



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, February 27, 2023

7:00 p.m.

Council Chambers, Langley City Hall  
20399 Douglas Crescent

- Present: Mayor Pachal  
Councillor Albrecht  
Councillor James  
Councillor Mack  
Councillor Wallace  
Councillor White
- Absent: Councillor Solyom
- Staff Present: F. Cheung, Chief Administrative Officer  
D. Leite, Director of Corporate Services  
R. Bomhof, Director of Engineering, Parks and Environment  
K. Hilton, Director of Recreation, Culture and Community Services  
C. Johannsen, Director of Development Services  
S. Kennedy, Fire Chief  
K. Kenney, Corporate Officer  
G. Flack, Deputy Director of Corporate Services  
B. Zeller, Manager of Human Resources

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 27, 2023 regular agenda be adopted as circulated.

**CARRIED**

**2. ADOPTION OF THE MINUTES**

It was MOVED and SECONDED

THAT the minutes of the following meetings be adopted as circulated:

- a. Regular Meeting Minutes from February 13, 2023
- b. Special (Pre-Closed) Meeting Minutes from February 6 and 13, 2023

CARRIED

**3. MAYOR'S REPORT**

- a. Upcoming Meetings

Regular Council Meeting – March 6, 2023  
Regular Council Meeting – March 20, 2023

- b. Council Advisory Bodies Update

Councillor Albrecht provided an update on the Metro Vancouver Regional Planning Committee, advising that the Committee adopted the Metro 2050 Growth Strategy.

Councillor Wallace provided an update on the Fraser Valley Regional Library (FVRL), advising that she and Councillor Albrecht attended the recent FVRL retreat, and noting the number of diverse programs offered by the FVRL, its inclusivity and accessibility, and its future vision, including virtual on-line programming.

**4. BYLAWS**

- a. Bylaw 3233 - Financial Plan 2023-2027 Bylaw

Third reading of a bylaw to adopt the Financial Plan for 2022 - 2026

It was MOVED and SECONDED

THAT the bylaw cited as "Financial Plan 2023 – 2027 Bylaw, 2023, No. 3233" be read a third time.

BEFORE THE QUESTION WAS CALLED Council members each

CARRIED

Opposed: Councillor Mack

- b. Bylaw 3173 - Zoning Amendment (RZ-04-21) and Development Permit No. 05-21

Final reading of a bylaw to rezone properties located at 19665 & 19669 55A Avenue to the CD75 Comprehensive Development Zone to facilitate development of a 15-unit townhouse development

It was MOVED and SECONDED

THAT the bylaw cited as “Zoning Bylaw, 1996, No. 2100 Amendment No. 176, 2021, Bylaw No. 3173” be read a final time.

CARRIED

1. Development Permit Application DP 05-21

It was MOVED and SECONDED

THAT Development Permit No. 05-21 to accommodate a 15-unit townhouse development at 19665 and 19669 55A Avenue be approved.

CARRIED

**5. ADMINISTRATIVE REPORTS**

- a. 2023 Community Grants

It was MOVED and SECONDED

THAT City Council award community grants totaling \$140,426 to the following organizations:

Bard in the Valley	\$ 14,000.00
Big Brothers Big Sisters of Langley	\$ 5,000.00
Boys and Girls Club of Langley	\$ 3,275.00
Canadian Festival of Chili & BBQ	\$ 6,000.00
Community Arts Council of Vancouver	\$ 1,500.00
Copper for Kids Foundation	\$ 1,000.00
DLBA – Arts Alive Festival	\$ 12,500.00
Douglas Park Pickleball	\$ 5,000.00
Encompass – Best Babies	\$ 1,160.00

Encompass – Friends of Dorothy	\$ 2,500.00
Family Services of Greater Vancouver	\$ 1,500.00
Fibromyalgia Well Spring Foundation	\$ 2,000.00
Fraser Region Community Justice Initiatives Association	\$ 1,000.00
Fraser Valley Cultural Diversity Awards	\$ 1,500.00
Langley 4H District Council	\$ 150.00
Langley Amateur Radio Association	\$ 250.00
Langley Animal Protection Society	\$ 5,000.00
Langley Arts Council	\$ 4,666.00
Langley Care Foundation – Langley Lodge	\$ 5,000.00
Langley Community Farmers Market	\$ 2,500.00
Langley Field Naturalists	\$ 2,500.00
Langley Flippers Swim Club	\$ 1,000.00
Langley Fundamental Middle & Secondary Dry Grad	\$ 500.00
Langley Lawn Bowling Club	\$ 2,500.00
Langley Literacy Association	\$ 2,500.00
Langley Pos-Abilities Society	\$ 4,000.00
Langley Rotary Clubs – RibFest Langley	\$ 5,000.00
Langley Scholarship Committee	\$ 4,500.00
Langley Senior Resources Society	\$ 15,000.00
Langley Volunteer Bureau	\$ 1,650.00
Langley Ukulele Association	\$ 2,500.00
Parkinson Society BC	\$ 500.00

Pitch-In Canada	\$ 425.00
PLEA – Children on the Street	\$ 1,000.00
Terry Fox Run	\$ 1,500.00
Valley Therapeutic Equestrian Association	\$ 4,250.00
Vancouver Area Youth Arts – Formerly KPU Music Fest	\$ 5,500.00
Volunteer Cancer Drivers	\$ 1,000.00
Youth Parliament	\$ 1,000.00
Zajac Ranch Society	\$ 5,600.00
Douglas Park Temporary Washroom Facilities	\$ 2,500.00
	\$ 140,426.00

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

- \$168,000 is allocated each year from the casino proceeds for grants to community organizations that benefit residents through their work;
- 44 grants were issued totalling \$140,426;
- A second grant application intake takes place in June to distribute the remaining funds, which this year is \$27,574.

THE QUESTION WAS CALLED and the motion was

CARRIED

**6. NEW AND UNFINISHED BUSINESS**

a. Motions/Notices of Motion

1. Varied Taxation Rate for Residential (Class 1) Properties

Mayor Pachal

It was MOVED and SECONDED

WHEREAS the Province of British Columbia specifies that there is one assessment class for all types of residential properties even though the assessed value of attached and detached residential

properties change values at different rates and other jurisdictions, such as Ontario, allow different tax rates for attached and detached residential properties;

WHEREAS in Langley City, a 4.94% property tax increase in 2018 resulted in a 0.4% decrease for detached residential properties and a 14.31% increase for attached residential property, and in 2022, a 4.35% property tax increase resulted in a 12.49% increase for detached residential properties and 3.37% decrease for attached residential properties;

THEREFORE BE IT RESOLVED that the Province of British Columbia amend the BC Assessment Act and the Community Charter to allow the residential class to be split into two distinct residential classes so that a different rate may be applied to each type to account for the difference in the rate at which attached and detached residential properties change their value and to allow local government to more accurately charge for the cost of providing services to attached and detached residential properties.

CARRIED

2. Sustainable Canadian Municipalities Asset Management Fund  
Chief Administrative Officer

It was MOVED and SECONDED

WHEREAS Canada's infrastructure deficit is estimated to be as high as \$570B with almost 60% of the deficit within municipal jurisdictions.

WHEREAS the costs to replace and repair municipal infrastructure for critical services such as roads, arenas, bridges, drinking water, and wastewater systems are estimated to be \$141 billion, which is well beyond the financial capacity of municipalities across the country due to limited revenue generation options, and all while costs for infrastructure renewal continue to escalate at an exponential rate.

THEREFORE, BE IT RESOLVED that the Government of Canada create a sustainable and reliable municipal asset management fund, like the permanent Building Canada's Public Transit Future Fund, to increase investments in infrastructure renewal, which is essential to enhance public safety, reduce health risks, ensure economic sustainability, and lessen the financial burden on future generations to pay for the infrastructure deficit.

CARRIED

3. Proposed Resolutions to 2023 LMLGA Conference

It was MOVED and SECONDED

THAT the following resolution(s) be submitted to the Lower Mainland Local Government Association (LMLGA) for consideration of endorsement at the 2023 LMLGA Conference:

**Varied Taxation Rate for Residential (Class 1) Properties**

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WHEREAS in Langley City, a 4.94% property tax increase in 2018 resulted in a 0.4% decrease for detached residential properties and a 14.31% increase for attached residential property, and in 2022, a 4.35% property tax increase resulted in a 12.49% increase for detached residential properties and 3.37% decrease for attached residential properties;

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**Sustainable Canadian Municipalities Asset Management Fund**

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CARRIED

- b. Correspondence

c. New Business

1. MOTION TO HOLD A CLOSED MEETING

It was MOVED and SECONDED

THAT the Special Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the *Community Charter*:

1(c) labour relations or other employee relations;

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

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

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

CARRIED

7. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER