management team in accordance with direction received from City Council together with various bylaws, policies, and the statutory requirements of the Community Charter and Local Government Act.

Office of the CAO

- Leads, directs and coordinates the activities of all City departments.
- Executes policies and decisions of Council.
- Conducts long range and corporate planning for the organization.
- Oversees the development and proper expenditure of the City's operating and capital budgets.
- Informs and advises on policy matters as requested by Council.
- Motivates and monitors performance to ensure standards are met, that priorities are pursued and that high quality City services are consistently delivered.
- Manages a continuing organizational development program to ensure good communication between departments and coordinated efforts to address City priorities.

Communications

- Coordinates public and media relations
- Develops key messages and speeches for City spokespeople
- Provides corporate communications
- Administers marketing and corporate brand management
- Provides design, production, and publishing support
- Oversees corporate website content and design
- Manages opt-in email service management
- Manages social media
- Provides community relations support
- Provides emergency communications support
- Provides communications support for all departments

Legislative Services Division

- Provides administrative assistance to the Office of the Mayor and Councillors.
- Supports Council and Committee meetings, including agenda and minute preparation and related issue follow-up and actions.
- Facilitates and coordinates the flow of information internally and externally to ensure Council, staff, citizens and stakeholders receive the information they need on City activities, initiatives, plans and issues.
- Prepares, processes and consolidates all City bylaws.
- Coordinates and manages the Council election process.
- Processes public requests for information under the Freedom of Information and Protection of Privacy Act.
- Coordinates special events on behalf of Council.
- Effectively liaises with other orders of government and non-government organizations.
- Coordinates and manages legal documentation for property, right-of-way and easement acquisition and discharge.

Bylaw Enforcement

- Administers and directs the operation of the Bylaw and Parking Enforcement Division, including development of operating procedures, drafting new regulatory bylaws in response to community issues.
- Administers parking enforcement.
- Administers animal control contract with Langley Animal Protection Society (LAPS).
- Responds to queries and complaints from the public by investigating and developing remedies as appropriate.

Human Resources Division

- Coordinates recruitment process
- Labour relations activities
- Oversees corporate training and development initiatives and coordinates departmental training and development
- Oversees occupational health and safety program (including disability management)
- Oversees compensation and benefits
- Coordinates job evaluation process
- Develops and implements human resources programs
- Provides advice, assistance and support in any matters that involve City employees

2016 Service Highlights and Achievements

Office of the CAO

- Completed the City's Crime Prevention Strategic Plan.
- Completed the City's Homelessness Strategic Plan.
- Completed the draft 2017-2021 Strategic Plan.
- Developed a Strategic Investment Plan to improve quality of life of our residents.
- Acquired several strategic properties.
- Worked with the RCMP and City staff to address the homeless camp at Nicomekl Park.
- Lobbied BC Housing to provide additional temporary shelter beds at the Gateway of Hope.
- Completed the shopping carts bylaw review.
- Established the City's approval requirements for the Langley Good Times Cruise-In Event.
- Reconfigured the City's Standing Committees structure.

Legislative Services

Supported the following Council and Committee meetings

- 46 Council Meetings
- 8 Parks and Environment Advisory Committee Meetings
- 4 Joint School District Municipal Liaison Meetings
- 2 Joint City/School District Staff Update Meetings
- 3 Board of Variance Meetings
- 4 Homelessness Task Force Meetings
- 4 Crime Prevention Task Force Meetings
- 1 Langley City Parks Foundation
- 1 Langley City Development Corporation Meeting
- 1 Corporate Planning Session

Communications

- Completed the Timms Community Centre MarCom Strategy including launching timmscommunity.ca
- Completed 2013-2017 Strategic Plan Progress Report and 2013-2017 Council & Project Highlights and Neighbourhood Meeting communication strategy
- Completed corporate communication documents and materials for all departments
- Revised communication project planning templates
- Completed Homelessness Backgrounder and FAQ
- Completed 2015 Annual Report
- Completed EOC Information Officer Designation
- Updated the Langley Emergency Program's Communications Plan
- Published the monthly Langley City eNewsletter and ebulletins as released
- Co-organized the three annual Neighbourhood Meetings
- Issued 55 media relations announcements
- Staff representative on Community Day Committee
- Completed corporate branding RFP, proponent selection, and discovery sessions

Administration

Coordinated the following events:

- Volunteer Appreciation Banquet
- Local Government Day
- Coordinated 5-City Hall and community flag raising events
- Timms Community Centre Design Unveiling Event
- Timms Community Centre Ground Breaking Event

Miscellaneous:

- Recruited volunteer members for 8 committees.
- Processed 30 Freedom of Information requests.
- Coordinated Council travel for 3 conferences and various other travel arrangements as required.

Bylaw Enforcement

- Responded to 6,110 Calls for Service
- Responded to 4,188 Homeless related calls
- Responded to 638 Animal Control Calls
- Issued 4,277 parking violations

Human Resources and Safety:

- Coordinated and published 34 job postings and job opportunity bulletins
- Recruited, hired and oriented 29 new employees
- Conducted 12 Joint Occupational Health and Safety Committee Meetings and 12 Fire Department Occupational Health and Safety Committee Meetings
- Coordinated and delivered 5 safety training sessions
- Coordinated 22 Occupational Health and Safety workplace inspections

Corporate Services

The Corporate Services Department oversee the financial operations of the City, safeguard the City's financial assets, coordinate the budget activities and maintain the City's technological infrastructure in a reliable and timely fashion to enhance the decision making process, public confidence and ultimately the delivery of services to the residents of the City of Langley.

The department's primary role is to provide a variety of support services to the City Council and other city departments. The department also acts as the City's principal contact for contract partners like the RCMP (Royal Canadian Mounted Police), LYFS (Langley Youth and Family Services and the FVRL (Fraser Valley Regional Library).

Finance Division

The Finance Division supplies the City's accounting and financial management requirements which include payroll, accounts payable, tax/utility billing and collection, cost control reporting, financial reporting, cash management and the annual budget preparation. The division is also responsible for risk management and maintaining insurance to protect the City and its assets from economic loss as the result of litigation, accident or a natural disaster.

The Revenue and Business Systems Manager coordinates staff computer training so that staff can take advantage of new functionality or a new application. The public have access to recreation registration, property tax information, geographical mapping, business and dog license and parking ticket payment options through the internet.

Information Technology Division

The Information Technology Division supplies computer services to the staff of the City to assist them in accomplishing organizational objectives. The IT Division ensures that the City data is secure from outside threat, operates in a virus-free environment, is backed up and that there are plans for failure or disaster. The division provides reliable, high performance computer systems that enable City staff to perform their job functions efficiently. The IT Division constantly strives to improve the City's network infrastructure and keep hardware and software up to date and enhance information and service delivery to the public through the internet.

Community Police Office

The Community Police Office is focused on crime prevention. The purpose of the Community Police Office is to bring the police closer to the community making it more convenient for citizens to report incidents while promoting the RCMP's commitment to community policing. It also allows the community to play an active role in policing the community through the involvement in various volunteer programs.

Langley Youth and Family Services

The service is supplied to assist the RCMP in attempting to minimize the entry of youth into the criminal justice system. The mandate of the service is to coordinate efforts between police, schools and other agencies to provide education and counselling to parents to gain control of their children. LYFS provides training and assistance to the RCMP members to improve their effectiveness when dealing with juveniles and family problems and assists in developing community programs to facilitate crime prevention. The Service works with the school district to identify pre-delinquent behaviour and in conjunction with the RCMP Crime Prevention Unit to set up programs aimed at crime prevention.

2016 Service Highlights and Achievements

- Compiled the 2016 Financial Plan and Capital Improvement Plan.
- Implemented the Barracuda computer back up system and launched the E-scribe Council Agenda software.
- Promoted the Tempest My City module allowing residents on-line access to property tax, utility, dog and business licence accounts expanding the number of users from 350 to 1,262 in 2016.
- Added an in-person weekend and after hours payment options for Tempest at the new Timm's Community Centre.
- There are 239 new client referrals made to Langley Youth and Family Services during the year with 1,535 Counselling sessions recorded.
- Sponsored the annual RCMP cadet camp for 100 kids between 10 – 12 years old



Engineering, Parks & Environment

The Engineering, Parks and Environment Department is dedicated to providing high quality service to existing and future ratepayers in a timely, responsible and effective manner in the areas of parks, environmental programs, transportation, sanitary, storm water, water and solid waste.

Engineering Services Division

- Processes subdivision applications, encroachment agreements, rights-of-way agreements, Highway Use Permits, Hydrant Use Permits, and Film Permits
- Processes public complaints and requests for service
- Medium and Long range infrastructure planning
- Administers capital projects
- Reviews development proposals and determine off-site works and servicing requirements
- Performs GIS mapping, record keeping, construction inspections
- Provides technical support and information to other departments
- Responsible for policy and planning for the department
- Liaison with various other governments:
 - TransLink (public transit, infrastructure grants, roads)
 - Metro Vancouver (liquid waste, water, solid waste, land use)
 - Province (transport, environment, health)
 - Canada (transport, environment, fisheries)
- Manages solid waste contract
- Administers a community garden site

Engineering Operations Division

- Administers and supervises the functions and activities of engineering operations
- Processes public complaints and requests for service
- Administers capital projects
- Performs maintenance and repair services for the road network including:
 - Street sweeping; sidewalks; snow clearing; signs; asphalt maintenance; streetlights; traffic signals; pavement marking
- Constructs maintain, operate and repair water, sanitary sewer and drainage infrastructure including:
 - Mains; service connections; fire hydrants; sample stations; water reservoir; pump stations; catch basins; culverts; ditches; valves; pressure control valves
- Responds to spills and contamination of watercourses
- Maintains, repairs and replaces City fleet except Fire Service vehicles.

Parks Operations Division

- Administers and supervises the functions and activities of parks operations
- Constructs and maintains parks, nature trails, tennis, basketball courts, sports fields, bike parks, water parks and playground equipment.
- Regular maintenance including:
 - grass cutting; tree plantings; flower plantings; boulevard maintenance; hanging baskets; public art; Christmas lights; garbage (boulevard & park); watering; sports field maintenance; trails maintenance
- Maintain park washrooms, playground equipment and structures.

2016 Service Highlights and Achievements

Engineering Services

- Processed new and on-going requests for engineering requirements including 5 Subdivision Applications, 9 Development Permits.
- Processed 39 Filming Permits.
- Processed 102 Highway Use Permits, 25 Hydrant Permits, and 19 Lawn Sprinkling Permits.
- 2016 Paving Program included Douglas Crescent east of 204 Street, Salt Lane, the Glover Road bus exchange and 51 Avenue east of 208 Street.
- Traffic calming and bike lanes on 53 Avenue from 200 St to 201A Street.
- 2016 Utility Replacement program included design and replacement of sewer main on 201A Street between 54 Avenue and Michaud Crescent, replacement of sewer and watermain on 203 Street between Grade Crescent and 49A Avenue, as well as watermain replacement on 199A Street north of 49 Avenue and 51 Avenue east of 208 Street.
- Completed the City Park Master Plan, and Buckley and Penzer Park Master Plans.
- Applied for and received funding for Federal Clean Water and Wastewater Fund for replacement of utilities on 56 Avenue. Project to be completed in coordination with surface works in 2017.
- Updated the Film Policy and associated fees.

- Awarded Western Economic Diversification Canada 150 Grant for Penzer Action Park, for construction to be completed in 2017.
- Hosted a Rain Barrel Truckload sale on 2 weekends with the City of Surrey.
- Hosted a Household Hazardous Waste Plus Recycling Event with the Township of Langley.
- Developed a conceptual design for the upgrade of Production Way in consultation with the property owners.
- Received Infrastructure Planning grant funding for update of Water and Sewer Master Plans – completed the water model update.
- Replaced the outlet culvert from Brydon Lagoon.
- Undertook at-grade rail crossing assessment as per new Transport Canada Guidelines.
- Developed a new Solid Waste bylaw reflecting current practices.
- Updated the Waterworks Regulation Bylaw.

Engineering Operations

- Responded to 1822 Requests for Service
- Utilities Construction:
 - Eliminated asbestos cement watermain on 48 Avenue between 200 Street and Grade Crescent and on 203 Street between 49 Avenue and 53 Avenue.
 - Installed new watermain on 199 A Street north of 49 Avenue and 51 Avenue east of 208th Street
 - Disconnected old services and installed new services at 15 different development sites
 - Installed a new water service for Penzer Park
 - Installed a new fire hydrant on the Langley Bypass near Collection Drive
- Utilities Maintenance:
 - Installed a new back up diesel generator at the Langley Bypass lift station.
 - Flushed & video inspected 1/6th storm & sanitary sewer mains
 - Service ½ of city fire hydrants, (approx. 265) & partial service, pressure test & leak check, on the remaining ½
 - Completed the annual unidirectional watermain flushing program
- In conjunction with Engineering Services completed a large streamside erosion protection project on the banks of the Nicomekel River in Portage Park.
- Demolished out buildings at 5651 198 Street as well as the old parks wing at the Operations Centre. Reorganized the Parks and Engineering Operations yards to improve efficiencies.
- Started work on the pedestrian walkway refurbishment program, scheduled to be complete in 2017.
- Painted parking stalls in the underground parking lot at City Hall
- Painted yellow curbs in the downtown core
- New equipment:
 - Over Seeder for sports field maintenance
- Equipment replacement:
 - Excavator and trailer
 - Tandem axle gravel truck (purchased but not received)
 - Tradespersons a ¾ tonne service truck
 - Parks ¾ tonne pick-up truck
 - Unit 207 By law enforcement vehicle

Parks Operations

- Received & responded to over 895 Requests For Service
- Replaced playground at Dumais Park
- Expanded plots and installed fully accessible plots at Linwood Park Community Garden
- Renovated Bike Skills Park at Penzer Park
- Replaced pedestrian bridge in City park to Al Anderson Pool
- Upgraded trails, creek channel and landscaping at Sendall Gardens
- Installed boardwalk and irrigation at Sendall Gardens
- Installed 5 new trail kiosks and trail maps in all kiosks
- Purchased and installed new Christmas Decorations for Timms Community Centre
- Resurfaced sports box at Douglas Park
- Installed 2 outdoor table tennis courts and foosball table at Douglas Park



Development Services & Economic Development

The Development Services & Economic Development Department is responsible for a broad range of physical, social, economic and community planning and development matters in order to achieve Council policies and development objectives while meeting community needs.

Administrative

- Prepares staff reports for Committees and Council on development applications and issues.
- Prepares departmental work programme and annual budgets for operating and capital budgets.
- Directs the work of consultants hired on contract basis for special projects.
- Prepares documentation, establishes and collects DCC's and other related fees, administration of security of deposits.

Planning

- Manages processing, and formal approval of development applications relating to the Official Community Plan, Zoning Bylaw, Subdivision Applications, Development Permits, Development Variance Permits, Land Use Contract Applications, Agricultural Land Commission Applications.
- Provides land use planning advice to City Council and implements Council directions on policy and development matters.
- Undertakes long range and policy planning work including the preparation and review of the Official Community Plan.
- Maintains mapping and geographic information systems in support of planning function.
- Maintains addressing and property information in City's Tempest Land system.
- Prepares and implements sustainability plans including annual GHG emissions reporting.

Building & Licensing

- Manages building applications, reviews and conducts building inspections to ensure public safety, health and disabled access to meet regulatory requirements.
- Reviews, inspects and enforces business license applications, cross connections, grease interceptors and storm water interceptors.
- Collects and compiles building statistics for the City and outside agencies including CMHC.

Economic Development

- Maintains current demographic and development data.
- Promotes strategic economic development promotional initiatives by partnering with local business groups.
- Encourages and promotes commercial, industrial and multiple-family residential development opportunities to developers and investors.



2016 Service Highlights and Achievements

Planning

- Completed ESA Study & Mapping –Introduced OCP Bylaw
- Updated Corporate Energy & GHG Emissions Plan inventory and submitted CARIP report (corporate GHG Emissions) for 2015 to the Province
- Completed Thrift Store and Donation Boxes regulations in Zoning and Business Licensing Bylaws
- Commenced comprehensive review of the Zoning Bylaw
- Commenced termination of Land Use Contracts
- Participated in Surrey Light Rail Transit Partner Committee
- Participated in South of Fraser Transit Service Optimization Committee
- Participated in TransLink Partner Project Agreement Framework Committee
- Participated in Crime Prevention Task Force
- Participated in Homelessness Task Force
- Participated in Zoning and Business Regulation Task Group

Building & Licensing

- Implemented year-end Business License renewals
- Processed 312 new Building Permit applications with a construction value of \$45.2 million (November 30, 2016)
- Processed 403 new Business License applications (2,418 Total Business Licenses (2016)
- Enhanced record management by scanning property file data base, as a means of improving customer service
- Participated in Regional Inter-Municipal Business Licensing Pilot Project (currently 64 IML licenses), extended pilot project to permanent status

Economic Development

- Completed the Economic Development Strategy
- Completed the Business Retention & Recruitment Strategy
- Completed 18 Commercial and Industrial Sector Business Walks
- Updated Community Profile and Statistical Profile
- Updated Economic Development Sector Profiles – Residential, Industrial, Specialty Food, Restaurants.
- Submitted nomination application for McBurney Plaza as a Great Place in Canada Award` from Canadian Institute of Planning (CIP)
- Submitted nomination application for "Open for Business Award" from UBCM BC Small Business Roundtable
- Submitted nomination application and received Award of Excellence -2016 Fraser Valley Commercial Building Awards –Timms Community Centre
- Continue to enhance Economic Development Website to improve our community's economic development profile
- Participated in Greater Langley Chamber of Commerce Elected Officials Event & UDI Fraser Valley Mayor's Forums in Township of Langley
- Completed Ministry of Transportation/Langley City Centre Attraction Signage (232nd Avenue-Glover Road)

Organizational Development/Communication Initiatives

- Filled vacant Building Inspector/ Plan Checker position
- Enhanced on-going community communication by participating in City E-Newsletter and Neighbourhood Meetings.
- Completed the 2016 Community Survey
- Spearheaded sponsorship funding campaign for Timms Community Centre generating \$175,000 in sponsorship funds



Fire Rescue Service

Provide the City of Langley with a highly effective and efficient Fire and Rescue Service.

Mission Statement Goals

- To inspire confidence and respect in the community regarding all Fire Department operations.
- To provide a safe working and living environment for Langley City residents and visitors through a high level of fire prevention activities and protection service.
- To be an innovative and progressive Fire Rescue Service.
- To provide the members of the department the highest level of training and personal protection possible.

Fire Operations

- Extinguishment of all types of fires
- Rescue trapped persons from dangerous situations
- Respond to all incidents involving hazardous materials
- Provide First Responder medical service
- Respond to non-emergency public assistance

Fire Prevention & Education

- Conducts prescribed fire and life safety inspections of all public buildings to ensure the safety of all occupants and compliance with the BC Fire Code
- Conducts building plan reviews with Development Services when requested to ensure buildings conform to the BC Building and Fire Codes
- Conducts fire and life safety training sessions
- Determines cause and origin of all fires
- Assists in business license inspections
- Provides fire safety public information sessions
- Establishes pre-fire plans for hazardous occupancies
- Works with the City by-law enforcement officers to ensure that current Fire by-laws are enforced

Training

- Train career and Paid-On-Call firefighters to meet recognized standards
- Ensure skills are maintained
- Train to mitigate community risks identified in the Hazard Risk Vulnerability Assessment (HRVA)
- Train to meet succession planning requirements
- Manage department's Occupational Health & Safety program

Emergency Planning

- Develop and maintain City emergency preparedness plans
- Conduct training and exercises for staff to manage catastrophic events
- Manage volunteers for emergency social services
- Ensure fire department business continuity

Administration

- Scheduling staff
- Managing payroll submissions
- Develop and manage training and development programs
- Manage Paid-on Call staff
- Long term planning
- Record keeping



2016 Service Highlights and Achievements

- The department responded to 3206 Calls for Service in 2016.
- There were 30 reportable fire losses in 2016 with 3 fire related injuries. Fire losses in 2016 totaled \$16,356,200.
- On-going training of city staff in Emergency Operations Centre (EOC) roles.
- On-going development and revision of department Operational Guidelines.
- Establishment of joint training with TOL Fire Department.
- Fire Prevention Week Open House.
- On-going fire inspector training for career firefighters.
- Established High School student work experience program.

2016 Training Calendar Highlights:

- Fire Officer I Program for POC Captains
- Ongoing First Responder certification
- First Responder Instructor Certification
- POC officer Emergency Scene Management Training;
- Supervisory Skills Program for all officers and acting officers;
- Vehicle Rescue training - ongoing
- Emergency Apparatus driving – POC firefighters;
- Emergency Scene Management 1 & 2 training
- Tours of high risk facilities.
- Rapid Intervention Team – Core Skills for POC & Career Firefighters
- Naloxone training for career staff



Police Services

Langley RCMP

The police service for the City of Langley is provided by the Royal Canadian Mounted Police (RCMP). The goal of the Langley RCMP detachment is in partnership with the community, to provide quality service, and a safe and secure community for the citizens of Langley.

In 2016 the police officers, staff and volunteers of the Langley Detachment of the Royal Canadian Mounted Police continued to protect the citizens of Langley through prevention and the reduction of crime in partnership with our community. In 2016, the detachment responded to 15,391 calls for service an increase of 1,971 or 15% more calls for service than 2015. As demonstrated in the table below, the numbers of calls for service varies from year to year based on a number of factors but a gradual increase overall is expected as the population increases.

City of Langley	Total 2016	Total 2015	Total 2014	Total 2013	Total 2012	Percentage Change 2015-2016
Crime Types						
All Property Offences	2821	2127	2265	2432	2496	+33%
Persons Related Offences	433	363	395	401	454	+19%

Table 1 Crime Statistics from PRIME-BC

The strategic implementation of our police resources are intelligence led by our crime analysts, information from concerned citizens as well as police officers engaged in conversations with people and conducting enforcement in areas where crimes occur. Monthly strategy meetings are held to ensure resources are addressing the evolving criminal trends and maximizing effectiveness.

Community Issues

We will continue to face challenges as the community changes as we have seen the increase of homelessness and persons with mental health issues. These are complicated issues that every community in the lower mainland faces. Our participation in the City of Langley's Task Force to address the social issue of homelessness and the Community Crime Prevention Strategic Plan will have our continued support and participation as we all are part of the solution.

BC RCMP Policing Priorities

The 2016 BC RCMP and Lower Mainland Policing Priorities included:

- Domestic Violence and Prevention
- Road Safety
- Crime Reduction

Domestic Violence and Prevention

In order to address this priority, a number of initiatives were implemented in 2016 at Langley detachment including monthly meetings between detachment members and community domestic violence support groups. All high risk domestic violence files were assigned to the Serious Crime section for investigation and all files involving domestic violence were given a higher level of supervision and review in order to ensure the highest quality of service for victims of domestic violence.

Road Safety

Our strategic goal to make our roads safer continues with campaigns to reduce the injuries from intersection violators, distracted and impaired drivers. In 2016, we responded to 381 motor vehicle collisions that number was up from 341 in 2015. This 12% increase in collisions is substantial but also consistent with an increase in our population (1.9% increase from 2015-2016) and the increased number of visitors to the city on a daily basis. Our efforts will continue in the form of traffic initiatives, public awareness campaigns and support from our citizen by reporting dangerous drivers and maintaining safe driving habits.

Crime Reduction

The analysis of statistical data with regard to crime trends within the City of Langley has been implemented and reports are provided on a monthly basis in order to target specific issues, locations and prolific offenders in order to reduce overall crime. This method of intelligence led policing has been key to targeting property crime and keeping our citizens safe.

Looking Forward

As we move forward into 2017 we will continue to work with citizens, partnering agencies and volunteers in our city. We ask that for the continued public support in reporting suspicious and criminal activity, not using a cellular phone while driving and always have a designated driver when consuming alcohol. Together we can make the City of Langley 'the Place to Be' and a safe home and community.



Recreation, Culture & Community Services

The Recreation, Culture and Community Services Department can be summarized in five distinct categories: Programming & Marketing, Facilities, Community Events, Partnerships and Committees, and Customer Service.

Programming & Marketing

- Plan, implement, and supervise a variety of registered recreation programs for all age groups including preschool, children, youth, adult, senior and family.
- Plan, implement, and supervise a variety of drop-in programs for all ages including: Parent & Tot Playtime, After 3, Youth Night, Girls Night, Recreational Volleyball, Pickleball, Badminton, Basketball, Line Dancing, Fitness classes.
- Operate and supervise usage of weight room, games room, fitness track, gymnasium and spin room in Timms Community Centre.
- Facilitate Red Cross Swim Kids program and Advanced Lifesaving programs at Al Anderson Memorial Pool.
- Supervision of length swimming, leisure swimming and aquatic fitness programs at Al Anderson Memorial Pool.
- Administer in conjunction with School District #35 the Operation Waterproof program for all grade five students in the district.
- Design, produce and distribute seasonal recreation guides. Distribution of 30,000 printed copies includes neighbourhoods in the City of Langley and select neighbourhoods in the surrounding areas (Township of Langley and City of Surrey).
- Design, produce and distribute in-house flyers and posters promoting programs, facilities and services.
- Administer the Volunteer Program including Point of Pride, program assistants and special events.
- Actively seek out and secure additional funding, grants, and donations for programs and services including the Summer Career Placement Program for summer day camp staff, Bike to Work Week, Move For Health Day to name a few.
- Administration of the Leisure Access Grant program to subsidize City of Langley residents in the pursuit of recreational opportunities.
- Plan, implement and administer the City of Langley Employee Wellness Program including discounted membership, wellness initiatives, outings and information.
- Administer and supervise special events held in the City of Langley by outside agencies/groups.
- Design and produce online marketing material (Recreation Guide, brochures) and provide content for the recreation pages on the City website and City's social media.

Facilities

City Operated

- Al Anderson Memorial Pool
- Douglas Recreation Centre
- Nicomekl Multi-Purpose Room
- Timms Community Centre
- Sport Fields
 - Process facility rentals for user groups at all City operated recreation facilities, sport fields and other sport facilities using ACTIVENET software.
 - Perform maintenance and repair services for all City operated recreation facilities as well as City Hall, Langley City Library, Community Police Office, City of Langley Fire Hall, Parks Operations Facility and Operations Centre.
 - Book private functions in City of Langley park facilities including City Park covered picnic area and Sendall Gardens Legacy Gazebo.
 - Organize usage of the sports box at Douglas Park and lacrosse box at City Park for ball hockey and lacrosse associations.
 - Book, schedule, and maintain the City of Langley Community Stage for community events.
 - Coordinate subsidies for sports-user groups in accessing of sports facilities in Langley.
 - Book and schedule the City of Langley Spirit Square Performance Platform.
 - Book and schedule McBurney Plaza.
 - Process field rentals for user groups at all City of Langley Parks using the ACTIVENET software.

Outside Agency Operated

- Langley Community Services Society
- Langley Seniors Resource and Recreation Centre
- Langley Twin Rinks
- Stepping Stone Society

Community Events

- Actively participated in the planning and implementation of 17+ community events
- Hosted 12+ paid seasonal or age-specific special events.
- Provided in-kind services (staff, equipment, supplies) for 18+ community events not hosted by the City
- Provided Free Community Programs including Dancing in the Park (Dancing for Dessert), Sounds of Summer Concerts - held in McBurney Plaza and Douglas Park Spirit Square. Each venue held one concert per week during July and August. Push Play Summer Drop-In - Family drop-in program held once per week during July and August; each day features a variety of crafts, games and activities based on a pre-determined theme.

Partnerships and Committees

Community Partners include:

- School District #35
- Langley Community Services
- Encompass Services
- Fraser Health
- Canlan Twin Rinks
- Langley Seniors Resource Centre
- Langley Meals on Wheels
- Healthier Community Partnerships
- Canadian Tire Jumpstart Foundation.

Program Partners:

- Fit 4 Two Prenatal
- Kyokushin Karate
- David Dreves Kayaking
- Melody Jones – Ayanna's Tent
- Fraser Valley Taijiquan
- BC Centre for Elder Advocacy & Support

Committees:

- Langley Childhood Development Committee
- Langley Child and Youth Committee
- Public Partners Committee
- Douglas Park Community School Society
- Kid Sport
- Langley Canadian Tire Jumpstart
- Youth Hub Committee
- Regional Youth Week Committee
- Occupation Health and Safety Committee
- Regional Special Event Committee
- Healthier Community Partnerships
- Langley Seniors Action Table
- Municipal Volunteer Management Committee
- Langley Child and Youth Mental Health and Substance Use Local Action Team
- Community Day Committee
- Magic of Christmas (Parade) Committee
- Langley Walk Committee

Customer Service

- Processed registrations for City programs; memberships for fitness, aquatics, weight room, and games room; facility rentals for private, commercial and non-profit agencies; field bookings for sport user groups; special event applications; and, Leisure Access Grant Applications.



2016 Service Highlights and Achievements

- Grand Opening of Timms Community Centre on February 24, 2016
- First Year of Timms Community Centre Operation complete

Special Events:

	2016	2015
City	38	35
Partnership	17	21
Other	21	20

Facility/Field Rentals:

Facility	Hours Rented 2016	Hours Rented 2015
Douglas Recreation Centre	2 441	2 657.95
Al Anderson Memorial Pool	5 186.50 ***	3 042.30 ***
Timms Community Centre	515	No rentals occurred at Timms until 2016
Mobile Community Stage	110.25	133.80
City Park: Soccer	417	546
City Park: Baseball Diamonds	3 065.50	5 610.15
City Park: Lacrosse Box	356	336
City Park: Picnic Shelters	345.75	424.45
Sendall Gardens - Gazebo	11	6.30

***includes Flippers

Aquatics:

Program Participants	2016	2015
Public Swim	11 918	13 689
Lessons	2 057	2 922
Grade 5 Swim Program	1 482	1 292

Fitness:

	2016	2015
Drop-in Classes Offered (per week)	106	43
# Drop-in participants	3558*	3799
Registered Programs Offered	146	77
# participants in registered programs	1587	1445
Registered Volunteers	2	10
Employee Wellness Passes Sold	118	31
Personal Training Package Sold	17	2

*drop-ins tracked starting September

Youth:

	2016	2015
Total Drop-in participants	2454	1138
Youth Night	975	569
Youth Drop-in Basketball	440	n/a
Girls Night	294	195
Guys Night	269	22
Youth Week	89	141

Gymnasium:

	2016*
Badminton	422
Basketball	628
Open Gym	802
Pickleball	1003
Soccer	52
Volleyball	208
Table Tennis	256

*Stats only started in September 2016.

Timms Community Centre Drop-ins using a pass:

	2016	2015
Seniors	26380	9532
Adults	40022	29116
Students	2212	12
Youth	12630	5045
Children	6499	985
Family	1335	n/a
Total all ages	89078	44690





2016 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 2016 pertaining to the City of Langley.

Dated: May 31, 2017



Paula Kusack
Deputy Corporate Officer



Director of Corporate Services Letter of Transmittal

May 30, 2017

Mayor Schaffer and Members of Council:

I am pleased to present the Consolidated Financial Statements of the City of Langley for the year ended December 31, 2016.

FINANCIAL STATEMENTS

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

The City's auditors, the public accounting firm of BDO Canada LLP, have given the city an unqualified audit opinion on the city's financial statements, stating in their opinion, that the statements present fairly, in all material respects, the financial position of the City as at December 31, 2016 and the results of its operations and its cash flows for the year then ended.

FINANCIAL OVERVIEW

With the use of sound financial principles, the City of Langley is debt free and in a solid financial position at the end of 2016. The City has a healthy net financial assets balance of \$32.8 million.

The City's accumulated surplus includes \$273 million in tangible capital assets (land, buildings, equipment and engineering structures like roads and utility pipes) which increased \$15 million in 2016 less the \$5 million in amortization expenses and the disposal of assets like vehicles being replaced.

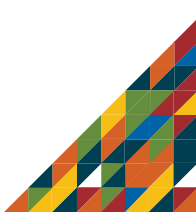
With the exception of the Fire Service, Development Services, Recreation Services and a larger transfer to reserves, all the City's departmental operating expenditures for the year 2016 met the budgeted projections. The City collected \$25.2 million in taxation revenues and a further \$7.5 million in water and sewer user rates. The largest three operating cost centers are policing, engineering services and the fire service.

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

Respectfully submitted,



Darrin Leite, CPA, CA
Director of Corporate Services



Consolidated Financial Statements

CITY OF LANGLEY

Consolidated Financial Statements

Year ended December 31, 2016

MANAGEMENT'S RESPONSIBILITY

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

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

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



Darrin Leite, CPA, CA
Director of Corporate Services



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 langley@bdo.ca
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BDO Canada LLP
 Suite 220 - 19916 64 Avenue
 Langley, BC V2Y 1A2 Canada

Independent Auditor's Report

To the Mayor and Council City of Langley

We have audited the accompanying consolidated financial statements of the City of Langley, which comprise the Consolidated Statement of Financial Position as at December 31, 2016, and the Consolidated Statements of Operations, Change in Net Financial Assets and Cash Flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted the audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements 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. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly in all material respects, the consolidated financial position of the City of Langley as at December 31, 2016, and its consolidated results of operations, changes in net financial assets and cash flows for the year then ended, in accordance with Canadian public sector accounting standards.

BDO Canada LLP

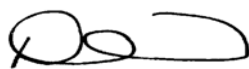
Chartered Professional Accountants

Langley, British Columbia
 April 24, 2017

CITY OF LANGLEY**Consolidated Statement of Financial Position****at December 31, 2016 with comparative figures for 2015**

	2016	2015
Financial Assets		
Cash & cash equivalents (Note 2)	\$ 25,175,577	\$ 18,811,533
Accounts receivable		
Taxes and utilities receivable	4,409,628	4,097,740
Receivables from other governments	3,383,695	2,263,334
Other receivables	976,384	1,128,546
Portfolio investments (Note 2)	25,136,374	33,069,675
	<u>59,081,658</u>	<u>59,370,828</u>
Liabilities		
Prepaid property taxes	4,236,591	4,237,923
Accounts payable and accrued liabilities	9,333,337	10,599,750
Employee future benefits (Note 3)	317,848	310,496
Deferred revenue	1,038,886	1,140,483
Deferred development cost charges (Note 4)	11,321,971	11,369,337
	<u>26,248,633</u>	<u>27,657,989</u>
Net Financial Assets	<u>32,833,025</u>	<u>31,712,839</u>
Non-Financial Assets		
Prepaid expenses	117,375	78,024
Supplies inventory	107,332	82,213
Tangible capital assets (Schedule 4)	239,763,844	230,254,017
	<u>239,988,551</u>	<u>230,414,254</u>
Accumulated Surplus (Note 5)	<u>\$ 272,821,576</u>	<u>\$ 262,127,093</u>

See accompanying notes to consolidated financial statements.


Darrin Leite, CPA, CA
Director of Corporate Services

Ted Schaffer
Mayor

CITY OF LANGLEY

Consolidated Statement of Operations

Year ended December 31, 2016 with comparative figures for 2015

	2016 Financial Plan	2016	2015
	Note 13		
Revenues (Schedules 2 & 3)			
Property tax revenue (Note 6)	\$ 25,098,150	\$ 25,209,207	\$ 23,886,067
User fees and other revenue	10,480,705	11,208,035	10,422,529
Gaming proceeds	6,000,000	6,824,902	6,542,247
Government transfers (Note 7)	2,200,915	3,542,142	1,982,429
Investment earnings	338,500	729,759	799,069
Use of development cost charges (Note 4)	985,050	1,456,558	2,163,884
Contributed tangible capital assets	-	2,879,922	132,680
	45,103,320	51,850,525	45,928,905
Expenses (Schedules 2 & 3)			
General government services	4,732,715	4,373,817	4,195,075
Police service	11,093,910	10,304,268	10,216,540
Fire service	4,308,425	4,569,225	4,284,385
Other protective services	811,040	723,473	759,478
Engineering operations	6,097,460	5,591,962	4,722,118
Water utility	3,857,425	3,796,349	4,002,283
Sewer and drainage utility	3,239,585	3,174,167	3,292,462
Development services	1,078,455	1,101,431	978,905
Solid waste	619,740	619,253	593,534
Recreation services	3,633,205	4,325,750	3,419,297
Parks	2,412,825	2,337,957	2,269,932
Loss on disposal of tangible capital assets	-	238,390	191,162
	41,884,785	41,156,042	38,925,171
Annual surplus	3,218,535	10,694,483	7,003,734
Accumulated surplus - beginning of year	262,127,093	262,127,093	255,123,359
Accumulated surplus - end of year (Note 5)	\$ 265,345,628	\$ 272,821,576	\$ 262,127,093

See accompanying notes to consolidated financial statements.

CITY OF LANGLEY

Consolidated Statement of Change in Net Financial Assets

Year ended December 31, 2016 with comparative figures for 2015

	2016 Financial Plan	2016	2015
	Note 13		
Annual Surplus	\$ 3,218,535	\$ 10,694,483	\$ 7,003,734
Change in capital assets			
Acquisition of tangible capital assets	(8,874,050)	(12,247,420)	(17,090,132)
Contributed tangible capital assets	-	(2,879,922)	(132,680)
Amortization	4,750,000	5,026,725	4,631,360
Proceeds from sale of tangible capital assets	-	352,400	53,938
Loss on disposal of tangible capital assets	-	238,390	191,162
	(4,124,050)	(9,509,827)	(12,346,352)
Change in other non-financial assets			
Decrease (increase) in prepaid expenses	-	(39,351)	20,852
Decrease (increase) in supplies inventory	-	(25,119)	14,506
	-	(64,470)	35,358
Increase (decrease) in financial assets	(905,515)	1,120,186	(5,307,260)
Net financial assets - beginning of year	31,712,839	31,712,839	37,020,099
Net financial assets - end of year	\$ 30,807,324	\$ 32,833,025	\$ 31,712,839

See accompanying notes to consolidated financial statements.

CITY OF LANGLEY

Consolidated Statement of Cash Flows

Year ended December 31, 2016 with comparative figures for 2015

	2016	2015
Cash Provided By (Used For)		
Operating Transactions		
Annual surplus	\$ 10,694,483	\$ 7,003,734
Items not involving cash:		
Recognition of development cost charges	(1,456,558)	(2,163,884)
Amortization	5,026,725	4,631,360
Amortization of investment premiums and discounts	33,301	37,121
Contributed tangible capital assets	(2,879,922)	(132,680)
Loss on disposal of tangible capital assets	238,390	191,162
Changes in non-cash working capital:		
Accounts receivable	(1,280,087)	(663,045)
Prepaid property taxes	(1,332)	46,792
Accounts payable and accrued liabilities	(1,259,061)	1,703,578
Prepaid expenses	(39,351)	20,852
Supplies inventory	(25,119)	14,506
Deferred revenue	(101,597)	434,485
	8,949,872	11,123,981
Capital Transactions		
Cash used to acquire tangible capital assets	(12,247,420)	(17,090,132)
Proceeds from sale of tangible capital assets	352,400	53,938
	(11,895,020)	(17,036,194)
Financing Transactions		
Receipt of deferred development cost charges and interest earned	1,409,192	1,796,227
	1,409,192	1,796,227
Investing Transactions		
Purchase of investments	(23,100,000)	(39,000,000)
Redemption of investments	31,000,000	27,000,000
	7,900,000	(12,000,000)
Increase (decrease) in cash and cash equivalents	6,364,044	(16,115,986)
Balance, beginning of year	18,811,533	34,927,519
Balance, end of year	\$ 25,175,577	\$ 18,811,533

See accompanying notes to consolidated financial statements.

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

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 wholly-owned subsidiary Langley City Development Corporation.

(B) Basis of Accounting:

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

(C) Non-financial Assets:

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

(D) Tangible Capital Assets:

Tangible capital assets are recorded at cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation and installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight-line basis over the estimated life of the tangible capital asset, commencing once the asset is put into use. Assets under construction are not amortized. Contributed tangible capital assets are recorded at 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	10 to 30 years
Buildings	10 to 50 years
Vehicles	10 to 20 years
Furniture & Equipment	3 to 20 years
Transportation Infrastructure	10 to 100 years
Sewer & Drainage Infrastructure	10 to 80 years
Water Infrastructure	20 to 80 years

(E) Revenue Recognition:

Property tax revenue

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

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

User fees and other revenue

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

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

Gaming proceeds

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

Government transfers

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

Investment earnings

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

Development cost charges

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

Contributed tangible capital assets

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

(F) Use of Estimates/Measurement Uncertainty

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

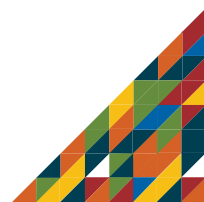
(G) Basis of Segmentation (Schedule 2 & 3):

Municipal services have been segmented by grouping services that have similar objectives (by function). Revenues that are directly related to the costs of the function have been attributed to each segment. Interest is allocated to functions based on the purpose of specific borrowings.

(H) Contaminated Sites:

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

Management has assessed its potential liabilities under the new standard, including sites that are no longer in productive use and sites for which the City accepts responsibility. There are no such sites that had contamination in excess of an environmental standard requiring remediation at this time. Therefore, no liability was recognized as at December 31, 2016 or December 31, 2015.



CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

2. Cash, cash equivalents and portfolio investments:

	2016	2015
Deferred development cost charges	\$ 11,078,455	\$ 10,806,439
Statutory reserves	7,652,544	9,183,081
Non-statutory reserves	21,580,795	18,875,122
Operating funds	10,000,157	13,016,566
	<u>\$ 50,311,951</u>	<u>\$ 51,881,208</u>
Cash and cash equivalents	\$ 25,175,577	\$ 18,811,533
Portfolio investments	25,136,374	33,069,675
	<u>\$ 50,311,951</u>	<u>\$ 51,881,208</u>

Cash and cash equivalents includes funds held in bank accounts at TD Canada Trust earning interest of prime rate less 1.65% (2015 - prime rate less 1.65%).

Portfolio investments, which include banker's acceptances and term deposits, have effective interest rates between 1.35% and 5.76% (2015 - 1.65% and 5.76%) with varying maturity dates up to 96 months. The market value of the investments as at December 31, 2016 was \$25,282,512 (2015 - \$33,260,106). Portfolio investments are recorded at amortized cost. Investments are written down to net realizable value when there has been a decline other than a temporary one.

3. Employee future benefits:

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

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

An actuarial evaluation of these benefits was performed to determine the City's estimated liability and accrued benefit obligation as at December 31, 2015. Actuarial losses are amortized over the estimated average remaining service life of employees. The next valuation will be as at December 31, 2018, with results available in 2019.

The employee future benefit liability at December 31, 2016 was \$317,848 (2015 - \$310,496), comprised as follows:

	2016	2015
Benefit liability - beginning of year	\$ 310,496	\$ 282,544
Current service cost	33,600	27,300
Interest cost	13,000	11,500
Benefits paid	(51,600)	(23,200)
Amortization of actuarial loss	12,352	12,352
Benefit liability - end of year	<u>317,848</u>	<u>310,496</u>
Unamortized actuarial loss	103,752	116,104
Accrued benefit obligation - end of year	<u>\$ 421,600</u>	<u>\$ 426,600</u>

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

	2016	2015
Discount rate	3.00%	3.00%
Expected future inflation rate	2.50%	2.50%
Merit and inflationary earnings increases	2.58-4.63%	2.58-4.63%
Estimated average remaining service life	10.4	10.4

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

4. Deferred development cost charges:

	Balance at Dec. 31, 2015	Contributions Received	Interest Earned	Use of development cost charges	Balance at Dec. 31, 2016
Drainage	\$ 2,325,291	\$ 165,561	\$ 39,992	\$ -	\$ 2,530,844
Public Open Spaces	5,006,480	61,701	83,270	(57,609)	5,093,842
Roads	1,661,102	476,564	31,346	(636,425)	1,532,587
Sewer	1,374,868	393,565	25,372	(476,956)	1,316,849
Water	1,001,596	114,919	16,902	(285,568)	847,849
	<u>\$ 11,369,337</u>	<u>\$ 1,212,310</u>	<u>\$ 196,882</u>	<u>\$ (1,456,558)</u>	<u>\$ 11,321,971</u>

5. Accumulated surplus:

Accumulated surplus is comprised of operating surpluses and equity in tangible capital assets held in the general, sewer and water funds as well as reserves. Accumulated surplus is distributed as follows:

	2016	2015
Operating surplus		
General	\$ 1,293,380	\$ 1,282,874
Sewer & Drainage	1,138,317	1,136,117
Water	1,392,696	1,395,882
	<u>3,824,393</u>	<u>3,814,873</u>
Equity in tangible capital assets		
General	190,881,828	183,809,572
Sewer & Drainage	27,412,136	26,535,022
Water	21,469,880	19,909,423
	<u>239,763,844</u>	<u>230,254,017</u>
Reserves (Schedule 1)		
Statutory reserves	7,652,544	9,183,081
Non-statutory reserves	21,580,795	18,875,122
	<u>29,233,339</u>	<u>28,058,203</u>
	<u>\$ 272,821,576</u>	<u>\$ 262,127,093</u>

6. Property tax revenue:

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

	2016 Financial Plan	2016	2015
City tax levies	\$ 24,549,430	\$ 24,658,376	\$ 23,349,346
Grants in lieu of taxes	548,720	550,831	536,721
	<u>25,098,150</u>	<u>25,209,207</u>	<u>23,886,067</u>
Levies for other organizations			
School taxes		13,611,552	13,532,754
Translink		2,725,645	2,782,035
British Columbia Assessment Authority		404,755	403,882
Metro Vancouver		377,040	371,599
Downtown Langley Merchants Assoc.		402,029	382,884
Municipal Finance Authority		1,395	1,291
Total collections for others		<u>17,522,416</u>	<u>17,474,445</u>
		<u>\$ 42,731,623</u>	<u>\$ 41,360,512</u>

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

7. Government transfers:

	2016 Financial Plan	2016	2015
Federal Government			
Community works fund	\$ 127,680	\$ 127,680	\$ 123,525
	127,680	127,680	123,525
Provincial Government			
Hotel tax revenue	105,000	170,281	140,087
Carbon tax revenue sharing	20,175	20,229	20,194
Traffic fine revenue sharing	498,200	501,659	539,020
Infrastructure funding	490,000	1,547,070	-
	1,113,375	2,239,239	699,301
Municipalities and Regional Authorities			
Police capital adjustment	32,000	32,969	34,385
Langley Youth & Family Services	344,630	326,584	345,114
Emergency preparedness	34,980	17,170	26,291
Major road network	523,000	528,500	753,813
Infrastructure funding	25,250	270,000	-
	959,860	1,175,223	1,159,603
	\$ 2,200,915	\$ 3,542,142	\$ 1,982,429

8. Trust funds:

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

	2016	2015
Langley Christmas Bureau	\$ 238,184	\$ 222,429
Refundable deposits	6,661,064	6,240,288
Road bond reserve	41,350	41,350
GVS & DD development cost charges	28,421	56,842
	\$ 6,969,019	\$ 6,560,909

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

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

	2016			2015
	Operations	Capital	Total	Total
Salaries & benefits	\$ 12,681,200	\$ 203,320	\$ 12,884,520	\$ 11,669,703
Goods and services	23,209,727	12,044,100	35,253,827	39,523,078
Contributed tangible capital assets	-	2,879,922	2,879,922	132,680
Total expenditures	35,890,927	15,127,342	51,018,269	51,325,461
Amortization	5,026,725	-	5,026,725	4,631,360
Loss on disposal of tangible capital assets	238,390	-	238,390	191,162
Total expenditures & expenses	\$ 41,156,042	\$ 15,127,342	\$ 56,283,384	\$ 56,147,983

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

10. Commitments:

- (A) The City of Langley has entered into a seven year solid waste management contract for January 1, 2015 to December 31, 2022. Annual payments under the agreement are approximately \$325,000.
- (B) The City of Langley provided Langley Community Services Society (formerly Langley Family Services) a 50 year lease for a City owned building at 5339 207 Street. The City of Langley provided a loan guarantee for the Langley Community Services Society to borrow not more than \$500,000 from Envision Credit Union to be applied to the cost of the construction of building.

11. 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, 2015, the plan has about 189,000 active members and approximately 85,000 retired members. Active members include approximately 37,000 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 is then adjusted to the extent there is amortization of any funding deficit.

The most recent valuation for the Municipal Pension Plan as at December 31, 2015, indicated a \$2,224 million funding surplus for basic pension benefits on a going concern basis.

The City of Langley paid \$980,408 (2015 - \$933,488) for employer contributions while employees contributed \$775,444 (2015 - \$741,580) to the plan in fiscal 2016.

The next valuation will be as at December 31, 2018, with results available in 2019.

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.

12. Contingent liabilities:

A number of legal claims have been initiated against the City in varying and unspecified amounts. The outcome of these claims cannot reasonably be determined at this time.

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

13. Financial plan:

The financial plan reported on the Consolidated Statement of Financial Activities represents the Financial Plan and Capital Improvement Plan bylaw adopted by City Council on February 15, 2016 and does not reflect any amendments approved after the original adoption.

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

	2016 Financial Plan
Surplus as per Financial Plan Bylaw No. 2980	\$ -
Capital asset additions	8,874,050
Transfer to non-statutory reserves	7,557,775
Transfer to statutory reserves	1,297,550
Amortization expense	(4,750,000)
Transfer from non-statutory reserves	(7,382,290)
Transfer from statutory reserves	(2,333,550)
Transfer from surplus	(45,000)
Financial Plan Surplus as per Consolidated Statement of Operations	<u>\$ 3,218,535</u>

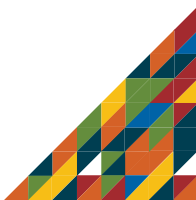
CITY OF LANGLEY

Schedule 1

Consolidated Schedule of Statutory and Non-statutory Reserves Year ended December 31, 2016 with comparative figures for 2015

Statutory Reserves	Balance at Dec. 31, 2015	External Contributions	Internal Transfers Additions	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2016
Capital Works	\$ 5,562,027	\$ -	\$ 1,315,690	\$ 92,727	\$ -	\$ (307,316)	\$ (2,677,760)	\$ 3,985,368
Equipment Replacement-Fire Dept.	1,473,878	-	55,000	24,495	-	-	(112,383)	1,440,990
Lane Development	250,954	-	-	4,144	-	-	-	255,098
Machinery Replacement	1,391,256	-	486,399	24,689	-	-	(480,066)	1,422,278
Off-Street Parking	225,231	-	10,944	3,809	-	-	-	239,984
Office Equipment Replacement	35,314	-	46,500	927	-	-	(41,482)	41,259
Parks and Recreation	208,005	-	177,500	4,548	-	(49,370)	(110,133)	230,550
P&R Future Projects	36,416	-	-	601	-	-	-	37,017
Total	\$ 9,183,081	\$ -	\$ 2,092,033	\$ 155,940	\$ -	\$ (356,686)	\$ (3,421,824)	\$ 7,652,544

Non-statutory Reserves	Balance at Dec. 31, 2015	External Contributions	Internal Transfers Additions	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2016
Community Works	\$ 4,214	\$ -	\$ 127,680	\$ 237	\$ -	\$ -	\$ (127,680)	\$ 4,451
Future Policing Costs	2,979,336	-	221,544	48,752	(27,214)	-	(61,194)	3,161,224
Gaming Proceeds	8,449,597	-	6,824,902	164,918	(567,477)	(526,154)	(4,089,018)	10,256,768
Major Road Network Rehab	1,094,913	-	307,949	18,729	-	-	(326,909)	1,094,682
Sewer Future Capital	847,219	-	440,000	16,947	-	(59,893)	(110,443)	1,133,830
Sewer Insurance Claims	30,862	-	-	510	-	-	-	31,372
Special Bonds	3,740,698	497,370	-	66,984	-	-	(75,792)	4,229,260
Tax Stabilization	329,009	-	-	5,432	-	-	-	334,441
Water Future Capital	1,399,274	-	570,000	26,146	-	(66,035)	(594,618)	1,334,767
Total	\$ 18,875,122	\$ 497,370	\$ 8,492,075	\$ 348,655	\$ (594,691)	\$ (652,082)	\$ (5,385,654)	\$ 21,580,795



CITY OF LANGLEY

Schedule 2

Consolidated Report of Segmented Revenues and Expenses

Year ended December 31, 2016

	2016 Financial Plan	General government	Police service	Fire service	Other protective services	Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	Unallocated	2016
Revenue														
Property tax revenue	\$ 25,098,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,098,150	\$ 25,098,150
User fees and other revenue	10,480,705	175,286	5,050	1,560	77,408	386,510	4,210,074	3,261,344	1,073,907	623,792	14,364	154,371	1,224,369	11,208,035
Gaming proceeds	6,000,000	279,859	-	-	-	-	-	-	-	-	237,618	50,000	6,257,425	6,854,902
Government transfers	2,200,915	-	534,628	-	343,754	2,105,407	-	-	190,510	-	197,414	-	170,429	3,542,142
Investment earnings	338,500	-	-	-	-	-	-	-	-	-	-	-	729,759	729,759
Use of development cost charges	985,050	-	-	-	-	552,455	285,568	476,956	-	-	-	-	-	1,456,558
Contributed infrastructure	-	-	-	-	-	1,333,547	738,100	808,275	-	-	-	141,579	-	2,879,922
Total Revenue	45,103,320	455,145	539,678	1,560	421,162	4,377,919	5,233,742	4,546,575	1,264,417	623,792	449,396	345,950	33,591,189	51,850,525
Expenses														
Operating														
Salaries & benefits	12,362,400	2,324,273	3,859	3,738,639	96,228	1,618,046	491,657	345,505	743,768	16,627	2,168,836	1,133,762	-	12,681,200
Goods and services	24,772,385	1,465,514	10,236,007	531,764	627,245	1,928,493	2,902,366	2,268,106	331,183	602,626	1,506,484	809,939	-	23,209,727
Loss (gain) on disposal of capital assets	-	(164,883)	-	-	-	128,311	59,304	207,107	-	-	3,598	4,953	-	238,390
	37,134,785	3,624,904	10,239,866	4,270,403	723,473	3,674,850	3,453,327	2,820,718	1,074,951	619,253	3,678,918	1,948,654	-	36,129,317
Amortization	4,750,000	584,030	64,402	298,822	-	2,045,423	402,326	560,556	26,480	-	650,430	394,256	-	5,026,725
Total Expenses	41,884,785	4,208,934	10,304,268	4,569,225	723,473	5,720,273	3,855,653	3,381,274	1,101,431	619,253	4,329,348	2,342,910	-	41,156,042
Excess (Deficiency) of Revenue Over Expenses	\$ 3,218,535	\$ (3,753,789)	\$ (9,764,590)	\$ (4,567,665)	\$ (302,311)	\$ (1,342,354)	\$ 1,378,089	\$ 1,165,301	\$ 162,986	\$ 4,539	\$ (3,879,952)	\$ (1,996,960)	\$ 33,591,189	\$ 10,694,483

Note 13

CITY OF LANGLEY
Schedule 3
Consolidated Report of Segmented Revenues and Expenses
Year ended December 31, 2015

	2015 Financial Plan	General government	Police service	Fire service	Other protective services	Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	Unallocated	2015
Revenue														
Property tax revenue	\$ 24,104,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,886,067	\$ 23,886,067
User fees and other revenue	10,039,985	122,839	4,468	-	-	79,798	4,224,378	3,221,678	989,643	705,229	20,043	18,297	860,039	10,422,529
Gaming proceeds	5,600,000	173,291	-	-	-	-	-	-	-	-	173,291	50,000	6,145,665	6,542,247
Government transfers	1,746,960	-	573,405	-	371,405	753,813	-	-	160,281	-	-	-	123,525	1,982,429
Investment earnings	364,400	-	-	-	-	-	-	-	-	-	-	-	799,069	799,069
Use of development cost charges	516,035	-	-	-	-	319,515	977,361	806,938	-	-	-	60,070	-	2,163,884
Contributed infrastructure	-	-	-	-	-	-	99,550	33,130	-	-	-	-	-	132,680
Total Revenue	42,371,830	296,130	577,873	-	451,203	1,249,445	5,301,289	4,061,746	1,149,924	705,229	193,334	128,367	31,814,365	45,928,905
Expenses														
Operating														
Salaries & benefits	11,867,460	2,277,835	2,652	3,370,514	113,591	1,437,324	449,235	349,731	663,869	17,161	1,671,443	1,062,487	-	11,415,842
Goods and services	23,899,515	1,291,522	10,147,906	589,592	645,887	1,237,368	3,148,838	2,371,341	287,341	576,373	1,579,239	811,400	-	22,686,807
Loss (gain) on disposal of capital assets	-	(570)	-	-	-	163,088	19,325	7,299	-	-	-	2,020	-	191,162
	35,766,975	3,568,787	10,150,558	3,960,106	759,478	2,837,780	3,617,398	2,728,371	951,210	593,534	3,250,682	1,875,907	-	34,293,811
Amortization	4,750,000	625,718	65,982	324,279	-	2,047,426	404,210	571,390	27,695	-	168,615	396,045	-	4,631,360
Total Expenses	40,516,975	4,194,505	10,216,540	4,284,385	759,478	4,885,206	4,021,608	3,299,761	978,905	593,534	3,419,297	2,271,952	-	38,925,171
Excess (Deficiency) of Revenue Over Expenses	\$ 1,854,855	\$ (3,898,375)	\$ (9,638,667)	\$ (4,284,385)	\$ (308,275)	\$ (3,635,761)	\$ 1,279,681	\$ 761,985	\$ 171,019	\$ 111,695	\$ (3,225,963)	\$ (2,143,585)	\$ 31,814,365	\$ 7,003,734

CITY OF LANGLEY

Schedule 4

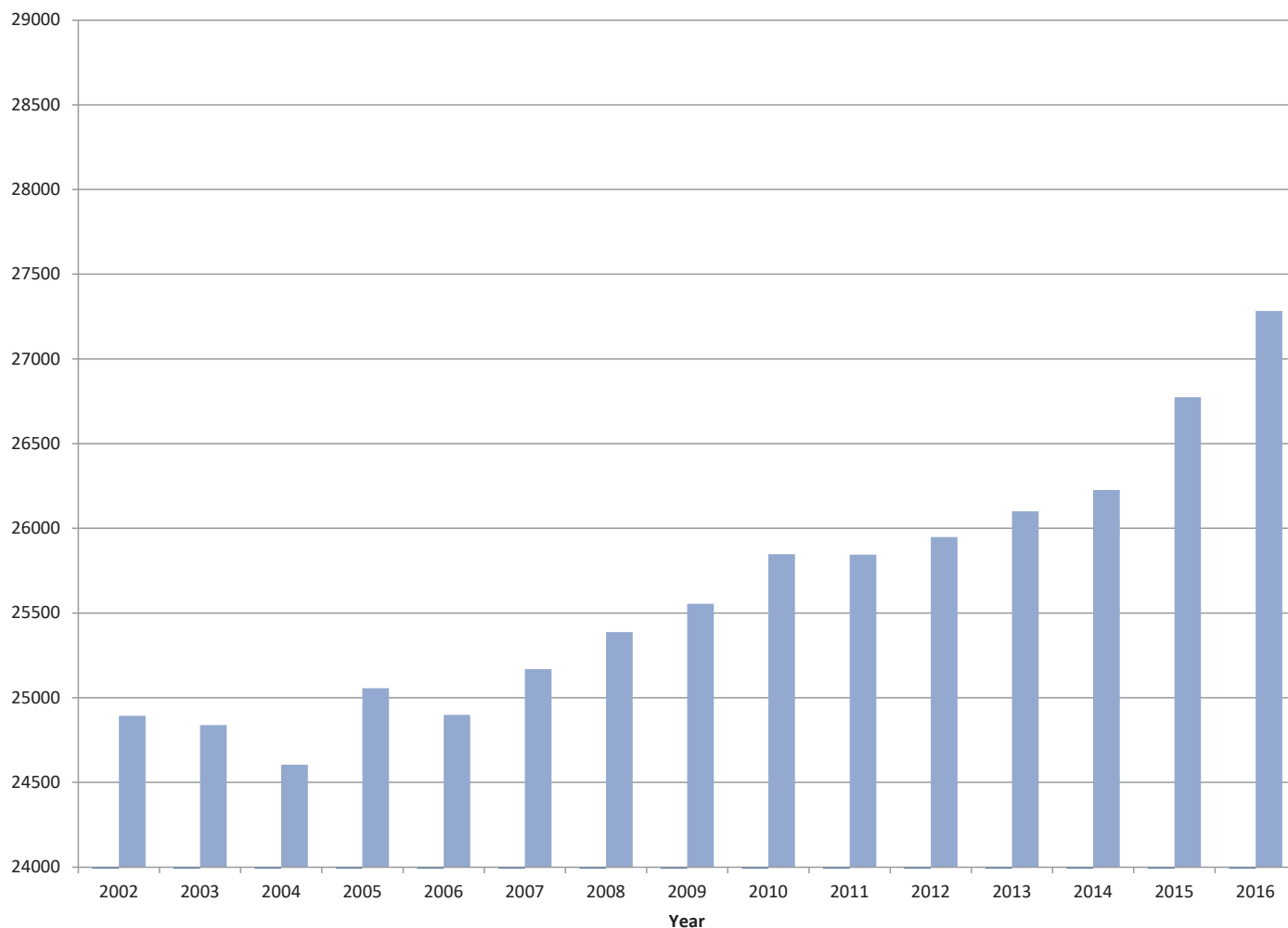
Schedule of Tangible Capital Assets

Year ended December 31, 2016 with comparative figures for 2015

2016	Land	Land Improvements	Buildings	Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
Historical cost									
Opening cost	\$ 66,277,337	\$ 7,641,879	\$ 38,477,047	\$ 6,556,864	\$ 6,450,591	\$ 120,124,515	\$ 42,851,328	\$ 29,179,590	\$ 317,559,151
Additions	370,045	791,276	1,782,039	369,145	1,240,232	6,919,565	1,640,875	2,014,165	15,127,342
Disposals	(185,117)	-	-	(96,693)	(46,529)	(429,191)	(370,564)	(213,133)	(1,341,227)
	66,462,265	8,433,155	40,259,086	6,829,316	7,644,294	126,614,889	44,121,639	30,980,622	331,345,266
Accumulated amortization									
Opening balance	-	3,425,748	12,357,223	4,060,232	4,656,159	37,219,299	16,316,306	9,270,167	87,305,134
Amortization expense	-	276,821	1,367,309	330,009	278,558	1,822,970	556,654	394,404	5,026,725
Disposals	-	-	-	(85,140)	(40,531)	(307,480)	(163,457)	(153,829)	(750,437)
	-	3,702,569	13,724,532	4,305,101	4,894,186	38,734,789	16,709,503	9,510,742	91,581,422
Net book value	\$ 66,462,265	\$ 4,730,586	\$ 26,534,554	\$ 2,524,215	\$ 2,750,108	\$ 87,880,100	\$ 27,412,136	\$ 21,469,880	\$ 239,763,844
2015	Land	Land Improvements	Buildings	Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
Historical cost									
Opening cost	\$ 66,277,337	\$ 7,288,101	\$ 30,043,067	\$ 6,309,144	\$ 6,215,531	\$ 117,002,257	\$ 40,869,520	\$ 27,258,313	\$ 301,263,270
Additions	-	353,778	8,433,980	574,312	246,794	3,532,748	2,097,128	1,984,072	17,222,812
Disposals	-	-	-	(326,592)	(11,734)	(410,490)	(115,320)	(62,795)	(926,931)
	66,277,337	7,641,879	38,477,047	6,556,864	6,450,591	120,124,515	42,851,328	29,179,590	317,559,151
Accumulated amortization									
Opening balance	-	3,143,894	11,465,064	4,025,193	4,350,319	35,615,648	15,838,139	8,917,348	83,355,605
Amortization expense	-	281,854	892,159	320,882	317,574	1,855,114	567,488	396,289	4,631,360
Disposals	-	-	-	(285,843)	(11,734)	(251,463)	(89,321)	(43,470)	(681,831)
	-	3,425,748	12,357,223	4,060,232	4,656,159	37,219,299	16,316,306	9,270,167	87,305,134
Net book value	\$ 66,277,337	\$ 4,216,131	\$ 26,119,824	\$ 2,496,632	\$ 1,794,432	\$ 82,905,216	\$ 26,535,022	\$ 19,909,423	\$ 230,254,017

Statistical Analysis

Population



Places of Work of City of Langley Residents

Location	Residents %	
Langley Township	2,610	20.73
Surrey	2,665	21.17
City of Langley*	2,660	21.13
Vancouver	410	3.26
Richmond	435	3.46
Delta	335	2.66
Burnaby	440	3.49
Abbotsford	345	2.74
Coquitlam	140	1.11
Other	530	4.21
No Fixed Workplace	2,020	16.04
Total	12,590	100.00

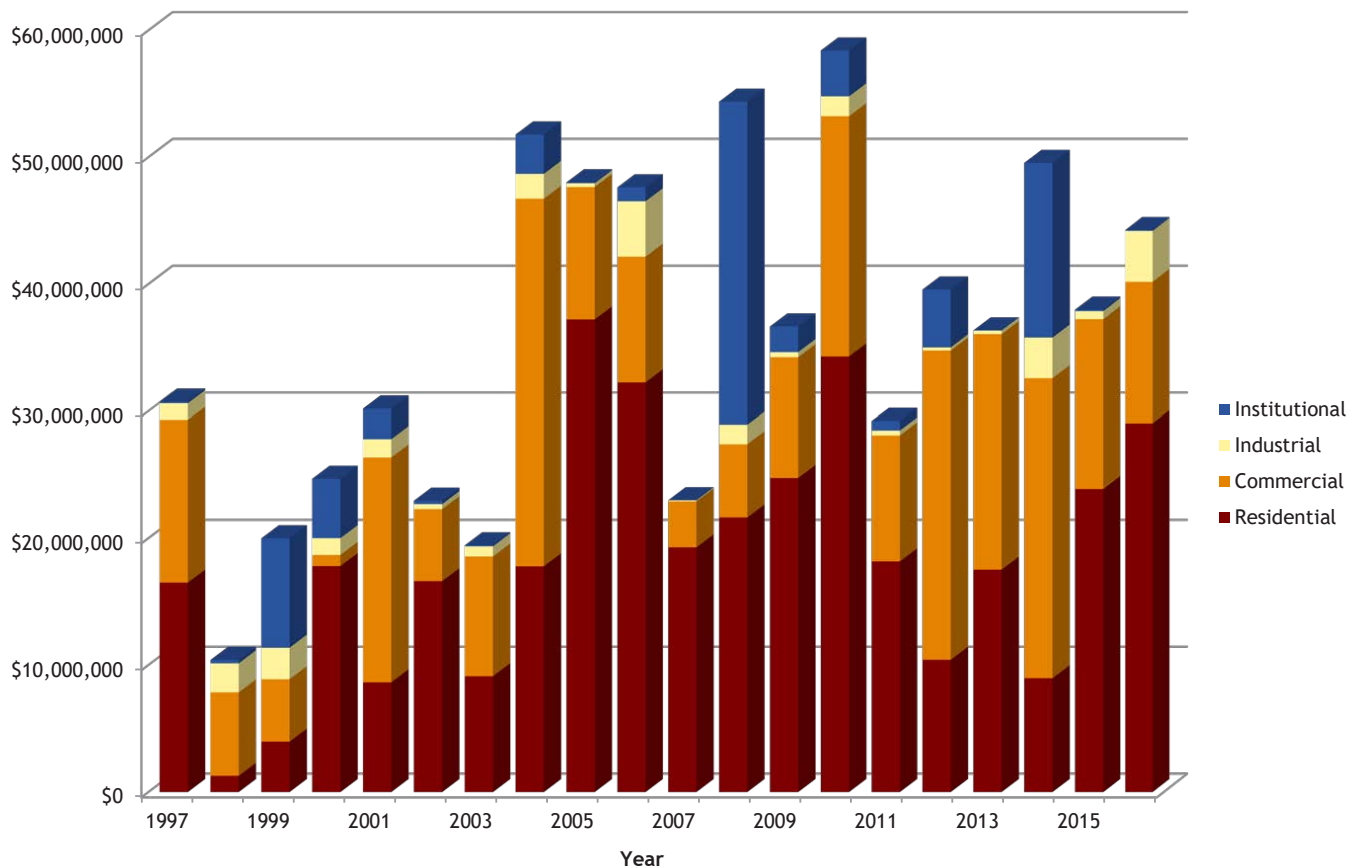
*Includes 570 who worked at home

Source: 2011 National Household Survey

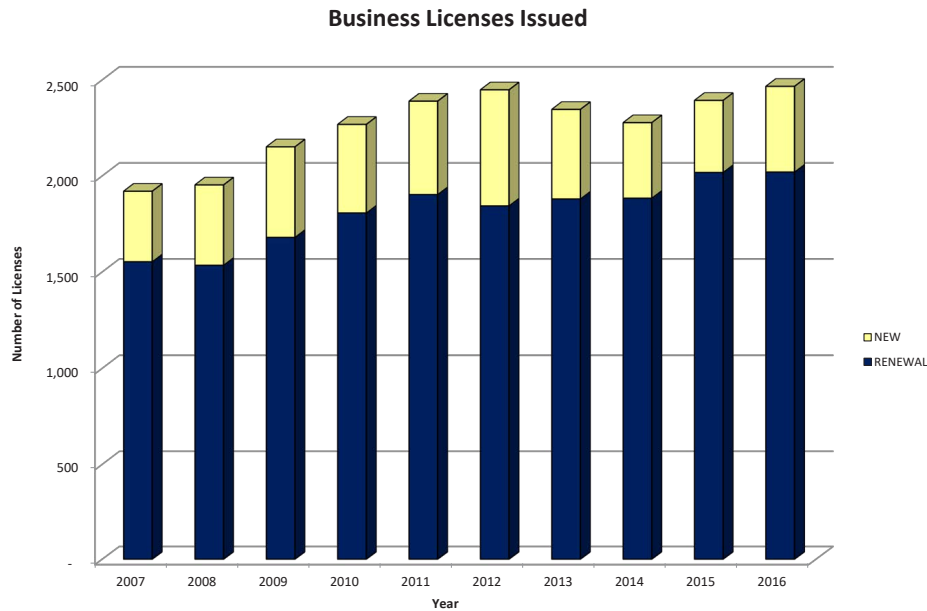
Largest Private Employers 2016

Rank	Name of Employer	Sector	Number of Employees
1	CASCADES CASINO, COAST HOTEL & CONVENTION CENTRE	ENTERTAINMENT, HOSPITALITY	550
2	CKF INCORPORATED	PLASTICS MANUFACTURING	250
3	CANADA SAFEWAY	RETAIL- SUPERMARKET	207
4	THE BAY	RETAIL - DEPARTMENT STORE	180
5	SEARS CANADA INC.	RETAIL - DEPARTMENT STORE	180
6	SAVE ON FOODS	RETAIL- SUPERMARKET	131
7	PRESTON CHEVROLET BUICK GMC CADILLAC LTD.	RETAIL- AUTOMOTIVE	104
8	IPEX INC.	PLASTICS MANUFACTURING	100
9	CORVISTA ENTERPRISES	BUSINESS SERVICES	85
10	MARSHALLS/TJX CANADA	RETAIL - DEPARTMENT STORE	82

Building Permit Values



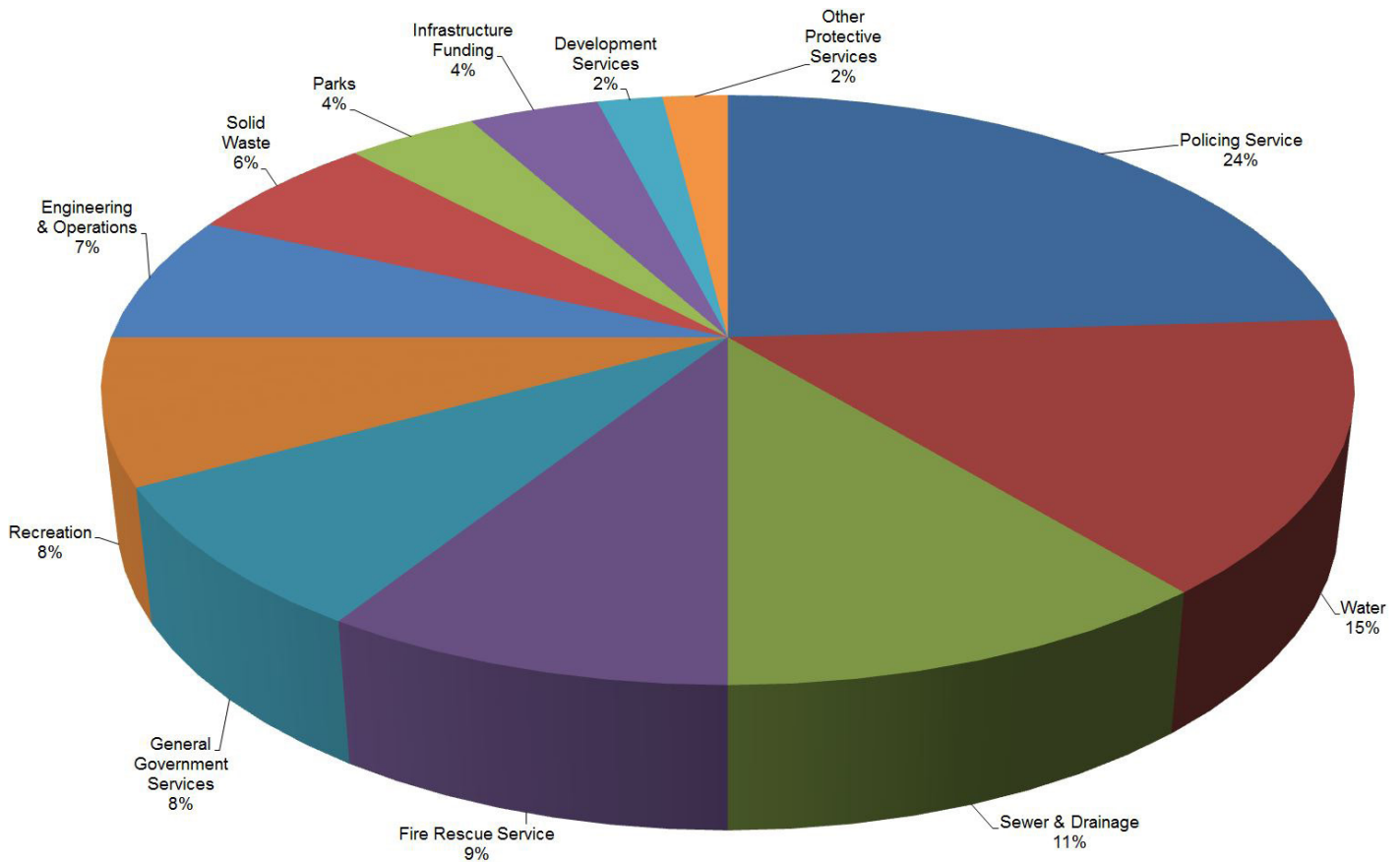
Business Licences Issued



2016 Permissive Tax Exemptions

Anglican Parish Church	\$15,214
Bridge Community Church	5,330
Church of the Nazarene	13,687
City of Langley	106,092
Evangelical Free Church	18,746
Global School Society	5,886
Governing Council of the Salvation Army	3,299
Ishtar Transition Housing	4,389
Langley Association for Community Living	15,162
Langley Care Society	88,350
Langley Community Music School	48,934
Langley Community Services	13,280
Langley Hospice Society	5,594
Langley Lawn Bowling (Outdoor)	22,286
Langley Seniors Resource Society	44,986
Langley Stepping Stones	7,266
Langley United Church	10,507
New Apostolic Church	3,778
Roman Catholic Church	43,998
Southgate Christian Fellowship Church	27,275
Vineyard Christian Fellowship Church	19,515
Total Permissive Tax Exemptions	\$523,574

Where Do Your Taxes Go?



Policing Service	24%	\$ 58.01
Water	15%	36.07
Sewer & Drainage	11%	25.73
Fire Rescue Service	9%	21.95
General Government Services	8%	19.76
Recreation	8%	17.75
Engineering & Operations	7%	15.52
Solid Waste	6%	15.00
Parks	4%	10.27
Infrastructure Funding	4%	10.19
Development Services	2%	5.43
Other Protective Services	2%	4.50
		<u>\$ 240.18</u>

Civic Facilities



Langley City Hall

20399 Douglas Crescent
Langley, BC, V3A 4B4

Phone: 604.514.2800
Fax : 604.530.4371



Timms Community Centre

20399 Douglas Crescent
Langley, BC, V3A 4B4

Phone: 604.514.2940



FVRL Langley City Library

20399 Douglas Crescent
Langley, BC V3A 4B3

Phone: 604.514.2850
Fax: 604.534.2985



Douglas Recreation Centre

20550 Douglas Crescent
Langley, BC, V3A 4B3

Phone: 604.514.2865
Fax: 604.530.8596



Al Anderson Memorial Pool

4949 207 Street
Langley, BC

Phone: 604.514.2860



Langley City Fire Hall

5785 203 Street
Langley, BC, V3A 9L9

Phone: 604.514.2880
Fax: 604.530.3853



Langley City Operations Centre

5713 198 Street
Langley, BC, V3A 1G5

Phone: 604.514.2910
Fax: 604.530.1276



Langley City Community Police Office

20408 Douglas Crescent
Langley, BC, V3A 4B4

Phone: 604.514.2870
Fax: 604.530.4422



Langley City Parks Operations Centre

5653 198 Street
Langley, BC
Phone: 604.514.2912





CITY OF
LANGLEY



20399 Douglas Crescent
Langley, BC, Canada V3A 4B3

Phone: 604.514.2800

Fax: 604.530.4371

www.city.langley.bc.ca





CITY OF LANGLEY

"The Place to Be!"

REQUEST TO APPEAR AS A DELEGATION / COMMUNITY SPOTLIGHT

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

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

Please attach any material that you wish Council to review in advance of the meeting to this form.

DATE: June 14, 2017 REQUESTED MEETING DATE: June 26, 2017

NAME: Barb Stack, Jason Hodge and Dave Skidmore

ORGANIZATION NAME: Langley Division of Family Practice
(if applicable)

ADDRESS: 105-5171 221A Ave Langley

CONTACT NUMBER: 604-510-5081

EMAIL ADDRESS: barb.stack@ldfp.org

TOPIC: Medwatch emergency response and Advance Care Plan for Langley

AUDIO/VISUAL NEEDS (if yes, specify) powerpoint presentation

ACTION YOU WISH COUNCIL TO TAKE:

- Support for the program that is Langley wide.
- Small funds for printing of the forms.
- Space in City Recreation Centre for presentation 2x per year.
- Information provided in Recreation Spaces and senior programs

MedWatch Program

The Langley Division of Family Practice is partnering with our Langley physicians, hospital emergency department, emergency responders, senior living residences and community organizations to implement a community wide health care emergency **MedWatch Program** - for all of Langley. The program was developed out of the need to get **vital medical information** and **health care wishes** to emergency responders and physicians in emergency situations.



First responders often find it challenging to access medical information to assess and treat the patient most appropriately. The MedWatch Program will address these challenges as well as with treatment once patients arrive in emergency.

All important healthcare information kept together in one easily accessible place - (within Greensleeve folder)

1. **MedWatch Form** - Personal identification information, Emergency Contacts, Medical Conditions, Medications
2. **Advance Care Plan** – health care decision maker information / MOST/NO CPR
3. **MedWatch green dot stickers** - identify resident participating in this program:
 - 1 for outside entry door of the residence
(apply to front door of house or personal apartment door)
 - 1 to mark the location of Greensleeve package inside the home
(apply to outside of fridge, cupboard or drawer)

Background: What is MedWatch? & Why is it important?

- **Avoid Hard to locate** paperwork in residences - **Easy Access** to vital information for first responders & hospital emergency doctors!
- **Avoid inappropriate medical care** - without locating documented choices, default is to treat to full extent.
- **Keeps information up to date** - avoid incomplete or old medical history and medication lists, change in emergency contact information
- **Consistent program for emergency responders** - designated team member knows to look for identifying green stickers to locate Greensleeve package
- First responders will provide complete health care information for hospital emergency arrival

MedWatch/GreenSleeve steps:

- ✓ Fill out MedWatch forms
- ✓ Ask pharmacist for medication print out
- ✓ Start the conversation with family- determine who is your health care decision maker - do they know your wishes?
- ✓ Visit Doctor/NP for conversation about treatment choices – copy of physician signed MOST / noCPR
- ✓ Place all documents in green folder (including representation agreements)
- ✓ Put folder in accessible / safe place
- ✓ Place 1 sticker where visible for folder location (outside cupboard or fridge)
- ✓ Place 1 sticker outside on home exterior door
- ✓ Mark calendar for 6 months to update (or update every time medication changes)



Starting the Conversation with decision makers and physicians

MedWatch program worksheet – The *making your health care decisions known* worksheet has been developed to hand out to patients to provide:

- Guidelines
- Information
- Conversation starters
- Resources

Do you need a Health Care Emergency Plan? We can help

Emergency responders & Langley doctors
want to honor your health care wishes



- Do you have your health care **Emergency Plan**?
- Who will **speak for you** if you can't speak for yourself?

Join us for a community session and learn

- ✓ how to start the conversation with family and choose your decision maker
- ✓ document your healthcare wishes and make them accessible to emergency responders and hospital physicians
- ✓ ask questions of a Langley Emergency Responder

**Contact us to arrange a group
presentation for your complex**

Langley Division of Family Practice
604 510 5081
Barb Stack / Joanna Spady

Request a
Community
Learning
Session
for your complex

MedWatch
will help you:

Choose your
decision maker

Document your
wishes

Have your medical
information
accessible in an
emergency

Start your plan!

MedWatch

Community Sessions

Presented by:



Langley Township &
Langley City
Fire-Rescue Service



ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 135, 2017, BYLAW No. 3018
DEVELOPMENT PERMIT APPLICATION DP 04-17

To consider a Rezoning Application and Development Permit Application by Focus Architecture to accommodate a 5-storey, 88-unit condominium apartment development.

The subject property is currently zoned RM2 Multiple Residential Medium Density Zone in Zoning Bylaw No. 2100 and designated “Downtown Commercial” in the Official Community Plan. All lands designated Downtown Commercial are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	Focus Architecture Inc.
Owner:	Creada Holding Inc.
Civic Addresses:	5630 and 5640 -201A st Street
Legal Description:	Lot 36 and Lot 37, District Lot 309, Group 2, New Westminster District Plan 26341
Site Area:	3,725m ² (40,100 ft ²)
Lot Coverage:	53%
Total Parking Required:	124 spaces (including 18 visitor)
Total Parking Provided:	125 spaces (including 18 visitor)
Existing Zoning:	RM2 Multiple Residential Medium Density Zone
Proposed Zoning:	CD47-Comprehensive Development Zone
OCP Designation:	Downtown Commercial
Variances Requested:	None
Development Cost Charges:	\$498,455 (includes \$482,503 MF DCC Credit)



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 135**

BYLAW No. 3018

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD47) and to rezone the property located at 5630 and 5640 -201A Street to the new zone.

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

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

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 135, 2017, No. ”.

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 – 47 (CD47) Zone: immediately after Comprehensive Development -46 (CD46) Zone:

“PP. CD47 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 5-storey, 88-unit condominium apartment development.

2. Permitted Uses

The Land, buildings and structures shall only 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 CD 47 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 002-692-104
Lot 36, District Lot 309, Group 2, New Westminster District Plan 26341
- (b) PID: 004-622-430
Lot 37, District Lot 309, Group 2, New Westminster District Plan 26341

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 comprising 30 pages and dated February 7, 2017 prepared by Focus Architecture and Van der Zalm & Associates Inc. 1 copy of which is attached to Development Permit 04-17.

5. Special Regulations

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

6. 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*.”

READ A FIRST AND SECOND TIME this 3rd day of April, 2017.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this 24th day of April, 2017.

READ A THIRD TIME this 24th day of April, 2017.

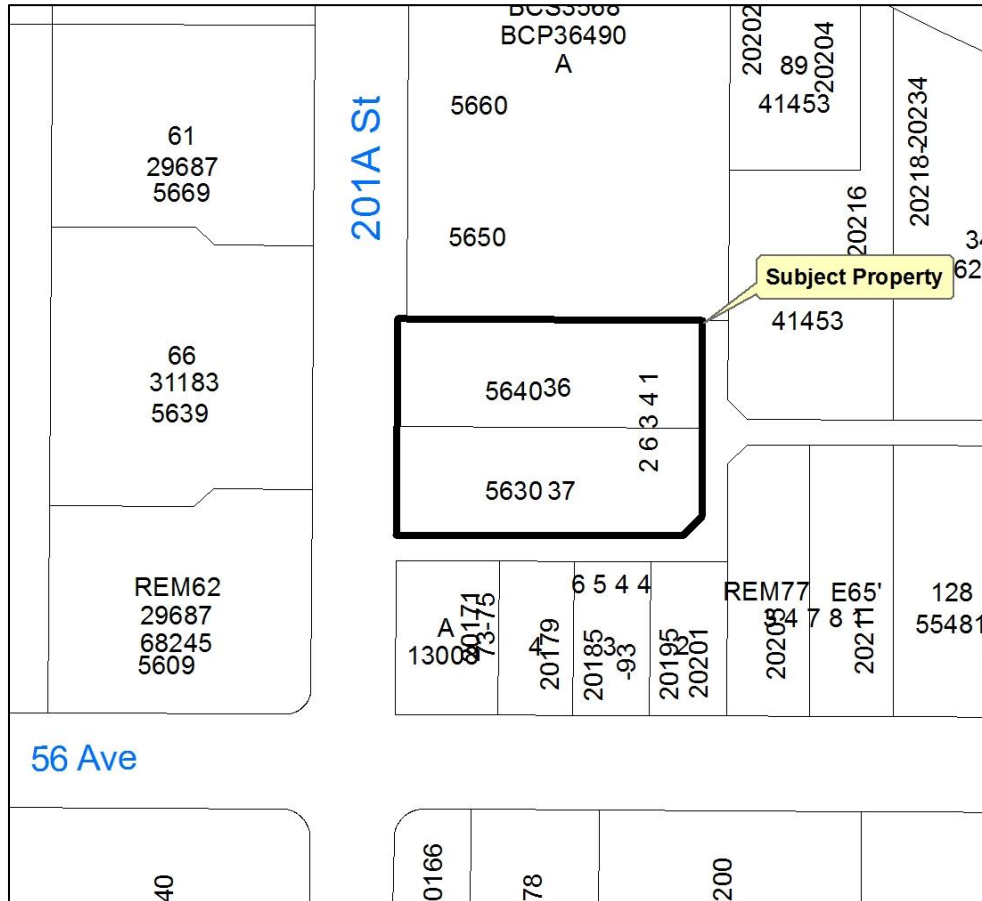
FINALLY ADOPTED this ----- day of -----, -----.

MAYOR

CORPORATE OFFICER

REZONING APPLICATION RZ 03-17 DEVELOPMENT PERMIT APPLICATION DP 04-17

Civic Address: 5630 & 5640 – 201A Street
Legal Description: Lots 36 & 37, District Lot 309, Group 2, New Westminster District, Plan 26341
Owner: Creada Holdings Inc.
Applicant: Focus Architecture Ltd.





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application 03-17/Development
Permit Application 04-17, Focus Architecture
Inc., 5630 and 5640 -201A Street**

From: Development Services & Economic Development
Department

File #: 6620.00

Doc #:

Date: February 21, 2017

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 03-17 and Development Permit Application DP 04-17 to accommodate a 88 unit 5-Storey condominium apartment located at 5630 and 5640 -201A Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Focus Architecture Inc. to accommodate a 88 unit, 5-Storey condominium apartment.

POLICY:

The subject property is zoned RM2 Multiple Residential Medium Density Zone in Zoning Bylaw No. 2100 and designated “Downtown Commercial” in the Official Community Plan. All lands designated Downtown Commercial are subject to a Development Permit to address building form and character.



COMMENTS/ANALYSIS:

Background Information:

Applicant:	Focus Architecture Inc.
Owner:	Creada Holding Inc.
Civic Addresses:	5630 and 5640 -201A st Street
Legal Description:	Lot 36 and Lot 37, District Lot 309, Group 2, New Westminster District Plan 26341
Site Area:	3,725m ² (40,100 ft ²)
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Total Parking Provided:	125 spaces (including 18 visitor)
Existing Zoning:	RM2 Multiple Residential Medium Density Zone
Proposed Zoning:	CD47-Comprehensive Development Zone
OCP Designation:	Downtown Commercial
Variances Requested:	None
Development Cost Charges:	\$498,455 (includes \$482,503 MF DCC Credit)
Community Amenity Charge:	\$88,000 (@\$1,000/unit)

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **Multi-Family Development at 5630 and 5640 201A Street**. These requirements may be subject to change upon receipt of a development application.

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

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



1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows and achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) “Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995”.
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
4. New water, sanitary and storm sewer service connections are required for the site. The developer’s engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains shall be assessed and any upgrades required to service the site shall be designed and installed at the Developer’s expense. All existing services shall be capped at the main, at the Developer’s expense.
5. A stormwater management plan for the site is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
6. The condition of the existing pavement on 201A Street shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer’s cost. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer. The laneways to the south and east of the site shall be reconstructed to the City of Langley standard as shown on standard drawing SDR 008
7. A 2.1m road dedication is required along 201A Street. 201A Street shall be designed to a collector road standard. The streetscape shall include new street trees, curb and gutter, utility strip, sidewalks and ornamental lighting as per the



City of Langley Downtown Master Plan see Downtown Realm of Influence standard.

8. Street lighting along 201A Street shall be designed by an approved lighting consultant, to ensure lighting levels meet current City of Langley standards..
9. Undergrounding of overhead hydro/tel, along 201A Street is required.

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

1. A Security Deposit of 110% of the estimated offsite works, as approved by the Director of Engineering, Parks and Environment, will be required.
2. Inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A deposit for storm, sanitary and water connections is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. A \$20,000 bond for the installation of a water meter to current standards is required.

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

1. Underground hydro and telephone, and cable services to the development site are required.
2. Consolidate the subject properties. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. Water meters are required for each water connection and are to be installed outside in a vault away from any structure, in accordance with the City's water meter specifications, at the developer's cost.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.



7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update".

Discussion:

The applicant is proposing to develop an attractive 88-unit, 5-storey condominium apartment on a site currently occupied with a two 3 Storey apartment buildings. Unit sizes range from 448 ft² to 1,525 ft² and offer a variety of studio, one-bedroom, two-bedroom, two-bedroom two-level, and handicap –friendly *adaptable units*.

Vehicular access is via the existing south lane to minimize the traffic impact to the existing 201A Street. Architecturally, the design concept is a modern style building with a flat roof, generous glazed openings, and protruding balconies with glass railings. Exterior finishes are of a high quality and include brick veneer, fiber-cementitious siding in horizontal and panel applications, and wood-grained aluminium accent siding to punctuate pedestrian entry points on 201A Street. The massing, colours, and materials of the project is compatible with the adjacent four-storey condominium complex.

Entry to the tenant only underground parkade is controlled by overhead security gates, with surface parking for visitors conveniently located beside the building on the south side of the site.

Planting and landscape features incorporated CPTED principles, featuring low decorative fencing along the street level softening the hard streetscape and pedestrian walkways throughout the entire development.

The proposed development generally complies with the Downtown Commercial Multifamily Residential Development Permit Area Guidelines for apartment condominium developments.



Fire Department Comments:

Langley City Fire-Rescue Service has reviewed the attached plans and provided preliminary comments to the applicant. The department will review, and make further comment, as the project continues to the building permit design stage.

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the March 8, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the March 20, 2017 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$498,455 to Development Cost Charge accounts and \$88,000 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



Gerald Minchuk, MCIP
Director of Development Services & Economic Development

attachments



2) REZONING APPLICATION RZ 02-17/DEVELOPMENT PERMIT
APPLICATION DP 02-17 -5406, 5418, 5420-198TH STREET AND 19829-19831-54TH AVENUE

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced Eric Poxleitner, Principal Architect, Keystone Architecture & Planning Inc. Mr. Poxleitner presented the proposed rezoning and development permit applications. Following discussion regarding density, building form and character, landscaping, CPTED, sprinkling provisions, amenity rooms, sustainability features, adaptable units, and engineering servicing requirements it was:

MOVED BY Commission Member Millsip
SECONDED BY Commission Member Buhler

That Rezoning Application RZ 02-17/Development Permit Application DP 02-17 to accommodate a 4-storey, 62-unit condominium apartment complex located at 5406, 5418, 5420-198th Street, and 19829-19831-54th Avenue be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

3) REZONING APPLICATION RZ 03-17/DEVELOPMENT PERMIT
APPLICATION DP 04-17 -5630 AND 5640-201A STREET

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced Colin Hogan, Principal Architect, Focus Architecture Mr. Hogan presented the proposed rezoning and development permit applications. Following discussion regarding density, building form and character, landscaping, CPTED, sustainability features, amenity rooms, adaptable units, and engineering servicing requirements it was:

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Buhler

That Rezoning Application RZ 03-17/Development Permit Application DP 04-17 to accommodate a 5-storey, 88-unit condominium apartment complex located at 5630 and 5640 -201A Street be approved subject to execution of a Development Servicing Agreement and compliance with

the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

4) **DEVELOPMENT PERMIT APPLICATION DP 03-17 -20670 LANGLEY BYPASS**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced Andrea Scott, Principal Lovick Scott Architects Ltd. Ms. Scott presented the proposed development permit application. Following discussion regarding building form and character, landscaping, CPTED, and engineering servicing requirements it was:

MOVED BY Commission Member Hutchinson
SECONDED BY Commission Member Lindberg

That Development Permit Application DP 03-17 to accommodate a 7,500 ft² retail warehouse located at 20670 Langley Bypass be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

5) **NEXT MEETING**

Wednesday, April 12, 2017

6) **ADJOURNMENT**

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Roman

THAT the meeting adjourn at 9:00 P.M.

CARRIED





0.000

SCALE: N.T.S.

REVISIONS

CONSULTANT

5630 & 5640 201A STREET,
LANGLEY BC, V3A 1T1

DRAWING TITLE

DATE 2016.08.15 FILE NO.

DATE 2016.08.15 FILE NO.

DOWN. 1c 1624
CHK. ch

SEAL _____
SHEET NO. _____

DP-0.02



UNIT SUMMARY		
UNIT TYPE	NUMBER OF UNITS	RATIO
STUDIO	4	4.5%
1 BED	33	37.5%
2 BED	47	53.4%
TWO LEVEL UNIT - 2 BED	4	4.5%
TOTAL	88	

1632^C

Ca	2 BED	977 sq.ft.	4
CaS	2 BED	977 sq.ft.	10
C1	2 BED	1,134 sq.ft.	5
C2	2 BED	915 sq.ft.	5
C3	2 BED	1,066 sq.ft.	5
C4	2 BED	999 sq.ft.	2
C4a	2 BED	1,017 sq.ft.	3
C5	2 BED	874 sq.ft.	3
C5a	2 BED	829 sq.ft.	1
C5b	2 BED	829 sq.ft.	1
D	2 BED	1,220 sq.ft.	3
D1	2 BED	1,525 sq.ft.	1
TOTAL			88



CITY OF LANGLEY
"The Place to Be!"

MOTION

THAT Development Permit Application DP 04-17 to accommodate a 88 unit 5-Storey condominium apartment located at 5630 and 5640 -201A Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.



ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application 03-17/Development
Permit Application 04-17, Focus Architecture
Inc., 5630 and 5640 -201A Street**

From: Development Services & Economic Development
Department

File #: 6620.00

Doc #:

Date: February 21, 2017

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 03-17 and Development Permit Application DP 04-17 to accommodate a 88 unit 5-Storey condominium apartment located at 5630 and 5640 -201A Street be approved subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Director of Development Services & Economic Development report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Focus Architecture Inc. to accommodate a 88 unit, 5-Storey condominium apartment.

POLICY:

The subject property is zoned RM2 Multiple Residential Medium Density Zone in Zoning Bylaw No. 2100 and designated “Downtown Commercial” in the Official Community Plan. All lands designated Downtown Commercial are subject to a Development Permit to address building form and character.



COMMENTS/ANALYSIS:

Background Information:

Applicant:	Focus Architecture Inc.
Owner:	Creada Holding Inc.
Civic Addresses:	5630 and 5640 -201A st Street
Legal Description:	Lot 36 and Lot 37, District Lot 309, Group 2, New Westminster District Plan 26341
Site Area:	3,725m ² (40,100 ft ²)
Lot Coverage:	53%
Total Parking Required:	124 spaces (including 18 visitor)
Total Parking Provided:	125 spaces (including 18 visitor)
Existing Zoning:	RM2 Multiple Residential Medium Density Zone
Proposed Zoning:	CD47-Comprehensive Development Zone
OCP Designation:	Downtown Commercial
Variances Requested:	None
Development Cost Charges:	\$498,455 (includes \$482,503 MF DCC Credit)
Community Amenity Charge:	\$88,000 (@\$1,000/unit)

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **Multi-Family Development at 5630 and 5640 201A Street**. These requirements may be subject to change upon receipt of a development application.

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

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



1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows and achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) “Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995”.
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
4. New water, sanitary and storm sewer service connections are required for the site. The developer’s engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains shall be assessed and any upgrades required to service the site shall be designed and installed at the Developer’s expense. All existing services shall be capped at the main, at the Developer’s expense.
5. A stormwater management plan for the site is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
6. The condition of the existing pavement on 201A Street shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer’s cost. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer. The laneways to the south and east of the site shall be reconstructed to the City of Langley standard as shown on standard drawing SDR 008
7. A 2.1m road dedication is required along 201A Street. 201A Street shall be designed to a collector road standard. The streetscape shall include new street trees, curb and gutter, utility strip, sidewalks and ornamental lighting as per the



City of Langley Downtown Master Plan see Downtown Realm of Influence standard.

8. Street lighting along 201A Street shall be designed by an approved lighting consultant, to ensure lighting levels meet current City of Langley standards..
9. Undergrounding of overhead hydro/tel, along 201A Street is required.

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

1. A Security Deposit of 110% of the estimated offsite works, as approved by the Director of Engineering, Parks and Environment, will be required.
2. Inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A deposit for storm, sanitary and water connections is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. A \$20,000 bond for the installation of a water meter to current standards is required.

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

1. Underground hydro and telephone, and cable services to the development site are required.
2. Consolidate the subject properties. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. Water meters are required for each water connection and are to be installed outside in a vault away from any structure, in accordance with the City's water meter specifications, at the developer's cost.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.



7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600 and Street Tree Program, November, 1999 manual.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update".

Discussion:

The applicant is proposing to develop an attractive 88-unit, 5-storey condominium apartment on a site currently occupied with a two 3 Storey apartment buildings. Unit sizes range from 448 ft² to 1,525 ft² and offer a variety of studio, one-bedroom, two-bedroom, two-bedroom two-level, and handicap –friendly *adaptable units*.

Vehicular access is via the existing south lane to minimize the traffic impact to the existing 201A Street. Architecturally, the design concept is a modern style building with a flat roof, generous glazed openings, and protruding balconies with glass railings. Exterior finishes are of a high quality and include brick veneer, fiber-cementitious siding in horizontal and panel applications, and wood-grained aluminium accent siding to punctuate pedestrian entry points on 201A Street. The massing, colours, and materials of the project is compatible with the adjacent four-storey condominium complex.

Entry to the tenant only underground parkade is controlled by overhead security gates, with surface parking for visitors conveniently located beside the building on the south side of the site.

Planting and landscape features incorporated CPTED principles, featuring low decorative fencing along the street level softening the hard streetscape and pedestrian walkways throughout the entire development.

The proposed development generally complies with the Downtown Commercial Multifamily Residential Development Permit Area Guidelines for apartment condominium developments.



Fire Department Comments:

Langley City Fire-Rescue Service has reviewed the attached plans and provided preliminary comments to the applicant. The department will review, and make further comment, as the project continues to the building permit design stage.

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the March 8, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the March 20, 2017 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$498,455 to Development Cost Charge accounts and \$88,000 in Community Amenity Charges.

ALTERNATIVES:

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

Prepared by:



Gerald Minchuk, MCIP
Director of Development Services & Economic Development

attachments





EXPLANATORY MEMO

ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 138, 2017, No. 3023

PURPOSE:

To consider a rezoning application from RS1 –Single Family Residential Zone to CD-48 Comprehensive Development Zone to accommodate a 17- unit development located at 5519-198th Street and 19782-55A Avenue.

Background Information:

Applicant:	Concost Management Inc./Atelier Pacific Architecture Inc.
Owners:	Shirley Taylor & James Henry, 1103300 B.C. Ltd.
Civic Addresses:	19782-55A Avenue and 5519-198 th Street
Site Area:	21,391 square feet (1,987 square meters)
Legal Description:	Lot 9, Section 3, Township 8, New Westminster District Plan 9887, and Lot 10, Section 3, Township 8, New Westminster District Plan 9887
Total Parking Required:	39 stalls (including 5 designated visitor stalls)
Total Parking Provided:	39 stalls (including 5 designated visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 48-Comprehensive Development Zone
OCP Designation:	MF Residential Medium Density
Variances Requested:	None
Development Cost Charges:	\$241,834.75 (includes \$41,755 SF DCC Credit)
Community Amenity Charge:	\$17,000 (@\$1,000/unit)



**ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 138**

BYLAW NO. 3023

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD48) and to rezone the property located at 5519-198th Street and 19782-55A Avenue to the new zone.

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

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

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 138, 2017, No.3023”.

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 – 48 (CD48) Zone: immediately after Comprehensive Development -47 (CD47) Zone:

QQ. CD48 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 17-unit townhouse development.

2. Permitted Uses

The Land, buildings and structures shall only 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 lots shall form the site and shall be zoned CD 48 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 011-508-035

Lot 9, Section 3, Township 8, New Westminster District Plan 9887

- (b) PID: 001-681-320

Lot 10, Section 3, Township 8, New Westminster District Plan 9887

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 comprising 29 pages and dated May 5th, 2017 prepared by Atelier Pacific Architecture Inc. and Van der Zalm & Associates Inc. Landscape Architecture, 1 copy of which is attached to Development Permit 06-17.

5. Special Regulations

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

6. 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*.”

READ A FIRST AND SECOND TIME this----- day of ----- , 2017.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held
this ----- day of -----, 2017.

READ A THIRD TIME this ----- day of -----, 2017.

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

MAYOR

CORPORATE OFFICER



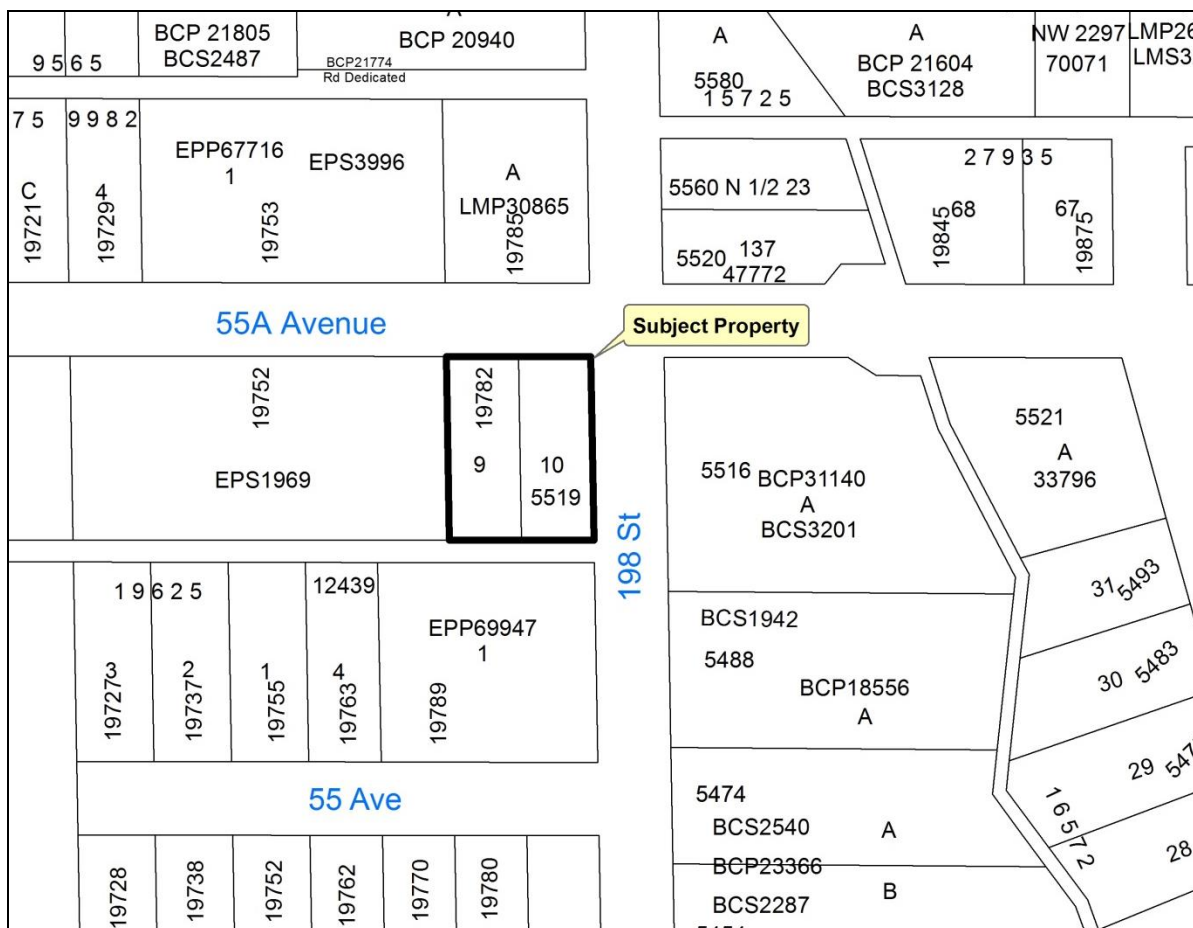
REZONING APPLICATION RZ 05-17 DEVELOPMENT PERMIT APPLICATION DP 06-17

Civic Address: 5519-198th Street and 19782-55A Avenue .

Legal Description: Lots 9 & 10, Section 3, Township 8, New Westminster District, Plan 9887

Applicant: Concost Management Inc.

Owner: Shirley Taylor & James Henry, 1103300 BC Ltd.





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 05-17/ Development
Permit Application DP 06-17**

From: Development Services & Economic Development
Department

File #: 6630.00

Doc #:

Date: May 16, 2017

COMMITTEE RECOMMENDATION:

That Rezoning Application RZ 05-17 and Development Permit Application DP 06-17 to accommodate a 17-unit townhouse complex located at 19782-55A Avenue and 5519-198th Street be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report.

PURPOSE OF REPORT:

To consider a Rezoning Application and Development Permit Application by Atelier Pacific Architecture Inc. to accommodate 17 unit, three and four storey townhouse development.

POLICY:

The subject property is zoned RM2 Multiple Residential Medium Density Zone in Zoning Bylaw No. 2100 and designated "Downtown Commercial" in the Official Community Plan. All lands designated Downtown Commercial are subject to a Development Permit to address building form and character.



COMMENTS/ANALYSIS:

Background Information:

Applicant:	Concost Management Inc./Atelier Pacific Architecture Inc.
Owners:	Shirley Taylor & James Henry, 1103300 B.C. Ltd.
Civic Addresses:	19782-55A Avenue and 5519-198 th Street
Legal Description:	Lot 9, Section 3, Township 8, New Westminster District Plan 9887, and Lot 10, Section 3, Township 8, New Westminster District Plan 9887
Site Area:	
Total Parking Required:	39 stalls (including 5 designated visitor stalls)
Total Parking Provided:	39 stalls (including 5 designated visitor stalls)
Existing Zoning:	RS1 Single Family Residential Zone
Proposed Zoning:	CD 48-Comprehensive Development Zone
OCP Designation:	MF Residential Medium Density
Variances Requested:	None
Development Cost Charges:	\$241,834.75 (includes \$41,755 SF DCC Credit)
Community Amenity Charge:	\$17,000 (@\$1,000/unit)

Engineering Requirements:

These requirements have been issued for a rezoning and development permit for a proposed **Multi-Family Development located at 19782 -55A Avenue and 5519 -198th Street**. These requirements may be subject to change upon receipt of a development application.



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

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

1. Implement erosion and sediment control measures designed and approved by a qualified professional in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows and achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be approved by the City of Langley Fire Department.
4. New water, sanitary and storm sewer service connections are required for the site. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains shall be assessed and any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main, at the Developer's expense.
5. A stormwater management plan for the site is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
6. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle. Vehicular access to the site will be from the laneway south of the site.



7. The condition of the existing pavement on 198 Street and 55A Avenue shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost. Additionally, any widening of the pavement structure, required to meet the design road width, will need to be designed by a geotechnical engineer. Final asphalt overlay is required on 55A Avenue frontage.
8. New curb & gutter, 1.8m wide sidewalk, street trees, bumpouts and pocket parking will be required on the 198 Street frontage.
9. Existing street lighting along 198 Street shall be reviewed, by an approved lighting consultant, to ensure lighting levels meet current City of Langley standards.
10. Driveway crossing removal and street trees on 55A Avenue is required.

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

1. A Security Deposit of 110% of the estimated offsite works, as approved by the Director of Engineering, Parks and Environment will be required.
2. Inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
3. A deposit for storm, sanitary and water connections is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
4. A \$20,000 bond for the installation of a water meters to current standards.

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

1. Underground hydro, telephone, and cable services to the development site are required.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.



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

Discussion:

The proposed site is located on the southwest corner of 55A Avenue and 198th Street. The development proposes 2 townhouse buildings with both buildings oriented towards 198th Street. Vehicular access is from the lane. A contemporary architectural row-house aesthetic is proposed throughout the site with building forms, massing, materials and colour selected to support the concept. Each building is designed with three to four storey height with a flat roof to create variations in building form and massing. All units have access to private outdoor spaces in the form of a roof deck. The building façade is articulated with projected bays, recessed planes, vertical banding of materials and colours to reduce the visual length of each building. Each unit has an enclosed two-car garage with, all visitor parking spaces



conveniently located at grade. There are five unit types of approximately 1400 - 1988 square feet in area, all with 3 bedrooms.

Planting and landscape features incorporated CPTED principles, featuring large windows, low planting materials, a pavers to mark the project entry point.

The proposed development complies with the Medium Density Residential Development Permit Area Guidelines for townhouse developments.

Fire Department Comments:

Langley City Fire-Rescue Service has reviewed the attached plans and provided preliminary comments to the applicant. The department will review, and make further comment, as the project continues to the building permit design stage.

Advisory Planning Commission:

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the June 14, 2017 meeting. A copy of the APC minutes will be presented to Langley City Council at the June 26, 2017 Regular Council meeting.

BUDGET IMPLICATIONS:

In accordance with Bylaw No. 2482, the proposed development would contribute \$241,834.75 to Development Cost Charge accounts and \$17,000 in Community Amenity Charges.

ALTERNATIVES:

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



To: Advisory Planning Commission

Date: May 16, 2017

Subject: Rezoning Application RZ 05-17/ Development Permit Application DP 06-17

Page 7

Prepared by:



Gerald Minchuk, MCIP

Director of Development Services & Economic Development

attachments





**MINUTES OF THE
ADVISORY PLANNING COMMISSION MEETING**

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

**WEDNESDAY, JUNE 14, 2017
7:00 PM**

Present: Councillor Jack Arnold, Chairman
Councillor Paul Albrecht, Vice-Chairman
John Beimers
Shelley Coburn, School District No. 35
Hana Hutchinson
Esther Lindberg
Corp. Steve McKeddie, Langley RCMP
Dan Millsip
Jamie Schreder

Staff: Gerald Minchuk, Director of Development Services & Economic
Development

Absent: George Roman
Trish Buhler

1) RECEIPT OF MINUTES

MOVED BY Commission Member Schreder
SECONDED BY Commission Member Millsip

THAT the minutes for the April 12, 2017 Advisory Planning Commission
meeting be received as circulated.

CARRIED

2) **REZONING APPLICATION RZ 05-17/DEVELOPMENT PERMIT
APPLICATION DP 06-17 -19782-55A AVENUE & 5519-198TH
STREET**

The Director Development Services & Economic Development provided a brief overview of the planning context for the proposed application and introduced , Brian Shigetomi, Project Architect, Atelier Pacific Architecture Inc. Mr. Shigetomi presented the proposed rezoning and development permit applications. Following discussion regarding density, building form and character, landscaping, parking, CPTED, engineering servicing requirements it was:

MOVED BY Commission Member Lindberg
SECONDED BY Commission Member Schreder

That Rezoning Application RZ 05-17/Development Permit Application DP 06-17 to accommodate a 17-unit townhouse development located at 19782-55A Avenue and 5519-198th Street be approved subject to execution of a Development Servicing Agreement and compliance with the conditions outlined in the Director of Development Services & Economic Development's report be approved.

CARRIED

4) **NEXT MEETING**

Wednesday, August 9th, 2017

5) **ADJOURNMENT**

MOVED BY Commission Member Coburn
SECONDED BY Commission Member Hutchinson

THAT the meeting adjourn at 7:45 P.M.

CARRIED



ADVISORY PLANNING COMMISSION CHAIRMAN



DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC DEVELOPMENT

Certified Correct



THE TERRACES (PHASE-2)

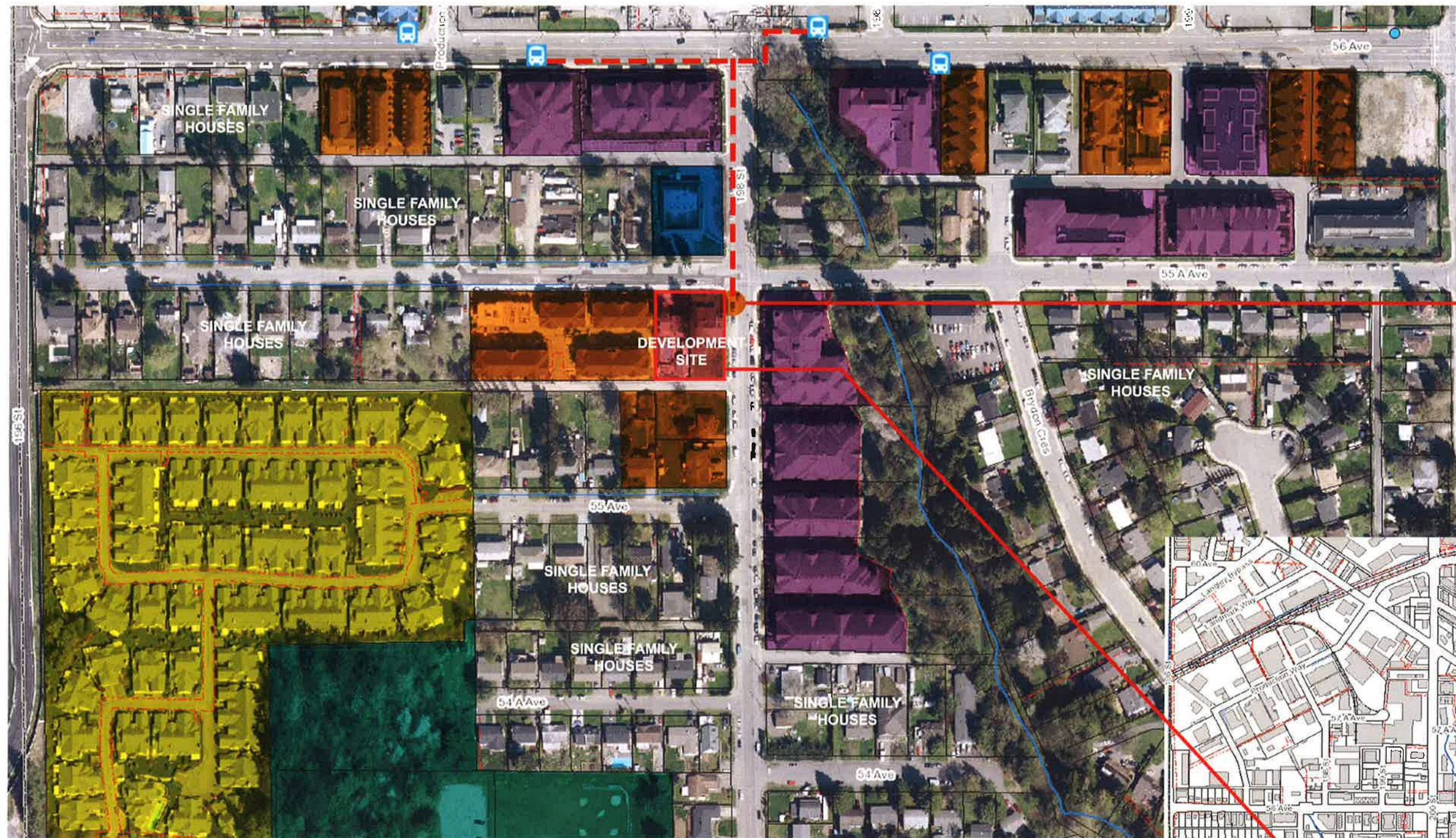
5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

Proposed Townhouse Development

COVER PAGE

ATELIER PACIFIC ARCHITECTURE INC.
155 MAY 5th, 2017





DISTANCE FROM
DEVELOPMENT
SITE TO PUBLIC
BUS STOP IS
ABOUT 280m
(WITHIN 400m).



DEVELOPMENT SITE



MEDIUM DENSITY
MULTI-FAMILY
TOWNHOUSES



PARK AND
RECREATION



LOW DENSITY
MULTI-FAMILY
TOWNHOUSES



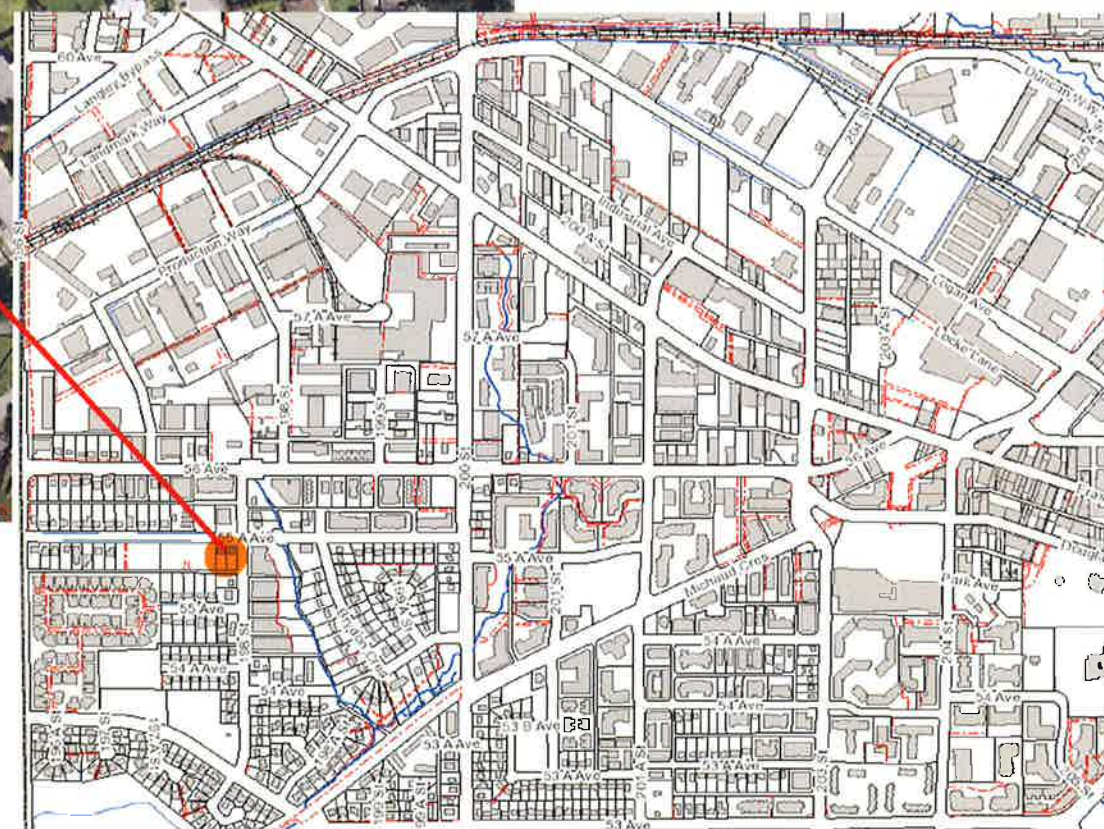
HIGH DENSITY
MULTI-FAMILY
TOWNHOUSES



COMMUNITY SERVICES
(DAYCARE)



PROJECT
NORTH



THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

156

MAY 5th, 2017

Proposed Townhouse Development



DP 0.0

CONTEXT PLAN
NEIGHBOURHOOD ANALYSIS

SCALE: N.T.S.

CITY OF LANGLEY
OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600
SCHEDULE "A" - LAND USE DESIGNATION MAP

PROPOSED SITE IS LOCATED ON
THE MEDIUM DENSITY RESIDENTIAL
AREA (SHOWN ON THE OFFICIAL
COMMUNITY PLAN)

CITY OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

- THE PURPOSE OF THE OFFICIAL COMMUNITY PLAN IS TO GUIDE DECISION-MAKING BY OFFERING A LONG RANGE OUTLOOK ON THE CITY'S DEVELOPMENT.
- PROVIDES PROPERTY OWNERS AND DEVELOPERS WITH A REASONABLE DEGREE OF CERTAINTY CONCERNING LAND USE POLICIES AND FUTURE FORM AND CHARACTER OF DIFFERENT AREAS OF THE CITY.
- THE SUBJECT PROPERTY IS CURRENTLY DESIGNATED "MEDIUM DENSITY RESIDENTIAL" IN THE CITY'S OFFICIAL COMMUNITY PLAN.
- MEDIUM DENSITY RESIDENTIAL ALLOWS A DENSITY OF 70 UNITS PER ACRE (173 UNITS PER HECT-ARE) AND A BUILDING HEIGHT OF 4 STOREYS.
- THEREFORE, BASED UPON THE LOT AREA OF 0.491 ACRES, 17 MULTIPLE FAMILY RESIDENTIAL UNITS WOULD COMPLY WITH THE EXISTING CITY OCP BYLAW DESIGNATION.
- THE PROPOSED DEVELOPMENT CONSISTS OF 17 UNITS, A BUILDING HEIGHT OF 3 STOREYS AND 4 STOREYS.

	ALLOWED	PROPOSED
DENSITY	70 UNITS/ACRE	34.6 UNITS/ACRE
NUMBER OF UNIT	34.3 UNITS	17 UNITS
BUILDING HEIGHT	4 STOREY	3 AND 4 STOREY

MEDIUM DENSITY RESIDENTIAL

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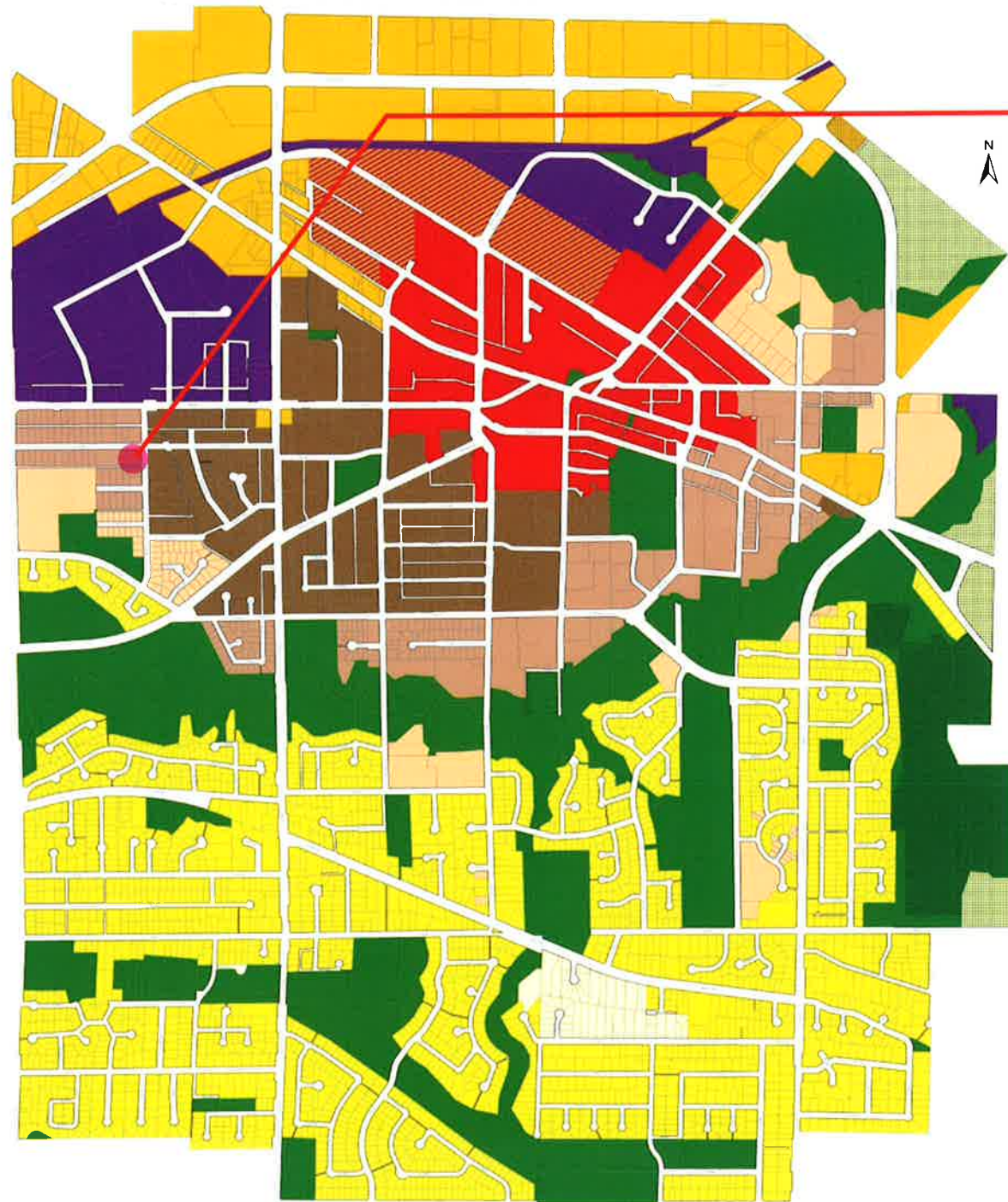


DP 0.0a

OFFICIAL COMMUNITY PLAN
COMPLIANCE

SCALE: N.T.S.

**CITY OF LANGLEY
OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600
SCHEDULE "A" - LAND USE DESIGNATION MAP**



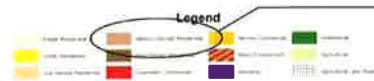
PROPOSED SITE IS LOCATED ON
THE MEDIUM DENSITY RESIDENTIAL
AREA (SHOWN ON THE OFFICIAL
COMMUNITY PLAN)

CITY OF LANGLEY OFFICAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

THE CITY'S OCP BYLAW STATES:

- ☒ • "TOWNHOUSE UNITS SHOULD BE ORIENTED TOWARD PUBLIC ROADS"
- ☒ • "VEHICLE ACCESS SHOULD BE PROVIDED FROM INTERNAL ROADS OR LANES"
- ☒ • "AVOID PRESENTING GARAGE ENTRANCES TO PUBLIC ROADS WHERE POSSIBLE"
- ☒ • THEREFORE, THE PROPOSED DEVELOPMENT COMPLIES WITH THE CITY OF LANGLEY'S OFFICIAL COMMUNITY PLAN BYLAW.

Adopted April 24, 2008
Map Amendments:
Bylaw No. 2600 - February 25, 2008
Bylaw No. 2795 - November 2, 2009
Bylaw No. 2827 - November 3, 2010
ALR Amendment - February 19, 2011
Bylaw No. 2815 - September 9, 2013



 MEDIUM DENSITY RESIDENTIAL

THE TERRACES (PHASE-2)

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DP 0.0b

OFFICIAL COMMUNITY PLAN
COMPLIANCE

SCALE: N.T.S.

OFFICIAL COMMUNITY PLAN COMPLIANCE:

- MEDIUM DENSITY RESIDENTIAL=173 UNITS/HECTARE OR 34.3 UNITS ALLOWED, 17 UNITS PROPOSED;
- ENHANCE PUBLIC SIDEWALK STREETScape AND PROVIDE ATTRACTIVE ENVIRONMENT FOR WALKWAYS, PORCH STATEMENTS AND LANDSCAPING;
- PEDESTRIAN SAFETY, ACCESSIBILITY AND VISIBILITY AT CROSSINGS THROUGH DEMARKED CROSSINGS AND MATERIAL CHANGES;
- SECURE BICYCLE PARKING FACILITIES PROVIDED IN EACH UNIT;
- ENHANCE NEIGHBORHOOD IMAGE AND PROTECT NEIGHBORHOOD STABILITY THROUGH STRATA AND PRIDE OF OWNERSHIP;
- GROUND ORIENTED UNITS FACING MUNICIPAL STREETS;

TRAFFIC/ CALMING & PARKING:

- ROAD WIDTH REDUCTION IN THE ULTIMATE CROSS-SECTION ALONG 55 AVENUE TO SLOW DOWN MOTORISTS, AS WELL AS A CORNER BULB AT 55A AVE AND 198TH STREET;
- CREATE ON-STREET PARKING POCKETS ALONG 55A AVENUE AND 198 STREET;

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN *:

- THE OVERALL DESIGN THEME IS POSITIVE AND WILL PROJECT A SENSE OF OBSERVATION/ NATURAL SURVEILLANCE AND TERRITORIALITY ONTO THE LANE, 198th STREET AND 55A AVENUE;
- THE DEVELOPMENT WILL REMOVE TWO (2) EXISTING UNSIGHTLY PROPERTIES THAT PROJECT A SENSE OF DISORDER TO THE TRANSITIONING NEIGHBOURHOOD;
- NATURAL SURVEILLANCE AND ACCESS CONTROL THROUGH EYES ON THE STREET WINDOWS FACING YARDS, STREETS/ INTERNAL ROADS;
- COVERED GARAGES HAVE DOORS FACING TOWNHOUSE WHERE POSSIBLE;
- GARAGE DOORS WILL BE OVERLOOKED FROM TOWNHOUSES AND THE PUBLIC REALM;
- WRAP THE UTILITY BOX IN A LAMINATE TO RESIST GRAFFITI AND MAKE CLEAN UP EASIER;
- WOOD FENCE ON THE WEST SIDE OF THE PROPERTY TO DELINEATE THE PROPERTY LINE AND DETER INTRUDERS;
- PAVING STONE WALKWAY ALONG NORTHERN MOST DRIVEWAYS WILL INCREASE PEDESTRIAN TRAFFIC AND CREATE A SAFER SPACE ;

*SEE PROVIDED "CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN REPORT".

SUSTAINABILITY FEATURES:

- STORM WATER MANAGEMENT TO MITIGATE AGAINST FLOODING AND HABITAT DESTRUCTION;
- DESIGNED TO PREVENT GROUND WATER CONTAMINATION;
- NO ADDITIONAL EXTERIOR LIGHTING TO CONTROL LIGHT POLLUTION CREATED;
- LIGHT COLOR PAVING MATERIAL ON ROOF DECK TO REDUCE HEAT ISLAND AFFECT;
- DROUGHT TOLERATE PLANTS ARE PROPOSED TO MITIGATE IRRIGATION;
- IRRIGATION SYSTEM, IF REQUIRED;
- WATER CONSERVATION THROUGH DUAL FLUSH TOILETS.

AESTHETICS / BUILDING COMPLIANCE:

- BUILDING DESIGN AND SITE PLANNING SHOULD COMPLEMENT ADJACENT MULTIFAMILY RESIDENTIAL DEVELOPMENT;
- HIGH QUALITY EXTERIOR FINISHES (HARDIE AND BRICKS) WILL BE USED TO ENSURE THE INTEGRITY OF THE BUILDING ENVELOPE AND TO PRESENT AN ATTRACTIVE APPEARANCE;
- 60 MINUTE SHEATHING PAPER WILL BE APPLIED TO ALL BUILDINGS;
- RCABC CERTIFICATION WILL BE REQUIRED FOR FLAT ROOF;
- ALL ASPHALT SHINGLE ROOFING MATERIAL SHALL HAVE A MINIMUM 40 YEAR PRODUCT WARRANTY - ALTERNATIVE MATERIALS WILL BE ASSESSED ON A CASE BY CASE BASIS;
- DIFFERENTIATE BETWEEN PUBLIC AND PRIVATE SPACES THROUGH FENCE AND LANDSCAPING;
- ENCOURAGE PRIVATE OUTDOOR LIVING SPACE THROUGH SECURED YARDS;
- ALL WOOD APPLICATIONS WILL BE PRESSURE TREATED;
- FENCING WILL BE WROUGHT IRON, ALUMINUM, OR APPROVED ALTERNATE AND RETAINING WALLS KEPT TO A MINIMUM HEIGHT;
- REQUIRED LOCK BOXES WILL BE RECESSED INTO THE BUILDING FACE;
- EXTERIOR EXIT DOOR HARDWARE WILL BE OF COMMERCIAL/LIGHT INDUSTRIAL QUALITY AND SHALL INCLUDED ASTRAGALS;
- ALL UNITS ARE GROUND ORIENTED UNITS;
- VEHICULAR ACCESS IS PROVIDED FROM THE INTERNAL ROAD OR LANE;
- RESIDENT PARKING IS PROVIDED IN ENCLOSED AND SECURED GARAGES ATTACHED TO INDIVIDUAL UNITS
- VISITOR PARKING IS PROVIDED AT-GRADE;
- PRIVATE PATIOS AND ROOF DECKS ARE PROVIDED FOR EACH UNIT;
- PROPOSED 3-4 STOREY BUILDING HEIGHT AND MASSING IS IN PROPORTION TO OPEN SPACE.



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Proposed Townhouse Development



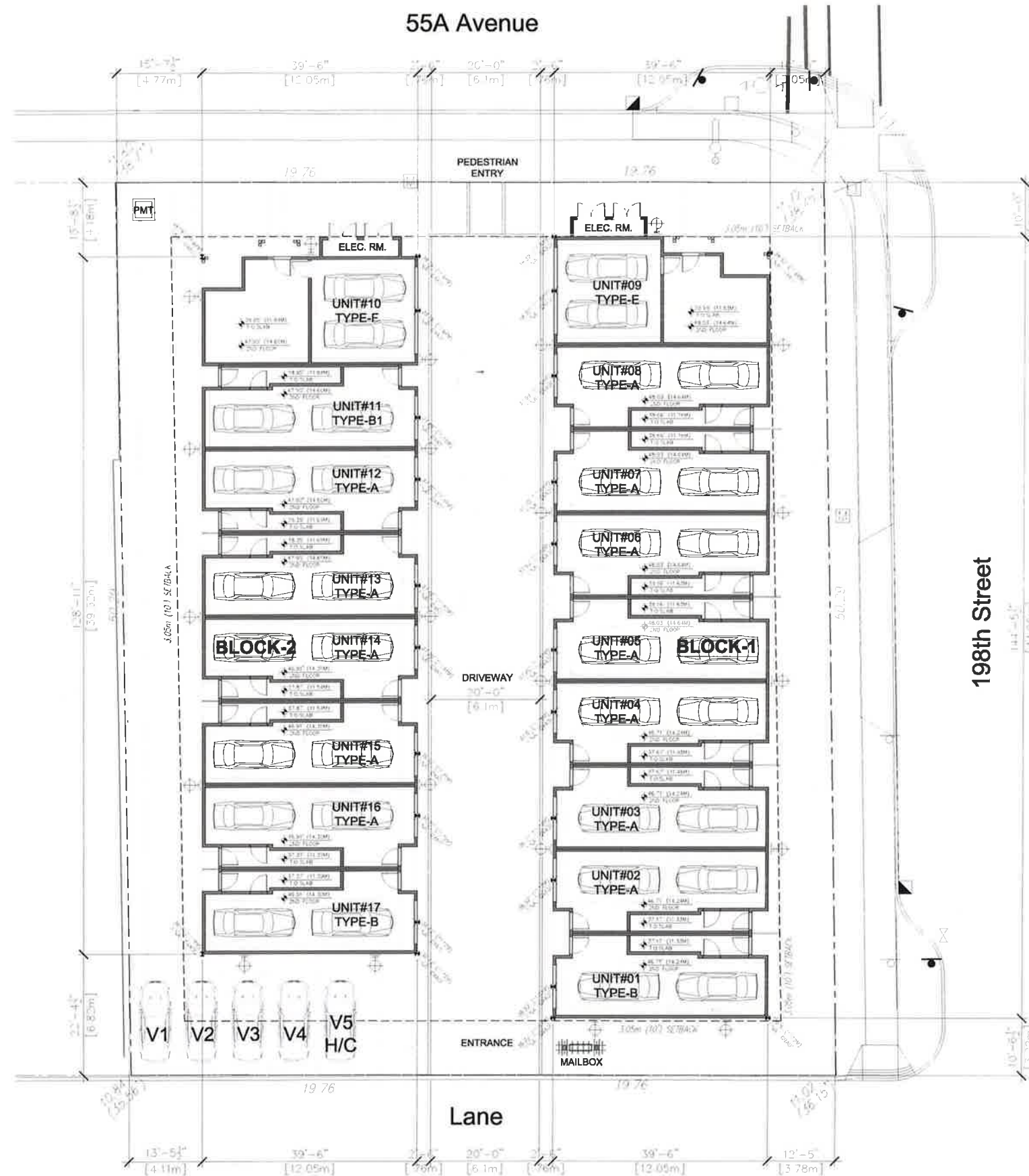
DP 0.0c

OFFICIAL COMMUNITY PLAN COMPLIANCE

SCALE: N.T.S.



PROJECT
NORTH



THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

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MAY 5th, 2017

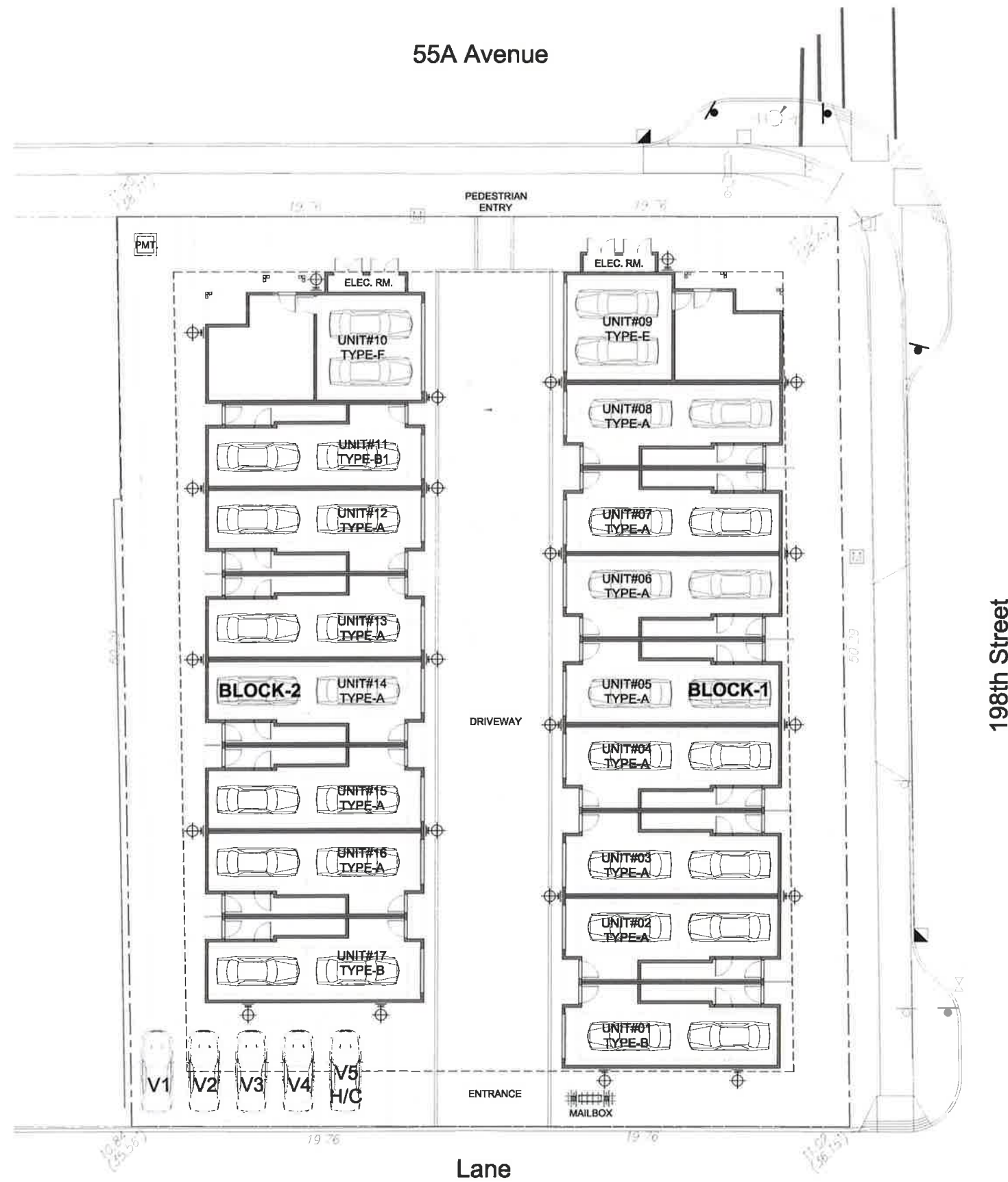
Proposed Townhouse Development



DP 0.1

SITE PLAN

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




 OUTDOOR TYPE WALL
 MOUNTED DECORATIVE
 LED FIXTURE

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

Proposed Townhouse Development



DP 0.1a

SITE LIGHTING PLAN

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

PROJECT DATA

ARCHITECT'S INFO.:ATELIER PACIFIC ARCHITECTURE INC.

PHONE NUMBER:604 662 8689

FAX NUMBER: 604 662 8655

CIVIC ADDRESS:5519 198TH STREET AND 19782 55A AVE., LANGLEY, B.C.

SITE LOCATION: LOTS AT SOUTHWEST CORNER OF THE INTERSECTION OF 198TH STREET AND 55A AVE., LANGLEY, B.C.

EXISTING ZONING:RS1

PROPOSED ZONING:CD

PROPOSED HOUSING TYPE:17 TOWNHOUSE UNITS

GROSS LOT AREA:1987.32 SM (21391.34 SF)

UNIT YIELD: 17 TOWNHOUSE UNITS (8-9 CLUSTERS)

GROSS FLOOR AREA:2,373.89 SM (25,552.34 SF)

NUMBER OF DWELLING & RESIDENTIAL DENSITY PER HECTARE85.55 UNITS/HA (34.62 UNITS/ACRE)

SITE COVERAGE:	51% (1011.6 SM)
BUILDING HEIGHT:	4 STOREY (10.99M-13.08M)
SETBACKS:	
NORTH SETBACK: (55A AVE.)	3.05M
WEST SETBACK: (INTERIOR)	4.11M
SOUTH SETBACK: (LANE)	3.22M
EAST SETBACK: (198TH STREET)	3.05M

	REQUIRED/ALLOWABLE	PROPOSED/PROVIDED
PARKING:		
RESIDENTIAL PARKING SPACE:	34 @ 2/UNIT	34
VISITOR PARKING SPACE:	3.4 @ 0.2/UNIT	5 (INCLUDING 1 ACCESSIBLE STALL)
ACCESSIBLE PARKING SPACE:	(5%) 0.17	1
TOTAL PARKING SPACES:	37.57	39

AVERAGE GRADE CALCULATION:	
EXISTING AVERAGE GRADE AT PROPERTY LINES:	(11.51+11.55+10.94+10.84)/4 = 11.21 M
AVERAGE GRADING ADJACENT TO BLOCK-1	(11.68+11.68+11.12+11.04)/4 = 11.38 M
AVERAGE GRADING ADJACENT TO BLOCK-2	(11.64+11.64+11.10+11.18)/4 = 11.39 M

UNIT DISTRIBUTION:			
UNIT TYPES	APPROX. UNIT AREA	# OF UNIT	TOTAL AREA
A	129.97 SM (1398.96 SF)	12	1,559.64 SM (16,787.52 SF)
B	162.04 SM (1744.20 SF)	2	324.08 SM (3,488.4 SF)
B1	133.58 SM (1437.80 SF)	1	133.58 SM (1437.80 SF)
E	171.96 SM (1850.97 SF)	1	171.96 SM (1850.97 SF)
F	184.66 SM (1987.65 SF)	1	184.66 SM (1987.65 SF)
TOTAL:		17	2,373.89 SM (25,552.34 SF)
FSR=1.19			

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

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DP 0.2

PROJECT DATA

SCALE: N.T.S.

PROJECT DATA

(DWELLING UNIT BREAKDOWN BY TYPE):

TOWN HOUSE TYPE	TYPE "A" TENDANT (sf)	TYPE "B" TENDANT (sf)	TYPE "B1" SIDE BY SIDE (sf)	TYPE "E" SIDE BY SIDE (sf)	TYPE "F" SIDE BY SIDE (sf)	FLOOR AREA AMOUNT (sf)
GROUND FLOOR (EXCLUDED GARAGE):	96.77	96.77	96.76	306.71	358.92	
SECOND FLOOR:	621.06	625.99	621.03	751.17	803.72	
THIRD FLOOR:	621.1	625.91	659.89	731.17	764.89	
FOURTH FLOOR:	60.03	395.53	60.12	61.92	60.12	
ROOF:						
GARAGE EXCLUSION:	492.62	497.55	492.63	389.17	389.59	
UNIT SUBTOTAL (GARAGE EXCLUDED):	1398.96	1744.2	1437.8	1850.97	1987.65	
UNIT SUBTOTAL (GARAGE INCLUDED):	1891.58	2241.75	1930.43	2240.14	2377.24	
TOTAL: 17UNITS	12	2	1	1	1	
TOTAL GROSS FLOOR AREA (GARAGE EXCLUDED):	16787.52	3488.4	1437.8	1850.97	1987.65	25552.34
TOTAL GROSS FLOOR AREA: (GARAGE INCLUDED)	22698.96	4483.5	1930.43	2240.14	2377.24	33730.27

(YARD AREA AND ROOF DECK AREA):

UNIT NUMBER AND TYPE	FRONT YARD AREA (sf)
UNIT #01 - TYPE B	336.4
UNIT #02 - TYPE A	198.8
UNIT #03 - TYPE A	194.7
UNIT #04 - TYPE A	190.6
UNIT #05 - TYPE A	186.5
UNIT #06 - TYPE A	182.4
UNIT #07 - TYPE A	178.3
UNIT #08 - TYPE A	174.2
UNIT #09 - TYPE E	554.1
UNIT #10 - TYPE F	709.1
UNIT #11 - TYPE B1	245.7
UNIT #12 - TYPE A	243.9
UNIT #13 - TYPE A	239.8
UNIT #14 - TYPE A	235.8
UNIT #15 - TYPE A	231.7
UNIT #16 - TYPE A	227.6
UNIT #17 - TYPE B	270.3
TOTAL FRONT YARD AREA (sf)	4599.9

UNIT TYPE	ROOF DECK AREA (sf)	# OF UNITS	TOTAL AREAS
TYPE "A"	532.4	12	6388.8
TYPE "B"	206.0	2	412.0
TYPE "B1"	530.7	1	530.7
TYPE "E"	617.9	1	617.9
TYPE "F"	705.7	1	705.7

TOTAL ROOF DECK AREA (sf) 8655.1

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ATELIER PACIFIC ARCHITECTURE INC.

Proposed Townhouse Development



DP 0.3

PROJECT DATA

SCALE: N.T.S.



MARCH 21 (12:00PM)



JUNE 22 (12:00PM)



SEPTEMBER 23 (12:00PM)



DECEMBER 22 (12:00PM)

THE TERRACES (PHASE-2)

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Proposed Townhouse Development



DP 0.4

SHADOW ANALYSIS

SCALE: N.T.S.



FASCIA BOARD
METAL RAILING
CHARCOAL



IXL BRICK
MIDNIGHT-MATTE
BRICK



HARDIE PANEL
(JAMES HARDIE)
(COBBLES STONE)



HARDIE PANEL
(JAMES HARDIE)
(PEARL GRAY)



HARDIE SIDING
WOODTONE
MOUNTAIN CEDAR



ENTRY DOOR,
GARAGE DOOR
CEDAR
(TO MATCH HARDIE
SIDING COLOR)

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

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Proposed Townhouse Development



DP 0.6

COLOR ELEVATIONS

SCALE: 3/16"=1'-0"



FASCIA BOARD
METAL RAILING
CHARCOAL



IXL BRICK
MIDNIGHT-MATTE
BRICK



HARDIE PANEL
(JAMES HARDIE)
(COBBLES STONE)



HARDIE PANEL
(JAMES HARDIE)
(PEARL GRAY)



HARDIE SIDING
WOODTONE
MOUNTAIN CEDAR



ENTRY DOOR,
GARAGE DOOR
CEDAR
(TO MATCH HARDIE
SIDING COLOR)

THE TERRACES (PHASE-2)

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ATELIER PACIFIC ARCHITECTURE INC.

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DP 0.7

COLOR ELEVATIONS

SCALE: 3/16"=1'-0"



INTERIOR ELEVATION (FACING DRIVEWAY.)



FASCIA BOARD
METAL RAILING
CHARCOAL



IXL BRICK
MIDNIGHT-MATTE
BRICK



HARDIE PANEL
(JAMES HARDIE)
(COBBLES STONE)



HARDIE PANEL
(JAMES HARDIE)
(PEARL GRAY)



HARDIE SIDING
WOODTONE
MOUNTAIN CEDAR



ENTRY DOOR,
GARAGE DOOR
CEDAR
(TO MATCH HARDIE
SIDING COLOR)

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

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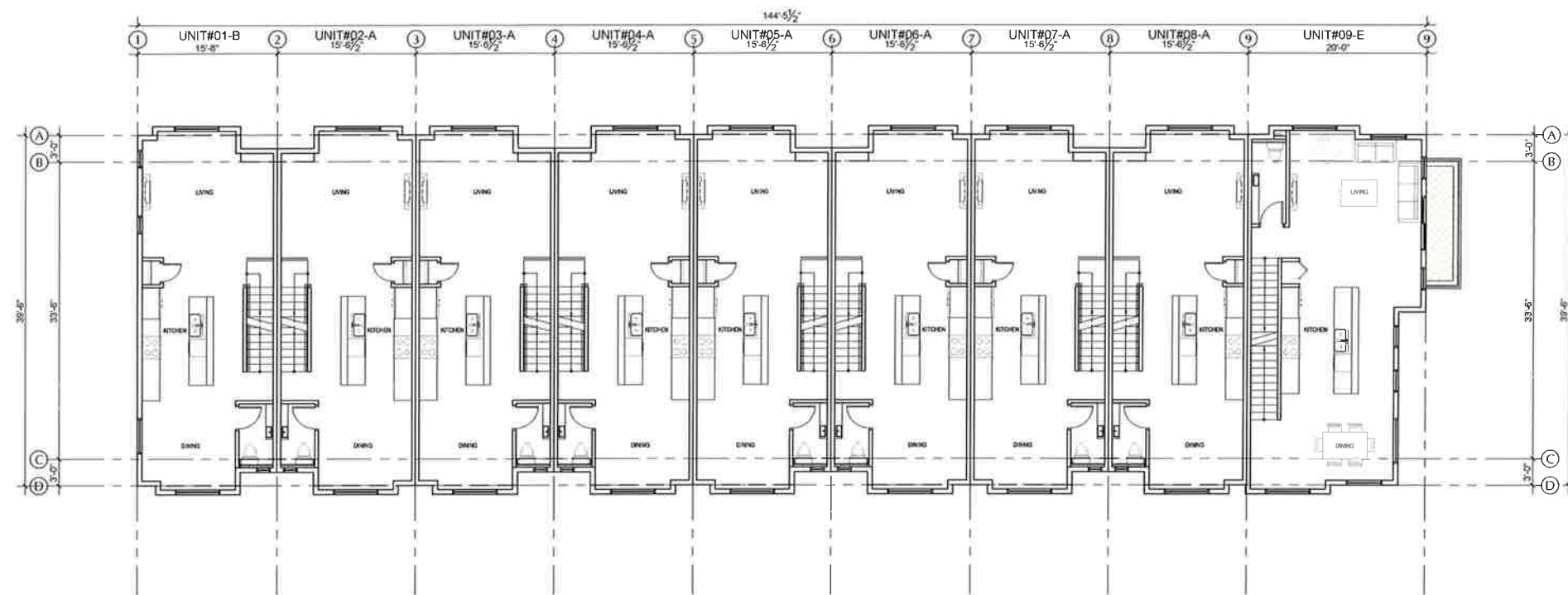
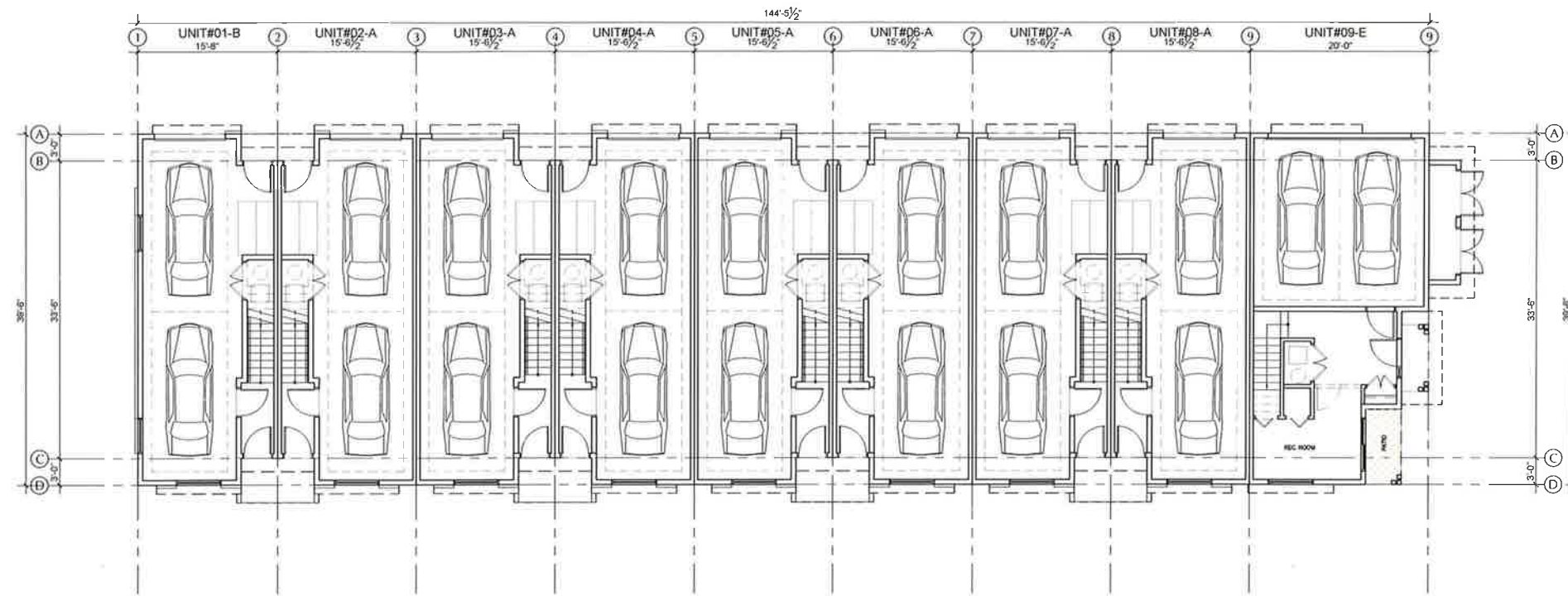
Proposed Townhouse Development



DP 0.8

COLOR ELEVATIONS

SCALE: 3/16"=1'-0"



THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

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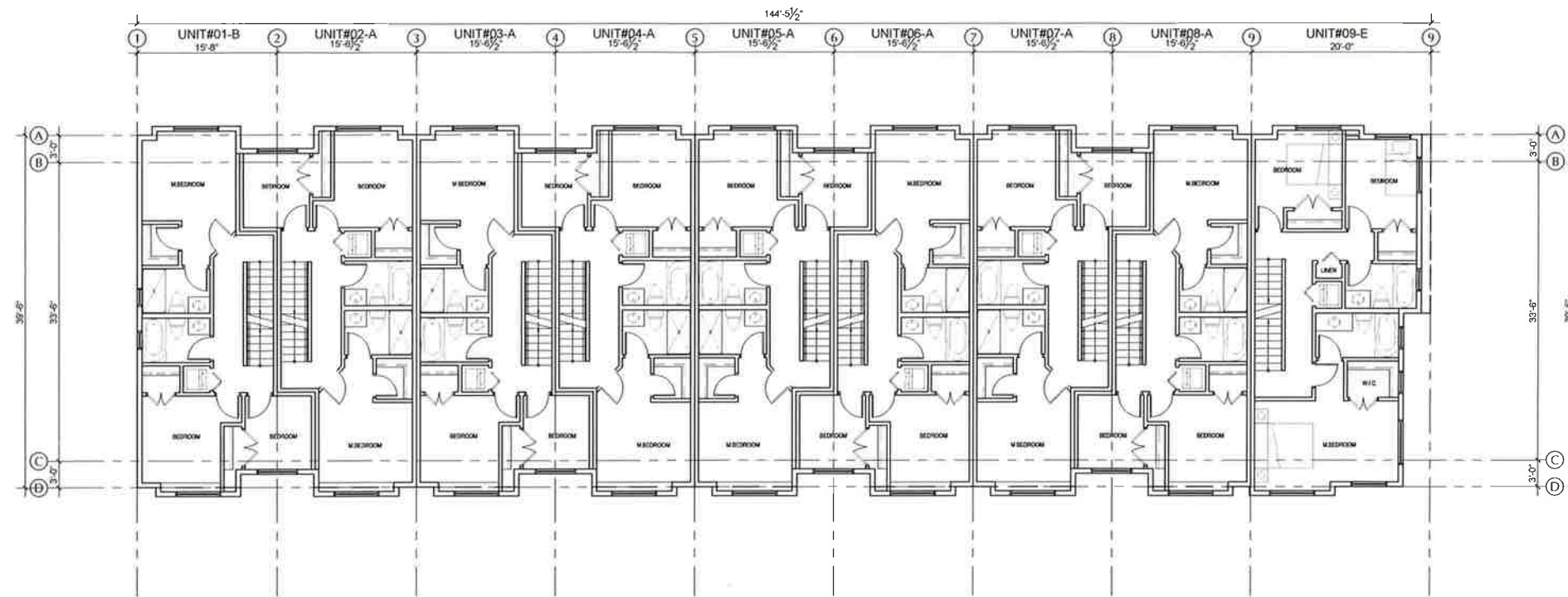
Proposed Townhouse Development



DP 1.1

FLOOR PLANS

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



1
D1.2 THIRD FLOOR PLAN (BLOCK-1)
SCALE: 1/16"=1'-0"



2
D1.2 FOURTH FLOOR PLAN (BLOCK-1)
SCALE: 1/16"=1'-0"



PROJECT
NORTH

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

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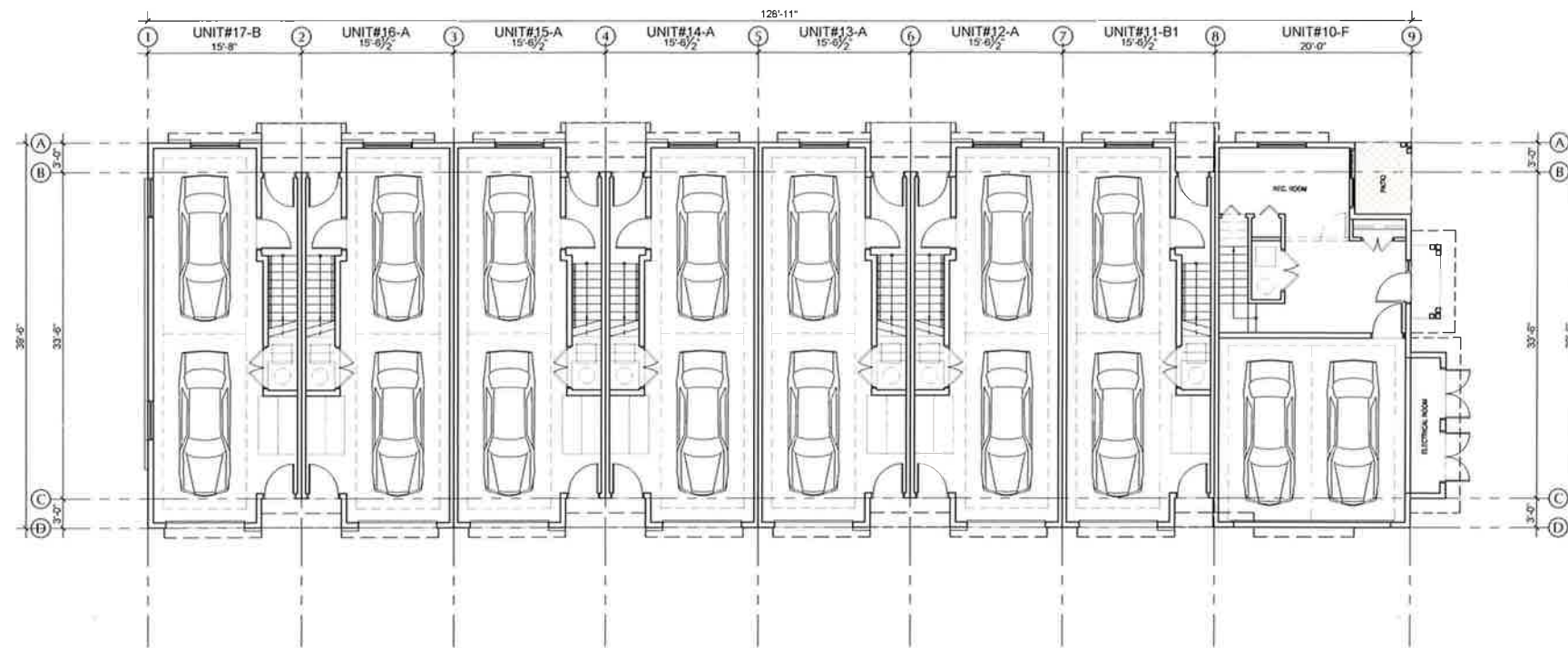
Proposed Townhouse Development



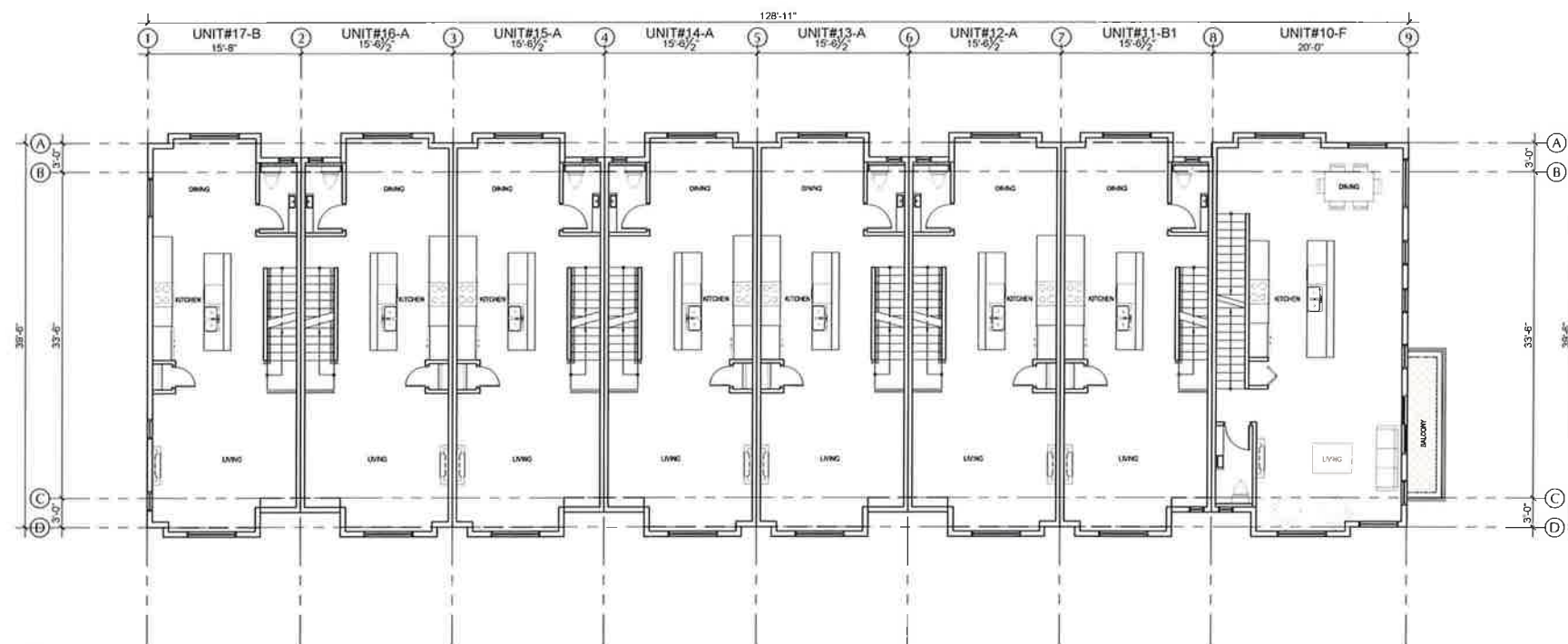
DP 1.2

FLOOR PLANS

SCALE: 1/18"=1'-0"



1 GROUND FLOOR PLAN (BLOCK-2)
D1.3 SCALE: 1/18"=1'-0"



2 SECOND FLOOR PLAN (BLOCK-2)
D1.3 SCALE: 1/18"=1'-0"



PROJECT
NORTH

THE TERRACES (PHASE-2)

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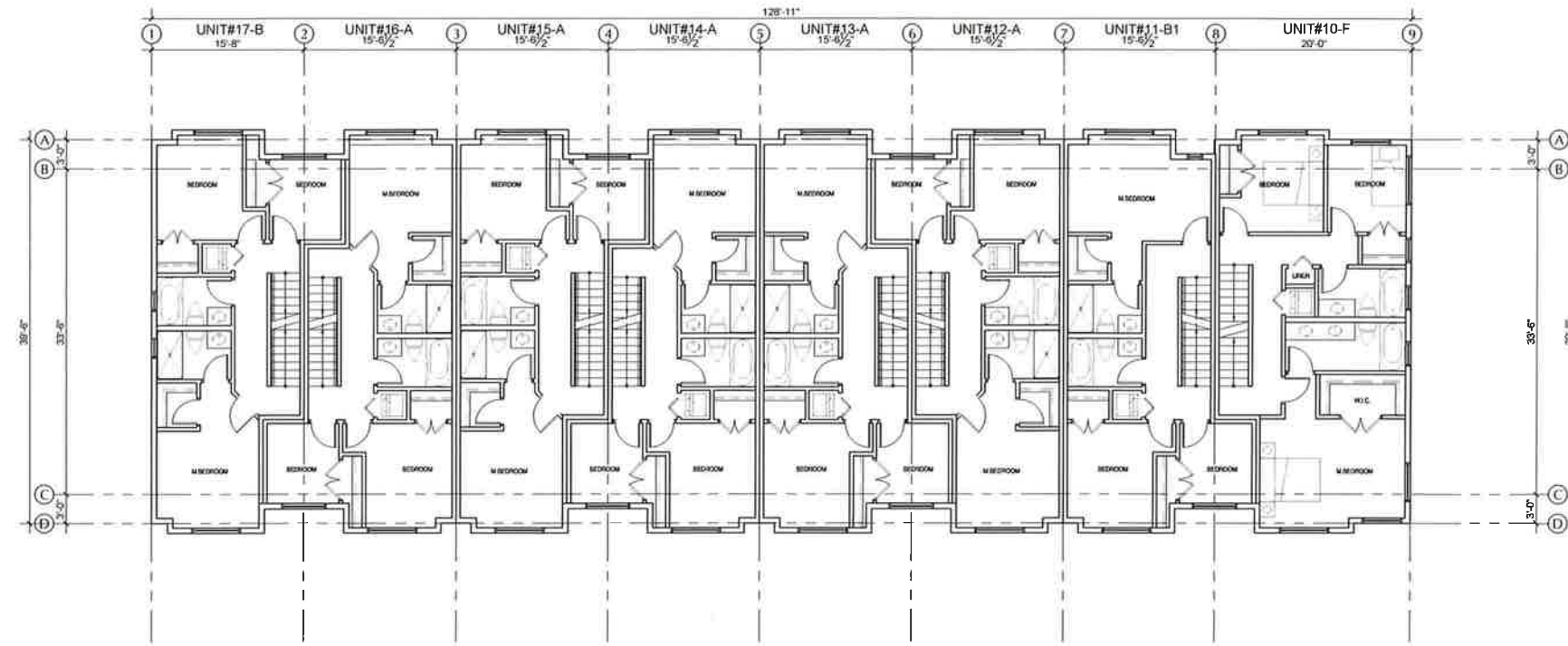
Proposed Townhouse Development



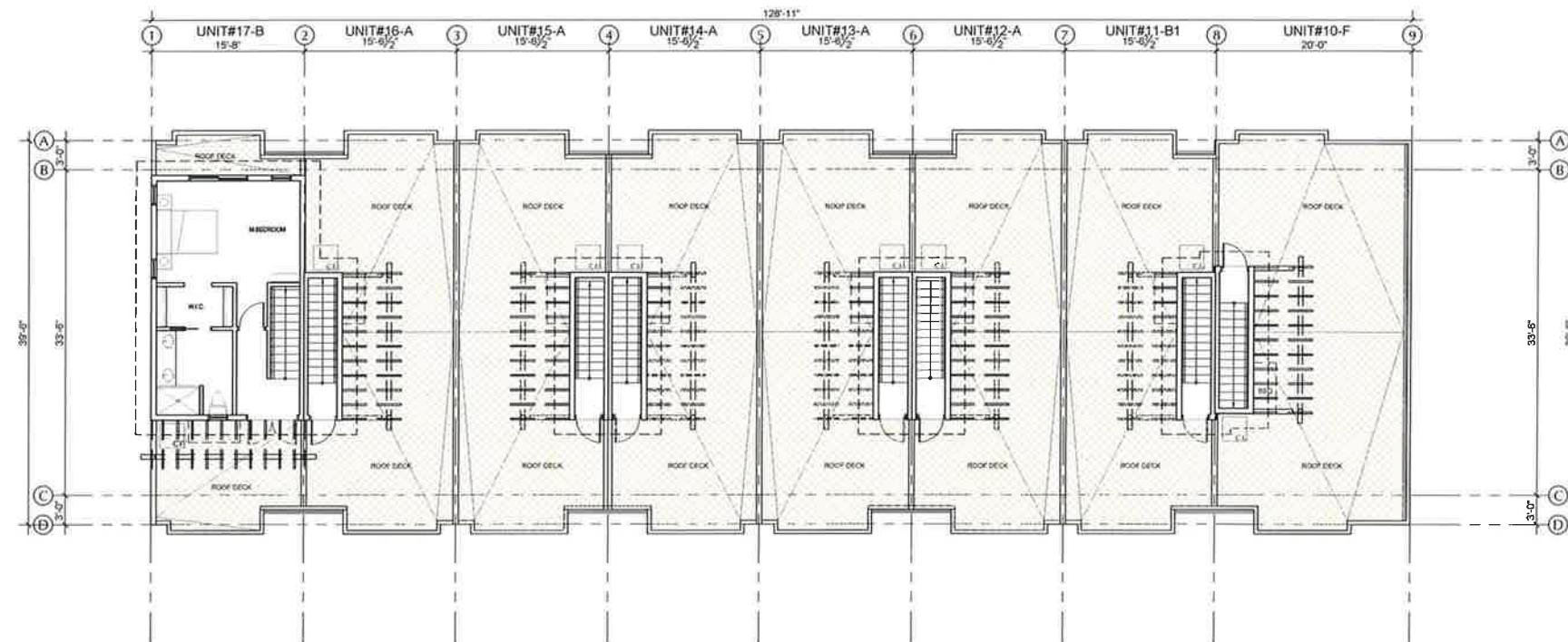
DP 1.3

FLOOR PLANS

SCALE: 1/18"=1'-0"



1
D1.4
THRID FLOOR PLAN (BLOCK-2)
SCALE: 3/16"=1'-0"



2
D1.4
FOURTH FLOOR PLAN (BLOCK-2)
SCALE: 3/16"=1'-0"



PROJECT
NORTH

THE TERRACES (PHASE-2)

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ATELIER PACIFIC ARCHITECTURE INC.

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DP 1.4

FLOOR PLANS

SCALE: 1/18"=1'-0"



1
A2.1 BLOCK-1 EAST ELEVATION (FACING 198TH STREET)
SCALE: 1/8"=1'-0"

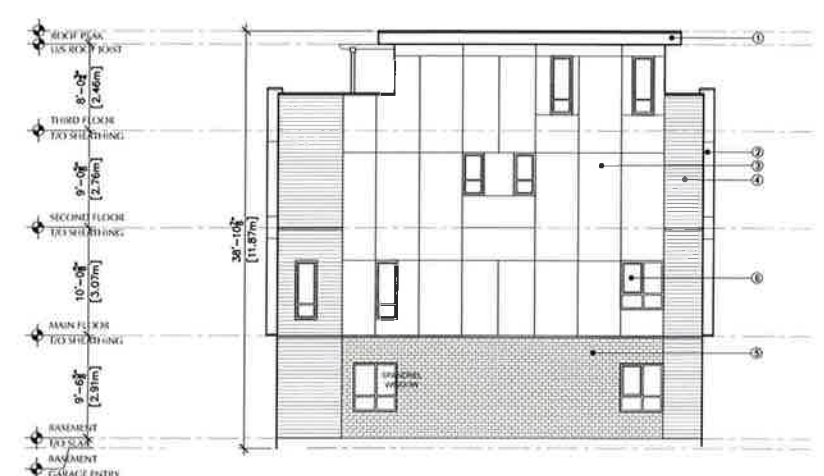


2
A2.1 BLOCK-1 NORTH ELEVATION (FACING 55A AVE.)
SCALE: 1/8"=1'-0"

MATERIALS LEGEND			
①	PAINTED WOOD FASCIA BOARD (CHARCOAL)	⑤	BRICK VENEER (XL BRICK-MIDNIGHT-MATTE)
②	FIBER CEMENT PANELING (JAMES HARDIE-PEARL GRAY)	⑥	VINYL WINDOW
③	FIBER CEMENT PANELING (JAMES HARDIE-COBBLE STONE)	⑦	PAINTED / STAINED FIBER GLASS ENTRY DOOR (WOOD-STAIN CEDAR)
④	FIBER CEMENT HORIZONTAL SIDING (WOODTONE- MOUNTAIN CEDAR)	⑧	INSULATED GARAGE DOOR (STEEL-GRAFT CONTEMPORARY-CEDAR)
		⑨	GLASS RAILING (CHARCOAL METAL FRAME)



3
A2.1 BLOCK-1 WEST ELEVATION (FACING DRIVEWAY)
SCALE: 1/8"=1'-0"



4
A2.1 BLOCK-1 SOUTH ELEVATION (FACING LANE)
SCALE: 1/8"=1'-0"

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.
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DP 2.1

ELEVATIONS

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



1
A2.2 BLOCK-2 WEST ELEVATION
SCALE: 1/8"=1'-0"

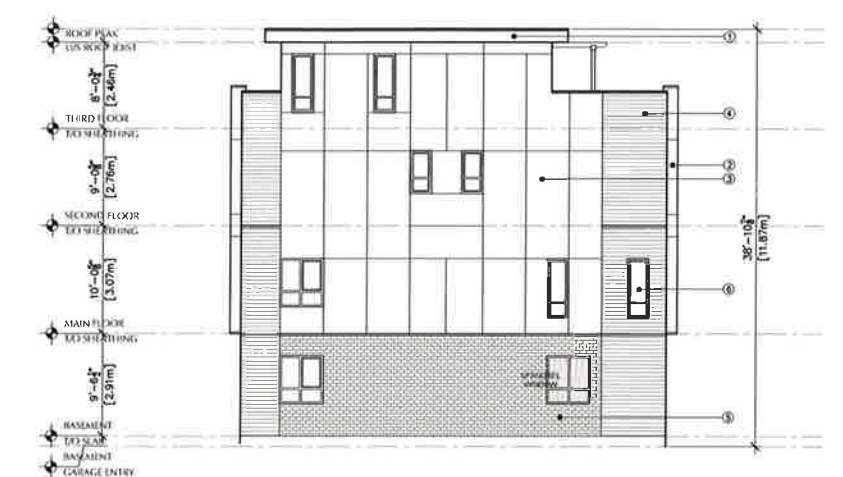


2
A2.2 BLOCK-2 NORTH ELEVATION (FACING 55A AVE.)
SCALE: 1/8"=1'-0"

MATERIALS LEGEND			
①	PAINTED WOOD FASCIA BOARD (CHARCOAL)	⑤	BRICK VENEER (XL BRICK-MIDNIGHT-MATTE)
②	FIBER CEMENT PANELING (JAMES HARDIE-PEARL GRAY)	⑥	VINYL WINDOW
③	FIBER CEMENT PANELING (JAMES HARDIE-COBBLE STONE)	⑦	PAINTED / STAINED FIBER GLASS ENTRY DOOR (WOOD-STAIN CEDAR)
④	FIBER CEMENT HORIZONTAL SIDING (WOODTONE- MOUNTAIN CEDAR)	⑧	INSULATED GARAGE DOOR (STEEL-CRAFT CONTEMPORARY-CEDAR)
		⑨	GLASS RAILING (CHARCOAL METAL FRAME)



3
A2.2 BLOCK-2 EAST ELEVATION (FACING DRIVEWAY)
SCALE: 1/8"=1'-0"



4
A2.2 BLOCK-2 SOUTH ELEVATION (FACING LANE)
SCALE: 1/8"=1'-0"

THE TERRACES (PHASE-2)

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MAY 5th, 2017

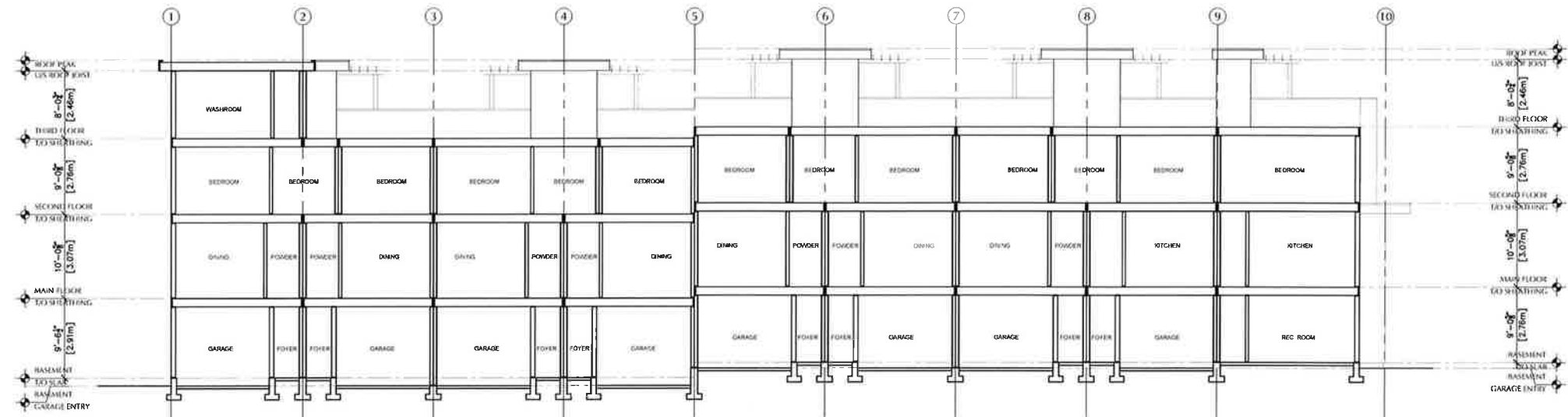
Proposed Townhouse Development



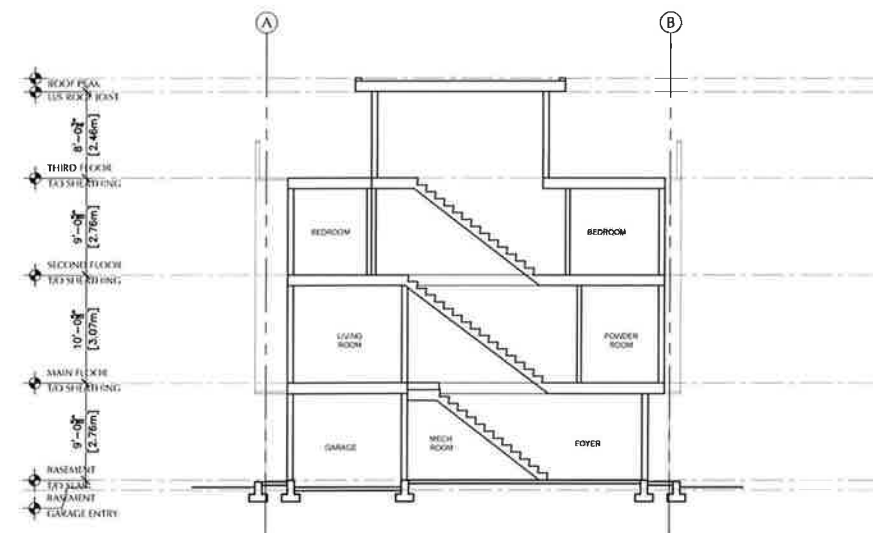
DP 2.2

ELEVATIONS

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



1 BLOCK-1 CROSS SECTION
A3.1 SCALE: 1/8"=1'-0"



2 BLOCK-1 SIDE SECTION (TYPICAL)
A3.1 SCALE: 1/8"=1'-0"

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

175

MAY 5th, 2017

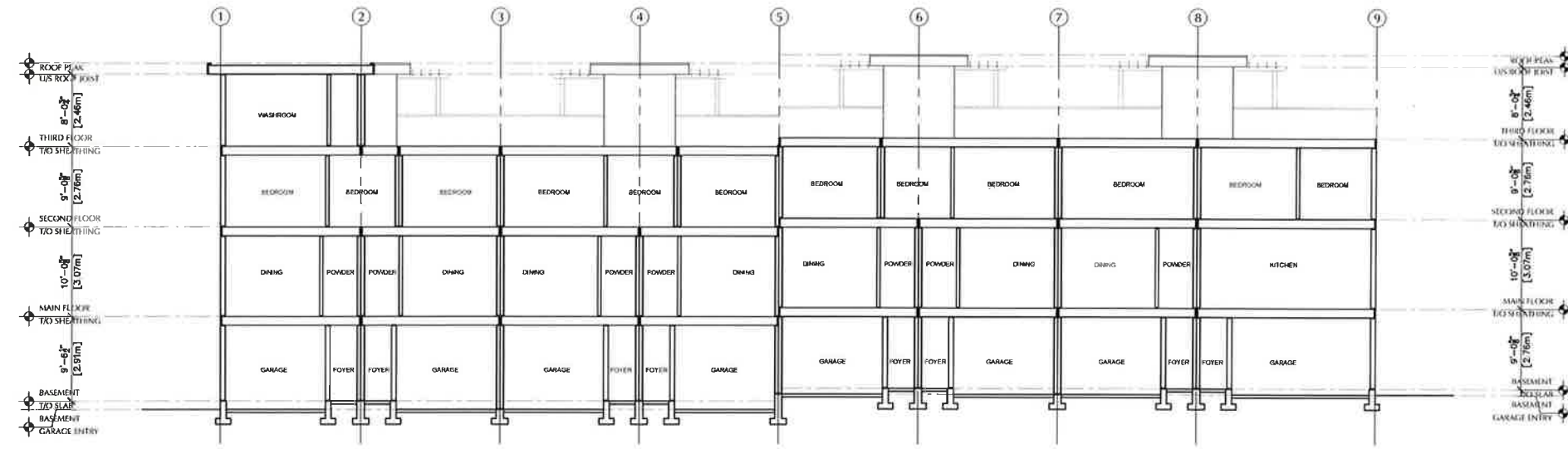
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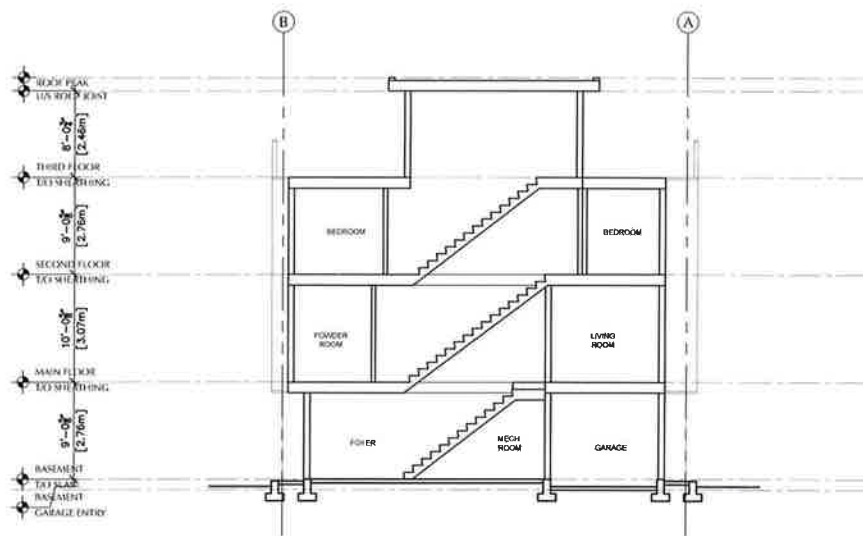
DP 3.1

SECTIONS

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



1 BLOCK-2 CROSS SECTION
A3.2 SCALE: 1/8"=1'-0"



2 BLOCK-2 SIDE SECTION (TYPICAL)
A3.2 SCALE: 1/8"=1'-0"

THE TERRACES (PHASE-2)

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MAY 5th, 2017

Proposed Townhouse Development



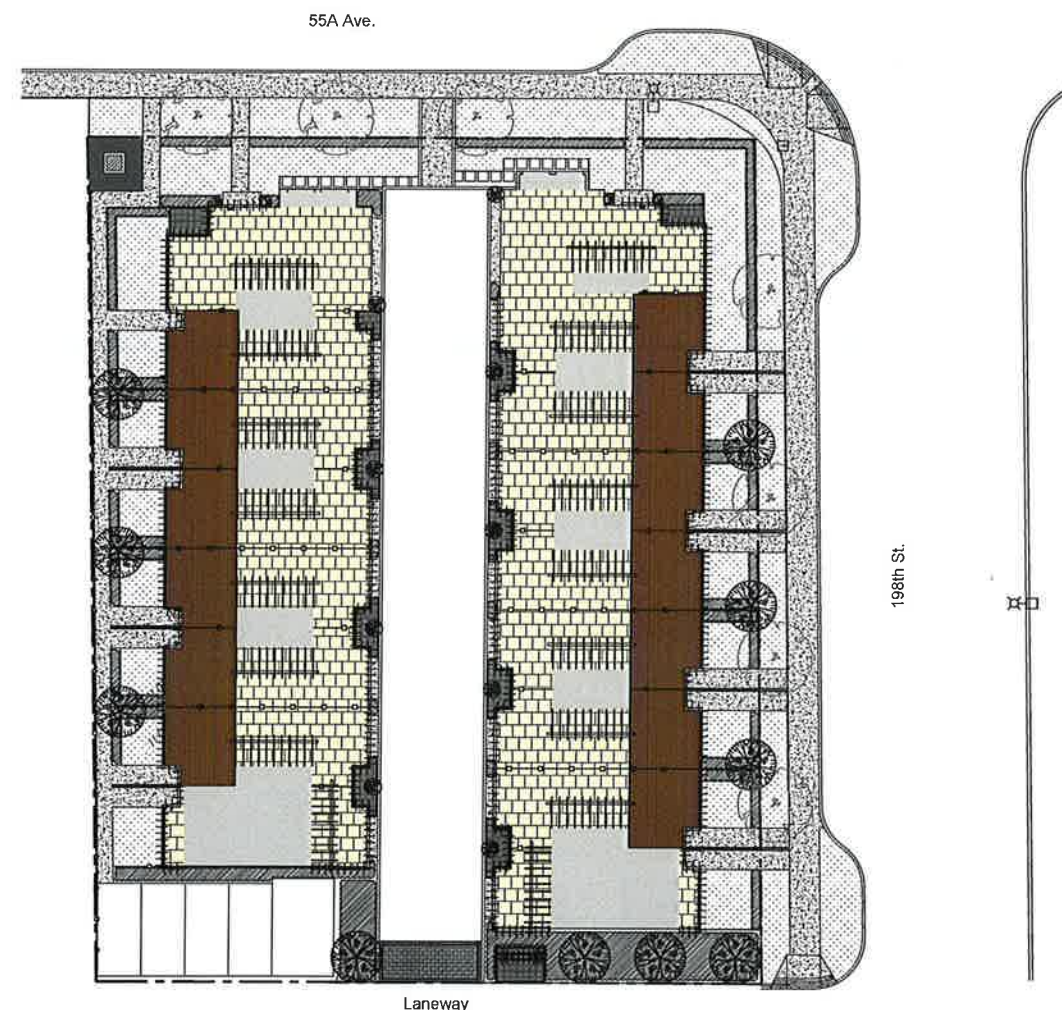
DP 3.2

SECTIONS

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

Issued for Development Permit

Sheet List Table

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Drawing Title:
COVER SHEET



VDZ Project #: DP2017-18

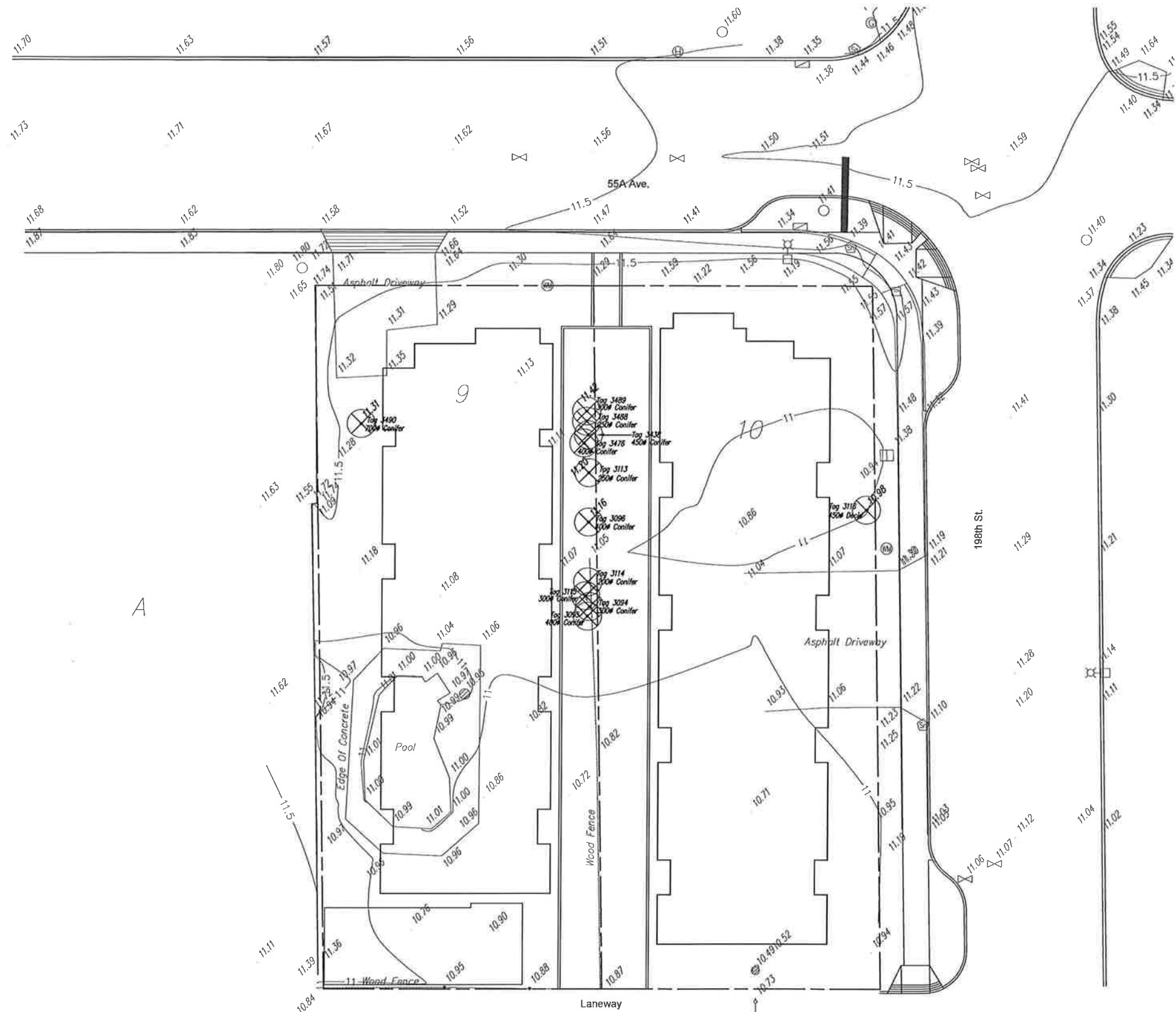
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\\VZD-SERVER\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2017-18 TERRACES PHASE 2\03SHEET-01 TREE REMOVAL PLAN.DWG

1 TREE REMOVAL PLAN
Scale 1:150



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Key Map (NTS)



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Approved:

DJ

Original Sheet Size:

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Scale:

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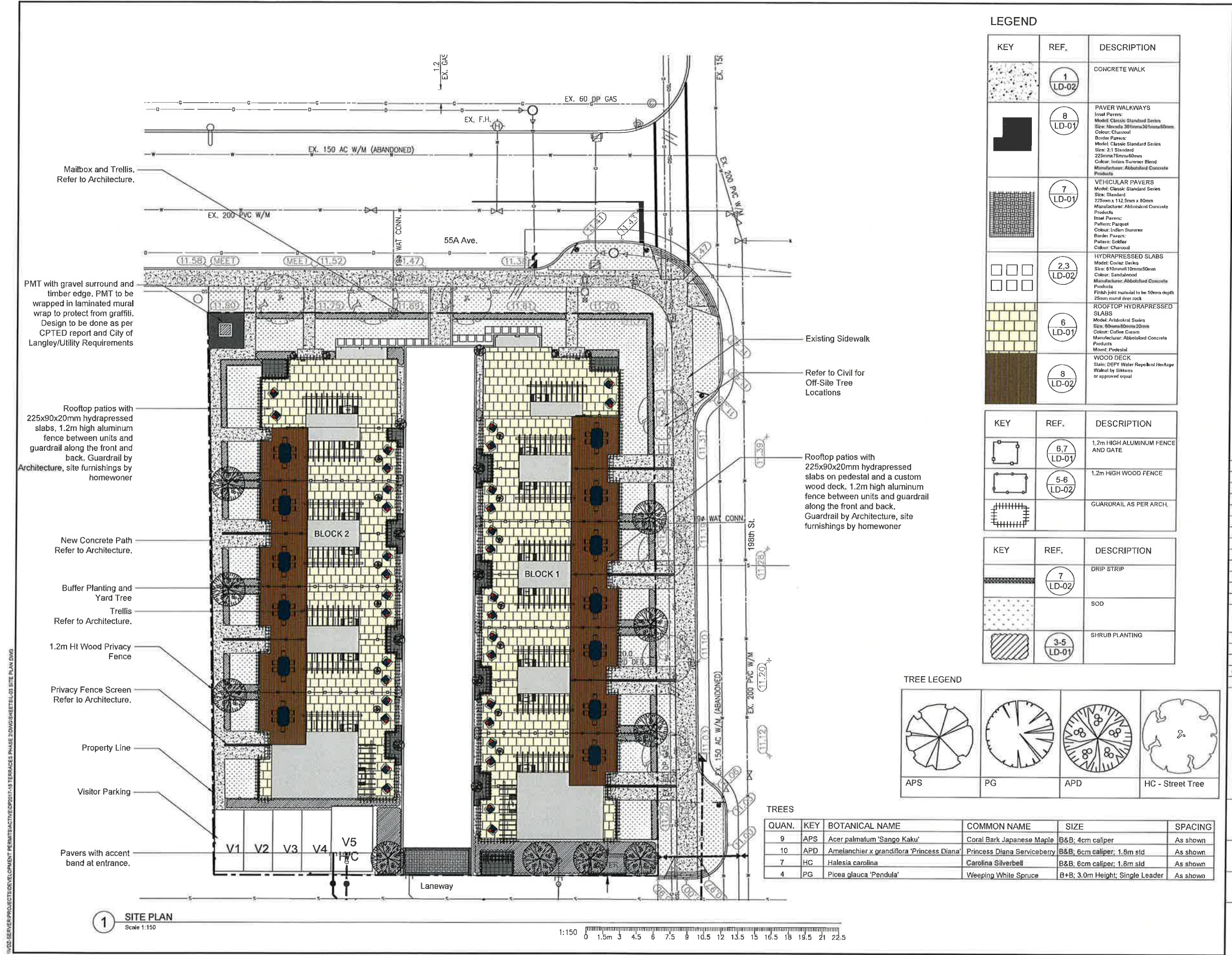
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TREE REMOVAL PLAN



VDZ Project #:
DP2017-18

Drawing #:
L-02



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Drawing Title:
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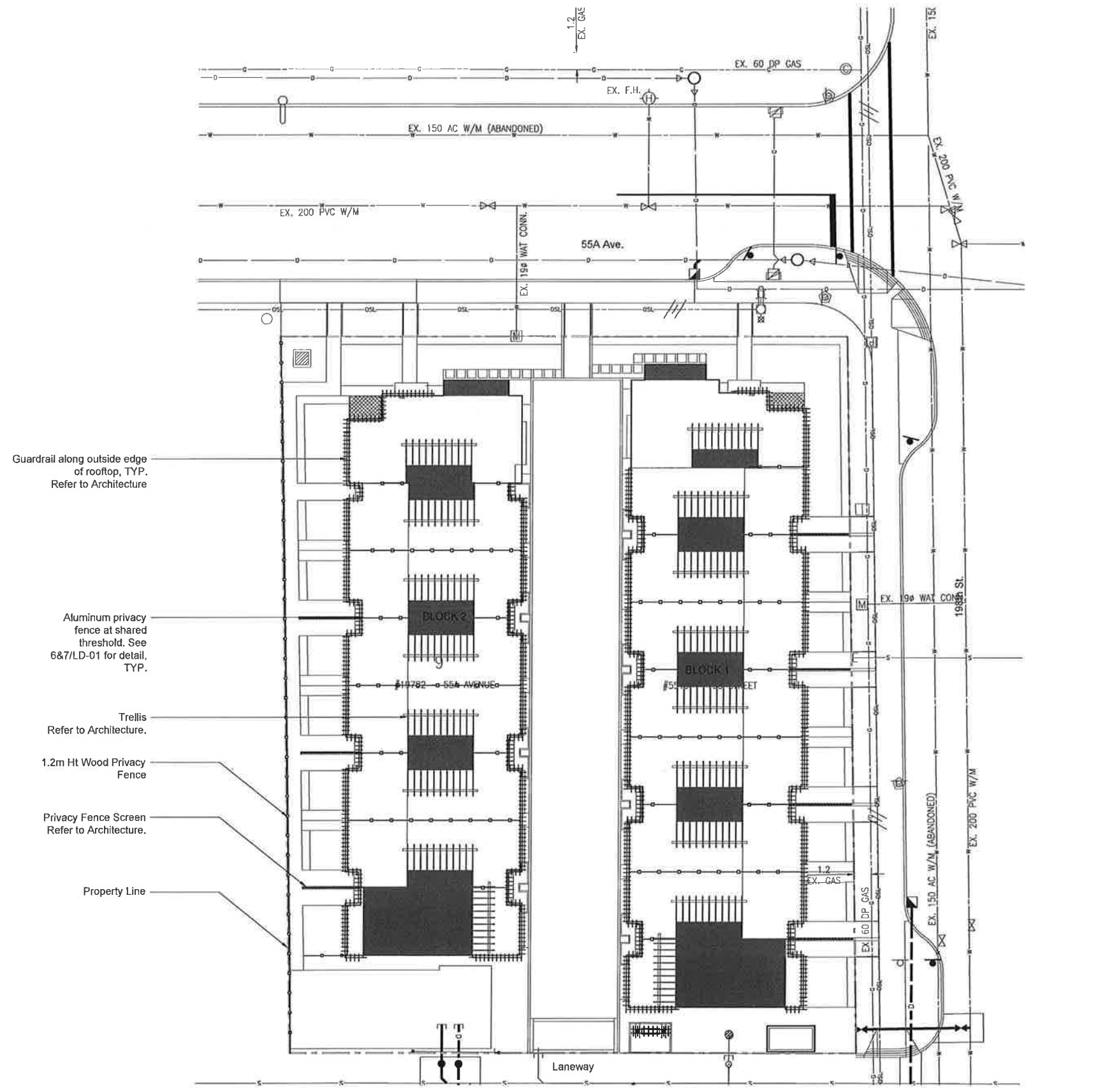


DP2017-18

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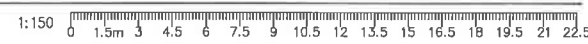
Drawing #:
L-03

\\002\SERVER\PROJECTS\DEVELOPMENT\PERMITS\ACTIVELY\DP2017-18\TERRACES PHASE 2\DWG\SH04-18 FENCING PLAN.DWG



- Guardrail along outside edge of rooftop, TYP. Refer to Architecture
- Aluminum privacy fence at shared threshold. See 6&7/LD-01 for detail, TYP.
- Trellis Refer to Architecture.
- 1.2m Ht Wood Privacy Fence
- Privacy Fence Screen Refer to Architecture.
- Property Line

1 FENCING PLAN
Scale 1:150



LEGEND		
KEY	REF.	DESCRIPTION
	6,7 LD-01	1.2m HIGH ALUMINUM FENCE AND GATE
	5-6 LD-02	1.2m HIGH WOOD FENCE
		GUARDRAIL AS PER ARCH.

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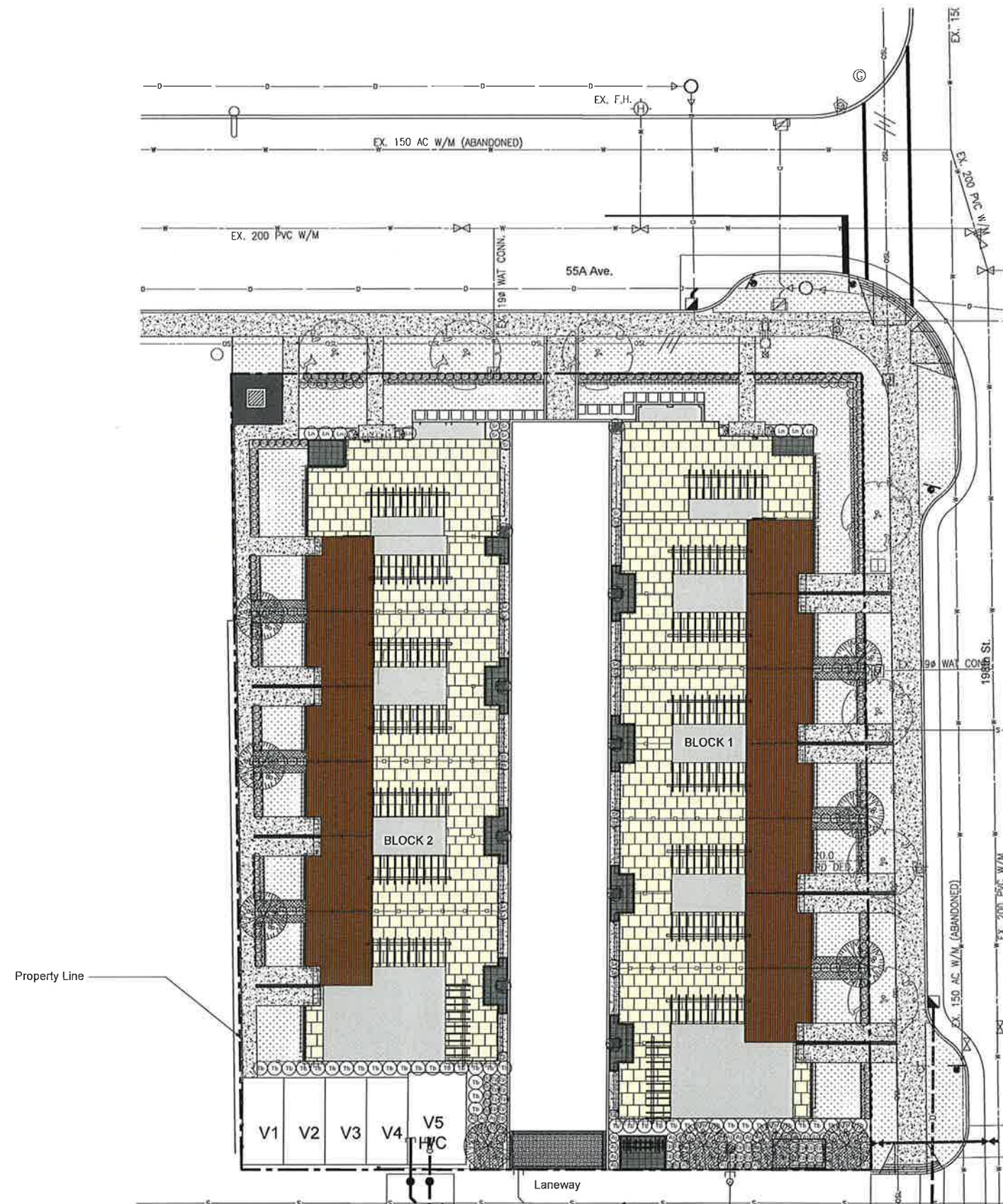
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Drawing Title:
FENCING PLAN

NORTH

VDZ Project #:
DP2017-18

Drawing #:
L-04



1 PLANTING PLAN
Scale 1:150

PLANT LIST SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS					
Aj	53	Azalea japonica 'Girard's Hot Shot'	Girard's Hot Shot Azalea	No 3 Pot	600mm O.C.
Bg	176	Buxus x 'Green Velvet'	Green Velvet Boxwood	No 3 Pot	500mm O.C.
Ln	7	Lonicera nitida 'Lemon Beauty'	Boxleaf Honeysuckle	No 3 Pot	900mm O.C.
Pl	35	Prunus laurocerasus 'Genolia'	Genolia English Laurel	1200mm high	600mm O.C.
Sr	19	Skimmia reevesiana	Reeves Skimmia	No 3 Pot	600mm O.C.
Tb	39	Taxus baccata 'Fastigiata'	Columnar Irish Yew	1200mm high	900mm O.C.
PERENNIALS/GROUNDCOVERS					
	93		Karl Foerster Feather Reed Grass	No 2 Pot	450mm O.C.
Ep	41	Echinacea purpurea 'Guava Ice'	Cone-Feclions Coneflower	No 1 Pot	600mm O.C.
	317	Hakonechloa macra 'Aureola'	Japanese Forest Grass	No 1 Pot	300mm O.C.
	29	Heuchera 'Lime Marmalade'	Lime Coral Bells	No 1 Pot	300mm O.C.

Notes:

1. Assume 150mm growing medium depth (import) for sod areas, and 450mm growing medium depth (import) for new planting beds (typ)
2. Plant schedule lists plant quantity totals.
3. All landscape plant and turf areas to be irrigated to IIABC Standards. Refer to Design Build Notes for further direction.

Key Map (NTS)



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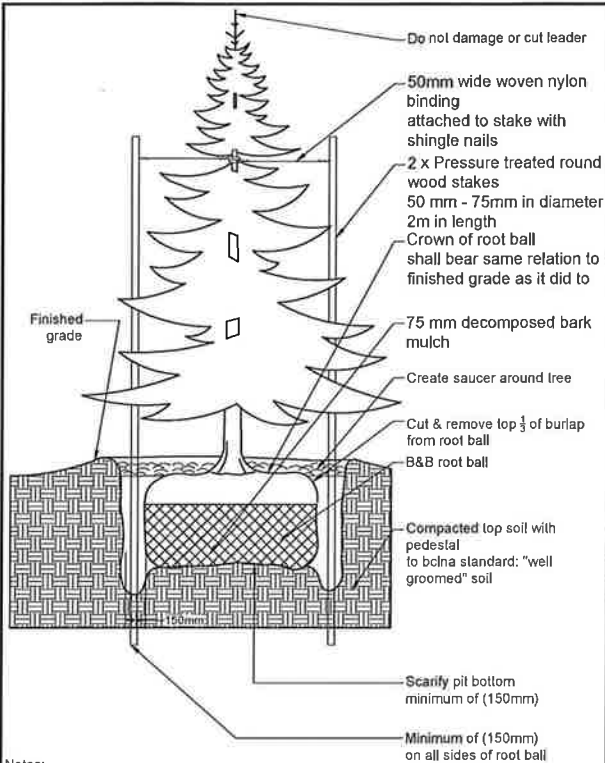


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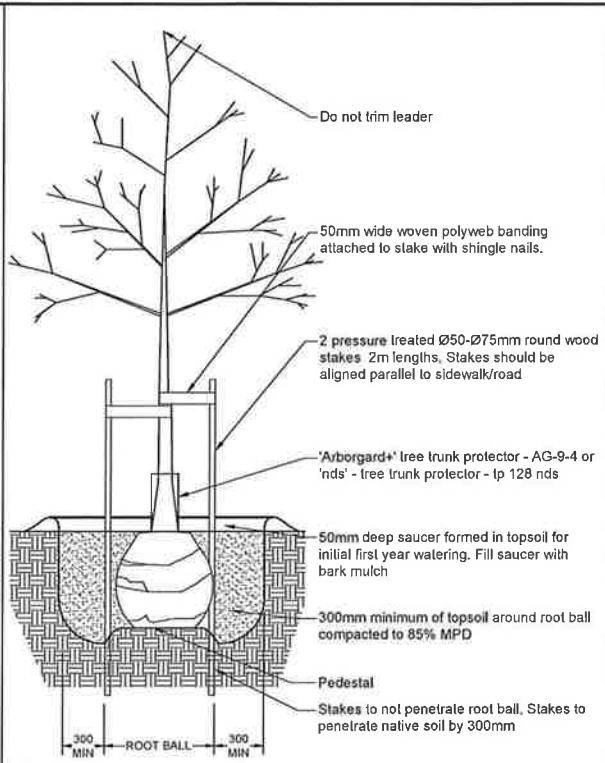


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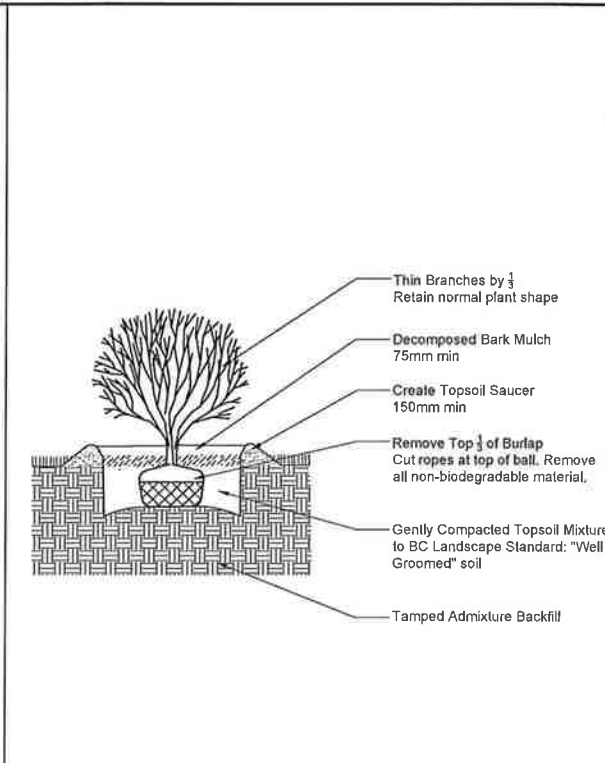
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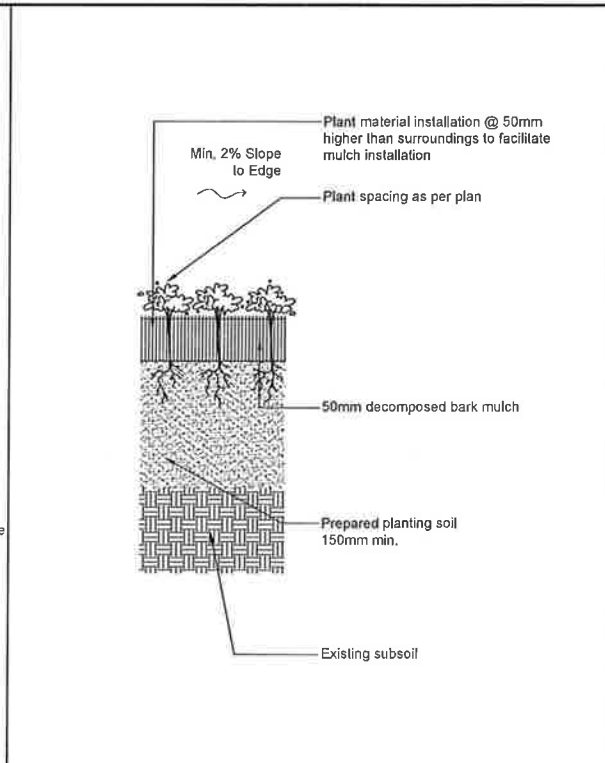
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Scale 1:25



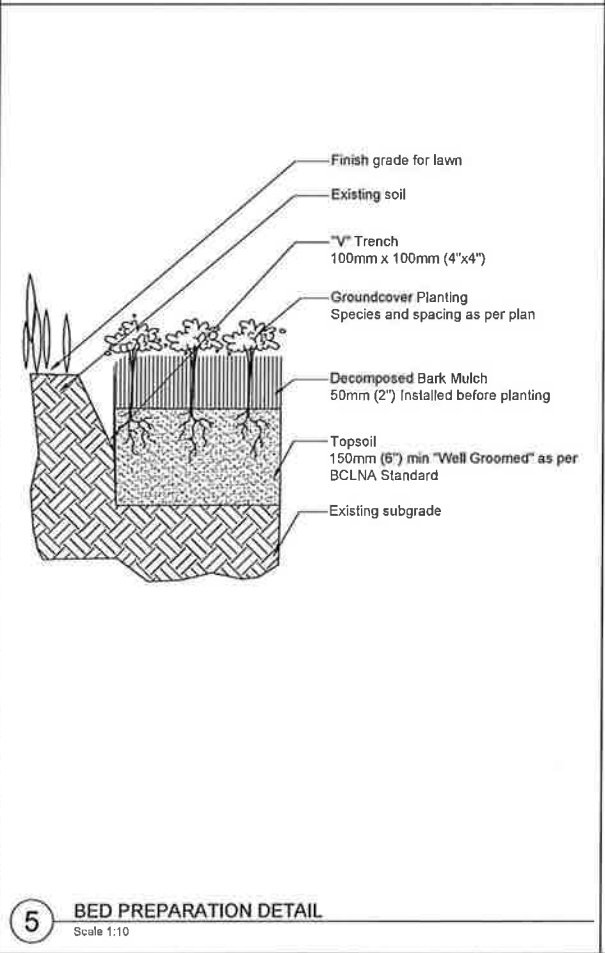
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Scale 1:25



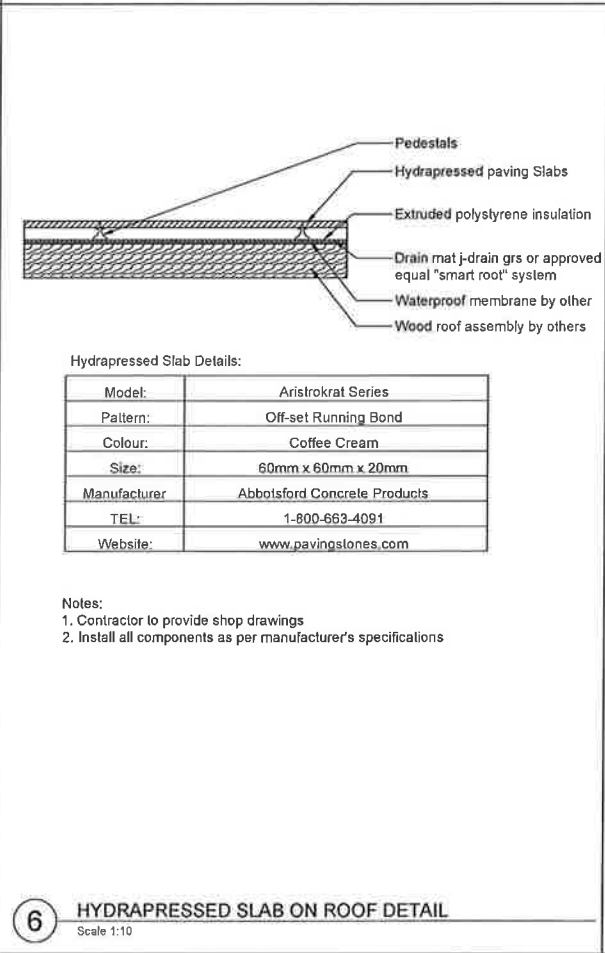
3 SHRUB PLANTING DETAIL
Scale 1:25



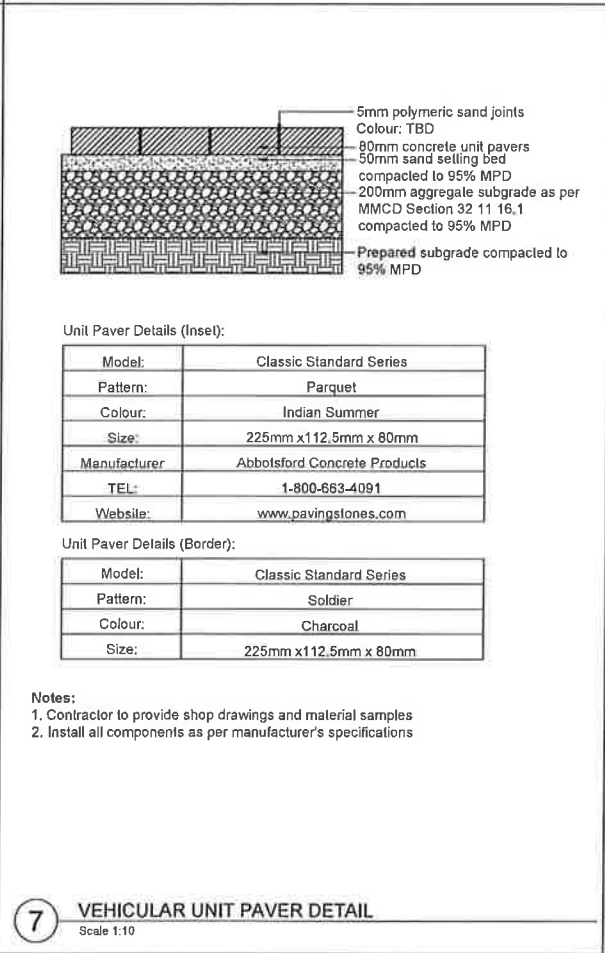
4 GROUNDCOVER PLANTING DETAIL
Scale 1:10



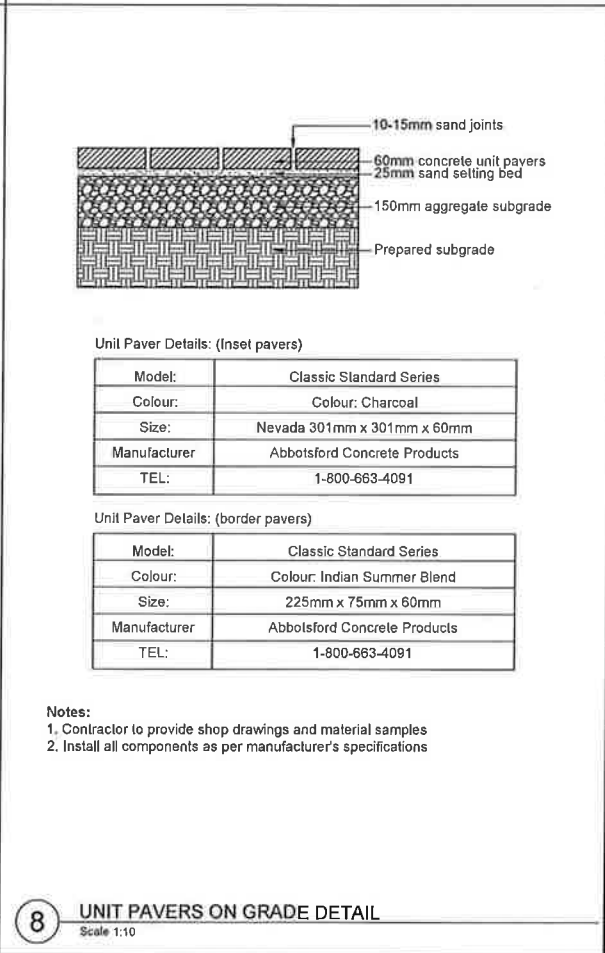
5 BED PREPARATION DETAIL
Scale 1:10



6 HYDRAPRESSED SLAB ON ROOF DETAIL
Scale 1:10



7 VEHICULAR UNIT PAVER DETAIL
Scale 1:10



8 UNIT PAVERS ON GRADE DETAIL
Scale 1:10



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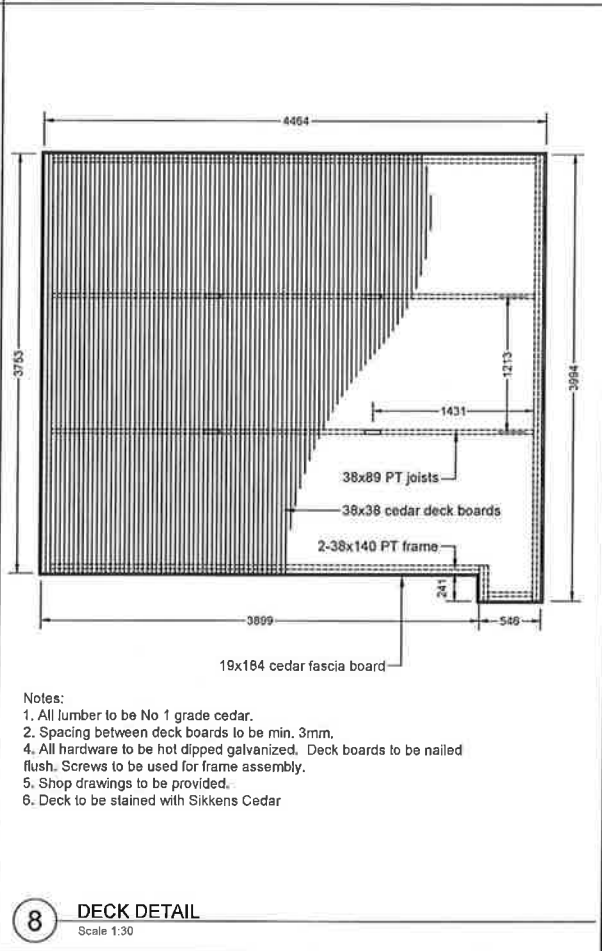
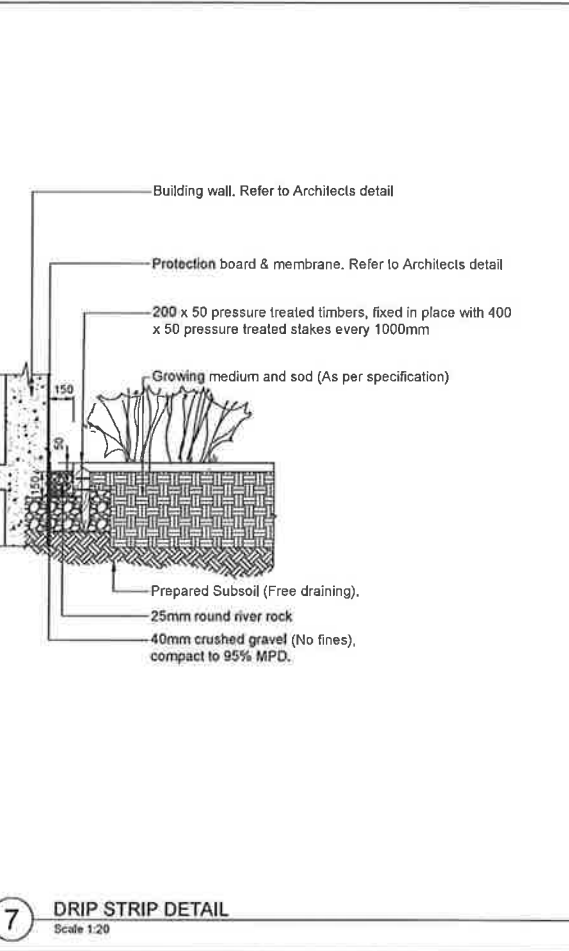
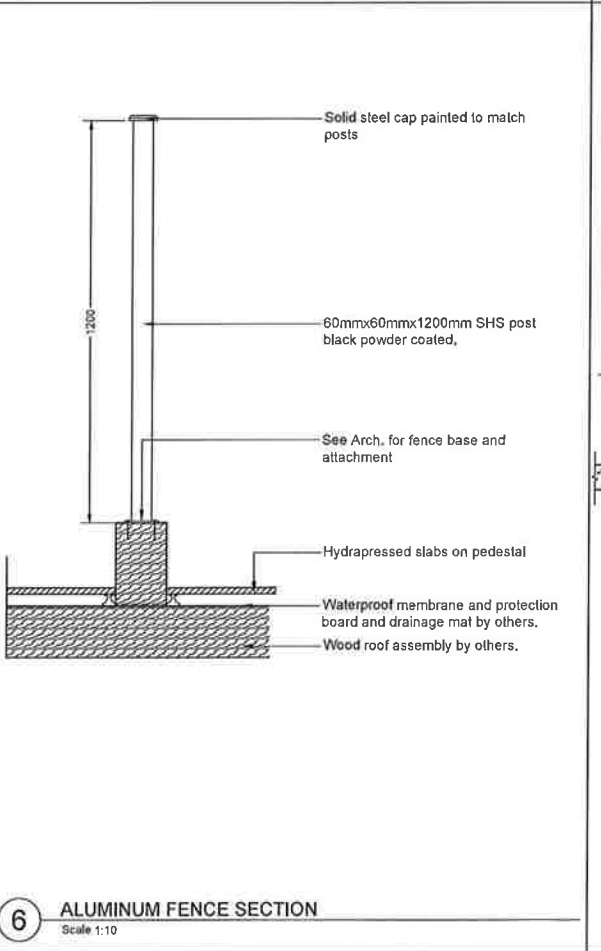
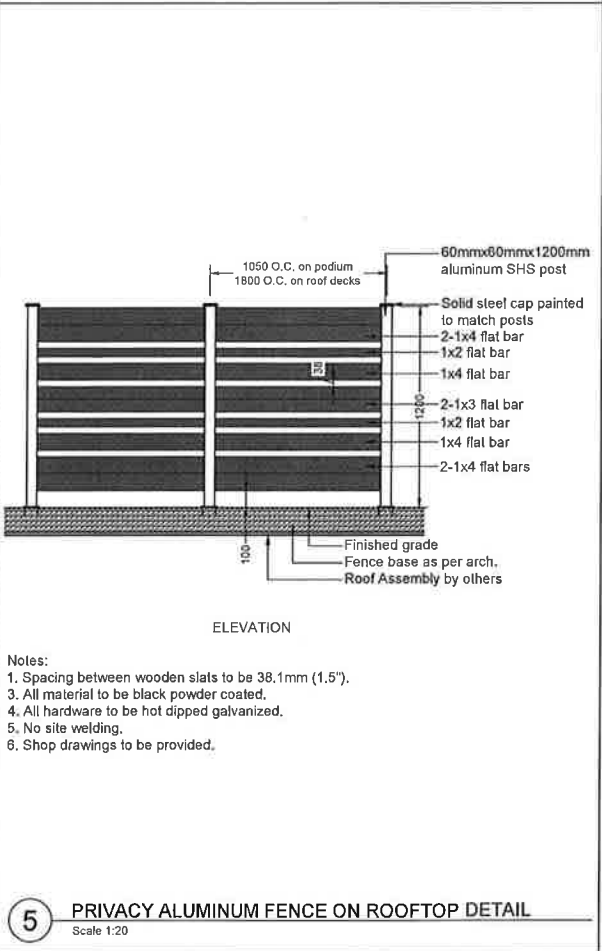
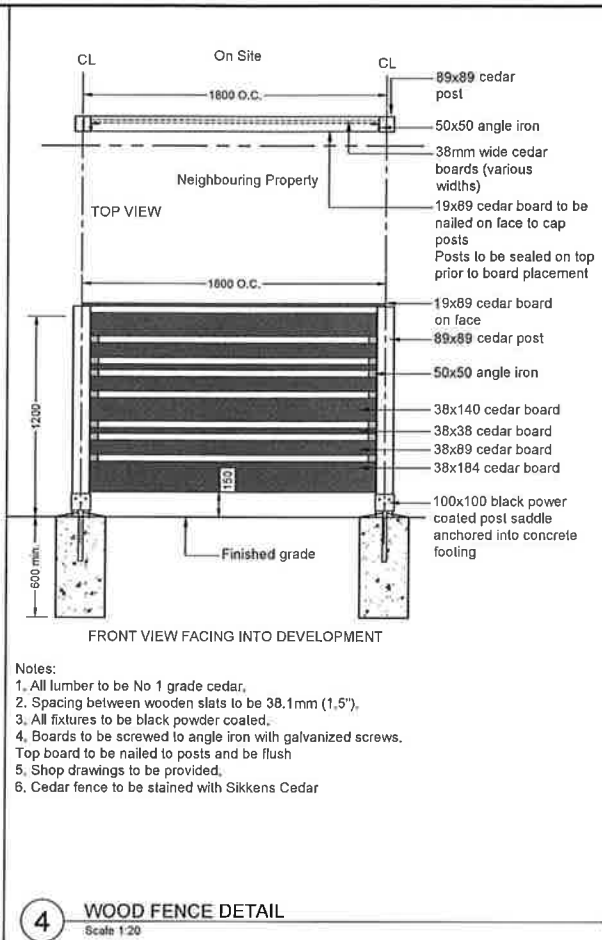
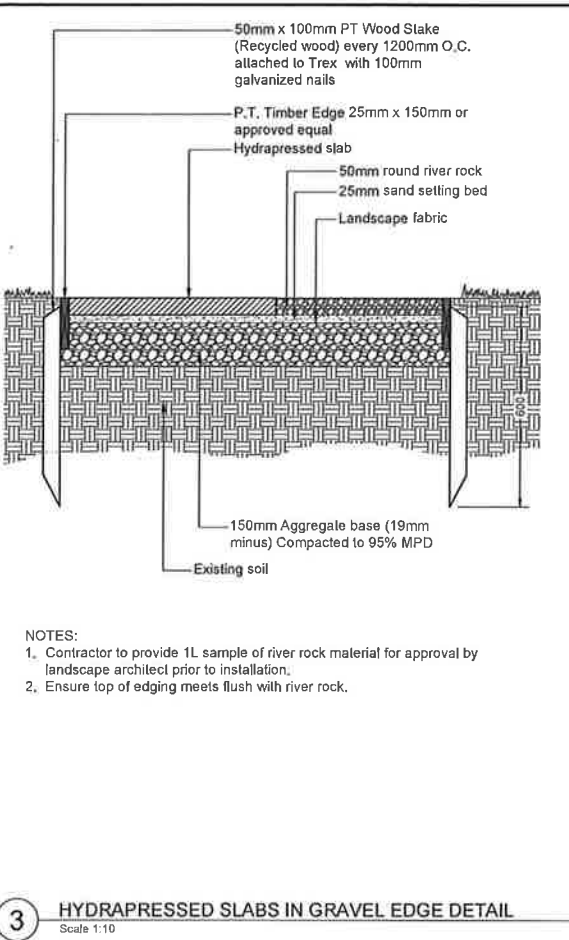
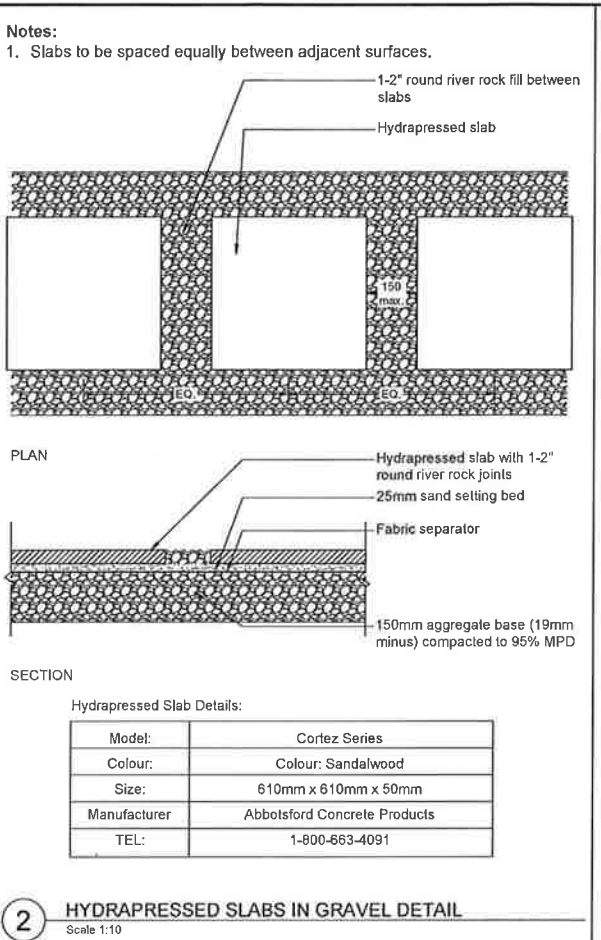
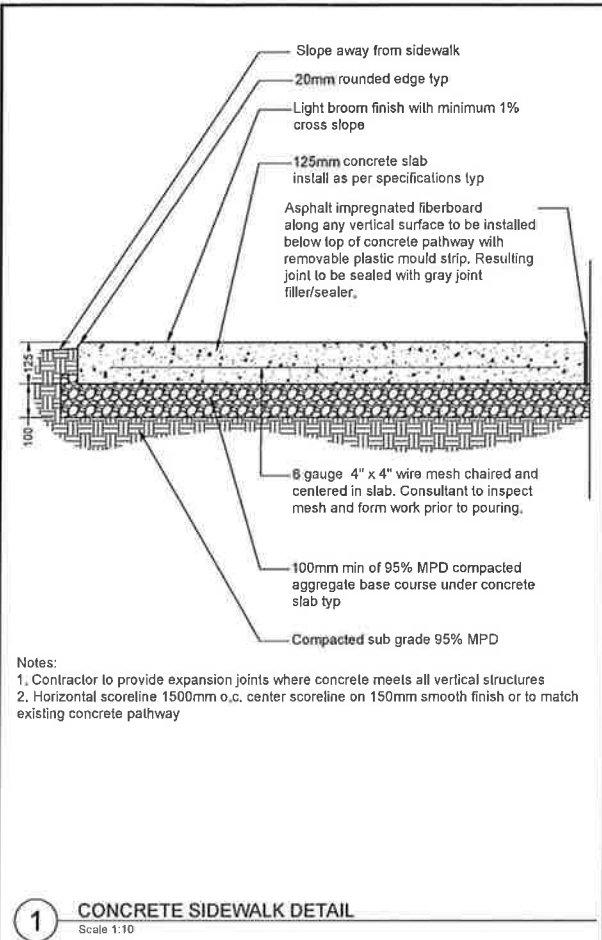
DETAILS

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DP2017-18

Drawing #:

LD-01



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REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Downtown Initiatives**

Report #: 17-022

File #: 0110.00

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

Doc #:

Date: June 20, 2017

RECOMMENDATION:

1. THAT City Council endorse the following Downtown Initiatives:
 - a. McBurney Plaza Activities
 - b. Laneway Activation
 - c. Pilot Parklet Program
 - d. Pilot Evening Activities
2. THAT up to \$50,000.00 be allocated from the Enterprise Fund to support these initiatives.

PURPOSE:

The purpose of this report is to seek endorsement from City Council to hold several exciting initiatives for downtown Langley City.

POLICY:

Not applicable.

COMMENTS/ANALYSIS:

One of the Key Result Areas under the 2017-2021 Strategic Plan is 'Quality of Life - We are a community that is an ideal place to raise a family, offers a



welcoming and affordable living environment, boasts great leisure and recreational opportunities, and supports healthy, safe and diverse neighbourhoods.’ Additionally, one of the top priorities identified by City Council for 2017 was to provide more evening activities downtown. To this end, the City has developed four exciting community initiatives for downtown Langley City:

- a. McBurney Plaza Activities: Several tables and chairs and a piano will be set up at McBurney Plaza for public use from 9 am to 7 pm in July and August. “Big” games will be offered by the City’s recreation staff during lunch time 2 days per week in July and August from 10 am to 2 pm.
- b. Laneway Activation: Transform Fuller Lane into a space to socialize and play. Brightening up the space with mural(s) on walls, additional lighting, pavement marking for activities (e.g. basketball), install a basketball net, and keeping the space clean and enjoyable with more frequent street sweeping.
- c. Pilot Parklet Program: Provide a place for people to sit, relax, and enjoy the City during the summer months from May to October of each year. The City will construct a parklet at a designated location as a pilot project and the parklet will be ‘adopted’ by local businesses for use by their patrons and the general public.
- d. Pilot Evening Activities: A night market is a perfect way to spend a weekend evening during the summer. The night market is fun for the whole family, offering everything from food trucks to live music to shopping and games for the kids. It is envisioned that the north side of McBurney Plaza will be adult oriented and it will be used as the entertainment area while the south side of McBurney Plaza will be used by vendors for the night market. Wine serving will be offered within the entertainment area.

A detailed description of each initiative is attached to this report.

BUDGET IMPLICATIONS:

The estimated budget required to support the Downtown Initiatives is approximately \$55,000.00. The City is seeking financial support from the Downtown Langley Business Association (DLBA) in the amount of \$10,000.00. Therefore, the City’s financial commitment is \$45,000.00.

It is further recommended that a \$5,000.00 promotional budget be provided to promote the initiatives appropriately and adequately.

ALTERNATIVES:

That one or more of the Downtown Initiatives not be supported.

Respectfully Submitted,



Francis Cheung, P. Eng.
Chief Administrative Officer

Attachments: McBurney Plaza Activities Proposal
Laneway Activation Proposal
Pilot Parklet Program Proposal
Pilot Evening Activities Proposal

Downtown Initiative

McBurney Plaza Activities

Background

- To provide amenities which promote the use of McBurney Plaza as an open space designed for public use. This will encourage a variety of opportunities for social interaction and activities, to provide relief and relaxation, to expand and reinforce the public realm and to contribute to the livability and general amenities of the downtown.
- McBurney Plaza provides a place for citizens to meet and celebrate. It is essential that McBurney Plaza has a purpose and is not merely a leftover area between buildings.
- McBurney Plaza provides open spaces that offer delight, surprise, rest, enlightenment and amusement for a wide variety of users over the course of the day, week and year. Activities accommodated by public plazas, such as socializing, resting, eating, waiting, exhibitions and open air markets, add to the quality of city living and working, enhancing diversity and increasing the educational and cultural opportunities that define the positive experience of urban living.



Downtown Initiative

McBurney Plaza Activities



Downtown Initiative

McBurney Plaza Activities

City's Involvement

- Set up several tables and chairs at McBurney Plaza for public use from July to August.
- Limit hours of access to 9:00 am to 7:00 pm.
- City to provide tables and chairs and piano.
- 'Big' games may be offered by City's recreation staff during lunch time.
- City's recreation staff will offer lunch time programs, 2 days per week for July and August from 10 am to 2 pm.

DLBA's Involvement

- City to work with DLBA to promote the activities.

Others

- Work with merchants in McBurney Plaza (e.g. You Gotta Have Friends, Langley Association for Community Living) to find one to set-up, take-down and store equipment.

Anticipated Resources Required

- Funding required to purchase tables, chairs and piano - approximately \$2,000.00.

Downtown Initiative

Pilot Evening Activities

Background

- Evening activities such as a night market are a perfect way to spend a weekend evening during the summer. The night market is fun for the whole family, offering everything from food trucks to live music to shopping and games for the kids. The market will be popular with tourists and locals alike, and is a great place to find unique gifts, sample different foods and join in the community celebrations.
- City boulevards will become outdoor patio space that serve as an extension of restaurants.
- This will be a joint event organized by the City and the DLBA.



Downtown Initiative

Pilot Evening Activities



City's Involvement

- Pilot program to host evening events (e.g. night market, food trucks).
- May be a cultural event.
- The north side of McBurney Plaza will be adult oriented and it will be used as the entertainment area.
- Wine serving will be offered within the entertainment area.
- The south side of McBurney Plaza will be used by vendors for the night market.
- Close off one-way Fraser Highway or other private parking lots (e.g. Me Plaza) may be considered in the future based on the success of the pilot event.
- Held once a month, quarterly, semi-annually.

DLBA's Involvement

- City to work with DLBA on planning and running the events.

Downtown Initiative

Pilot Evening Activities

Others

- Private property owners will be involved if the event is held on their property.

Anticipated Resources Required

- Funding required to plan and run the event(s) - approximately \$10,000 each from the City and DLBA, totaling \$20,000.00.

Downtown Initiative

Laneway Activation

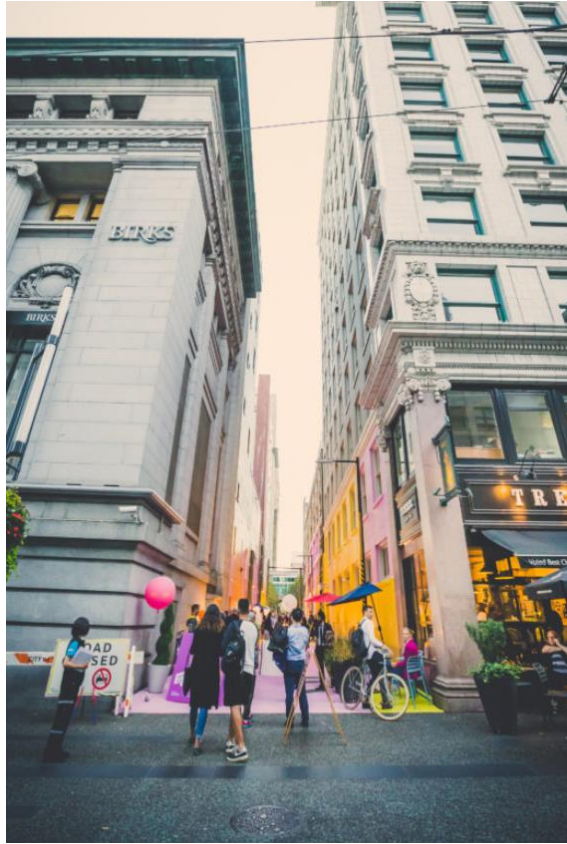
Background

- Transform downtown laneways as spaces to socialize and play; reshape laneways into engaging, accessible public spaces that contribute to the vibrancy of the City and become lively parts of the urban streetscape.
- Laneways serve an important business function, but for a big part of the day they are underused and full of potential. Lanes can be transformed to be more appealing and function as public spaces.



Downtown Initiative

Laneway Activation



City's Involvement

- Pilot program to create a laneway suitable for laneway activation.
- Fuller Lane has been identified as a good candidate.
- Paint walls and/or mural(s) on walls.
- Install additional lighting.
- Paint pavement for activities (e.g. basketball).
- Install basketball net.
- More frequent street sweeping.
- Consult with property owners to allow the City to paint murals on their walls and install infrastructure (e.g. lighting, basketball net, etc.) on private property.

DLBA's Involvement

- Assist the City with facilitating discussion with private property owners.

Downtown Initiative

Laneway Activation

Others

- Private property owners to support the initiative by allowing painting of murals on their walls and installing infrastructure on their property.
- Organize a 'Work Party' to invite property owners and merchants to participate in the activities.

Anticipated Resources Required

- Funding required to implement laneway activation is approximately \$20,000.00.

Downtown Initiative

Pilot Parklet Program

Background

- To provide a place for people to sit, relax, and enjoy the City during the warmer months from May to October of each year.
- Parklets are unique public spaces that provide seating and attract potential customers.
- Parklets foster a sense of community by creating welcoming public spaces where you can meet old friends and make new ones.



Downtown Initiative

Pilot Parklet Program



Downtown Initiative

Pilot Parklet Program

City's Involvement

- As a pilot, the City will construct a parklet at a designated location.
- The pilot parklet will be 'adopted' by local businesses to use by the public and their patrons. The local businesses who 'adopted' the parklet will be responsible for maintaining the parklet.
- Other parklet locations will be identified by Engineering.
- City to develop a set of specifications and guidelines for other parklets.
- City will develop an RFP for merchants to build parklets adjacent to their establishments.

DLBA's Involvement

- DLBA may contribute full or partial funding, similar to the Get Fresh program, to assist merchants to build parklets adjacent to their establishments.

Others

- Merchants will be able to build parklets adjacent to their establishments, in accordance with the City's specification and guidelines, at their cost.
- Parklets constructed by the merchants may be used exclusively by the merchants.

Anticipated Resources Required

- The City will fund and build the pilot parklet - approximately \$10,000.00.



Report to Council

To: **Mayor Schaffer and Councillors**

Subject **Media Advertising Policy GE-7**

Report #: 17-033

File #: 0110.00

From: Samantha Paulson

Doc #: 122819

Date: June 19, 2017

RECOMMENDATION:

THAT City Council repeal the Media Advertising Policy GE-7.

PURPOSE:

The purpose of this report is for City Council to repeal the Media Advertising Policy GE-7.

POLICY:

Repeal the Media Advertising Policy GE-7.

COMMENTS/ANALYSIS:

The policy was created to support the community papers that serve the City of Langley and its residents. In 2014, Black Press Group Ltd. negotiated deals with Glacier Media Inc. to consolidated ownership of competing community papers in British Columbia, and in March 2015 Black Press Group Ltd. officially owned the Langley Advance and the Langley Times, the two community papers that serve the Langleys.

Since both community papers are owned by the same publisher, City staff recommends that the City repeal the Media Advertising Policy GE-7, and City staff will work seek a proposal from BlackPress to maximize the City's advertising budget for both print and digital ad formats in both papers.

BUDGET IMPLICATIONS:

The City will maximize its existing advertising budget by effectively advertising in both print and digital mediums.

ALTERNATIVES:

Not applicable

Respectfully Submitted,



Samantha Paulson
Communications Officer


Attachment: 1. Media Advertising Policy GE-7

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

	Title: Media Advertising	Number: GE-7
	Authority (if applicable):	Section: General
	Date Adopted: January. 24, 2000	Motion: 00/41
	Historical Changes (Amended, Repealed, or Replaced): Used to be page 188	

Policy:

1. The City will advertise in one local newspaper for the first six months of the year and in the other local newspaper for the last six months of the year.
2. Langley Advance – January 1st to June 30th
3. Langley Times – July 1st to December 31st



REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **2016 Council Remuneration & Statement of Financial Information**

Report #: 17-031

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

File #: 1880.01

Doc #:

Date: June 20, 2017

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 Statement as required by the *Financial Information Act*.

POLICY:

The first attached schedule reporting remuneration and expenses paid to Council members for the year 2016 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, 2016. 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, 2016. The first section itemizes the remuneration and expenses of City employees totaling over \$75,000. Expenses include items such as travel costs, relocation expenses, registration fees, memberships and education expenses. The second section itemizes the Council remuneration and expenses. The third section itemizes the total payments made to suppliers in excess of \$25,000. Section 2(6) of the Financial Information Act requires the City to collect a fee of \$5.00 for distribution of this report to the public.

Respectfully Submitted,



Graham Flack, CPA, CMA
Deputy Director of Corporate Services

Attachments: 1. Report on Council Remuneration and Expenses
2. Statement of Financial Information

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

City of Langley
Reporting of Remuneration and Expenses to Council Members
Section 168 of the Community Charter
For the Year Ended December 31, 2016

Elected Official	Remuneration	Expenses	Benefits	Total
Mayor:				
Schaffer, Ted J.	\$ 83,381	\$ 8,381	\$ 3,072 ²	\$ 94,834
Councillors:				
Albrecht, Paul E.	34,742	3,274	3,797 ²	41,813
Arnold, Jack	34,742	1,297	107 ¹	36,146
Martin, Gayle M.E.	34,742	3,650	2,191 ³	40,583
Pachal, Nathan J.	27,491	3,158	107 ¹	30,756
Storteboom, Rudolph	34,721	4,608	2,191 ³	41,520
van den Broek, Valaria	34,762	985	107 ¹	35,854
Total	\$ 284,580	\$ 25,353	\$ 11,572	\$ 321,505

¹ Travel and accident insurance

² Travel and accident insurance, extended health, dental

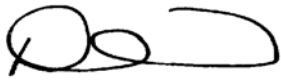
³ Travel and accident insurance, extended health, dental, medical

CITY OF LANGLEY
STATEMENT OF FINANCIAL INFORMATION
For the Year Ended December 31, 2016

CITY OF LANGLEY

STATEMENT OF FINANCIAL INFORMATION APPROVAL For the Year Ended December 31, 2016

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.

A stylized signature consisting of a large 'D' followed by a horizontal line.

Darrin Leite, CPA, CA
Director of Corporate Services

A stylized signature with a large 'T' and 'S'.

Ted Schaffer
Mayor

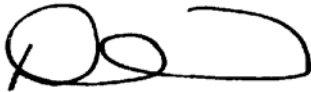
CITY OF LANGLEY

MANAGEMENT REPORT

The Financial Statements contained in this Statement of Financial Information have been prepared by management in accordance with Canadian generally accepted accounting principles as prescribed by the Public Sector Accounting Board ("PSAB") of the Canadian Institute of Chartered Accountants. The integrity and objectivity of these statements are management's responsibility. Management is also responsible for all statements and schedules and for ensuring that this information is consistent with the information contained in the audited financial statements. Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

City Council is responsible for ensuring that management fulfills its responsibilities for financial reporting and internal controls. City Council meets with management, and the external auditors as required. The external auditors, BDO Canada LLP, conduct an independent examination, in accordance with generally accepted auditing standards, and express their opinion on the financial statements. Their examination does not relate to the other schedules and statements required by the Financial Information Act. Their examination includes a review and evaluation of the City's system of internal controls and appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly. The external auditors have full and fair access to City Council.

On behalf of The City of Langley



Darrin Leite, CPA, CA
Director of Corporate Services
June 20, 2017

**Consolidated Financial Statements
of
CITY OF LANGLEY
Year ended December 31, 2016**

CITY OF LANGLEY
Consolidated Financial Statements
Year ended December 31, 2016

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CITY OF LANGLEY

Consolidated Financial Statements

Year ended December 31, 2016

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
City of Langley

We have audited the accompanying consolidated financial statements of the City of Langley, which comprise the Consolidated Statement of Financial Position as at December 31, 2016, and the Consolidated Statements of Operations, Change in Net Financial Assets and Cash Flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted the audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements 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. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly in all material respects, the consolidated financial position of the City of Langley as at December 31, 2016, and its consolidated results of operations, changes in net financial assets and cash flows for the year then ended, in accordance with Canadian public sector accounting standards.

BDO Canada LLP

Chartered Professional Accountants

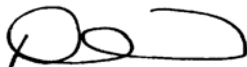
Langley, British Columbia
April 24, 2017

CITY OF LANGLEY

Consolidated Statement of Financial Position at December 31, 2016 with comparative figures for 2015

	2016	2015
Financial Assets		
Cash & cash equivalents (Note 2)	\$ 25,175,577	\$ 18,811,533
Accounts receivable		
Taxes and utilities receivable	4,409,628	4,097,740
Receivables from other governments	3,383,695	2,263,334
Other receivables	976,384	1,128,546
Portfolio investments (Note 2)	25,136,374	33,069,675
	<u>59,081,658</u>	<u>59,370,828</u>
Liabilities		
Prepaid property taxes	4,236,591	4,237,923
Accounts payable and accrued liabilities	9,333,337	10,599,750
Employee future benefits (Note 3)	317,848	310,496
Deferred revenue	1,038,886	1,140,483
Deferred development cost charges (Note 4)	11,321,971	11,369,337
	<u>26,248,633</u>	<u>27,657,989</u>
Net Financial Assets	<u>32,833,025</u>	<u>31,712,839</u>
Non-Financial Assets		
Prepaid expenses	117,375	78,024
Supplies inventory	107,332	82,213
Tangible capital assets (Schedule 4)	239,763,844	230,254,017
	<u>239,988,551</u>	<u>230,414,254</u>
Accumulated Surplus (Note 5)	<u>\$ 272,821,576</u>	<u>\$ 262,127,093</u>

See accompanying notes to consolidated financial statements.



Darrin Leite, CPA, CA
Director of Corporate Services



Ted Schaffer
Mayor

CITY OF LANGLEY

Consolidated Statement of Operations

Year ended December 31, 2016 with comparative figures for 2015

	2016 Financial Plan	2016	2015
	Note 13		
Revenues (Schedules 2 & 3)			
Property tax revenue (Note 6)	\$ 25,098,150	\$ 25,209,207	\$ 23,886,067
User fees and other revenue	10,480,705	11,208,035	10,422,529
Gaming proceeds	6,000,000	6,824,902	6,542,247
Government transfers (Note 7)	2,200,915	3,542,142	1,982,429
Investment earnings	338,500	729,759	799,069
Use of development cost charges (Note 4)	985,050	1,456,558	2,163,884
Contributed tangible capital assets	-	2,879,922	132,680
	<u>45,103,320</u>	<u>51,850,525</u>	<u>45,928,905</u>
Expenses (Schedules 2 & 3)			
General government services	4,732,715	4,373,817	4,195,075
Police service	11,093,910	10,304,268	10,216,540
Fire service	4,308,425	4,569,225	4,284,385
Other protective services	811,040	723,473	759,478
Engineering operations	6,097,460	5,591,962	4,722,118
Water utility	3,857,425	3,796,349	4,002,283
Sewer and drainage utility	3,239,585	3,174,167	3,292,462
Development services	1,078,455	1,101,431	978,905
Solid waste	619,740	619,253	593,534
Recreation services	3,633,205	4,325,750	3,419,297
Parks	2,412,825	2,337,957	2,269,932
Loss on disposal of tangible capital assets	-	238,390	191,162
	<u>41,884,785</u>	<u>41,156,042</u>	<u>38,925,171</u>
Annual surplus	<u>3,218,535</u>	<u>10,694,483</u>	<u>7,003,734</u>
Accumulated surplus - beginning of year	262,127,093	262,127,093	255,123,359
Accumulated surplus - end of year (Note 5)	<u>\$ 265,345,628</u>	<u>\$ 272,821,576</u>	<u>\$ 262,127,093</u>

See accompanying notes to consolidated financial statements.

CITY OF LANGLEY

Consolidated Statement of Change in Net Financial Assets

Year ended December 31, 2016 with comparative figures for 2015

	2016 Financial Plan	2016	2015
	Note 13		
Annual Surplus	\$ 3,218,535	\$ 10,694,483	\$ 7,003,734
Change in capital assets			
Acquisition of tangible capital assets	(8,874,050)	(12,247,420)	(17,090,132)
Contributed tangible capital assets	-	(2,879,922)	(132,680)
Amortization	4,750,000	5,026,725	4,631,360
Proceeds from sale of tangible capital assets	-	352,400	53,938
Loss on disposal of tangible capital assets	-	238,390	191,162
	(4,124,050)	(9,509,827)	(12,346,352)
Change in other non-financial assets			
Decrease (increase) in prepaid expenses	-	(39,351)	20,852
Decrease (increase) in supplies inventory	-	(25,119)	14,506
	-	(64,470)	35,358
Increase (decrease) in financial assets	(905,515)	1,120,186	(5,307,260)
Net financial assets - beginning of year	31,712,839	31,712,839	37,020,099
Net financial assets - end of year	\$ 30,807,324	\$ 32,833,025	\$ 31,712,839

See accompanying notes to consolidated financial statements.

CITY OF LANGLEY

Consolidated Statement of Cash Flows

Year ended December 31, 2016 with comparative figures for 2015

	2016	2015
Cash Provided By (Used For)		
Operating Transactions		
Annual surplus	\$ 10,694,483	\$ 7,003,734
Items not involving cash:		
Recognition of development cost charges	(1,456,558)	(2,163,884)
Amortization	5,026,725	4,631,360
Amortization of investment premiums and discounts	33,301	37,121
Contributed tangible capital assets	(2,879,922)	(132,680)
Loss on disposal of tangible capital assets	238,390	191,162
Changes in non-cash working capital:		
Accounts receivable	(1,280,087)	(663,045)
Prepaid property taxes	(1,332)	46,792
Accounts payable and accrued liabilities	(1,259,061)	1,703,578
Prepaid expenses	(39,351)	20,852
Supplies inventory	(25,119)	14,506
Deferred revenue	(101,597)	434,485
	8,949,872	11,123,981
Capital Transactions		
Cash used to acquire tangible capital assets	(12,247,420)	(17,090,132)
Proceeds from sale of tangible capital assets	352,400	53,938
	(11,895,020)	(17,036,194)
Financing Transactions		
Receipt of deferred development cost charges and interest earned	1,409,192	1,796,227
	1,409,192	1,796,227
Investing Transactions		
Purchase of investments	(23,100,000)	(39,000,000)
Redemption of investments	31,000,000	27,000,000
	7,900,000	(12,000,000)
Increase (decrease) in cash and cash equivalents	6,364,044	(16,115,986)
Balance, beginning of year	18,811,533	34,927,519
Balance, end of year	\$ 25,175,577	\$ 18,811,533

See accompanying notes to consolidated financial statements.

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

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 wholly-owned subsidiary Langley City Development Corporation.

(B) Basis of Accounting:

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

(C) Non-financial Assets:

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

(D) Tangible Capital Assets:

Tangible capital assets are recorded at cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation and installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight-line basis over the estimated life of the tangible capital asset, commencing once the asset is put into use. Assets under construction are not amortized. Contributed tangible capital assets are recorded at 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	10 to 30 years
Buildings	10 to 50 years
Vehicles	10 to 20 years
Furniture & Equipment	3 to 20 years
Transportation Infrastructure	10 to 100 years
Sewer & Drainage Infrastructure	10 to 80 years
Water Infrastructure	20 to 80 years

(E) Revenue Recognition:

Property tax revenue

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

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

User fees and other revenue

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

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

Gaming proceeds

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

Government transfers

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

Investment earnings

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

Development cost charges

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

Contributed tangible capital assets

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

(F) Use of Estimates/Measurement Uncertainty

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

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

Municipal services have been segmented by grouping services that have similar objectives (by function). Revenues that are directly related to the costs of the function have been attributed to each segment. Interest is allocated to functions based on the purpose of specific borrowings.

(H) Contaminated Sites:

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

Management has assessed its potential liabilities under the new standard, including sites that are no longer in productive use and sites for which the City accepts responsibility. There are no such sites that had contamination in excess of an environmental standard requiring remediation at this time. Therefore, no liability was recognized as at December 31, 2016 or December 31, 2015.

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

2. Cash, cash equivalents and portfolio investments:

	2016	2015
Deferred development cost charges	\$ 11,078,455	\$ 10,806,439
Statutory reserves	7,652,544	9,183,081
Non-statutory reserves	21,580,795	18,875,122
Operating funds	10,000,157	13,016,566
	<u>\$ 50,311,951</u>	<u>\$ 51,881,208</u>
Cash and cash equivalents	\$ 25,175,577	\$ 18,811,533
Portfolio investments	25,136,374	33,069,675
	<u>\$ 50,311,951</u>	<u>\$ 51,881,208</u>

Cash and cash equivalents includes funds held in bank accounts at TD Canada Trust earning interest of prime rate less 1.65% (2015 - prime rate less 1.65%).

Portfolio investments, which include banker's acceptances and term deposits, have effective interest rates between 1.35% and 5.76% (2015 - 1.65% and 5.76%) with varying maturity dates up to 96 months. The market value of the investments as at December 31, 2016 was \$25,282,512 (2015 - \$33,260,106). Portfolio investments are recorded at amortized cost.

Investments are written down to net realizable value when there has been a decline other than a temporary one.

3. Employee future benefits:

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

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

An actuarial evaluation of these benefits was performed to determine the City's estimated liability and accrued benefit obligation as at December 31, 2015. Actuarial losses are amortized over the estimated average remaining service life of employees. The next valuation will be as at December 31, 2018, with results available in 2019.

The employee future benefit liability at December 31, 2016 was \$317,848 (2015 - \$310,496), comprised as follows:

	2016	2015
Benefit liability - beginning of year	\$ 310,496	\$ 282,544
Current service cost	33,600	27,300
Interest cost	13,000	11,500
Benefits paid	(51,600)	(23,200)
Amortization of actuarial loss	12,352	12,352
Benefit liability - end of year	<u>317,848</u>	<u>310,496</u>
Unamortized actuarial loss	103,752	116,104
Accrued benefit obligation - end of year	<u>\$ 421,600</u>	<u>\$ 426,600</u>

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

	2016	2015
Discount rate	3.00%	3.00%
Expected future inflation rate	2.50%	2.50%
Merit and inflationary earnings increases	2.58-4.63%	2.58-4.63%
Estimated average remaining service life	10.4	10.4

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

4. Deferred development cost charges:

	Balance at Dec. 31, 2015	Contributions Received	Interest Earned	Use of development cost charges	Balance at Dec. 31, 2016
Drainage	\$ 2,325,291	\$ 165,561	\$ 39,992	\$ -	\$ 2,530,844
Public Open Spaces	5,006,480	61,701	83,270	(57,609)	5,093,842
Roads	1,661,102	476,564	31,346	(636,425)	1,532,587
Sewer	1,374,868	393,565	25,372	(476,956)	1,316,849
Water	1,001,596	114,919	16,902	(285,568)	847,849
	<u>\$ 11,369,337</u>	<u>\$ 1,212,310</u>	<u>\$ 196,882</u>	<u>\$ (1,456,558)</u>	<u>\$ 11,321,971</u>

5. Accumulated surplus:

Accumulated surplus is comprised of operating surpluses and equity in tangible capital assets held in the general, sewer and water funds as well as reserves. Accumulated surplus is distributed as follows:

	2016	2015
Operating surplus		
General	\$ 1,293,380	\$ 1,282,874
Sewer & Drainage	1,138,317	1,136,117
Water	1,392,696	1,395,882
	<u>3,824,393</u>	<u>3,814,873</u>
Equity in tangible capital assets		
General	190,881,828	183,809,572
Sewer & Drainage	27,412,136	26,535,022
Water	21,469,880	19,909,423
	<u>239,763,844</u>	<u>230,254,017</u>
Reserves (Schedule 1)		
Statutory reserves	7,652,544	9,183,081
Non-statutory reserves	21,580,795	18,875,122
	<u>29,233,339</u>	<u>28,058,203</u>
	<u>\$ 272,821,576</u>	<u>\$ 262,127,093</u>

6. Property tax revenue:

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

	2016 Financial Plan	2016	2015
City tax levies	\$ 24,549,430	\$ 24,658,376	\$ 23,349,346
Grants in lieu of taxes	548,720	550,831	536,721
	<u>25,098,150</u>	<u>25,209,207</u>	<u>23,886,067</u>
Levies for other organizations			
School taxes		13,611,552	13,532,754
Translink		2,725,645	2,782,035
British Columbia Assessment Authority		404,755	403,882
Metro Vancouver		377,040	371,599
Downtown Langley Merchants Assoc.		402,029	382,884
Municipal Finance Authority		1,395	1,291
Total collections for others		<u>17,522,416</u>	<u>17,474,445</u>
		<u>\$ 42,731,623</u>	<u>\$ 41,360,512</u>

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

7. Government transfers:

	2016 Financial Plan	2016	2015
Federal Government			
Community works fund	\$ 127,680	\$ 127,680	\$ 123,525
	127,680	127,680	123,525
Provincial Government			
Hotel tax revenue	105,000	170,281	140,087
Carbon tax revenue sharing	20,175	20,229	20,194
Traffic fine revenue sharing	498,200	501,659	539,020
Infrastructure funding	490,000	1,547,070	-
	1,113,375	2,239,239	699,301
Municipalities and Regional Authorities			
Police capital adjustment	32,000	32,969	34,385
Langley Youth & Family Services	344,630	326,584	345,114
Emergency preparedness	34,980	17,170	26,291
Major road network	523,000	528,500	753,813
Infrastructure funding	25,250	270,000	-
	959,860	1,175,223	1,159,603
	\$ 2,200,915	\$ 3,542,142	\$ 1,982,429

8. Trust funds:

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

	2016	2015
Langley Christmas Bureau	\$ 238,184	\$ 222,429
Refundable deposits	6,661,064	6,240,288
Road bond reserve	41,350	41,350
GVS & DD development cost charges	28,421	56,842
	\$ 6,969,019	\$ 6,560,909

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

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

	2016			2015
	Operations	Capital	Total	Total
Salaries & benefits	\$ 12,681,200	\$ 203,320	\$ 12,884,520	\$ 11,669,703
Goods and services	23,209,727	12,044,100	35,253,827	39,523,078
Contributed tangible capital assets	-	2,879,922	2,879,922	132,680
Total expenditures	35,890,927	15,127,342	51,018,269	51,325,461
Amortization	5,026,725	-	5,026,725	4,631,360
Loss on disposal of tangible capital assets	238,390	-	238,390	191,162
Total expenditures & expenses	\$ 41,156,042	\$ 15,127,342	\$ 56,283,384	\$ 56,147,983

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

10. Commitments:

- (A) The City of Langley has entered into a seven year solid waste management contract for January 1, 2015 to December 31, 2022. Annual payments under the agreement are approximately \$325,000.
- (B) The City of Langley provided Langley Community Services Society (formerly Langley Family Services) a 50 year lease for a City owned building at 5339 207 Street. The City of Langley provided a loan guarantee for the Langley Community Services Society to borrow not more than \$500,000 from Envision Credit Union to be applied to the cost of the construction of building.

11. 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, 2015, the plan has about 189,000 active members and approximately 85,000 retired members. Active members include approximately 37,000 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 is then adjusted to the extent there is amortization of any funding deficit.

The most recent valuation for the Municipal Pension Plan as at December 31, 2015, indicated a \$2,224 million funding surplus for basic pension benefits on a going concern basis.

The City of Langley paid \$980,408 (2015 - \$933,488) for employer contributions while employees contributed \$775,444 (2015 - \$741,580) to the plan in fiscal 2016.

The next valuation will be as at December 31, 2018, with results available in 2019.

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.

12. Contingent liabilities:

A number of legal claims have been initiated against the City in varying and unspecified amounts. The outcome of these claims cannot reasonably be determined at this time.

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

13. Financial plan:

The financial plan reported on the Consolidated Statement of Financial Activities represents the Financial Plan and Capital Improvement Plan bylaw adopted by City Council on February 15, 2016 and does not reflect any amendments approved after the original adoption.

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

	2016 Financial Plan
Surplus as per Financial Plan Bylaw No. 2980	\$ -
Capital asset additions	8,874,050
Transfer to non-statutory reserves	7,557,775
Transfer to statutory reserves	1,297,550
Amortization expense	(4,750,000)
Transfer from non-statutory reserves	(7,382,290)
Transfer from statutory reserves	(2,333,550)
Transfer from surplus	(45,000)
Financial Plan Surplus as per Consolidated Statement of Operations	<u>\$ 3,218,535</u>

CITY OF LANGLEY

Schedule 1

Consolidated Schedule of Statutory and Non-statutory Reserves

Year ended December 31, 2016 with comparative figures for 2015

Statutory Reserves	Balance at Dec. 31, 2015	External Contributions	Internal Transfer Additions	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2016
Capital Works	\$ 5,562,027	\$ -	\$ 1,315,690	\$ 92,727	\$ -	\$ (307,316)	\$ (2,677,760)	\$ 3,985,368
Equipment Replacement-Fire Dept.	1,473,878	-	55,000	24,495	-	-	(112,383)	1,440,990
Lane Development	250,954	-	-	4,144	-	-	-	255,098
Machinery Replacement	1,391,256	-	486,399	24,689	-	-	(480,066)	1,422,278
Off-Street Parking	225,231	-	10,944	3,809	-	-	-	239,984
Office Equipment Replacement	35,314	-	46,500	927	-	-	(41,482)	41,259
Parks and Recreation	208,005	-	177,500	4,548	-	(49,370)	(110,133)	230,550
P&R Future Projects	36,416	-	-	601	-	-	-	37,017
Total	\$ 9,183,081	\$ -	\$ 2,092,033	\$ 155,940	\$ -	\$ (356,686)	\$ (3,421,824)	\$ 7,652,544

Non-statutory Reserves	Balance at Dec. 31, 2015	External Contributions	Internal Transfers Additions	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2016
Community Works	\$ 4,214	\$ -	\$ 127,680	\$ 237	\$ -	\$ -	\$ (127,680)	\$ 4,451
Future Policing Costs	2,979,336	-	221,544	48,752	(27,214)	-	(61,194)	3,161,224
Gaming Proceeds	8,449,597	-	6,824,902	164,918	(567,477)	(526,154)	(4,089,018)	10,256,768
Major Road Network Rehab	1,094,913	-	307,949	18,729	-	-	(326,909)	1,094,682
Sewer Future Capital	847,219	-	440,000	16,947	-	(59,893)	(110,443)	1,133,830
Sewer Insurance Claims	30,862	-	-	510	-	-	-	31,372
Special Bonds	3,740,698	497,370	-	66,984	-	-	(75,792)	4,229,260
Tax Stabilization	329,009	-	-	5,432	-	-	-	334,441
Water Future Capital	1,399,274	-	570,000	26,146	-	(66,035)	(594,618)	1,334,767
Total	\$ 18,875,122	\$ 497,370	\$ 8,492,075	\$ 348,655	\$ (594,691)	\$ (652,082)	\$ (5,385,654)	\$ 21,580,795

CITY OF LANGLEY
Schedule 2
Consolidated Report of Segmented Revenues and Expenses
Year ended December 31, 2016

	2016 Financial Plan	General government	Police service	Fire service	Other protective services	Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	Unallocated	2016
	Note 13													
Revenue														
Property tax revenue	\$ 25,098,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,209,207	\$ 25,209,207
User fees and other revenue	10,480,705	175,286	5,050	1,560	77,408	386,510	4,210,074	3,261,344	1,073,907	623,792	14,364	154,371	1,224,369	11,208,035
Gaming proceeds	6,000,000	279,859	-	-	-	-	-	-	-	-	237,618	50,000	6,257,425	6,824,902
Government transfers	2,200,915	-	534,628	-	343,754	2,105,407	-	-	190,510	-	197,414	-	170,429	3,542,142
Investment earnings	338,500	-	-	-	-	-	-	-	-	-	-	-	729,759	729,759
Use of development cost charges	985,050	-	-	-	-	552,455	285,568	476,956	-	-	-	141,579	-	1,456,558
Contributed infrastructure	-	-	-	-	-	1,333,547	738,100	808,275	-	-	-	-	-	2,879,922
Total Revenue	45,103,320	455,145	539,678	1,560	421,162	4,377,919	5,233,742	4,546,575	1,264,417	623,792	449,396	345,950	33,591,189	51,850,525
Expenses														
Operating														
Salaries & benefits	12,362,400	2,324,273	3,859	3,738,639	96,228	1,618,046	491,657	345,505	743,768	16,627	2,168,836	1,133,762	-	12,681,200
Goods and services	24,772,385	1,465,514	10,236,007	531,764	627,245	1,928,493	2,902,366	2,268,106	331,183	602,626	1,506,484	809,939	-	23,209,727
Loss (gain) on disposal of capital assets	-	(164,883)	-	-	-	128,311	59,304	207,107	-	-	3,598	4,953	-	238,390
	37,134,785	3,624,904	10,239,866	4,270,403	723,473	3,674,850	3,453,327	2,820,718	1,074,951	619,253	3,678,918	1,948,654	-	36,129,317
Amortization	4,750,000	584,030	64,402	298,822	-	2,045,423	402,326	560,556	26,480	-	650,430	394,256	-	5,026,725
Total Expenses	41,884,785	4,208,934	10,304,268	4,569,225	723,473	5,720,273	3,855,653	3,381,274	1,101,431	619,253	4,329,348	2,342,910	-	41,156,042
Excess (Deficiency) of Revenue Over Expenses	\$ 3,218,535	\$ (3,753,789)	\$ (9,764,590)	\$ (4,567,665)	\$ (302,311)	\$ (1,342,354)	\$ 1,378,089	\$ 1,165,301	\$ 162,986	\$ 4,539	\$ (3,879,952)	\$ (1,996,960)	\$ 33,591,189	\$ 10,694,483

CITY OF LANGLEY
Schedule 3
Consolidated Report of Segmented Revenues and Expenses
Year ended December 31, 2015

	2015 Financial Plan	General government	Police service	Fire service	Other protective services	Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	Unallocated	2015
Revenue														
Property tax revenue	\$ 24,104,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,886,067	\$ 23,886,067
User fees and other revenue	10,039,985	122,839	4,468	-	79,798	176,117	4,224,378	3,221,678	989,643	705,229	20,043	18,297	860,039	10,422,529
Gaming proceeds	5,600,000	173,291	-	-	-	-	-	-	-	-	173,291	50,000	6,145,665	6,542,247
Government transfers	1,746,960	-	573,405	-	371,405	753,813	-	-	160,281	-	-	-	123,525	1,982,429
Investment earnings	364,400	-	-	-	-	-	-	-	-	-	-	-	799,069	799,069
Use of development cost charges	516,035	-	-	-	-	319,515	977,361	806,938	-	-	-	60,070	-	2,163,884
Contributed infrastructure	-	-	-	-	-	-	99,550	33,130	-	-	-	-	-	132,680
Total Revenue	42,371,830	296,130	577,873	-	451,203	1,249,445	5,301,289	4,061,746	1,149,924	705,229	193,334	128,367	31,814,365	45,928,905
Expenses														
Operating														
Salaries & benefits	11,867,460	2,277,835	2,652	3,370,514	113,591	1,437,324	449,235	349,731	663,869	17,161	1,671,443	1,062,487	-	11,415,842
Goods and services	23,899,515	1,291,522	10,147,906	589,592	645,887	1,237,368	3,148,838	2,371,341	287,341	576,373	1,579,239	811,400	-	22,686,807
Loss (gain) on disposal of capital assets	-	(570)	-	-	-	163,088	19,325	7,299	-	-	-	2,020	-	191,162
	35,766,975	3,568,787	10,150,558	3,960,106	759,478	2,837,780	3,617,398	2,728,371	951,210	593,534	3,250,682	1,875,907	-	34,293,811
Amortization	4,750,000	625,718	65,982	324,279	-	2,047,426	404,210	571,390	27,695	-	168,615	396,045	-	4,631,360
Total Expenses	40,516,975	4,194,505	10,216,540	4,284,385	759,478	4,885,206	4,021,608	3,299,761	978,905	593,534	3,419,297	2,271,952	-	38,925,171
Excess (Deficiency) of Revenue Over Expenses	\$ 1,854,855	\$ (3,898,375)	\$ (9,638,667)	\$ (4,284,385)	\$ (308,275)	\$ (3,635,761)	\$ 1,279,681	\$ 761,985	\$ 171,019	\$ 111,695	\$ (3,225,963)	\$ (2,143,585)	\$ 31,814,365	\$ 7,003,734

CITY OF LANGLEY

Schedule 4

Schedule of Tangible Capital Assets

Year ended December 31, 2016 with comparative figures for 2015

2016	Land	Land Improvements	Buildings	Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
Historical cost									
Opening cost	\$ 66,277,337	\$ 7,641,879	\$ 38,477,047	\$ 6,556,864	\$ 6,450,591	\$ 120,124,515	\$ 42,851,328	\$ 29,179,590	\$ 317,559,151
Additions	370,045	791,276	1,782,039	369,145	1,240,232	6,919,565	1,640,875	2,014,165	15,127,342
Disposals	(185,117)	-	-	(96,693)	(46,529)	(429,191)	(370,564)	(213,133)	(1,341,227)
	66,462,265	8,433,155	40,259,086	6,829,316	7,644,294	126,614,889	44,121,639	30,980,622	331,345,266
Accumulated amortization									
Opening balance	-	3,425,748	12,357,223	4,060,232	4,656,159	37,219,299	16,316,306	9,270,167	87,305,134
Amortization expense	-	276,821	1,367,309	330,009	278,558	1,822,970	556,654	394,404	5,026,725
Disposals	-	-	-	(85,140)	(40,531)	(307,480)	(163,457)	(153,829)	(750,437)
	-	3,702,569	13,724,532	4,305,101	4,894,186	38,734,789	16,709,503	9,510,742	91,581,422
Net book value	\$ 66,462,265	\$ 4,730,586	\$ 26,534,554	\$ 2,524,215	\$ 2,750,108	\$ 87,880,100	\$ 27,412,136	\$ 21,469,880	\$ 239,763,844

2015	Land	Land Improvements	Buildings	Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
Historical cost									
Opening cost	\$ 66,277,337	\$ 7,288,101	\$ 30,043,067	\$ 6,309,144	\$ 6,215,531	\$ 117,002,257	\$ 40,869,520	\$ 27,258,313	\$ 301,263,270
Additions	-	353,778	8,433,980	574,312	246,794	3,532,748	2,097,128	1,984,072	17,222,812
Disposals	-	-	-	(326,592)	(11,734)	(410,490)	(115,320)	(62,795)	(926,931)
	66,277,337	7,641,879	38,477,047	6,556,864	6,450,591	120,124,515	42,851,328	29,179,590	317,559,151
Accumulated amortization									
Opening balance	-	3,143,894	11,465,064	4,025,193	4,350,319	35,615,648	15,838,139	8,917,348	83,355,605
Amortization expense	-	281,854	892,159	320,882	317,574	1,855,114	567,488	396,289	4,631,360
Disposals	-	-	-	(285,843)	(11,734)	(251,463)	(89,321)	(43,470)	(681,831)
	-	3,425,748	12,357,223	4,060,232	4,656,159	37,219,299	16,316,306	9,270,167	87,305,134
Net book value	\$ 66,277,337	\$ 4,216,131	\$ 26,119,824	\$ 2,496,632	\$ 1,794,432	\$ 82,905,216	\$ 26,535,022	\$ 19,909,423	\$ 230,254,017

City of Langley
Statement of Financial Information (SOFI)
For the Year Ended December 31, 2016

Schedule of Remuneration & Expenses - City Employees

Employee	Remuneration	Expenses	Total
Alcombrack, Terrance A.	\$ 119,487	\$ 100	\$ 119,587
Balducci, Patrick	78,682	1,253	79,935
Beddow, Roy M.	120,510	910	121,420
Berg, Andrew R.	99,251	-	99,251
Bomhof, Rick P.	153,413	2,303	155,716
Cheung, Francis K.K.	215,791	5,520	221,311
Clark, James M.	112,209	-	112,209
Crawford, Anthony B.A.	108,872	500	109,372
Daum, Christine	80,677	-	80,677
Edell, Tera K.	80,816	62	80,878
Endersby, Beverly Kim	91,140	1,571	92,711
Flack, Graham D.	126,674	3,202	129,876
Ford, Kyle	89,199	506	89,705
Galway, Colin P.	88,189	735	88,924
Gary, Joseph S.	98,889	-	98,889
Gilbert, Paul J.	73,831	3,670	77,501
Gilday, Patrick K.	126,184	6,006	132,190
Gray, Daniel E.	102,251	-	102,251
Gunn, Robin A.	114,342	349	114,691
Hale, Judy A.	122,116	1,585	123,701
Hess, Murray E.	113,943	625	114,568
Hilton, Kim A.	132,809	14	132,823
Hoogendoorn, Peter B.	77,872	176	78,048
Jefford, Kara L.	124,752	1,961	126,713
Kaetler, Cameron lee	78,639	-	78,639
Kennedy, Scott A.	142,911	138	143,049
Kusack, Paula D.	99,599	645	100,244
Leigh, Robert S.	111,595	420	112,015
Leite, Darrin W.	151,464	4,359	155,823
Mallory, Geoff A.	115,429	16	115,445
Methot, Peter J.	116,995	3,093	120,088
Miley, Christopher W.	104,492	200	104,692
Minchuk, Gerald W.D.	147,890	6,263	154,153
Morgan, Brent	121,387	-	121,387
Murphy, David A.	101,714	-	101,714
Mushata, Carolyn M.	123,658	2,627	126,285
Nordan, Ryan	86,101	127	86,228
Perry, Brent E.	98,852	125	98,977
Perry, Robert S.	98,809	-	98,809
Quan, Joseph K.	80,049	4,039	84,088
Rabby, Robert V.	107,250	-	107,250
Rossnagel, Micah D.	99,154	-	99,154
Simpson, Kyle C.	118,951	3,327	122,278
Skidmore, David A.	105,464	-	105,464
Speers, Jeff N.	82,516	231	82,747
Stewart, Dylan M.	89,625	2,598	92,223

City of Langley
Statement of Financial Information (SOFI)
For the Year Ended December 31, 2016

Schedule of Remuneration & Expenses - City Employees

Employee	Remuneration	Expenses	Total
Swanson, Christine M.	80,198	2,232	82,430
Tamondong, Karlo	83,221	1,676	84,897
Thompson, William R.D.	135,731	5,829	141,560
Uppal, Raminder S.	85,062	1,143	86,205
Veitch, Michael B.	131,456	120	131,576
Zahara, Dale A.	89,283	1,060	90,343
			-
<i>All Employees under \$75,000</i>	4,842,130	23,706	4,865,836
	\$ 10,481,524	\$ 95,022	\$ 10,576,546

There were no severance agreements made between the City of Langley and its employees during fiscal year 2016.

City of Langley
Statement of Financial Information (SOFI)
For the Year Ended December 31, 2016

Schedule of Remuneration & Expenses - Elected Officials

Elected Official	Remuneration	Expenses	Total
Mayor:			
Schaffer, Ted J.	\$ 83,381	\$ 11,453	\$ 94,834
Councillors:			
Albrecht, Paul E.	34,742	7,071	41,813
Arnold, Jack	34,742	1,404	36,146
Martin, Gayle M.E.	34,742	5,841	40,583
Pachal, Nathan J.	27,491	3,265	30,756
Storteboom, Rudolph	34,721	6,799	41,520
van den Broek, Valaria	34,762	1,092	35,854
	\$ 284,580	\$ 36,925	\$ 321,505

City of Langley
Statement of Financial Information (SOFI)
For the Year Ended December 31, 2016

Schedule of Suppliers of Goods or Services

Supplier	Total
0923514 BC LTD.	27,004
551727 BC LTD.	81,616
A.R. MOWER AND SUPPLY LTD	27,605
AINSWORTH INC.	101,329
ALBERT, DAVID JOSEPH	85,000
ANDREW SHERET LIMITED	277,739
ANSWER GARDEN PRODUCTS LTD.	87,787
AON REED STENHOUSE INC	79,130
ASSOCIATED ENGINEERING (B.C.) LTD.	86,602
BA BLACKTOP	272,786
BC HYDRO	528,209
BDO CANADA LLP	39,763
BELL CANADA	35,469
BELL MOBILITY INC.	42,564
BIG KAHUNA	33,601
BLACK PRESS GROUP	85,580
BRANDT TRACTOR LTD	128,151
CAMARO DEVELOPMENT LTD.	31,929
CANADA POST CORPORATION	29,605
CANADIAN UNION OF PUBLIC EMPLOYEES	110,705
CENTAUR PRODUCTS INC	66,133
CITY OF SURREY	95,933
CLEVELAND DOAN LLP IN TRUST	34,500
COBRA ELECTRIC	201,803
CONCRETE PLUS	112,308
CONNECTIVITY COUNSELLING	59,755
CROWN CONTRACTING LIMITED	32,727
D. CHOUHAN TRUCKING	82,023
D.G.S. CONSTRUCTION COMPANY	4,173,693
DAMS FORD LINCOLN SALES LTD	39,749
DCH EXCAVATING LTD.	182,668
DIAKIW, ROBYN	27,034
DOWNTOWN LANGLEY BUSINESS ASSOCIATION	29,189
EBB ENVIRONMENTAL CONSULTANTS INC.	45,080
ECONOLITE CANADA INC.	69,016
EMTERRA ENVIRONMENTAL	316,227
ESCRIBE SOFTWARE	30,184
EUROVIA BRITISH COLUMBIA INC.	2,140,954
FORTIS BC	56,960
FORTTRAN TRAFFIC SYSTEMS LIMITED	30,910
FRASER VALLEY REGIONAL LIBRARY	1,314,395
G. FIELDS TREE SERVICE	36,417
GOODBYE GRAFFITI SURREY	62,154
GRANDVIEW BLACKTOP LTD.	32,535
GREAT NORTHERN ENGINEERING CONSULTANTS INC.	30,384
GREATER VANCOUVER SEWERAGE & DRAINAGE DISTRICT	3,018,459

City of Langley
Statement of Financial Information (SOFI)
For the Year Ended December 31, 2016

Schedule of Suppliers of Goods or Services

Supplier	Total
GREATER VANCOUVER WATER DISTRICT	2,399,046
GROUP HEALTH GLOBAL	704,782
HABITAT SYSTEMS INC	109,245
HCMA ARCHITECTURE AND DESIGN	60,391
HENDERSON RECREATION LTD.	73,982
HYDE PROJECT MANAGEMENT SERVICES LTD.	43,477
ICBC	105,247
IMPERIAL PAVING LIMITED	940,509
IPSOS REID	31,500
JAMES WILLIAM SMITH YOUTH & FAMILY CONSULTANTS INC	109,928
JONATHAN MORGAN & COMPANY LIMITED	82,009
KELSON INVESTMENTS LTD.	40,200
KERRWOOD LEIDAL ASSOCIATES LIMITED	58,253
KNIGHT SIGNS	102,041
KOAN PROPERTY SERVICES LTD.	41,468
L.A.P.S.	88,135
LAFARGE CANADA INC.	695,211
LANDMARK SOLUTIONS LTD.	139,650
LANGLEY CITY FIREFIGHTERS	57,477
LANGLEY ENVIRONMENTAL PARTNERS SOCIETY	50,870
LANGLEY MINOR HOCKEY ASSOCIATION	157,078
LANGLEY TOYOTA TOWN	27,039
LEHIGH MATERIALS LTD	132,651
LUMCA INC.	56,246
MCELHANNEY CONSULTING SERVICES LTD.	438,455
MCGLADDERY ELECTRICAL SERVICES	74,462
METRO MOTORS LTD.	211,921
MILLS BASICS	25,011
MINISTER OF FINANCE	137,553
MUNICIPAL INSURANCE ASSOCIATION	205,478
MUNICIPAL PENSION PLAN	1,823,486
NAHANNI TRUCK & TRAILER REPAIR	25,950
NEPTUNE TECHNOLOGY GROUP	66,384
OPTUM HEALTH SERVICES (CANADA) LTD.	26,369
ORGANIZED CRIME AGENCY OF BC (OCABC)	34,650
OWNERS, STRATA PLAN NWS845	42,300
PACIFIC ACE SPORTS SURFACES & EQUIPMENT LTD.	34,176
PACIFIC FLOW CONTROL LTD	85,285
PARSONS	50,260
PIKA PUMP AND COMPRESSOR SERVICES LTD.	28,492
PIONEER PAVING LTD.	95,763
POONI, MANI	38,546
POWER FLAGGING & TRAFFIC CONTROL	288,782
PRAIRIE COAST EQUIPMENT	55,408
PROTECH TRAFFIC CONTROL	143,217
R.F. BINNIE & ASSOCIATES LTD	208,078

City of Langley
Statement of Financial Information (SOFI)
For the Year Ended December 31, 2016

Schedule of Suppliers of Goods or Services

Supplier	Total
RAYDON RENTALS LTD.	34,934
RDM ENTERPRISES GROUP	78,556
REAL CANADIAN SUPERSTORE	109,725
RECEIVER GENERAL FOR CANADA	10,725,164
ROCKY MOUNTAIN PHOENIX	122,639
RTB CONTRACTING	40,824
SANDPIPER CONTRACTING LTD	999,297
SCARFF FENCING & WELDING	29,671
SCOTTISH LINE PAINTING LTD.	34,833
SECURIGARD SERVICE LIMITED	144,068
SHARP BUILDING MAINTENANCE	36,120
STOBBE, ALISHA	55,970
SUPERIOR CITY SERVICES LTD.	72,840
SUTTLE RECREATION	72,704
TECHNOGYM USA CORP.	284,331
TEMPEST DEVELOPMENT GROUP	53,769
TOURISM LANGLEY ASSOCIATION	179,615
TOWNSHIP OF LANGLEY	2,999,997
TRICO EXCAVATING INC.	72,137
TURNBULL CONSTRUCTION PROJECT MANAGERS LTD.	58,992
WEST COUNSELLING AND CONSULTING	90,245
WESTCOAST ENGINEERING GROUP LTD	28,516
WINVAN PAVING LTD.	123,225
WOOD WYANT INC.	38,325
WORKSAFE BC	272,012
WSP CANADA INC.	42,560
YOUNG, ANDERSON BARRISTERS AND SOLICITORS	112,028
All Suppliers under \$25,000	3,346,525
	\$ 45,219,447