



## MINUTES OF A REGULAR COUNCIL MEETING

Monday, February 26, 2024

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  
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  
A. Marsden, Superintendent, OIC, Langley RCMP  
D. Pollock, Acting 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 26, 2024 regular agenda be adopted as circulated.

**CARRIED**

**3. COMMITTEE OF THE WHOLE**

It was MOVED and SECONDED

THAT Council commence the Committee of the Whole.

CARRIED

a. Development Permit No. DP 05-23

The Development Permit would authorize the development of a 2-building, 9,681 m<sup>2</sup> industrial development located at 5721 Production Way.

Mayor Pachal invited Carl Johannsen, Director of Development Services to introduce the purpose of the Development Permit application.

Mr. Johannsen advised that:

- Development Permit No. DP 05-23 involves two light industrial buildings at 5721 Production Way;
- the Development Permit application follows the vision of the Official Community Plan (OCP) land use;
- the site is zoned I-1 Light Industrial;
- the finalized form and character submission reflects comments from the City's Advisory Design Panel.

Mayor Pachal invited the applicant to present their application.

Jeremy Bergmann, Senior Project Manager, Hungerford Properties provided a PowerPoint presentation with information on the following:

- background on Hungerford Properties;
- project overview;
- building type;
- size of each building;
- electric vehicle (EV) charging capability;
- site plan;
- building renderings;
- building cross-section;
- Advisory Design Panel revisions to buildings' form and character;
- sustainability features;
- Loading court rendering.

Mayor Pachal asked the Corporate Officer to advise how public notice was provided for tonight's Committee of the Whole public input opportunity on the Development Permit application and whether any correspondence was received.

Kelly Kenney, Corporate Officer advised that notice of the public input opportunity for Development Permit Application No. DP 05-23 at the Committee of the Whole meeting was mailed to property owners within

100 m of the subject property, notices were placed on both City Hall and Timms Centre notice boards and published on the City's website. One piece of correspondence was received after publication of the agenda and was circulated to Council.

### **Opportunity for Public Input**

The Corporate Officer advised that there were no names on the speakers list.

Mayor Pachal invited those in attendance at the meeting who deemed their interest in property affected by the development permit application to present their comments

There were no speakers.

In response to a question from a Council member, Mr. Johannsen advised that the correspondence, which was received from the property owner of a neighbouring property, was forwarded to the applicant and it is expected that the applicant will be communicating with their neighbour should the Development Permit be approved.

In response to a question from a Council member, the applicant advised that they are open to potentially having public art work or murals put on their building walls and, accordingly, could make suggestions to the Strata which would have the authority to approve such initiatives.

It was MOVED and SECONDED

THAT the Committee rise and report.

CARRIED

## **4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE**

- a. Approval of Development Permit No. 05-23

5721 Production Way

It was MOVED and SECONDED

THAT Development Permit No. 05-23 to accommodate a 2-building, 9,681 m<sup>2</sup> industrial development located at 5721 Production Way be approved.

CARRIED

**5. CONSENT AGENDA**

It was MOVED and SECONDED

THAT the following item(s) be approved:

a. Adoption of Minutes

1. Regular Meeting Minutes from February 12, 2024

THAT the minutes of the regular meeting held on February 12, 2024 be adopted as circulated.

2. Special (Pre-Closed) Meeting Minutes from February 12, 2024

THAT the minutes of the special (pre-closed) meeting held on February 12, 2024 be adopted as circulated.

b. Bylaw 3216 - Zoning Amendment No 189 and Development Permit No. DP 05-22

Final reading of a bylaw to rezone the properties located at 20121, 20131, 20141, 20151, 20161, 20171 – 53 Avenue from RS1 Single Family Residential zone to the CD85 Comprehensive Development Zone to accommodate a 5-storey, 93-unit rental apartment development.

THAT the bylaw cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 189, 2022, No. 3216” be read a final time.

1. Approval of Development Permit No. 05-22

20121, 20131, 20141, 20151, 20161, 20171 – 53 Avenue

THAT Development Permit No. 05-22 to accommodate a 5-storey, 93-unit rental apartment development located at 20121, 20131, 20141, 20151, 20161, 20171 – 53 Avenue be approved.

**CARRIED**

c. Correspondence

1. March is Amyloidosis Awareness Month

Canadian Amyloidosis Support Network (CASN)

**6. ADOPTION OF THE MINUTES**

*See Consent Agenda*

**7. DELEGATIONS**

a. Living Arts Society - Bicentennial Voyageurs Portage 1824 - 2024

Joanne Plourde, President, Living Arts Society provided a PowerPoint presentation to Council on the Voyageurs Portage 1824 – 2024 three-day Conference taking place December 13, 14, and 15, providing information as follows:

- the conference is being hosted by the Langley Historical Society and the Living Arts Society;
- The event commemorates the 200<sup>th</sup> anniversary of the Voyageurs Portage made by James McMillan of the North West and Hudson Bay Companies;
- Her team of artists and historians would like to create a conference that would provide an opportunity to learn as much as they can about the period 1810-1830;
- Her vision for the event is a portage in three municipalities with events taking place in the Cities of Langley, Surrey, and the Township of Langley over the three day conference;
- The City of Langley is at the centre of the event as it is where the voyageurs first made contact with First Nations in 2024; it will have the most events and will take place December 14<sup>th</sup>;
- The site for events being held in the City of Langley are Michaud House/ Portage Park;
- Portage Park is an important site, and currently has a monument called the Portage which commemorates this expedition;
- There are maps of that period showing McMillan's expedition route, locations of forts built by the North West Company, and locations of forts built after 1824, including Fort Langley;
- The Langley City portion of the conference will be a hybrid event at Michaud House and will include:
  - Reenactment with students dressed as voyageurs;
  - First Nations will be invited to participate wearing 1820s period clothes, (Ms. Plourde has extensive experience making period clothing, which will be utilized for the reenactment);
  - singing and music;
  - French lessons;
  - Drumming sessions with First Nations;
  - Canoe display;
  - participants bringing their period guns (will require certified individual at entry to Portage Park);

- so far, conference participants will be coming from Quebec, Prince George, Victoria, Seattle, and Abbotsford;
- approximately 60 to 100 participants are expected;
- Artist Bruce Walther, member of the Living Arts Society, will be holding a public workshop in Portage Park in the summer to create a mosaic historical marker for the park;
- Identified current sponsors of the event;
- The events will be filmed and posted on-line which will create a great memory for the city and help with branding with the local stores and involving people to do things for themselves as the Living Arts Society.

In response to a question from a Council member, Ms. Plourde advised that the Society is looking for funding and in-kind services from the City, documentation for which has been submitted to the City;

In response to a question from a Council member, Darrin Leite, Director of Corporate Services confirmed that the Living Art Society had previously submitted a grant application for this event.

Ms. Plourde continued to respond to questions from a Council member, advising that:

- they will seek other sponsors, but are limited in the funds they can ask for as a member-funded society;
- they will definitely need from the City high speed internet in Michaud House in order to hold an on-line conference there as well as a letter of approval from the City to hold the event.

## 8. **COUNCIL MEMBER REPORTS**

- a. Upcoming Regular Meetings  
March 4, 2024  
March 18, 2024
- b. Council Advisory Bodies Update

**9. BYLAWS**

a. 2024 - 2028 Financial Plan Bylaw

1. Bylaw 3266 - 2024 - 2028 Financial Plan Bylaw

Third reading of a bylaw to adopt the Financial Plan 2024 - 2028.

Darrin Leite, Director of Corporate Services noted that at the previous meeting on the budget, staff advised of a proposed addition to the capital improvement plan in the amount of \$15,000 for the addition of two sheds at the Langley Lawn Bowling Club. This would, increase Schedule B of the Financial Plan Bylaw by \$15,000.

Mr. Leite further highlighted the following:

- how public safety and infrastructure renewal represent a large portion of the Financial Plan Bylaw and overall tax rate impact of 9.97%;
- in response to a question from Council at the last meeting, the surplus for 2023 is estimated to be approximately \$2,000,000; with the caveat that not all invoices have been received for projects or from suppliers relating to December of 2023;
- how the tax rate impact of 9.97% is different for the different types of properties within the community.

It was MOVED and SECONDED

THAT the bylaw cited as "Financial Plan 2024 – 2028 Bylaw, 2024, No. 3266" be read a third time.

BEFORE THE QUESTION WAS CALLED on third reading of Bylaw No. 3266

It was MOVED and SECONDED

THAT Schedule B of the Financial Plan bylaw be amended to include the addition of \$15,000 under the Parks category for the construction of two sheds at the Langley Lawn Bowling Green with the funding coming from the Capital Works Reserve, reflecting an updated total expenditure of \$25,700,335.

CARRIED

Discussion ensued with Council members providing their perspectives on the Financial Plan Bylaw.

It was MOVED and SECONDED

THAT the Financial Plan be amended to reduce the proposed property tax rate of 9.97% by the equivalent of a 1% reduction by reallocation of the fiscal year end surplus or by the removal of a 1% infrastructure levy budgeted in fiscal plan 2024.

BEFORE THE QUESTION WAS CALLED on the amendment, in response to questions from Council members, Mr. Leite advised that:

- historically, Council has allocated any prior year's surplus to the capital works reserve to be used for future capital projects;
- a 1% reduction would represent \$375,000; Council has the ability to use the surplus as they so wish;
- utilizing the surplus would have a one time impact in reducing property taxes; if the City did not have the same surplus the following year, that 1% would still need to be added to the operating budget; there is no ongoing impact in putting 1% into the capital works reserve; but there is an ongoing impact in using surplus to fund things in the operating budget;
- all money in reserves is invested; local governments have limited investment options, so the funds are in GICs or bank deposits; currently there is a 6% return on investments; however, this will likely decrease with interest rate reduction;
- currently the City is putting 8.4% of property taxes towards future capital reserves, which includes water and sewer levies; however, best practice would be to put 10% towards these reserves;
- \$1.2 million of the 2023 surplus is related to wages; for example, retirements taking place mid year, new positions hired mid year, as positions are funded for the whole year; if we didn't fund positions that became vacant for the whole year and used the funds for something else, the full year's salary would still need to be funded the following year; \$700 thousand of the surplus comes from interest income from investments;
- It is hard to predict how much of a surplus will come from saved wages due to vacancies due to retirements;
- The City has, in the past tried funding positions for a portion of the year, due to vacancies; however in the following year the City had to fund new positions as well as make up for not fully funding the previous year's positions;
- Without the Casino funds the City has been receiving since the Casino opened in 2005, the City would have had to borrow the \$86 million dollars that was put into projects in the

- City such as Timms Community Centre; and as a result of borrowing costs, would have increased property taxes 22%;
- having money in reserves to use for future capital projects has the effect of lowering future property taxes as the City would not have to obtain a loan to pay for these projects.

THE QUESTION WAS CALLED on the amendment and it was

DEFEATED

Opposed: Mayor Pachal, Councillors Albrecht, James, Solyom, and Wallace

BEFORE THE QUESTION WAS CALLED on third reading of Bylaw No. 3266 as amended, further discussion ensued with Council members providing their perspectives on the Financial Plan Bylaw.

THE QUESTION WAS CALLED on third reading of Bylaw No. 3266 as amended, and it was

CARRIED

Opposed: Councillor Mack

2. Motion - Allocation of Year End Surplus - Councillors Mack & White

It was MOVED and SECONDED

WHEREAS we recognize that the City's conservative fiscal planning is prudent with the aim of mitigating budgetary shortfalls while achieving specific goals and actions that support Council's Strategic Plan;

AND WHEREAS respecting the impacts that conservative budget city estimates may cause incremental increases to property taxpayers which result with year-end surpluses that have in the past been fully allocated to the Capital Works Reserve to supplement future capital projects and works in future years;

AND WHEREAS this approach of conservative strategy does not adequately acknowledge the associated incremental and operational financial costs that are borne by the taxpayer as a result;

THEREFORE, BE IT RESOLVED THAT staff develop a year-end surplus allocation framework that considers taxpayer-borne costs associated with budgetary surpluses, continues to strategically allocate funding for specific infrastructure and other established

priorities the Council has identified. (i.e. RCMP Reserve contribution, Capital Works Reserve contribution) while still upholding prudent financial planning practices;

AND THAT staff present this framework for Council to consider adopting to help guide financial planning.

CARRIED

## 10. NEW AND UNFINISHED BUSINESS

a. Motions/Notices of Motion

b. New Business

1. Public Release of Closed Meeting Motion from the February 12, 2024 Closed Meeting:

"THAT Council appoints the following individuals to the Socio-Cultural and Economic Development Advisory Committee for the term ending October 2026:

Kate Ludlam, Executive Director, Langley Senior Resource Centre representing the Community / Social Service Sector

Janet Burden, Executive Direction, Stepping Stone Community Services Society representing the Community / Social Service Sector

Johnny Webb, 5.0 Skateboards and Clinton Dewet, (as alternate) representing the Social and Cultural Diversity, Inclusion, Equity Perspective

Peter Fassbender, Business Professional representing the Development Industry

Shawn Bouchard, Vice President, Quadra Homes representing the Development Industry

Tanya Gabara, Human Resources Director, Gateway Casinos representing the Business Community At-Large

Dennis Martini, President, Martini Construction representing the Business Community At-Large

Jaret Lang, President & CEO, Kwantlen Polytechnic University Communities Trust representing a Post-Secondary Education Institution

Brent Elliott, Interim Associate Vice President, Campus and Community Planning, Kwantlen Polytechnic University representing a Post-Secondary Education Institution

Cory Redekop, CEO, Greater Langley Chamber of Commerce representing the Great Langley Chamber of Commerce

Vicky Dawe, Manager of Employment and Community Inclusion Services, Inclusion Langley Society, representing the Downtown Langley Business Association

THAT the following Council members be appointed Chair and Co-Chair as follows:  
Councillor Paul Albrecht, Chair  
Councillor Teri James, Co-Chair".

In response to question from a Council member, Francis Cheung, Chief Administrative Officer advised that the purpose of the committee is to take a more holistic approach in terms of the economic development viability of the City through integration of social and cultural components in the City's economic development activities.

**11. CORRESPONDENCE**

- a. Daycares in the Downtown Core

Downtown Langley Business Association

In response to a question from a Council member, Carl Johannsen, Director of Development Services advised that staff would incorporate the feedback received from the Downtown Langley Business Association into the City's Zoning Bylaw review and update.

**12. ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:33 pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER