



MINUTES OF A REGULAR COUNCIL MEETING

Monday, February 12, 2024

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
G. Flack, Deputy Director of Corporate Services
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
S. Kennedy, Fire Chief
K. Kenney, Corporate Officer
D. Leite, Director of Corporate Services
D. Pollock, Director of Engineering, Parks and Environment

1. LAND ACKNOWLEDGEMENT

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.

2. ADOPTION OF AGENDA

It was MOVED and SECONDED

THAT the February 12, 2024 regular agenda be adopted as amended to add a proposed resolution from Councillor Albrecht entitled, "Bill 44, Bill 46, and Bill 47 – Financial Assistance for Local Government" as Item 10.a.4. and renumbering the current item numbered 10.a.4. to item 10.a.5.

CARRIED

3. **COMMITTEE OF THE WHOLE**

It was MOVED and SECONDED

THAT Council commence the Committee of the Whole.

CARRIED

a. Bylaw 3266 - 2024 - 2028 Financial Plan Bylaw

Darrin Leite, Director of Corporate Services provided an overview of key aspects of the Financial Plan Bylaw, providing information on the following:

- Two Main Focus Areas
 - Enhancing Public Safety
 - Investing in the Basics
- Enhancing Public Safety:
 - 3 RCMP members
 - 1 Bylaw Enforcement officer
 - 3 Firefighters
 - 1 Emergency Management Advisor
- Investing in the Basics:
 - Transfer to Reserves
 - Water Future Capital
 - Sewer Future Capital
 - General Operating Transfer
 - About 8.4% of property tax and utility billings
 - Capital Improvement Plan
 - Total \$25,685,335
 - General Government \$ 1,039,290
 - Protective Services \$ 14,437,370
 - Engineering Operations \$ 2,878,800
 - Parks \$ 1,393,125
 - Recreation \$ 661,750
 - Sewer Utility \$ 2,550,000
 - Water Utility \$ 2,725,000
 - Staff will be proposing change to financial plan before third reading to add \$15,400 to the Parks Plan to replace two large sheds at the Langley Lawn Bowling facility
 - RCMP Building Land Purchase \$11.0 million
 - Fire Ladder Truck \$ 3.0 million
 - 200 St. Culvert Upgrade \$ 1.1 million
 - Sanitary and Storm Sewer Repairs \$ 1.0 million
 - AC Watermain Replacement \$ 2.2 million

- Nicomekl Pedestrian Bridge \$ 1.0 million
- Casino Funding:
 - 2024 - \$7,500,000
- 2024 Operating Plan
 - Overview
 - Net Expenditure Increase \$3,760,460
 - Tax Revenue Increase 9.97% to balance
 - 2024 General Fund Changes
 - Net Inflationary Increase \$2,154,190
 - Tax Revenue Increase 5.73% to balance
 - Revenue Changes:
 - New Growth Taxation (\$450,000)
 - Assessment Appeals \$190,000
 - Interest & Tax Penalties (\$285,000)
 - Permit/Licensing Fees (\$102,190)
 - Emergency Program \$ 43,105
 - Other Governments (\$132,680)
 - Misc fees and revenue (\$180,350)
- Total (\$946,915) or 2.51% Tax Decrease
- Expenditure Changes:
 - RCMP Contract – Local Detachment
\$1,130,560
 - RCMP Contract – Integrated/Regional
\$164,660
 - RCMP Civilian – Detachment & CPO
\$122,530
 - Total \$1,417,750 or 3.77% Tax Increase
 - Employee Wages & Benefits
- Total \$1,005,145 or 2.67% Tax Increase
- Other Expenditure Increases:
 - IT Security & Software support \$87,500
 - Insurance (Property, Liability & Cyber) \$39,150
 - Utilities & Communications \$28,460
 - Fire Training, Supplies & Dispatch \$67,800
 - Engineering Infrastructure Maintenance
\$41,150
 - Library \$95,685
 - Parks Maintenance \$49,000
 - Bank Charges and Tax Prepay Interest
\$64,750
 - Other expenditures \$204,715
- Total \$677,380 or 1.80% Tax Increase

- Utilities
 - Single Family garbage \$271 11.5%
 - Water rate – up \$0.17 / CM (\$1.79) 10.5%
 - Sewer rate – up \$0.26 / CM (\$1.82) 16.7%
- Tax Rate Impact
 - Current Service Level (Inflation) \$2,154,190 5.73%
 - Infrastructure Renewal \$375,000 0.99%
 - Public Safety – RCMP \$460,000 1.22%
 - Public Safety – Firefighters \$510,500 1.35%
 - Public Safety – Bylaw Enforcement \$108,500 0.29%
 - Public Safety – Emergency Mgmt. \$117,270 0.31%
 - Community Events \$35,000 0.08%
 - Total \$3,760,460 9.97%
- Tax Rate Effect 9.97%
 - Average Single Family Dwelling – 8.57%
 - Average Strata Dwelling – 11.09%
 - Average Business Property – 9.98%
 - Average Light Industrial Property – 12.54%
- Next Steps
 - 3rd Reading of Bylaw – February 26, 2024
 - Final Reading of Bylaw – March 4, 2024

The Corporate Officer advised that notice of the public input opportunity on the Financial Plan Bylaw at tonight's Committee of the Whole meeting was posted on the City's website beginning January 23, 2024 and two ads were placed in the January 25th and February 1st editions of the Langley Advance Times. She further advised that five pieces of correspondence were received prior to publication of the agenda and are included in agenda package and one piece of correspondence was received after publication of the agenda which was circulated on-table to Council.

Opportunity for Public Input

There were four names on the speakers list who were called up in order.

G. de Neve, 197A Street, spoke regarding the following:

- his property taxes have increased 27.58% over the past three years on his single family home which is an increase of over \$1,000;
- with the current increase, his taxes will increase 36.15% over four years which will be an increase of \$1,400 a year;
- property taxes are rising faster than people's income and faster than inflation which is not sustainable;
- suggested reducing the number of RCMP positions from 3 to 1 and firefighter positions from 3 to 2 noting the following:

- he didn't find a correlation between number of RCMP officers and reduction in crime in research he has undertaken;
- the City can always add more RCMP and firefighter positions but once added, they can't be taken out;
- should consider budgeting for flood mitigation, as in the last year he has noticed that with less rain the flood plain level has still risen, which he believes is due to increased development and less greenspace, as well as more silt collecting in rivers making them shallower.

Darrell Krell, 50th Avenue, spoke regarding the following:

- asked if the province was required to approve the Township of Langley's request to deintegrate from the City and Township joint RCMP detachment and if so, whether the City acquiring property to build its own RCMP building was premature;
- asked if the City and Township have discussed the possibility of adjusting the RCMP funding formula in order to meet both communities' needs.

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

- the provincial government does have some say in allowing the deintegration process to proceed in that it is responsible for ensuring that both municipalities will have safe and effective policing both before and after the deintegration;
- the City and the Township have had an agreement dating back to 1990 and there is a clause in the agreement that allows either party to deintegrate the joint RCMP detachment; the Township of Langley actioned that clause in May 2023 and there is a two-year timeframe in which the parties may determine how this will be accomplished.

In response to a question from the speaker, Mayor Pachal advised that the rationale for including funds in this year's budget to purchase land for an City RCMP detachment is that property will continue to go up in value, so if in the future should the City decide not to build on the land, it can be sold at a profit; the longer the City waits to purchase property for a police detachment the higher the property taxes will be for residents in the future.

Victoria Krell, 50th Avenue, spoke regarding the following:

- given the significant increase in property taxes, young families and seniors on a fixed income cannot afford to live here;
- although the Mayor has indicated the City has one of the lowest property tax rates in Metro Vancouver, it soon won't;
- current residents bear the increased taxes for current City land acquisitions; however, if the lands were to be sold in the future, these residents wouldn't get their money back; doesn't think money

should be put into budget for RCMP detachment when deintegration of the two detachments hasn't yet been approved by the province;

- such large tax increases are hard on families, especially those living in multi-family units who must also pay strata fees;
- just as families have to cut their budgets, the City should look to where it can cut its budget in order to minimize tax increases.

Mr. Leite provided the following information:

- explained that there is a process that City Departments go through each year with their individual departmental budgets to look for cost savings as well as opportunities for revenue generation to offset the overall tax increase;
- each year there are different needs in the community; which are met through additional staffing such as RCMP and Fire;
- as the city grows, additional tax revenue is received; however in order to provide City services to more people, the City also has additional expenditures;
- yearly departmental budgets are not guaranteed to remain the same year over year; expenditures must be justified and potential savings sought;
- this year some modest savings were identified in certain sectors; however, the challenge for the City is that being primarily a service oriented organization, a large part of the City's budget is for staffing to provide those services, so reducing staff would mean services would suffer.

Ron Bergin, 56th Avenue, spoke regarding the following:

- the need to keep up with the times by:
 - looking after our emergency services;
 - addressing infrastructure needs that need to be addressed sooner rather than later;
 - acknowledging the importance of staffing retention now and in the future
- as an accessibility and inclusion advocate, hopes the City will, in the future, allocate specific funding in the budget in order to be able to comply with accessibility requirements of the BC Accessibility Act;
- accessibility is not only for those with disabilities for seniors, it's for all people and is a human rights issue.

Mayor Pachal called for further speakers on Bylaw No. 3266.

There were no further speakers.

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

- with respect to what happens with any surplus the City may have, a surplus is generated if the City has higher revenues or lower expenditures than what was budgeted; at the end of the year when financial statements are prepared; once all accounting work is done, the City determines if it has a surplus.
- in the past, under Councils direction, any surplus was transferred into the Capital Works reserve to be used as a funding source for future capital infrastructure projects;
- Using the City's budget surplus as a one time source of funding to reduce the property tax increase in the present year will result in the taxes for the next year being increased not only by regular inflationary increases but also by the amount of taxes reduced in the previous year by the one time funding, as the salaries of new hires and other new service costs that were built into the previous budget and funded from the one time funding source will now have to be funded from taxation;
- the 2022 surplus was approximately \$900,000 which was put into Capital Works Reserve; staff don't currently know the surplus amount for 2023, but will provide an estimate to Council before consideration of third reading of the Financial Plan Bylaw;
- staff don't recall what the surplus amounts were for 2021 or 2020;
- Township of Langley isn't subsidizing City of Langley; the City is borrowing from the Township's contract strength with Ottawa three members; this does not result in a loss of service for the Township of Langley.

1. Bylaw 3266 - Submitted Public Input

The following correspondence forms part of the public record:

- five pieces of correspondence received prior to publication of the agenda and included in agenda package.
- one piece of correspondence received after publication of the agenda and circulated on-table to Council.

It was MOVED and SECONDED

THAT Committee of the Whole rise and report.

CARRIED

4. CONSENT AGENDA

It was MOVED and SECONDED

THAT the following items be approved:

a. Adoption of Minutes

1. Regular Meeting Minutes from January 22, 2024

THAT the minutes of the regular meeting held on January 22, 2024 be adopted as circulated.

2. Special Meeting Minutes from January 22, 2024

THAT the minutes of the special meeting held on January 22, 2024 be adopted as circulated.

3. Special (Pre-Closed) Meeting Minutes from January 29 and February 5, 2024

THAT the minutes of the special (pre-closed) meetings held on January 29 and February 5, 2024 be adopted as circulated.

CARRIED

5. ADOPTION OF THE MINUTES

See Consent Agenda

6. COUNCIL MEMBER REPORTS

a. Upcoming Regular Meetings

February 26, 2024

March 4, 2024

b. Council Advisory Bodies Update

Councillor Wallace, Chair of the Fraser Valley Regional Library Board spoke regarding the following:

- she will be attending the Library Board Retreat February 21 and 22, the theme will be “Opening Minds and Enabling Dreams”;
- Lunar New Year celebrations will be held at the Langley City Library on Saturday February 17 from 1:30 to 3:00 pm with traditional dance performances, crafts, festive treats and more;
- Metro Vancouver Climate Action Committee had presentations from:
 - Geo Science BC regarding advancing carbon storage,

- Climate Hive, a youth led environmental group, and the consulting and engagement projects they are doing within school to tackle climate anxiety amongst youth and to bridge the gap in civic education from grades 6- 12;
- UBCM resolutions worked on:
 - heat pumps retrofit for multi-residential buildings, low income and renters
 - Second active transportation
 - EV charger retrofit buildings for EV
- Metro Vancouver Zero Waste Committee spoke about:
 - Zero Waste Conference held this year but will be held biannually in the future;
 - Social Enterprise Binnens Project.

Councillor Albrecht, spoke regarding the following:

- At the Metro Vancouver Water Committee meeting discussion topics included:
 - concern that lack of snow pack on the mountains may require earlier and more severe water restrictions, monitoring will continue with further updates;
 - this year is the 100 year anniversary of supply of water to the region.

7. **BYLAWS**

- a. Bylaw 3254 - Zoning Amendment No. 197 and Development Permit No. 06-23

Final reading of a bylaw to rezone the property located at 19948 55A Avenue from RS1 Single Family Residential Zone to CD91 Comprehensive Development Zone to accommodate a 6-storey, 126-unit apartment development.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 197, 2023, No. 3254" be read a final time.

CARRIED

1. Approval of Development Permit Application No. 06-23

19948 55A Avenue

It was MOVED and SECONDED

THAT Development Permit No. DP 06-23 to accommodate a 6-storey, 126-unit apartment development at 19948 55A Avenue be approved.

CARRIED

8. **COMMITTEE REPORTS**

a. Crime Prevention Committee Recommendations - Bike Security

It was MOVED and SECONDED

THAT Langley City Council direct staff to review the possible use of the Douglas Recreation Centre for a volunteer Bike Valet service during the upcoming Earth Day Event on Saturday, April 20, 2024.

Councillor Albrecht, Chair of the Crime Prevention Committee, spoke to the committee report dated February 1, 2024.

It was MOVED and SECONDED

THAT the foregoing motion be amended by removing the period (.), and adding, "or the 2024 Community Day Event."

CARRIED

BEFORE THE QUESTION WAS CALLED on the main motion as amended, Kim Hilton, Director of Recreation, Culture and Community Services advised that renovation of the Douglas Recreation Centre is intended for this year, which would make it unavailable for use as a bike valet location. David Pollock, Director of Engineering, Parks and Environment advised that this was discussed at the Environmental Sustainability Committee and staff are pursuing the option of securing fencing to provide a secure space for use as a bike valet service.

THE QUESTION WAS CALLED and the main motion as amended, was

CARRIED

It was MOVED and SECONDED

THAT Langley City Council direct staff to review the installation of “Modern” bike racks at City Hall and report back to council the details of location, cost, style and number of bike racks proposed.

BEFORE THE QUESTION WAS CALLED, Councillor Albrecht, Chair of the Crime Prevention Committee, spoke to the committee report dated February 1, 2024.

In response to a question from a Council member, Mr. Pollock advised that the funding source for the bike racks would depend on the cost of the bike racks but could possibly be funded from an existing capital budget.

THE QUESTION WAS CALLED and the motion was

CARRIED

9. **ADMINISTRATIVE REPORTS**

- a. Amendment to City Amenity Gift Program Policy CO – 62

It was MOVED and SECONDED

THAT City Council approve the City Amenity Gift Program Policy CO – 62 as amended.

CARRIED

- b. Contract No. T2022-024, 56 Avenue and Park Avenue Utilities Replacements - Request for Additional Funds

It was MOVED and SECONDED

1. THAT “*Contract No. T2022-024, 56 Avenue and Park Avenue Utilities Replacements*” be increased by an additional \$898,500 (excluding GST) to address unforeseen circumstances encountered on 56 Avenue.
2. THAT the Director of Engineering, Parks and Environment be authorized to execute change orders up to the revised contract limit of \$5,055,000 (excluding GST).

BEFORE THE QUESTION WAS CALLED, in response to questions from Council members, David Pollock, Director of Engineering, Parks and Environment advised that:

- the increase in the contract price is due to the discovery, through soil sampling by the contractor prior to excavation, that in certain areas the soil exceeds the province’s new regulations around deposit of

contaminated materials that came into effect in 2023, and so requires the material to be disposed of at a specific location which is considerably farther away and more costly than the disposal site to which the contractor anticipated taking the material when submitting their contract bid; as a result the contractor submitted a claim to the City for these additional costs of disposal;

- staff can't speak to the contractor as to whether they were aware of the new regulations; there was geotechnical investigation done as part of the design for the project; however, that work was of a more general nature, not looking for chemical composition;
- with respect to why the City, not the contractor is paying for the perceived oversight in accounting for potential costs relative to the new provincial regulations in their bid, staff can't speak to the rationale at the time of design; however, this does not represent a deficiency in the design, but rather a real cost regardless of whether the contractor had been aware of the requirements, it's a function of having to truck the material a longer distance to a suitable site and pay a higher disposal fee and;
- as the contractor did not account for these potential costs in their bid and staff have had discussions with colleagues across the region who are dealing with similar issues due to the change in the provincial legislation, it does not appear to be well known; staff will accommodate it in future exercises but it is really a function of where the material can be deposited and additional cost;
- the initial claim from the contractor based on their preliminary estimates was almost double what was actually agreed to, however, the City has been able to mitigate this extra cost by reusing some of the material on-site;
- although staff knew there could be chlorides in the soil, they were unaware of the level;
- with respect to whether the four other bids on this project that were higher than the winning bid were higher due to accounting for potentially higher costs to dispose of material, staff don't know the basis of the competitive bids or whether the bidders were aware of the new legislative requirements; typically there are range of bids, the same documentation was available to all bidders;
- staff are looking at processes and contracts to make sure this is accounted for; for example requiring testing specifically to determine the level of chlorides;
- the amount of the claim is \$638,000, whereas the remaining \$241,000 is a contingency amount; if the contingency is not required to be used, it will be returned back to the budget;
- the contractor undertook the soils investigation as they had to dispose of the material at a disposal site which needs to know if the fill is appropriate for disposal at their site;

- the reason the claim estimate was relatively high was because the trench was quite wide so there was a large volume of material to be moved;
- the project team needed to first determine if the claim was valid, which it was; and then they sought to mitigate it as best they could by doing additional testing to quantify where the City could re-use the material; the contractor is not under obligation to do that; the City's legal Council did deem the merit of the claim to be reasonable; ultimately through their efforts, the project team was able to lower the claim amount from \$1.2 million down to approximately \$600,000;
- the funding sources for this claim, as indicated in the staff report, are \$150,000 from the Water Utility and approximately \$490,000 from the Sewer Utility;
- the amount of the contingency for each project varies depending on the level of risk attached to the project, in which case a higher contingency amount would be utilized.

THE QUESTION WAS CALLED and the motion was

CARRIED

Opposed: Councillor White

10. **NEW AND UNFINISHED BUSINESS**

a. Motions/Notices of Motion

1. Medical Emergency Service Alarm Calls Cost Recovery – City of Langley - Councillor Mack

It was MOVED and SECONDED

WHEREAS gaps within the BC Ambulance Service (BCAS) service delivery continue to be filled by local government fire departments, by way of their regular response to a high-volume of Medical Emergency Service Alarm (MESA) calls; resulting in significant direct costs to local governments.

AND WHEREAS to date the solution provided by the Province of BC recommends that concerned local governments stop responding to select MESA calls; thus, failing to rectify the gap in service internally or financial impacts externally, and simultaneously shifting the accountability for health decisions onto local governments:

THEREFORE BE IT RESOLVED that UBCM demand that the Province of BC immediately review their Resource Allocation Plan

to implement an equitable cost recovery model to compensate local governments for responding to MESA calls.

CARRIED

2. Equitable Court Access – City of Langley - Councillor Mack

It was MOVED and SECONDED

WHEREAS gaps in service within the Provincial Courts continues to deny timely and equitable access to justice services for all British Columbians and will only be exacerbated by rapid population growth; thus, resulting in harms by prolonging closure for individuals awaiting court judgements, inefficient use of police time for travel, and greater challenges for those with limited access to public transit or transportation.

AND WHEREAS although recent investments made by the Ministry of Justice and Attorney General (JAG) have increased capacity at specific courthouses, the investments have not facilitated equitable access for all British Columbians or met service level requirements.

THEREFORE BE IT RESOLVED that UBCM direct the Province of BC to identify and address current gaps in service in the Provincial Courts; and further, release an updated Courthouse Capital Asset Management Plan (CAMP) which reflects new growth projections and future service level needs.

CARRIED

3. Expansion of Homeless Response & Shelter Support (Heart & Hearth) - City of Langley - Councillor White

It was MOVED and SECONDED

WHEREAS the BC 2023 Homeless Point-in-Time count recorded the largest measured increase of individuals experiencing homelessness since 2005 (Metro Vancouver Regional District & Fraser Valley Regional District); with individuals experiencing homelessness for longer periods of time, and with more individuals in unsheltered environments due to insufficient permanent, temporary shelter or emergency beds throughout the regions;

AND WHEREAS the Provincial Government, having outlined the strategic plan “Belonging in BC: A collaborative plan to prevent and reduce homelessness”, has invested over 2 billion dollars since 2022 outlining commitments to “prioritized” communities, based on provincial qualifying assessments of municipal homeless

encampment impacts, to address immediate supports & shelter needs in those selected municipalities.

THEREFORE BE IT RESOLVED that the UBCM call on the Provincial Government to accelerate and expand its commitment beyond the qualifying limitations identified in “Belonging in BC” by including access for every community and expanding permanent, temporary shelters and associated program supports in all BC municipalities.

CARRIED

4. Bill 44, Bill 46, and Bill 47 – Financial Assistance for Local Governments – City of Langley - Councillor Albrecht

It was MOVED and SECONDED

WHEREAS Local Governments allocated the Building Community Funding to various community needs prior to the introduction of Bill 44, Bill 46, and Bill 47; the province has provided some limited funding support to assist local governments in implementing the housing initiatives;

AND WHEREAS Local Governments have limited staffing, resources, and budget capacity to undertake the required updates to their Official Community Plans (OCP) and their Engineering Servicing Plans (ESP), as well as review and analyze the impacts on all local government infrastructure with the implementation of Bill 44, Bill 46, and Bill 47 on communities;

THEREFORE BE IT RESOLVED that UBCM demand the Provincial Government to expand the scope and provide Local Governments additional financial support for the hiring of additional staff and or consultants to complete the required updates to community OCPs, ESPs as well as to review the impacts on all community infrastructure, including but not limited to public amenities, recreation centres, hospitals, schools, first responders and aging infrastructure in order to comply with provincial mandates as stipulated in the legislation.

CARRIED

5. Proposed Resolutions to 2024 LMLGA Conference

It was MOVED and SECONDED

THAT the following resolutions be submitted to the Lower Mainland Local Government Association (LMLGA) for consideration of endorsement at the 2024 LMLGA Conference:

1. Medical Emergency Service Alarm Calls Cost Recovery
2. Equitable Court Access
3. Expansion of Homeless Response & Shelter Support (Heart & Hearth)
4. Bill 44, Bill 46, and Bill 47 – Financial Assistance for Local Government

CARRIED

b. New Business

1. Public Release of Correspondence from the January 22, 2024 Closed Meeting:

"THAT the correspondence dated January 18, 2024 to the Minister of Education and Child Care regarding Langley City School Expansion be publicly released."

11. **CORRESPONDENCE**

- a. Call for Immediate Action to Prevent Invasive Mussel Introduction to BC Okanagan Basin Water Board

It was MOVED and SECONDED

THAT the correspondence from the Okanagan Basin Water Board dated January, 2024 regarding, "Call for Immediate Action to Prevent Invasive Mussel Introduction to BC" be referred to staff to draft a letter of support.

CARRIED

12. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:15 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER