



MINUTES OF A SPECIAL COUNCIL MEETING

Monday, June 26, 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
D. Pollack, Acting Director of Engineering, Parks and Environment
K. Kenney, Corporate Officer

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

1. **ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the June 26, 2023 special council meeting agenda be adopted as circulated.

CARRIED

2. ADMINISTRATIVE REPORTS

a. 2024 RCMP Approval in Principle

It was MOVED and SECONDED

THAT Council authorize a letter of approval in principle be sent to the Minister of Public Safety and Solicitor General to increase the detachment strength by 6 members to 57.35 members and increase the 100% RCMP total budget cap to \$15,329,932.

BEFORE THE QUESTION WAS CALLED Darrin Leite, Director of Corporate Services spoke to the staff report dated June 20, 2023.

THE QUESTION WAS CALLED and the motion was

CARRIED

b. Award of Tender “T2023-001, 2023 Storm and Sanitary Excavation Repairs Various Locations”

It was MOVED and SECONDED

1. THAT Tender “T2023-001, 2023 Storm and Sanitary Excavation Repairs Various Locations” be awarded to Sandpiper Contracting LLP in the amount of \$464,000.00 (excluding GST), and
2. THAT a construction contingency of \$46,000.00 be approved to address potential variations in field conditions; and
3. THAT Council Authorize the Acting Director of Engineering, Parks and Environment and the Corporate Officer to execute the contract document for Tender T2023-001.

CARRIED

3. NEW AND UNFINISHED BUSINESS

a. Motions / Notices of Motion

1. Increasing Affordable Rental Housing Supply – Councillor White

It was MOVED and SECONDED

WHEREAS the Prime Minister, at the National Supply Housing Summit held on February 24, 2022, advised that Canada has a shortage of over two million homes, and that with the increased need of immigration, there is a need to double the volume of

housing created in Canada annually to meet the current housing deficit and future demand;

AND WHEREAS the Rental Construction Financing Initiative (RCFI) program; an underfunded and underused housing initiative accessed through the Canadian Mortgage Housing Corporation (CMHC), designed to provide funding from the Bank of Canada through CMHC directly to developers and Non-Profit/charities; removing a layer of cost traditionally inflated by market mortgage interest rates; thereby limiting effects of inflation, extreme moves in interest rates and increasing cap rates; any of which have currently removed many affordable rental projects from market because of they are too great a risk or not viable.

THEREFORE, BE IT RESOLVED that the UBCM call on the federal government to modify the current CMHC / Rental Construction Financing Initiative (RCFI) program to further incentivize private enterprise and non-profits to build critically needed affordable rentals, using the following approach:

- Dramatically increase funding to RCFI by 10 billion per year or whatever amount is necessary to support rental deficit needs.
- Fix interest rate direct from the Bank of Canada at .75%. There is no need to follow bond rates as the Bank of Canada can set the rate and fund directly to CMHC. By doing so, the applicant could reduce the cost of future rent and know for certain the future financing costs as project timelines can be up to five years.
- Change RCFI loans from 10-year fixed terms to 20- or 30-year fixed terms. Setting longer terms will lower the cap rate helping further soften effects of inflation.
- Additionally, continue with CMHC insurance renewal at year 21 or 31. This creates more revenue for the Government of Canada.
- Waive GST on RCFI financed projects. If these projects are on First Nations land, GST is already waived. By further waving all projects savings can be used to buffer inflationary costs and flow to rent reduction.
- Allow projects to apply for the RCFI program prior to zoning. This will bring surety when making promises to municipalities by the applicant.
- Adding 10 years to the program timeframe.

BEFORE THE QUESTION WAS CALLED Councillor White spoke to the motion.

THE QUESTION WAS CALLED and the motion was

CARRIED

b. Correspondence

1. City's Response Letter to Metro Vancouver - Land Use Designation Amendment to Metro 2050 Township of Langley – Gloucester Industrial Park

It was MOVED and SECONDED

THAT the correspondence from Metro Vancouver dated May 16, 2023 and the City's response letter dated June 21, 2023 regarding Land Use Designation Amendment to Metro 2050 Township of Langley – Gloucester Industrial Park be received for information.

CARRIED

c. New Business

1. Motion to Hold a Closed Meeting

It was MOVED and SECONDED

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

1 (g) litigation or potential litigation affecting the municipality;

1 (m) a matter that, under another enactment, is such that the public may be excluded from the meeting.

CARRIED

4. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 7:18 pm.

CARRIED

MAYOR

CORPORATE OFFICER