



MINUTES OF A REGULAR COUNCIL MEETING

Monday, February 13, 2023

7:00 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

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

Staff Present: F. Cheung, Chief Administrative Officer
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
S. Kennedy, Fire Chief
D. Leite, Director of Corporate Services
G. Flack, Deputy Director of Corporate Services
H. Gill, Manager of Engineering Services
K. Kenney, Corporate Officer

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

1. **ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the February 13, 2023 regular agenda be adopted as circulated.

CARRIED

2. COMMITTEE OF THE WHOLE

A Committee of the Whole meeting provides Council the opportunity to hear input from the public and allows Council a greater opportunity to speak to and debate specific agenda items.

a. Bylaw 3233 - Financial Plan 2023-2027 Bylaw

Darrin Leite, Director of Corporate Services provided a presentation on the 2023- 2027 Financial Plan Bylaw.

- Four Main Focus Areas
 - Preparing for SkyTrain
 - Investing in the Basics
 - Enhancing Public Safety
 - Addressing Poverty, Health and Homelessness
- Preparing for SkyTrain:
 - Borrow \$15 million
 - Purchase strategic property
 - Fund SkyTrain related improvements
 - Annual Principal and Interest repayment of \$1.3 million / year over 20 years
- Investing in the Basics:
 - Transfer to Reserves
 - Water Future Capital
 - Sewer Future Capital
 - General Operating Transfer
 - About 8.54% of property tax and utility billings
 - Capital Improvement Plan
 - Total \$46,897,995
 - General Government \$16,819,755
 - Protective Services \$ 956,190
 - Engineering Operations \$15,738,550
 - Parks \$ 1,555,000
 - Recreation \$ 769,000
 - Sewer Utility \$ 5,969,500
 - Water Utility \$ 5,090,000
 - Capital Projects:
 - Fraser Highway One-Way Section \$18.2 million
 - Michaud Crescent Bike Lane \$ 1.7 million
 - 200 St Culvert Upgrade \$ 1.6 million
 - 202 St Area South of 48 Paving \$ 1.4 million
 - Sanitary & Storm Sewer Repairs \$ 1.4 million
 - AC Watermain Replacement \$ 1.1 million
 - 200 St Paving \$ 1.0 million
 - Enhancing Public Safety
 - Citizen's Assembly on Community Safety Reform

- Build a Safer Langley
 - guns and gang violence
 - Additional Firefighters and Safety Personnel
 - Addressing Poverty, Health & Homelessness:
 - Collaborative Dialogue Series
 - Staffing Resources
- Overview:
 - Net Expenditure Increase \$3,863,160
 - Tax Revenue increase 11.56% to balance
 - Includes 1.77% tax new growth
 - revenue increase \$588,150
- Utilities
 - Single Family garbage \$243 5.65%
 - Water rate – up \$0.09 / CM (\$1.62) 5.88%
 - Sewer rate – up \$0.15 / CM (\$1.56) 10.64%
- 2023 General Fund Changes
 - Employee Wages & Benefits
Total \$1,225,370 or 3.67% Tax Increase
 - Policing \$491,970
 - Fire Dispatch Fees \$ 78,000
 - Library Levy \$ 68,015
 - Debt Servicing \$ 63,835
Offset by higher interest income.
- Tax Rate Impact

○ Current Service Level (Inflation)	\$1,085,385	3.24%
▪ Preparing for SkyTrain	\$1,278,930	3.83%
▪ Investing in the Basics	\$ 333,650	1.00%
○ Enhancing Public Safety	\$ 523,820	1.57%
○ Addressing Poverty, Health and Homelessness	\$ 180,930	0.54%
▪ Urban Forest Management	\$ 140,000	0.42%
○ Recreation (Children & Aquatics)	\$ 121,665	0.37%
○ Other Service Level Increases	<u>\$ 198,780</u>	<u>0.59%</u>
○ Total	\$3,863,160	11.56%
- Tax Rate Effect 11.56%
 - Average Single Family Dwelling – 10.09%
 - Average Strata Dwelling – 11.56%
 - Average Business Property – 11.92%
 - Average Light Industrial Property – 11.98%
- Next Steps
 - 3rd Reading of Bylaw – February 27, 2023
 - Final Reading of Bylaw – March 6, 2023

It was MOVED and SECONDED

THAT Council go into Committee of the Whole.

CARRIED

In response to questions from a Council member, Mr. Leite advised that:

- the City receives proceeds from the casino located in the City and has budgeted to receive \$7.5 million from the casino in 2023; these funds are primarily allocated for capital improvement projects; however, a portion of these funds (\$792,000 in 2023) is allocated every year for specific community services such as ice user subsidies and special events that are nice to have in the community;
- since 2005 when the casino opened in the city, the City has received approximately \$105 million in casino proceeds; if the City had not received these funds and had to utilize or borrow those funds in order to do all the capital projects that had been funded by those casino proceeds, it would translate into a 27% tax increase.

Public Input

Mayor Pachal asked if any correspondence had been received in relation to the Bylaw.

The Corporate Officer advised that following the Financial Plan Open House, six feedback forms were completed by members of the public and submitted to staff, and one email was received, all of which had been circulated to Council.

Mayor Pachal asked if there was anyone on the speakers list who wished to speak to the Bylaw.

There were three speakers on the speakers list.

Scott Thompson, 205A Street, Langley spoke regarding the following:

- has been a resident of the city for almost 25 years;
- attended the Budget Open House which was very informative and there was fair representation from the public, more so than in previous years' budget open houses he has attended;
- noted that, in the last week, the Premier announced new infrastructure funding for local governments and that City staff have quite rightly taken a conservative approach in estimating what the City can expect \$500,000 from the province as result of this funding with the difference made by growth etc.;
- stated that, in reading about this funding announcement, it indicates that, by and large, this funding is going to be on a per capita basis, so based on the City's population, he believes the City will be receiving approximately \$5 million dollars in infrastructure funding

from the province and that in the next few weeks there is the opportunity for staff, Council and local MLAs to lobby for more of the province's \$1 billion dollars in infrastructure funding to be shared among local governments;

- his understanding is that local governments will be receiving these funds in early March and that therefore, these funds could be reflected in the City's 2023 budget as it does not need to be approved until May;
- stated he has been paying taxes greater than the rate of inflation for many years;
- believes the funds from the province should be used to fund capital projects and give the taxpayers a break;
- stated that, according to his math, if the City receives \$5 million dollars, and the current tax increase is 11.6%, there's an opportunity if Council and staff are really serious, to reduce the tax increase to 3% which would be half the rate of inflation;
- stated that interest rates are going up; his understanding is that, within the next two years, 50% of mortgages will have to be renewed; in his opinion, it will be difficult for those with a variable or even fixed rate mortgage to pay their mortgage, resulting in many people losing their houses;
- stated that Council has an obligation to step up and assist the public as best they can;
- stated that a 10 to 12% tax increase is unconscionable.

Mr. Leite advised that the budget must be finalized by May 15th.

In response to questions from Council members, Mr. Leite advised that:

- although it is possible to allocate some or all of the Growing Communities Funding from the Province to reduce the 2023 tax increase, he would not recommend this approach because, by taking a one-time source of funding to reduce the 2023 tax increase, the City would still have that same tax increase next year, on top of any other increases that might come forward in 2024; rather, alternatives would be to replace some of the reserve funding for capital projects in the budget, use the new Provincial funds to increase the amount of money for projects that would help the City's infrastructure deficit, or, as the City will be receiving additional capital funding from the Province, Council could choose to not transfer the proposed additional 1% of tax revenues to the reserves.

Lorne West, 20460 Douglas Crescent, Langley, spoke regarding the following:

- stated that he supports the proposed budget and tax increase;
- stated that Statistics Canada shows British Columbia has among the lowest property taxes in the country; City of Langley's single-family taxes in 2022 were 16th out of 17th lowest in Metro Vancouver and the lowest on Strata taxes, which, in his opinion, is not something to be proud of;
- advised that he grew up in Whalley which, at that time, was a nice, little middle class neighbourhood where everybody looked out for one another; but is not that way anymore; during his career as a firefighter at the Whalley firehall he has seen the call volume increase from 800 calls a year in 1977 to 12,000 calls a year 35 years later, which he attributes to SkyTrain arriving there and to Surrey Council's decision, year after year, to have no, or minimal tax increases, which he believes is not sustainable;
- stated that he witnessed first-hand working on the streets in Whalley as a first responder, the impact this has had on the unhoused, the lack of programs and rising call volume for first responders :
- stated that, as the call volume increased, three of his friends who were work colleagues took their own lives and he and other first responders, suffered from burnout because the decisions made at the Council table were to be popular instead of doing the right thing and being leaders;
- stated that Council members are elected into leadership positions to lead and must make right decisions for the right reasons that may not be popular, otherwise someone will pay the price, be it a first responder, the unhoused or a victim of crime;
- stated he knows the proposed tax increase is significant but is confident that City staff will do what they can to mitigate those increases
- believes the City would be on the wrong path prioritizing the lowest property taxes in the region over a more livable community;
- stated that when the SkyTrain arrives, he wants to feel safe walking to commute and wants to know there are adequate emergency services to respond when needed;
- stated that he wants to pay his fair share of taxes because he wants to live in a livable community;
- stated that having volunteered on political campaigns since 1972, he knows how difficult a decision this is for Council, and wishes Council well in its deliberations.

Cory Redekop, 199 Street, Langley, representing the Greater Langley Chamber of Commerce, spoke regarding the following:

- advised that the Greater Langley Chamber of Commerce has approximately 1000 members across the City and Township;
- expressed concern regarding the cumulative tax burden placed on the business community by all levels of government and advised Council to keep in mind that the City's tax bill is just one of the bills local businesses will be getting later this spring; others include employer health tax premiums, WorkSafe premiums, payroll taxes, increasing lease payments, inflating supplies and inputs etc.;
- stated he has noticed that the City, through its communications, is making residents aware of the property tax deferral program available to them; however, no such luxury is afforded to businesses;
- stated that while he hasn't received feedback from businesses on any one particular line item in the budget; rather the general feedback is that the 11.56% tax increase is a shock and businesses are concerned about this amount of increase in one year;
- requested Council to consider if there are any ways to achieve a lower tax burden this year as opposed to having an 11.56% increase this year and then phasing the increases down in the coming four years as the feedback he has received from several businesses is that if they were planning a similar increase, in order to reduce the impact overall, they would phase the increases in over the five years more equally rather than shocking their customers with one big increase in the first year just to then drop it off to much lower increases in subsequent years;
- suggested that achieving a lower tax increase could be accomplished by reviewing some of the 2023 expenditures determining which, if any, could reasonably be accomplished in 2024 and reducing businesses' contribution by that amount; the projects still get done; businesses pay their taxes; however it smooths out the financial hit to businesses;
- stated that his understanding is that the City is likely looking at a surplus and if that comes to pass, according to the budget documents, the City is proposing to allocate any surplus to the capital works reserve to augment the capital works undertaken in future years;
- suggested that if the City does have a surplus this year, given that the City is already increasing its annual allocation to the capital works reserve by \$330,000, which represents a 1% tax increase already, and since much of this year's tax increase is

being driven by capital costs, that any surplus generated, in part or in whole, be used to offset the tax increase this year;

- suggested that the forecasted 7.5 million in casino revenues is too conservative based on actual revenue received in 2022 and could be increased to 7.8 million which would reduce the tax rate by 1%;
- suggested finding other revenue that could be used to build up the reserve contribution to reduce the 1% tax increase that represents;
- urged Council to ensure that the drivers for the 11.5% increase are both necessary and necessary now;
- reiterated that everything in the budget seems thoughtful and needed for the City; it's the cumulative impact for businesses of this tax increase coupled with all the other taxes and increasing costs that they have endured lately that is of concern to the local businesses; so it would be appreciated if there was a way to smooth the tax increases over five years more equally.

In response to questions raised by the speaker, Mr. Leite advised that:

- with respect to gaming revenues, traditionally the City has been allocating \$7.2 million in gaming proceeds to the City's ongoing financial plan on the capital side; it had been bumped up to \$7.5 million and there has been the suggestion to bump it up to \$7.8 million; the City tries to be conservative in its estimate of gaming proceeds each year; if the proceeds exceed \$7.5 million, the surplus would go into the casino proceeds reserve for future capital infrastructure projects; during the Covid pandemic when the casino was closed, the City received no casino revenues; the City is currently trying to catch back up with what the City had to forgo in the previous two years;
- with respect to use of any surplus in the previous year's budget; when the City finalizes its 2022 financial statements to reflect actuals in 2022 if the City has higher revenues and/or lower expenditures than anticipated, those additional surplus funds are one-time funds that the City wouldn't count on to fund ongoing operations in the future, so the City has always allocated any surplus to the capital infrastructure improvements as the City is in an infrastructure deficit; in discussions with Engineering staff, it is clear the City is well behind in saving for key infrastructure replacement, particularly in the water budget as pipes that were installed in the 1960s are coming to the point where they need to be replaced, and as this infrastructure was installed in whole neighbourhoods at the same time, this means a large percentage of the pipes need to be replaced at the same time; there is a requirement for municipalities to put aside funds for

capital infrastructure replace; accordingly, it has been estimated that the City should be allocating \$24 million in the City's capital plan, and the City is actually allocating \$2 million on the water side, so there is a big piece of infrastructure that the City needs to start funding; and the same for sewer infrastructure; as roads get older they also need to be replaced; these relatively small surpluses in casino revenues going to the capital works reserve are going to impact the capital side of the budget, and the current budget proposes to allocate 1% of the property tax revenue towards building up the City's ongoing allocation to the capital works reserve; together with the surpluses from casino revenues this puts the City in a better position; currently the City has the biggest capital improvement plan it has ever had; if Council wants to see those projects go forward in the future, project costs are increasing and have increased considerably just in the last year.

Mr. Hirod Gill, Manager of Engineering added that:

- on average the City has about a \$10 million deficit in infrastructure renewal; the City wants to always to be proactive in replacing aging infrastructure before it fails as it is much cheaper than to wait until it breaks and must be replaced under emergency conditions where it is likely the work will need to take place outside of regular working hours, resulting in higher labour and equipment costs; the City will save money by planning ahead for infrastructure renewal.

In response to a question from a member of Council, Kim Hilton, Director of Recreation, Culture and Community Services advised that there have been a couple of fee increases for recreation services offered at Timms Community Centre in the past three years to cover for inflation and staff will be bringing forward another proposed fee increase in the near future to Council; she further advised that the fees for recreation services are generally intended to offset the staff costs for providing the service; therefore, increasing recreation fees does not bring in more revenue to the City.

Mayor Pachal asked if there was anyone present in the audience who wished to speak to the Bylaw.

There were no further speakers.

It was MOVED and SECONDED

THAT the Committee of the Whole rise and report.

CARRIED

3. ADOPTION OF THE MINUTES

- a. Regular Meeting Minutes from January 30, 2023

It was MOVED and SECONDED

THAT the minutes of the regular meeting held on January 30, 2023 be adopted as circulated.

CARRIED

- b. Special (Pre-Closed) Meeting Minutes from January 30, and February 6, 2023

It was MOVED and SECONDED

THAT the minutes of the special (pre-closed) meetings held on January 30, and February 6, 2023 be adopted as circulated.

CARRIED

4. DELEGATIONS

5. COMMUNITY SPOTLIGHTS

- a. Co-operators Group Donation Presentation to Encompass Support Services

Bethany Heppner, Financial Advisory, Owner - Langley Location
Christine McCracken, Executive Director, Encompass Support Services Society

Ms. Heppner, advised that:

- Co-operators' purpose is financial security for Canadians and our communities and they believe climate change presents a clear threat to that purpose and the resilience of our communities;
- they see a significant and urgent need to address rising climate-related risks in communities across Canada;
- while insurance plays an important part of how Canadians manage risks to their homes and businesses, the losses from severe weather, flooding, and fire, continue to climb for governments, industry, and Canadians themselves;
- that is why they have made investing in improving climate adaptation and community resilience a top priority for their co-operative;

- they have retained former Edmonton Mayor, Don Iveson and built a cross-organizational team of infrastructure financial experts at Co-operators to work on how to accelerate investment in projects that address climate perils such as flooding and fire;
- this builds on Co-operators' track record of impact investing in renewables and energy transition to help reduce emissions and drive towards net zero;
- despite their best efforts to stop climate change, a certain amount of overall warming is destined to occur and we need to be better prepared for it by working proactively to reduce these rising water and heat-related risks;
- they truly appreciate Mayor Pachal's leadership on sustainability in Langley and specifically for participating in their client adaptation session at the federal Federation of Canadian Municipalities conference held earlier this year; and also thank him for completing the follow-up survey;
- today's \$1,000 cheque, which is one of five presented to survey respondents from across Canada, will go to the charity, not for profit or cooperative cause of each respondent's choice;
- Mayor Pachal has selected Encompass Support Services Society as the worthy recipient of the funds;
- This is really Co-operators' way of saying thank you for our community's engagement on climate resilience issues and they hope to keep the conversation going with City of Langley about how to address the challenges and risks that lie ahead in Langley and build innovative solutions together that reduce risks and increase our collective resilience.

Ms. Heppner, on behalf of the Co-operators Langley branch, presented a cheque in the amount of \$1,000 to Christine McCracken, Executive Director, Encompass Support Services Society.

b. Transportation Investment Corporation

Jennifer MacLean, Executive Project Director
Elena Banfield, Senior Manager, Stakeholder Relations, Surrey-Langley Skytrain Project

Ms. MacLean provided an update to Council on the Surrey Langley SkyTrain Project, providing information on the following:

- Project overview
- Project objectives and benefits:
 - Objectives
 - Provide sustainable, multi-modal transportation choices to connect communities

- Support transit-oriented development
 - Foster healthy communities and a healthy environment
 - Create economic development and job growth
 - Deliver on the 10-year vision by the Mayors' Council on Regional Transportation
- Project Benefits – Opening Day
 - 22 mins travel time between King George Station & Langley City Centre
 - 65 mins travel time between Langley City Centre & Waterfront Station
 - 24,000 total annual direct and indirect jobs
 - 14 km of new active transportation pathways
- Project Benefits – By 2050
 - 80,000 average weekday ridership
 - 330,000 average daily reduction in vehicle kms travelled
 - 20,000+ new jobs accessible by transit
 - 100,000 residents living with 800 metres of the new stations
 - 10.3m more transit trips per year
 - 106,000 tonnes reduction in greenhouse gas (GHG) emissions
- Transit-oriented development and active transportation opportunities
- Alignment and stations
 - Stations – 196 Street Station and 203 Street Station
 - Maximize potential ridership
 - Address design and technical requirements
 - Connect communities to public and active transportation easily
 - Cost efficiency
 - Minimize property impacts
 - Support long-term city planning
- Advance works
 - Partnered with the City of Surrey on Fraser Highway road widening
 - Design and relocating BC Hydro power lines and structures in Surrey and Langley
 - Design and relocation of other utilities
 - Property acquisition
- Environmental Screening Review (ESR)
 - undertaking an ESR to inform environmental management of the project
 - The Province is committed to mitigating environmental impacts through project delivery
 - Feedback from Indigenous groups, municipalities, stakeholders and the public helped to inform the ESR
 - The ESR will be available in due course
- Engagement

- Engaging with Indigenous Groups
- Engaging with Stakeholders and the Public
- Procurement
 - Guideway Contract
 - Stations Contract
 - Systems and Trackwork Contract
- Timeline and next steps
 - Pre-Procurement
 - Procurement
 - Construction (and Testing & Commissioning)
 - RFPs begin Jan 2023
 - Contract Awards being late 2023
 - Major construction begins 2024
 - In service late 2028

6. **MAYOR'S REPORT**

- a. Upcoming Meetings
 - Regular Council Meeting – February 27, 2023
 - Regular Council Meeting – March 6, 2023

- b. Council Advisory Bodies Update
 - There were no updates.

7. **BYLAWS**

- a. Bylaw 3175 - Zoning Amendment (RZ 03-21) and Development Permit No. 04-21
 - Final reading of a bylaw to rezone the properties located at 20040-20070 53A Avenue & 20041-20071 53 Avenue to the CD76 Comprehensive Development Zone to facilitate development of a 6-storey, 113-unit apartment development
 - It was MOVED and SECONDED
 - THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 177, 2021, No. 3175" be read a final time.
 - CARRIED

1. Development Permit Application DP 04-21

It was MOVED and SECONDED

THAT Development Permit No. 04-21 to accommodate a 6-storey, 113-unit apartment development located at 20040-20070 53A Avenue & 20041-20071 53 Avenue be approved.

CARRIED

8. **ADMINISTRATIVE REPORTS**

a. Use of Corporate Identity and Brand Policy

It was MOVED and SECONDED

THAT City Council adopt the updated Council Policy No. CO-64, Use of Corporate Identity & Brand.

CARRIED

b. Community Emergency Preparedness Fund Grant Application

It was MOVED and SECONDED

THAT City Council support the application by the Langley City Fire Rescue Service on behalf of the City of Langley for a \$29,864.94 grant from the Community Emergency Preparedness Fund for training, equipment, and modernization of existing processes for Emergency Support Services.

CARRIED

9. **NEW AND UNFINISHED BUSINESS**

a. Motions/Notices of Motion

b. Correspondence

c. New Business

10. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:14 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER