METRO VANCOUVER REGIONAL DISTRICT (MVRD)
BOARD OF DIRECTORS

BOARD MEETING
Friday, July 26, 2024
9:00 am
28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia
Webstream available at https://metrovancouver.org

Membership and Votes

A G E N D A[1]

A. ADOPTION OF THE AGENDA

1. July 26, 2024 Meeting Agenda
That the MVRD Board adopt the agenda for its meeting scheduled for July 26, 2024 as circulated.

B. ADOPTION OF THE MINUTES

1. June 28, 2024 Meeting Minutes *pg. 7*
That the MVRD Board adopt the minutes for its meeting held June 28, 2024 as circulated.

2. June 28, 2024 Special Meeting Minutes *pg. 16*
That the MVRD Board adopt the special minutes for its meeting held June 28, 2024 as circulated.

C. DELEGATIONS

D. INVITED PRESENTATIONS

E. CONSENT AGENDA
Note: Directors may adopt in one motion all recommendations appearing on the Consent Agenda or, prior to the vote, request an item be removed from the Consent Agenda for debate or discussion, voting in opposition to a recommendation, or declaring a conflict of interest with an item.

[1] *Note: Recommendation is shown under each item, where applicable. All Directors vote unless otherwise noted.*

1. REGIONAL PLANNING COMMITTEE REPORTS

1.1 Request for Sanitary Service Connection at 1525 200 Street – Township of Langley *pg. 19*

That the MVRD Board:

a) resolve that sewer service for the property at 1525 200 Street, Township of Langley is generally consistent with the provisions of *Metro 2050*; and

b) forward the requested Fraser Sewerage Area amendment application for property at 1525 200 Street in the Township of Langley to the GVS&DD Board for consideration.

1.2 Metro 2050 Implementation Guideline – Regional Affordable Rental Housing Target *pg. 29*

That the MVRD Board endorse the *Metro 2050* Implementation Guideline – Regional Affordable Rental Housing Target as presented in the report dated June 3, 2024, titled "*Metro 2050* Implementation Guideline – Regional Affordable Rental Housing Target".

1.3 What Works: Local Government Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing *pg. 48*

That the MVRD Board:

a) receive for information the report dated June 3, 2024, titled "What Works: Local Government Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing"; and

b) forward "What Works: Local Government Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing" and its attachment to member jurisdictions for information with an offer for staff or Council presentations upon request.

1.4 Metro Vancouver Population Projections Update *pg. 106*

That the MVRD Board receive for information the report dated June 21, 2024, titled "Metro Vancouver Population Projections Update".

2. FINANCE COMMITTEE REPORTS

2.1 Metro Vancouver Regional Fund Expenditures Policy and Application Guide *pg. 117*

That the MVRD Board:

a) adopt the *Metro Vancouver Regional Fund Expenditures Policy* (No. FN-035) and *Metro Vancouver Regional Fund Application Guide* as presented in the report dated June 19, 2024, titled "Metro Vancouver Regional Fund Expenditures Policy and Application Guide"; and

b) rescind the *Federal Gas Tax Fund Expenditures Policy* (No. FN-012).

2.2 Award RFP 24-188 for External Audit Services and Appointment of External Auditors *pg. 169*

That the MVRD Board:

a) approve the award of RFP 24-188 for External Audit Services, in the amount of up to $1,188,800 (exclusive of taxes) to KPMG LLP, for a term of five (5) years, subject to final review by the Chief Administrative Officer;
b) appoint KPMG LLP, as external auditors for the fiscal years 2024 to 2028; and
c) authorize the General Manager, Procurement and Real Estate to execute the required documentation once the General Manager, Procurement and Real Estate is satisfied that the award should proceed.

3. FLOOD RESILIENCY COMMITTEE REPORTS

3.1 Regional Flood Resiliency Initiatives Scan and Prioritization Matrix – Scope of Work *pg. 171*

That the MVRD Board receive for information the Regional Flood Resiliency Initiatives Scan and Prioritization Matrix Scope of Work, as presented in the report dated June 18, 2024, titled "Regional Flood Resiliency Initiatives Scan and Prioritization Matrix – Scope of Work".

3.2 BC Flood Strategy *pg. 191*

That the MVRD Board write letters to the Honourable Nathan Cullen, Minister of Water, Land and Resource Stewardship, and the Honourable Bowinn Ma, Minister of Emergency Management and Climate Readiness, requesting that the implementation of the BC Flood Strategy be prioritized, expedited, and adequately resourced as it relates to the Metro Vancouver region.

4. REGIONAL PARKS COMMITTEE REPORTS

4.1 Contribution Agreement Request – Pacific Spirit Park Society *pg. 196*

That the MVRD Board approve, substantially in the form attached, the contribution agreement between the Metro Vancouver Regional District and the Pacific Spirit Park Society for a three-year term in the aggregate amount of $45,000 ($15,000 in 2025, $15,000 in 2026 and $15,000 in 2027) commencing January 1, 2025 and ending December 31, 2027.

4.2 Contribution Agreement Request – Kanaka Education and Environmental Partnership Society *pg. 223*

That the MVRD Board approve, substantially in the form attached, the contribution agreement between the Metro Vancouver Regional District and the Kanaka Education and Environmental Partnership Society for a three-year term in the aggregate amount of $45,000 ($15,000 in 2025, $15,000 in 2026 and $15,000 in 2027) commencing January 1, 2025 and ending December 31, 2027.

4.3 Manager's Report – Regional Parks *pg. 251*

That the MVRD Board receive for information the report dated July 9, 2024, titled "Manager's Report – Regional Parks."

F. ITEMS REMOVED FROM THE CONSENT AGENDA

G. REPORTS NOT INCLUDED IN CONSENT AGENDA

1. REGIONAL PLANNING COMMITTEE REPORTS

1.1 Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere) *pg. 262*

That the MVRD Board:

a) initiate the *Metro 2050* amendment process for the City of Surrey's requested regional land use designation amendment from Rural to General Urban for the lands located at 18115, 18147 and 18253 - 0 Avenue;
b) give first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393, 2024*;
c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*; and
d) direct staff to commence an enhanced public engagement process, including hosting a regional public information meeting.

1.2 Metro 2050 Type 3 Proposed Amendment – City of Surrey (7880 128 St) *pg. 498*

That the MVRD Board:

a) initiate the *Metro 2050* amendment process for the City of Surrey's requested regional land use designation amendment from Industrial to Employment for the lands located at 7880-128 Street;
b) give first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1392, 2024*; and
c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*.

2. FINANCE COMMITTEE REPORTS

2.1 MFA Fall 2024 Borrowing for the Township of Langley – MVRD Security Issuing Bylaw No. 1394, 2024 *pg. 586*

That the MVRD Board:

a) give consent to the request for financing from the Township of Langley in the amount of $38,380,000 pursuant to Sections 182(1)(b) and 182(2)(a) of the *Community Charter*;
b) give first, second and third reading to *Metro Vancouver Regional District Security Issuing Bylaw No. 1394, 2024*; and
c) adopt *Metro Vancouver Regional District Security Issuing Bylaw No. 1394, 2024* and forward it to the Inspector of Municipalities for Certificate of Approval.

2.2 MFA Fall 2024 Borrowing for the District of North Vancouver – MVRD Security Issuing Bylaw No. 1395, 2024 *pg. 681*

That the MVRD Board:

a) give consent to the request for financing from the District of North Vancouver in the amount of $20,000,000 pursuant to Sections 182(1)(b) and 182(2)(a) of the *Community Charter*;
b) give first, second and third reading to *Metro Vancouver Regional District Security Issuing Bylaw No. 1395, 2024*; and
c) adopt *Metro Vancouver Regional District Security Issuing Bylaw No. 1395, 2024* and forward it to the Inspector of Municipalities for Certificate of Approval.

2.3 MFA Fall 2024 Borrowing for the City of Langley – MVRD Security Issuing Bylaw No. 1391, 2024 *pg. 735*

That the MVRD Board:

a) give consent to the request for financing from the City of Langley in the amount of $15,000,000 pursuant to Sections 182(1)(b) and 182(2)(a) of the *Community Charter*;
b) give first, second and third reading to *Metro Vancouver Regional District Security Issuing Bylaw No. 1391, 2024*; and
c) adopt *Metro Vancouver Regional District Security Issuing Bylaw No. 1391, 2024* and forward it to the Inspector of Municipalities for Certificate of Approval.

3. CHIEF ADMINISTRATIVE OFFICER REPORTS

3.1 Results of Alternative Approval Process for Metro Vancouver Regional District Loan Authorization Bylaw No. 1381, 2024 *pg. 942*

That the MVRD Board adopt *Metro Vancouver Regional District Loan Authorization Bylaw No. 1381, 2024*.

H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

I. OTHER BUSINESS

1. MVRD Board Committee Information Items and Delegation Summaries *pg. 949*

J. RESOLUTION TO CLOSE MEETING

Note: The Board must state by resolution the basis under section 90 of the Community Charter on which the meeting is being closed. If a member wishes to add an item, the basis must be included below.

That the MVRD Board close its meeting scheduled for July 26, 2024 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- (b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity;
- (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; and
- (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*.

K. ADJOURNMENT

That the MVRD Board adjourn its meeting of July 26, 2024.

METRO VANCOUVER REGIONAL DISTRICT
BOARD OF DIRECTORS

Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Board of Directors held at 9:02 am on Friday, June 28, 2024, in the 28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia.

MEMBERS PRESENT:

Anmore, Vice Chair, Director John McEwen
Belcarra, Director Jamie Ross
Bowen Island, Director Andrew Leonard
Burnaby, Director Pietro Calendino
Burnaby, Director Sav Dhaliwal
Burnaby, Director Mike Hurley
Coquitlam, Director Craig Hodge
Coquitlam, Director Teri Towner
Delta, Alternate Director Rod Binder for Director George V. Harvie
Delta, Director Dylan Kruger
Electoral Area A, Director Jen McCutcheon
Langley City, Director Paul Albrecht
Langley Township, Director Steve Ferguson
Langley Township, Director Eric Woodward
Lions Bay, Director Ken Berry
Maple Ridge, Director Dan Ruimy
New Westminster, Director Patrick Johnstone
North Vancouver City, Director Linda Buchanan
North Vancouver District, Director Lisa Muri
Pitt Meadows, Director Nicole MacDonald
Port Coquitlam, Director Brad West
Port Moody, Director Meghan Lahti
Richmond, Director Chak Au
Richmond, Director Malcolm Brodie
Richmond, Director Bill McNulty
Surrey, Director Harry Bains*
Surrey, Director Doug Elford
Surrey, Director Gordon Hepner
Surrey, Director Pardeep Kooner
Surrey, Director Brenda Locke*
Surrey, Director Rob Stutt
scəwaθən məsteyəxʷ (Tsawwassen First Nation), Alternate Director Bryce Williams for Director Laura Cassidy
Vancouver, Director Rebecca Bligh
Vancouver, Director Adriane Carr
Vancouver, Director Lisa Dominato
Vancouver, Director Sarah Kirby-Yung (arrived at 9:11 am)
Vancouver, Director Mike Klassen
Vancouver, Director Ken Sim
Vancouver, Director Lenny Zhou
West Vancouver, Director Mark Sager*
White Rock, Director Megan Knight

* denotes electronic meeting participation as authorized by the *Procedure Bylaw*

STAFF PRESENT:

Jerry W. Dobrovolny, Chief Administrative Officer
Dorothy Shermer, Corporate Officer
Catherine Grosson, Legislative Services Coordinator, Board and Information Services

A. ADOPTION OF THE AGENDA

1. June 28, 2024 Meeting Agenda

It was MOVED and SECONDED
That the MVRD Board adopt the agenda for its meeting scheduled for June 28, 2024 as circulated.

CARRIED

B. ADOPTION OF THE MINUTES

1. May 31, 2024 Meeting Minutes

It was MOVED and SECONDED
That the MVRD Board adopt the minutes for its special joint meeting held May 31, 2024 as circulated.

CARRIED

2. May 31, 2024 Meeting Minutes

It was MOVED and SECONDED
That the MVRD Board adopt the minutes for its meeting held May 31, 2024 as circulated.

CARRIED

C. DELEGATIONS

No items presented.

D. INVITED PRESENTATIONS

No items presented.

E. CONSENT AGENDA

At the request of Directors, the following item was removed from the Consent Agenda for consideration under Section F:
3.2 2023 Statement of Financial Information

It was MOVED and SECONDED
That the MVRD Board adopt the recommendations presented in the following items as presented in the June 28, 2024 MVRD Board Consent Agenda:
1.1 Air Quality Advisory Program and Preparedness for 2024
1.2 Research Trial of Ocean Alkalinity Enhancement
2.1 Metro 2050 Regional Context Statement – City of Delta
3.1 Greater Vancouver Regional Fund – 2023 Annual Report
3.3 Metro Vancouver's 2024 Financial Performance Report No. 1

CARRIED

The items and recommendations referred to above are as follows:

1.1 Air Quality Advisory Program and Preparedness for 2024

Report dated June 4, 2024 from Amy Thai, Senior Policy Analyst, Air Quality and Climate Action Services, and Geoff Doerksen, Air Quality Planner, Air Quality and Climate Action Services, providing information about Metro Vancouver's air quality advisory program, wildfire smoke preparedness, and advisory planning activities for the 2024 advisory season.

Recommendation:
That the MVRD Board receive for information the report dated June 4, 2024, titled "Air Quality Advisory Program and Preparedness for 2024".

Adopted on Consent

1.2 Research Trial of Ocean Alkalinity Enhancement

Report dated May 14, 2024 from Lillian Zaremba, Program Manager, Liquid Waste Services, informing the Climate Action Committee and MVRD Board of a planned research trial of ocean alkalinity enhancement using the Lions Gate Wastewater Treatment Plant outfall.

Recommendation:
That the MVRD Board receive for information the report dated May 14, 2024, titled "Research Trial of Ocean Alkalinity Enhancement".

Adopted on Consent

2.1 Metro 2050 Regional Context Statement – City of Delta

Report dated May 16, 2024, from Marcin Pachcinski, Division Manager, Electoral Area and Implementation Services, Regional Planning and Housing Services, and Victor Cheung, Regional Planner, Electoral Area and Implementation Services, Regional Planning and Housing Services, presenting the Regional Planning Committee and the MVRD Board with the opportunity to consider acceptance of the City of Delta's Regional Context Statement.

Recommendation:
That MVRD Board accept the City of Delta Regional Context Statement as submitted to Metro Vancouver on April 24, 2024.

Adopted on Consent

3.1 Greater Vancouver Regional Fund – 2023 Annual Report

Report dated May 31, 2024, from Mark Seinen, Senior Planner, Regional Planning and Housing Services, presenting the Finance Committee and MVRD Board TransLink's 2023 Annual Report on active projects funded through the Greater Vancouver Regional Fund.

Recommendation:
That the MVRD Board receive for information the report dated May 31, 2024, titled "Greater Vancouver Regional Fund – 2023 Annual Report."

Adopted on Consent

3.3 Metro Vancouver's 2024 Financial Performance Report No. 1

Report dated June 12, 2024, from Harji Varn, Chief Financial Officer/General Manager, Financial Services, presenting the Finance Committee and MVRD Board the Metro Vancouver 2024 Financial Performance Report, including forecasts to the end of 2024, procurement activity, treasury and continuous improvement reporting.

Recommendation:
That the MVRD Board receive for information the report dated June 12, 2024 titled "Metro Vancouver's 2024 Financial Performance Report No. 1".

Adopted on Consent

F. ITEMS REMOVED FROM THE CONSENT AGENDA

Items removed from the Consent Agenda were considered in numerical order.

3.2 2023 Statement of Financial Information

Report dated June 6, 2024, from Harji Varn, Chief Financial Officer/General Manager, Financial Services, seeking MVRD Board approval for the 2023 Statement of Financial Information.

9:11 am Director Kirby-Yung arrived at the meeting.

It was MOVED and SECONDED
That the MVRD Board approve the Statement of Financial Information for the year ended December 31, 2023.

CARRIED

G. REPORTS NOT INCLUDED IN CONSENT AGENDA

1.1 Regional Growth Strategy Amendment Bylaw No. 1380, 2024 – Metro 2050 Type 3 Proposed Amendment to Reflect Accepted Regional Context Statements and Correct Minor Error

Report dated June 3, 2024 from Dorothy Shermer, Corporate Officer, and Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, Regional Planning and Housing Services, providing the MVRD Board with a summary of comments received as a result of the notification to affected local governments and agencies; and an opportunity to consider adoption of *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1380, 2024*.

It was MOVED and SECONDED

That the MVRD Board

a) receive for information the comments from the affected local governments and agencies as presented in the report dated June 3, 2024, titled "Regional Growth Strategy Amendment Bylaw No. 1380, 2024 - Metro 2050 Type 3 Proposed Amendment to Reflect Accepted Regional Context Statements and Correct Minor Error"; and

b) adopt *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1380, 2024*.

CARRIED

1.2 Regional Growth Strategy Amendment Bylaw No. 1378, 2024 – Metro 2050 Type 3 Proposed Amendment to Reflect the Electoral Area A Official Community Plan

Report dated June 15, 2024 from Dorothy Shermer, Corporate Officer, and Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, Regional Planning and Housing Services, providing the MVRD Board with a summary of comments received as a result of the notification to affected local governments and agencies; and an opportunity to consider adoption of *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1378, 2024* and *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw 1379, 2024*.

It was MOVED and SECONDED

That the MVRD Board:

a) receive for information the comments from the affected local governments and agencies as presented in the report dated June 15, 2024, titled "Regional Growth Strategy Amendment Bylaws No. 1378, 2024 and 1379, 2024 – Metro 2050 Proposed Amendment to Reflect the Electoral Area A Official Community Plan";

b) adopt *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1378, 2024*; and

c) adopt *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1379, 2024*.

CARRIED

Director Bligh was absent for the vote.

H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

1. Metro Vancouver Board and Committee Member Travel Expenses – Written Report

Director Leonard and Director Johnstone provided a Notice of Motion on May 31, 2024 for consideration at the June 28, 2024 MVRD Board Meeting.

It was MOVED and SECONDED

Whereas Metro Vancouver Board and Committee member travel expenses have increased significantly this term and policy improvements can address issues of allocation, oversight, and reporting of such travel;

Whereas all Metro Vancouver Board and Committee members have an interest in the information and outcomes of member-attended conferences, events, study tours, and meetings;

Whereas transparent and equitable policies should be created for use of all Metro Vancouver resources applied to Metro Vancouver Board member representation at such functions;

Whereas the above is in service of good governance, transparency, and strong relationships between the Board, the member communities, and the public they serve in the disposition of limited resources;

BE IT RESOLVED: That international travel to attend conferences, events, study tours, and meetings on behalf of Metro Vancouver by Board or Committee members be subject to Board approval which includes a summary of the request to the Board in an open meeting including:

- name of the attendee(s) and relevant Board or Committee role(s);
- a statement of expected value to be derived because of attending the function from the attendee and staff;
- projected travel expenses;
- projected remuneration expenses; and,
- projected amount of other expenses expected to be incurred.

BE IT FURTHER RESOLVED: That any participation by Metro Vancouver Board or Committee representatives at conferences, events, study tours and meetings that would incur overnight accommodation outside of British Columbia shall require a written report of the function by the attendee(s) in May or October in each year. This report shall be a provided at an open meeting of the Board, and include:

- a summary of the event and key activities;
- the value to Metro Vancouver derived because of the attendee's participation in the event; and,
- a summary of actual expenses incurred.

BE IT FURTHER RESOLVED: That staff be directed to bring back to the Board for consideration revised travel policies for Board and Committee members that are consistent with the above resolutions, set annual travel expense limits, and recognize the benefit of Board participation in exchange and learning while demonstrating fiscal responsibility that builds public trust; by the November 2024 regular meeting of the Board.

Referral Motion:

It was MOVED and SECONDED
That the MVRD Board refer the Notice of Motion regarding
Metro Vancouver Board and Committee Member Travel Expenses to staff for a report back on existing travel policies and approval procedures for elected officials for consideration.

Recorded Vote
A member requested that a recorded vote be conducted.

Name	For	Against
Albrecht. P		2
Au. C	3	
Bains. H	5	
Berry. K	1	
Binder. R	3	
Bligh. R		5
Brodie. M	4	
Buchanan. L		3
Calendino. P	4	
Carr. A		4
Dhaliwal. S	4	
Dominato. L		5
Elford. D	4	
Ferguson. S	3	
Hepner. G	5	
Hodge. C	4	
Hurley. M	5	
Johnstone. P		4
Kirby-Yung. S		5
Klassen. M		5
Knight. M	2	
Kooner. P	5	
Kruger. D	3	
Lahti. M		2

Leonard. A		1
Locke. B	5	
MacDonald. N	1	
McCutcheon. J		1
McEwen. J	1	
McNulty. W	4	
Muri. L	5	
Ross. J		1
Ruimy. D	5	
Sager. M	3	
Sim. K		5
Stutt. R	5	
Towner. T	4	
West. B	4	
Williams. B	1	
Woodward. E	4	
Zhou. L		5
Total Votes	97	48

CARRIED

I. OTHER BUSINESS

1. MVRD Board Committee Information Items and Delegation Summaries

J. RESOLUTION TO CLOSE MEETING

It was MOVED and SECONDED
That the MVRD Board close its meeting scheduled for June 28, 2024 pursuant to section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provisions as follows:

90 (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
(c) labour relations or other employee relations.

CARRIED

K. ADJOURNMENT

It was MOVED and SECONDED
That the MVRD Board adjourn its meeting of June 28, 2024.

CARRIED
(Time: 9:33 am)

CERTIFIED CORRECT

Dorothy Shermer, Corporate Officer

Mike Hurley, Chair

68888127

METRO VANCOUVER REGIONAL DISTRICT
BOARD OF DIRECTORS

Minutes of the Special Meeting of the Metro Vancouver Regional District (MVRD) Board of Directors held at 10:17 am on Friday, June 28, 2024, in the 28th Floor Boardroom, 4515 Central Boulevard, Burnaby, British Columbia.

MEMBERS PRESENT:

Burnaby, Chair, Director Mike Hurley
Anmore, Vice Chair, Director John McEwen
Belcarra, Director Jamie Ross
Bowen Island, Director Andrew Leonard
Burnaby, Director Pietro Calendino
Burnaby, Director Sav Dhaliwal
Coquitlam, Director Craig Hodge
Coquitlam, Director Teri Towner
Delta, Alternate Director Rod Binder for Director George V. Harvie
Delta, Director Dylan Kruger
Electoral Area A, Director Jen McCutcheon
Langley City, Director Paul Albrecht
Langley Township, Director Steve Ferguson
Langley Township, Director Eric Woodward
Lions Bay, Director Ken Berry
Maple Ridge, Director Dan Ruimy
New Westminster, Director Patrick Johnstone
North Vancouver City, Director Linda Buchanan
North Vancouver District, Director Lisa Muri
Pitt Meadows, Director Nicole MacDonald
Port Coquitlam, Director Brad West
Port Moody, Director Meghan Lahti
Richmond, Director Chak Au
Richmond, Director Malcolm Brodie
Richmond, Director Bill McNulty
Surrey, Director Harry Bains*
Surrey, Director Doug Elford
Surrey, Director Gordon Hepner
Surrey, Director Pardeep Kooner
Surrey, Director Brenda Locke*
Surrey, Director Rob Stutt
scəwaθən məsteyəxʷ (Tsawwassen First Nation), Alternate Director Bryce Williams for Director Laura Cassidy
Vancouver, Director Rebecca Bligh
Vancouver, Director Adriane Carr
Vancouver, Director Lisa Dominato
Vancouver, Director Sarah Kirby-Yung
Vancouver, Director Mike Klassen
Vancouver, Director Ken Sim
Vancouver, Director Lenny Zhou
West Vancouver, Director Mark Sager*
White Rock, Director Megan Knight

* denotes electronic meeting participation as authorized by the *Procedure Bylaw*

STAFF PRESENT:

Jerry W. Dobrovolny, Chief Administrative Officer
Dorothy Shermer, Corporate Officer
Catherine Grosson, Legislative Services Coordinator, Board and Information Services
Jessica Beverly, Corporate Solicitor/General Manager, Legal Services and Indigenous Relations

A. ADOPTION OF THE AGENDA

1. June 28, 2024 Special Meeting Agenda

It was MOVED and SECONDED
That the MVRD Board adopt the agenda for its special meeting scheduled for June 28, 2024 as circulated.

CARRIED

B. ELECTION

1. Election of Board Chair

Vice Chair McEwen called for nominations for the office of Chair of the 2024 MVRD Board of Directors.

Director Hurley was nominated as a candidate for the office of Board Chair and consented to the nomination.

Director Dominato was nominated as a candidate for the office of Board Chair and consented to the nomination.

Vice Chair McEwen called three more times for further nominations. There being no further nominations, Vice Chair McEwen declared the nominations closed.

As there were more candidates for the office of Chair than there were to be elected for the office, Vice Chair McEwen announced that an election by voting would be held with the following directors being nominated:

Director Hurley
Director Dominato

Directors Hurley and Dominato addressed the board with respect to their candidacy. Ballots were issued.

Ballots were cast. Dorothy Shermer, Corporate Officer, and Jessica Beverley, Corporate Solicitor/General Manager, Legal Services and Indigenous Relations temporarily left the meeting to conduct the count.

Announcement of Result

Dorothy Shermer, Corporate Officer, and Jessica Beverley, Corporate Solicitor/General Manager, Legal Services and Indigenous Relations, returned to the meeting and Vice Chair McEwen declared Director Hurley elected as Chair of the 2024 MVRD Board of Directors.

The Chair took their seat and presided at the meeting.

C. RESOLUTION TO CLOSE MEETING

No items presented.

D. ADJOURNMENT

It was MOVED and SECONDED

That the MVRD Board adjourn its special meeting of June 28, 2024.

CARRIED

(Time: 10:40 am)

CERTIFIED CORRECT

Dorothy Shermer, Corporate Officer

Mike Hurley, Chair

68860272

To: Regional Planning Committee

From: Victor Cheung, Regional Planner, Regional Planning and Housing Services

Date: June 3, 2024 Meeting Date: July 4, 2024

Subject: **Request for Sanitary Service Connection at 1525 200 Street – Township of Langley**

RECOMMENDATION

That the MVRD Board:

a) resolve that sewer service for the property at 1525 200 Street, Township of Langley is generally consistent with the provisions of *Metro 2050*; and
b) forward the requested Fraser Sewerage Area amendment application for property at 1525 200 Street in the Township of Langley to the GVS&DD Board for consideration.

EXECUTIVE SUMMARY

The Township of Langley has submitted an application to the Greater Vancouver Sewerage and Drainage District to extend sewer services to 1525 200 Street. In line with the requirements set out in the *Local Government Act* and *Metro 2050*, the request is being presented to the MVRD Board to consider consistency with the regional growth strategy prior to consideration by the Greater Vancouver Sewerage and Drainage District Board.

The application is seen to be generally consistent with *Metro 2050* given that:

- the property is within the *Metro 2050* South Fernridge Sewerage Extension Area;
- the land use in the Township of Langley's OCP Agriculture designation are consistent with the Agricultural *Metro 2050* regional land use designation;
- this amendment is not part of a rezoning or OCP application and no further subdivision of this property is allowed under the Township of Langley's zoning bylaw; and
- this property is within the Agricultural Land Reserve and subject to Agricultural Land Commission regulations.

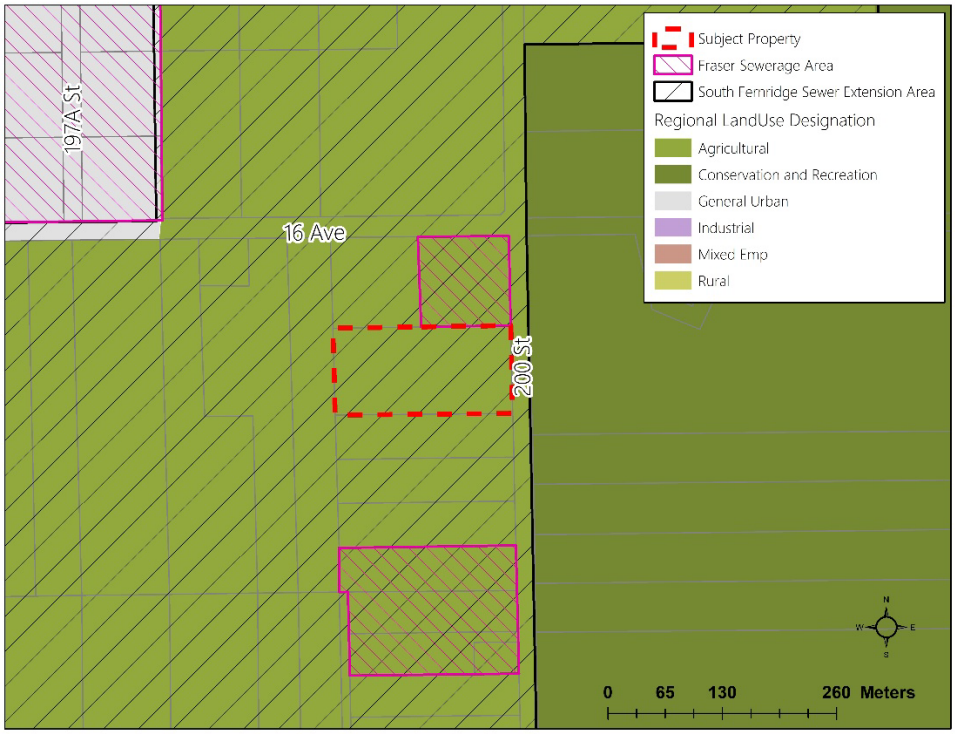
PURPOSE

This report seeks Regional Planning Committee and MVRD Board concurrence that regional sewer service for the property located at 1525 200 Street is generally consistent with *Metro 2050*.

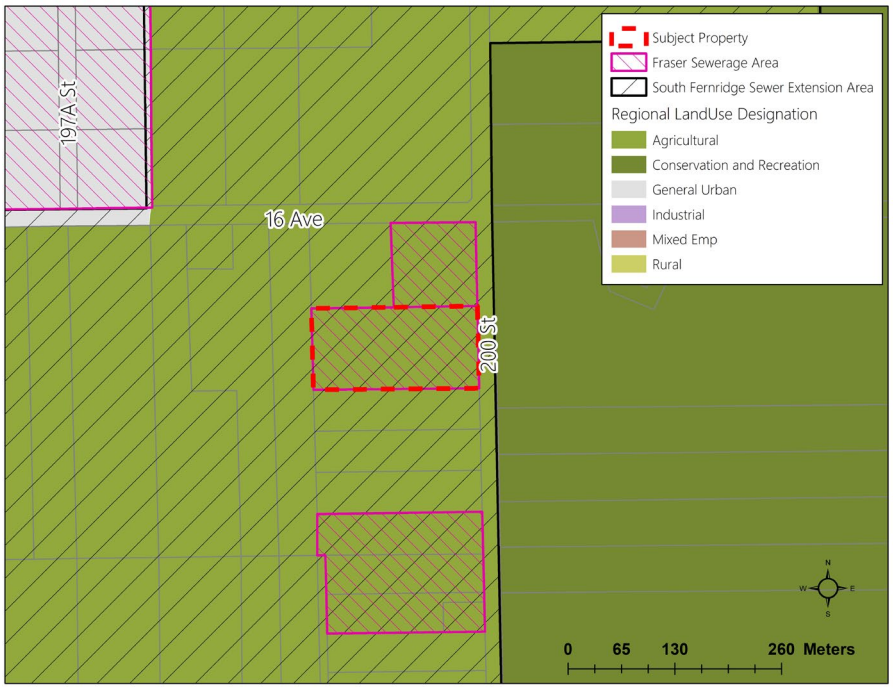
BACKGROUND

On April 24, 2024, the Township of Langley submitted an application to the Greater Vancouver Sewerage and Drainage District (GVS&DD) to extend sewerage service to 1525 200 Street. The property is on land with an Agricultural regional land use designation in *Metro 2050*, and outside of the Urban Containment Boundary (Map 1). Consistent with the requirements in the *Local Government Act* and *Metro 2050*, the request is being presented to the MVRD Board for consideration of consistency with the regional growth strategy prior to it being considered by the GVS&DD Board.

Map 1 Subject Property at 1525 – 200 Street, Township of Langley



Map 2 Proposed Sewerage Extension at Subject Property at 1525 – 200 Street, Township of Langley



METRO 2050 AND SEWERAGE AREA EXTENSION REQUESTS

Section 6.8 of *Metro 2050* includes provisions for coordination amongst the Metro Vancouver Boards to ensure alignment between the policies of *Metro 2050*, as governed by the MVRD Board, and the works and services governed by the GVS&DD and GVWD Boards. The intention of limiting the extension of sewerage services from a regional growth management perspective is to support: urban containment; the protection of agricultural, rural, and conservation and recreation lands; and the efficient provision of regional infrastructure services, which are all key tenets of *Metro 2050*. In accordance with section 445 of the *Local Government Act*, *Metro 2050* requires that all services undertaken by the GVS&DD be consistent with *Metro 2050*. Specifically, Section 6.8.1 of *Metro 2050* states that:

> *The Greater Vancouver Sewerage and Drainage District and the Greater Vancouver Water District will not directly or indirectly supply, agree to supply, or authorize connections that enable the supply of services to a site that is developed or proposed to be developed after the date of adoption of the regional growth strategy where the nature of that development is, in the sole judgment of the Metro Vancouver Regional District Board, inconsistent with the provisions of the regional growth strategy.*

While *Metro 2050* establishes the extent of urban development within the region, the provision of regional sewerage services are administered by the GVS&DD. Any requests from member jurisdictions to amend the GVS&DD sewerage area or to provide sewer services onto lands designated Agricultural, Rural, or Conservation and Recreation in *Metro 2050* must be presented to the MVRD Board for consideration before they are considered by the GVS&DD Board.

Section 2.3.1 of *Metro 2050* states that the GVS&DD Board will not allow connections to regional sewerage services to lands with an Agricultural regional land use designation except where the MVRD Board determines that the new development is consistent with the provisions of that designation and where it has been determined that:

a) the connection to regional sewerage services is the only reasonable means of preventing or alleviating a public health or environmental contamination risk; or
b) the connection to regional sewerage services would have no significant impact on the goals of containing urban development within the Urban Containment Boundary, and protecting lands with a Rural, Agricultural, or Conservation and Recreation regional land use designation.

However, Section 2.3.1 does not apply for applications within part of the Salmon River Uplands Fraser Sewerage Area and the North Salmon River Uplands and South Fernridge Sewerage Extension Areas. This application is within the South Fernridge Sewerage Extension Area, and therefore is not subject to Section 2.3.1. Instead, this application is subject to Section 6.9.1, which outlines provisions for regional sewer service that differ from and are less restrictive than Section 2.3.1 and apply only to the aforementioned areas – see Requests Within Sewerage Extension Areas section below.

The GVS&DD regional sewerage area boundaries were drawn prior to the adoption of *Metro 2050*. As a result, there are some locations where the Fraser Sewerage Area and regional land use designations do not align. For properties designated Agricultural, Rural, or Conservation and

Recreation located outside of the Fraser Sewerage Area, as is the case with this application, the MVRD Board must determine whether servicing is appropriate and consistent with the intent of the respective land use designations of *Metro 2050*, after which the final decision to amend the GVS&DD sewerage area boundary rests with the GVS&DD Board. For properties within the Fraser Sewerage Area that are designated Agricultural, Rural or Conservation and Recreation, only MVRD Board approval is required. In both cases, where the MVRD Board determines the sewerage area boundary amendment is not consistent with *Metro 2050*, the GVS&DD is obligated to deny the application.

REQUESTS WITHIN SEWERAGE EXTENSION AREAS

An extension of sewerage services to two existing residential buildings located on the property at 1525 200 Street is being requested. The subject site is located on land with a regional Agricultural land use designation and is adjacent to the existing Fraser Sewerage Area boundary.

While the *Metro 2050* Urban Containment Boundary establishes the extent of urban development within the region, the provision of regional sewerage services is contained within the GVS&DD Sewerage Area boundaries. *Metro 2050* section 6.9.1 identifies Sewerage Extension Areas, which are specific locations within lands with a Rural or Agricultural regional land use designation where the extension of regional sewerage services is permitted under *Metro 2050* as long as the development remains consistent with the underlying regional land use designation. Section 6.9.1 states that:

> *Notwithstanding any other provision in the regional growth strategy, within the areas identified on Map 12 in the Township of Langley as "Rural within the Sewerage Area", which includes part of the Salmon River Uplands that is contained within the Greater Vancouver Sewerage and Drainage District's Fraser Sewerage Area, and within the area identified as "Sewerage Extension Areas", known as North Salmon River Uplands and South Fernridge, regional sewer servicing will be permitted subject only to the land uses being consistent with the applicable regional land use designation and normal Greater Vancouver Sewerage and Drainage District technical considerations.*

In sum, for those areas that are within a *Metro 2050* Sewerage Extension Area, *Metro 2050* does not prohibit the extension of sewerage services where the form of development is consistent with the applicable regional land use designation. For further clarity, applications for the extension of sewerage services in *Metro 2050* Sewerage Extension Areas are not subject to all the "provisions of the regional growth strategy", including meeting the exceptions laid out in *Metro 2050* policies 1.1.1, 1.4.1, 2.3.1 and 3.1.1, but rather only need to be consistent with the land use for the regional land use designation.

METRO VANCOUVER ANALYSIS

Currently, 1525 200 Street include residences and agricultural outbuildings located on the property and is located in the South Fernridge Sewerage Extension Area. These uses are allowed under the Township's RU-1 zone and Agriculture OCP land use designation that apply to the subject site. Therefore, no rezoning or OCP land use amendment applications are required. The lands are within the Agricultural Land Reserve and subject to Agricultural Land Commission Act and regulations.

The rationale for the requested amendment of services provided by Township of Langley staff indicated the following:

> "The property is within a Sewerage Extension area; and the expansion of the Fraser Sewerage Area will allow two residential buildings currently on the property to connect to the municipal sewer system."

For historical context, the MVRD Board approved similar requests for sewerage area amendments on nearby properties on 200 Street, including 1565 200 Street and 19925 12 Avenue in 2023; 1373 200 Street in April 2017; 20030 8 Avenue in July 2016; and 637 200 Street in November 2015. Since the installation of the sewer lines along 200 Street to service the High Point community south of the two properties, it has been expected that property owners along 200 Street will apply to connect to the municipal sanitary line and to expand the regional sewerage area to building footprints on their properties. In this context, the request is aligned with the intent of the *Metro 2050* Regional Sewerage Extension Area as approved. Staff do not anticipate a proliferation of unrelated sewerage area amendment requests in other areas within the Township.

ALTERNATIVES

1. That the MVRD Board:
   a) resolve that sewer service for the property at 1525 200 Street, Township of Langley is generally consistent with the provisions of *Metro 2050*; and
   b) forward the requested Fraser Sewerage Area amendment application for property at 1525 200 Street in the Township of Langley to the GVS&DD Board for consideration.

2. That the MVRD Board resolve that the amendment application for the property at 1525 200 Street, Township of Langley is not consistent with the provisions of *Metro 2050* and direct staff to notify both the Township of Langley and the GVS&DD Board.

FINANCIAL IMPLICATIONS

There are no financial implications to this report from a Regional Planning perspective. Any financial implications related to the proposed amendment will be considered within the GVS&DD application review process. If the MVRD Board chooses Alternative 1, as the property is located only partially within the existing Fraser Sewerage Area boundary, GVS&DD Board approval is required. The MVRD Board decision would be forwarded to GVS&DD staff to prepare a report to the GVS&DD Board. If the MVRD Board chooses Alternative 2, the decision would be forwarded to the GVS&DD Board and the applying member jurisdiction would be notified. The GVS&DD would be required to decline the application.

CONCLUSION

The GVS&DD has received an application from the Township of Langley to extend sanitary service connections to 1525 200 Street. To permit the servicing connections, the Fraser Sewerage Area must be extended to the subject site. However, as the subject site is designated Agricultural in *Metro 2050*, the MVRD Board must first determine if the proposed sewerage area amendment is consistent with the provisions of *Metro 2050* and the Agricultural regional land use designation.

The application is seen to be generally consistent with *Metro 2050* given that:

- the property is within the *Metro 2050* South Fernridge Sewerage Extension Area;
- the land use in the Township of Langley's OCP Agriculture designation are consistent with the Agricultural *Metro 2050* regional land use designation;
- this amendment is not part of a rezoning or OCP application and no further subdivision of this property is allowed under the Township of Langley's zoning bylaw; and
- this property is within the Agricultural Land Reserve and subject to Agricultural Land Commission regulations.

Staff recommend Alternative 1.

ATTACHMENT

1. Report to Mayor and Council from the Township of Langley dated March 25, 2024, regarding a proposed expansion of the Fraser Sewerage Area 1525 200 Street.

68307111

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 25, 2024 - REGULAR MEETING	**REPORT:**	24-56
FROM:	ENGINEERING DIVISION	**FILE:**	0400-65-003
SUBJECT:	PROPOSED EXPANSION OF FRASER SEWERAGE AREA 1525 - 200 STREET		

RECOMMENDATION:

That Council request that the Greater Vancouver Sewerage and Drainage District expand the existing Fraser Sewerage Area boundary to formally include the following property:

- 1525 – 200 Street (Lot 17, Sec. 10, Township 7, NWD, Plan NWP5505)

EXECUTIVE SUMMARY:

Municipal sewage from the Township of Langley is conveyed to wastewater treatment plants operated by Metro Vancouver (MV). The area serviced by these treatment plants (catchment area) is restricted to areas defined by the Fraser Sewerage Area (FSA) plan. Amendments to the FSA plan must be completed in accordance with the Greater Vancouver Sewerage and Drainage District (GVS&DD) Act and require formal requests from member municipalities, usually in the form of a Council resolution. FSA expansion requests made to GVS&DD are also reviewed for consistency with MV's Regional Growth Strategy (RGS).

The Township is in receipt of a request from the owner of the subject property for expansion of the FSA plan to allow the two (2) residential buildings currently on the property to connect to the municipal sewer system. The following table provides a summary of relevant details about the referenced site:

Address	Township Zoning	ALR	RGS Designation	RGS Servicing Area
1525 - 200 Street	RU-1	Yes	Agriculture	Sewerage Extension Area

The requested expansion for the subject property will not require an extension of municipal services as the property, if approved, will be able to connect to the existing municipal system fronting the property. This property is within the Sewerage Extension Area as outlined in Strategy 6.9 of Metro Vancouver's Regional Growth Strategy.

PURPOSE:

To obtain Council's authorization to request GVS&DD expand the FSA boundary to include 1525 – 200 Street.

BACKGROUND/HISTORY:

Municipal sewage from the Township is conveyed to wastewater treatment plants operated by MV. The area serviced by these treatment plants is defined by the FSA plan. Municipal collection and centralized treatment are generally reserved for development within the urban containment boundary defined in the RGS.

Amendments to the FSA plan must be undertaken in accordance with the GVS&DD Act and require a formal request from a member municipality, usually in the form of a Council resolution.

DISCUSSION/ANALYSIS:

The property, located at 1525 – 200 Street (Attachment A) is zoned Rural Residential (RU-1) with two (2) existing residential buildings, plus agricultural buildings located on the property.

Section 6.9 of the MV RGS (Attachment B) identifies the area where the parcel is located as Sewerage Area Extension areas with the following description:

> "*Notwithstanding any other provision in this Regional Growth Strategy, the area identified on Map 12 as "Rural within the Sewerage Area" includes part of the Salmon River Uplands in the Township of Langley that is contained within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area. For the areas identified on Map 12 as "Sewerage Extension Areas" known as North Salmon River Uplands and South Fernridge in the Township of Langley, sewer servicing will be permitted subject only to land uses being consistent with the applicable regional land use designation and normal GVS&DD technical Considerations*."

Intergovernmental Implications:

Application will be submitted to the GVS&DD to expand the FSA boundary for the specified area shown in Attachments A and B, subject to Council's approval. If approved, the application will include Council's specific resolutions in regard to the site.

Financial Implications:

Any costs related to the provision of sewer service will be borne by the property owner.

Respectfully submitted,

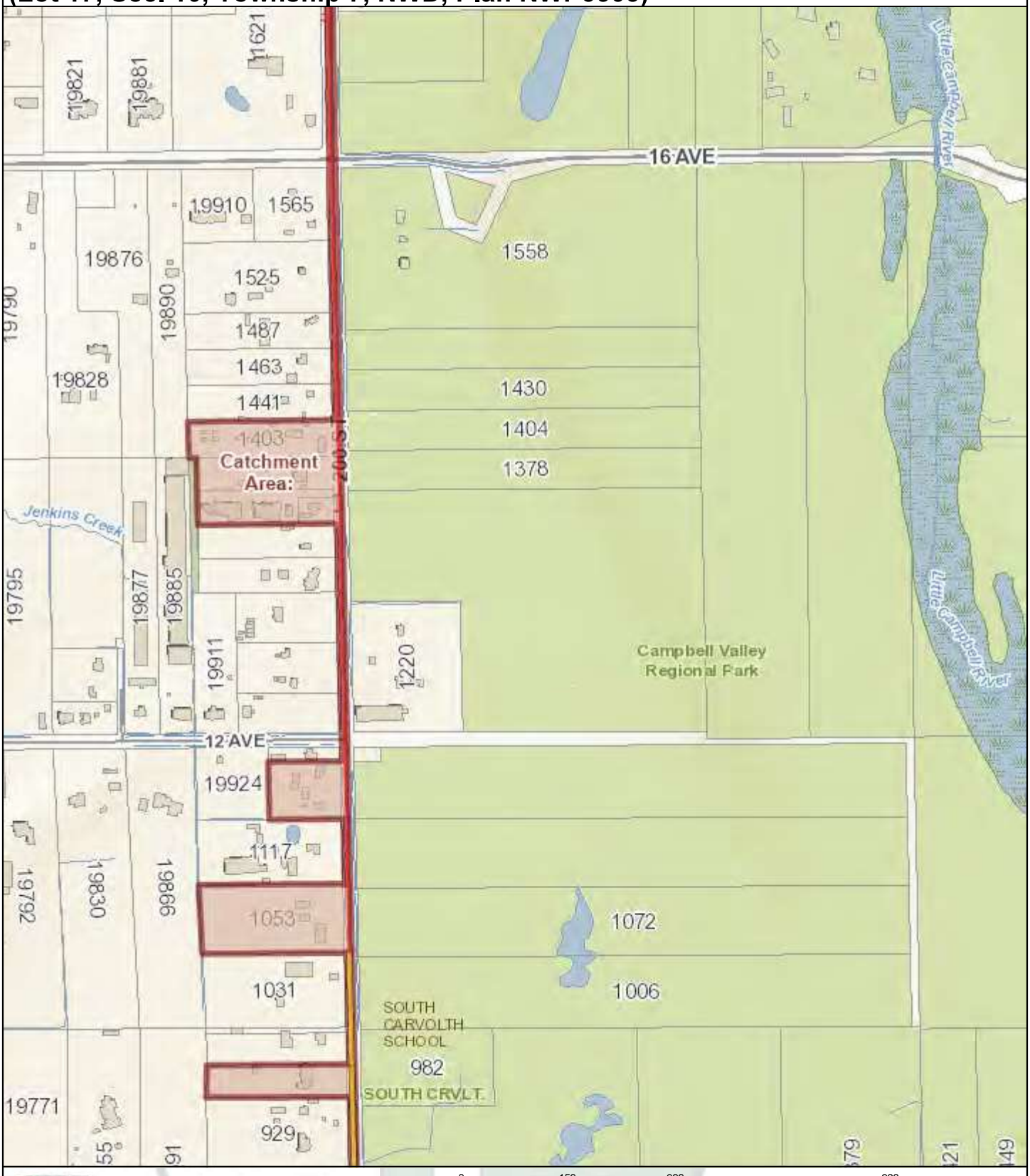
Dave McCormick
UTILITIES PLANNING ENGINEER
for
ENGINEERING DIVISION

ATTACHMENT A Reference Map for Proposed Sewer Expansion Area for 1525 - 200 Street

ATTACHMENT B Regional Growth Strategy Map 12: Special Study Areas and Sewerage Extension Areas

1525 – 200 Street
(Lot 17, Sec. 10, Township 7, NWD, Plan NWP5505)

ATTACHMENT A



Township of Langley BC
Est. 1873

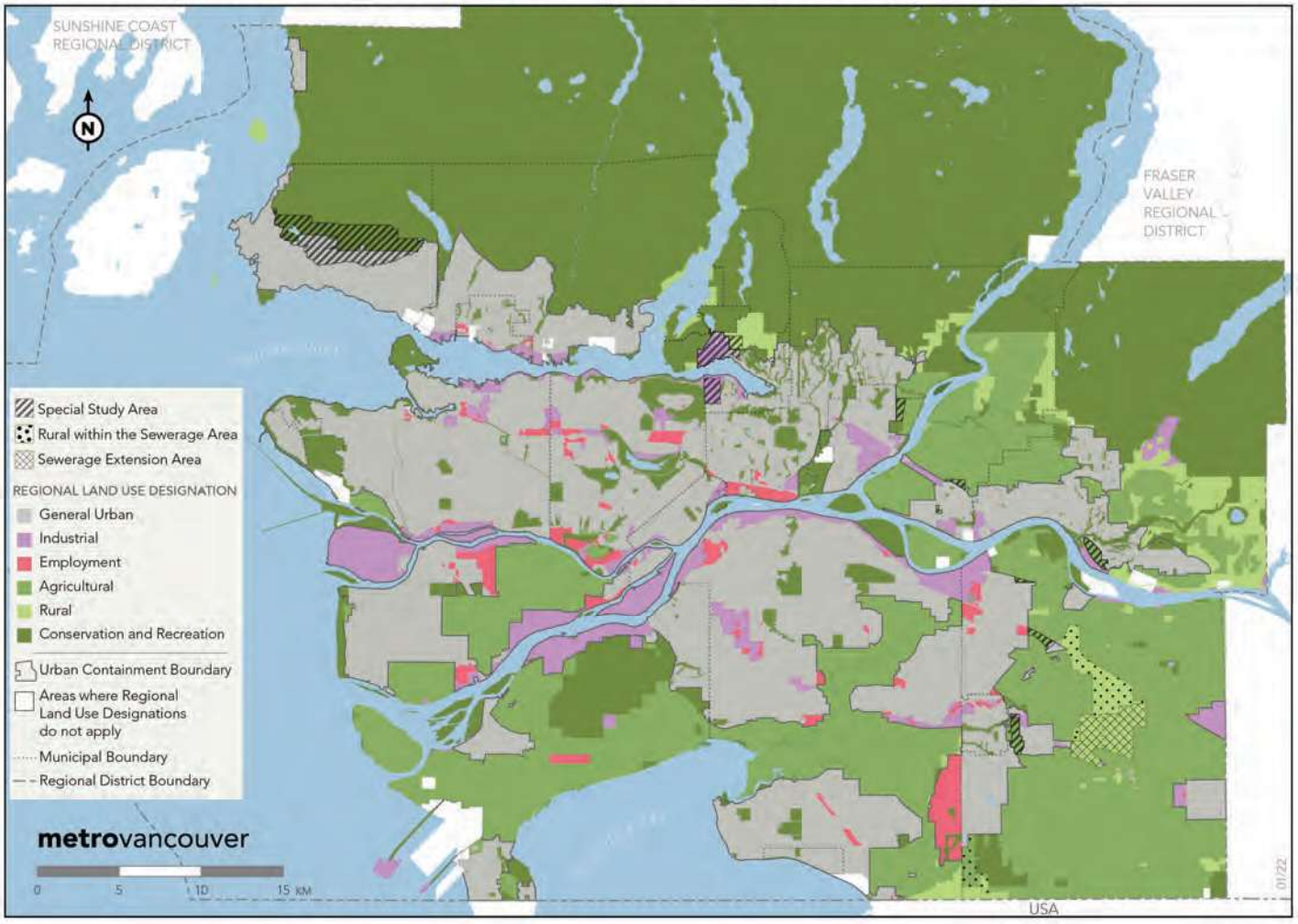
0 150 300 600 Meters

1:7,500

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

Map printed on: Thursday, May 18, 2023 Township of Langley

MAP 12 Special Study Areas and Sewerage Extension Areas



To: Regional Planning Committee

From: Diana Jeliazkova, Regional Planner, Regional Planning and Housing Services

Date: June 24, 2024 Meeting Date: July 4, 2024

Subject: **Metro 2050 Implementation Guideline – Regional Affordable Rental Housing Target**

RECOMMENDATION

That the MVRD Board endorse the *Metro 2050* Implementation Guideline – Regional Affordable Rental Housing Target as presented in the report dated June 3, 2024, titled "*Metro 2050* Implementation Guideline – Regional Affordable Rental Housing Target".

EXECUTIVE SUMMARY

A *Metro 2050* implementation guideline for the Regional Affordable Rental Housing Target has been completed to define and communicate the methodology that Metro Vancouver will use to monitor progress towards the regional affordable rental housing target in *Metro 2050*. The methodology outlined will inform discussions among member jurisdictions, the regional district, and other partners about the growth of affordable rental housing in transit-oriented regionally-significant geographies.

The methodology describes how to measure the percentage of newly completed housing units built within Urban Centres, Frequent Transit Development Areas (FTDAs), and Major Transit Growth Corridors (MTGCs) that are affordable rental housing units. To do this, the implementation guidelines defines "newly completed housing units" as units completed within the past five years, and "affordable rental housing units" as all social and non-market rental housing units as well as private rental units that meet affordability criteria.

PURPOSE

To provide the Regional Planning Committee and the MVRD Board with the opportunity to endorse the Regional Affordable Rental Housing Target Implementation Guideline.

BACKGROUND

Implementation Guidelines were first introduced as companion documents to support the previous regional growth strategy, *Metro Vancouver 2040: Shaping our Future*. This Implementation Guideline serves as a companion document to *Metro 2050*, and was developed to define and communicate the methodology Metro Vancouver will use to monitor progress toward the regional affordable rental housing target described in Policies 4.2.3 and 4.2.7 a) of *Metro 2050*. This report provides and overview of the methodology outlined in the Regional Affordable Rental Housing Target Implementation Guideline, as well as the process for the proposed *Metro 2050* amendment needed to ensure consistency between the Implementation Guideline and *Metro 2050*.

SUMMARY OF THE IMPLEMENTATION GUIDELINE

The Regional Affordable Rental Housing Target Implementation Guideline (Attachment 1) outlines the methodology, definitions, and data sources used to monitor progress toward the target.

Methodology and Definitions

The methodology for the Regional Affordable Rental Housing Target is based on the adopted language in Policies 4.2.3 and 4.2.7 a) in *Metro 2050* Goal 4 and the Goal 4 performance monitoring description under Section G. The methodology describes how to measure the percentage of newly completed housing units built within Urban Centres, Frequent Transit Development Areas (FTDAs), and Major Transit Growth Corridors (MTGCs) that are affordable rental housing units. To do this, the implementation guideline defines "newly completed housing units" and "affordable rental housing units" as follows:

- **Newly completed housing units** – defined as all residential units built within the past five years (e.g. 2018 to 2023)[1].

- **Affordable rental housing units** – defined as:
    - All social and non-market rental housing units[2], AND;
    - Private rental housing units in the primary rental market rented at affordable rents[3].
        - Affordable rents are defined by bedroom size, based on the Regional Median Household Income (RMHI)[4]. The RMHI of $90,000 has been applied to the calculation of an affordable rent for a 3-bedroom unit (based on a monthly rent payment that does not exceed 30% of gross annual income). An income distribution similar to that used in BC Housing's Housing Income Limits (HILs) has then been applied to generate the corresponding affordable rents by bedroom size (see Table 1).

Table 1: Affordable Rents Based on the 2021 Census Regional Median Household Income (RMHI)

	1 Bedroom or Less	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Regional Median Household Income and Adjusted Household Incomes	$60,700	$75,350	$90,000	$112,500
Corresponding Affordable Rent	$1,517	$1,884	$2,250	$2,813

Having now developed the methodology for monitoring the affordable rental housing target, it is proposed that the transit-oriented geographies included in the monitoring be expanded from Urban

[1] Data will be obtained through a custom data request from Canada Mortgage and Housing Corporation's Starts and Completions Survey.
[2] Data will be obtained through a custom data request from Canada Mortgage and Housing Corporation's Social and Affordable Housing Survey.
[3] Data will be obtained through a custom data request from Canada Mortgage and Housing Corporation's Rental Market Survey.
[4] According to the 2021 Census, the median household income in the Vancouver region (Vancouver CMA) was $90,000.

Centres and FTDAs, to also include MTGCs. Adding MTGCs will address challenges with data suppression, and allow for newly completed affordable rental housing units added within a contiguous geography that is well-serviced by public transit to be measured under the target. These geographies are combined and shown in Map 1 below. These geographies are regional in nature, as is the target itself. For this reason, as well as data suppression limitations, monitoring and reporting of this target will be done at the regional level only, and will not be possible at a sub-regional or municipal level.

Monitoring and Reporting

Member jurisdictions will not be asked to contribute data or other resources to support monitoring of this target. Metro Vancouver will obtain all required data from Canada Mortgage and Housing Corporation via custom data requests. Annual reporting on this target will be included in the *Metro 2050* Annual Performance Monitoring Reports. These reports will include both the percentage and number of newly completed affordable rental housing units. This information will also be reported in the *Metro 2050* performance monitoring dashboard which will be published on the Metro Vancouver website.

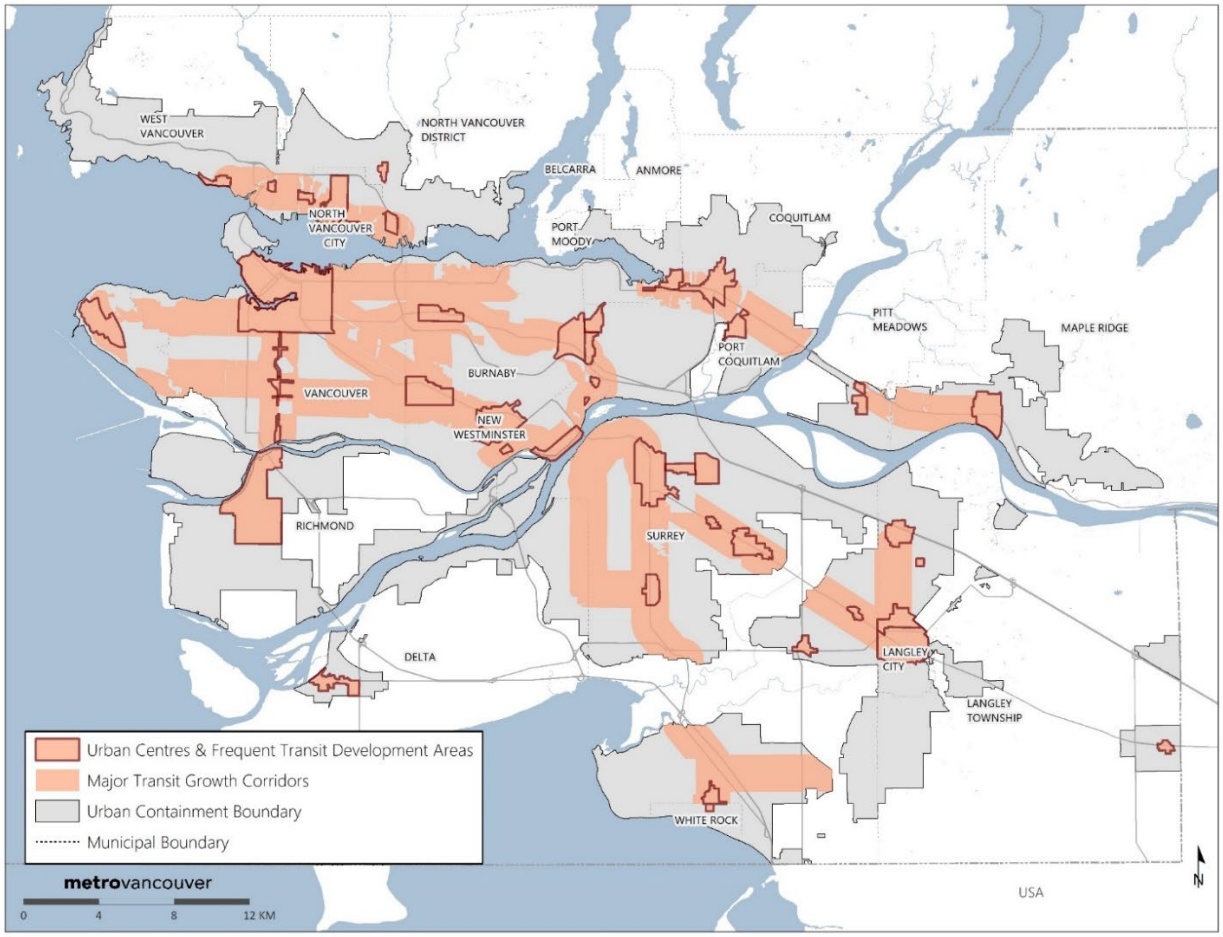
A more comprehensive report on the regional affordable rental housing target will be published every five years. This report will be aligned with the Census schedule of reports and will include revised affordable rents based on updated household income data from the latest Census. These reports will include both the percentage and number of newly completed affordable rental housing units for the latest 5-year period, alongside previous years' progress. Additional contextual measures related to the regional affordable rental housing target will also be included in these reports, such as the total number of newly completed purpose-built rental units (in transit-oriented geographies and across the region), the total number of newly completed below-market rental units (in transit-oriented geographies and across the region), and the total number of newly completed affordable rental housing units meeting the target definition across the region.

Baseline Data

Metro Vancouver is currently working with CMHC to obtain the latest available data to be used to calculate a current baseline for this target. What is known at this stage is that the region is not currently meeting this target, and it will take a significant effort to achieve 15% of newly completed housing within Urban Centres, FTDAs, and MTGCs as affordable rental housing units by 2050, given the level of affordability being targeted based on the Regional Median Household Income.

In Fall 2024, staff will report back with the results of the baseline calculation and current status of newly completed housing units that meet the target definition of affordable rental housing within transit-oriented areas. As well, Metro Vancouver will be exploring further actions that can be taken by member jurisdictions, the Province, the Federal government, and other partners to make progress toward the target through the Regional Affordable Housing Strategy update (Housing 2050: A Roadmap to Implement *Metro 2050*'s Housing Goal).

Map 1: Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors



PROPOSED METRO 2050 AMENDMENT

To align the Regional Affordable Rental Housing Target Implementation Guideline and *Metro 2050*, an amendment to *Metro 2050* will be required to change the wording in three sections pertaining to the regional affordable rental housing target to reflect the inclusion of Major Transit Growth Corridors (MTGCs) in the methodology.

The proposed amendments include the following minor text amendments:

- Update the wording under Goal 4 Policies 4.2.3 and 4.2.7 a) to include Major Transit Growth Corridors; and,
- Update the wording under Section G Performance Monitoring to include Major Transit Growth Corridors for the affordable rental housing target.

The text amendments do not constitute policy or material changes, and do not alter the intent of *Metro 2050*. The original intent of the policy was to measure the growth of affordable rental housing units in transit-oriented areas. Urban Centres and Frequent Transit Development Areas were selected as they are regionally-significant areas defined in *Metro 2050* that are generally well-serviced by transit. Adding MTGCs creates a contiguous geography, which better meets the intent of the adopted policy. If the Regional Planning Committee supports this recommendation, staff will

bring forward the amendment bylaw to be considered by the Committee and MVRD Board in the fall. In the event that the Board declines to amend Metro 2050 as recommended, staff will bring back corresponding edits to this implementation guideline.

REGIONAL PLANNING ADVISORY COMMITTEE FEEDBACK

An information report for the Regional Affordable Rental Housing Target Implementation Guideline was brought forward to the June 21, 2024 RPAC meeting to seek RPAC members' feedback, including the rationale for the proposed *Metro 2050* amendment to add MTGCs to the target geography. RPAC members were supportive of the addition of MTGCs to the target geography, given that it results in a more meaningful and contiguous area for monitoring. RPAC members discussed the benefits of including shoulder areas that are well-served by transit, where land values could potentially support greater contributions to the target. In addition, RPAC members discussed opportunities to clarify the role and move toward alignment of local, regional, and provincial housing targets through the forthcoming update to the Regional Affordable Housing Strategy.

ALTERNATIVES

1. That the MVRD Board endorse the *Metro 2050* Implementation Guideline – Regional Affordable Rental Housing Target as presented in the report dated June 3, 2024, titled "*Metro 2050* Implementation Guideline – Regional Affordable Rental Housing Target".

2. That the MVRD Board receive for information the report dated June 3, 2024, titled "*Metro 2050* Implementation Guideline – Regional Affordable Rental Housing Target" and provide alternative direction to staff.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report. All work to develop implementation guidelines is within the Regional Planning work program and was considered as part of the 2023 and 2024 Board-approved budgets.

CONCLUSION

The *Metro 2050* Implementation Guideline – Regional Affordable Rental Housing Target has been created to support the interpretation and implementation of *Metro 2050* goals, strategies and actions. The Implementation Guideline explains the methodology Metro Vancouver will use to monitor progress toward the regional affordable rental housing target described in Policies 4.2.3 and 4.2.7 a) of *Metro 2050,* and will inform discussions between member jurisdictions, the regional district, and other partners about the growth of affordable rental housing near transit across the region.

The methodology describes how to measure the percentage of newly completed housing units built within Urban Centres, Frequent Transit Development Areas (FTDAs), and Major Transit Growth Corridors (MTGCs) that are affordable rental housing units. To do this, the implementation guidelines defines "newly completed housing units" as units completed within the past five years, and "affordable rental housing units" as all social and non-market rental housing units as well as some private rental units that meet specific affordability criteria. All data is obtainable from CMHC through custom data requests.

The methodology outlined in the Regional Affordable Rental Housing Target Implementation Guideline adjusts the geographies for the target in *Metro 2050*, to include MTGCs, in addition to Urban Centres and FTDAs. Adjusting the target to include MTGCs allows additional areas that are well served by transit to be monitored under the target, and solves challenges posed by data suppression. A *Metro 2050* Type 3 amendment will be required in order to ensure consistency between the wording in *Metro 2050* and the methodology of the Implementation Guideline. This *Metro 2050* Type 3 amendment will be brought to the Regional Planning Committee and MVRD Board following the endorsement of the Regional Affordable Rental Housing Target Implementation Guideline.

ATTACHMENTS

1. *Metro 2050* Implementation Guideline – Regional Affordable Rental Housing Target.
2. Presentation re: Regional Affordable Rental Housing Target Implementation Guideline

63892395

metrovancouver



Regional Affordable Rental Housing Target

Metro 2050 Implementation Guideline
May 2024

Preamble

The successful implementation of *Metro 2050* depends on ongoing cooperation and collaboration between Metro Vancouver and member jurisdictions. *Metro 2050* represents consensus among member jurisdictions to work collaboratively on meeting five long-term regional planning goals:

1. Create a compact urban area
2. Support a sustainable economy
3. Protect the environment, address climate change, and respond to natural hazards
4. Provide diverse and affordable housing choices
5. Support sustainable transportation choices

The *Metro 2050* Regional Affordable Rental Housing Target Implementation Guideline outlines the methodology used to monitor progress towards this target:

> At least 15% of newly completed housing units built within all Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors combined, by the year 2050, are affordable rental housing units.

This Implementation Guideline will inform discussions between member jurisdictions, the regional district, and other partners about the growth of affordable rental housing near transit across the region. In addition, this Implementation Guideline can serve as a resource for researchers, practitioners, and the public to provide an added level of transparency and accountability in the planning process.

This Implementation Guideline will be updated periodically to ensure the most current information is available to member jurisdictions. This guideline should be read in conjunction with *Metro 2050* and the *Local Government Act*, and does not replace or supersede the requirements set out in those documents.

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1.0 *Metro 2050* Policies and Target

Metro 2050 Policies

Metro 2050 sets out the expectations for Metro Vancouver and its member jurisdictions with respect to increasing regional affordable rental housing in transit-oriented areas within the region, through policies 4.2.3 and 4.2.7:

Metro Vancouver will:

4.2.3 Set a regional target that at least 15% of newly completed housing units built within all Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors combined, by the year 2050, be affordable rental housing units. Metro Vancouver will monitor progress towards the target and review the target periodically.

Member jurisdictions will:

4.2.7 Adopt Regional Context Statements that:

a) indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported);

Metro 2050 Target

The regional affordable rental housing target is included as a performance measure for Goal 4, as shown in Section G of *Metro 2050*:

Goal 4: Provide Diverse and Affordable Housing Choices

- Percentage of newly completed housing units built within Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors that are affordable rental housing units

Metro Vancouver produces annual reports on implementation of the regional growth strategy and progress towards its goals and targets. With regards to the regional affordable rental housing target, the following methodology and definitions will be used to monitor and report on progress.

2.0 Methodology

Based on the policy language in *Metro 2050*, the formula for the regional affordable rental housing target is:

$$\text{Formula} = \frac{\text{Affordable rental units that are newly completed within UCs, FTDAs, and MTGCs}}{\text{All newly completed housing units within UCs, FTDAs, and MTGCs}} \times 100$$

The purpose of this target is to encourage new affordable rental housing development near transit. For this reason, the geographies of Urban Centres (UCs), Frequent Transit Development Areas (FTDAs), and Major Transit Growth Corridors (MTGCs) are used. These are regionally-significant transit-oriented geographies as defined in the regional growth strategy, *Metro 2050*.

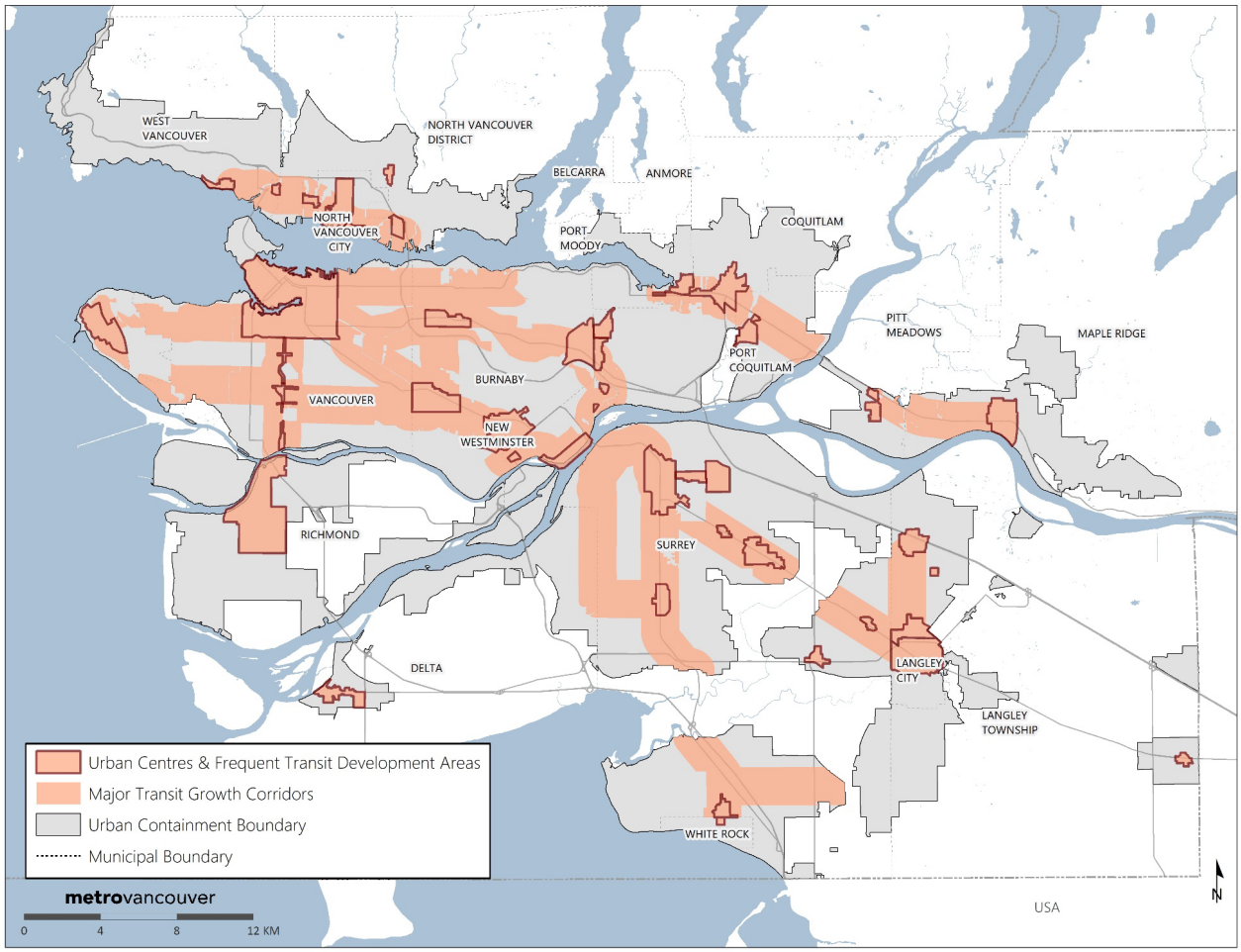
Urban Centres (UCs) are intended to be the region's primary focal points for concentrated growth and transit service. They are intended as priority locations for employment and services, higher density forms, mixed residential tenures, affordable housing options, commercial, cultural, entertainment, institutional, and mixed uses.

Frequent Transit Development Areas (FTDAs) are additional priority locations to accommodate concentrated growth in higher density forms of development. They are identified by member jurisdictions and located at appropriate locations within the Major Transit Growth Corridors. FTDAs complement the network of Urban Centres, and are characterized by higher density forms of residential, commercial, and mixed uses.

Major Transit Growth Corridors (MTGCs) are select areas along TransLink's Major Transit Network within which member jurisdictions, in consultation with Metro Vancouver and TransLink, may identify new FTDAs. These corridors extend approximately 1 kilometre from the roadway centreline in both directions and do not extend outside the Urban Containment Boundary. MTGCs enable monitoring of a contiguous transit-oriented geography when combined with UCs and FTDAs across the region for the purposes of the regional affordable rental housing target.

These geographies are combined and shown in Map 1 below.

Map 1. Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors



Definitions

At A Glance

Newly completed housing	All residential units built within the past five years[1] (e.g. 2018 to 2023).
Affordable rental housing	All social and non-market rental units[2] + Private rental units with affordable rents[3,4]

Metro 2050 includes the following definition of **affordable housing**:

- housing that is affordable to households earning up to 120% of the Regional Median Household Income. In Canada, a general measure of housing affordability is the shelter-cost-to-income ratio, where no more than 30% of a household's gross income is spent on housing (including all housing-related costs like utilities).

[1] Source: Canada Mortgage and Housing Corporation, Starts and Completions Survey
[2] Source: Canada Mortgage and Housing Corporation, Social and Affordable Housing Survey
[3] Affordable rents are based on 2021 Census median household income for the Vancouver region, by bedroom count, see table below.
[4] Source: Canada Mortgage and Housing Corporation, Rental Market Survey

For the purposes of the regional affordable rental housing target **affordable rental housing** is defined as rental housing that includes all social and non-market rental housing units[5], as well as private rental housing units in the primary rental market[6] with affordable rents as defined in Table 1.

Affordable rents have been defined by bedroom size, based on the Regional Median Household Income. According to the 2021 Census, the median household income in the Vancouver region (Vancouver CMA) was $90,000. The Regional Median Household Income of $90,000 has been applied to the calculation of affordable rent for a 3 bedroom unit, and an income distribution similar to that used in BC Housing's Housing Income Limits[7] (HILs) has then been applied to generate the corresponding affordable rents by bedroom size.

Table 1: Affordable Rents Based on the 2021 Census Regional Median Household Income (RMHI)

	1 Bedroom or Less	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Regional Median Household Income and Adjusted Household Incomes	$60,700	$75,350	$90,000	$112,500
Corresponding Affordable Rent	$1,517	$1,884	$2,250	$2,813

Data source for Regional Median Household Income: Statistics Canada, 2021 Census of Population

These affordable rents are slightly higher than the rents that are considered to be affordable to households with incomes equal to or less than the HILs. This means that all new rental housing which is targeted to households earning up to the HILs will be included in this target.

Affordable rents will be updated as required when new Census data becomes available.

3.0 Data Sources

The Canada Mortgage and Housing Corporation (CMHC) collects a variety of housing data through several surveys, which are well-positioned to serve as the data sources for this target. These are:

- Starts and Completions Survey – provides data on all newly constructed housing
- Social and Affordable Housing Survey – provides data on government and non-profit-owned housing, by bedroom count.
- Rental Market Survey – provides data on privately-owned purpose-built rental housing (primary market only), by bedroom count.

Metro Vancouver will obtain custom data from CMHC for each of these surveys, using the custom geographies of UCs, FTDAs, and MTGCs, and the definition of affordable rental housing outlined above. Member jurisdictions will not be asked to contribute data or other resources to support monitoring of this target.

[5] Source: Canada Mortgage and Housing Corporation, Social and Affordable Housing Survey
[6] Source: Canada Mortgage and Housing Corporation, Rental Market Survey
[7] BC Housing 2023 Housing Income Limits are updated from time to time and can be accessed here: https://www.bchousing.org/sites/default/files/media/documents/2023-Housing-Income-Limits-HILS-Effective-January-1-2023.pdf

4.0 Limitations and Considerations

There are a number of limitations and considerations to keep in mind with this methodology:

- The secondary rental market (rental housing that is not purpose-built as rental housing, such as basement suites or rented condos) is not captured in this target. This is by design as well as due to a limitation in available data for one portion of the secondary rental market. The focus of this target is purpose-built rental housing due to the security of tenure that this type of housing provides to renters. CMHC collects and shares data on rented condos, which make up one portion of the secondary rental market, however, rented condos do not provide a secure form of rental housing, and are much less likely to be affordable compared to purpose-built rentals. For these reasons, the secondary rental market is excluded from this target.
- This target is designed to be regional in nature, monitoring regionally-significant transit-oriented geographies. Results cannot be broken down by municipality. Any attempt to apply the same methodology to an individual member jurisdiction would likely result in suppressed data, with the exception of possibly one or two of the largest municipalities.

5.0 Monitoring and Reporting

Annual Reporting

Annual progress towards the regional affordable rental housing target will be monitored and reported in the *Metro 2050* Annual Performance Monitoring Reports. These reports will include both the percentage and number of newly completed affordable rental housing units. This information will also be reported in the *Metro 2050* performance monitoring dashboard which will be published on the metrovancouver.org website.

Comprehensive Reporting

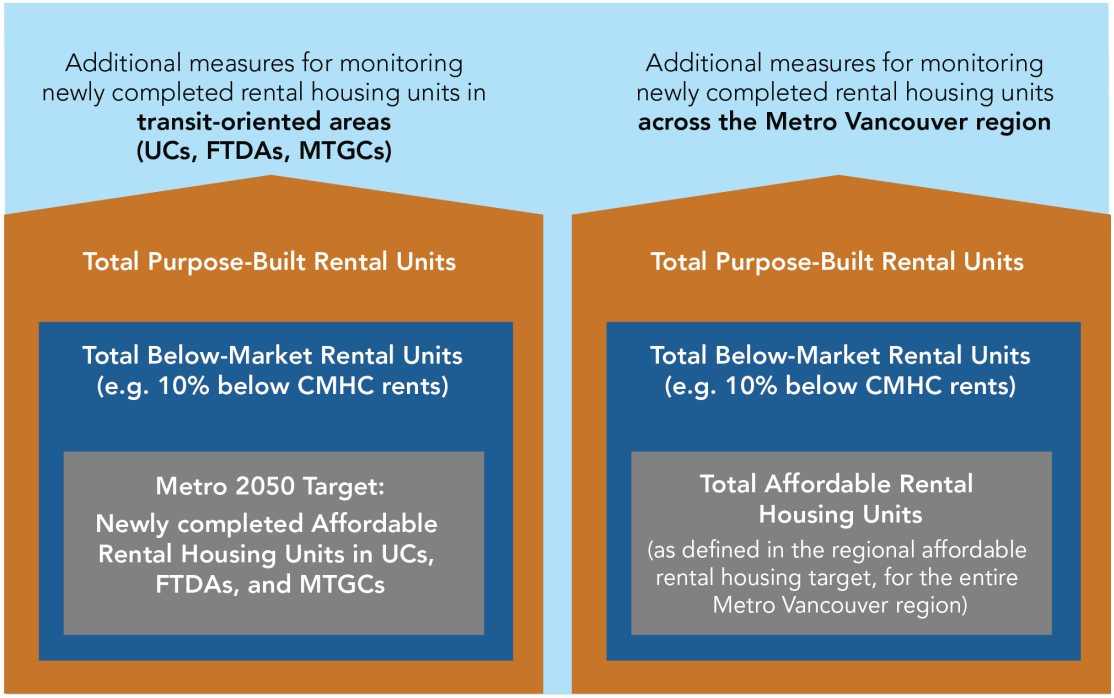
A more comprehensive report on the regional affordable rental housing target will be published every five years. This report will be aligned with the Census schedule of reports and will include revised affordable rents based on updated household income data from the latest Census. These reports will include both the percentage and number of newly completed affordable rental housing units for the latest 5-year period, alongside previous years' progress.

Other Contextual Reporting

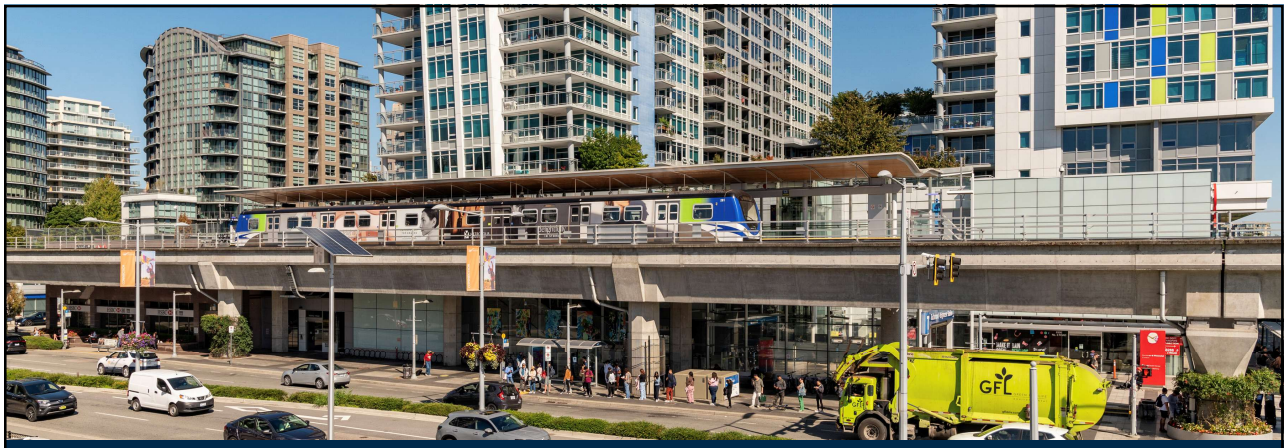
In addition to the percentage and number of newly completed affordable rental housing units, Metro Vancouver will monitor several other contextual measures related to the regional affordable rental housing target as shown in Figure 1 below. The target and these contextual measures will be reviewed periodically and updated as required.

The timeline for achieving this target stretches to 2050, and all monitoring and reporting will take this into consideration. Progress will be measured annually and compared against a steady pace of growth required to reach the target by 2050.

Figure 1. Regional Affordable Rental Housing Target - Contextual Measures for Annual Monitoring



Attachment 2



Regional Affordable Rental Housing Target Implementation Guideline

Diana Jeliazkova
Regional Planner

Regional Planning Committee – July 4, 2024

metrovancouver

METRO 2050 POLICY LANGUAGE

Strategy 4.2 Protect tenants and expand, retain, and renew rental housing supply

Metro Vancouver will:

4.2.3 Set a regional target that at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, by the year 2050, be affordable rental housing units. Metro Vancouver will monitor progress towards the target and review the target periodically.

Member jurisdictions will:

4.2.7 Adopt Regional Context Statements that:

a) indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported);

DEFINITIONS

Detailed definitions to support the target



Newly Completed Housing

Defined as:

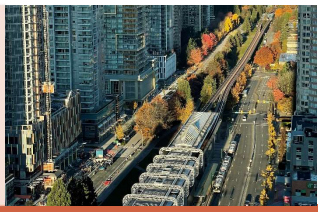
All residential units built within past five years (e.g. 2018 to 2023).



Affordable Rental Housing

Defined as:

All social and non-market rental units
+
Private rental units with affordable rents
(rents based on 2021 Census median household income for the Vancouver region, by bedroom count)



Within UCs and FTDAs

Propose adding Major Transit Growth Corridors (MTGCs) to this definition, for a combined geography of UCs + FTDAs + MTGCs.

DEFINING "AFFORDABLE RENTAL HOUSING"

Affordable Rents Based on 2021 Census Regional Median Household Income (RMHI)

	1 Bedroom or less	2 Bedrooms	3 Bedrooms*	4+ Bedrooms
Vancouver CMA median household income ($90,000 in 2021 Census) + adjusted income levels	$60,700	$75,350	$90,000*	$112,500
Corresponding affordable rent	$1,517	$1,884	$2,250	$2,813

*The Regional Median Household Income of $90,000 has been applied to the calculation of affordable rent for a 3 bedroom unit.

How does this compare to BC Housing Income Limits (HILs)?

	1 Bedroom or less	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Metro Vancouver area HILs (2023)	$58,000	$72,000	$86,000	$107,500
Corresponding affordable rent	$1,450	$1,800	$2,150	$2,688

DATA SOURCES

Data sources used based on detailed definitions



Newly Completed Housing

CMHC – **Starts and Completions Survey**

Custom data request with year of construction and geographic boundaries applied.



Affordable Rental Housing

CMHC – two surveys, two custom data requests, both by bedroom count, custom geography, and year of construction.

Social and Affordable Housing Survey – requested all newly built units owned by government or non-profits, no affordability threshold – so all social and affordable rental housing units are counted.

Rental Market Survey – requested only those newly built units that meet affordability threshold by bedroom count.

NEXT STEPS

- **Fall 2024:** Proposed Metro 2050 amendment to align with the Implementation Guideline
  - Add Major Transit Growth Corridors to target geography
- **Fall 2024:** Establish Baseline and communicate current progress toward the target
- **2024-2025:** Exploring future actions to make progress toward the target
  - Housing 2050: A Roadmap to Implement Metro 2050's Housing Goal



Thank You!

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7

To: Regional Planning Committee

From: Jessica Hayes, Program Manager, Housing Policy and Planning, Regional Planning and Housing Services

Date: June 3, 2024 Meeting Date: July 4, 2024

Subject: **What Works: Local Government Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing**

RECOMMENDATION

That the MVRD Board:

a) receive for information the report dated June 3, 2024, titled "What Works: Local Government Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing"; and

b) forward "What Works: Local Government Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing" and its attachment to member jurisdictions for information with an offer for staff or Council presentations upon request.

EXECUTIVE SUMMARY

A new resource guide examining best practices for sustaining and expanding the supply of purpose-built rental housing is being released by Metro Vancouver. "What Works: Local Government Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing" is the latest in Metro Vancouver's existing "What Works" series, aiming to advance regional planning and housing policy goals through policy research and analysis.

The resource guide reflects current challenges, barriers, and opportunities for purpose-built rental housing in the region, and incorporates a land economics analysis to illustrate the importance of supportive tools and incentives for new or existing purpose-built rental housing. The guide profiles measures such as fee waivers and reductions, design and parking requirements, and zoning and regulatory actions that can have an impact on new rental housing supply, and rental protection measures that can contribute to the preservation of existing rental housing.

Purpose-built rental development has been facing financial feasibility challenges, owing to increases in interest rates and construction costs, which have resulted in higher equity requirements, and lower returns on investment for developers of rental housing. In Metro Vancouver, there were fewer than 10,000 new purpose-built rental units built between 2011 and 2021, compared to about 87,000 new renter households.

PURPOSE

To provide the Regional Planning Committee and MVRD Board with an overview of the new Metro Vancouver resource guide titled "What Works: Local Government Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing".

BACKGROUND

An updated resource guide examining best practices for sustaining and expanding the supply of purpose-built rental housing was included as part of the Board endorsed 2024 work plan for Housing Policy and Planning. A resource guide examining this topic was originally published by Metro Vancouver in May 2016 as part of Metro Vancouver's ongoing "What Works" series of housing-related resource materials (Reference 1).

This report provides an overview of the 2024 edition of the resource guide titled "What Works: Local Government Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing".

PURPOSE-BUILT RENTAL HOUSING

Metro 2050 highlights the need to increase the supply of purpose-built rental housing as a key component of providing more diverse and affordable housing choices across the region. This approach includes building new purpose-built rental developments to increase rental housing supply, and maintaining the existing stock of rental units across the region, which generally provide relative affordability compared to newly constructed units, due to the building age.

Across Canada, purpose-built rental development has been facing financial feasibility challenges, owing to increases in interest rates and construction costs, which have resulted in higher equity requirements, and lower returns on investment for developers of rental housing. Rental development has also failed to keep pace with condominium development, leading to a rental housing vacancy rate in the primary rental market in Metro Vancouver that is well below the three per cent considered to be a healthy vacancy rate and sign of a balanced market.

While rental housing starts in Metro Vancouver were on the rise in recent years due to favourable programs and market conditions, they are still not keeping pace with the region's growing population and demand for diverse housing options. In Metro Vancouver, there were less than 10,000 new purpose-built rental units built between 2011 and 2021, compared to about 87,000 new renter households. By 2021, despite the increase in purpose-built rental construction, there was still only one purpose-built rental for every 3.67 renter households in the region. It is also anticipated that ongoing financial challenges may continue to affect the viability of purpose-built rental projects, slowing rental housing starts. Additional local government policy approaches and incentives could be warranted to support the construction and preservation of purpose-built rental housing in the region.

"WHAT WORKS" GUIDE

Housing Policy and Planning staff retained Urban Matters CCC Ltd. to conduct research and economic analysis, and prepare the updated guide, "What Works: Local Government Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing" (Attachment 1).

The resource guide is the latest in Metro Vancouver's existing "What Works" series, aiming to advance regional planning and housing policy goals through policy research and analysis. The document has been updated with current context to reflect the existing challenges, barriers, and opportunities for purpose-built rental housing in the region. In addition, the resource guide

incorporates a land economics analysis to illustrate the importance of supportive tools and incentives that local governments can choose to employ to support new or existing purpose-built rental housing.

The resource guide is intended to help Metro Vancouver local governments support purpose-built rental housing by:

- providing an overview of the current context impacting the success of bringing new rental buildings to market;
- providing an overview of Provincial and Federal policies, funding, and legislative contexts;
- highlighting the anatomy of a purpose-built rental housing project, and presenting illustrative scenarios that test the viability of hypothetical six-storey wood-frame purpose-built rental apartment construction in three sub-markets across the region;
- identifying examples of local government measures and tools that are effective for expanding and sustaining purpose-built rental housing, including case studies; and
- highlighting common challenges, considerations, and opportunities for local governments to consider.

Land Economics Analysis

Three hypothetical sites in various sub-markets were selected and used to test the viability of constructing a six-storey wood-frame rental building in areas across the Metro Vancouver region. The scenarios explore the impacts of local policies and incentives, senior government funding and financing, and identify which levers to encourage purpose-built rental housing are making the most impact. This analysis found that in in all the markets analyzed, six-storey purpose-built market rental housing is challenged for viability under the baseline scenario that reflects prevailing market conditions and assuming no local government incentives are offered.

In higher priced markets, such as West Vancouver, North Vancouver, Vancouver West, and Burnaby, projects were generally more viable owing to stronger revenue, but the analysis showed these projects remained marginal and measures to improve viability are likely still required. In two alternative scenarios where (1) a suite of development incentives was provided, and (2) development incentives were provided and there were no land costs, rental projects became viable in all of the markets, and in scenarios that did not include the cost of land, there were opportunities to reduce rental rates and meet affordability objectives. In general, the applicability of land donation is limited in the context of purpose-built market rental housing, and is likely only relevant as a means of delivering below-market affordability.

These results indicate that local government measures such as pre-zoning, reduced parking ratios, and reduced development fees can have a significant positive impact on the creation of new purpose-built rental housing development. While many of these incentives are typically leveraged to support social and affordable housing, some communities may choose to extend incentives to purpose-built rental projects given the significant need for secure market rental housing. In addition, the results indicate that senior levels of government can have a similarly positive impact on increased purpose-built rental housing supply through programs that provide favourable financing through lower interest rates and longer amortization for market rental housing.

ALTERNATIVES

1. That the MVRD Board:
   a) receive for information the report dated June 3, 2024, titled "What Works: Local Government Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing"; and
   b) forward "What Works: Local Government Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing" and its attachment to member jurisdictions for information with an offer for staff or Council presentations upon request.

2. That the MVRD Board receive for information the report dated June 3, 2024, titled "What Works: Local Government Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing", and provide alternate direction to staff.

FINANCIAL IMPLICATIONS

$30,000 from the MVRD Board approved 2024 Housing Policy and Planning budget was allocated for consultant support for this project.

NEXT STEPS

It is recommended that copies of What Works: Local Government Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing be forwarded to all member jurisdictions for information. The resource guide will also be posted on the Metro Vancouver website for download. Staff are available to present the report to staff teams and/or Councils upon request.

CONCLUSION

This report provides an overview of the newly released guide "What Works: Local Government Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing" examining best practices for supporting the existing stock and new construction of purpose-built rental housing. The resource guide has been updated to reflect current challenges, barriers, and opportunities for purpose-built rental housing in the region, and incorporates a land economics analysis to illustrate the effectiveness of tools and incentives to support new or existing purpose-built rental housing. The resource guide has been shared with members of the Regional Planning Advisory Committee, and will also be forwarded to Metro Vancouver's Housing Committee. The resource guide and key findings will also be disseminated more broadly to member jurisdictions and other housing stakeholders in the coming months.

ATTACHMENT

1. What Works: Local Government Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing (2024)

REFERENCES

1. Metro Vancouver What Works : Municipal Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing (2016)

68557470

metrovancouver



What Works

Local Government Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing


W King Edward

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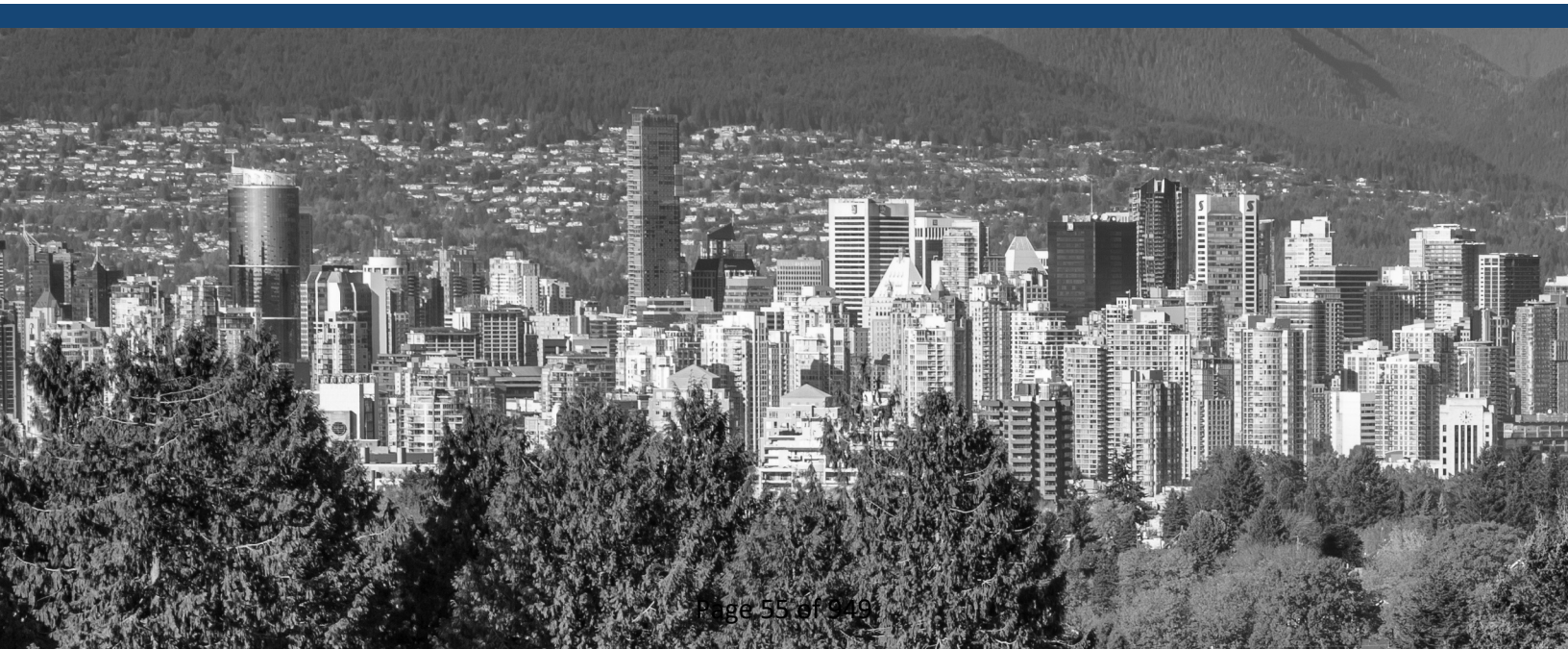
1

Key Insights



INSIGHT 1

- In many markets, the viability of purpose-built rental projects is currently challenged, and new approaches may be warranted.
- Construction of purpose-built rental housing in Metro Vancouver is not keeping pace with the region's growing population and demand for diverse housing options.
- Many households in Metro Vancouver rely on the affordability and security of tenure of older rental housing buildings.
- New approaches are needed to support the development of new purpose-built rental projects and preserve existing rental housing in Metro Vancouver.

INSIGHT 2

Communities have several tools as part of their land use planning, policy, and regulation authority that can be used to support the construction of new purpose-built rental projects and preserve existing rental housing.

- Though these tools can be used as individual levers, best practice suggests that these tools are most effective when applied together.
- Some of the most impactful tools to support the development of purpose-built rental units include the reduction of minimum parking requirements, land-related measures that reduce land costs, waiver or reduction of development charges and fees, and tools that pre-zone for viable heights and densities for rental projects.
- To protect the existing purpose-built rental stock, the most important tools are strata conversion policies and rental replacement policies.
- Communities should consider how these more substantial measures can work in their local context, as well as implementing a range of smaller tools to build a comprehensive policy of support and preservation for rental housing.





2

Introduction



Increasing the supply of purpose-built rental housing is a fundamental strategy in fostering greater housing diversity and affordability. By building more purpose-built rental housing, communities can offer a greater variety of options that cater to different preferences. This includes different sizes, locations, features, and levels of affordability.

The purpose of this report is to summarize local government practices that are being used to both **sustain** the existing supply of purpose-built rental housing as well as **expand** the supply of new purpose-built rental housing. Case studies are used throughout the guide to demonstrate how communities use a combination of tools to sustain and expand the purpose-built rental housing supply.

This report is organized into three sections:

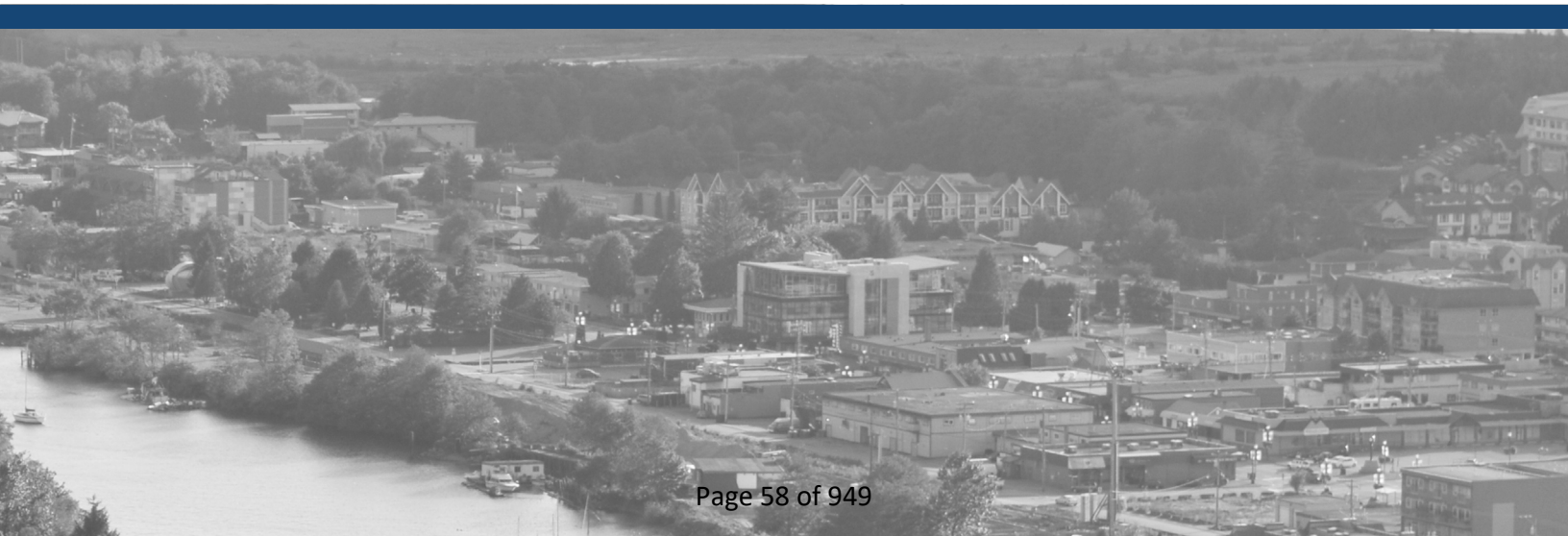
- **Background –** Sets the regional context of the purpose-built rental market.
- **Evidence about Local Government Measures that Work –** Summarizes findings from an analysis of various local government measures to expand the supply of purpose-built rental housing.
- **Showcase of Local Government Measures –** Highlights examples of local government measures that are being implemented to sustain and expand the supply of purpose-built rental housing in Metro Vancouver communities and other Canadian cities.

This guide is part of Metro Vancouver's "What Works" series, aiming to advance regional planning and housing policy goals through policy research and analysis. Go to metrovancouver.org and search "What Works" to learn more.

INTRODUCTION TO CASE STUDIES

Case studies have been included throughout this guide to highlight purpose-built rental projects throughout the region. These case studies showcase how communities have applied various tools to support purpose-built rental projects and how a combination of tools can work together to support viability.

Generally, a specific example of a development project has been selected to emphasize a successful example of implementation of a suite of tools and measures; however, in some cases, a program or approach is presented to highlight how a measure is used more broadly.





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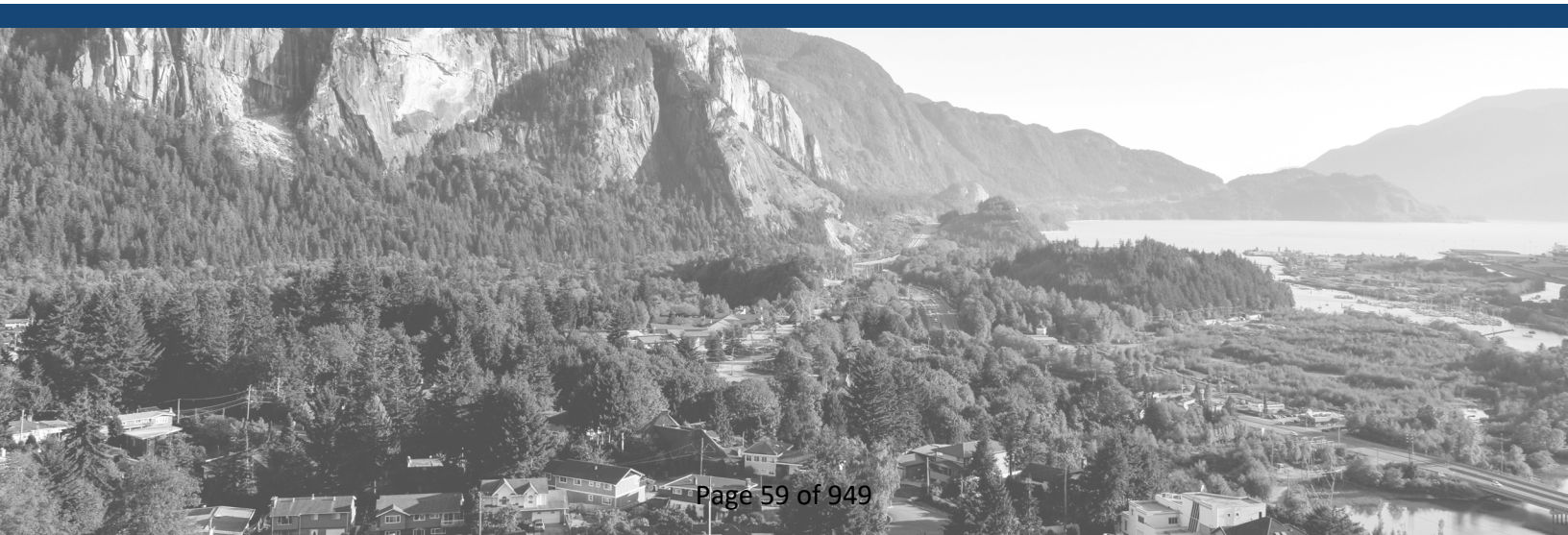
Background



The Metro Vancouver Regional Growth Strategy, Metro 2050, highlights the need to increase the supply of purpose-built rental housing as a key component of providing more diverse and affordable housing choices across the region. This approach requires both building new purpose-built rental developments and maintaining the existing stock of rental units across the region.

In Metro Vancouver, the existing stock of purpose-built rental housing is more affordable compared to new units due to its age and the current provincial model of rent control for occupied units and individual tenancies. Typically, new purpose-built rental housing rents at a higher cost. Therefore, it does not create affordability levels similar to existing purpose-built rental housing or non-profit housing. New purpose-built rental housing, however, helps meet a market demand and relieves the pressure on more affordable, existing rental housing stock.

Across Canada, rental development has generally not kept pace with condominium development.[1] Rental development has also failed to keep pace with demand, leading to vacancy rates in Metro Vancouver well below the three per cent that is considered to be a healthy vacancy rate and a sign of a balanced market.[2]

Financial considerations and the expansion of short-term rentals are cited as key factors underlying the lack of rental unit supply. Changes in interest rates and construction costs have made the financial feasibility of purpose-built rental more difficult, especially for smaller developers with higher financial debt as higher interest rates and construction costs result in higher equity requirements, and lower returns on investment.[3]

PURPOSE-BUILT RENTAL HOUSING refers to multi-family housing that is constructed for the purpose of long-term rental tenure and is not subdivided into co-op, strata condominium, or fractional ownership arrangements.

The **SECONDARY RENTAL MARKET** refers to rentals that were not originally purpose-built for the rental market.

This can include secondary suites in single detached homes or duplexes, rented condominium units, and other dwelling types rented out by the owner and/or investor.

This guide does not focus on the secondary rental market as the types of local government measures that relate to secondary rental units, and lower security of tenure for renters, make it a separate focus of research.

1 Canadian Mortgage and Housing Corporation. (2021). Purpose-Built Rentals Facing Financial Feasibility Challenges. Retrieved from: assets.cmhc-schl.gc.ca/sites/cmhc/professional/housing-markets-data-and-research/housing-research/research-reports/2022/purpose-built-rentals-facing-financial-feasibility-challenges-en.pdf?rev=b59e362d-f9af-4616-8a32-

2 Metro Vancouver. (2023) Metro Vancouver Housing Data Book – December 2023. Retrieved from: metrovancouver.org/services/regional-planning/Documents/metro-vancouver-housing-data-book-2023.pdf

3 Canadian Mortgage and Housing Corporation.(2023). Rental Housing Supply not likely to improve short term as developers adjust to higher interest rates. Retrieved from: www.cmhc-schl.gc.ca/blog/2023/interest-rate-hikes-impact-rental-housing-construction-supply

While rental housing starts in Metro Vancouver have been on the rise in recent years (see Section 2.1), this growth may slow due to increasing financial challenges. As of the writing of this guide (early 2024), Canada's prime interest rate is 7.2 per cent. This is the highest lending rate in more than 20 years. Coupled with construction labour shortages and high materials costs coming out of the COVID-19 pandemic, this is likely to lead to a slowdown of development as a natural consequence of federal fiscal policy. Rental market data does not yet reflect this, as housing market activity often lags behind policy changes due to long pre-construction, development approvals, and constructions periods. Therefore, the full impacts of the latest rate hikes (from mid-2023) have yet to ripple through the market.

Because current conditions are challenging for development, it is all the more vital that incentives and supports for purpose-built rental housing be applied in order to ensure that much-needed purpose-built rental projects remain viable.

A **RENTAL HOUSING START** is defined as the beginning of construction work on the building where the rental dwelling unit will be located.

3.1 Federal and Provincial Policy Landscape

There are several initiatives on a federal and provincial level that are working to support the construction of new purpose-built rentals.

Canada's National Housing Strategy

Canada's National Housing Strategy includes several initiatives targeted at expanding the supply of purpose-built rental housing. One such initiative is the Apartment Construction Loan Program (formerly known as the Rental Construction Financing Initiative), a program administered by CMHC that provides low-cost loans on a 10-year term, up to 50-year amortization periods, and up to 100 per cent loan-to-cost for residential construction.

The Government of Canada also offers other programs focused more broadly on the creation of housing supply, including the Housing Accelerator Funding program, which was rolled out in 2023, and offers funding over three years for communities to develop innovative policies, programs, and processes to create more supply of housing at a faster pace.

Enhanced GST Rental Rebate

In September 2023, the Federal Government announced an enhancement of the Goods and Services Tax (GST) Rental Rebate.[4] The change eliminates GST for purpose-built rental housing projects, increasing the rebate from 36 percent

4 Government of Canada. (2023). Enhanced GST Rental Rebate to build more apartments for renters. Retrieved from: canada.ca/en/department-finance/news/2023/09/enhanced-gst-rental-rebate-to-build-more-apartments-for-renters.html

to 100 per cent. These changes apply to projects that begun construction between September 14, 2023, and before December 31, 2030, and are completed by December 31, 2035.

Provincial Legislative Changes

In 2023, the Province of BC made several significant policy announcements that directly target the development of rental housing and tackle the supply of housing in the province more broadly. The intent is to take a multi-pronged approach that will drive significant increases in housing supply, including purpose-built rental projects. These changes include:

Housing Statutes Amendment Act (Bill 44-2023 (Residential Development), Bill 46-2023 (Development Financing), and Bill 47-2023 (Transit-Oriented Areas)

Recent amendments in the *Local Government Act* and the *Vancouver Charter* – such as adjusting public engagement requirements, requiring Official Community Plans (OCP) to plan for housing over a longer time frame (from 5 to 20 years), and allowing more homes near transit hubs with minimum height, density, and floor area ratio requirements – could help reduce barriers to housing development.

Housing Action Plan

The Province's new housing plan, "Homes for People," introduced in April 2023, outlines several other actions that will be taken to increase the supply of housing and address speculation in the housing market. This includes launching BC Builds, a program focused on using public land to deliver housing across BC.[5] The program works by:

- Identifying underutilized and low-cost land for development.
- Bringing together municipal landowners, non-profits, First Nations, community groups, and private developers.
- Speeding up development timelines.
- Providing low-interest financing and grants.

Purpose-Built Rental Tax Exemptions

In February 2024, the Province announced that Budget 2024 will include an exemption from the general property transfer tax on purchases of new qualifying purpose-built rental buildings that take place between January 1, 2025 and December 31, 2030.[6] This change was made to encourage the construction of new purpose-built rental buildings.

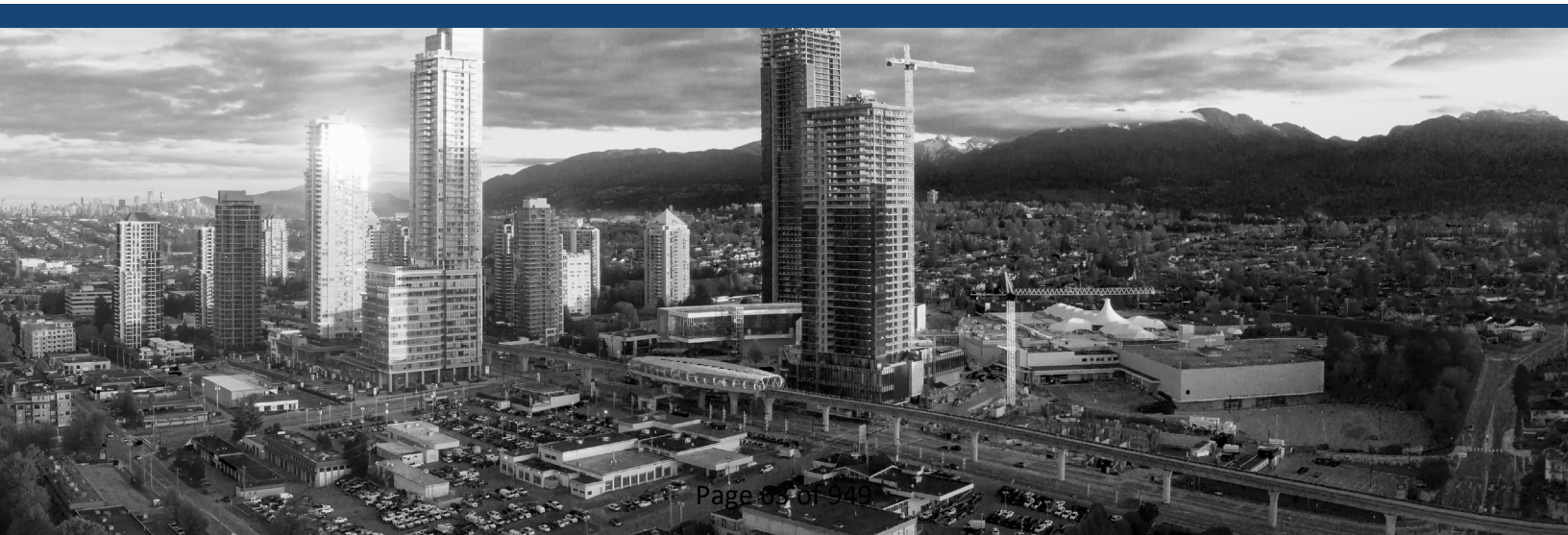
5 Government of British Columbia. (2023c). New action plan delivers more homes for people, faster. Retrieved from: news.gov.bc.ca/releases/2023HOUS0019-000436

6 Government of British Columbia. (2024). Purpose-built rental exemptions. Retrieved from: gov.bc.ca/gov/content/taxes/property-taxes/property-transfer-tax/exemptions/purpose-built-rental-exemption



4

Evidence of Local Government Measures that Work



Growth of rentals in Metro Vancouver has been limited for much of the past three decades. Over 70 per cent of the units in the primary rental market in the region were built before 1980 (see Figure 1).

The pace of new rental starts has grown across the region in recent years. Between 2011 and 2018, new purpose-built rental starts averaged about 630 units per year. Between 2018 and 2023, they averaged more than 2,300 units per year, with the largest output of new units in 2022 and 2023. This is likely due to favourable programs (such as CMHC's Rental Construction Financing Initiative) and favourable market conditions (e.g., high demand for rentals and historically low interest rates). However, given current economic conditions, it is anticipated that the high number of new purpose-built rental starts could slow in coming years.

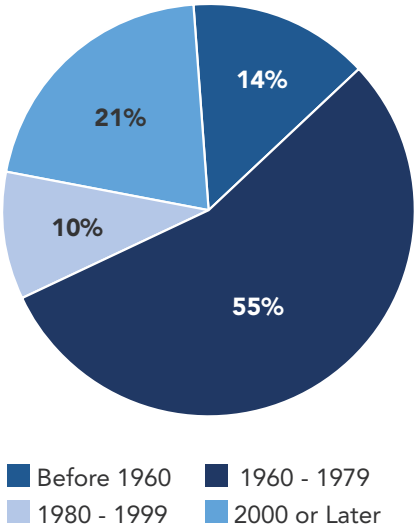


Figure 1. Primary Rental Market Units in Metro Vancouver by Period of Construction (As of October 2023)[7]

With less than 10,000 new purpose-built rental units built between 2011 and 2021, compared with about 87,000 new renter households (Figure 2), the uptick in purpose-built rental housing has not kept pace with the growth in new renters. In 2011, there was one unit of purpose-built rental housing for every 2.85 renter households in Metro Vancouver. By 2021, despite an increase in purpose-built rental construction, this ratio had increased to **one purpose-built rental for every 3.67 renter households** in the region.

From 2011 to 2021, the number of rental housing units has increased by 9,362 as shown in Figure 2. During this same period, the region saw a population increase of 329,497 people and an increase of 87,155 renter households.

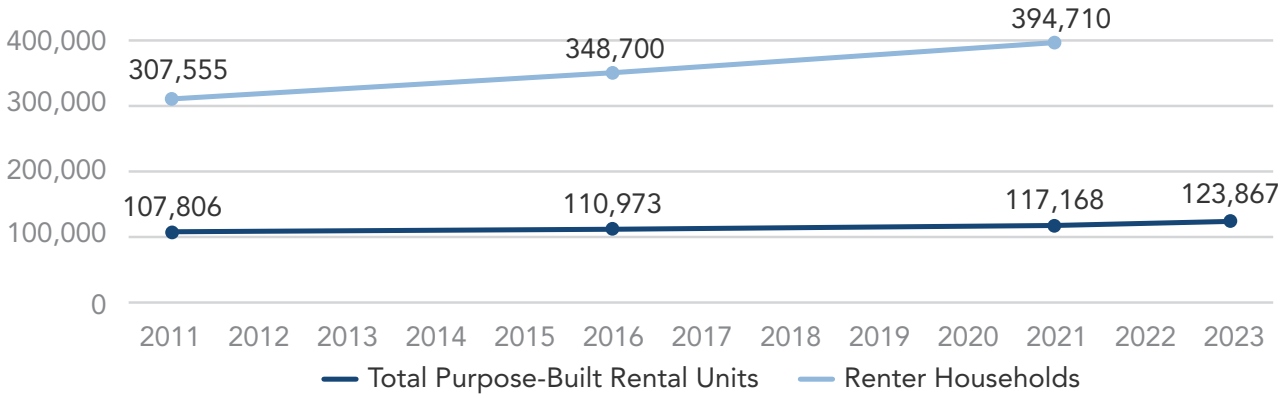


Figure 2. Renter Households and Purpose-Built Rental Unit Growth in Metro Vancouver, 2011-2022

7 Canadian Mortgage and Housing Corporation. (2024). Housing Market Information Portal. Retrieved from: www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/1/1/Canada

The communities in the region that have experienced the strongest growth in purpose-built rentals include Burnaby, Coquitlam, New Westminster, Surrey, and Vancouver.

- The City of Vancouver has been leading the region in total number of rental starts, with more 29,485 rental starts in the last 10 years. Vancouver also experienced a record year for purpose-built rental development in 2023.
- Burnaby has seen strong growth in its annual rental housing starts, increasing from zero in 2013 to 1,253 in 2023, becoming the third highest producer of purpose-built rental starts in region.
- While Surrey, Coquitlam, and New Westminster also saw strong rental development over the past 10 years, these communities experienced a decline in purpose-built rental housing starts between 2022 and 2023.

Figure 3 displays the rental housing starts of the five communities as well as an "Other" category representing the remaining communities in Metro Vancouver.

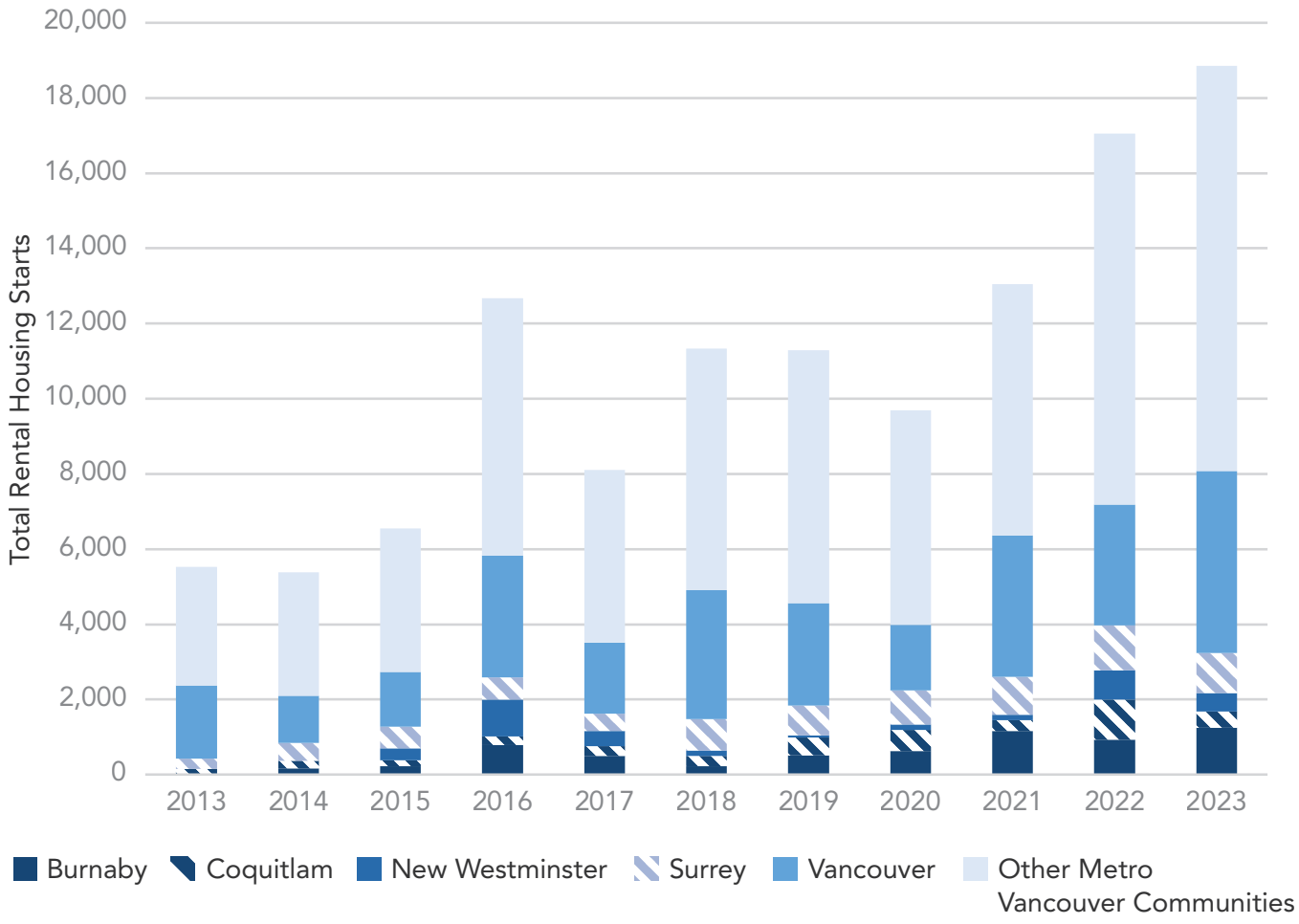


Figure 3. Rental Housing Starts as a Percentage of Total Housing Starts, 2013-2023[8]

8 Canadian Mortgage and Housing Corporation. (2024). Housing Market Information Portal. Retrieved from: www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/1/1/Canada

Vancouver and New Westminster have seen the highest share of rental housing starts as a percentage of total housing start demonstrating strong support for rental projects. Both communities have incentives that improve rental viability when compared to condominium development. Figure 4 displays the share of rental housing starts as percentages for the communities that had the highest rental starts in the past 10 years.

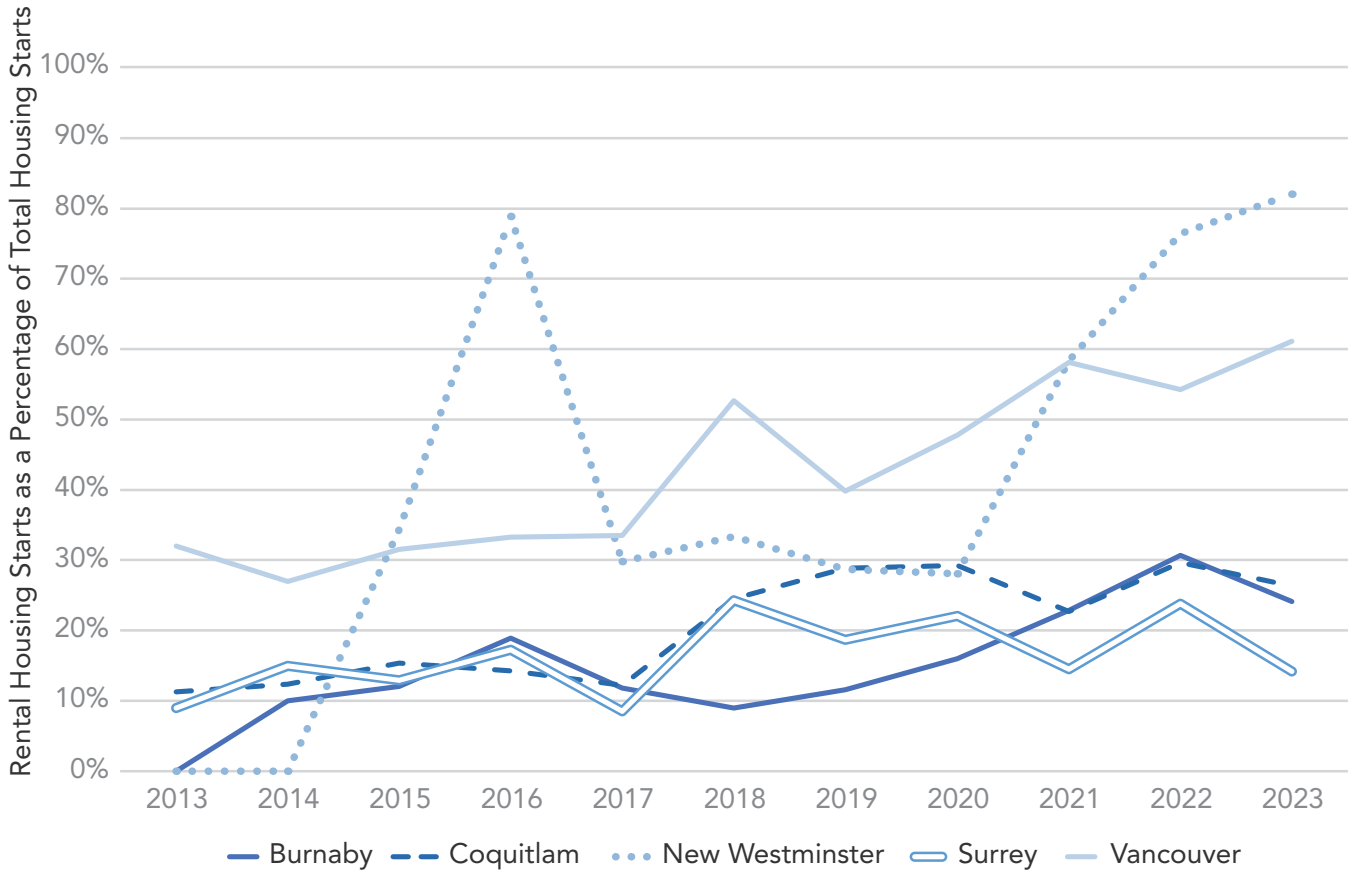


Figure 4. Housing Starts as a Percentage of Total Housing Starts of the Highest Rental Producing Communities, 2013-2023[9]

What the top five communities share is strong policy support for purpose-built rentals that can help improve viability, which in turn leads to new development. Section 5 outlines a list of tools communities can use to support the viability of purpose-built rental projects.

9 Canadian Mortgage and Housing Corporation. (2024). Housing Market Information Portal. Retrieved from: www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/1/1/Canada

4.2. Anatomy of a Purpose-Built Rental Housing Project

This section provides an overview of pro forma financial modelling using hypothetical mid-rise, six-storey wood-frame purpose-built rental apartments in three sub-areas of the Metro Vancouver region. The intent is to develop a broad understanding of project feasibility and how viability may vary in different parts of the region. Before reviewing the scenarios, it's important to understand the main performance indicators used to determine success.

Performance Indicators

There are four common metrics used by housing developers to make decisions about constructing purpose-built rental housing:

- **Internal rate of return** (levered, 10 years) – This metric allows developers to compare investment options of different scales and types, accounting for the time value of money. Essentially, it indicates the percentage return developers can expect to receive on the money they invest in a project. While different developers/investors will have different IRR "target thresholds", a **12-15 per cent levered IRR** is considered a typical target range.
- **Profit on cost** (i.e., build and sell) – This is the profit margin on a project, based on estimated project value at completion compared to total development costs (including land and financing). Value is calculated using the net operating income (NOI) upon stabilized occupancy and a reasonable market capitalization (cap) rate. Generally, a margin of **13-15 per cent** is required.
- **Developer yield** (return on cost) – This metric can be compared against the market capitalization rate and is calculated by dividing stabilized NOI by total development costs including financing and land. A higher developer yield indicates a more profitable project for the developer.
- **Cash-on-cash return** (i.e., return on equity invested), over a 10-year hold period, with sale in year 11 – This metric measures direct returns from operations, including consideration of debt servicing year-to-year and paydown of loan principal upon sale. This metric is calculated by dividing the annual cash flow (after debt payments including principal) by equity invested. A typical average annual return target is **10 per cent**.

In reviewing a project's viability, a developer will look at multiple metrics simultaneously as each tells something different about a project and its return potential. Further, the "weight" given to one metric or another will vary depending on the interests of a given builder and their equity partners.

For projects to be deemed viable, they must show performance within the typical "target range" of the developer return metrics presented above. Note that strong (or weak) project performance according to one metric may not translate to strong (or weak) performance on another. A project that would not be viable for one developer may be acceptable for another. However, if a project performs poorly or marginally across all metrics, this is a stronger indication that the project would be unlikely to proceed.

Beyond a viability assessment based on the four metrics outlined above, it is also possible to do a simple comparison of projects on a 10-year-hold basis, based on overall net projected revenues (cumulative annual operations + disposition at end of hold period) versus cumulative costs (land + construction + 10-years of operations, including debt servicing).

By testing different policy or regulatory levers, the relative gap between revenues and costs changes to reflect the significance of impact. Figure 5 below shows an illustrative example of the revenues and costs of a project without incentives and project viability with incentives (i.e., pre-zoning, reduced parking ratios, lower interest rate and longer amortization period via CMHC, and waiver of development fees).

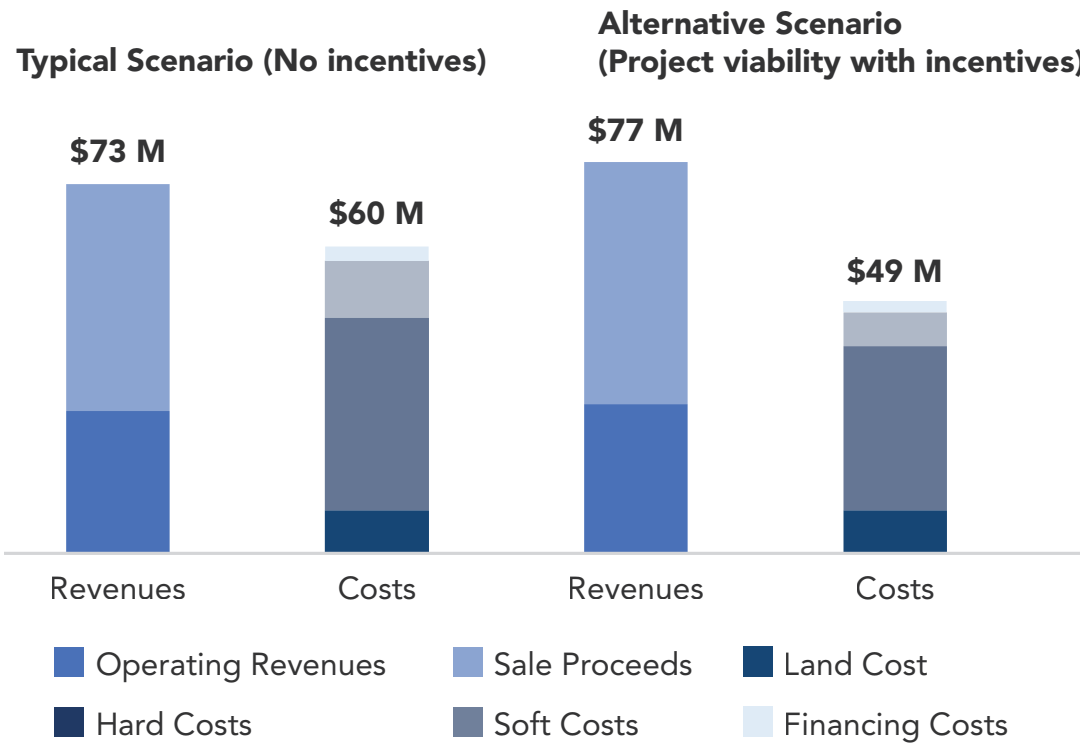


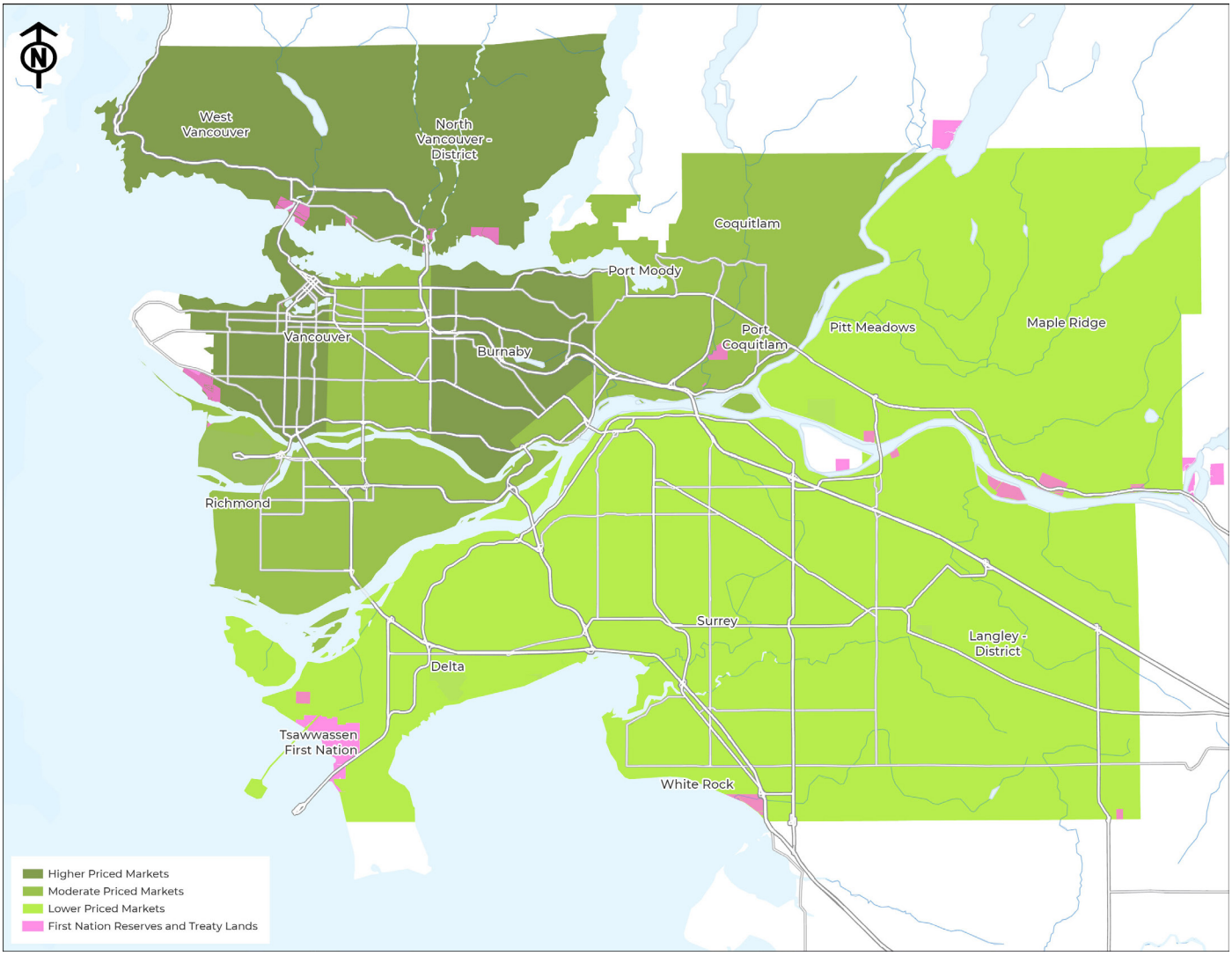
Figure 5. Conceptual Capital and Operational Budget, 10-Year Hold Period, Typical vs. Alternative Scenario 1

Market Tiers

A six-storey mid-rise market rental building was modelled under "typical" and "alternative" conditions in three representative market tiers in Metro Vancouver, based on the differentiation between average condominium prices, which is one indicator of the strength of the development environment for new construction more generally:

- Higher Priced Markets (West Vancouver, North Vancouver, Vancouver West and Burnaby)
- Moderate Priced Markets (Richmond, Vancouver East, New Westminster, Port Moody, Coquitlam and Port Coquitlam)
- Lower Priced Markets (Delta, Surrey, White Rock, Pitt Meadows, Maple Ridge and Langley.)

Within these market tiers there is a range of revenues and development costs which are dependent on the local conditions. In each case, a sample site was selected within each of the broadly identified market tiers deemed to be generally representative of a "typical" parcel within the local market.



Scenarios

Three conditions are presented for each market tier. Note that we have assumed traditional bank financing for these projects, at the current prime bank rate of 7.20 per cent.

- **Baseline or "typical" market conditions –** Reflects prevailing market conditions, assuming no incentives offered.
- **Alternative Scenario #1 –** Reflects application of development incentives 1 through 4 as outlined below.
- **Alternative Scenario #2 –** Reflects all development incentives outlined, including provision of free land.

Possible development incentives include:

1. **Pre-zoning –** This means reducing development approvals timeline from 18 to 10 months, which reduces carrying costs related to land and construction financing.
2. **Reduced parking ratios –** Lowering requirements from a typical minimum down to 0.7 stalls per unit reduces the hard and soft costs of building parking, which can be quite substantial.
3. **Lower rate, longer amortization financing via CMHC –** This reduces the amount of capitalized interest accrued over the course of construction and the annual ongoing debt servicing costs.[10]
4. **Reducing development fees** (i.e., waiving of development cost of charges or other fees).[11]
5. **Land acquisition at no cost –** Reflecting a land donation.

This analysis is intended to illustrate rental development viability trends broadly in the three market tier as a reflection of market conditions today. The actual development viability of a site, however, will differ on a case-by-case basis depending on the developer's risk profile, access to financing, land acquisition costs, and many other factors.

10 We assume the development project will meet program eligibility and will be approved under an affordable housing program or initiative from any government level, such as capital grants, municipal concessions or expedited planning processing. The construction financing rate and long-term loan interest rate is modelled at prime rate minus 0.5 per cent, however, projects may be qualify for lower rates through CMHC's financing programs which would improve overall viability.

11 Decision on waiving DCCs must be balanced with the correlated loss in revenue for key infrastructure services. The waiver of DCCs for purpose-built rental units is not a commonly adopted practice in communities across Metro Vancouver.

Results

Lower Priced Markets

Baseline Scenario

Under "typical" or baseline conditions, a six-storey market rental project in these parts of Metro Vancouver are not shown to be viable according to return metrics outlined above. While land acquisition costs are relatively lower than the other two market tiers, market rents are also comparatively lower.

- As a build-and-sell prospect (as reflected in the profit-on-cost metric) this project is not viable on paper.
- Total costs to build exceed total value at completion (per capitalization of stabilized NOI), resulting in a -3 per cent profit on cost.
- Looking at the project on a cash-flow basis, the project has a >9 per cent levered IRR. This return falls below the likely target range of 12-15 per cent.
- It also does not generate a sufficient return on project equity.
- Net yield on cost at 4 per cent does not necessarily indicate viability or non-viability, but would be considered in tandem with other metrics outlined above. For example, when viewed from a longer-term perspective, property appreciation and rent increases may lead to higher yields over time. Additionally, if the project is deemed low risk, a 4 per cent net yield on cost may be deemed acceptable.

Overall, the baseline scenario is unlikely to be deemed attractive to most prospective builders/investors. While rental housing development is still occurring in this market, it is more financially challenging under the current market conditions.



Alternative Scenario 1

In this scenario, the combined impacts of pre-zoning, reduced parking, CMHC financing and reduced development fees are quite significant. This project would now be deemed viable and attractive according to all cash-flow based metrics, and could also be deemed "borderline viable" as a build-and-sell project.

Alternative Scenario 2

In this last scenario, the above incentives are combined with provision of free land, resulting in a highly viable market project that offers opportunities for reduced rental rates. Land costs account for 13-16 per cent of overall project costs in the first two scenarios.

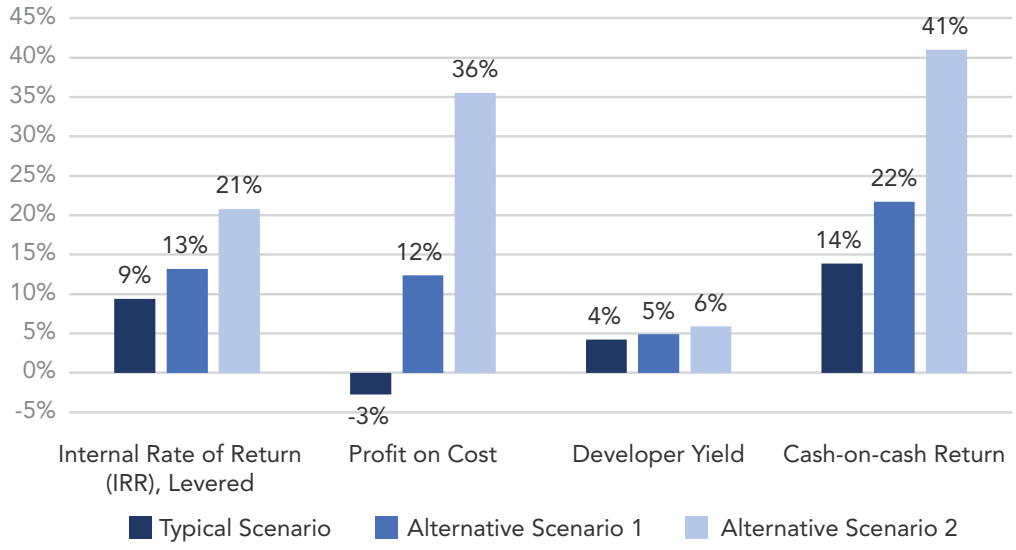


Figure 6. Lower Price Markets, Typical vs. Alternative Scenarios



Moderate Priced Markets



Baseline Scenario

Under "typical" or baseline conditions, a six-storey market rental project in these parts of Metro Vancouver are shown to be financially challenging under current market conditions and according to return metrics outlined above. As with the previous example, while rental housing development may still occur in this market, it is more challenging under the current conditions.

- Project value at completion and stabilized operations only slightly exceed the overall cost to buy the land and construct the building.
- This results in a relatively low profit-on-cost (4 per cent), and a project that would not be considered viable as a build-and-sell undertaking.
- As a longer-term build-and-operate prospect, this project performs somewhat better (11 per cent levered IRR) than the lower priced market example. However it would still not be deemed attractive for most developers.

Alternative Scenario 1

The combination of reduced parking, shorter approvals period, better financing terms, and reduced development fees, significantly improves overall project performance. Based on all return metrics, this project would be deemed viable and attractive.

Alternative Scenario 2

The addition of free land to an already viable Alternative Scenario 1 further improves project returns and opens opportunities for lower rents.

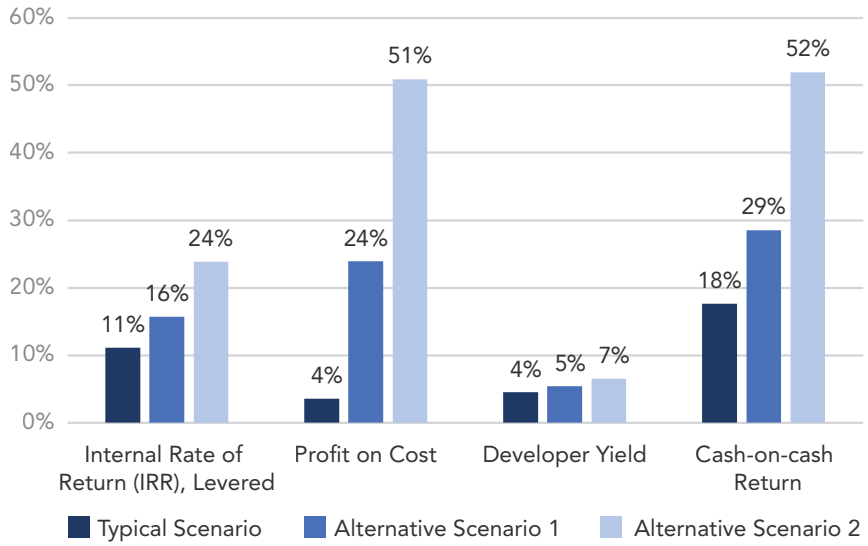


Figure 7. Moderate Priced Markets, Typical vs. Alternative Scenarios

Higher Priced Markets



Baseline Scenario

Unlike the other case studies, the higher priced market case study shows broader financial viability under baseline conditions, both under "build-and-sell" and "build-and-operate" conditions. This viability can be attributed to the higher market rents on the higher priced markets.

Alternative Scenario 1

In this scenario, the combination of pre-zoning, reduced parking, reduced development fees, and preferable financing result in project returns that exceed typical hurdle rates.

Alternative Scenario 2

The provision of free land significantly improves the project pro forma and opens opportunities for lower rents.

Note that the relative overall impact of the incentives "package" is less significant in the higher priced markets than in the other two market tiers. This is a function of:

- *A lower baseline parking ratio, which somewhat mutes the impact of the parking ratio reduction, and*
- *Relatively lower local government DCCs in the higher priced market case study community, as compared to the lower priced market case study communities.*

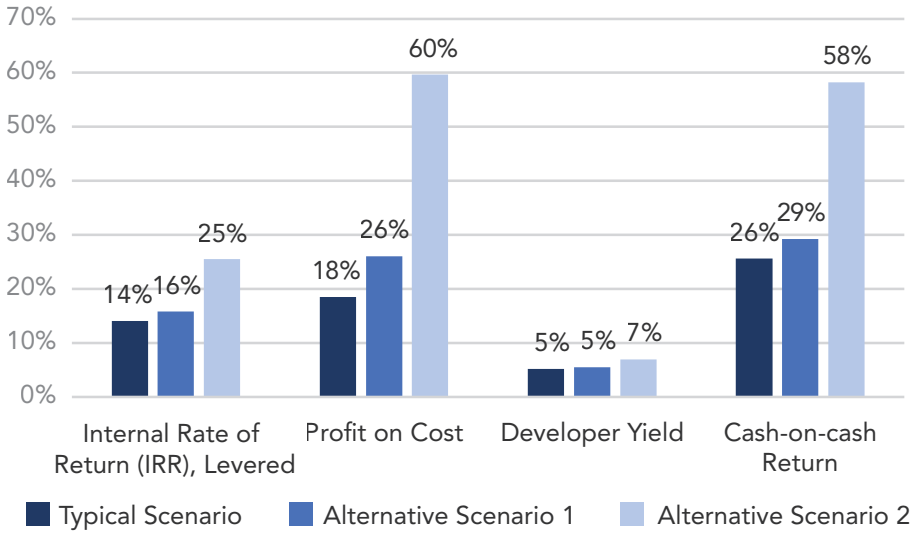


Figure 8. Higher Priced Market, Typical vs. Alternative Scenarios



5

Local Government Measures for Expanding and Sustaining the Supply of Purpose-Built Rentals



This section shares examples of measures designed to expand and sustain the supply of purpose-built rental housing in Metro Vancouver.

- Section 5.1 highlights measures that aim to **expand** the supply of purpose-built rental housing.
- Section 5.2 highlights measures that aim to **sustain** the supply of purpose-built rental housing. This section also includes a brief discussion of tenant assistance policies, recognizing the impact of rental housing replacement and demolition on tenants.

Case studies are included throughout this section to demonstrate successful purpose-built rental projects, and the various local government measures that support their viability or protect existing supply. The profiles do not intend to represent all of the initiatives and measures for purpose-built market rental housing that a given community is implementing. Rather, each section focuses on the implementation of particularly effective measures that contribute substantively to the success of a project.



5.1 Expanding the Supply of Purpose-Built Rentals Through Local Government Measures

Fee Waivers and Reductions

At A Glance	
What	Waiving or reducing fees for rental housing development applications.
Why	To provides an incentive for rental development through reduced costs for developers.
How	By exploring policies that reduce various types of development fees (e.g., Development Cost Charges, Amenity Cost Charges, Building Permit fees, servicing costs, and other amenity contributions) for rental housing.
Cost	Results in reduced revenue from fees and administrative costs for the implementation.
Results	A complete waiver of all local government development and building permit fees would have an impact of reducing development costs by 1% to 6% across the three markets tiers analyzed.

Reducing Development Cost Charges (DCC)

DCCs (referred to as DCLs in the City of Vancouver) are fees charged on new development to pay for infrastructure associated with growth. This infrastructure can include sewer, water, drainage, parks, roads projects, and more.

DCCs can be a significant cost to projects, so local government are able to partially or fully waive these fees from development. These waivers are traditionally applied to projects that provide a specific community benefit (e.g., affordable or non-profit rental units). However, these waivers come at a direct cost to local government. Therefore, they must carefully evaluate whether they can support the foregone revenue associated with waiving or reducing DCCs in exchange for the affordable housing benefits provided, particularly for projects built by for-profit developers.

While it is uncommon for communities to waive DCCs for purpose-built rental projects, Vancouver and Port Moody have explored partial reductions. Since DCCs operate on the principle that growth pays for growth, excluding housing projects from these fees forces the local government to seek alternative sources of funding for major infrastructure projects. In the case of non-market housing projects, some local governments are able to draw from their Affordable Housing Reserve Funds to contribute to DCCs and reduce this cost for non-profits.

Reducing Community Amenity Contributions (CAC) and Amenity Cost Charges (ACC)

CACs have been used by local governments across the province to pay for amenities that cannot be included as part of a DCC program, including affordable housing, childcare, and recreation facilities.

CACs have historically been determined either through ad-hoc negotiations between a local government and a developer. There are two types of CAC negotiations: ad hoc and formulaic. Both types use the rezoning process as the trigger to capture amenity.

- **Ad hoc –** Guided by a "land lift" analysis to determine the extent of financial room for a cash or built amenity.
- **Formulaic –** Uses pre-determined target CAC "rate"; preferred by most developers given the relatively increased transparency and certainty.

An alternative to capture amenities (including affordable housing) is the use of density bonus zoning. Unlike negotiated CACs tied to rezoning, density bonusing is explicitly permitted in the *Local Government Act*. An as-of-right base density is set, and any increase beyond as-of-right requires a prescribed contribution (typically on a per-square-foot or per unit basis). Both CACs and density bonus zoning have resulted in the provision of amenities or financial contributions towards amenities.

Alongside DCCs are Amenity Cost Charges, or ACC. ACCs function similarly to DCCs and formalizes the charges that local governments collect to fund amenities, instead of the current process where CACs are received through case-by-case rezoning negotiations. As of November 2023, the Province of BC introduced Bill 46: Housing Statutes (Development Financing) Amendment Act which introduced the power for local governments to levy ACCs.

It should be noted that while CACs and density bonusing could be used to capture affordable units or contributions to a local government's affordable housing reserve fund, new legislation does not allow the use of ACCs for this purpose.



Legal Fees for Housing Agreements

Housing agreements are often required for rental projects that receive some level of financial support from government agencies. Some communities, including Coquitlam and New Westminster, pay legal fees for preparation of housing agreements for rental housing. This can help reduce costs for purpose-built rental projects, improving overall viability.

Reducing Building Permit Fees

Several communities have reduced building permit fees for purpose-built rental housing. This reduction can range from a full to a partial reduction in an effort to reduce project costs and improve viability. New Westminster provides a 50 per cent reduction in Building Permit fees for the construction of new units in existing purpose-built rental housing as well as new medium-term and long-term secured rental housing.

Relaxing Servicing Requirements

Some communities consider relaxing servicing requirements to support the development of purpose-built rental units. For example, small additions to an existing purpose-built rental housing project may not be required to bring infrastructure up to the level expected of new development considering that the building already exists. Servicing requirements for new long-term secured market rental buildings could also be relaxed to provide services and infrastructure to a more modest level compared to market housing (e.g., re-surfacing of adjacent streets).

In cases of reduced requirements, servicing can still be required for items which are essential to support the development, or are health and safety related, such as water, sewer, electrical connections, and safe access to the site.

Land-Related Measures

At A Glance	
What	Use land within the control of the community to focus on rental development.
Why	Land costs can be one of the most significant barriers to residential development, especially given current prices in Metro Vancouver.
How	By contributing land to a rental project for discounted price or donation.
Cost	Includes administrative costs associated with transfer and monitoring of project.
Results	If land were acquired at zero cost, it would have an impact of reducing overall project costs by 14% to 18% across the three market tiers analyzed.

The cost of land continues to be one of the main barriers to purpose-built rental viability. Metro Vancouver's price per residential acre has been on the rise since 2018.[12]

Communities seeking to support purpose-built rental projects should explore opportunities to reduce land costs for new development. Communities can seek to make strategic acquisitions of land or utilize land from their existing portfolio. There are several opportunities to do this, including leasing and donating land.

Typically, local government land holdings are strategically contributed to non-market housing projects, which face an even greater struggle to acquire land under current market conditions. Local governments looking to make strategic land contributions to projects should have the appropriate tools in place that maintain the perpetual affordability of the units.

In April 2023, the Province of BC announced the BC Builds program. This program is aimed at using public land to deliver homes for middle-income earners. This could provide an opportunity for local governments to leverage their land for purpose-built rental projects.

12 Colliers Canada. (2023). National Land Report – H1 2023. Retrieved from: collierscanada.com/en-ca/research/national-land-report-2023-h1



CASE STUDY

City of Burnaby - Bevan Townhouses

PROJECT DESCRIPTION

The project is a partnership between the City of Burnaby and Mosaic Homes. The City acquired the land from Mosaic and is leasing it back to them in a 99-year lease, with renewal options at the end of the term. Mosaic will be building 92 market median rental townhouses and 91 market rental townhouses with all parking at grade. The leases for the site set out affordability, tenure, and construction and operation of the market and non-market rental units on each lot.

The use of City-owned land allows Burnaby to support the viability of development while also ensuring the sites remain as secured market rental through the use of a housing agreement. After the agreement terms are complete, the City will continue to own the land which allows for extra security of tenure.

LOCAL GOVERNMENT MEASURES APPLIED

- [x] Leasing City-Owned Land

OTHER FUNDING/RESOURCES/PARTNERS

Mosaic Homes is also seeking funding from CMHC through its Rental Construction Financing Initiative.



OPPORTUNITY: JOINT-VENTURE AFFORDABLE HOUSING DEVELOPMENT MODEL

Some communities in BC are exploring new opportunities for joint-venture housing development, building on lessons learned from past partnerships between non-profit organizations and housing development companies.

One potential avenue under exploration is a joint-venture model between a local government and a development partner as follows:

- Local Government partner provides land to joint-venture partnership through a long-term lease, alongside additional development incentives such as process streamlining, property tax, and other incentives as available.
- Development partner provides construction capital, expertise, and project management.
- Development partner operates completed building (or partners with an organization to provide building and tenant management and maintenance).
- Operating profits are shared between both partners, with share structure determined either through relative equity contributions or other factors.
- After an agreed operating period (e.g., 10 years), the project would be refinanced to allow for capital to be withdrawn to support additional development activity.
- Local Government partner would retain control over the land and the building would be transferred over as a government asset at the end of the long-term lease (e.g., 50 years).

Housing Design and Diversity

At A Glance	
What	Reduces design and form requirements for rental projects, including building articulation, underground parking and loading requirements, amenity room requirements, accessibility, balcony design requirements, and leading energy requirements.
Why	Design and form requirements, especially mandated parking, can add significant cost to a development.
How	By reducing design and form requirements including parking standard reductions in local government policies and regulatory bylaws, tied to location.
Cost	No direct cost to the local government.
Results	A reduction in the required parking ratio to 0.7 stalls per unit would have an impact of reducing development costs by 4% to 9% across the three market tiers analyzed.

Reduced Design Requirements

Design requirements are often necessary to ensure proper design and form as well as achieve certain community goals such as energy efficiency targets. Building design requirements can create barriers to development, adding to both the construction costs as well as the design work to achieve those requirements.[13]

For example, design requirements which require more complex building form and articulation combined with the requirement to achieve higher energy efficiency under the higher tiers of the BC Energy Step Code can add substantially to cost. Upper floor setbacks, step backs, recesses and other articulation requirements increase the cost of building and make it more challenging and expensive to achieve energy efficiency requirements, as additional corners in buildings contribute to heat losses. Communities can explore opportunities to simplify and streamline architectural design requirements while still meeting community and urban design objectives.

13 Research is limited on the specific cost-savings associated with specific design requirements in Metro Vancouver. Research from Simon Faser University (2022) highlights how traditional design guidance can create significant barriers for mass timber development due to several structural constraints. Research from Small Housing BC (2023) estimates pre-approved designs for infill housing generates a one to two per cent impact on the return on costs.

Reduced Parking Requirements for Purpose-Built Rental Projects

The 2018 Metro Vancouver Parking Study highlighted several key findings that speak to the opportunity for communities to rethink their approach to parking. Key findings from the study include:

- For both rental and strata buildings, apartment parking supply exceeds use across the region.
- Apartment parking supply and use is lower for buildings closer to frequent transit.
- Transit use is generally higher where apartment parking use is lower, especially for rental buildings.
- Street parking is complex in mixed-use neighbourhoods, which include aspects such as visitors to non-residential land uses in the evenings; apartment visitors on weekends, holidays, and special occasions; and some apartment residents parking on a nearby street.

By reducing the required number of parking spaces in new rental housing developments, the development and construction cost is reduced. This can enhance economic viability of purpose-built rental housing, encouraging rental housing development (instead of condominiums or other types of development) to occur.

Provincial policy changes for Transit-Oriented Areas (TOAs), outlined in Bill 47-2023 (Transit-Oriented Areas), prohibits off-street parking requirements, with some exceptions. This change will allow full flexibility for rental projects in TOAs to determine the appropriate level of parking and does not impede communities from adopting further parking relaxations outside a TOA.





CASE STUDY

City of Coquitlam - 608 Elmwood and 710 Dogwood

PROJECT DESCRIPTION

The City of Coquitlam offers developers additional density (1.0 FAR) in specific areas if the additional density is used for secured market rental units. Developers that utilize this policy tend to build the secured rental in a separate building, which can make it easier for developers to implement housing agreements with the City and satisfy CMHC requirements.

The project in this Case Study is unique as the developer utilized the City's Transfer of Development Rights and Obligations Policy to separate the rental and condo developments into different sites located several blocks from one another.

The developer owned two sites:

- 608 Elmwood St – The site is designated as Transit Village Commercial, which gives any project additional density (1.0 FAR) if the project is 100 per cent secured rental.
- 710 Dogwood – This site is designated as Medium Density Apartment Residential.

The developer requested to use the City's Transfer of Development Rights and Obligations Policy to transfer the condo density from the Dogwood site to the Elmwood Site and transfer the rental density from the Elmwood Site to the Dogwood site. The City agreed to this transfer under the condition that the rental building would be delivered first. The development at 710 Dogwood also benefitted from reduced parking requirements due to the rental tenure of the units.

As of early 2024, the six-storey wood frame rental property at Dogwood is complete and the mixed-use tower at Elmwood has just broken ground. This project showcases not only the rental incentives that made this project possible but also the incorporation of a density transfer policy that allowed the rental to be delivered faster and in a more cost-effective manner (e.g., wood frame versus concrete).

LOCAL GOVERNMENT MEASURES APPLIED

- ☑ Reduced Parking Requirements
- ☑ Density Bonus (Free Density)
- ☑ Transfer of Development Rights and Obligations Policy

Zoning/Regulatory Actions

At A Glance	
What	Zoning bylaw regulations that encourage purpose-built rental development or limit condominium development.
Why	To limit use of parcel incentivizes developer to develop rental housing.
How	By making amendments to zoning bylaw.
Cost	No cost to community.
Results	Pre-zoning areas for rental tenure and decreasing the development approvals timeline from 18 months to 10 months would have an impact of decreasing development costs by 1% to 2% across the three market tiers analyzed.

Residential Rental Tenure Zoning (RRTZ)

In 2018, the Province made changes to *the Local Government Act* and *Vancouver Charter* to provide local governments with a new authority to zone for residential rental tenure. These new powers have been applied limitedly across the Province through various approaches.

The zoning restricts the form of tenure to rental only, so residential units with this zoning cannot be occupied by the owner. The exception to this is where a unit is already occupied by an owner at the time that the zoning is put into place. In such case, the owner, and all future owners, would continue to have a right to occupy the residential unit.

There are several approaches to facilitate new rental housing using RRTZ. The first is to apply the new zoning during a rezoning process. For example, the City of Victoria has incorporated it into its density bonusing policy, allowing additional Floor Space Ratio (FSR) for projects that incorporate a rental component into projects and then applying the RRTZ-specific zone.

The City of Vancouver has applied a pre-zoning approach for rental tenure, allowing low- and mid-rise rental buildings in C2 commercial districts on arterial streets. This allows purpose-built rental projects to bypass the rezoning process, which requires time and resources from both the City and the developer. This policy allows additional height up to six stories pre-zoned, if the development meets specific affordability, energy efficiency, and mixed-used requirements. The City also extended pre-zoning of rental buildings on low-density residential zoning along arterial roads (up to six storeys) and on streets immediately off a side or arterial street (up to four storeys).



CASE STUDY

City of Victoria - 1015 Cook Street

PROJECT DESCRIPTION

The Charlesworth is a five-storey residential building in Downtown Victoria containing 31 rental units. Rental tenure was protected through the City of Victoria's density bonusing policy, which allowed additional density in exchange for the application of the RRTZ to the site to secure it for rental housing. While it was ultimately the use of density-bonusing and reduced parking requirements that contributed to project viability, the use of RRTZ in this case study allowed the City to secure the parcel and units for rental housing.

The City has been exploring opportunities to ensure the security of rental tenure without requiring a rezoning process. This would add another layer of support by reducing the resources required for the rezoning process. The City has begun adding policies to its neighborhood plans that support purpose-built rental, including support for City-initiated zoning in addition to flexibility in density and built-form, parking reductions, and financial incentives. The City is looking to expand these policies City-wide through a zoning bylaw update.

LOCAL GOVERNMENT MEASURES APPLIED

- [x] RRTZ (applied through rezoning)

Density Bonus Provisions

Density bonusing is a tool used by communities that allows communities to grant developers additional building density or height beyond what is permitted by zoning on their site in exchange for community benefits. While this is typically used to create affordable housing, some communities have chosen to extend community benefits to market rentals. Communities, including Coquitlam, have also incorporated additional "free density" (1.0 FSR) for projects if that additional density is used to create rental units.

New Provincial policy changes that aim to increase minimum allowable densities near transit, as outlined in Bill 47-2023 (Transit-Oriented Areas), may reduce the use and effectiveness of bonus density programs, which in turn would limit the overall impact of this tool. With less opportunity to use density bonusing to secure rental, communities may wish to explore increased use of RRTZ in TOAs to ensure opportunities for rental development. Development outside TOAs will not be subject to provincial required densities and can still benefit from density bonusing as a tool through which to incentivize purpose-built rentals.

INCLUSIONARY HOUSING AND PURPOSE-BUILT RENTALS

Inclusionary housing allows communities to request that a certain percentage of newly developed housing units in a given project be designated as affordable rental units. This tool is traditionally used to support affordable housing units, not purpose-built rental.

Local governments in British Columbia do not currently have the legislative authority to use true mandatory inclusionary zoning but are able to require affordable units through rezoning processes. The Province has been exploring the potential introduction of true inclusionary zoning powers for local governments.

The City of Victoria's current approach is to have stronger inclusionary polices for affordable units for condominium developments compared to purpose-built rentals. This policy does not improve the viability of purpose-built rental but makes it more viable compared to condominium development.

REGULATORY CHANGES: TRANSIT-ORIENTED AREAS (TOAS)

In fall 2023, the province passed legislation prescribing floor-area ratios (FARs) and building minimum heights (expressed in storeys) around rapid transit stations and bus exchanges where there are residential or mixed-use land uses.

The legislation targets metropolitan communities with significant transit infrastructure, and only applies to parcels zoned as residential in these areas.

Local governments will be required to approve housing developments that meet provincial height and density requirements, remove minimum parking, and address parking needs on a case-by-case basis. Local governments retain the right to approve higher densities at their discretion.

Local governments whose density bonusing programs are severely impacted by these changes may want to explore the use of RRTZ to secure new rental housing units.



CASE STUDY

City of Vancouver - 1031 Cardero

PROJECT DESCRIPTION

This project was built on a former surface parking lot for a residential tower and was enabled through the City-initiated zoning changes as part of West End Plan – Laneways 2.0. The Plan notes that the wider laneways unique to the West End presented an opportunity to develop ground-oriented infill housing and to enhance the laneways as more walkable public spaces while maintaining their integral parking, servicing, and utility functions.

The Plan allows the relaxing requirements of the RM-5 zone front yard, side yards, rear yard, floor area and density, site coverage, horizontal angle of daylight, and external design for infill if the project is 100 per cent secured market rental housing. The Plan also contains policies related to requiring a minimum number of two- and three-bedroom units.

This pre-zoning approach ultimately supported the viability of several infill projects across the West End, including this project that delivered a four-storey development made up of 10 of secured rental units, with four two-bedroom units and one three-bedroom unit.

LOCAL GOVERNMENT MEASURES APPLIED

- ☑ Pre-Zoning Infill for Rental Tenure
- ☑ Reduced Design Requirements

Since this project was built, the City of Vancouver removed parking requirements for these infill developments. This move will further support future secured market rental buildings.

Expediting the Development Process

At A Glance	
What	Reduces processing time for rental housing applications.
Why	To improve speed of development and provide potential incentives through reduced borrowing costs during approval process.
How	By improving policies to process rental housing development applications more quickly.
Cost	Additional staff needed to process applications. Potential processing time delays for non-rental projects.
Results	Improving the development approvals timeline from 18 months to 10 months would have an impact of decreasing development costs by less than 1%, meaning this tool is best used alongside pre-zoning to further reduce the costs.

Concurrent Processing of Rezoning and Development Permits

Several local governments have explored opportunities to make the traditional planning approval process faster for specific types of development. They include concurrently undertaking rezoning and development permit processes, conducting the preliminary building permit application meetings prior to zoning bylaw adoption, and drafting all legal agreements prior to council consideration.

This approach can significantly speed up the approval process and allow projects to reach construction at a faster pace, both of which have the ability to reduce costs.

Pre-Approved Designs

Several communities across Canada have used pre-approved home designs as a way to densify existing low-density neighbourhoods through infill. These initiatives have mainly targeted the secondary rental market. It is seen as a way to reduce barriers for many homeowners to develop infill projects on their own lot.

Metro Vancouver, in collaboration with the Province and 11 of its member jurisdictions, is exploring opportunities to develop standardized guidelines and zoning regulations, including pre-approved reference plans, which could be made available via open source, and would not need to go through additional design review. These designs are being tailored to support off-site construction, further expediting the delivery of rental housing, specifically for six-storey rental buildings.

5.2 Sustaining the Supply of Purpose-Built Rentals Through Local Government Measures

Zoning/Regulatory Actions

At A Glance	
What	Zoning bylaw regulations that limit tenure or allow additional improvements to purpose-built rental building.
Why	To sustain the existing purpose-built rental housing stock and creates more accessible, inclusive, and functioning communities, in aging purpose-built market rental housing.
How	By amending the zoning bylaw to create a zone for residential rental tenure for specific properties that meet list of criteria. By amending the zoning bylaw to allow for additions to existing rental housing stock.
Cost	No direct cost to the local government.
Results	These tools have demonstrated the ability to prolong redevelopment of existing purpose-built rental buildings primarily through revitalization.

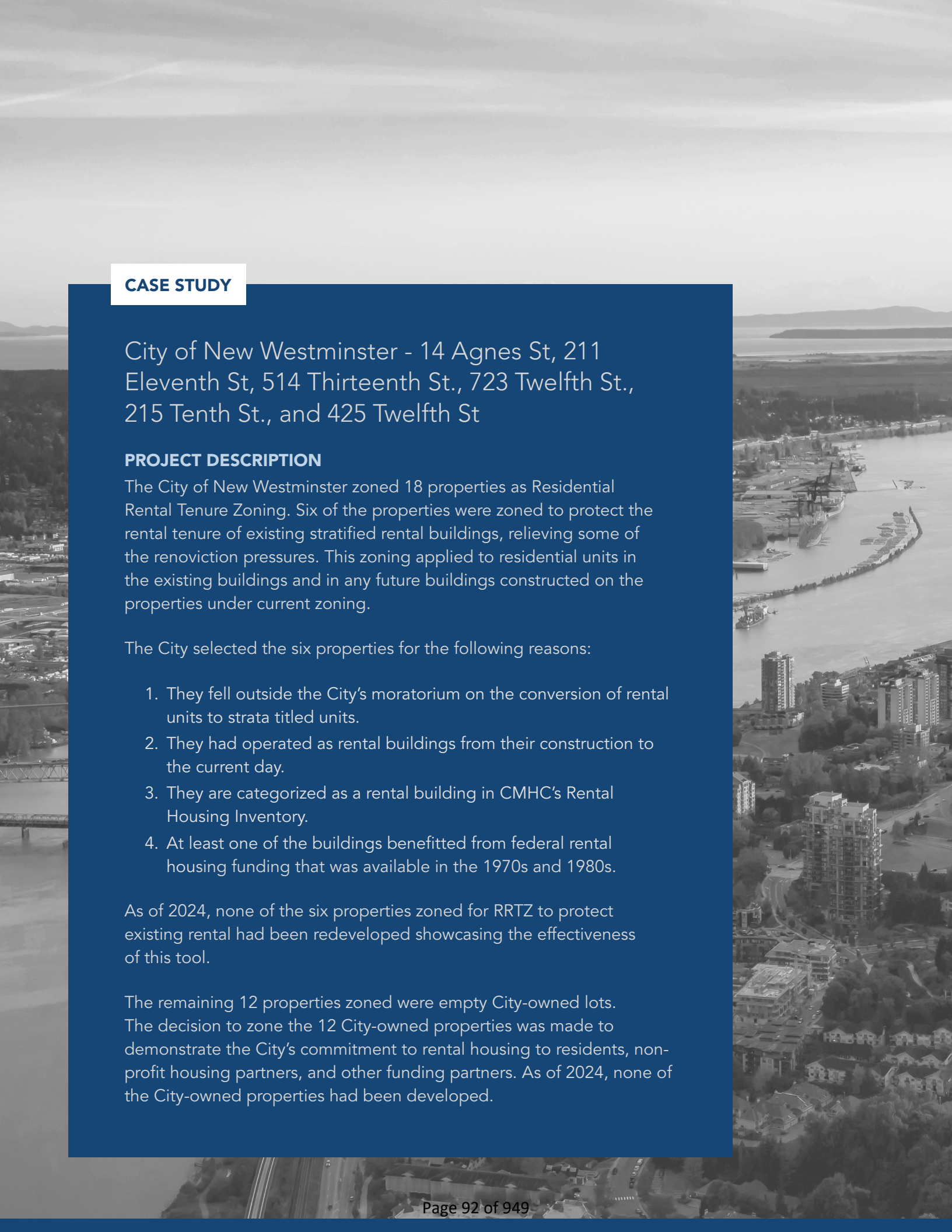
Encourage Infill in Existing Purpose-Built Rental

Zoning bylaw regulations can encourage infill rental units in existing purpose-built market rental buildings. Purpose-built market rental housing owners may wish to add multiple units to their rental building; however, in some cases the existing zoning does not accommodate their plans. In this situation, some communities allow for an application for rezoning that can be submitted and considered. These projects can add several units, while increasing the operating revenue of existing market rental buildings and viability of the operation of the building.

Residential Rental Tenure Zoning

As described in Section 5.1, the Province introduced new powers for local governments to zone for residential rental tenure. Several communities have used this new zoning authority to protect the existing rental housing stock from being redeveloped into non-rental housing.

This tool can also constitute a form of pre-zoning, setting the direction for redevelopment of existing purpose-rental buildings. Many communities have also required a 1:1 rental unit replacement in their rental replacement policies as a way to protect the rental tenure of units. The application of RRTZ, in addition to rental unit replacement policies, could ensure, at a minimum, that redevelopment projects replace the existing rental units and potentially deliver even more.



CASE STUDY

City of New Westminster - 14 Agnes St, 211 Eleventh St, 514 Thirteenth St., 723 Twelfth St., 215 Tenth St., and 425 Twelfth St

PROJECT DESCRIPTION

The City of New Westminster zoned 18 properties as Residential Rental Tenure Zoning. Six of the properties were zoned to protect the rental tenure of existing stratified rental buildings, relieving some of the renoviction pressures. This zoning applied to residential units in the existing buildings and in any future buildings constructed on the properties under current zoning.

The City selected the six properties for the following reasons:

1. They fell outside the City's moratorium on the conversion of rental units to strata titled units.
2. They had operated as rental buildings from their construction to the current day.
3. They are categorized as a rental building in CMHC's Rental Housing Inventory.
4. At least one of the buildings benefitted from federal rental housing funding that was available in the 1970s and 1980s.

As of 2024, none of the six properties zoned for RRTZ to protect existing rental had been redeveloped showcasing the effectiveness of this tool.

The remaining 12 properties zoned were empty City-owned lots. The decision to zone the 12 City-owned properties was made to demonstrate the City's commitment to rental housing to residents, non-profit housing partners, and other funding partners. As of 2024, none of the City-owned properties had been developed.

Mixed Use Rental Zoning

There are several opportunities to use zoning measures to protect purpose-built rentals through the permission of small-scale commercial and community uses in existing rental housing towers. This approach can not only helps revitalize a potentially aging rental building at risk of redevelopment, but it can also help create more accessible, inclusive, and functioning communities.

The City of Toronto introduced a Residential Apartment Commercial (RAC) zone, which allows small commercial and community uses to be added to approximately 500 sites in the city with existing condominium and rental apartments.



Rental Unit Protection Policies

At A Glance	
What	Policies that limit the redevelopment of existing rental units.
Why	To protect the existing supply of rental units.
How	By creating policies that limit redevelopment of existing rental units.
Cost	Includes administrative costs associated with implementation of programs and monitoring of projects.
Results	These tools have demonstrated the ability to limit the unnecessary redevelopment or conversion of existing rental units.

Anti-Renoviction Bylaws

In 2021, the Province made changes to the *Residential Tenancy Act* (RTA) that put new requirements in place for landlords who want to do any type of renovations. The latest regulations state that should a landlord wish to terminate a tenancy for substantial renovations or repairs, they must submit a request for an Order to End Tenancy and an Order of Possession from the Residential Tenancy Branch (RTB). Once these orders are applied for, the RTB will arrange a hearing during which an arbitrator will determine whether ending the tenancy is the sole solution for carrying out the necessary renovation work.

Strata Conversion Policy

Conversion policies protect existing rental buildings from conversion to strata provided that vacancy rates are below a certain threshold (e.g., below a vacancy of two to four per cent, varies by community). Most communities' vacancy rates are lower than the threshold and thus conversion to strata is not supported.

The purpose of these policies is to limit the conversion of existing purpose-built rental buildings to strata units that can be individually owned, and to instead ensure that market rental units are available as rental units for the lifespan of the building.

REGULATORY CHANGES: SHORT-TERM VACATION RENTALS

Bill 35-2023 was passed in fall 2023 in order to provide stronger regulation for short-term vacation rental (STVR) listings in BC. Specifically, the legislation requires that in communities of 10,000 residents or more, STVRs are limited to being offered within a host's principal residence.

Additionally, hosts for STVR are required to obtain a business license (if required under local government regulations) and register under a newly-formed provincial registry.

Rental Replacement and Tenant Assistance Policies

At A Glance	
What	Policies to guide and facilitate replacement of older purpose-built rental units, in redevelopment situations, with new market rental units.
Why	To provide housing choices and rental options for residents in the long term.
How	Policies that require a specific ratio of replacement and tenant protections for rental units that are being decommissioned for a new development.
Cost	Administrative costs associated with implementation of programs and monitoring of projects as well as potential costs for community if developer defaults during redevelopment process.
Results	These tools are the ability to protect tenants and rental housing stock during a redevelopment process, and can be effective in slowing down the redevelopment of existing purpose-built rental buildings that offer more affordable units due to their age. If designed correctly, these policies can not only lead to replacement of lost rental housing but also result in a better transition for updating aging rental stock compared to markets without these protections.

Rental Replacement Policies

As older purpose-built rentals are replaced, several communities are working to facilitate the replacement of existing older purpose-built market rental units with new market rental units. For some projects, it is feasible for new market rental units to replace the demolished units with a 1:1 ratio, whereas other situations may use alternative replacement approaches.

Tenant Relocation and Assistance Policy

When older multi-family buildings are proposed for demolition, the *Residential Tenancy Act* (RTA) addresses requirements of notice and assistance to be provided to relocating tenants.

Tenant assistance policies clarify the expectations for resources and considerations for existing tenants, when rezoning applications involve demolition of multi-family residential buildings. They often provide a minimum standard of expectations and practice for additional notice, rent compensation, moving cost assistance, relocation information, and opportunity for rental or purchase of an available unit in the new development. Tenant relocation and assistance policies generally aim to exceed RTA requirements.

Tenant assistance policies can add significant financial burden to developers of redevelopment projects. Careful consideration should be given to how these policies are designed to achieve both tenant support and project viability. Some communities include a separate stream for non-profit developers whose focus is on rehousing. This helps to ensure that requirements for compensation to tenants does not jeopardize the viability of the redevelopment project.

Tenant assistance policies can also place a financial burden on the community if a redevelopment falls through. Communities can be left to support the rents of relocated tenants if the developer is no longer able to provide rent compensation that may have been required in the policy. The City of Burnaby now requires developers provide a bond that can cover the required rent compensation for relocated tenants for three years. This bond can be used by the City when the developer defaults during a redevelopment. While this protects the City for the three-year period, it is not always enough for every project.





6

Conclusion

As demonstrated in this report, communities have several tools at their disposal to support the construction of new purpose-built rental projects and the preservation of existing rental units. There are a few tools, including parking reductions and land-related measures, that make a large and direct impact on viability. Communities should consider how these more substantive measures can work in their local context in complement with a suite of smaller tools to build a robust policy of support and preservation.

The table below summarizes the types of effective tools available to communities in Metro Vancouver as well as other key considerations for use of the tool. The table also includes a summary of findings from the economic analysis outlined in Section 4.2, which found that purpose-built rental developments in two of the three market tiers analyzed are not likely to achieve the necessary viability without the support of at least one tool whereas the viability of purpose-built rental units in the third market tier (higher priced markets) can be further improved through the use of the tools.



Expanding the Supply of Purpose-Built Rental Housing

Measures	Economic Testing Results	Considerations for Impact
Fee Waivers and Reductions	Reducing the burden of development costs and fees has the biggest impact on viability, particularly in markets where developments fees are higher than in other markets. Exploring waivers of development and other fees can increase the price that developers are willing to pay for land, potentially leading to greater viability for new rental projects.	Communities must find alternative sources of funding to offset the reduction in fees.
Land-Related Measures	If land were to be acquired at no costs, the development costs would be reduced by 14% to 18%.	Communities with more limited land base may find more difficulty identifying land for rental housing opportunities.
Housing Design and Diversity	A reduction in parking requirements has a substantial impact on reducing development costs, particularly in markets where the requirement is close to or above 1.0 stalls per unit.	By relinquishing control, communities may end up with less desirable building forms and designs. If there are not appropriate Transportation Demand Management (TDM) measures in place, parking reductions can have negative impacts on street parking availability. Locating these projects close to transit will also encourage users to reduce the use of individual vehicles.

Measures	Economic Testing Results	Considerations for Impact
Zoning/Regulatory Actions	Pre-zoning for rental tenure would reduce carrying costs due to the improved development approvals process as well as costs associated with rezoning.	Communities should consider potential pushback from property owners.
Expediting the Development Process	The expedition of the development approvals process from 18 months to 10 months would reduce development costs slightly. This practice has a bigger impact when combined with other levers, such as pre-zoning.	Expediting specific processes requires more resources and can limits staff capacity to focus on other development approval processes.

Sustaining the Supply of Purpose-Built Rental Housing

Measures	Economic Testing Results	Considerations for Impact
Zoning/Regulatory Actions	These policies were not included as part of the economic testing.	Communities should considers potential pushback from property owners.
Rental Unit Protection Policies		Communities should consider the specific parameters that activate these policies to avoid limiting legitimate redevelopment and renovation projects.
Rental Replacement and Tenant Assistance Policies		These policies require significant staff time for implementation and monitoring. Communities should also consider the potential financial burden placed on the community if a redevelopment project is unsuccessful and there are no funds to support the rent of the relocated tenants if required by the policy.

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Appendix



Financial Analysis Methodology and Assumptions

In developing the methodology for the financial analysis, two approaches to the land acquisition price were considered. While there is merit in determining the average assessment value of all parcels suitable for six-storey wood-frame apartment redevelopment across the three market tiers, the intent of this analysis is to model the impact of policy levers on financial viability for a single prototype across the three market tiers, and not to account for the range of possible land acquisition costs.

The second approach is to pick a sample site in each of the market tiers that could represent a "typical" land assembly and redevelopment site suitable for this use. The limitation to this approach is that there could be variability in the land acquisition cost depending on the specific site location, land use designation and zone, development application status, and existing use.

In this analysis, the second approach was adopted. The six-storey wood-frame building was modelled using a land assembly of parcels equivalent to 0.8 acres in site size. The 2023 BC Assessment Values for each of the parcels was used as the land acquisition costs in each scenario.



Assumptions Across All Scenarios	Typical Scenario	Alternative Scenario 1	Alternative Scenario 2
Site Size	35,000 sq. ft. or 0.8 acres		
Floor Space Ratio (FSR)	2.6		
Site Coverage	56%		
Gross Buildable Area (sq. ft)	90,605		
Development Approvals Timeline	18 months	10 months	10 months
Construction Timeline	18 months		
Rezoning	Yes	No	No
Interest Rate (Construction)	7.20%	6.70%	6.20%
Interest Rate (Mortgage)	6.70%	6.70%	6.20%
Amortization Period	25 Years	50 Years	50 Years

Table 1. Financial Analysis Assumptions

Generally, the inputs and assumptions for each market tier were kept consistent to demonstrate the impact of the policy lever between the "typical" and "alternative" scenarios as shown in Table 1. However, market inputs differed for each market tier, including development costs, parking ratios, typical soil conditions, average unit size, market rents, and local government development fees as shown in Table 2 on the next page. These market inputs were informed by consultant research and conversations with developers.

	Higher Priced Market			Moderate Priced Market			Lower Priced Market		
	Typical Scenario	Alternative Scenario 1	Alternative Scenario 2	Typical Scenario	Alternative Scenario 1	Alternative Scenario 2	Typical Scenario	Alternative Scenario 1	Alternative Scenario 2
MARKET UNIT TYPE									
Dwelling Units	111	111	111	115	115	115	118	118	118
Parking Stalls (#)	109	78	78	161	81	81	130	83	83
Parking Ratio - Resident and Visitors	1.0	0.7	0.7	1.4	0.7	1	1.1	0.7	0.7
Average Unit Size (sq. ft.)	696	696	696	667	667	667	654	654	654
Average Monthly Rent	$3,334	$3,334	$3,334	$2,775	$2,775	$2,775	$2,341	$2,341	$2,341
Per Sq. Ft.	$4.79	$4.79	$4.79	$4.16	$4.16	$4.16	$3.58	$3.58	$3.58
FINANCIAL STATISTICS									
Total Project Costs – Hard Costs, Soft Costs, Financing, excluding Land Costs ($/sq. ft.)	$541	$496	$491	$573	$454	450	$528	$439	$436
Land Cost Per Buildable Sq. Ft.		$84	$0		$92	$0		$122	$0
Internal Rate of Return (IRR), Levered	14%	16%	60%	11%	16%	51%	9%	13%	36%
Profit on Cost	18%	27%	7%	4%	24%	7%	-3%	13%	6%
Developer Yield	5%	5%	58%	4%	5%	52%	4%	5%	41%
Cash-on-cash Return	26%	30%	0%	18%	29%	0%	14%	22%	0%

Table 2. Financial Analysis Assumptions by Market Tier



metrovancouver

To: Regional Planning Committee

From: Sinisa Vukicevic, Program Manager, Regional Planning Analytics,
Regional Planning and Housing Services

Date: June 21, 2024 Meeting Date: July 4, 2024

Subject: **Metro Vancouver Population Projections Update**

RECOMMENDATION

That the MVRD Board receive for information the report dated June 21, 2024, titled "Metro Vancouver Population Projections Update".

EXECUTIVE SUMMARY

The region is expected to grow by nearly 50,000 net new residents annually. This represents a significant increase from the historical average, which has been approximately 35,000 net new residents annually. Metro Vancouver can now expect 55,000 net new immigrants per year, compared to the historical average of 37,500 net new immigrants per year. Natural increase (i.e. births minus deaths) is expected to be negative after 2035, and out-migrations to the other parts of the province will follow the historical trends. All combined, this results in the 50,000 net increase per year. As a result, the region is projected to reach 4 million people by the mid-2040s.

Metro Vancouver updates regional and municipal population projections on a regular basis. Metro Vancouver's projections have been the main source for estimating future demand for land, housing, jobs, and utilities for many years and are provided as a collaborative guide for land use and infrastructure planning initiatives among Metro Vancouver's utilities, member jurisdictions, TransLink and other regional agencies. The short, medium and long-term projections completed by Regional Planning are essential for water, sewer, and transit capital planning programs. The longer the time period of the projections, the higher the level of uncertainty. To overcome issues with dynamic modelling variables and an uncertain future, multiple growth scenarios are prepared by the Regional Planning team. The medium growth scenario is considered as the highest probability, while other scenarios explore alternatives that result from different growth assumptions and variables.

PURPOSE

To provide the Regional Planning Committee and MVRD Board with the update on Metro Vancouver's growth projections.

BACKGROUND

Since the development of the regional population projections in 2022, also utilized for *Metro 2050*, several new data inputs and variables have emerged that require projection updates in all geographies (i.e., regional, sub-regional, municipal, and service area levels [sewerage areas, water supply catchment areas, traffic zones]). Population projections are updated on a regular basis based on the following:

- New Census data has been released;
- New federal immigration policies have been implemented that significantly increase migration targets; and
- New federal policies for non-permanent residents have been introduced.

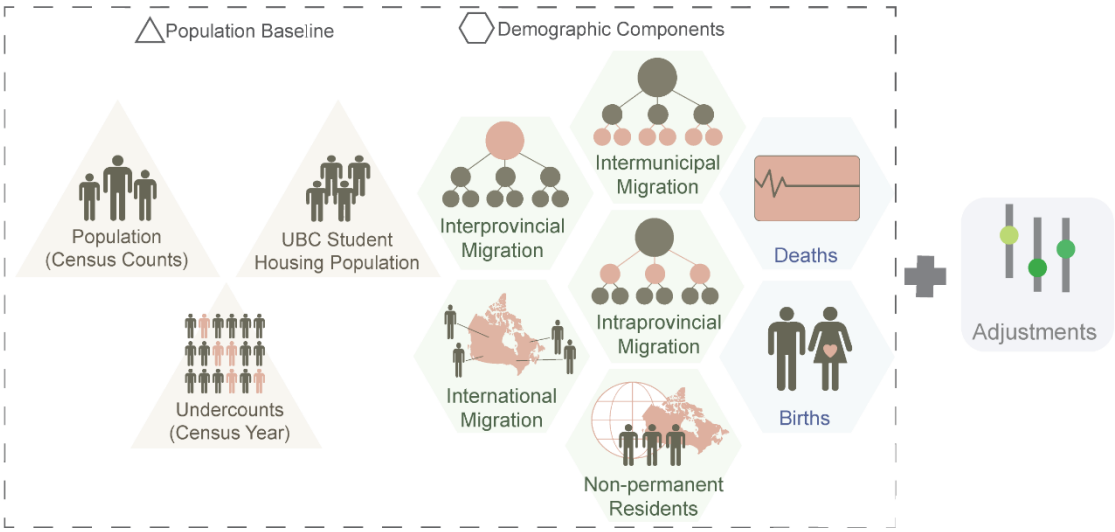
These policy changes, beyond the influence of Metro Vancouver and member jurisdictions, are having a significant impact on regional population projections and are creating a new demographic paradigm for the region. The region's demographic future will not be a simple extension of past trends and growth assumptions.

Metro Vancouver staff have been working through the projections update with member jurisdiction staff over the past several months. To deal with the increasing levels of complexity, Metro Vancouver recently reactivated the Regional Planning Advisory Committee's Forecasting and Data Task Force. The Task Force brought together representatives from Metro Vancouver's Regional Planning team, member jurisdictions, BC Stats, and representatives from academia and industry to discuss and explore the methodologies and assumptions used in the modelling. Projection updates have been completed and are now being provided to the Committee and MVRD Board for information and for regional use.

PROJECTION METHOLOLOGY

Metro Vancouver's approach to population projections has been a combination of top-down and bottom-up calculations, meaning that in addition to considering the factors that drive growth and migration, regional land capacity and approved development plans are also considered. Metro Vancouver's primary methodology for preparing population / demographic projections is the Cohort Population Component Projection Model (Figure 1). This is the most common methodology used for projecting populations forward in time, and is a technique used to project population growth by age groups, considering various demographic attributes. The model combines annual changes in the population change components (i.e., natural increase [births minus deaths] and migration [international, inter-provincial, intra-provincial, and inter-municipal migration]).

Figure 1. Components of the Cohort Population Component Projection Model



Key Changes in Methodology and Assumptions

The most significant change in the updated projections methodology is in the projection scenarios. In the past, Metro Vancouver developed a medium growth scenario and applied a +/-15 percent variance over time to calculate high and low growth estimates. With the updated methodology, all three scenarios (high, medium and low) result from variations in the modelling. Immigration and fertility rates differ between the scenarios, with the low growth scenario assuming lower immigration and fertility rates, and the high growth scenario assuming higher immigration and fertility rates. Higher immigration rates typically result in a greater proportion of children and younger families in the region.

The scenario outputs that result from the modelling are better integrated than the previous method, as all model components are interlinked. By adding a +/-15 percent range, as in the previous model, the assumption was that a level of uncertainty would be added to a medium growth scenario, without modifying model components for low and high growth scenarios. This new approach assumes that different age groups react differently to changes in immigration policy. Younger immigrants increase fertility which impacts the natural increase as a growth component, and, therefore the share of this growth component is going to be changed in the overall growth pattern. The updated approach brings a higher dynamic of components' interconnectivity in all growth scenarios.

Base Year and Historic Data

With new Census data now available, the base modelling year has changed from 2016 (the year of the previous Census) to 2021. This also affects the historical analyses since previous analyses considered historical years up to the year 2016, and the update will now analyze up to 2021.

Changing Assumptions

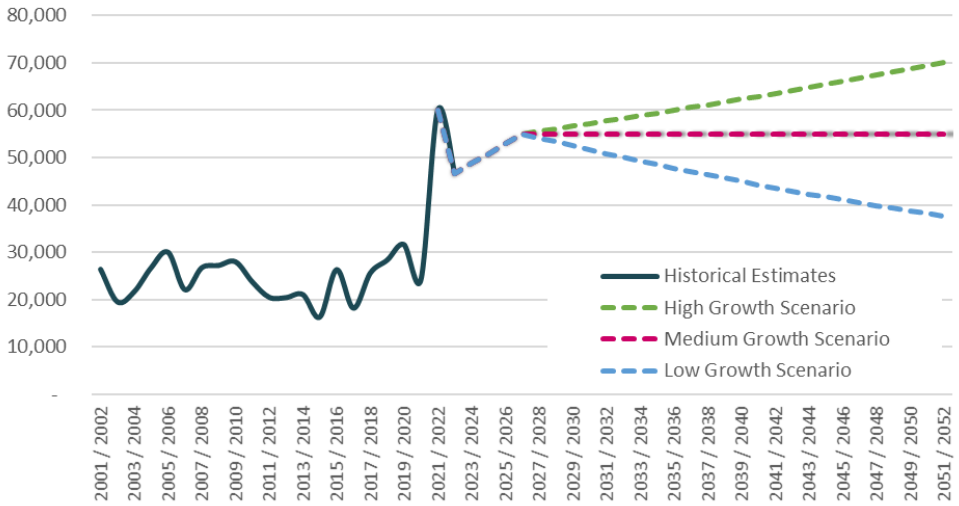
The most significant change in modelling assumptions is related to the new federal Immigration Level Plan announcement. In 2023, Canada welcomed nearly 472,000 immigrants (Reference 1), and approximately 700,000 net non-permanent residents from July 2022 to July 2023 (Reference 2). These numbers are dynamic and not final, as the intent of the federal government is to reduce the percentage of non-permanent residents to 5 percent over the next three years (Reference 3).

The current updates to the regional projections assume higher than historical immigration rates given the recent trends. The historical share of immigration that Metro Vancouver receives is around 11 percent of the national total. As a result, Metro Vancouver can expect 55,000 net new immigrants per year under the new medium growth scenario (Figure 2). The high-growth scenario assumes that the region will see the historical maximum rate of immigration over the projected years increasing to 70,000 net new immigrants per year by the year 2051, while the low-growth scenario assumes slowing down the immigration to a historical average of 37,500 net new immigrants per year (Figure 2). All immigration assumptions are based on the analysis of historical trends and the ongoing monitoring of changing rates of immigration, emigration and returning emigrants.

The recent provincial housing legislation will affect the distribution of population across the region and will likely distribute more growth to the major road / transit corridors and alter the region's

current urban form. However, the legislation is not anticipated to increase population growth overall. The new legislation will shift land use and zoning permissions in many areas, but the overall long-term effect on housing distribution and the reaction of land economics across the region are still unknown at this time.

Figure 2. Estimated and Projected Regional Net Immigrants Over Time



Modelling Results

Projected population changes are influenced by growth components. The primary driver of regional population growth has historically been and continues to be immigration. Non-permanent residents remain a significant component as well, and one of the main drivers for population recovery in the post-COVID-19 period. In 2021, Metro Vancouver reached a historical maximum of non-permanent residents driving regional growth.

Interprovincial migration has been and continues to be a minor contributor to regional population growth. On the contrary, intra-provincial migrations (migrations with the province), continue to be negative (higher out-flow than in-flow). On average, over the ten year period between 2012 to 2022, only 0.3 percent of overall in-migrants (to the region) are coming to the region from the other parts of the province, while 1.0 percent moved out (out-migration). While the percentages appear low, the number of people leaving the region per year is approximately 25,000 people annually as a result of out-migrations to other parts of the province (Reference 4). More detailed analyses show that of the out-migrants, working-age residents tend to move to the surrounding municipalities (i.e., Mission, Abbotsford and Chilliwack), while seniors tend to move to other parts of the province.

Natural increase (births minus deaths) has not historically proved to be a significant contributor to overall population growth. We estimate a small positive increase until the late 2030s, but after 2035 (in the medium growth scenario) the natural increase will have a negative trend.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS
There are no financial implications associated with this report.

CONCLUSION
Metro Vancouver updates regional and municipal population projections on a regular basis. Metro Vancouver's projections have been the main source for estimating future demand for land, housing, jobs, and utilities for many years and are provided as a collaborative guide for land use and infrastructure planning initiatives among Metro Vancouver's utilities, member jurisdictions, TransLink and other regional agencies. Projection modelling is intended to promote collaboration and consistency among provincial, regional, and municipal planning agencies and establish a common basis of information, assumptions, and growth and policy implementation methods. Projections are completed using computer-based modelling which can consider and respond to multiple and frequent changes in input data. Various scenarios are regularly developed to overcome potential issues resulting from the assumptions made, changing variables, and over or under-estimates in the projections.

Recent and rapidly changing input variables and data has necessitated the completion of new projections. This update incorporates most up-to-date data from the 2021 Census, and reflects the latest federal policies such as the Immigration Levels Plan. It is also built on engagement with member jurisdictions, the Province, BC Stats, and other partners to review modelling assumptions and address regional growth and infrastructure challenges and opportunities. The updated population projections now anticipate faster growth than that which formed the basis of *Metro 2050*, and show that the region is now growing by nearly 50,000 net new residents annually. The results will be shared internally and with member jurisdictions, and will be made available upon request.

NEXT STEPS
Metro Vancouver's updated projections will be provided to Metro Vancouver's utilities, member jurisdictions, TransLink and other regional agencies and can be used as collaborative guide for land use and infrastructure planning initiatives. Population projections at the regional, sub-regional and municipal level have all been updated and will replace the previous projections on Metro Vancouver's website. Staff will continue to work on analyzing the implications the updated projected growth will have on capital programs as well as changes in growth distribution across the region. Moving forward, projections will be updated every year, and Regional Planning Committee and Regional Planning Advisory Committee will be informed about potential changes in projections and demographic trends in the region. Regional Planning staff will maintain the collaboration with BC Stats and Stats Canada representatives on immigration and non-permanent resident's initiatives, and will use the Forecasting and Data Task Force to share and communicate federal and provincial initiatives with member jurisdictions.

REFERENCES
1. Monthly IRCC Updates on Permanent Residents, Minister of Immigration, Refugees and Citizenship (IRCC)

2. Statistics Canada. Table 17-10-0008-01. Annual estimates of the components of demographic growth, September 2023
3. Speaking notes for the Honourable Marc Miller, Minister of Immigration, Refugees and Citizenship: Announcement related to Temporary Residents, March 2024
4. BC Stats, Migration by Development Region and Regional District

ATTACHMENTS

1. Metro Vancouver Population Projections, June 2024

68558206

Metro Vancouver Population Projections, June 2024

In June 2024 Metro Vancouver Regional Planning prepared population estimates for 2021 and projections from 2021 to 2051. Three projection scenarios (i.e. medium-growth (MG), high-growth (HG), and low-growth (LG) scenarios) have been developed (TABLE 1, TABLE 2, and TABLE 3). TABLE 4 includes geographical areas used for modeling of population growth in the region, sub-regions and member jurisdictions.

- MG scenario represents a base or reference scenario of projections.
- HG and LG scenarios are developed by modifying assumptions related to immigration and fertility rates.

TABLE 1. REGIONAL, SUB-REGIONAL, AND MUNICIPAL POPULATION PROJECTIONS BY DECADE TO 2050, MEDIUM-GROWTH (MG) SCENARIO

Population projections, medium-growth scenario						
			2021	2030	2040	2050
Metro Vancouver Total			**2,784,300**	**3,323,100**	**3,808,100**	**4,210,400**
Sub-region	Burrard Peninsula		1,074,800	1,279,900	1,456,700	1,600,200
Sub-region	Areas	City of Burnaby	261,810	310,060	353,820	388,220
Sub-region	Areas	City of New Westminster	82,940	106,580	127,390	142,790
Sub-region	Areas	City of Vancouver	697,730	816,360	912,480	990,690
Sub-region	Areas	Electoral Area A - UBC	28,910	37,490	45,240	52,410
Sub-region	Areas	Electoral Area A - UEL	3,390	9,400	17,730	26,050
Sub-region	North Shore		210,300	239,100	266,400	292,100
Sub-region	Areas	Bowen Island Municipality	4,400	5,160	5,850	6,450
Sub-region	Areas	City of North Vancouver	61,550	76,260	89,210	99,080
Sub-region	Areas	District of North Vancouver	94,190	103,610	112,830	122,260
Sub-region	Areas	District of West Vancouver	48,570	52,190	56,420	61,970
Sub-region	Areas	Village of Lions Bay	1,430	1,710	1,960	2,170
Sub-region	Areas	Electoral Area A - Howe Sound	110	120	130	140
Sub-region	Northeast		258,100	304,500	348,900	387,400
Sub-region	Areas	City of Coquitlam	155,550	189,880	222,210	249,330
Sub-region	Areas	City of Port Coquitlam	64,260	71,650	78,680	84,820
Sub-region	Areas	City of Port Moody	34,980	39,280	44,140	49,070
Sub-region	Areas	Village of Anmore	2,460	2,780	3,040	3,290
Sub-region	Areas	Village of Belcarra	700	750	750	780
Sub-region	Areas	Electoral Area A - Indian Arm/Pitt Lake	110	120	130	140
Sub-region	Ridge Meadows		115,300	137,300	157,900	176,100
Sub-region	Areas	City of Maple Ridge	95,110	114,300	132,130	147,850
Sub-region	Areas	City of Pitt Meadows	20,200	23,030	25,740	28,220
Sub-region	South of Fraser – East		789,300	970,100	1,138,100	1,276,600
Sub-region	Areas	City of Langley	30,330	36,300	41,800	46,480
Sub-region	Areas	City of Surrey	597,260	734,040	859,150	959,750
Sub-region	Areas	City of White Rock	22,580	25,770	29,240	32,560
Sub-region	Areas	Township of Langley	139,010	173,880	207,760	237,700
Sub-region	Areas	Electoral Area A - Barnston Island	120	130	140	150
Sub-region	South of Fraser – West		336,600	392,300	440,200	478,000
Sub-region	Areas	City of Delta	113,090	127,850	141,780	154,550
Sub-region	Areas	City of Richmond	221,180	257,980	288,530	311,240
Sub-region	Areas	Tsawwassen First Nation	2,360	6,470	9,870	12,220

Notes:

1. All figures at regional or sub-regional levels are approximate and rounded to the nearest 100. Municipal estimates are rounded to the nearest 10. This may include minor inconsistencies for aggregated totals.
2. Municipal totals, with exception of Tsawwassen First Nation (TFN), include the estimates of Indian Reserves located within the respective municipal boundary.

TABLE 2. REGIONAL, SUB-REGIONAL, AND MUNICIPAL POPULATION PROJECTIONS BY DECADE TO 2050, HIGH-GROWTH (HG) SCENARIO

Population projections, high-growth scenario						
			2021	2030	2040	2050
Metro Vancouver Total			**2,784,300**	**3,337,700**	**,881,000**	**4,394,400**
Sub-region		Burrard Peninsula	1,074,800	1,285,400	1,484,700	1,669,700
	Areas	City of Burnaby	261,810	311,510	361,630	408,150
		City of New Westminster	82,940	107,080	129,720	148,500
		City of Vancouver	697,730	819,870	929,780	1,033,010
		Electoral Area A - UBC	28,910	37,560	45,740	53,660
		Electoral Area A - UEL	3,390	9,420	17,840	26,340
Sub-region		North Shore	210,300	240,000	271,100	303,900
	Areas	Bowen Island Municipality	4,400	5,170	5,900	6,550
		City of North Vancouver	61,550	76,660	90,940	103,230
		District of North Vancouver	94,190	103,980	114,640	126,830
		District of West Vancouver	48,570	52,340	57,490	64,930
		Village of Lions Bay	1,430	1,710	1,980	2,230
		Electoral Area A - Howe Sound	110	120	130	140
Sub-region		Northeast	258,100	305,700	355,300	404,000
	Areas	City of Coquitlam	155,550	190,700	226,520	260,630
		City of Port Coquitlam	64,260	71,940	79,920	87,850
		City of Port Moody	34,980	39,440	44,930	51,210
		Village of Anmore	2,460	2,790	3,070	3,390
		Village of Belcarra	700	750	750	800
		Electoral Area A - Indian Arm/Pitt Lake	110	120	130	140
Sub-region		Ridge Meadows	115,300	137,900	160,000	181,400
	Areas	City of Maple Ridge	95,110	114,760	133,940	152,300
		City of Pitt Meadows	20,200	23,120	26,090	29,100
Sub-region		South of Fraser – East	789,300	974,800	1,161,500	1,336,400
	Areas	City of Langley	30,330	36,500	42,600	48,440
		City of Surrey	597,260	737,730	878,290	1,009,050
		City of White Rock	22,580	25,840	29,580	33,440
		Township of Langley	139,010	174,650	210,850	245,360
		Electoral Area A - Barnston Island	120	130	140	150
Sub-region		South of Fraser – West	336,600	393,900	448,400	499,000
	Areas	City of Delta	113,090	128,350	144,220	160,750
		City of Richmond	221,180	259,020	294,270	325,970
		Tsawwassen First Nation	2,360	6,480	9,900	12,280

Notes:

1. All figures at regional or sub-regional levels are approximate and rounded to the nearest 100. Municipal estimates are rounded to the nearest 10. This may include minor inconsistencies for aggregated totals.
2. Municipal totals, with exception of Tsawwassen First Nation (TFN), include the estimates of Indian Reserves located within the respective municipal boundary.

TABLE 3. REGIONAL, SUB-REGIONAL, AND MUNICIPAL POPULATION PROJECTIONS BY DECADE TO 2050, LOW-GROWTH (LG) SCENARIO

Population projections, low-growth scenario						
			2021	2030	2040	2050
Metro Vancouver Total			**2,784,300**	**3,306,600**	**3,713,400**	**3,980,600**
Sub-region		Burrard Peninsula	1,074,800	1,273,500	1,419,800	1,513,200
	Areas	City of Burnaby	261,810	308,380	343,460	363,170
		City of New Westminster	82,940	106,020	124,380	135,660
		City of Vancouver	697,730	812,360	889,810	937,840
		Electoral Area A - UBC	28,910	37,400	44,580	50,830
		Electoral Area A - UEL	3,390	9,380	17,570	25,690
Sub-region		North Shore	210,300	238,000	260,300	277,300
	Areas	Bowen Island Municipality	4,400	5,150	5,800	6,320
		City of North Vancouver	61,550	75,820	87,000	93,920
		District of North Vancouver	94,190	103,200	110,510	116,590
		District of West Vancouver	48,570	52,010	54,990	58,230
		Village of Lions Bay	1,430	1,700	1,920	2,090
		Electoral Area A - Howe Sound	110	120	130	140
Sub-region		Northeast	258,100	303,000	340,700	366,700
	Areas	City of Coquitlam	155,550	188,960	216,590	235,200
		City of Port Coquitlam	64,260	71,330	77,120	81,060
		City of Port Moody	34,980	39,100	43,110	46,400
		Village of Anmore	2,460	2,770	2,990	3,170
		Village of Belcarra	700	750	740	760
		Electoral Area A - Indian Arm/Pitt Lake	110	120	130	140
Sub-region		Ridge Meadows	115,300	136,700	155,200	169,500
	Areas	City of Maple Ridge	95,110	113,810	129,930	142,410
		City of Pitt Meadows	20,200	22,930	25,300	27,130
Sub-region		South of Fraser – East	789,300	964,800	1,107,900	1,202,200
	Areas	City of Langley	30,330	36,080	40,790	44,080
		City of Surrey	597,260	729,840	834,170	898,170
		City of White Rock	22,580	25,690	28,810	31,470
		Township of Langley	139,010	173,060	203,980	228,360
		Electoral Area A - Barnston Island	120	130	140	150
Sub-region		South of Fraser – West	336,600	390,500	429,400	451,700
	Areas	City of Delta	113,090	127,290	138,670	146,870
		City of Richmond	221,180	256,770	280,910	292,660
		Tsawwassen First Nation	2,360	6,460	9,840	12,150

Notes:

1. All figures at regional or sub-regional levels are approximate and rounded to the nearest 100. Municipal estimates are rounded to the nearest 10. This may include minor inconsistencies for aggregated totals.
2. Municipal totals, with exception of Tsawwassen First Nation (TFN), include the estimates of Indian Reserves located within the respective municipal boundary.

TABLE 4. GEOGRAPHICAL AREAS OF METRO VANCOUVER REGION, SUB-REGIONS, MUNICIPALITIES/SUB-AREAS, AND CENSUS SUB-DIVISIONS (CSDs)

Sub-regions	Municipalities	Modeling Areas	CSD Name and Type
Burrard Peninsula	City of Burnaby	Burnaby	Burnaby, City
	City of New Westminster	New Westminster	New Westminster, City
	City of Vancouver	Vancouver	Vancouver, City
		Kitsilano 6	Kitsilano 6, IR (Indian Reserve)
		Musqueam 2	Musqueam 2, IR
	Electoral Area A	University of British Columbia (UBC)	Metro Vancouver A, RDA (Regional District Electoral Area)
		University Endowment Lands (UEL)	
North Shore	Bowen Island Municipality	Bowen Island	Bowen Island, Island Municipality
	City of North Vancouver	North Vancouver City	North Vancouver, City
		Mission 1	Mission 1, IR
	District of North Vancouver	North Vancouver District	North Vancouver, DM (District Municipality)
		Seymour Creek 2	Seymour Creek 2, IR
		Burrard Inlet 3	Burrard Inlet 3, IR
	District of West Vancouver	West Vancouver	West Vancouver, DM
		Capilano 5	Capilano 5, IR
	Electoral Area A	Howe Sound	Metro Vancouver A, RDA
	Village of Lions Bay	Lions Bay	Lions Bay, Village
Northeast	City of Coquitlam	Coquitlam	Coquitlam, City
	City of Port Coquitlam	Port Coquitlam	Port Coquitlam, City
		Coquitlam 1	Coquitlam 1, IR
		Coquitlam 2	Coquitlam 2, IR
	City of Port Moody	Port Moody	Port Moody, City
	Electoral Area A	Indian Arm/Pitt Lake	Metro Vancouver A, RDA
	Village of Anmore	Anmore	Anmore, Village
	Village of Belcarra	Belcarra	Belcarra, Village
Ridge Meadows	City of Maple Ridge	Maple Ridge	Maple Ridge, City
		Langley 5	Langley 5, IR
	City of Pitt Meadows	Pitt Meadows	Pitt Meadows, City
		Katzie 1	Katzie 1, IR
South of Fraser – East	City of Langley	Langley City	Langley, City
	City of Surrey	Surrey	Surrey, City
		Semiahmoo	Semiahmoo, IR
		Barnston Island 3	Barnston Island 3, IR
	City of White Rock	White Rock	White Rock, City
	Township of Langley	Langley Township	Langley, DM
		Katzie 2	Katzie 2, IR
		Matsqui 4	Matsqui 4, IR
		McMillan Island 6	McMillan Island 6, IR
	Electoral Area A	Barnston Island	Metro Vancouver A, RDA
South of Fraser – West	City of Delta	Delta	Delta, City
		Musqueam 4	Musqueam 4, IR
	Tsawwassen First Nation	Tsawwassen First Nation	Tsawwassen, IR
	City of Richmond	Richmond	Richmond, City

To: Finance Committee

From: Mark Seinen, Senior Planner, Regional Planning and Housing Services

Date: June 19, 2024 Meeting Date: July 10, 2024

Subject: **Metro Vancouver Regional Fund Expenditures Policy and Application Guide**

RECOMMENDATION

That the MVRD Board:

a) adopt the *Metro Vancouver Regional Fund Expenditures Policy* (No. FN-035) and *Metro Vancouver Regional Fund Application Guide* as presented in the report dated June 19, 2024, titled "Metro Vancouver Regional Fund Expenditures Policy and Application Guide"; and

b) rescind the *Federal Gas Tax Fund Expenditures Policy* (No. FN-012).

EXECUTIVE SUMMARY

Metro Vancouver administers the Greater Vancouver Regional Fund (GVRF) program, which has delivered approximately $2.3 billion in federal infrastructure funding to TransLink for the expansion and modernization of transit infrastructure since its inception in 2005. The Canada Community-Building Fund (CCBF) that enables the GVRF has recently been renewed and, as directed by the MVRD Board, staff have updated the Greater Vancouver Regional Fund (now "Metro Vancouver Regional Fund") Expenditures Policy and Application Guide. Metro Vancouver has worked with UBCM to ensure that these changes are mirrored in the revised Administrative Agreement on the Canada Community-Building Fund. The updated MVRF Policy and Application Guide include:

- Continuing to pool 95 percent of member jurisdictions' CCBF funds for TransLink's regional transportation projects;
- A provision that the allocation of any future increases in CCBF distributions will be considered on a case-by-case basis;
- Specifying in the MVRF Policy and Application Guide that zero-emission transportation projects are preferred;
- A five-year review of the MVRF Policy and Application Guide; and
- Other improvements to the project application and reporting processes.

PURPOSE

This report seeks MVRD Board approval of an updated Greater Vancouver Regional Fund (now "Metro Vancouver Regional Fund") Expenditures Policy (MVRF Policy) (Attachment 1) and Application Guide (Attachment 2), complementing the recently-renewed Canada Community-Building Fund, for the 2024 to 2034 term.

BACKGROUND

At a special MVRD Board Meeting held on September 29, 2023, the Board discussed considerations for a renewed GVRF program. Feedback and direction from that meeting informed the framework

for the updated GVRF program and Administrative Agreement on the Canada Community-Building Fund (Administrative Agreement) (Attachment 3).

At its meeting on November 24, 2023, the MVRD Board adopted the following resolution:

> *That the MVRD Board direct staff to prepare a new Greater Vancouver Regional Fund Policy and work with UBCM staff to revise the Administrative Agreement on the Federal Gas Tax Fund in British Columbia for the years 2024 to 2034 based on:*
>
> *a) Member jurisdictions continuing to pool 95 percent of the federal Canada Community-Building Fund distributions in support of regional transportation projects (via TransLink) with the remaining five percent allocated to community projects (via member jurisdictions);*
> *b) The allocation of any future one-time or permanent increases in Canada Community-Building Fund distributions, beyond the indexed annual rate, being considered on a case-by-case basis by the MVRD Board upon confirmation of the additional funding;*
> *c) The project eligibility criteria be updated to specify that zero-emission transportation projects are preferred to be funded through the renewed program; and*
> *d) The funding allocation and criteria set out in the GVRF Policy being reviewed by the MVRD Board after five years of implementation.*

ISSUES AND OPPORTUNITIES FOR IMPROVEMENT

Primary Elements

Metro Vancouver staff have worked with Union of British Columbia Municipalities (UBCM) staff to prepare a new MVRF Policy and Application Guide, ensuring that the directions provided in the November 24, 2023 MVRD Board resolution are reflected in a revised Administrative Agreement. Responses to these directions include:

a) Carrying forward the previous 95 percent pooling mechanism in the Administrative Agreement and MVRF Policy;
b) Specifying in the Administrative Agreement and MVRF Policy that the allocation of any future increases in CCBF distributions will be considered on a case-by-case basis;
c) Specifying in the MVRF Policy that applications with zero-emission transportation projects are preferred, with additional emphasis in the "Quantifiable Emissions Impacts" criterion in the Application Guide; and
d) Specifying in the MVRF Policy that a review of the MVRF Policy and Application Guide is planned for the five-year mark of the ten-year term in 2029.

The only direction not implemented in the revised Administrative Agreement and MVRF Policy is the five-year review of the 95 percent funding allocation called for in part d) of the Board resolution. The 95 percent funding allocation is referenced in the Administrative Agreement, and Metro Vancouver staff have been advised by UBCM that the Administrative Agreement cannot be changed during its ten-year term. However, changes to other elements of the MVRF Policy and Application Guide that do not trigger any updates to the parent Administrative Agreement (e.g., a five-year funding criteria review) remain at the discretion of the MVRD Board at any time.

Secondary Elements

Based on experience reviewing TransLink's past GVRF applications and annual reports, along with input from TransLink staff, Metro Vancouver staff have updated the MVRF Policy and associated Application Guide. Table 1 summarizes the more significant proposed changes.

Table 1. Issues and Responses for the MVRF Policy and Application Guide

Issue	Response
The name "Greater Vancouver Regional Fund" is outdated.	All references to "Greater Vancouver" have been updated throughout the MVRF Policy and Guide with "Metro Vancouver", including the name of the fund.
The phrase "gas tax fund" is outdated and no longer accurately reflects the revenue sources for this fund.	All references to "gas tax fund" have been replaced with "Canada Community-Building Fund" or "CCBF".
It is critical that the projects associated with applications to the MVRF advance and support *Metro 2050* and *Transport 2050*, but these plans are not conducive to scoring on a 3-point alignment scale.	*Metro 2050* and *Transport 2050* are now mandatory ("screening") criteria, evaluated using a simplified Pass / Fail method.
Consistency with TransLink's 10-Year Investment Plan would be usefully evaluated on a 3-point alignment scale to assess the extent to which a project has been budgeted in capital plans.	An Integrated Criterion for TransLink Investment Plan Consistency has been added.
It is not necessary for TransLink's MVRF Annual Reports to explain how their ongoing projects align with evaluation criteria, when these projects were subjected to detailed evaluation at the time of approval.	The Annual Report requirement for TransLink to describe how ongoing projects align with evaluation criteria has been removed.
Evaluation criteria contain redundant considerations that make evaluation a challenge.	The overall number of criteria have been consolidated and reduced to be more efficient and less duplicative.
Transportation criteria are overly focused on vehicle kilometres travelled (VKT) reduction and mode shift, which are not realistic outcomes given TransLink's use of the MVRF for primarily vehicle replacement and refurbishment projects.	The transportation criteria have been updated to reflect more realistic objectives, such as: transit level of service, passenger experience, accessibility, active transportation, safety, and state of good repair.
The "Supports Regional Prosperity" criterion does not provide a rational basis to evaluate proposed projects; all transportation projects support regional economic development.	The "Supports Regional Prosperity" criterion has been removed.
With multiple criteria scored on a 3-point scale, there is no clear way to summarize overall results.	An overall score for Integrated Criteria (four criteria for a maximum of 12 points) has been added so that the score can be reported at the time of project application.
Scope changes to previously-approved projects require the same level of effort from both Metro Vancouver and TransLink staff as a new project	A streamlined pathway for scope change requests has been created within the MVRF Policy. TransLink may outline their request in a

application would. Scope changes are subject to the same evaluation process, even if the assessment is unchanged.	letter and Metro Vancouver staff will provide this and a report confirming that the project evaluation is substantially unchanged (or improved) to the MVRD Board. A full project application may be requested at Metro Vancouver's discretion for any scope change.
Unclear expectation about whether TransLink staff must present at Finance Committee and Board meetings.	It is now specified in the MVRF Policy that TransLink staff are expected to attend all Finance Committee and MVRD Board meetings, for both Applications and Annual Reports, to present and / or respond to questions. The need for TransLink presentations will be determined by Metro Vancouver staff on a case-by-case basis, with appropriate notice.
TransLink's Annual Reports effectively summarize project expenditures, but do not detail semi-annual credits from the CCBF, making it difficult to track the fund balance.	The MVRF Policy now requires that TransLink's Annual Reports account for both expenditures and credits to / from the MVRF.
It is unclear whether TransLink may receive pre-emptive approval for a multi-year project for which MVRF funds are not currently available.	Clarity has been added to the MVRF Policy noting that, while TransLink may bank funds or seek approvals in discrete phases, the MVRD Board is unable to approve funding for projects or future phases that exceed the balance available in the MVRF.

ALTERNATIVES

1. That the MVRD Board:
   a) adopt the *Metro Vancouver Regional Fund Expenditures Policy* (No. FN-035) and "Metro Vancouver Regional Fund Application Guide" as presented in the report dated June 19, 2024, titled "Metro Vancouver Regional Fund Expenditures Policy and Application Guide"; and
   b) rescind the *Federal Gas Tax Fund Expenditures Policy* (No. FN-012).
2. That the MVRD Board receive for information the report dated June 19, 2024, titled "Metro Vancouver Regional Fund Expenditures Policy and Application Guide" and provide alternative direction to staff regarding the Greater Vancouver Regional Fund renewal process.

FINANCIAL IMPLICATIONS

The processing of GVRF / MVRF Applications and Annual Reports is part of Regional Planning's regular activities. The updated terms of a renewed CCBF program have significant financial implications for Metro Vancouver, member jurisdictions, and TransLink, in terms of the allocation of several hundred million dollars per year in federal funding for capital projects in this region.

CONCLUSION

At the direction of the MVRD Board, Metro Vancouver staff have updated the Greater Vancouver Regional Fund Expenditures Policy and Application Guide and have worked with UBCM staff to ensure that these changes are mirrored in the revised Administrative Agreement on the Canada

Community-Building Fund. As part of these updates, staff have also made improvements to the project application and reporting processes required of TransLink. These changes are summarized in this report, and new MVRF Expenditures Policy and Application Guide are attached for the consideration of the MVRD Board.

ATTACHMENTS

1. Metro Vancouver Regional Fund Expenditures Policy
2. Metro Vancouver Regional Fund Application Guide
3. Administrative Agreement on the Canada Community-Building Fund
4. Presentation re: Metro Vancouver Regional Fund Expenditures Policy and Application Guide

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

BOARD POLICY

METRO VANCOUVER REGIONAL FUND EXPENDITURES POLICY

Effective Date: July 26, 2024

Approved By: MVRD Board

Policy No. FN-035

PURPOSE

The purpose of the *Metro Vancouver Regional Fund Expenditures Policy (MVRF Policy)* is to identify the process through which the Metro Vancouver Regional District (MVRD) Board considers and approves expenditures from the Canada Community-Building Fund for regional transportation projects proposed by the South Coast British Columbia Transportation Authority (TransLink).

DEFINITIONS

"Administrative Agreement on the Canada Community-Building Fund" (Administrative Agreement) means the ten-year funding agreement between Government of Canada, Government of British Columbia, and the Union of British Columbia Municipalities that came into effect on April 1, 2024;

"Eligible Regional Transportation Projects" means the following Eligible Project Categories described in Schedule B of the Administrative Agreement on the Canada Community-Building Fund:

- Public transit – infrastructure which supports a shared passenger transport system which is available for public use; and
- Local roads and bridges – roads, bridges and active transportation infrastructure;

"Evaluation Criteria" means the performance measures that the MVRD Board uses to assess the merit of each project submitted by TransLink for MVRF funding, as described in the Metro Vancouver Regional Fund Application Guide;

"Canada Community-Building Fund" (CCBF) means the permanent funding provided by the federal government to Canadian municipalities to support local infrastructure priorities;

"Metro Vancouver Regional Fund" **(MVRF)** means the 95 percent of the Metro Vancouver Regional District and its member municipalities' per-capita aggregate allocation that is pooled for eligible expenditures in regional transportation projects under the Administrative Agreement;

"Metro Vancouver Regional Fund Application Guide" **(Application Guide)** means the companion document to this MVRF Policy which sets out the application and review processes for TransLink's project proposals;

"Information Requirements" means the information that must be provided by TransLink to allow for efficient and effective review of proposals by the MVRD Board, as described in the Metro Vancouver Regional Fund Application Guide.

POLICY

Through the Canada Community-Building Fund, the Government of Canada transfers funds to municipalities as a source of predictable, permanent funding for building and revitalizing public infrastructure. A renewed ten-year funding agreement, the Administrative Agreement on the Canada Community-Building Fund, came into effect on April 1, 2024 and extends the Canada Community-Building Fund to March 31, 2034. The Administrative Agreement provides the framework for the delivery of federal funding to British Columbia municipalities to help build and revitalize public infrastructure. Its signatories include Government of Canada, Government of British Columbia, and the Union of British Columbia Municipalities (UBCM), the latter of which flows the funding to BC municipalities on a per-capita basis.

One of the three programs identified in the Administrative Agreement is the Metro Vancouver Regional Fund. The MVRF pools 95 percent of MVRD member jurisdictions' aggregate per-capita allocation of CCBF funds to support eligible regional transportation projects proposed and delivered by TransLink. The MVRF program supports the Metro Vancouver *Board Strategic Plan* by enabling the MVRD Board to play a key role in shaping regional transportation priorities towards emissions reductions, building complete communities, and improving livability. Within this MVRF Policy, the evaluation criteria for applications to the MVRF will allow the Board to consider applications for the use of CCBF funds within the context of *Metro 2050*, the Regional Growth Strategy, to ensure integration between transportation planning and regional land use planning. While not a requirement, zero-emission transportation projects are preferred to be funded through the MVRF.

The Administrative Agreement identifies how the funds are to be delivered and provides high-level criteria to identify eligible projects and expenditures. The MVRD Board must approve all applications for eligible projects proposed by TransLink for funding. UBCM may not transfer monies to TransLink for eligible projects until it has received an approved list from the MVRD Board.

To support MVRD Board decisions related to approving expenditures from the MVRF, a process has been defined to clarify the procedural steps through which TransLink is to propose regional transportation projects to the MVRD Board for funding from the MVRF. Information requirements, including evaluation criteria, have also been defined to support the evaluation of regional transportation projects. Applications from TransLink for funding from the MVRF must follow the format and procedures set out in the Metro Vancouver Regional Fund Application Guide.

Application Process

The MVRF application review process will commence upon receipt of an application from TransLink staff. TransLink staff will consider Metro Vancouver's committee reporting deadlines and ensure that applications are sent with sufficient lead time for Metro Vancouver staff to review and provide staff-to-staff questions and comments prior to finalizing the staff report to the Metro Vancouver Finance Committee and MVRD Board.

The Finance Committee, or other standing committee as may be designated by the MVRD Board with responsibility for reviewing expenditures from the MVRF, will review the submitted projects as

described using the Application Guide and will make recommendations to the MVRD Board. TransLink staff are expected to attend all Finance Committee and MVRD Board meetings, for both Applications and Annual Reports, to present, respond to questions, or both. The need for TransLink presentations will be determined by Metro Vancouver on a case-by-case basis, with appropriate notice. The Committee may also request TransLink staff to make presentations on applications as appropriate.

The MVRD Board will strive to make determinations in a timely manner. The MVRD Board will notify the Union of British Columbia Municipalities and TransLink of the projects that it has approved for funding in a timely manner following its decision.

Information Requirements
For TransLink applications to be considered by the MVRD Board, they must include all of the required information and follow the format specified in the Application Guide.

Every application must be accompanied by an excerpt from TransLink's approved Investment Plan listing all projects anticipating funding from the MVRF. Proposals must demonstrate the consistency of projects with TransLink's current Investment Plan. Applications must also include a description of each project for which funding is requested as defined within the Project Description section, and must demonstrate compliance with evaluation criteria, both as defined within the Application Guide.

Evaluation Criteria
The Application Guide includes a set of evaluation criteria to allow for a detailed assessment of projects for which funding is requested. A description of how each proposed project achieves or works toward each criterion must also be provided.

Two types of evaluation criteria are identified: 1) Screening Criteria, which represent requirements that are mandatory for any project for which MVRF funding is being requested; and 2) Integrated Criteria, which allow for quantitative and qualitative assessments of proposed projects based on high-priority objectives that reflect the intent of the Canada Community-Building Fund, Metro Vancouver goals, and TransLink's current Investment Plan.

Review of Metro Vancouver Regional Fund Expenditures Policy and Application Guide
The MVRF Policy and Application Guide may be reviewed and revised as necessary at the discretion of the MVRD Board. A review of the MVRF Policy and Application Guide is planned for the five-year mark of the ten-year term in 2029.

From time to time, distributions from the CCBF may be increased. The allocation of any future one-time or permanent increases in CCBF distributions, beyond the indexed annual rate, will be considered on a case-by-case basis by the MVRD Board upon confirmation of the additional

funding. This could include allocating the additional funding to other Eligible Recipients for Eligible Projects, as these terms are defined in the Administrative Agreement.

Annual Reports

TransLink will provide to the MVRD Board annual reports on projects that have received funding through the MVRF as at December 31. Annual reports should be submitted no later than Q2 of the following year. At a minimum, the reports must include:

- updates about variances in budgeted and actual costs;
- expenditures to date;
- distributions from the CCBF;
- project progress;
- project schedules;
- risk assessment; and
- state of purchased assets.

TransLink need not:

- request expenditure of all MVRF monies in any given year; or
- expend funding in the year in which it is awarded.

TransLink may choose to apply the approved funding to a project over multiple years. However, the MVRD Board is unable to approve funding that is not yet available in the MVRF. If TransLink wishes to deliver a project that exceeds the value of the MVRF balance, it must bank the necessary funds or deliver the project in phases that can be discretely approved.

Following notification by the MVRD Board of projects approved for funding from the MVRF, UBCM will release funding to TransLink for the approved projects in the amount approved by the MVRD Board.

Ownership of Assets

The Administrative Agreement does not address the question of ownership of regional transportation assets purchased using MVRF funds. Typically, MVRF funds are combined with other sources of funding to offset the cost of a package of improvements. When determining whether asset ownership is advisable, the following factors should be considered:

- Public Sector Accounting Principles do not allow ownership of a tangible capital asset to be divided among different parties. Ownership of the asset must rest with one body.
- Should the MVRD decide to become the owner of an asset purchased through MVRF funding, the MVRD will also have responsibility for the maintenance, replacement and disposal of those assets.

- Ownership of assets, including those acquired using MVRF funding, enable TransLink to borrow for its infrastructure needs in the open market. TransLink currently uses this borrowing power to access funds to operate and maintain the regional transportation system.

At its discretion, the MVRD Board may consider the ownership of a regional transportation asset on a case-by-case basis with consideration given to the above factors.

Disposition of Assets

The Administrative Agreement includes a provision that attaches conditions to the use of revenues generated from the sale, lease, encumbrance, or other form of disposal of gas tax-funded projects that are disposed of within five years of their completion. All such revenues must be invested by TransLink into eligible projects that have been approved by the MVRD Board.

For any assets purchased by TransLink using funds from the MVRF, TransLink will be required to report back annually on the state of the purchased asset(s) in the annual report, including the disposition of any asset(s) and the value of the funds returned to the MVRF based on the residual value of the disposed asset.

If and when revenues become available from assets that are disposed of by TransLink within five years of a project's completion, the use of such revenues must be approved by the MVRD Board using the same process and Application Guide as for new MVRF funds.

Scope Changes and Unspent Funds

Should a project require greater funding from the MVRF than anticipated due to a change in scope or other financial reason, TransLink may either submit a new application or outline their request in a letter that provides a rationale for the funding increase and all relevant project details. The request will be provided to the Metro Vancouver Finance Committee and MVRD Board, along with a report confirming that the project evaluation, as outlined in the Application Guide, is substantially unchanged (or improved). A full project application may be requested at Metro Vancouver's discretion for any project requiring greater funding from the MVRF than originally approved. The project need not be evaluated using the criteria set out in the Application Guide.

Should any project approved by MVRD for expenditure from the MVRF result in unspent funds, these funds must be returned to the MVRF.

Metro Vancouver Regional Fund
APPLICATION GUIDE

Context

The MVRD Board is authorized under the *Administrative Agreement on the Canada Community-Building Fund* (Administrative Agreement) to approve or reject applications from TransLink for funding from the Metro Vancouver Regional Fund (MVRF).

The terms of MVRF are detailed in the *Administrative Agreement* and in the *MVRF Policy*, available on the Metro Vancouver website.

This Application Guide:

- summarizes the application and review process;
- provides an application template and a checklist of information required for each project;
- details the evaluation criteria that Metro Vancouver staff will use to assess each project; and
- includes a blank scorecard (Table 1) that Metro Vancouver staff will use to assess each project.

Application Process

1. The MVRF application review process will commence upon receipt of an application from TransLink. TransLink staff will consider Metro Vancouver's committee report deadlines and ensure applications are sent with sufficient lead time for Metro Vancouver staff to review and provide staff-to-staff questions and comments prior to finalizing the staff report to the Finance Committee and MVRD Board.

2. Project applications must follow the format set out in this Application Guide. A separate application is required for each project.

3. Project applications are to be attached to a memorandum, addressed to the Metro Vancouver Chief Administrative Officer, which summarizes the entire project package, including the total amount of MVRF funding being requested. The cover memorandum is an opportunity for TransLink to outline any other information or overarching considerations that may help the MVRD Board assess the project application(s).

4. Metro Vancouver staff will review the application(s) for completeness and notify TransLink of any omissions in information requirements within 10 business days of receipt. It is recommended that TransLink submits all proposals for the current year in a single application for ease of administration.

5. Metro Vancouver staff will complete the Assessment column in Table 1: Evaluation Criteria and will include the completed evaluation with Finance Committee and MVRD Board reporting. TransLink is not expected to complete a self-assessment using Table 1.

6. The Metro Vancouver Finance Committee, or other standing committee as designated by the MVRD Board with responsibility for reviewing expenditures from the MVRF, will review the proposals and will make recommendations to the MVRD Board. The Finance Committee may request TransLink staff to make presentations on the application(s), as appropriate.

7. The MVRD Board will notify the Union of British Columbia Municipalities (UBCM) and TransLink of the projects that it has approved for funding in a timely manner following the decision.

A. PROJECT DESCRIPTION

Please complete the following for each project proposed for expenditure from the MVRF.

1. **Project Name**

2. **Project Overview**

3. **Project Need**

4. **Project Location**
   As appropriate, provide a map depicting the intended in-service location of the proposed project.

5. **Project Eligibility**
   a) **Public transit** – infrastructure which supports a shared passenger transport system which is available for public use; or
   b) **Local roads and bridges** – roads, bridges and active transportation infrastructure.

6. **Project Purpose**
   a) **Expansion:** Expands the carrying capacity of people and/or goods movement.
   b) **State of Good Repair:** Replaces or modernizes assets to keep the regional transportation system in a state of good repair.
   c) **Operational Efficiency/Effectiveness:** Improves the efficiency or effectiveness of the regional transportation system.
   d) **Refurbishment:** Extend the useful life of assets to maximize the utility of the regional investment in the transportation system.
   e) **Other (please specify**): _____

7. **Project Type**
   a) **Growth**
   b) **Upgrade**
   c) **Risk (Resilience)**
   d) **Maintenance**
   e) **Opportunity**

8. **Project Staging**

Year(s) of Acquisition or Start of Construction	Year of Completion of Construction	Year of Service Initialization	Year(s) of Renewal	Year(s) of End of Service

9. **Steps taken by TransLink to identify, evaluate, and prioritize the proposed project for inclusion in the Application.**

10. **Has the project previously received funding through the MVRF? If so, please explain.**

11. **Was MVRF funding previously declined for the project? If so, please explain.**

12. **Is the project anticipated to require additional future MVRF funding? If so, please explain.**

13. **In the absence of MVRF funding, can the project proceed with other funding sources?**

14. **Budget and Expenditures**

Budget	Expenditures to Date	Forecast to Complete	Final Forecasted Cost	Variance (budget – final forecasted cost)

15. **Project Funding**

Prior Approved MVRF Funding	Current Year MVRF Funding Request	Other Funding – Specify source and whether confirmed/pending

16. **Project Budget Schedule**

	Pre-2024	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
MVRF-funded Project Budget												
Total Project Budget												

17. **What other corporate or external factors could alter the project need, scope, budget, or timeline for project delivery (e.g., changes in technology, investment, regulation, policies, interest rates, currency exchange rates)? Describe possible mitigation strategies to address these risks, if any.**

18. **Describe how the project lowers the emissions profile of the transit fleet, for both greenhouse gas and common air contaminant emissions and advances the fleet towards the region's greenhouse gas emissions reduction targets.**

19. **Integrated Criteria**

    Explain how the project addresses each of the Integrated Criteria detailed in Table 1. The Integrated Criteria will be evaluated on a 1 (Poor) / 2 (Acceptable) / 3 (Excellent) scale for a maximum of 12 points.

    Reference Table 1 for additional information about each criterion.

    Attach additional references and analyses as needed.

    A. TransLink Investment Plan Consistency

    B. Centres and Corridors

    C. Transportation Benefits

    D. Quantifiable Emissions Impacts

B. EVALUATION CRITERIA

Two types of evaluation criteria are identified:

- Screening Criteria, which represent requirements that are mandatory for any project for which MVRF funding is requested (evaluated on a Pass / Fail scale); and
- Integrated Criteria, which allow for a qualitative assessment of proposed projects based on regional growth, transportation and climate objectives (evaluated on a 1 (Poor) / 2 (Acceptable) / 3 (Excellent) scale).

Table 1. Evaluation Criteria

Criterion	Description	Assessment
SCREENING CRITERIA		
Eligible Project Category	Project qualifies as one of the following categories, as set out in the Administrative Agreement (Schedule B): • Public transit – infrastructure which supports a shared passenger transport system which is available for public use; and • Local roads and bridges – roads, bridges and active transportation infrastructure	Pass / Fail
Eligible Expenditures	Project is an Eligible Expenditure, as set out in the Administrative Agreement (Schedule C).	Pass / Fail
Metro Vancouver Policy Consistency	Project must be consistent with Metro Vancouver's current: • Regional Growth Strategy • Regional Climate Strategy	Pass / Fail
TransLink Policy Consistency	Project must be consistent with TransLink's current: • Regional Transportation Strategy • 10-Year Priorities / Vision	Pass / Fail
SCREENING CRITERIA SCORE	**Project must pass all four Screening Criteria.**	**Pass / Fail**
INTEGRATED CRITERIA		
TransLink Investment Plan Consistency	Project is included in TransLink's current 10-Year Investment Plan.	1 / 2 / 3
Centres and Corridors	Where applicable, the project is located in, or demonstrates tangible benefits to, the overall performance of Urban Centres, Frequent Transit Development Areas and Major Transit Growth Corridors.	1 / 2 / 3

Transportation Benefits	Demonstrates tangible benefits to: • Transit level of service; • Transit passenger experience; • Accessibility; • Active transportation; • Transportation safety; • State of good repair; • Vehicle congestion; or • Goods movement.	1 / 2 / 3
Quantifiable Emissions Impacts	Achieves quantifiable beneficial impacts on greenhouse gas and common air contaminant emissions relative to baseline transit vehicles, and lowers the emissions profile of the transit fleet. **Zero-emission transportation projects are preferred for funding.** The information requirement for this criterion is fulfilled as follows: 1. For each transit vehicle project, provide a comparison of the emissions of the project versus the baseline vehicle[1] 2. For the application in aggregate, provide the: o Annualized transit fleet emissions in the current year; o Plus, incremental changes in transit fleet emissions with full deployment of any proposed expansion, modernized, or refurbished vehicles.	1 / 2 / 3
INTEGRATED CRITERIA SCORE	**Total score based on the four Integrated Criteria.**	**/ 12**

[1] **REQUIREMENTS FOR EMISSIONS ANALYSIS**

Baseline Transit Vehicle Fuel Type

For the purpose of evaluating the comparative emissions performance of the proposed project relative to the baseline in a consistent manner, the following requirements should be followed, unless otherwise stated by TransLink and including the rationale for any variations.

Vehicle Type	Baseline New Vehicle
40-foot bus	Diesel
60-foot bus	Diesel
Shuttle/Van	Gasoline
Other (specify)	Specified by TransLink

Emissions Type and Metric

The emissions of interest are CO2e, NOx, and particulate matter. Please denote the carbon content assumptions for each fuel type. For each emissions type, grams per fully loaded passenger kilometre (seated and standing passengers).

ADMINISTRATIVE AGREEMENT
ON THE CANADA COMMUNITY-BUILDING FUND

BETWEEN: **THE GOVERNMENT OF CANADA**, as represented by the Minister of Housing, Infrastructure and Communities ("Canada"),

AND: **THE GOVERNMENT OF BRITISH COLUMBIA**, as represented by the Minister of Municipal Affairs ("British Columbia"),

AND: **THE UNION OF BRITISH COLUMBIA MUNICIPALITIES,** as continued by section 2 of the *Union of British Columbia Municipalities Act*, RSBC 2006, c.1, represented by the President (the "UBCM").

1) PURPOSE

This Administrative Agreement sets out the roles and responsibilities of Canada, British Columbia and UBCM for the administration of the Canada Community-Building Fund (CCBF).

2) DEFINITIONS

Unless defined elsewhere in this Administrative Agreement, capitalized words used throughout this Administrative Agreement are defined in Annex A (Definitions).

3) CONTEXT

With this Administrative Agreement, Canada, British Columbia and UBCM wish to help communities build and revitalize their public infrastructure that supports national objectives of productivity and economic growth, a clean environment, and strong cities and communities, building on:

- the success of the Previous Agreements;
- Section 161 of the *Keeping Canada's Economy and Jobs Growing Act*, S.C. 2011, c. 24, under which, starting in 2014-2015, the Government of Canada makes up to $2 billion per year available for the purpose of municipal, regional and First Nations infrastructure;
- *Economic Action Plan 2013*, through which the Government of Canada announced a renewed Gas Tax Fund which included the indexation of the Gas Tax Fund funding at two percent per year, with increases to be applied in $100 million increments (confirmed through section 161 of the *Keeping Canada's Economy and Jobs Growing Act*, S.C. 2011, c. 24 as amended by section 233 of the *Economic Action Plan 2013 Act*, *No. 1*, S.C. 2013, c. 33);
- Section 199 of *Budget Implementation Act, 2021, No. 1* (Budget 2021) in which the Gas Tax Fund was renamed the Canada Community-Building Fund; and

- Budget 2022 (A Plan to Grow Our Economy and Make Life More Affordable) in which the Government of Canada ties access to infrastructure funding to actions by provinces, territories, and local governments to support or enable an increase housing supply where it makes sense to do so.

4) PRINCIPLES

Canada, British Columbia and UBCM acknowledge that this Administrative Agreement is based on the following principles:

a. **Principle 1: Respect for Jurisdiction.** The CCBF is designed to leverage the strengths of each level of government and is based on the principle that each level of government has its own areas of jurisdiction and is accountable to its population for its delivery of the CCBF program. Canada respects the jurisdiction of provinces and territories over local government institutions.

b. **Principle 2: Flexibility of Approach.** In recognition of the diversity of Canadian provinces, territories, regions and communities, the CCBF recognizes the need for a flexible approach to program delivery. Wherever possible, the CCBF aims to employ regionally adapted delivery mechanisms, including the leveraging of existing delivery mechanisms and reporting structures.

c. **Principle 3: Equitable Distribution.** The CCBF recognizes the importance of ensuring that the inter-provincial/territorial allocation is equitable while supporting meaningful infrastructure investments within the least populated jurisdictions.

d. **Principle 4: Equity.** The CCBF is designed to afford participating local governments with flexibility in developing projects and setting priorities, offering a wide range of possible project categories. British Columbia and UBCM, and its Ultimate Recipients are expected to consider Gender Based Analysis Plus (GBA+) lenses when undertaking projects.

e. **Principle 5: Complementarity.** The CCBF provides stable, predictable, long-term funding for communities. The CCBF is not to replace local government operating and maintenance funding or local government capital funds. The CCBF complements local government funding for the purpose of creating or revitalizing local government infrastructure. The CCBF also complements but does not replace other national infrastructure funding programs.

f. **Principle 6: Transparency.** The CCBF is administered via an open and transparent governance process that includes regular evaluations and audits. Canada, British Columbia and UBCM are committed to promoting and supporting accountability through regular, effective, and accurate program reporting to the Canadian public.

g. **Principle 7: Commitment to Improve Housing Supply and Affordability**. Canada, British Columbia and UBCM are committed to working collaboratively to address the national priority of increasing the supply of housing as well as the availability of affordable housing. British Columbia and UBCM will work with Ultimate Recipients to leverage the CCBF to enable housing through investments in core public infrastructure in British Columbia.

5) ANNEXES AND SCHEDULES

The following annexes and schedules are attached to and form part of this Administrative Agreement:

- Annex A: Definitions
- Annex B: Terms and Conditions
  - Schedule A: Ultimate Recipient Requirements
  - Schedule B: Eligible Project Categories
  - Schedule C: Eligible and Ineligible Expenditures
  - Schedule D: Program Reporting
  - Schedule E: Communications Protocol
  - Schedule F: Asset Management
  - Schedule G: Housing Report

6) CANADA COMMUNITY-BUILDING FUND ADDITIONAL OR UNSPENT FUNDS

6.1 Any CCBF funding that may be transferred by Canada to UBCM, will be administered by UBCM in accordance with this Administrative Agreement, including with the Terms and Conditions set out in Annex B.

6.2 Any Unspent Funds, and any interest earned thereon, will be subject to the Terms and Conditions of this Administrative Agreement and will no longer be governed by the terms and conditions of any Previous Agreements with exception of what is outlined in 6.3.

6.3 Committed funds held by UBCM for approved projects under the 2014-2024 Strategic Priorities Fund program continue to be administered under the 2014-2024 Administrative Agreement and in accordance with the terms and conditions outlined in the SPF Agreements between UBCM and the Ultimate Recipient.

7) OVERSIGHT COMMITTEE

7.1 An Oversight Committee will be established by Canada, British Columbia and UBCM to ensure the effective monitoring of this Administrative Agreement. The Oversight Committee will monitor the overall implementation of this Administrative Agreement, and will serve as the principal forum to address and resolve issues arising from the implementation of this Administrative Agreement. The activities of the Oversight Committee including frequency of meetings, review and engagement on the contents of the statement of priorities, and program compliance will be laid out in a Terms of Reference document jointly developed and agreed upon by Canada, British Columbia and UBCM.

7.2 The Oversight Committee will be co-chaired by three (3) members, one of whom is to be appointed by Canada, and designated as Federal Co-Chair, and one of whom is to be appointed by British Columbia and designated as Provincial Co-Chair, and one of whom is to be appointed by UBCM, and designated as UBCM Co-Chair. Replacement members from Canada, British Columbia or UBCM may, from time to time, be appointed by Canada,

British Columbia or UBCM. Canada, British Columbia and UBCM agree to keep each other informed in writing upon new appointments.

7.3 The Co-Chairs, working together, will examine any issue that may arise, and, in good faith, will attempt to resolve that issue to the mutual satisfaction of Canada, British Columbia and UBCM.

7.4 Any sub-committees established by Canada, British Columbia and UBCM will report to the Oversight Committee through their respective Co-Chairs.

8) DISPUTE RESOLUTION

8.1 Canada, British Columbia and UBCM will work together to resolve any issues which may arise in relation to this Administrative Agreement.

8.2 If, after a reasonable effort has been made, an issue cannot be resolved by the Co-Chairs, they will provide information about the issue, including the steps they have taken to attempt to resolve the issue. An escalating dispute resolution approach begins with an Oversight Committee discussion followed by senior official-level discussions (at the Assistant Deputy Minister level or another appropriate level) and ultimately Ministerial-and UBCM President level discussions for resolution, within a reasonable timeframe, to the satisfaction of the Parties.

8.3 In the event of any unresolved issue, it is understood that the final decision with respect to such issue will rest solely with Canada. At Canada's sole discretion, Canada may delay or withhold fund transfers to UBCM in circumstances where Canada believes that British Columbia and UBCM are not acting in good faith to resolve a dispute.

8.4. It is understood that failure by UBCM to meet the following requirements will be addressed as a priority and will impact the timing and flow of CCBF funding to UBCM:

a) ensuring that Ultimate Recipients comply with Schedule B (Eligible Project Categories) and Schedule C (Eligible and Ineligible Expenditures) of Annex B (Terms and Conditions);
b) meeting the reporting requirements as outlined in Schedule D (Program Reporting) of Annex B (Terms and Conditions);
c) meeting the reporting requirements outlined in Schedule G (Housing Report) of Annex B (Terms and Conditions); and
d) conducting communications activities in accordance with the requirements outlined in Schedule E (Communications Protocol) of Annex B (Terms and Conditions).

9) AUDITS AND EVALUATION

9.1 Canada reserves the right to undertake any audit in relation to this Administrative Agreement at its expense. The timing and scope of such audits will be determined in collaboration with British Columbia and UBCM via the Oversight Committee and will be carried out by external independent auditors. In the event that Canada does undertake an audit, it will provide British Columbia and UBCM reasonable notice.

9.2 Canada may, at its cost, complete a periodic evaluation of the relevance and performance (i.e. effectiveness, efficiency and economy) of the CCBF. British Columbia and UBCM will provide Canada with information on program performance and may be asked to participate in the evaluation process. The results of the evaluation will be made publicly available.

9.3 British Columbia and UBCM will ensure proper and accurate financial accounts and records are kept that are related to this Administrative Agreement and the use of CCBF funding, and any interest earned thereon, and to all other relevant information and documentation requested by Canada or its designated representatives for the purposes of audit and evaluation.

9.4 UBCM will keep proper and accurate financial accounts and records, including but not limited to their contracts, invoices, statements, receipts, and vouchers, in respect of an Eligible Project for at least six (6) years after the completion of the project and will provide Canada and its designated representatives with reasonable and timely access to documentation for the purposes of audit and ensuring compliance with this Administrative Agreement.

9.5 UBCM will keep proper and relevant accounts and records in respect to their program-level management of the CCBF for at least six (6) years after the termination of this Administrative Agreement and will provide Canada and its designated representatives with reasonable and timely access to documentation for the purposes of audit and ensuring compliance with this Administrative Agreement.

10) DURATION, TERMINATION, REVIEW AND AMENDMENT

10.1 This Administrative Agreement will come into effect as of April 1, 2024 and will be in effect until March 31, 2034 unless Canada, British Columbia and UBCM agree to renew it.

10.2 This Administrative Agreement will be reviewed by Canada, British Columbia and UBCM by March 31, 2027 and may be amended to incorporate changes, if any, agreed to by Canada, British Columbia and UBCM.

10.3 This Administrative Agreement may be amended at any time in writing as agreed to by Canada, British Columbia and UBCM.

10.4 This Administrative Agreement may be terminated at any time and for any reason by Canada, British Columbia or UBCM with two (2) years written notice. In the event where this Administrative Agreement is so terminated, any CCBF funding, Unspent Funds, and/or any interest earned thereon held by UBCM or Ultimate Recipients, that have not been expended on Eligible Projects as of the date of termination will nevertheless continue to be subject to this Administrative Agreement until such time as may be determined by Canada, British Columbia and UBCM.

11) TRANSITION FROM, AND TERMINATION OF, THE PREVIOUS AGREEMENT

11.1 If an Ultimate Recipient (as defined under Previous Agreements) wishes to amend a project approved for funding under the Strategic Priorities Fund by the Management Committee established under the Previous Agreement, the change to this project must be approved by a committee established by the Oversight Committee of this Agreement.

11.2 If the Metro Vancouver Regional District Board (MVRD) wishes to amend the scope of a project approved under the Greater Vancouver Regional Fund of the Previous Agreement, or substitute another Eligible Project (as defined in this Agreement) in its place, or approve projects with unspent funds or funds held by TransLink, or any interest earned by TransLink, the MVRD may approve these as though they were approvals under the Metro Vancouver Regional Fund under Section 2.2 of Annex B of this Agreement, and must notify UBCM of this change.

11.3 Any matters that Section 8 (Dispute Resolutions) of the Previous Agreement would have applied to be dealt with under Section 8 of this Agreement.

11.4 If an Ultimate Recipient under this Agreement is not in compliance with a Funding Agreement under the Previous Agreement, Section 3 of Annex B of this Agreement applies to payments to that Ultimate Recipient as though the Funding Agreement under the Previous Agreement were a Funding Agreement under this Agreement.

11.5 Any matters that Schedule E (Communications Protocol) of the Previous Agreement would have applied to will be dealt with under Schedule E (Communication Protocol) of this Agreement.

12) CORRESPONDENCE

Any correspondence under this Administrative Agreement may be delivered in person, sent by electronic mail or sent by mail addressed to:

Canada:

Assistant Deputy Minister, Communities and Infrastructure Programs
Infrastructure Canada
1100 – 180 Kent Street
Ottawa, Ontario K1P 0B6
Email: alison.oleary@infc.gc.ca

or to such other address or addressed to such other person as Canada may, from time to time, designate in writing to British Columbia and UBCM;

British Columbia:

Assistant Deputy Minister, Local Government Division
Municipal Affairs
PO Box 9490 Stn Prov Gov
Victoria, British Columbia V8W 9N7
Email: Tara.Faganello@gov.bc.ca

or such other address or addressed to such other person as British Columbia may, from time to time, designate in writing to Canada, and UBCM.

UBCM:

Executive Director
Union of BC Municipalities
525 Government Street
Victoria, British Columbia
V8V 0A8
Email: gmacisaac@ubcm.ca

or such other address or addressed to such other person as UBCM may, from time to time, designate in writing to Canada, and British Columbia.

Signatures

GOVERNMENT OF CANADA

The Honourable Sean Fraser

Minister of Housing, Infrastructure and Communities

Date

GOVERNMENT OF BRITISH COLUMBIA

The Honourable Anne Kang

Minister of Municipal Affairs

Date

UNION OF BRITISH COLUMBIA MUNICIPALITIES

Trish Mandewo

President

Date

ANNEX A
DEFINITIONS

"Affordable Housing" means a dwelling unit where the cost of shelter, including rent and utilities, is a maximum of 30% of before-tax household income. The household income is defined as 80% or less of the Area Median Household Income (AMHI) for the metropolitan area or rural region of the Ultimate Recipient.

"Administrative Agreement" means this Administrative Agreement on the Canada Community-Building Fund in British Columbia and UBCM.

"Asset Management" means an integrated process, bringing together skills, expertise, and activities of people; with information about a community's physical and natural assets; and finances; so that informed decisions can be made, supporting Sustainable Service Delivery.

"Canada Community-Building Fund" (CCBF) means the program established under section 161 of the *Keeping Canada's Economy and Jobs Growing Act,* S.C. 2011, c. 24 as amended by section 233 of the *Economic Action Plan 2013 Act, No. 1,* S.C. 2013, c. 33, as the Gas Tax Fund and renamed the Canada Community-Building Fund in section 199 of *Budget Implementation Act, 2021, No. 1.*

"Contract" means an agreement between an Ultimate Recipient and a Third Party whereby the latter agrees to supply a product or service to an Eligible Project in return for financial consideration.

"Core Housing Need" means a household living in an unsuitable, inadequate or unaffordable dwelling and cannot afford alternative housing in their community.

"Eligible Expenditures" means those expenditures described as eligible in Schedule C (Eligible and Ineligible Expenditures).

"Eligible Projects" means projects as described in Schedule B (Eligible Project Categories).

"Funding Agreement" means an agreement between British Columbia and UBCM and an Ultimate Recipient setting out the terms and conditions of the CCBF funding to be provided to the Ultimate Recipient, containing, at a minimum, the elements in Schedule A (Ultimate Recipient Requirements).

"Gender Based Analysis Plus" (GBA Plus or GBA+) is an analytical process that provides a rigorous method for the assessment of systemic inequalities, as well as a means to assess how diverse groups of women, men, and gender diverse people may experience policies, programs and initiatives. The "plus" in GBA Plus acknowledges that GBA Plus is not just about differences between biological (sexes) and socio-cultural (genders). GBA Plus considers many other identity factors such as race, ethnicity, religion, age, and mental or physical disability, and how the interaction between these factors influences the way we might experience government policies and initiatives. Conducting a GBA Plus analysis involves considering all intersecting identity factors as part of GBA Plus, not only sex and gender. GBA+ is a priority for the Government of Canada.

“Housing Needs Assessment” means a report informed by data and research describing the current and future housing needs of a municipality or community according to guidance provided by Canada.

“Housing Report” means the duly completed housing report to be prepared and delivered by British Columbia and UBCM to Canada annually by September 30, as described in Schedule G (Housing Report).

“Ineligible Expenditures” means those expenditures described as ineligible in Schedule C (Eligible and Ineligible Expenditures).

“Infrastructure” means municipal or regional, publicly or privately owned tangible capital assets, or natural assets, in British Columbia and UBCM primarily for public use or benefit.

"Oversight Committee" means the committee established to monitor the overall implementation of this Administrative Agreement as outlined in section 7 (Oversight Committee) of this Administrative Agreement.

“Previous Agreements” means any agreements between Canada, British Columbia and UBCM for the purposes of administering the Gas Tax Fund or Canada Community-Building Fund (CCBF).

“Statement of Priorities” means an annual letter from Canada to British Columbia and UBCM outlining expected housing actions by British Columbia.

Third Party” means any person or legal entity, other than Canada, British Columbia and UBCM or an Ultimate Recipient, who participates in the implementation of an Eligible Project by means of a Contract.

“Sustainable Service Delivery” means ensuring that current community service needs, and how those services are delivered (in a socially, economically and environmentally responsible manner), do not compromise the ability of future generations to meet their own needs. Sound asset management practices support Sustainable Service Delivery by considering community priorities, informed by an understanding of the trade-offs between the available resources and the desired services.

“Ultimate Recipient” means:

(i) a Local Government or its agent (including its wholly owned corporation);
(ii) a non-local government entity, including Indigenous recipients, non-governmental and not-for-profit organizations, on the condition that (a) the Local Government(s) has (have) indicated support for the project through a formal resolution of its (their) council(s) or board(s).
(iii) TransLink, BC Transit, and Islands Trust

“Unspent Funds” means funds (as defined by Previous Agreements) that have not been spent towards an Eligible Project (as defined under the Previous Agreements) or on administration costs in accordance with Previous Agreements prior to the effective date of this Agreement.

ANNEX B
TERMS AND CONDITIONS

1. ALLOCATION FORMULA

1.1 Any Unspent Funds held by UBCM and any CCBF funding that may be received by UBCM from Canada, as well as any interest earned thereon, will be allocated to the Community Works Fund, Metro Vancouver Regional Fund, and Strategic Priorities Fund, as set out in Table 1, or utilized for administrative purposes outlined in section 4 below.

A funding "floor" will ensure a reasonable base allocation of funds for each Local Government receiving funding under the CWF. Local Governments will each receive a Community Works Fund floor amount of $63,411 in the first year of the Agreement and an indexed amount in subsequent years at the same percentage and at the same time as indexation of CCBF funding that may be transferred by Canada to UBCM

Table 1

Applicable Area of BC	Percentage allocated to each of the programs after taking floors into consideration		
	CWF	MVRF	SPF
MVRD and member municipalities	5%	95%	N/A
Municipalities outside MVRD	75%	N/A	25%
Regional Districts outside MVRD	75%	N/A	25%

Should UBCM receive additional CCBF funding over the term of the Agreement beyond the amount outlined in *Keeping Canada's Economy and Jobs Growing Act*, *and Economic Action Plan 2013,* the Oversight Committee may determine how these funds are distributed provided they are in accordance with the Terms and Conditions of this Agreement and based on a per-capita distribution when considering Metro Vancouver and non-Metro Vancouver populations.

1.2 British Columbia and UBCM agrees to provide to Canada a table detailing the Ultimate Recipient allocations, and promptly provide to Canada updates to the table upon any revision to the allocations.

2. DELIVERY MECHANISM

2.1 Community Works Fund

The Community Works Fund (CWF) provides funding to Local Governments for Eligible Expenditures of Eligible Projects that are in alignment with the requirements of the Agreement and meet local priorities. Each Local Government is eligible to annually receive CWF, consisting of a floor amount and a per capita amount as set out in Section 1.

The Local Government to which CWF funding is allocated chooses which Eligible Projects that meet local priorities will be funded with CWF funding. In order to receive CWF funding, the Local Government must sign a Funding Agreement with UBCM.

2.2 Metro Vancouver Regional Fund

The Metro Vancouver Regional Fund (MVRF) pools a percentage of Metro Vancouver and its member municipalities' per-capita allocation as set out in Section 1 (allocation formula). In keeping with the Metro Vancouver Regional District (MVRD) request and as agreed to by the Parties, Eligible Expenditures of Eligible Projects funded with the MVRF allocation over the term of this Agreement must be regional transportation Eligible Projects proposed for funding by the South Coast British Columbia Transportation Authority (TransLink) and approved by the MVRD Board.

The MVRD must notify UBCM of the Eligible Projects that it has approved for funding, after which UBCM may provide funding to TransLink for those Eligible Projects. In order to receive MVRD funding, TransLink must sign a Funding Agreement with UBCM.

2.3 Strategic Priorities Fund

The Strategic Priorities Fund (SPF) provides an opportunity for Local Governments in those areas of the province outside the MVRD to access pooled, application-based funding. The SPF provides funding for Eligible Expenditures of Eligible Projects that are in alignment with the requirements of this Agreement and are larger in scale, regional in impact, or innovative.

The Oversight Committee will set criteria and spending priorities for the SPF but will not select individual projects. The Oversight Committee may establish a management committee which will be responsible for approving projects for funding under the SPF, and considering scope changes to approved SPF projects.

In order to receive SPF funding, an Ultimate Recipient must sign a Funding Agreement with UBCM for the Eligible Project approved by a management committee.

3. USE AND RECORDING OF FUNDS

3.1 UBCM will ensure that any CCBF funding that may be transferred to it by Canada, Unspent Funds, and any interest earned thereon, are used solely in accordance with the terms and conditions set out in this Administrative Agreement.

3.2 UBCM will ensure that that any CCBF funding that may be transferred to it by Canada, Unspent Funds, and any interest earned thereon is used by Ultimate Recipients in accordance with this Administrative Agreement and specifically Schedule A (Ultimate Recipient Requirements).

3.3 Pending payment to Ultimate Recipients in accordance with the terms and conditions of this Administrative Agreement, UBCM will record into a separate and distinct account any CCBF funding it they may receive from Canada and any interest earned thereon.

3.4 Any CCBF funding that may be transferred by Canada to UBCM will be treated as federal funds with respect to other federal infrastructure programs.

4. ADMINISTRATION EXPENSES

Upon the review by the Oversight Committee and acceptance by Canada of a detailed business case, which must be submitted within one (1) year of the date of last signature of the Administrative Agreement, UBCM may apply a portion of any CCBF funding it may receive from Canada for administration expenses related to program delivery and implementation of this Administrative Agreement, including expenditures associated with communication activities such as public project announcements and signage.

5. ELIGIBLE PROJECT CATEGORIES

Eligible Project categories under the CCBF include: highways; local roads; bridges and tunnels; active transportation infrastructure; short-sea shipping; short-line rail; regional or local airports; broadband connectivity; public transit; drinking water; wastewater; solid waste management and recycling systems; community energy systems; brownfield redevelopment; sports cultural recreational or tourism infrastructure; resilience; fire halls; and capacity building among Ultimate Recipients. Schedule B (Eligible Project Categories) provides further details regarding Eligible Project categories.

6. ELIGIBLE EXPENDITURES

Eligible Expenditures are those associated with: the acquiring, planning, designing, constructing, or renewal and rehabilitation of a tangible capital asset or natural asset; the strengthening of the ability of Local Governments to improve local and regional planning and asset management as well as joint federal communication activities and federal signage. Schedule C (Eligible and Ineligible Expenditures) sets out specific requirements for eligible and ineligible expenditures.

7. REPORTING

British Columbia and UBCM will meet the reporting requirements set out in Schedule D (Program Reporting) and Schedule G (Housing Report).

8. COMMUNICATIONS

This Administrative Agreement formalizes clear requirements to support federal communications objectives. Schedule E (Communications Protocol) sets out specific communications requirements, including:

- providing upfront project information on an annual basis for communications purposes;
- including the federal government in local project communications; and
- installing federal project signs, unless otherwise approved by Canada.

9. ASSET MANAGEMENT

Canada and British Columbia and UBCM agree that strengthening Ultimate Recipient capacity to develop and implement asset management best practices is integral to delivering community services in a socially, economically and environmentally sustainable manner. Further, Canada and British Columbia and UBCM agree to support development and implementation of asset management best practices by ultimate recipients during the term of the Agreement. Schedule F (Asset Management) provides more details on the approach agreed upon between Canada and British Columbia and UBCM.

SCHEDULE A – Ultimate Recipient Requirements

Ultimate Recipients are required to:

1. Be responsible for the completion of each Eligible Project in accordance with Schedule B (Eligible Project Categories) and Schedule C (Eligible and Ineligible Expenditures).
2. Comply with all Ultimate Recipient requirements outlined in Schedule D (Program Reporting), Schedule E (Communications Protocol) and Schedule G (Housing Report).
3. Continue to strengthen the development and implementation of asset management best practices over the course of the Agreement, in accordance with Schedule F.
4. Invest, in a distinct account, CCBF funding it receives from UBCM in advance of it paying Eligible Expenditures.
5. With respect to Contracts, award and manage all Contracts in accordance with their relevant policies and procedures and, if applicable, in accordance with the Agreement on Internal Trade and applicable international trade agreements, and all other applicable laws.
6. Invest into Eligible Projects, any revenue that is generated from the sale, lease, encumbrance or other disposal of an asset resulting from an Eligible Project where such disposal takes place within five (5) years of the date of completion of the Eligible Project.
7. Allow Canada and UBCM reasonable and timely access to all of its documentation, records and accounts and those of their respective agents or Third Parties related to the use of CCBF funding and Unspent Funds, and any interest earned thereon, and all other relevant information and documentation requested by Canada or its designated representatives for the purposes of audit, evaluation, and ensuring compliance with this Administrative Agreement.
8. Keep proper and accurate accounts and records in respect of all Eligible Projects for at least six (6) years after completion of the Eligible Project and, upon reasonable notice, make them available to Canada and UBCM. Keep proper and accurate accounts and records relevant to the CCBF program for a period of at least six (6) years after the termination of this Administrative Agreement.
9. Ensure their actions do not establish or be deemed to establish a partnership, joint venture, principal-agent relationship or employer-employee relationship in any way or for any purpose whatsoever between Canada and the Ultimate Recipient, or between Canada and a Third Party.
10. Ensure that they do not represent themselves, including in any agreement with a Third Party, as a partner, employee or agent of Canada.
11. Ensure that no current or former public servant or public office holder to whom any post-employment, ethics and conflict of interest legislation, guidelines, codes or policies of Canada applies will derive direct benefit from CCBF funding, Unspent Funds, and interest earned thereon, unless the provision or receipt of such benefits is in compliance with such legislation, guidelines, policies or codes.
12. Ensure that they will not, at any time, hold the Government of Canada or British Columbia, its officers, servants, employees or agents responsible for any claims or losses of any kind that they, Third Parties or any other person or entity may suffer in relation to any matter related to CCBF funding or an Eligible Project and that they will, at all times, compensate the Government of Canada or British Columbia, its officers,

servants, employees and agents for any claims or losses of any kind that any of them may suffer in relation to any matter related to CCBF funding or an Eligible Project.

13. Ensure that they will not, at any time, hold UBCM or any of its officers, servants, employees or agents responsible for any claims or losses of any kind that they, Third Parties, or any other person or entity may suffer in relation to any matter related to CCBF funding or an Eligible Project and that they will, at all times, compensate UBCM and its officers, servants, employees and agents for any claims or losses of any kind that any of them may suffer in relation to any matter related to CCBF funding or an Eligible Project, except to the extent to which such claims or losses relate to the act of negligence of an officer, employee, or agent of UBCM in the performance of their duties.
14. Agree that any CCBF funding received will be treated as federal funds for the purpose of other federal infrastructure programs.
15. Complete, publish on its website and send the link to UBCM by March 31, 2025, for all communities with a 2021 Census population of 30,000 or more, a Housing Needs Assessment prepared in accordance with guidance provided by Canada. Ultimate Recipients that have completed Housing Needs Assessments after April 1, 2019 may submit their existing Housing Needs Assessment if it complies with the requirements for Housing Needs Assessments provided by Canada.
16. Agree that the above requirements which, by their nature, should extend beyond the expiration or termination of this Administrative Agreement, will extend beyond such expiration or termination.

SCHEDULE B - Eligible Project Categories

Eligible Projects include investments in Infrastructure for its construction, renewal or material enhancement in each of the following categories (as defined in the current program terms and conditions):

1. Local roads and bridges – roads, bridges and active transportation infrastructure

2. Highways – highway infrastructure

3. Short-sea shipping – infrastructure related to the movement of cargo and passengers around the coast and on inland waterways, without directly crossing an ocean

4. Short-line rail – railway related infrastructure for carriage of passengers or freight

5. Regional and local airports – airport-related infrastructure (excludes the National Airport System)

6. Broadband connectivity – infrastructure that provides internet access to residents, businesses, and/or institutions in Canadian communities

7. Public transit – infrastructure which supports a shared passenger transport system which is available for public use

8. Drinking water – infrastructure that supports drinking water conservation, collection, treatment and distribution systems

9. Wastewater – infrastructure that supports wastewater and storm water collection, treatment and management systems

10. Solid waste – infrastructure that supports solid waste management systems including the collection, diversion and disposal of recyclables, compostable materials and garbage

11. Community energy systems – infrastructure that generates or increases the efficient usage of energy

12. Brownfield Redevelopment - remediation or decontamination and redevelopment of a brownfield site within municipal boundaries, where the redevelopment includes:
    - the construction of public infrastructure as identified in the context of any other category under the Canada Community-Building Fund, and/or;
    - the construction of local government public parks and publicly-owned social housing.

13. Sport Infrastructure – amateur sport infrastructure (excludes facilities, including arenas, which would be used as the home of professional sports teams or major junior hockey teams (e.g. Western Hockey League))

14. Recreational Infrastructure – recreational facilities or networks

15. Cultural Infrastructure – infrastructure that supports arts, humanities, and heritage

16. Tourism Infrastructure – infrastructure that attract travelers for recreation, leisure,

business or other purposes

17. Resilience – Infrastructure and systems that protect and strengthen the resilience of communities and withstand and sustain service in the face of climate change, natural disasters and extreme weather events.

18. Fire halls – fire halls and fire station infrastructure – including fire trucks

19. Capacity building - includes investments related to strengthening the ability of municipalities to develop long-term planning practices including: capital investment plans, integrated community sustainability plans, integrated regional plans, housing needs assessments, and/or asset management plans, related to strengthening the ability of recipients to develop long-term planning practices.

Note: Investments in health infrastructure (hospitals, convalescent and senior centres) are not eligible.

SCHEDULE C - Eligible and Ineligible Expenditures

1. Eligible Expenditures

1.1 Eligible Expenditures of Ultimate Recipients will be limited to the following:

a) the expenditures associated with acquiring, planning, designing, constructing or renewal and rehabilitation of a tangible capital asset and any related debt financing charges specifically identified with that asset;

b) for capacity building category only, the expenditures related to strengthening the ability of Local Governments to improve local and regional planning including capital investment plans, integrated community sustainability plans, integrated regional plans, housing needs assessments, and/or asset management plans. The expenditures could include developing and implementing:

    i. studies, strategies, or systems related to asset management, which may include software acquisition and implementation;
    ii. studies, strategies, or systems related to housing or land use, including Housing Needs Assessments;
    iii. training directly related to asset management planning; and
    iv. long-term infrastructure plans.

c) the expenditures directly associated with joint federal communication activities and with federal project signage.

1.2 Employee and Equipment Costs: The incremental costs of the Ultimate Recipient's employees or leasing of equipment may be included as Eligible Expenditures under the following conditions:

a) the Ultimate Recipient is able to demonstrate that it is not economically feasible to tender a Contract;
b) the employee or equipment is engaged directly in respect of the work that would have been the subject of the Contract; and,
c) the arrangement is approved in advance and in writing by UBCM.

1.3 Administration expenses of British Columbia and UBCM related to program delivery and implementation of this Administrative Agreement, in accordance with Section 5 (Administration Expenses) of Annex B (Terms and Conditions).

2. Ineligible Expenditures

The following are deemed Ineligible Expenditures:

a) project expenditures incurred before April 1, 2005;
b) project expenditures incurred before April 1, 2014 for the following investment categories:
    i. highways;
    ii. regional and local airports;
    iii. short-line rail;
    iv. short-sea shipping;
    v. disaster mitigation;

vi. broadband connectivity;
vii. brownfield redevelopment;
viii. cultural infrastructure;
ix. tourism infrastructure;
x. sport infrastructure; and
xi. recreational infrastructure.

c) project expenditures incurred before April 1, 2021 for the following investment category:
   i. fire halls
d) the cost of leasing of equipment by the Ultimate Recipient, any overhead costs, including salaries and other employment benefits of any employees of the Ultimate Recipient, its direct or indirect operating or administrative costs of Ultimate Recipients, and more specifically its costs related to planning, engineering, architecture, supervision, management and other activities normally carried out by its staff, except in accordance with Eligible Expenditures above;
e) taxes for which the Ultimate Recipient is eligible for a tax rebate and all other costs eligible for rebates;
f) purchase of land or any interest therein, and related costs;
g) legal fees;
h) routine repair or maintenance costs.; and
i) costs associated with healthcare infrastructure or assets.

SCHEDULE D - Program Reporting

Program reporting requirements under the CCBF consist of a letter of intent, a project list, an audited financial report and an outcomes report, all of which will be submitted to Canada for review and acceptance. The reporting year is from January 1 to December 31. In addition to overall program reporting, specific housing reporting obligations are described in Schedule G (Housing Report).

1. Statement of Priorities and Letter of Intent

At the outset of the reporting year, Canada will provide to British Columbia and UBCM a Statement of Priorities by April 30 of each year. Prior to this date, Canada will share the draft Statement of Priorities with British Columbia and UBCM, through the Oversight Committee, for consultation purposes and will take into consideration suggestions to align priorities. British Columbia and UBCM will provide to Canada by May 31 of each year a letter of intent indicating how CCBF funding received from Canada will address priorities and challenges in their jurisdiction and actions they will take to improve housing outcomes. Canada will review and seek to accept the letter intent by June 30 of each year.

2. Project List

British Columbia and UBCM will maintain, and provide to Canada a project list, as available but at minimum by September 30 of each year, containing the following elements: unique project identifier, Ultimate Recipient, project title, project description, investment category, project start date, project end date, geo-location, total project cost, CCBF funding spent, output indicator, housing indicator (if applicable). A template will be provided by Canada.

3. Audited Financial Report

By September 30 of each year, UBCM will provide to Canada a financial report in an electronic format deemed acceptable by Canada consisting of the following:

3.1 Financial Report Table:

The financial report table will be submitted in accordance with the following template.

Annual Report Financial Table	Annual	Cumulative
	20xx - 20xx	2024 - 20xx
British Columbia and UBCM in aggregate		
Opening Balance[1]	$xxx	
Received from Canada	$xxx	$xxx
Interest Earned	$xxx	$xxx
Administrative Cost	($xxx)	($xxx)

[1] For the 2024-2025 Audited Financial Report this means the amount reported as unspent UBCM in the 2023-2024 Annual Expenditure Report (as defined under the 2014 to 2024 Administrative Agreement).

Transferred to Ultimate Recipients	($xxx)	($xxx)
Closing Balance of unspent funds	$xxx	
Ultimate Recipients in aggregate		
Opening Balance[2]	$xxx	$xxx
Received from BRITISH COLUMBIA AND UBCM	$xxx	$xxx
Interest Earned	$xxx	$xxx
Spent on Eligible Projects	($xxx)	($xxx)
Closing Balance of unspent funds	$xxx	$xxx

3.2 Independent Audit or Audit Based Attestation:
UBCM will provide an independent audit opinion, or an attestation based on an independent audit and signed by a senior official designated in writing by UBCM, as to:

a) the accuracy of the information submitted in the Financial Report Table; and
b) that CCBF funding and Unspent Funds, and any interest earned thereon, were expended for the purposes intended.

4. Housing Report

By September of 30 each year, British Columbia and UBCM will provide to Canada a report on housing as outlined in Schedule G (Housing Report).

5. Outcomes Report

By March 31 of each year, British Columbia and UBCM will provide to Canada an outcomes report that will outline the following program benefits:

a) beneficial impacts on communities of completed Eligible Projects, supported by specific outcomes examples in communities;
b) the impact of CCBF as a predictable source of funding;
c) progress made on improving Local Government planning and asset management, including development or update of Housing Needs Assessments; and
d) a description of how CCBF funding has alleviated housing pressures tied to infrastructure gaps and contributed to housing supply and affordability outcomes (further details on this requirement may be found in Schedule G – Housing Report).

The outcomes report will present a narrative on how each program benefit is being met. A template and guidance document will be provided by Canada.

[2] For the 2024-2025 Audited Financial Report, this means the amount reported as unspent by Eligible Recipients (as defined under the 2014 to 2024 Administrative Agreement) in the 2023-2024 Annual Expenditure Report.

SCHEDULE E – Communications Protocol

In support of transparency and accountability of the CCBF, the following communications protocol will apply to all communications activities undertaken regarding any CCBF funding and will apply to the Parties and Ultimate Recipients. Communicating to Canadians on the use of CCBF funding is clearly linked with our joint accountability to Canadians. Compliance with this protocol will inform the timing and flow of any CCBF funding and is critical to meeting our joint commitment to transparency.

1. Purpose

1.1 The Communications Protocol applies to all communications activities related to any CCBF funding, including annual allocations and the identification and communication of projects under this Administrative Agreement. Communications activities may include, but are not limited to: public or media events, news releases, reports, digital and social media products, project signs, digital signs, publications, success stories and vignettes, photo compilations, videos, advertising campaigns, awareness campaigns, editorials, awards programs, and multi-media products.

1.2 Through collaboration, Canada, British Columbia and UBCM agree to work to ensure consistency in the communications activities meant for the public. This will include the importance of managing the delivery of communications activities based on the principle of transparent and open discussion.

1.3 Failure by British Columbia, UBCM or its Ultimate Recipient to adhere to this communication protocol may affect the timing and flow of any CCBF funding that may be transferred by Canada.

2. Joint communications approach

2.1 British Columbia and UBCM agree to work in collaboration with Canada to develop a joint communications approach to ensure visibility for the program, the provision of upfront project information and planned communications activities throughout the year.

Canada will provide a “Communications Approach” template to be completed by British Columbia and UBCM. This approach will then be reviewed and approved by Canada as well as British Columbia and UBCM.

This joint communications approach will have the objective of ensuring that proactive communications activities are undertaken each year to communicate the annual allocations and key projects, as identified in the communications approach, located in both large and small communities by using a wide range of communications tools to ensure local visibility.

To accomplish this, Canada, British Columbia and UBCM agree to establish a communications subcommittee that will meet biannually. This committee will review and approve a communications plan at the beginning of each year.

2.2 Canada, British Columbia and UBCM will work together on the initial annual joint communications approach, which will be finalized and approved by Canada's Co-Chair and British Columbia and UBCM agree that achievements under the joint communications approaches will be reported to the Oversight Committee once a year.

2.3 Through the communications subcommittee, British Columbia and UBCM agree to assess, with Canada, the effectiveness of communications approaches on an annual basis and, as required, update and modify the joint communications approach, as required. Any modifications will be brought to Canada's Co-Chair, British Columbia's Co-Chair and UBCM's Co-Chair, as appropriate for approval.

2.4 If with section 4.3, 4.5 and 5.2 of this communications protocol.

2.5 Canada, British Columbia and UBCM agree to ensure the timely sharing of information, products (ex. news releases, media advisories), and approvals in support of communications delivery.

3. Inform Canada on allocation and intended use of CCBF funding for communications planning purposes

3.1 British Columbia and UBCM to provide to Canada upfront information on planned Eligible Projects and Eligible Projects in progress on an annual basis, prior to the construction season. Canada, British Columbia and UBCM will each agree, in this joint communications approach, on the date this information will be provided. Through the creation of a sub-committee, Canada, British Columbia and UBCM will be required to enact a communications approach that will be assessed bi-annually through the sub-committee mechanism.

In this agreement the information will include, at a minimum:

- Ultimate Recipient name; Eligible Project name; Eligible Project category, a brief but meaningful Eligible Project description; expected project outcomes including housing (if applicable); federal contribution; anticipated start date; anticipated end date; and a status indicator: not started, underway, completed.

Canada will link to the UBCM's CCBF website where this information will be accessible to the general public.

3.2 British Columbia and UBCM agree that the above information will be delivered to Canada in an electronic format deemed acceptable by Canada.

3.3 Canada, British Columbia and UBCM each agree that their joint communications approach will ensure the most up-to-date Eligible Project information is available to Canada to support media events and announcements (see 4.2 for full definition) for Eligible Projects.

4. Announcements and media events for Eligible Projects

4.1 At Canada's request, Canada, British Columbia and UBCM agree to coordinate an announcement regarding annual allocations of CCBF funding.

4.2 Media events and announcements include, but are not limited to: news conferences, public announcements, and the issuing of news releases to communicate funding of projects or key milestones (e.g. ground breaking ceremonies, completions).

4.3 Key milestones events and announcements (such as ground breaking ceremonies and grand openings) may also be marked by media events and announcements, news releases, or through other communications activities. Ultimate recipients, Canada, British Columbia and UBCM will have equal visibility through quotes and will follow the Table of Precedence for Canada.

4.4 Media events and announcements related to Eligible Projects will not occur without the prior knowledge and agreement of British Columbia and UBCM, as appropriate, Canada and the Ultimate Recipient.

4.5 The requester of a media event or an announcement will provide at least 15 working days' notice to other parties of their intention to undertake such an event or announcement. An event will take place at a mutually agreed date and location. British Columbia and UBCM, and, as appropriate, Canada and the Ultimate Recipient will have the opportunity to participate in such events through a designated representative. If communications is proposed through the issuing of a news release (with no supporting event), Canada requires at least 15 working days' notice and 5 working days with the draft news release to secure approvals and confirm the federal representative's quote.

4.6 For media events, each participant will choose its own designated representative. UBCM and Ultimate Recipients are responsible for coordinating all onsite logistics.

4.7 British Columbia and UBCM shall not unreasonably delay the announcement of opportunities identified in annual communications plans that have been pre-approved in advance.

4.8 The conduct of all joint media events, announcements for project funding, and supporting communications materials (ex. News releases, media advisories) will follow the Table of Precedence for Canada.

4.9 All joint communications material related to media events and announcements must be approved by Canada and recognize the funding of the parties.

4.10 All joint communications material for funding announcements must reflect Canada's Policy on Official Languages and the Policy on Communications and Federal Identity.

4.11 Canada, British Columbia and UBCM and Ultimate Recipients agree to ensure equal visibility in all communications activities.

5. Program communications

5.1 Canada, British Columbia, UBCM and Ultimate Recipients may include messaging in their own communications products and activities with regard to the CCBF.

5.2 The party undertaking these activities will recognize the funding of all contributors.

5.3 The conduct of all joint events and delivery of supporting communications materials (ex. News releases) that support program communications (ex. Such as intake launches) will follow the Table of Precedence for Canada.

5.4 Canada, British Columbia and UBCM agree that they will not unreasonably restrict the other parties from using, for their own purposes, public communications products related to the CCBF prepared by Canada, British Columbia and UBCM or Ultimate Recipients, or, if web-based, from linking to it.

5.5 Notwithstanding Section 4 of Schedule E (Communications Protocol), Canada retains the right to meet its obligations to communicate to Canadians about the CCBF and the use of funding.

6. Operational communications

6.1 British Columbia, UBCM or the Ultimate Recipient is solely responsible for operational communications with respect to Eligible Projects, including but not limited to, calls for tender, construction, and public safety notices. Operational communications as described above are not subject to the federal official language policy.

6.2 Canada does not need to be informed on operational communications. However, such products should include, where appropriate, the following statement, “This project is funded in part by the Government of Canada” or “This project is funded by the Government of Canada”, as applicable.

6.3 British Columbia, UBCM and the Ultimate Recipient will share information as available with Canada should significant emerging media or stakeholder issues relating to an Eligible Project arise. Canada, British Columbia and UBCM will advise Ultimate Recipients, when appropriate, about media inquiries received concerning an Eligible Project.

7. Communicating success stories

7.1 British Columbia and UBCM to facilitate communications between Canada and Ultimate Recipients for the purposes of collaborating on communications activities and products including, but not limited to Eligible Project success stories, including the positive impacts on housing, Eligible Project vignettes, and Eligible Project start-to-finish features.

8. Advertising campaigns

8.1 Canada, British Columbia, UBCM or an Ultimate Recipient may, at their own cost, organize an advertising or public information campaign related to the CCBF or Eligible Projects. However, such a campaign must respect the provisions of this Administrative Agreement. In the event of such a campaign, the sponsoring party or Ultimate Recipient agrees to inform the other parties of its intention, and to inform them no less than 21 working days prior to the campaign launch.

9. Digital Communications, Websites and webpages

9.1 Where British Columbia and UBCM produce social media content to provide visibility to CCBF programs or projects, they shall @mention the relevant Infrastructure Canada official social media account.

9.2 Where a website or webpage is created to promote or communicate progress on an Eligible Project or Projects, it must recognize federal funding through the use of a digital sign or through the use of the Canada wordmark and the following wording, “This project is funded in part by the Government of Canada” or “This project is funded by the Government of Canada”, as applicable. The Canada wordmark or digital sign must link to Canada’s website, at www.infrastructure.gc.ca. The guidelines for how this recognition is to appear and language requirements are published on Canada’s website, at http://www.infrastructure.gc.ca/pub/signage-panneaux/intro-eng.html.

10. Project signage

10.1 Unless otherwise approved by Canada, British Columbia, UBCM or Ultimate Recipients will install a federal sign to recognize federal funding at Eligible Project site(s). Federal sign design, content, and installation guidelines will be provided by Canada and included in the joint communications approach.

10.2 Where British Columbia, UBCM or an Ultimate Recipient decides to install a sign, a permanent plaque or other suitable marker recognizing their contribution with respect to an Eligible Project, it must recognize the federal contribution to the Eligible Project(s) and be approved by Canada.

10.3 British Columbia, UBCM or the Ultimate Recipient is responsible for the production and installation of Eligible Project signage, or as otherwise agreed upon.

10.4 British Columbia and UBCM to inform Canada of signage installations on a basis mutually agreed upon in the joint communications approaches.

11. Communication Costs

11.1 The eligibility of costs related to communication activities that provide public information on this Administrative Agreement will be subject to Schedule C (Eligible and Ineligible Expenditures).

SCHEDULE F – Asset Management

Canada, British Columbia and UBCM agree that the measures contained in the Previous Agreements to create and foster a culture of asset management planning were effective in increasing the capacity of the diverse range of Ultimate Recipients in British Columbia and UBCM to enhance their community's sustainability.

Under the previous Agreement (2014-2024), local governments in BC demonstrated a commitment to improving asset management practices within their respective communities. As awareness and knowledge has grown, asset management practices and culture has matured. However, as noted in the *2022 Status of Asset Management in BC Report*, while moving in the right direction, there remains significant gaps and priority areas where local governments need to improve if they are to realize the full benefits of asset management.

Using the results from the *2022 Status of Asset Management in BC Report* as a guide, the Oversight Committee will develop and approve Asset Management Commitments, over the duration of this Agreement for ultimate recipients, consistent with the Asset Management for Sustainable Service Delivery: A BC Framework. Asset Management BC will be asked to provide expertise and input where appropriate.

All Ultimate Recipients will be required to meet the Asset Management Commitments. Asset Management Commitments may vary depending on whether the Ultimate Recipient is; a Local Government, a non–local government entity, Translink, and/or BC Transit. Asset Management Commitments will focus on strengthening asset management capacity over the term of the Agreement while continuing to recognize the varying capacities of Ultimate Recipients and the range of ongoing asset management activities.

The Oversight Committee will consider Asset Management Commitments under the following areas;

- Reporting on continuous improvement of Asset Management practices over the duration of the Agreement, including reporting through the Ministry of Municipal Affairs Local Government Data Entry (LGDE) System,
- Development and implementation of Long-term Financial Plans
- Ongoing Asset Management education and training, and
- Implementing asset management performance measurement.

SCHEDULE G – Housing Report

1. Housing Needs Assessments

1.1 By March 31, 2025, or as otherwise agreed upon by Canada and British Columbia, municipalities with a 2021 Census population of 30,000 or more are required to complete and make available to Canada a Housing Needs Assessment (HNA) prepared in accordance with provincial legislation and additional details provided, as agreed to by Canada and British Columbia, which together align with the information requirements, spirit and intent of the federal Housing Needs Assessment template and the guidance document.

1.2 HNAs should be used by British Columbia and UBCM in preparing the Project-Level Housing Report and the Housing Narrative in the CCBF Outcomes Report in order to identify housing pressures related to infrastructure. HNAs should also be used by municipalities to prioritize infrastructure projects that support increased housing supply where it makes sense to do so.

1.3 HNAs must be made publicly available on the municipal website and municipalities are to provide links to the page where the HNAs are posted to Canada for all Ultimate Recipients in their jurisdiction that have a 2021 Census population of 30,000 or more.

1.4 A separate HNA Guidance Document has been provided by Canada.

2. Project-Level Housing Report

By September 30 of each year, British Columbia and UBCM will provide Canada a Housing Report in an electronic format deemed acceptable by Canada consisting of the following:

2.1 Methodology

British Columbia and UBCM will provide a description of the process used to collect data and information presented in the Housing Report. The methodology section should include the following information:

- Scope of the report and related rationale.
- Reporting process used to collect data from Ultimate Recipients.
- Identification of baseline data and other data sets used for the purposes of the report and which data has been excluded.
- How performance indicators were assessed in British Columbia.

2.2 Municipalities Identified for Project-Level Reporting

Criteria for Project-Level Reporting

Municipalities with a population of 30,000 or more, outside of the Metro Vancouver Region, that have housing pressures that can be addressed through closing infrastructure gaps or building capacity where it makes sense to do so, must:

- be included in Table 1 (below); and,
- provide project-level data on housing requirements to British Columbia and UBCM, for inclusion in the Housing Report that will be submitted by British Columbia and UBCM to Canada.

HNA and project-level reporting requirements can also be applied to other municipalities as agreed to by Canada, British Columbia and UBCM. Municipalities that do not meet these criteria may additionally be included at the discretion of British Columbia and UBCM, but are not required by Canada to include project-level data in the annual Housing Report.

British Columbia and UBCM will be expected to summarize project-level information from the Ultimate Recipients identified by the above criteria to report to Canada annually.

The following table (**Table 1**) is to be used as a template to identify Ultimate Recipients required to provide project-level reporting and to identify housing pressures related to infrastructure needs. Housing pressures should be consistent with needs and pressures identified by Ultimate Recipients in their HNAs. British Columbia and UBCM will provide an aggregate of this table to Canada in their annual Housing Report.

Ultimate Recipient	**Project Level Reporting Criteria**	**Key Infrastructure-Related Housing Pressures**
Name of the municipality	*Identify which criteria as noted above applies*	*Identify key housing gaps and needs that are related to infrastructure*

Table 1: Ultimate Recipients Identified for Project Level Reporting

2.3 Project-Level Housing Outcomes

For Municipalities required to provide project-level reporting, British Columbia and UBCM are required to collect project-level data on housing outcomes and to complete the table below (Table 2) on an annual basis.

Table 2 is intended to link the housing pressures identified in Table 1 and in HNAs with outcomes supported by CCBF projects that can help Ultimate Recipients to address their specific housing pressures. More specifically, Table 2 is to be completed by Ultimate Recipients outlined in Section 1.2. It will include a subset of the projects from the above project list and this subset represents projects with housing outcomes.

Project ID	Ultimate Recipient	Project Title	Project Description	Investment Category	Housing Outcomes and Indicators
As provided in program reporting (Schedule D)	*As provided in Table 1*	*As provided in program reporting (Schedule D)*	*Provide a brief description of the project*	*Indicate which CCBF category the project falls under*	*Identify key housing outcomes and indicators (section 2.3) that will be used to measure success.*

Table 2: Project-Level Reporting on Housing Outcomes

2.3.1 Housing Outcome Indicators

For each of the projects listed in Table 2, British Columbia and UBCM shall report on the following core indicators, as relevant to each investment category.

- # of housing units enabled, supported or preserved; and
- # of affordable housing units enabled, supported or preserved.

Units enabled is a measure of increased capacity for potential housing development as a result of the infrastructure investment made and, in some cases, where CCBF funding contributed directly to housing development (e.g., building social housing as part of brownfield remediation category, may include new units directly supported by CCBF funding).

3. Housing Narrative in the CCBF Outcomes Report

By March 31st each year, British Columbia and UBCM shall provide Canada with a narrative report on program-level housing outcomes. This narrative report will be aligned with and incorporated into the annual CCBF Outcomes Report.

The housing narrative should outline how CCBF has supported housing supply and affordability pressures within British Columbia and UBCM's jurisdiction, over the reporting period, and measures taken between British Columbia, UBCM and Ultimate Recipients to improve housing supply and improve housing affordability for Canadians. It should also align with identified needs within Ultimate Recipients Housing Needs Assessments once they have been developed.

Further, British Columbia and UBCM must include in their Outcomes Report a narrative assessment of measures they have taken to improve housing outcomes through CCBF funded infrastructure projects. This should include:

- How Ultimate Recipients have prioritized specific infrastructure investments, where it made sense to do so, that support an increased supply of housing (e.g., upgrading pipes to support densification rather than sprawl, or remediating a brownfield site that could then be used for affordable housing);
- How Ultimate Recipients are utilizing CCBF funding to build local capacity for sound land use and development planning (e.g., through the capacity building category).

- Any measures taken to preserve and/or increase supply and mix of affordable housing (e.g., minimizing displacement, making land available for non-market housing, minimum affordability requirements for private developers); and

This housing narrative must also include responses to the following questions:

- How many or what percentage of projects from the total CCBF project list contribute to an increase in housing supply and how many housing units were supported or preserved (as outlined in 2.3.1)?
- What percentage of total housing units supported or preserved are affordable?
- How many communities have published a new Housing Needs Assessment or an updated one within the last 5 years?

For further information and details on the housing narrative portion of the Outcomes Report please refer to the Housing Report Template and Guidance document.

4. Assessment of the Housing Reports and Compliance

4.1 Assessment of Housing Reports

Both the project-level housing report and the housing narrative on program-level housing outcomes will be assessed against the Government of Canada's Evaluation Framework as well as HNAs.

4.2 Compliance

Failure by British Columbia, UBCM or its Ultimate Recipient to adhere to this Schedule may affect the timing and flow of any CCBF funding that may be transferred by Canada. Repeated or sustained failures to comply with the terms of this Schedule could result in downward adjustment of allocations for British Columbia, UBCM or Ultimate Recipient for future Infrastructure Canada programs.

Attachment 4



Metro Vancouver Regional Fund

EXPENDITURES POLICY AND APPLICATION GUIDE

Mark Seinen
Senior Planner, Regional Planning and Housing Services

July 10, 2024
69082003

metrovancouver

1

HISTORY OF GREATER VANCOUVER REGIONAL FUND

- Invest municipal infrastructure funds from CCBF in regional transportation projects
- 95% of municipal funds pooled for TransLink projects
- Review and approve TransLink's project proposals
- $2.3 billion delivered to TransLink since 2005



2

RENEWED 2024-2034 AGREEMENT

Four key Board directions:

1. Continue 95% pooling
2. Any future funding increases considered case-by-case
3. Zero-emission projects preferred
4. Five-year program review



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3

OTHER IMPROVEMENTS

- *Metro 2050* and *Transport 2050* alignment is mandatory
- Simplify and shorten Application Guide and criteria
- New 12-point scoring system
- Streamlined pathway for scope changes



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4

MOVING FORWARD WITH A RENEWED AGREEMENT

- $214.5 million GVRF balance rolls into MVRF
- Future project applications (starting Fall 2024) submitted under MVRF
- Program review in 2029



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5



Thank you

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6

To: Finance Committee

From: Harji Varn, General Manager, Financial Services, Chief Financial Officer,
George Kavouras, Director, Procurement, Procurement & Real Estate Services

Date: July 2, 2024 Meeting Date: July 10, 2024

Subject: **Award of RFP 24-188 for External Audit Services and Appointment of External Auditors**

RECOMMENDATION

That the MVRD/ GVS&DD/ GVWD/ MVHC Board:

a) approve the award of RFP 24-188 for External Audit Services, in the amount of up to $1,188,800 (exclusive of taxes) to KPMG LLP, for a term of five (5) years, subject to final review by the Commissioner;
b) appoint KPMG LLP, as external auditors for the fiscal years 2024 to 2028; and
c) authorize the General Manager, Procurement and Real Estate to execute the required documentation once the General Manager, Procurement and Real Estate is satisfied that the award should proceed.

EXECUTIVE SUMMARY

KPMG LLP proposal ranked highest overall, provided the lowest cost, had the highest technical score, and demonstrated best value overall for Metro Vancouver. KPMG LLP has been and continues to specialize in public sector accounting and currently conducts the audits for twelve member jurisdictions in the Metro Vancouver region.

RFP 24-188 was issued on May 13, 2024. RFP 24-188 was advertised publicly, and the procurement was executed in accordance with the terms and condition of Metro Vancouver's Procurement Policy. RFP 24-188 evaluation team have considered the proposals received, and on that basis recommend that the MVRD, GVS&DD, GVWD, and MVHC to award RFP 24-188 to KPMG LLP and appoint KPMG LLP as the external auditor for the fiscal years 2024 to 2028.

PURPOSE

The Local Government Act and the Community Charter outline the requirements for financial management and accountability for regional districts in British Columbia, including the requirements for annual external audits of financial statements by Auditors appointed by the Boards of the respective entities.

BACKGROUND

The contract with our incumbent external auditor, BDO Canada LLP, expires on July 31, 2024 with the completion of the financial statement audit for the 2023 fiscal year. Subsequently, a public procurement process was initiated to secure a new contract for external audit services.

PROCUREMENT SUMMARY

Metro Vancouver received two (2) proposals in response to RFP 24-188. All proposals submitted by the Proponents were in compliance with the submission requirements. The compliant proposals were evaluated against Technical requirements (60%) and Commercial requirements (40%). Technical requirements were evaluated by Financial Services and Commercial requirements were evaluated by Procurement and Real Estate Services.

RFP 24-188 Submissions:

Proponents	Total Price (excluding taxes)
KPMG LLP	$1,188,800
BDO Canada LLP	$1,733,100

After a comprehensive and detailed evaluation of the compliant proposals the evaluation team concluded that the proposal submitted by KPMG LLP ranked highest overall, provided the lowest cost, had the highest technical score and demonstrated best value overall for Metro Vancouver. Negotiations with KPMG LLP were completed on June 26th, 2024. The contract value agreed to is $1,188,800.

ALTERNATIVES

1. That the MVRD/ GVS&DD/ GVWD/ MVHC Board:
    a) approve the award of RFP 24-188 for External Audit Services, in the amount of up to $1,188,800 (exclusive of taxes) to KPMG LLP, for a term of five (5) years, subject to final review by the Commissioner;
    b) appoint KPMG LLP, as external auditors for the fiscal years 2024 to 2028.
    c) authorize the General Manager, Procurement and Real Estate to execute the required documentation once the General Manager, Procurement and Real Estate is satisfied that the award should proceed.

2. That the MVRD/ GVS&DD/ GVWD/ MVHC Board receive the report dated July 2, 2024 titled, "Award RFP 24-188 for External Audit Services and Appointment of External Auditors" for information and direct staff to report back with options for an alternate course of action.

FINANCIAL IMPLICATIONS

Finance has reviewed and confirmed that funding is available within the annual operating budgets of each of the four legal entities.

CONCLUSION

It is recommended that MVRD, GVS&DD, GVWD, MVHC Boards approve the award of RFP 24-188 for External Audit Services, in the amount of up to $1,188,800 (exclusive of taxes) to KPMG LLP, subject to final review by the Commissioner; and authorize the General Manager, Procurement and Real Estate Services to execute the required documentation once the General Manager, Procurement and Real Estate Services is satisfied that the award should proceed

It is also recommended that MVRD, GVS&DD, GVWD, MVHC Boards appoint KPMG LLP as external auditors for the fiscal years 2024 to 2028.

65356353

To: Flood Resiliency Committee

From: Marcin Pachcinski, Division Manager, Electoral Area and Implementation Services, Regional Planning and Housing Services

Date: June 18, 2024 Meeting Date: July 12, 2024

Subject: **Regional Flood Resiliency Initiatives Scan and Prioritization Matrix – Scope of Work**

RECOMMENDATION

That the MVRD Board receive for information the Regional Flood Resiliency Initiatives Scan and Prioritization Matrix Scope of Work, as presented in the report dated June 18, 2024, titled "Regional Flood Resiliency Initiatives Scan and Prioritization Matrix – Scope of Work".

EXECUTIVE SUMMARY

Metro Vancouver actively participates in ongoing flood resiliency planning processes in the Lower Fraser region. To support this ongoing work and to help advance the recently released BC Flood Strategy, Metro Vancouver has hired Ebbwater Consulting Ltd. to complete two interrelated regional flood planning projects. The first is a scan of initiatives in the region that will provide a lay of the land in terms of existing and planned flood risk reduction capital projects. The second project involves the development of a project prioritization matrix. This matrix will be based on both technical analysis and discussions with process participants with the intent to help standardize the categories and values to help assess and prioritize future projects. The scan and matrix align with the BC Flood Strategy as well as the proposed 3-year (2024-2027) Work Plan for Regional Floodplains Resilience put forward by the Emergency Planning Secretariat and Lower Fraser Floodplains Coalition. The scan is expected to be completed in 2024, while a draft prioritization matrix is expected to be ready for review in 2025.

PURPOSE

To provide the Flood Resiliency Committee and MVRD Board with the opportunity to receive for information the scope of work for two regional flood resiliency-related projects: a scan of initiatives in the region and the development of a prioritization matrix.

BACKGROUND

The Committee-endorsed 2024 work plan includes the identification and prioritization of regional flood risk reduction initiatives among its key actions. Metro Vancouver has recently hired Ebbwater Consulting Inc. to advance these key actions, and a proposed scope is presented in this report for consideration and feedback.

PROPOSED SCOPE OF WORK

Scan of Regional Flood Resiliency Initiatives

The goal of this project is to better understand existing and planned flood risk reduction capital projects in the region. The focus of the scan will be on on-the-ground capital projects (versus planning studies or processes) that have recently been constructed or funded, as well as projects that are planned for the short-to-medium term. This information will provide an overview of what projects exist, where they are located, and their associated timelines. Having this information will

help assess, among other things, the project types (e.g. whether they are traditional hard-armouring or nature-based), distribution (e.g. how these projects are spread across the region or concentrated in certain areas), and scale (e.g. how they contribute to flood risk reduction beyond the local site). This information will also show the extent to which there is already cross-jurisdictional coordination and how individual projects relate to one another.

Prioritization Matrix

The goal of this project is to develop a framework that can be used to help prioritize future flood risk reduction capital projects. Development of this framework will entail both technical analysis and discussions with government agencies, First Nations, and other participants in ongoing flood resiliency planning processes around what categories should be included and how they should be valued. The intent is to have a more standardized set of criteria and values when considering multiple potential projects in the Lower Fraser area. This could be applied within a single jurisdiction to compare local projects or at a regional scale (i.e. regional district or Lower Fraser), or both. To start, the matrix is expected to be higher-level, with the ability to add more categories, values, and sub-components through discussions with participants in the ongoing flood resiliency planning processes. Development of the matrix will also consider existing prioritization categories used by provincial and federal funding agencies (see section 5.4 of Reference 1 for an example).

ALIGNMENT WITH ONGOING FLOOD RISK REDUCTION PLANNING PROCESSES

The scan of initiatives in the region and the development of a prioritization matrix are intended to help support the ongoing work by the Emergency Planning Secretariat, the Lower Fraser Floodplains Coalition, and others, and to help implement the BC Flood Strategy (Reference 2). The limited scope of Metro Vancouver's contribution is deliberate in recognition of the ongoing planning processes around flood resiliency in which Metro Vancouver participates.

BC Flood Strategy

Initiated in 2020, the BC Flood Strategy (Reference 2) was developed with First Nations, local governments, and stakeholders as a roadmap toward 2035 that uses a phased approach following the UN Sendai Framework for Disaster Risk Reduction. As stated in its executive summary "The Strategy articulates why a new direction for BC is necessary and how it can be achieved over time. During subsequent implementation planning, key questions such as when (phasing/timing of specific commitments), who (clarification of roles and responsibilities), where (locations for projects), and how much will be addressed. Moreover, implementation planning must establish what performance indicators, metrics, and targets will be monitored, measured, and tracked at the provincial scale to ensure accountability."

The development of a prioritization matrix would help inform the BC Flood Strategy's performance indicators, metrics for the Lower Fraser region. Both the scan and matrix will help to advance two of the four strategy pathways:

- *Pathway 1: Understanding Flood Risk*
- *Pathway 4: Investing for Flood Resilience*, in particular:
    - *Action 4.7: Coordinate investments for floodplain management*

Emergency Planning Secretariat and Lower Fraser Floodplains Coalition
The Emergency Planning Secretariat advocates on behalf of 31 Mainland Coast Salish First Nations for:

- increased capacity for Mainland Coast Salish communities
- full realization of the *Declaration on the Rights of Indigenous Peoples Act*
- full representation of community values in all regional emergency-related activities.

The Lower Fraser Floodplains Coalition is a group of experts working alongside the Emergency Planning Secretariat with the shared goal of a more principled and collaborative approach to flood resilience for the Lower Mainland.

The Secretariat and Coalition have hosted recent dialogues for regional action that have brought together representatives from government (including Metro Vancouver), First Nations, and other groups to discuss flood resiliency actions. They have recently received support from the Province and Federal Government to advance flood resilience, described in Attachments 1 and 2.

- Attachment 1 is the draft regional work plan that was prepared by the Secretariat and Coalition upon request from the BC Ministry of Water, Land and Resource Stewardship.
- Attachment 2 is a summary of the project for which the Secretariat and Coalition have received funding from Natural Resources Canada.

These two attachments are closely connected, as the funding from Natural Resources Canada is supporting some of the work outlined in the draft regional work plan.

Metro Vancouver's scan and matrix aligns with the draft work plan and will help to deliver on the stated outcomes, including to build a foundation for regional planning & coordinated action for floodplains resilience.

ALIGNMENT WITH *METRO 2050* AND *CLIMATE 2050*

Metro 2050
These projects align with and advance the following *Metro 2050* policy actions for Metro Vancouver.

Metro Vancouver will:

- support regional flood management approaches, such as the implementation of the Lower Mainland Flood Management Strategy *(policy action 3.4.2 e)*
- advocate to the Federal Government and the Province that they provide guidelines, programs, funding, and timely data and information to support regional and local planning for climate change impacts and natural hazards. *(policy action 3.4.4 d)*

Climate 2050

These projects are consistent with the following guiding principles of the *Climate 2050* strategy:

- **Actionable** – Propose actions that can realistically be implemented given Metro Vancouver's mandate, finances and capacities; if necessary evaluate changes to mandate
- **Inclusive & Collaborative** – Involve Metro Vancouver's members, strategic partners and communities in the planning and implementation of the *Climate 2050* strategy
- **Integrated** – Ensure actions are integrated with other municipal and regional policy priorities and are coordinated with Provincial and Federal initiatives
- **Relevant** – Design actions to respond to Metro Vancouver's unique challenges and opportunities and deliver local benefits

NEXT STEPS

Subject to feedback from the Committee and MVRD Board, work on the scan will continue and is expected to be completed by the end of this year. Staff anticipate reporting back on the scan to the Committee in late 2024. The prioritization matrix will entail discussions with various planning process participants. The Committee will receive regular updates on the progress of the matrix, and staff expect to present an initial draft of the matrix for input in 2025.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

The budget for completing the two projects is approximately $60,000. Work in 2024 will be accommodated within the Board-approved Regional Planning budget. Work expected to be done in 2025 will be presented for Committee consideration and MVRD Board approval as part of the upcoming 2025 budget process.

CONCLUSION

The scan of initiatives in the region and the development of a prioritization matrix are two projects that represent Metro Vancouver's contribution to the ongoing work around flood resiliency in the Lower Fraser. This contribution demonstrates Metro Vancouver's commitment to advancing the BC Flood Strategy and helping coordinate flood risk reduction work on behalf of its member jurisdictions.

ATTACHMENTS

1. 2024-2027 Draft Work Plan for Regional Floodplains Resilience
2. Natural Resources Canada-funded project description

REFERENCES

1. Disaster Resilience and Innovation Funding Program Guide
2. BC Flood Strategy

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2024-2027 Work Plan for Regional Floodplains Resilience

Version 2.0

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Purpose: outline a draft work plan for the Lower Fraser region for next 3 years (2024-2027). Key rights and stakeholders will coordinate to finalize the work plan and bring it into action.

Vision: The floodplains of the lower mainland, and the people and non-human relatives that live within them, are healthy, safe, thriving and resilient to flooding and associated climate impacts.

Prepared by: The Lower Fraser Floodplains Coalition and the Emergency Planning Secretariat

If you would like to discuss the draft Work Plan for Regional Floodplains Resilence, please contact communications@EmPlanS.ca

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Introduction

This version of the '2024-2027 Work Plan for Regional Floodplains Resilience' has been prepared as a living document by the Lower Fraser Floodplains Coalition (LFFC) as next steps to build flood resilience in the Lower Fraser region. Ongoing engagement with the relevant governments (First Nations, local, provincial and federal) and stakeholders will continue to refine the plan.

The work plan proposes activities to strengthen relationships, particularly among First Nations and local governments, and to bring forward regional, sub-regional and community-level actions to address vulnerabilities and build resilience. Recognizing the many siloes in *status quo* decision making in the region that prevent us from moving forward with multi-beneficial actions, this work plan is designed to create opportunities for regional and sub-regional information sharing, coordination and collaboration, and connections with provincial and federal agencies. These activities are important to advance understanding of risk from different perspectives and promote understanding of free, prior, and informed consent in the context of flood risk management in the lower Fraser region. Additionally, stakeholders, such as farmers and farm associations, critical infrastructure owners and operators, First Nation-led organizations (non-rights holding), and others, will be included in the continued development and implementation of this work.

The work plan is intended to support a principled, strategic approach to reducing risk and building floodplain resilience in the Lower Fraser, and is informed by the Sendai Framework, implementation of United Nations Declaration on the Rights of Indigenous People (UNDRIP), and a long-term, holistic vision of healthy, thriving communities and ecosystems. Provincial and federal participation is imperative to ensure supportive policy and regulatory processes and to secure long-term funding for actions that are identified for the region.

"A resilient BC is when we are in a place where we are not afraid of what Mother Nature is throwing at us because we are working with her and not against her. We build our communities in a way where we understand nature instead of fighting it. We build to accept and work with nature." – Minister Ma, Emergency Management and Climate Readiness, speaking at the June 2023 Forum

"We need to realize that we cannot survive on Mother Earth without the beings and the elements that have been provided for us." – Th'et-simiya (Elder Wendy Ritchie), Sq'ewqeyl First Nation, teaching shared at the June 2023 Forum

Context Setting

In November 2023, the Ministry of Water, Lands, and Resource Stewardship funded the initial development of this draft work plan. This document has been prepared with input from staff at

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the provincial government, First Nations, and local elected officials in the region from November 2023 to June 2024. The work plan builds on the foundation of technical work already completed, including the reports and analysis developed through the Lower Mainland Flood Management Strategy (LMFMS), provincial and regional programs (such as the BC Flood Strategy and National Adaptation Strategy), and ongoing work through the Emergency Planning Secretariat. It is also designed so that existing sub-regional collaborations will be supported, not reinvented. Ultimately First Nations and local governments will determine the actions that are needed for their communities. It is anticipated that the framework for dialogue, collaboration, coordination, and investigation will be further articulated and adapted as the work plan is implemented. The remainder of this section provides additional information that was used to inform the draft work plan.

Studies confirm that the impacts from flooding could be incredibly damaging to the region. A 2012 study prepared in response to sea level rise projections suggested that it could cost $9.5 billion to address coastal flooding between the Salish Sea and the Port Mann Bridge.[1] A 2015 assessment rated every dike in the region from good to unacceptable based on 9 factors related to flood and seismic risk. 82% of the dike segments were rated as poor or unacceptable and most do not meet provincial standards. The study also reports that upgrading the dikes may be prohibitively costly.[2] Currently, flood hazards are managed in a localized way by First Nation and local governments, but capacity is limited and many jurisdictions do not feel prepared to address flood risk. From 2014-23 the Fraser Basin Council facilitated the Lower Mainland Flood Management Strategy Initiative, which developed a number of technical reports related specifically to freshet flooding in the Fraser River and coastal flood hazards, evaluated the status of existing flood control infrastructure, and made recommendations for next steps (the 2023 Pathways to Action report). These recommendations are weaved into the draft work plan and the technical work completed will continue to be used for planning and decision making.

Based on the need for a First Nations-led approach to emergency management, the Emergency Planning Secretariat (EPS) was formed in 2019 as a non-political organization that supports 31 First Nations communities, from Yale to Semiahmoo to Squamish. EPS advocates for increased capacity for Mainland Coast Salish communities, the full realization of the Declaration on the Rights of Indigenous Peoples Act (DRIPA), and the full representation of community values in all phases of regional emergency management activities. EPS is developing Hílekw Sq'eq'o, a Disaster Resilience Regional Action Plan for climate impacts, including flooding that weaves First Nations knowledge and priorities with contemporary best practices around disaster risk reduction. The draft work plan is meant to align with First Nations strategies for emergency management as outlined by Hílekw Sq'eq'o.

[1] Ministry of Forests, Lands, and Natural Resource Operations (2012). Cost of Adaptation - Sea Dikes & Alternative Strategies.

[2] Ministry of Forests, Lands, and Natural Resource Operations (2015). Lower Mainland Dike Assessment

In July 2022, a floodplains resilience forum brought together leadership and staff from First Nations, local, provincial, and federal government where participants discussed and supported five principles as a foundation for working collaboratively and strategically together (Figure 1).

The following year, the region reconvened to identify strategic priorities, using the 5 principles as a guide. It was clear that the more than 130 attendees – representing leadership and staff from local governments and First Nations – were ready to work together and take action. Specific priorities that were identified included understanding risk, protecting critical infrastructure and local essential services, river resilience, regional planning and process, and food security. These priorities were considered during the development of the draft work plan and assisted in the development of key outcomes and objectives. During that forum, it was also clear that the way the work is done will be important. For example, working collaboratively in ways that respect First Nations' authority across their territories calls for relationship building beyond annual regional forums; it will take careful attention to good processes and sufficient resources at the regional and sub-regional scale. In addition, Minister of Emergency Management and Climate Readiness, Bowinn Ma emphasized that working with nature, and one-another, is the way forward: to gather and share information, adopt nature-based options, and coordinate with other efforts to protect and restore ecosystem health in the Lower Fraser for multiple benefits.

Figure 1: The 5 Principles for Working Together

1. Understanding and reducing risk and adapting to climate change in accordance with the Sendai Framework on Disaster Risk Reduction;
2. Advancing reconciliation, with particular attention to Articles 18, 19, 29, 32 of United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP);
3. Ensuring that salmon and the coastal and freshwater ecosystems they depend on are thriving;
4. Sustainable economies and resilient communities for the long term – we need a shared vision for the future and a plan to measure progress and ensure accountability.
5. Everyone is part of the solution – there are many siloes in planning, decision-making and actions on the ground in the lower Fraser, and a more holistic and collaborative approach to managing flood risks is needed;

The Province of BC has released the BC Flood Strategy which is founded on an understanding that flood resilience can best be achieved by working in collaboration with all orders of government and than an all of society approach is required for successful flood resilience. The strategy outlines various actions aligned with the Sendai Framework for Disaster Risk Reduction (see Appendix A). Notably the strategy proposes exploring regional watershed hubs and cross-jurisdictional relationships for collaboration, such as the collaboration proposed in this draft work plan for the Lower Fraser watershed. To review additional frameworks, legislation, and programs that informed this draft work plan, please refer to Appendix A.

Recovering from the November 2021 atmospheric river events showcased that the region was not prepared and highlighted the importance of improved emergency preparedness and floodplains management in the Lower Fraser region. We should learn from these events, especially considering the changing climate, to take action in a coordinated way, for the long term, for all, so that we are reducing risk and building community resilience. Many communities affected in 2021 are still exploring longer term responses to the events after having dealt with immediate concerns. If supported by good process and respectful relationships between First Nations and local governments, this region may be able to leverage the remaining funding from the November 2021 flood event that resulted in a federal government commitment of $5 billion towards recovery in BC. It appears that, to date, less than $2 billion in funding has been provided in relation to flood recovery needs identified by the Province. This work plan may be able to help further recovery efforts that are part of principled and strategic action for flood risk reduction and management and resilience in the Lower Fraser.

Work Plan Outcomes

The following are proposed outcomes to be achieved by 2027.

1. Strengthened relationships and collaboration between rights holders, all other levels of government, and key stakeholders to build a foundation for regional planning & coordinated action for floodplains resilience.
2. Priority risks to critical infrastructure (CI) and local essential services are identified.
    a. Interdependencies regarding local essential services and CI are identified and considered as adaptation plans are developed.
    b. Project prospectus is developed, funding is identified and allocated for work.
3. Knowledge foundation needed for regional planning and investment exists, and a regional knowledge hub is established.
4. A steady flow of flood and ecosystem resilience projects in the subregions of the Lower Fraser are unlocked.
5. First Nations are recognized in flood risk management and floodplains resilience planning as inherent authorities and Title and Rights holders in their territories, and it is ensured that they have the capacity and resources to be true partners in the process.

Core Functions

Over the next 3 years, there are a few key functions that will be necessary to guide the work in the Lower Fraser Region, across all focus areas. These are as follows:

Leadership Guidance

We recognize that leadership, especially from First Nations, needs to guide this work and lead the way towards a regional flood strategy. To support the 3-year work plan, we have proposed an Interim Regional Steering Committee (RSC) (noting this is a placeholder name) be created. Any arrangement that is developed should be flexible and iterative to support evolving needs

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within the region and at the provincial scale as the BC Flood Strategy Implementation Plan is rolled out.

An RSC could serve several functions:

1) Support in building the foundation for regional floodplain resilience planning by:
    - Exploring an approach to flood risk management that is more cohesive and reflective of regional needs and priorities;
    - Weaving together the provincial vision, traditional knowledge, watershed-scale values and local insights;
    - Supporting collective and sub-regional actions by pooling resources, such as funding, technical expertise and data, where possible to optimize resource use and improve overall effectiveness.

2) Provide recommendations for action to the Province of B.C. and the federal government for support for implementation, including:
    - endorsement for funding of actions identified by sub-regional partnerships and collaborations and helping to identify related regional-scale considerations and synergies;
    - Bringing forward actions needed at a regional scale, such as understanding risk and building resilience for critical infrastructure networks (with sub-regional liaison as needed);
    - Creating opportunities for alignment with related provincial and federal initiatives; and
    - Facilitating efficient and aligned regulation/permitting of implementation actions through enhanced, timely communications with and among regulators.

Possible participation could be elected or hereditary chief and council from the 4 regional hubs (Coastal, River-Tidal, Mid-River, Up-River), elected mayors and councillors from MVRD and FVRD, executive level participation from Province of BC and federal government. The number of participants is TBD.

Knowledge Gathering & Learning

Successful resilience planning requires the need to fill gaps in knowledge and continue learning about the Lower Fraser, the complex relationships between people and the river, and between varying jurisdictions. This knowledge may come from a variety of areas of expertise, including engineering, biology, conservation, First Nations, etc. To fill these gaps and foster ongoing learning, we propose the establishment of a Regional Knowledge and Learning Hub. A few of the core functions that the hub would perform include:

- identify ways to fill knowledge gaps;
- store information as it is collected in a way that aligns with OCAP;
- develop knowledge-sharing protocols that align with OCAP;
- foster and coordinate cultural education related to UNDRIP implementation;

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- share information for cohesive regional planning;
- support leadership and technical groups in interpreting information and making strategic recommendations;
- support development of resilience indicators;
- Liaise/coordinate with other programs, initiatives, agencies related to floodplain resilience.

Coordination & Project Management

We propose that a management team is established to support the coordination and implementation of this work plan. This management team will be called the Regional Flood Resilience Planning & Development Team (Resilience Team).

Additionally, coordination between provincial and federal ministries is important to the success of integrated floodplains management. There are a variety of ministries that should have a vested interest in this work given their programs, funding, and mandates. These ministries include:

- Provincial: Ministry of Water, Land, & Resource Stewardship; Ministry of Agriculture; Ministry of Emergency Management & Climate Readiness; Ministry of Transportation & Infrastructure; Ministry of Municipal Affairs; Ministry of Indigenous Relations & Reconciliation
- Federal: Emergency Preparedness; Indigenous Services Canada; Environment & Climate Change Canada; Fisheries & Oceans Canada; Public Safety Canada/Intergovernmental Affairs; Infrastructure Canada; Natural Resources Canada; Canada Water Agency

Resourcing

First Nations Capacity Funding

Implementing the United Nations Declaration on the Rights of Indigenous Peoples UNDRIP is a co-requisite for flood planning and decision-making in the Lower Fraser. Without alignment and inclusion of UNDRIP, a regional flood strategy (and its development process and implementation) cannot be successful and has potential to adversely impact First Nations title and rights. Without limiting consideration of the entire Declaration, we note that articles 18, 19, 29 and 32 in particular set out requirements for recognition of First Nations title and rights and direct participation in decision making about matters that affect them and their territories. To be effective in advancing reconciliation this work plan must include multi-year capacity funding for First Nations to meaningfully participate in planning and decision making.

Outreach & Engagement

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Each focus area of work (described below) will require engagement with rights and stakeholders throughout the project. Key to the success of this work plan is the need to continually emphasize relationship-building across the region, so that partners are willing and motivated to work with one another. Beyond the Steering Committee, First Nation and local government representatives will play a crucial role in providing input on regional and subregional initiatives, prioritizing critical infrastructure, and offering guidance and expertise to Technical Committees within the Knowledge Hub. Other aspects of outreach that will be required are learning opportunities and capacity-building across the region.

Developmental Evaluation Process

The initiative will commence a developmental evaluation process, including the establishment of a "learning agenda" and the formulation of indicators to monitor progress and continuous learning. A developmental evaluator will be tasked with facilitating the development of these tools and fostering ongoing reflection and learning.

Focus Areas of Work

Three focus areas for strategic actions over the next 3 years are proposed below. They have been prepared by the Lower Fraser Floodplains Coalition based on the outcomes of the June 2023 and July 2022 regional forums, the context of opportunity regarding federal and provincial initiatives, the implementation of the Declaration on the Rights of Indigenous Peoples, the guidance offered by the Sendai Framework and the release of the Provincial Flood Strategy.

Focus Area 1: Build the knowledge foundation needed for regional planning and investment in flood risk management in the Lower Fraser

For this Focus Area, we have outlined key actions for each year that work together to support an overarching goal of completing a regional flood risk assessment and suite of mitigation options to reduce risk and build resilience, guided by the 5 principles. The Province of BC is completing a provincial risk assessment, and in future years will be conducting regional risk assessments. Many local governments in the Lower Fraser are conducting hazard-risk-vulnerability assessments (HRVAs). The intention of this work is to support the assessments happening on the ground and find meaningful ways to connect with provincial work, so that the regional assessment that takes place is useful to those living in the Lower Fraser.

Key Actions:

Year 1:

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- Catalogue all work that has been done within the knowledge hub (data, maps, on-the-ground work, policy analysis, funding opportunities, cultural education, processes for working together)
- Perform a gap analysis to identify remaining data and technical needs then fill key data gaps
- Identify how to access, share, and use data while abiding by OCAP principles.
- Complete a map / inventory of existing uses of floodplains (farm lands and food systems, existing agricultural capacity, First Nations food systems, industrial use, supply chains, transportation corridors, residential zones, etc.) to explore opportunities for water storage, habitat restoration, diversification of existing food systems, etc.
- Develop a technical understanding of how the river and the waterways of the Lower Fraser function (and functioned historically), how this may be impacted by climate change, and how re-connecting waterways can provide multiple benefits.
- Develop risk assessment methodology for the region.

Year 2:

- Prepare flood vulnerability studies that address the range of concerns across the region, informed by the 5 principles.
- Complete the Risk Assessment using methodology from Year 1 & Vulnerability Studies.
- Determine risk & risk management options for Critical Infrastructure

Year 3:

- Develop and evaluate different risk management scenarios, guided by the 5 principles.
- Understand drivers of risk through sensitivity analysis (e.g. climate change, inadequate planning, existing flood control structures, land use, forestry practices, wildfires, drought) to identify risk management option

Focus Area 2: Build a foundation for regional planning and investment in flood risk reduction / holistic floodplain management, guided by the 5 principles

Focus Area 2 is closely connected to the core function of Leadership Guidance (described in a previous section). Previous engagement highlights that regional actors think strong leadership, governance, and a regional framework for planning are important for flood planning given that flood waters do not respect municipal borders, so there are some issues that must be addressed at a broader landscape level. As a result, this draft work plan proposes a few initial actions to achieve a longer-term goal of setting up an interim floodplain Regional Steering Committee that would develop relationships and processes to prioritize investments in regional flood risk reduction, and develop recommendations around investment in resilience of regional critical infrastructure and local essential services.

Key Actions:

- Establish the Resilience Team, its core functions, its staff, and its structure.

- Establish an Interim Regional Steering Committee consisting of First Nations, local governments, and Province.
- Develop regional / sub-regional processes to coordinate within a regional framework
- Inventory of regional priorities related to CI and Local Essential Services

Focus Area 3: Unlock a steady flow of flood and ecosystem resilience projects in the sub-regions of the Lower Fraser

Finally, Focus Area 3 is meant to support on-the-ground actions at the subregional scale. There are current opportunities for action, so focus area 3 enables the ability to move forward with projects while the knowledge foundation is developed for issues that require further assessment and regional leadership is developed. This focus area focuses on building capacity, identifying potential projects, developing partnerships in subregions, and providing the education needed to implement projects aligned with the 5 principles for working together.

Key Actions:

- Convene sub-regionally to support relationship building, identification of further technical needs (basket 1), and explore opportunities for multi-benefit flood risk reduction
- Inventory list of current projects underway and potential projects in the region
- Provide learning opportunities for professionals, farmers re: nature-based measures & explore ways of working together that focus on solutions, e.g. visualization and design workshops
- Establish a simplified, coordinated, resourced permitting system that makes permitting processes more effective across ministries where projects embody the 5 principles.
- Adjust federal and provincial funding programs to support collaborative project design processes & implementation at sub-regional levels.
- Build resilience in agricultural land

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APPENDIX A: Additional Context

1) Sendai Framework: Commitment by federal and provincial governments to implement framework. Priorities include: understanding risk, effective governance, investing in risk reduction and resilience, emergency preparedness and building back better.

2) United Nations Declaration on the Rights of Indigenous Peoples: Adoption by federal and provincial governments. Articles 18, 19, 29, and 32 provide backbone for developing relationships and new governance arrangements to reduce risk and build community and ecosystem resilience in our region.

3) Emergency and Disaster Management Act

4) Disaster and Climate Risk and Resilience Assessment: the province has begun a provincial risk assessment on a variety of hazards, including riverine flooding. The provincial assessment is expected to be released in 2024, with subsequent regional assessments in 2025. These assessments can support regional work.

5) Sumas River Watershed Flood Mitigation Collaborative Framework: with Semá:th, Matsqui and Leq'á:mel First Nations, the City of Abbotsford, and the City of Chilliwack.

6) Pathways to Action Report: summarized the technical work carried out through the Lower Mainland Flood Management Strategy and proposed recommended next steps for the region, with a strategic focus on critical infrastructure and essential services.

7) National Adaptation Strategy: a federal program to support communities in reducing risk and building climate resilience. The strategies' Action Plan appears to act as an umbrella program from a number of different federal departments, with the objective of finding synergies and ensuring that climate resilience is prioritized.

8) Disaster Financial Assistance Program: The Disaster Financial Assistance Program (DFAA) has a unique role to play in the post-disaster context and must be modernized and streamlined so it can enable and support actions that will lead to long-term resilience and risk reduction.

9) National Flood Insurance Program

10) Publics Safety's disaster risk reduction programming: They were advised to support integrated planning for resilience, provide funding for pre-disaster measures, and incentivize nature-based approaches

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2024–2027 Work Plan for Regional Floodplains Resilience

Version 2

Introduction

This project seeks to foster resilience in the Lower Fraser Floodplains region by bringing together First Nations, government officials, academics, and technical experts to collaboratively protect critical infrastructure and local essential services and explore nature-based options to flooding. Led by the Emergency Planning Secretariat (EPS) with support from the Lower Fraser Floodplains Coalition, this initiative aims to enhance collaboration and planning across all levels of government while aligning with previous work. With projected sea level rise and intensifying climate impacts on the horizon, this project is a proactive approach to safeguarding our communities and ecosystems from climate change.

This project is the direct result of work already taking place, specifically the recommendations of the Lower Mainland Flood Management Strategy (Pathways to Action Report), the outputs of annual regional forums on floodplains resilience hosted by the Lower Fraser Floodplains Coalition, and the guidance from the BC Flood Strategy, and Hílekw Sq'eq'o, a Disaster Resilience Regional Action Plan for climate impacts, developed for First Nations by EPS.

Objectives

1. Foster regional collaboration among stakeholders & rightsholders emphasizing First Nations leadership and unified planning based on UNDRIP and Coast Salish principles
2. Identify and prioritize climate risks to local essential services as defined by communities
3. Develop a shared understanding of interdependencies among local essential services and critical infrastructure to enhance adaptation effectiveness
4. Build community capacity to explore and implement nature-based adaptation strategies, evaluating short- and long-term benefits and challenges
5. Coordinate a short- to medium-term action plan and prospectus for local essential services and nature-based projects in the Fraser Estuary
6. Implement ongoing and transparent monitoring and evaluation of climate resilience progress using agreed upon indicators
7. Establish a framework and vision for long-term collaboration and planning to sustain climate resilience efforts regionally

Scope of Work

The project has a budget of $1.7 million, provided over 4 years. Using this funding, the project seeks to enhance climate resilience in the Metro Vancouver region of the Lower Fraser through a comprehensive approach which integrates nature-based solutions and collaborative planning among First Nations, local governments, and other key stakeholders.

Workplan

In the first year, 2 forums with participating First Nation and local governments will take place focused on critical infrastructure and nature-based solutions to flooding. These sessions will include developing resilience indicators to ensure that work taking place is increasing resiliency, in the ways that participating governments define. Technical work is also taking place, including:

- gathering all available data on critical infrastructure / identifying data gaps
- creating a map to help visualize the flood risk essential services are facing within communities
- developing risk assessment methodology for the region, based on regional priorities

The work plan is designed with flexibility in mind, allowing participating First Nations and local governments to shape project initiatives, so that solutions are specifically tailored to address the challenges faced by communities in the Metro Vancouver Region. Some activities that have been proposed as part of this project are summarized in the table below.

Activity	Description
Collaborative Engagement	Facilitation of regular meetings and workshops that convene actors from across the region to discuss climate adaptation strategies
Nature-Based Solutions	Identification and visualization of nature-based adaptation projects aimed at reducing the impacts of climate change
Critical Infrastructure	Community-led identification of critical infrastructure and development of plans to protect and enhance asset resilience
Data Collection and Analysis	Synthesis of available data to assess gaps in knowledge and address any shortcomings
Capacity Building	Building the capacity of First Nations communities to actively participate in decision-making processes related to climate resilience
Policy Alignment and Integration	Ensuring alignment with federal and provincial climate policies, funding initiatives, and regulatory framework to leverage support and facilitate the implementation of adaptation measures
Knowledge Mobilization	Participants share findings with their communities to foster broader understanding and adoption of climate resilience strategies
Monitoring and Evaluation	Development of resilience indicators and a monitoring program to assess the effectiveness of implemented actions and guide long-term adaptive management strategies

Next Steps

In the months ahead (summer and fall 2024), EPS and the LFFC, will engage with First Nation and local governments to discuss this project and invite staff and elected officials to join this initiative aimed at bolstering climate resilience in the Lower Fraser Floodplains region. As this project emphasizes collaboration, we hope to identify key staff and council members that can join us to share your communities current plans and future needs to inform this project and build strong relationships with neighbors to develop innovative solutions to protect critical infrastructure and local essential services.

We will host a forum in the the fall of 2024 for staff and councils, as well as other appropriate stakeholders. By participating, you can champion protective measures that safeguard vital community infrastructure and help preserve our natural ecosystem.

To: MVRD Board of Directors

From: Flood Resiliency Committee

Date: July 12, 2024 Meeting Date: July 26, 2024

Subject: **BC Flood Strategy**

FLOOD RESILIENCY COMMITTEE RECOMMENDATION

That the MVRD Board write letters to the Honourable Nathan Cullen, Minister of Water, Land and Resource Stewardship, and the Honourable Bowinn Ma, Minister of Emergency Management and Climate Readiness, requesting that the implementation of the BC Flood Strategy be prioritized, expedited, and adequately resourced as it relates to the Metro Vancouver region.

At the closed meeting held on July 12, 2024, the Flood Resiliency Committee considered the attached report (Attachment 1) and passed the following resolution:

> *THAT the Flood Resiliency Committee publicly release the report dated June 28, 2024, titled "BC Flood Strategy" and recommend the following to the MVRD Board for consideration at an open meeting:*
>
> > *That the MVRD Board write a letter to the Honourable Nathan Cullen, Minister of Water, Land and Resource Stewardship, and the Honourable Bowinn Ma, Minister of Emergency Management and Climate Readiness, requesting that the implementation of the BC Flood Strategy be prioritized, expedited, and adequately resourced as it relates to the Metro Vancouver region.*

Committee members were supportive of the staff recommendation, wanted a discussion in open, and wanted to add the Ministry of Emergency Management and Climate Readiness as a recipient of the letter. The Committee members also wanted to ensure the recommended correspondence emphasized that the Province:

- needs to play a lead role in the implementation of the BC Flood Strategy including adequate funding;
- must work closely with local governments to implement the BC Flood Strategy particularly in light of efforts to transfer flood protection provincial responsibilities to local governments which, by and large, has not been supported by local governments;
- should consider how the *Drainage, Ditch and Dike Act* can be used to assist project implementation; and
- needs to support funding from the federal government for flood prevention projects and for speedy post-disaster recovery.

ATTACHMENTS

1. "BC Flood Strategy", dated June 28, 2024

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On July 12, 2024, the Flood Resiliency Committee authorized this information to be released to the public.

CLOSED MEETING

To: Flood Resiliency Committee

From: Marcin Pachcinski, Division Manager, Electoral Area and Implementation Services, Regional Planning and Housing Services

Date: June 28, 2024 Meeting Date: July 12, 2024

Subject: **BC Flood Strategy**

RECOMMENDATION

That the MVRD Board:

a) write a letter to the Honourable Nathan Cullen, Minister of Water, Land and Resource Stewardship, requesting that the implementation of the BC Flood Strategy be prioritized, expedited, and adequately resourced as it relates to the Metro Vancouver region; and

b) authorize the Corporate Officer to release part a) of the recommendation and the resulting letter to the public following submission of the letter to the Honourable Minister.

EXECUTIVE SUMMARY

The BC Flood Strategy was released in the spring of 2024. The strategy contains four pathways and 25 actions to shift from flood risk to resilience between now and 2035. At the same time, the Emergency Planning Secretariat and Lower Fraser Flood Plains Coalition put together and received funding for a draft 3-year work plan to improve flood resiliency, which the Province has assessed to be in alignment with their Strategy. Given this overlap, and the previous work done to understand flood risk in the Lower Fraser, the opportunity exists to use the 3-year work plan as a mechanism to expedite the implementation of the BC Flood Strategy for the region. In all cases, adequate provincial resourcing is needed to ensure the BC Flood Strategy is rolled out effectively and to give local governments sufficient time and support to adapt to changes and new requirements. Given the ongoing flood vulnerabilities in the region, the recommendation is that the BC government prioritize and coordinate the implementation of the BC Flood Strategy.

PURPOSE

To provide the Flood Resiliency Committee and MVRD Board with the opportunity to consider writing a letter to the BC Government related to the implementation of the BC Flood Strategy.

This matter is being presented at a closed meeting pursuant to Section 226 (1) (a) of the *Local Government Act* and the *Community Charter* provision Section 90 (2):

> *90 (2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:*

On July 12, 2024, the Flood Resiliency Committee authorized this information to be released to the public.

(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

BACKGROUND

In March 2024, the Province released the BC Flood Strategy, which was developed with First Nations, local governments, and stakeholders as a roadmap toward 2035 that uses a phased approach following the UN Sendai Framework for Disaster Risk Reduction. During a closed session of the April 18, 2024 Flood Resiliency Committee meeting, staff provided an overview of the history and various organizations involved in planning for flood resiliency in the region. Discussion centred around the potential challenges associated with the multiple planning processes underway as well as the 10-year implementation timeline for the BC Flood Strategy.

BC FLOOD STRATEGY

Implementation Timeline

The BC Flood Strategy (Reference 1) contains four pathways and 25 actions to shift from flood risk to resilience between now and 2035.

BC Flood Strategy Pathways

Pathway 1: Understanding Flood Risk
Pathway 2: Strengthening Flood Risk Governance
Pathway 3: Enhancing Flood Preparedness, Response, and Recovery
Pathway 4: Investing for Flood Resilience

In the Lower Fraser, a lot of work has already been done over the past several years to understand flood risk (Pathway 1), such as creating flood scenarios, modelling floods, and launching the floodwise.ca website as part of the Lower Mainland Flood Management Strategy. Relying on this recent work would enable the Province and its partners to focus on Pathways 2 through 4 and implement the Strategy's actions sooner than the current 10-year time horizon.

The draft 2024-2027 Work Plan for Regional Floodplains Resilience (Reference 2) put forward by the Emergency Planning Secretariat and Lower Fraser Floodplains Coalition could be used to expedite the implementation of many of the BC Flood Strategy actions in the Metro Vancouver region. Using the Work Plan as a mechanism to advance the BC Flood Strategy is more efficient, given the topic areas and flood-resiliency goals are similar. These planning processes are multi-year and require substantial time commitment from member jurisdiction and Metro Vancouver staff, so avoiding duplication of processes is beneficial.

The timing and intensity of the next atmospheric river like the one that hit BC in November 2021 is unknown. But the longer the timeline for implementing the actions in the Strategy, the higher the risk that such an event could occur before on-the-ground flood risk reduction projects are implemented, meaning greater damage and recovery costs for Metro Vancouver communities. The sooner actions are taken, the better the region will be prepared for the next flood event.

On July 12, 2024, the Flood Resiliency Committee authorized this information to be released to the public.

Adequate Resourcing

Many of the 25 actions the BC Flood Strategy are complex and require discussions and collaboration among levels of governments and First Nations. A sampling of some of these actions are provided below for illustration.

Sampling of BC Flood Strategy Actions

- **Action 2.1: Set a new direction for BC's flood governance model**
  The Province will collaborate with Advisory Circles (ACs) to establish a new flood governance model that aligns with the Sendai Framework and commitments to the UN Declaration. The new model will support the vision and principles of the Strategy and inform other aspects of the Resilience Plan.

- **Action 2.6: Update provincial legislation, regulations, and policies**
  To align with modern values, increasing risks, and liabilities, the Province will initiate a review and update of its provincial flood management legislation and regulations, consulting and cooperating with First Nations in alignment with the Declaration Act.

- **Action 3.4: Enhance pre- and post-disaster flood recovery planning**
  Under the Emergency and Disaster Management Act, the Province and regulated entities will prepare comprehensive plans, encompassing all four phases of emergency management, including recovery. These plans will be founded on available Indigenous knowledge and prioritize cultural safety.

- **Action 4.1: Develop predictable funding programs**
  The Province will develop and implement ongoing funding programs for hazard risk mitigation, including flood. These programs will be tailored to meet the needs of communities, focusing on addressing equity and accessibility. Collaboration with the federal government, cost-sharing across sectors and levels of government, and coordination with other agencies will be explored to support communities implementing flood resilience initiatives.

To achieve the ambitious 25 actions by 2035 (or sooner), adequate provincial resourcing, including staffing, time, and funding, will be required.

Local government emergency, land use, and capital planning cannot be paused over the next ten years, yet many of the actions will have an impact on these local plans. It is important for the Province to have sufficient staff to take on leadership and technical roles throughout the Strategy's implementation and who consider and assist local governments in planning for and adapting to new requirements, governance models, legislative changes, etc.

Adequate provincial staffing will be important to ensure coordination with other provincial initiatives, such as the *Emergency and Disaster Management Act*, as each of these initiatives will impact local government plans and budgets. Also, the consultation on and roll out of the actions should be well-planned and predictable to allow local governments to anticipate them and incorporate them into local work plans. Adequate resourcing will help achieve this.

On July 12, 2024, the Flood Resiliency Committee authorized this information to be released to the public.

ALTERNATIVES

1. That the MVRD Board:
   a) write a letter to the Honourable Nathan Cullen, Minister of Water, Land and Resource Stewardship, requesting that the implementation of the BC Flood Strategy be prioritized, expedited, and adequately resourced as it relates to the Metro Vancouver region; and
   b) authorize the Corporate Officer to release part a) of the recommendation and the resulting letter to the public following submission of the letter to the Honourable Minister.

2. That the Flood Resiliency Committee receive for information the report dated June 28, 2024, titled "BC Flood Strategy" and provide alternate direction to staff.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

CONCLUSION

Adequate provincial resourcing is needed to ensure the BC Flood Strategy is rolled out effectively and to give local governments sufficient time and support to adapt to changes and new requirements. Given the ongoing flood vulnerabilities in the region, the recommendation is that the BC Government prioritize and coordinate the implementation of the BC Flood Strategy.
Staff recommend Alternative 1.

REFERENCES

1. BC Flood Strategy
2. 2024-2027 Draft Work Plan for Regional Floodplains Resilience (page 11)

69089009

To: Regional Parks Committee

From: David Leavers, Division Manager, Visitor and Operations Services, Regional Parks

Date: June 24, 2024 Meeting Date: July 17, 2024

Subject: **Contribution Agreement Request – Pacific Spirit Park Society**

RECOMMENDATION

That the MVRD Board approve, substantially in the form attached, the contribution agreement between the Metro Vancouver Regional District and the Pacific Spirit Park Society for a three-year term in the aggregate amount of $45,000 ($15,000 in 2025, $15,000 in 2026 and $15,000 in 2027) commencing January 1, 2025 and ending December 31, 2027.

EXECUTIVE SUMMARY

The 2024 – 2028 Metro Vancouver Regional Parks financial plan includes annual allocations in 2025 for six active park associations, including Pacific Spirit Park Society (PSPS). Funding will be used to support opportunities for citizens to help protect and enhance regional parks, while advocating for greater public connection to nature.

PSPS's proposed contribution agreement includes a three-year funding commitment of $15,000 per year. The proposed funding will support PSPS's capacity to provide many volunteer programs and services for the enhancement of Pacific Spirit Regional Park, working closely with MVRD staff.

PURPOSE

To seek MVRD Board approval to enter into a new three-year contribution agreement with the Pacific Spirit Park Society (Attachment 1).

BACKGROUND

This report has been prepared to seek approval to replace the contribution agreement with PSPS that will expire on December 31, 2024. Metro Vancouver Regional District (MVRD) and PSPS have collaborated under a contribution agreement in respect of Pacific Spirit Regional Park since 2002. The primary purpose of the proposed funding is to provide a level of support for the park association and increase its capacity to provide to provide education and volunteer coordination services that support Regional Park goals. The range of key deliverables includes:

- enabling PSPS's Board of Directors to achieve broader MVRD outcomes
- coordinating volunteer work parties and managing volunteers
- providing administrative support to the PSPS Board, including record keeping as appropriate
- coordinating society communications with PSPS Board, committees, society members, volunteers, MVRD staff, public and partner groups
- coordinating and/or conducting outreach to increase community awareness
- coordinating and supporting events, such as Night Quest
- coordinating and supporting fundraising

- coordinating programs that include MVRD messaging

PARK PARTNERSHIP PROGRAM/REGIONAL PARKS PLAN ALIGNMENT
Metro Vancouver manages dedicated funds for capacity building and support for six active park associations in Regional Parks as part of a broader Park Partnership Program. The type and scope of programs and services vary among park associations based on each association's goals. Past funding of these associations has reflected the proposed use of funds, demonstration of need, and previous performance assessments, up to a limit of $15,000 per association per year.

The Park Partnership Program supports the *Regional Parks Plan* guiding principle of collaboration. By working with others, Regional Parks collectively cares for the land to improve the region's livability and ecological health.

In addition, the Park Partnership Program helps Regional Parks to meet the 'Engage and Program' strategies of the *Regional Parks Plan* to:

- provide diverse and meaningful learning and volunteer opportunities that deepen people's connection to nature (Strategy 12)
- tell stories about regional parks to connect the region's diverse population with nature and inspire its protection (Strategy 13)
- learn and share knowledge (Strategy 14)

CONTRIBUTION AGREEMENT
The contribution agreement (Attachment 1) states that the primary purpose for this funding is to provide a level of support for the park association, to provide capacity to serve the people and communities it reaches through its initiatives in support of Metro Vancouver's goals for the park.

PSPS has fulfilled its annual reporting requirements over the past three years by submitting an annual report to the MVRD.

Term

- The term of the proposed agreement commences January 1, 2025 and ends on December 31, 2027.
- This three-year term recognizes the maturity/stability of the PSPS and MVRD staff confidence in their ability to commit to and deliver upon a three-year work program.
- There are provisions in the agreement for early termination in the event of bankruptcy, if the funds are being used in a manner contrary to the agreement or not in the public interest, or the park association is unable to meet its agreed obligations.

Activities and Services
In 2023, the PSPS coordinated 213 events, resulting in 2,820 volunteer hours being devoted to the removal of invasive species, planting of native species, Camosun Bog water monitoring, eagle nest monitoring, invertebrate surveys, interpretive nature walks, and the running of education pop-ups in the park.

PSPS proposes to use 2025 – 2027 funds as described in its Application Form (Attachment 2) including the funding of its Volunteer and Program Coordinator who organizes volunteer work parties and programming in Pacific Spirit Regional Park. This position is essential in the planning, organization, and recruitment of stewardship initiatives, including ecological restoration work, citizen science monitoring, and environmental education activities. The funds will cover 600 hours of contracted work per year (i.e., 39 per-cent of the annual cost of the Volunteer and Program Coordinator based on the PSPS budget for 2023). This work is summarized in Attachment 2 under the headings of restoration, monitoring, education and general programming.

ALTERNATIVES

1. That the MVRD Board approve, substantially in the form attached, the contribution agreement between the Metro Vancouver Regional District and the Pacific Spirit Park Society for a three-year term in the aggregate amount of $45,000 ($15,000 in 2025, $15,000 in 2026 and $15,000 in 2027) commencing January 1, 2025 and ending December 31, 2027.

2. That the MVRD Board receive for information the report dated June 24, 2024, titled "Contribution Agreement Request – Pacific Spirit Park Society" and provide alternate direction to staff.

FINANCIAL IMPLICATIONS

The 2024 – 2028 Metro Vancouver Regional Parks financial plan includes annual allocations in 2025 for six active park associations, including Pacific Spirit Park Society (PSPS), up to a limit of $15,000 per association per year.

This contribution agreement includes a three-year funding commitment of $15,000 per year for PSPS. If the MVRD Board approves Alternative 1, the 2025 – 2027 Regional Parks budgets will continue to include a provision for this funding as a portion of the annual budget.

Payments will be made by January 31 of each of the three years of the agreement.

CONCLUSION

Alternative 1 supports Metro Vancouver's desire to have the park collectively cared for to improve the region's livability and ecological health. Proposed funding supports PSPS' capacity to provide community benefit to Metro Vancouver Regional Parks through their many volunteer programs and services. Staff recommends approval of Alternative 1.

ATTACHMENTS

1. Contribution Agreement – Pacific Spirit Park Society
2. 2025 Regional Parks Contribution Funding Application Form – Pacific Spirit Park Society

68051026

CONTRIBUTION AGREEMENT

THIS AGREEMENT made the_____day of_____, 2024

BETWEEN:

METRO VANCOUVER REGIONAL DISTRICT
4515 Central Blvd.
Burnaby, BC
V5H 0C6

("**MVRD**")

AND:

PACIFIC SPIRIT PARK SOCIETY
c/o #101-355 Westminster Hwy
Richmond, BC
V7C 5P6

(the "**Recipient**")

WHEREAS:

A. The Recipient is a non-profit society. The purpose of the Recipient is to promote the protection of and care for Pacific Spirit Regional Park, an urban forest and foreshore park, and its activities include advising MVRD where possible on the protection and care for the Park and in the planning and operation of the Park, encouraging recreational use of the Park in harmony with the protection of its natural resources, and promoting public awareness of the value of the Park by developing programs, projects and events in conjunction with MVRD and other interested parties;

B. The Recipient has requested, and MVRD has agreed to provide to the Recipient, funds for certain planned Recipient services and activities in 2025-2027, to assist the MVRD in achieving the goals of its Regional Parks Plan for the Park; and

C. Pursuant to Section 263(1)(c) of the *Local Government Act*, MVRD may provide assistance for the purpose of benefitting the community or any aspect of the community.

NOW THEREFORE in consideration of the premises, terms and conditions contained in this Agreement (the receipt and sufficiency of which are hereby acknowledged), the parties agree as follows:

1.0 INTERPRETATION

In this Agreement the following terms have the following meanings:

"Agreement" means this agreement and the attached schedules, as may be amended from time to time**.**

"Funds" has the meaning set forth in Section 3.1.

"**including**" means 'including without limitation', and will be construed without implying limitation by the words that follow, regardless of whether the words 'without limitation' or similar words are used.

"**Park**" means Pacific Spirit Regional Park.

"Plan" means the plan attached as Schedule A of this Agreement which sets out the specific services and/or activities planned by the Recipient for the Term.

"Services" means the activities and/or services of the Recipient set out in the Plan.

"Term" has the meaning set forth in Article 2.0.

Unless otherwise stated, references in this Agreement to articles, sections and schedules refer to those articles, sections and schedules of this Agreement.

2.0 TERM

The term of this Agreement will commence on January 1, 2025**,** and end on December 31, 2027 (the "**Term**"), unless earlier terminated as provided in this Agreement.

3.0 SERVICES

3.1 The Recipient will provide the Services in accordance with the Plan and the terms and conditions of this Agreement (including the criteria outlined in Schedule B), and in strict compliance with all applicable bylaws of MVRD and the local municipality, all applicable legislation and regulations, and all guidelines provided by MVRD in writing from time to time pursuant to this Agreement.

3.2 The Recipient will, at MVRD's written request, provide all information required to enable MVRD to evaluate, using the criteria set out in Schedule B, the Recipient's provision of the Services during the Term.

3.3 MVRD must approve any changes to the Plan or Services in writing prior to the changes being made during the Term.

3.4 If the Recipient makes any changes to the Plan or Services without the prior approval of MVRD

pursuant to Section 3.3, MVRD may, at its sole discretion, immediately terminate the Agreement by written notice to the Recipient.

4.0 FUNDING AND PAYMENT

4.1 MVRD will during the Term provide to the Recipient funding up to the maximum total amount of $45,000 (the "**Funds**") to support the Recipient's provision of the Services, which amount will be advanced according to the provisions of this Article 4.0.

4.2 On or before January 31 in each year of the Term, and subject to the Recipient's ongoing compliance with the terms of this Agreement, MVRD will pay to the Recipient, by cheque or electronic funds transfer, $15,000 of the Funds.

4.3 Every advance of any part of the Funds is subject to MVRD being satisfied, in its sole and absolute discretion, that the Recipient is able to and will perform the remaining Services in accordance with the Plan and all requirements of this Agreement.

4.4 The Recipient will only use the Funds to provide the Services in accordance with the terms and conditions of this Agreement and for no other purpose.

4.5 Notwithstanding any other provision of this Agreement, the Recipient acknowledges and agrees that the Funds and each advance of them pursuant to this Article 4.0 is subject to the approval by the MVRD of the relevant MVRD budget including the Funds and/or such advance.

5.0 REPORTING

The Recipient will report to MVRD on the progress of the Services in accordance with the requirements of the reporting section of Schedule B and otherwise as required by MVRD from time to time.

6.0 TAXES

It is the Recipient's responsibility to determine whether or not it has to be registered for GST and/or PST purposes. The amount of funding provided in this Agreement includes any GST and/or PST which may be payable by MVRD. Any liability for GST and/or PST required in respect of this Agreement will be the responsibility of the Recipient.

7.0 SEPARATE FUNDS AND FINANCIAL STATEMENTS

The books of account of the Recipient will be kept in accordance with Generally Accepted Accounting Practices.

8.0 RIGHT OF AUDIT

At any time, MVRD may give to the Recipient written notice that it desires its representative to examine the books of account of the Recipient, and the Recipient will produce to such representative for examination within ten days after receipt of such notice, its books of account. Such representative will have a right of access to all records, documents, books, accounts and vouchers of the Recipient and will be entitled to require from the directors and officers of the Recipient such information and explanations as, in the opinion of such representative, may be necessary to enable the representative to report to the board of directors of MVRD on the financial position of the Recipient.

9.0 INDEMNITY AND RELEASE

9.1 The Recipient will indemnify and save harmless MVRD, its elected officials, appointed officers, employees and agents from and against all actions, causes of action, claims, liabilities, damages, losses, costs, legal fees, fees, fines, charges or expenses which any or all of them may incur, be threatened by or be required to pay by reason of or arising out of the provision of the Services by the Recipient, the Recipient's use of any facility where the Services are provided, the breach by the Recipient of any term of this Agreement, or by the Recipient's contravention of any law, enactment or regulation of a federal, provincial or local government.

9.2 The Recipient hereby releases MVRD, its elected officials, appointed officers, employees and agents from and waives any claim, right, remedy, action, cause of action, loss, damage, expense, fee or liability which the Recipient may have against any or all of them in respect of an act of MVRD in relation to this Agreement, except insofar as such claim, right, remedy, action, cause of action, loss, damage, expense, fee or liability arises from the negligence of MVRD, its elected officials, appointed officers, employees, agents or contractors.

9.3 This Article 9.0 survives the expiry or earlier termination of this Agreement.

10.0 TERMINATION

10.1 MVRD may terminate this Agreement immediately upon providing written notice to the Recipient:

(a) Pursuant to Section 3.4;

(b) If the Recipient fail to perform any of its obligations in the Agreement and such failure has not been rectified to the satisfaction of MVRD within 30 days from delivery by MVRD to the Recipient of written notice specifying the failure and requiring its remedy;

(c) If the Recipient make an assignment in bankruptcy or is declared bankrupt; or

(d) If MVRD, in its sole discretion, determines that any of the Funds are being used in a

manner contrary to the Plan, this Agreement or the public interest.

10.2 MVRD may terminate this Agreement for any reason whatsoever upon giving 90 days' written notice to the Recipient.

10.3 The Recipient may terminate this Agreement upon giving 30 days' written notice to MVRD should the Recipient, for any reason, be unable to meet its obligations with respect to the provision of the Services as set forth in this Agreement.

10.4 Upon termination of this Agreement by either party and for any reason, the Recipient will immediately return any Funds that have been advanced but not yet spent on providing the Services. The Recipient will provide a full accounting of all Funds advanced but not returned under this Agreement.

11.0 NOTICE

11.1 Unless otherwise specified in this Agreement, any notice required to be given under this Agreement by any party will be in writing and will be deemed to have been given if mailed by prepaid registered mail, sent by electronic mail (email), or delivered to the address of the other party as set forth below, or at such other address as the other party may from time to time direct in writing, and any such notice will be deemed to have been received if mailed or emailed, 72 hours after the time of mailing or email, and if delivered by personal delivery, upon the date of delivery. If normal mail service or email service is interrupted by strike, slow down, force majeure or other cause, then a notice sent by the impaired means of communication will not be deemed to be received until actually received, and the party sending the notice must utilize any other such services which have not been so interrupted or must deliver such notice by personal delivery in order to ensure prompt receipt thereof.

To MVRD:
Mike Redpath, Director, Regional Parks
Metro Vancouver Regional District
4515 Central Blvd.
Burnaby, BC V5H 0C6

Email: mike.redpath@metrovancouver.org

To the Recipient:
Joyce Leung, Director, President
#101-355 Westminster Hwy
Richmond, BC V7C 5P6

Email: joycepsleung@gmail.com

12.0 AUTHORIZATION

The Recipient represents and warrants that:

(a) it is and will during the Term remain duly organized, validly existing, and in good standing under the laws of the jurisdiction in which it is organized; and

(b) the execution and delivery of this Agreement and the performance of the Services have been duly and validly authorized by all necessary corporate action of the Recipient, and this Agreement constitutes a legal, valid and binding obligation of the Recipient enforceable against the Recipient in accordance with its terms and the person signing this Agreement on the Recipient's behalf is duly authorized to do so.

13.0 TIME

Time is of the essence in this Agreement.

14.0 BINDING

In consideration of being granted the Funds, the Recipient agrees to be bound by the terms and conditions of this Agreement, and if the Recipient represents a group or organization, the Recipient agrees to inform all responsible persons associated with the group or organization or involved in performing any of the Services of the terms and conditions of this Agreement and to ensure that all such terms and conditions are complied with.

15.0 ASSIGNMENT

The Recipient may not assign this Agreement, in whole or in part, without the prior written consent of MVRD.

16.0 ENUREMENT

This Agreement will enure to the benefit of and be binding upon the parties to this Agreement and their respective successors and permitted assigns.

17.0 RELATIONSHIP OF PARTIES

No provision of this Agreement will be construed to create a partnership or joint venture relationship, an employer-employee relationship, a landlord-tenant, or a principal-agent relationship between the parties. Neither party will represent or hold itself out to be an agent of the other party and neither party will have any authority to act for or assume any obligations or responsibilities, express or implied, on behalf of the other party.

18.0 WAIVER

The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

19.0 AMENDMENTS

This Agreement may not be modified or amended except by the written agreement of the parties.

20.0 WHOLE AGREEMENT

The whole agreement between the parties is set forth in this document and no representations, warranties or conditions, express or implied, have been made other than those expressed in this Agreement.

21.0 LANGUAGE

Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

22.0 CUMULATIVE REMEDIES

No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.

23.0 GOVERNING LAW AND JURISDICTION

This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia and the parties attorn to the exclusive jurisdiction of the courts of the Province of British Columbia.

24.0 COUNTERPARTS

This Agreement may be executed in counterparts with the same effect as if both parties had signed the same document. Each counterpart will be deemed to be an original. All counterparts will be construed together and will constitute one and the same Agreement. Delivery of an executed signature page to this Agreement by a party by electronic transmission will be as effective as delivery of a manually executed copy of this Agreement by such party.

[Signature Page Follows]

IN WITNESS WHEREOF the parties have executed this Agreement as of the day and year first above written.

METRO VANCOUVER REGIONAL DISTRICT

Per: _____
Jerry W. Dobrovolny, P.Eng., MBA
Chief Administrative Officer

PACIFIC SPIRIT PARK SOCIETY

Per: _____
Joyce Leung
Director, President

SCHEDULE 'A'
Pacific Spirit Park Society (Recipient)
2025 - 2027 Plan

Services to be performed by the Recipient during the Term include the following, as developed and agreed by the parties pursuant to this Agreement in support of the mutual goals of the MVRD and Recipient in respect of the Park:

- meeting regularly with MVRD staff to finalize plans for Recipient Services and other activities during the Term and providing updates and reports on all activities performed in respect of this Agreement and the mutual goals of the parties in respect of the Park
- advising MVRD where possible, on the protection and care for the Park and in the planning and operation of the Park
- advising MVRD in such a way as to promote the preservation and protection of the natural resources of the Park
- encouraging recreational use of the Park in harmony with the protection of natural resources
- promoting public awareness of the value of the Park by developing and implementing programs, projects and events in conjunction with MVRD and other interested parties
- educating users of the Park and the public in general on the significant natural attributes of the Park, on the effects of improper treatment of Park lands, and on ethical and acceptable standards of behaviour and activity for Park users
- coordinating volunteer work parties and managing volunteers operating in the Park
- communicating with volunteers, MVRD staff, public and partner groups on Park initiatives
- coordinating and/or conducting outreach to increase community awareness of ecological issues impacting the Park
- coordinating and supporting events in the Park, such as Night Quest
- coordinating Park programs that include MVRD messaging

The Recipient proposes to use some or all of the Funds to offset costs for its Volunteer and Program Coordinator who organizes volunteer work parties and programming in the Park and otherwise ensures the Services are performed in accordance with this Agreement.

To be eligible for future funding opportunities, and as part of the Services under this Agreement, a member of the Recipient must during the last six months of the Term make a presentation to the Regional Parks Committee of MVRD summarizing achievements under this Agreement.

SCHEDULE 'B'
Evaluation

Reporting:

As a condition precedent to any advance of Funds under this Agreement, Pacific Spirit Park Society must provide to MVRD each of the following:

- Records of Recipient volunteer hours, events, activities, participants and associated statistics during the preceding calendar year. Note that these statistics will be included in MVRD Regional Parks' annual report; and
- A report outlining activities and accomplishments toward the mutual goals of the parties during the Term to date, such as additional funds raised to support such goals, new initiatives, new partnerships, anecdotal success stories, etc.

2025 REGIONAL PARKS CONTRIBUTION FUNDING APPLICATION

Application Form

DEADLINE: 4:00pm, Friday April 26, 2024

(1) In order to be considered for funding support you must be recognized as the official Park Association in your respective regional park and be incorporated under the Society Act. Please check the name of your Park Association:

[ ] Burnaby Lake Park Association
[ ] Colony Farm Park Association
[ ] Derby Reach Brae Island Parks Association
[ ] Kanaka Education and Environmental Partnership Society
[ ] Minnekhada Park Association
[X] Pacific Spirit Park Society

(2) Park Association Application Contact Person

Primary Contact:

Name	*Micheal Jerowsky*
Role / Position:	*Director, Treasurer*
Address:	[redacted]
City: [redacted]	Postal Code: [redacted]
Telephone 1: [redacted]	
Email: [redacted]	

Alternate Contact (to be used if Primary Contact is unavailable)

Name	*Joyce Leung*
Role / Position:	*Director, President*
Address:	[redacted]
City: [redacted]	Postal Code: [redacted]
Telephone 1: [redacted]	
Email: [redacted]	

(3) In order to qualify for contribution funding applicants must be a registered, non-profit society in good standing. Please provide registration number and indicate date of incorporation.

Full Legal Name of Association:	*Pacific Spirit Park Society*
Date Registered as a Society:	*December 16th, 1998*
Registration Number:	*S-39205*
Society has charitable status:	[ ] Yes **[X]** No

(4) Provide a description of why contribution funding is being requested and the amount required.

Amount requested for 2025: $15,000.00

For three-year agreements:
Amount requested for 2026: $15,000.00
Amount requested for 2027: $15,000.00

PLEASE NOTE: The maximum annual request is $15,000.

Use the following questions as a guide in preparing your submission. Based on your group's experience and history with Metro Vancouver Regional Parks, there may be other important considerations you wish to list. Use as much space and additional sheets as required.

What are the objectives of this funding?

The Pacific Spirit Park Society (PSPS) will use this funding to fund our Volunteer and Program Coordinator (VPC) to coordinate volunteer work parties and programming in Pacific Spirit Regional Park. PSPS is a community-based volunteer organization that works together with Metro Vancouver Regional Parks for the benefit of Pacific Spirit Regional Park. The VPC is essential in the planning, organization, and recruitment for our stewardship initiatives, which include ecological restoration, citizen science monitoring, and environmental education activities.

PSPS work parties and events are entirely volunteer driven. In 2023, the PSPS VPC coordinated 213 events, resulting in 2820 volunteer hours that were devoted to the removal of invasive species, planting of native species, Camosun Bog water monitoring, eagle nest monitoring, invertebrate surveys, interpretive nature walks and the running of education pop-ups in the park. Moving forward, the VPC will support the PSPS Board in the following ways:

- Manage and grow a diverse PSPS volunteer program through recruitment, selection, supervision, recognition, and retention of volunteers.
- Coordinate events and fundraising campaigns.
- Conduct community outreach and advocacy on behalf of the Pacific Spirit Park Society.
- Coordinate communications with PSPS committees and members, as well as Metro Vancouver Regional Parks staff, PSPS partner groups, and the public.

How will the funds be used?

These funds will be used to secure our Volunteer and Program Coordinator for 2025, 2026, and 2027. We will use the funds to cover 600 hours of contracted work per year i.e. 39% of the annual cost of the VPC based on our budget for 2023 year.

How will the funds enable the park association to achieve its objectives?

The Volunteer and Program Coordinator will use the 600 hours this funding will pay for to coordinate our events and programs, which involves volunteer recruitment, the planning and development of program goals and objectives alongside the PSPS board, working with the treasurer to allocate resources for program activities, creating and implementing program policies and procedures, monitoring program

performance and evaluating program outcomes, identifying challenges in our programs and bringing these to the PSPS board, and providing regular program updates to our volunteers, board members, and Metro Vancouver Regional Parks staff.

Volunteer coordination requires considerable amounts of time dedicated to communicating with volunteers and volunteer leaders to ensure events and work parties have enough people available to complete our work in the park. This is done through email, phone, and social media. The VPC also ensures that our programming events are coordinated in such a way that tool and tent deliveries are scheduled, safety procedures are followed, and that all requirements have been met prior to volunteers entering a site (i.e. bird nest surveys and archaeological assessments have been conducted).

What are the benefits to regional parks?

The use of these funds to coordinate programs devoted to ecological restoration, monitoring, and environmental education have several benefits for regional parks:

The most immediate benefit is the preservation of biodiversity within Pacific Spirit Regional Park. This park has serious infestations of several invasive plant species, like Himalayan Blackberry and English Holly. These replace and crowd out native trees, shrubs, and groundcover by out-competing them, smothering them, and pulling trees down by their weight. Recently, multiple years of intense weather have resulted in severe disturbances throughout the park and invasive species are often the first to move into such locations. By manually removing invasive species from Pacific Spirit Regional Park, planting native species, and monitoring their growth, our volunteers are helping to protect biodiversity within the park while restoring habitat and protecting endangered species like the Oregon Fairy Shrimp.

Secondly, our programming increases the environmental awareness of our local community. Visitors and volunteers come to better understand the importance of local plants/creatures and are brought together as they work toward the common goal of protecting Pacific Spirit Regional Park. In this way, our programs foster a sense of community and civic engagement. In particular, our programming has been very important when engaging local youth and young adults as they learn leadership and teamwork skills outdoors – they gain many physical and mental-health benefits from this. In turn, our regional park system benefits from users who are committed to the health of the park, respectful of their environment, and who want to take action to protect it.

Finally, our programming has provided significant economic benefits to Pacific Spirit Regional Park. Since we expanded our programming in 2016, our volunteers have donated a total of 24,658 hours. At the current minimum wage of $16.75/hr, these volunteers have provided $413,021 in free labour to help restore and protect the park during that time. Additionally, our community outreach has resulted in a large number of donations. In 2023 alone, we raised over $10,000 to support the park. Our partners at the Metro Vancouver Regional Parks Foundation also inform us that our programming has helped to attract significant donors as well.

How much funding is required and what portion is being requested from Metro Vancouver?

The total expenses for the Pacific Spirit Park Society as of our last AGM was $59,346.73. The cost of our Volunteer and Program coordinator was $38,259.50, and we are requesting $15,000.00 of this annually for 2025, 2026, and 2027.

Will the funds be used to leverage additional financial support from other sponsors?

Yes, the Volunteer and Program Coordinator is successfully fundraising, grant writing, and requesting donations alongside our board of directors. We have successfully obtained grants and donations from groups such as BC Gaming, TD Friends of the Environment, Metro Vancouver Regional Parks Foundation, local businesses, and schools.

If funds are not provided what will the impact be on the project or the society?

Without the requested funds to help maintain the Volunteer and Program Coordinator position, PSPS' programming and work parties would be significantly reduced, as would the benefits to regional parks. Work parties would be curtailed, and our ability to reach out to volunteers and other donors would be severely limited.

What background work has already been done for initiatives outlined in this application?

The Pacific Spirit Park Society has been working successfully with Metro Vancouver Regional Parks for over 20 years. Specifically, we work closely with the West Area Community Development Coordinator, Resource Management Specialist, Stewardship Technician, operations staff, and interpretation staff to create annual work-plans related to our ecological restoration, monitoring, and education programs.

Our programs have expanded significantly in recent years, and while these were impacted by the pandemic, our volunteer numbers have surged over the past two years. Unfortunately, this success means that our current expenditures are greater than the annual funding received from Metro Vancouver Regional Parks. We have been successfully pursuing additional sources of funding, primarily through community donations and grants to provide additional capacity.

If this is an ongoing initiative, how will you finance it in future years?

Yes, all of our programs are ongoing initiatives, and continued expansion of our costs will be met through community donations and grants. PSPS is currently working with the Metro Vancouver Regional Parks Foundation to maximize and sustainably manage the funds from the Bessie Luteyn Bequest to help meet additional funding requirements moving forward.

As our ecological restoration, monitoring, and education programs have been operating for several years now, the scope of our work will not change dramatically over the next three years. However, we seek to grow the number of volunteers we work with in the park annually:

2025: Volunteer Hours – 3500: Remove invasive species and plant native species and select sites throughout Pacific Spirit Regional Park, monitor previously restored areas, water levels in Camosun Bog, and local eagle populations. Increase the number of park user engagements in our education programs to 2000.

2026: Volunteer Hours – 3750; Remove invasive species and plant native species and select sites throughout Pacific Spirit Regional Park, monitor previously restored areas, water levels in Camosun Bog, and local eagle populations. Increase the number of park user engagements in our education programs to 2250.

2027: Volunteer Hours – 4000; Remove invasive species and plant native species and select sites throughout Pacific Spirit Regional Park, monitor previously restored areas, water levels in Camosun Bog, and local eagle populations. Increase the number of park user engagements in our education programs to 2500.

Additionally, over these three years we will continue to build, maintain, and expand our EcoKIT program. These are self-contained kits for use by local classrooms to help students to learn about Pacific Spirit Regional Park.

(5) How will the funds be managed and by whom?

Use the following questions as a guideline in preparing your submission.
Use as much space and additional sheets as required.

Who will manage the funds for the association?

Funds will be deposited into the PSPS account and managed by the Treasurer in consultation with the board of directors.

What experience does the park association have managing funds?

PSPS was founded in 1998. This society has over 20 years of experience managing funds and donations, as well as the annual funding received from Metro Vancouver Regional Parks. The current treasurer has been with the society since 2015.

Can you provide examples?

2024: $20,000.00 Metro Vancouver Regional Parks, Pacific Spirit Regional Park Enhancement Fund
2024: $10,000.00 George Ross Legacy Grant: Acadia Forest Restoration Project
2023: $10,000.00 George Ross Legacy Grant: Pollinator Meadow Project
2023: $20,000.00 Metro Vancouver Regional Parks, Pacific Spirit Regional Park Enhancement Fund
2022: $10,000.00 George Ross Legacy Grant: Fairy Shrimp Restoration Project – Year 2
2021: $10,000.00 2021 George Ross Legacy Grant: Fairy Shrimp Restoration Project – Year 1
2020: $10,000.00 2020 George Ross Legacy Grant: Red Legged Frog Habitat Restoration
2020: $10,000,00 2020 Royal Bank of Canada: Swim, Drink, Fish Grant
2019: $9,000.00 2019 B.C. Gaming Grant

(6) Please include with your application: [SEE NEXT PAGE]

a. Current society work plan and/or strategic plan

MV/PSPS Joint Work Plan 2024	Project/Program	PSPS Action Items	Date	Frequency	Day of Week	PSPS Project Lead / Partners
Restoration	EcoTEAM	Work Party: Invasive Species Removal (Previous PSPS grant project sites)	JAN-DEC	Periodically	Saturdays	Alina/Laura
		Work Party: Planting (Previous PSPS grant project sites)	OCT-DEC	Periodically	Saturdays	Alina/Laura
		Coordination	MAR	TBD	TBD	Alina/Laura
		George Ross 2024: Invasive Species Removal	JAN-APR; JU	Weekly	Saturdays	Alina/Laura
		Mulching Plan	MAY	1 Session	TBD	Laura
		George Ross 2024: Planting	OCT-NOV	Weekly	Saturdays	Alina/Laura
		George Ross 2024: Mulching	OCT-NOV	Weekly	Saturdays	Alina/Laura
	CBRG	Work Party: Non-Bog Species Removal and Maintenance	JAN-DEC	Weekly	Saturdays	Laura/Jenny/Miku/Sean/ Gerry/Geordie/Noriko
		CTS Work Party	13-Jul	1 Session	Saturday	Alina/Laura/Sofia
		Bin Day (with CTS)	MAY 25th	1 Session	Saturday	Laura/Jenny/Miku
		Pro-D Day	MAY & OCT	2 Sessions	TBD	Laura/Mike/Miku
		CBRG: Celebration Event	MAY 4TH, 20	1 Session	Saturday	Laura/Jenny/Miku/Sean/ Gerry/Geordie/Noriko
		Trimming Labrador Tea and Donate to Musqueam Nation	JAN-DEC	Ongoing	Periodically	Laura/Jenny/Miku/Sean/ Gerry/Geordie/Noriko
Monitoring	EcoWATCH: Invasive Species Mapping	George Ross 2024: Plan Mapping Project	FEB-MAR	1 Session	TBD	Laura/Joyce/Matt/Jasmin
		George Ross 2024: Volunteer Training	MAR	1 Session	TBD	Laura/Joyce/Matt/Jasmin
		George Ross 2024: Invasive Species Mapping	MAR-APR	Weekly	TBD	Laura/Joyce/Matt/Jasmin
	EcoWATCH: Ecological Restoration Monitoring	Monitoring of Previous Restoration Sites	MAY-SEP	Ongoing	TBD	Laura/Joyce
		Monitoring of George Ross 2021/2022/2023 Sites	MAR-MAY	2-3 days	TBD	Laura/Joyce
	EcoWATCH: Camosun Bog Water Monitoring	OFS & Restoration monitoring program	APR	Annual	TBD	Laura
		Annual bog planning meeting with Metro Vancouver	TBD	2 Sessions	TBD	Laura/Gerry/Laurence/Noriko/Stephen
		Water Level Monitoring	JAN-DEC	Biweekly	Any Day	Laura
	EcoWATCH: Eagle Nest Monitoring	Volunteer Training sessions	MAR	Annually	Any Day	Peter/Laura/Jenny
		Monitor Eagle Nest Locations	JAN-AUG	Weekly	Any Day	Laura/Peter
		Eagle Nest Viewing Event	TBD	TBD	TBD	Peter/Laura/Jenny
	PSPS Streamkeepers	In-Stream Chum Incubation @ Spanish Bank Creek	JAN	TBD	1 Session	Laura/DFO/Dick Scarth
		Chum Fry Release w/ Vancouver School Children @ Spanish Bank Creek	APR/MAY	Multiple Sessions	TBD	Laura/DFO/Dick Scarth
		Chum Fry Release by DFO @ Spanish Bank Creek	APR	TBD	1 Session	Laura/DFO/Dick Scarth
		Coho Fry Release by DFO @ Spanish Bank Creek	JUN	TBD	1 Session	Laura/DFO/Dick Scarth
		Annual Meeting	JUN	TBD	1 Session	Laura/DFO/Dick Scarth
		Juvenile Trapping @ Spanish Bank Creek and Salish Creek	JUL	TBD	1 Session	Laura/DFO/Dick Scarth
		Invertebrate Count @ Spanish Bank Creek and Salish Creek	AUG	TBD	1 Session	Laura/DFO/Dick Scarth
		Chum Spawning @ Spanish Bank Creek: "Salmon Watch"	OCT/NOV	TBD	Ongoing	Laura/DFO/Dick Scarth
		Coho Spawning @ Spanish Bank Creek and Salish Creek	NOV/DEC	TBD	Ongoing	Laura/DFO/Dick Scarth

Education	**EcoWALKS**	EcoWALKS - Public Event	JAN-DEC	Any Day	Ongoing	Laura
		EcoWALKS - Requested Events	JAN-DEC	Any Day	Ongoing	Laura
	EcoKITS	EcoKIT Delivery/Pick-Up	JAN-DEC	Ongoing	Any Day	Laura
		Maintain and Update EcoKITS	JAN-DEC	Ongoing	Periodically	Laura
	EcoTABLE	Hold Table Events	MAY-AUG	Weekly	Saturdays	Laura
		Develop Materials and Displays	JAN-DEC	Ongoing	Periodically	Laura
General Programming	**Night Quest 2024**	Volunteer Recruitment and Coordination	JAN-MAR	1 Session	Any Day	Laura/Mike
		Planning Meeting	JAN	1 Session	Tuesday	Laura/Mike
		Night Quest 2024	MAR 21-23	2 Sessions	Thursday, Friday, Saturday	Laura/Mike
	Forest Harmonies 2024	Planning Meeting	APR	1 Session	TBD	Laura/Glee/Sang
		Volunteer Recruitment and Coordination	MAY-JUL	Ongoing	Periodically	Laura/Glee/Sang
		Forest Harmonies Event	JUL	1 Session	TBD	Laura/Glee/Sang
	Document Standard Opperating Procedures	Review existing SOPs	JAN-MAR	Ongoing	Periodically	PSPS Board/Laura
		Draft SOPs and submit to Metro Vancouver	JUN-SEP	Ongoing	Periodically	PSPS Board/Laura
		Edit and Finalize SOPs	OCT-NOV	Ongoing	Periodically	PSPS Board/Laura
	Inventory and Analysis of Citizen Science Data	Planning Meeting: Review what data is used, by who, how, and reporting	APR	1 Session	TBD	PSPS Board/Laura
		Audit of Existing Data	JAN-DEC	Ongoing	Periodically	PSPS Board/Laura

b. Current list of Board of Directors and Executive:

Executive

President: Joyce Leung
Vice-President: Miku Yamada
Treasurer: Mike Jerowsky
Secretary: Jenny Young

Directors

Ian Clague
Loretta Woodcock
Geordie Ferguson
Steven Seewald
Glee Devereaux
Laura Super
Dave McKenzie

c. Copy of your most recent financial statement

Pacific Spirit Park Society Balance Sheet 2024													
	2022 CARRY	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TOTAL: REVENUE	$ 17,748.26	$ -	$ 24,233.60	$ 11,183.91	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL: UNRESTRICTED REVENUE	$ 15,252.11	$ -	$ 16,081.80	$ 10,245.71	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL: RESTRICTED REVENUE	$ 2,488.23	$ -	$ 8,151.80	$ 938.20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL: GAMING REVENUE	$ 7.92	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Metro Vancouver	$ 2,589.56		$ 15,000.00										
MVRPF	$ -												
B.C. Gaming	$ 7.92												
CBRG	$ 548.12												
George Ross Grant 2021	$ 130.87												
George Ross Grant 2022	$ 1,809.24												
George Ross Grant 2024	$ -		$ 8,151.80	$ 938.20									
Bessie Luteyan	$ -												
Donations	$ 12,662.55			$ 10,245.71									
Reimbursements	$ -		$ 1,081.80										
Interest (General Account)	$ -												
Interest (Gaming Account)	$ -												
TOTAL: EXPENSES	$ -	$ 1,238.22	$ 38.94	$ 8,333.93	$ 6,092.76	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL: CONTRACTORS	$ -	$ -	$ 160.00	$ 7,696.25	$ 5,516.25	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Metro Vancouver	$ -		$ 160.00	$ 7,696.25	$ 3,260.00								
MVRPF													
B.C. Gaming	$ -												
CBRG	$ -				$ 68.75								
George Ross Grant 2021	$ -												
George Ross Grant 2022	$ -												
George Ross Grant 2024	$ -												
Bessie Luteyan	$ -												
Donations	$ -				$ 2,187.50								
TOTAL: Proj. Expenses/Admin	$ -	$ 1,238.22	-$ 121.06	$ 637.68	$ 576.51	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Metro Vancouver	$ -	$ 1,218.90	-$ 133.50	$ 233.18	$ 112.46								
MVRPF													
B.C. Gaming	$ -												
CBRG	$ -												
George Ross Grant 2021	$ -		$ 12.44	$ 109.29	$ 9.14								
George Ross Grant 2022	$ -				$ 31.68								
George Ross Grant 2024	$ -												
Bessie Luteyan	$ -												
Donations	$ -	$ 19.32		$ 295.21	$ 423.23								
GENERAL ACCOUNT BALANCE	$ 17,740.34	$ 16,502.12	$ 40,696.78	$ 43,546.76	$ 37,454.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
GAMING ACCOUNT BALANCE	$ 7.92	$ 7.92	$ 7.92	$ 7.92	$ 7.92	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

d. Other relevant documents, including supporting documentation:

Please find some photographs of our recent activities in Pacific Spirit Regional Park below:



Figure 1 - Work Party: Ecological Restoration



Figure 2 - EcoWALK: Camosun Bog, Children's Platform



Figure 3 - Invertebrate Sampling

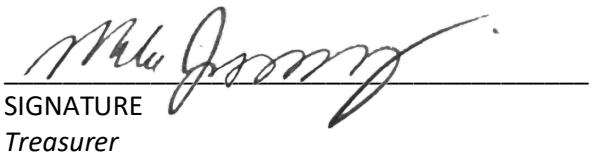


Figure 4 - Invasive Species Removal - Himalayan Blackberry

(7) Certification

I hereby certify that this application for contribution funding represents a project or initiative endorsed by executive officers and/or Board of Pacific Spirit Park Society**.**

Name: *Micheal Jerowsky*



SIGNATURE

Position *Treasurer*

To: Regional Parks Committee

From: David Leavers, Division Manager, Visitor and Operations Services, Regional Parks

Date: June 24, 2024 Meeting Date: July 17, 2024

Subject: **Contribution Agreement Request – Kanaka Education and Environmental Partnership Society**

RECOMMENDATION

That the MVRD Board approve, substantially in the form attached, the contribution agreement between the Metro Vancouver Regional District and the Kanaka Education and Environmental Partnership Society for a three-year term in the aggregate amount of $45,000 ($15,000 in 2025, $15,000 in 2026 and $15,000 in 2027) commencing January 1, 2025 and ending December 31, 2027.

EXECUTIVE SUMMARY

The 2024 – 2028 Metro Vancouver Regional Parks financial plan includes annual allocations in 2025 for six active park associations, including Kanaka Education and Environmental Partnership Society (KEEPS). Funding will be used to support opportunities for citizens to help protect and enhance regional parks, while advocating for greater public connection to nature.

The Kanaka Education and Environmental Partnership Society proposed contribution agreement includes a three-year funding commitment of $15,000 per year. The proposed funding will support KEEPS' capacity to provide many volunteer programs and services for the enhancement of Kanaka Creek Regional Park, working closely with MVRD staff.

PURPOSE

To seek MVRD Board approval to enter into a new three-year contribution agreement with Kanaka Education and Environmental Partnership Society (Attachment 1).

BACKGROUND

This report has been prepared to seek approval to replace the contribution agreement with KEEPS that will expire on December 31, 2024. MVRD and KEEPS have collaborated under a contribution agreement in respect of Kanaka Creek Regional Park regularly since 2002. Between 2022-2024, the Society received $15,000 in funding each year. The primary purpose of these funds is to provide a level of support for the Society and to increase its capacity to provide education and volunteer coordination services that support Regional Park goals. The range of key deliverables includes:

- enabling KEEPS's Board of Directors to achieve broader MVRD outcomes
- providing public environmental education
- coordinating volunteer work parties
- managing volunteers
- providing administrative support to the KEEPS Board, including record keeping as appropriate

- coordinating society communications with KEEPS Board, committees, society members, volunteers, MVRD staff, public and Parks Association partner groups
- coordinating and/or conducting outreach including social media, displays and booths to increase community awareness
- increasing profile of KEEPS in the community and taking a more prominent role in various community partnerships
- production of a winter and summer newsletter each year, and distribution to a broad audience
- coordinating and supporting events
- coordinating and supporting fundraising and leveraging funding
- coordinating programs that include MVRD messaging

PARK PARTNERSHIP PROGRAM/REGIONAL PARKS PLAN ALIGNMENT
Metro Vancouver Regional Parks manages dedicated funds for capacity building and support for six active park associations as part of a broader Park Partnership Program. The type and scope of programs and services vary among park associations based on each association's goals and how they contribute to Metro Vancouver's goals. Past funding of these associations has reflected the proposed use of funds, demonstration of need, and previous performance assessments, up to a limit of $15,000 per association per year.

The Park Partnership Program supports the *Regional Parks Plan* guiding principle of collaboration. By working with others, Regional Parks collectively cares for the land to improve the region's livability and ecological health.

In addition, the Park Partnership Program helps Regional Parks to meet the 'Engage and Program' strategies of the *Regional Parks Plan* to:

- provide diverse and meaningful learning and volunteer opportunities that deepen people's connection to nature (Strategy 12)
- tell stories about regional parks to connect the region's diverse population with nature and inspire its protection (Strategy 13)
- learn and share knowledge (Strategy 14)

CONTRIBUTION AGREEMENT
The contribution agreement (Attachment 1) states that the primary objectives for this funding are: (i) leveraging and fundraising, (ii) capacity building within the organization, (iii) continuing to profile KEEPS in the community, (iv) promote KEEPS' activities, and (v) recruiting and mentoring new volunteers.

KEEPS has fulfilled its annual reporting requirements over the past three years by submitting an annual report to the MVRD.

Term

- The term of the proposed agreement commences January 1, 2025 and ends on December 31, 2027.
- This three-year term recognizes the maturity/stability of KEEPS and MVRD staff confidence in their ability to commit to and deliver upon a three-year work program.
- There are provisions in the agreement for early termination in the event of bankruptcy, if the funds are being used in a manner contrary to the agreement or not in the public interest, or the park association is unable to meet its agreed obligations.

Activities and Services

KEEPS proposes to use 2025 – 2027 funds as described in its Application Form (Attachment 2) including the funding of its part time coordinator. This position is essential in the leveraging of funding sources and writing funding proposals.

In 2023, KEEPS continued its operation of its Facebook page and well as its website. KEEPS has continued is production of a winter and summer newsletter. Continued recruitment of new KEEPS contact members reached a total of 622 in the past year. KEEPS has increased its profile of the Society in the community and beyond. The Society has seen a dramatic increase in its leveraged fund raising to $59,000 in 2023.

ALTERNATIVES

1. That the MVRD Board approve, substantially in the form attached, the contribution agreement between the Metro Vancouver Regional District and the Kanaka Education and Environmental Partnership Society for a three-year term in the aggregate amount of $45,000 ($15,000 in 2025, $15,000 in 2026 and $15,000 in 2027) commencing January 1, 2025 and ending December 31, 2027.

2. That the MVRD Board receive for information the report dated June 24, 2024, titled "Contribution Agreement Request – Kanaka Education and Environmental Partnership Society" and provide alternate direction to staff.

FINANCIAL IMPLICATIONS

The 2024 – 2028 Metro Vancouver Regional Parks financial plan includes annual allocations in 2025 for six active park associations, including Kanaka Education and Environmental Partnership Society (KEEPS), up to a limit of $15,000 per association per year.

This contribution agreement includes a three-year funding commitment of $15,000 per year for KEEPS. If the MVRD Board approves Alternative 1, the 2025 – 2027 Regional Parks budgets will continue to include a provision for this funding as a portion of the annual budget.

Payments will be made by January 31 of each of the three years of the agreement.

CONCLUSION

Alternative 1 supports Metro Vancouver's desire to have the park collectively cared for to improve the region's livability and ecological health. Proposed funding supports KEEPS' capacity to provide

community benefit to Metro Vancouver Regional Parks through their many volunteer programs and services. Staff recommends approval of Alternative 1.

ATTACHMENTS

1. Contribution Agreement – Kanaka Education and Environmental Partnership Society
2. 2025 Regional Parks Contribution Funding Application Form – Kanaka Education and Environmental Partnership Society

68050224

CONTRIBUTION AGREEMENT

THIS AGREEMENT made the_____day of_____, 2024

BETWEEN:

METRO VANCOUVER REGIONAL DISTRICT
4515 Central Blvd.
Burnaby, BC
V5H 0C6

("**MVRD**")
AND:

KANAKA EDUCATION AND ENVIRONMENTAL PARTNERSHIP SOCIETY
c/o 11450 256th Street
Maple Ridge, BC
V2W 1H1

(the "**Recipient**")

WHEREAS:

A. The Recipient is a non-profit society established in 1998 with the mission to maintain the health of the Kanaka Creek watershed's natural ecosystem through education, community involvement, scientific research, land preservation, and partnerships based on stewardship principles;

B. The Recipient has previously collaborated with MVRD in events and programming at the Kanaka Creek Watershed Stewardship Centre, which includes the Bell-Irving Hatchery, the George Ross Learning Room, and wetlands, advised MVRD on protecting natural ecosystems and maintaining recreational opportunities in harmony with nature, and promoted public knowledge and stewardship of the Park's natural environment;

C. The Recipient has requested, and MVRD has agreed to provide to the Recipient, funds for certain planned Recipient services and activities in 2025-2027, consistent with previous years and to assist the MVRD in achieving the goals of its Regional Parks Plan for the Park; and

D. Pursuant to Section 263(1)(c) of the *Local Government Act*, MVRD may provide assistance for the purpose of benefitting the community or any aspect of the community.

NOW THEREFORE in consideration of the premises, terms and conditions contained in this Agreement (the receipt and sufficiency of which are hereby acknowledged), the parties agree as follows:

1.0 INTERPRETATION

In this Agreement the following terms have the following meanings:

"Agreement" means this agreement and the attached schedules, as may be amended from time to time**.**

"Funds" has the meaning set forth in Section 3.1.

"including" means 'including without limitation', and will be construed without implying limitation by the words that follow, regardless of whether the words 'without limitation' or similar words are used.

"**Park**" means Kanaka Creek Regional Park.

"**Plan**" means the plan attached as Schedule A of this Agreement which sets out the specific services and/or activities planned by the Recipient for the Term.

"Services" means the activities and/or services of the Recipient set out in the Plan.

"Term" has the meaning set forth in Article 2.0.

Unless otherwise stated, references in this Agreement to articles, sections and schedules refer to those articles, sections and schedules of this Agreement.

2.0 TERM

The term of this Agreement will commence on January 1, 2025**,** and end on December 31, 2027 (the "**Term**"), unless earlier terminated as provided in this Agreement.

3.0 SERVICES

3.1 The Recipient will provide the Services in accordance with the Plan and the terms and conditions of this Agreement (including the criteria outlined in Schedule B), and in strict compliance with all applicable bylaws of MVRD and the local municipality, all applicable legislation and regulations, and all guidelines provided by MVRD in writing from time to time pursuant to this Agreement.

3.2 The Recipient will, at MVRD's written request, provide all information required to enable MVRD to evaluate, using the criteria set out in Schedule B, the Recipient's provision of the Services during the Term.

3.3 MVRD must approve any changes to the Plan or Services in writing prior to the changes being made during the Term.

3.4 If the Recipient makes any changes to the Plan or Services without the prior approval of MVRD

pursuant to Section 3.3, MVRD may, at its sole discretion, immediately terminate the Agreement by written notice to the Recipient.

4.0 FUNDING AND PAYMENT

4.1 MVRD will during the Term provide to the Recipient funding up to the maximum total amount of $45,000 (the "**Funds**") to support the Recipient's provision of the Services, which amount will be advanced according to the provisions of this Article 4.0.

4.2 On or before January 31 in each year of the Term, and subject to the Recipient's ongoing compliance with the terms of this Agreement, MVRD will pay to the Recipient, by cheque or electronic funds transfer, $15,000 of the Funds.

4.3 Every advance of any part of the Funds is subject to MVRD being satisfied, in its sole and absolute discretion, that the Recipient is able to and will perform the remaining Services in accordance with the Plan and all requirements of this Agreement.

4.4 The Recipient will only use the Funds to provide the Services in accordance with the terms and conditions of this Agreement and for no other purpose.

4.5 Notwithstanding any other provision of this Agreement, the Recipient acknowledges and agrees that the Funds and each advance of them pursuant to this Article 4.0 is subject to the approval by the MVRD of the relevant MVRD budget including the Funds and/or such advance.

5.0 REPORTING

The Recipient will report to MVRD on the progress of the Services in accordance with the requirements of the reporting section of Schedule B and otherwise as required by MVRD from time to time.

6.0 TAXES

It is the Recipient's responsibility to determine whether or not it has to be registered for GST and/or PST purposes. The amount of funding provided in this Agreement includes any GST and/or PST which may be payable by MVRD. Any liability for GST and/or PST required in respect of this Agreement will be the responsibility of the Recipient.

7.0 SEPARATE FUNDS AND FINANCIAL STATEMENTS

The books of account of the Recipient will be kept in accordance with Generally Accepted Accounting Practices.

8.0 RIGHT OF AUDIT

At any time, MVRD may give to the Recipient written notice that it desires its representative to examine the books of account of the Recipient, and the Recipient will produce to such representative for examination within ten days after receipt of such notice, its books of account. Such representative will have a right of access to all records, documents, books, accounts and vouchers of the Recipient and will be entitled to require from the directors and officers of the Recipient such information and explanations as, in the opinion of such representative, may be necessary to enable the representative to report to the board of directors of MVRD on the financial position of the Recipient.

9.0 INDEMNITY AND RELEASE

9.1 The Recipient will indemnify and save harmless MVRD, its elected officials, appointed officers, employees and agents from and against all actions, causes of action, claims, liabilities, damages, losses, costs, legal fees, fees, fines, charges or expenses which any or all of them may incur, be threatened by or be required to pay by reason of or arising out of the provision of the Services by the Recipient, the Recipient's use of any facility where the Services are provided, the breach by the Recipient of any term of this Agreement, or by the Recipient's contravention of any law, enactment or regulation of a federal, provincial or local government.

9.2 The Recipient hereby releases MVRD, its elected officials, appointed officers, employees and agents from and waives any claim, right, remedy, action, cause of action, loss, damage, expense, fee or liability which the Recipient may have against any or all of them in respect of an act of MVRD in relation to this Agreement, except insofar as such claim, right, remedy, action, cause of action, loss, damage, expense, fee or liability arises from the negligence of MVRD, its elected officials, appointed officers, employees, agents or contractors.

9.3 This Article 9.0 survives the expiry or earlier termination of this Agreement.

10.0 TERMINATION

10.1 MVRD may terminate this Agreement immediately upon providing written notice to the Recipient:

(a) Pursuant to Section 3.4;

(b) If the Recipient fail to perform any of its obligations in the Agreement and such failure has not been rectified to the satisfaction of MVRD within 30 days from delivery by MVRD to the Recipient of written notice specifying the failure and requiring its remedy;

(c) If the Recipient make an assignment in bankruptcy or is declared bankrupt; or

(d) If MVRD, in its sole discretion, determines that any of the Funds are being used in a

manner contrary to the Plan, this Agreement or the public interest.

10.2 MVRD may terminate this Agreement for any reason whatsoever upon giving 90 days' written notice to the Recipient.

10.3 The Recipient may terminate this Agreement upon giving 30 days' written notice to MVRD should the Recipient, for any reason, be unable to meet its obligations with respect to the provision of the Services as set forth in this Agreement.

10.4 Upon termination of this Agreement by either party and for any reason, the Recipient will immediately return any Funds that have been advanced but not yet spent on providing the Services. The Recipient will provide a full accounting of all Funds advanced but not returned under this Agreement.

11.0 NOTICE

11.1 Unless otherwise specified in this Agreement, any notice required to be given under this Agreement by any party will be in writing and will be deemed to have been given if mailed by prepaid registered mail, sent by electronic mail (email), or delivered to the address of the other party as set forth below, or at such other address as the other party may from time to time direct in writing, and any such notice will be deemed to have been received if mailed or emailed, 72 hours after the time of mailing or email , and if delivered by personal delivery, upon the date of delivery. If normal mail service or email service is interrupted by strike, slow down, force majeure or other cause, then a notice sent by the impaired means of communication will not be deemed to be received until actually received, and the party sending the notice must utilize any other such services which have not been so interrupted or must deliver such notice by personal delivery in order to ensure prompt receipt thereof.

To MVRD:
Mike Redpath, Director, Regional Parks
Metro Vancouver Regional District
4515 Central Blvd.
Burnaby, BC V5H 0C6

Email: mike.redpath@metrovancouver.org

To the Recipient:
Ross Davies, Coordinator
11450 256th Street
Maple Ridge, BC V2W 1H1

Email: r.davies@shaw.ca

12.0 AUTHORIZATION

The Recipient represents and warrants that:

(a) it is and will during the Term remain duly organized, validly existing, and in good standing under the laws of the jurisdiction in which it is organized; and

(b) the execution and delivery of this Agreement and the performance of the Services have been duly and validly authorized by all necessary corporate action of the Recipient, and this Agreement constitutes a legal, valid and binding obligation of the Recipient enforceable against the Recipient in accordance with its terms and the person signing this Agreement on the Recipient's behalf is duly authorized to do so.

13.0 TIME

Time is of the essence in this Agreement.

14.0 BINDING

In consideration of being granted the Funds, the Recipient agrees to be bound by the terms and conditions of this Agreement, and if the Recipient represents a group or organization, the Recipient agrees to inform all responsible persons associated with the group or organization or involved in performing any of the Services of the terms and conditions of this Agreement and to ensure that all such terms and conditions are complied with.

15.0 ASSIGNMENT

The Recipient may not assign this Agreement, in whole or in part, without the prior written consent of MVRD.

16.0 ENUREMENT

This Agreement will enure to the benefit of and be binding upon the parties to this Agreement and their respective successors and permitted assigns.

17.0 RELATIONSHIP OF PARTIES

No provision of this Agreement will be construed to create a partnership or joint venture relationship, an employer-employee relationship, a landlord-tenant, or a principal-agent relationship between the parties. Neither party will represent or hold itself out to be an agent of the other party and neither party will have any authority to act for or assume any obligations or responsibilities, express or implied, on behalf of the other party.

18.0 WAIVER

The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

19.0 AMENDMENTS

This Agreement may not be modified or amended except by the written agreement of the parties.

20.0 WHOLE AGREEMENT

The whole agreement between the parties is set forth in this document and no representations, warranties or conditions, express or implied, have been made other than those expressed in this Agreement.

21.0 LANGUAGE

Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

22.0 CUMULATIVE REMEDIES

No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.

23.0 GOVERNING LAW AND JURISDICTION

This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia and the parties attorn to the exclusive jurisdiction of the courts of the Province of British Columbia.

24.0 COUNTERPARTS

This Agreement may be executed in counterparts with the same effect as if both parties had signed the same document. Each counterpart will be deemed to be an original. All counterparts will be construed together and will constitute one and the same Agreement. Delivery of an executed signature page to this Agreement by a party by electronic transmission will be as effective as delivery of a manually executed copy of this Agreement by such party.

[Signature Page Follows]

IN WITNESS WHEREOF the parties have executed this Agreement as of the day and year first above written.

METRO VANCOUVER REGIONAL DISTRICT

Per: _____
Jerry W. Dobrovolny, P.Eng., MBA
Chief Administrative Officer

KANAKA EDUCATIONAL AND ENVIRONMENTAL PARTNERSHIP SOCIETY

Per: _____
Simon Matthews
Board Chair

SCHEDULE 'A'
Kanaka Education and Environmental Partnership Society (Recipient)
2025 - 2027 Plan

Services to be performed by the Recipient during the Term include the following, as developed and agreed by the parties pursuant to this Agreement in support of the mutual goals of the MVRD and Recipient in respect of the Park:

- meeting regularly with MVRD staff to finalize plans for Recipient Services and other activities during the Term and providing updates and reports on all activities performed in respect of this Agreement and the mutual goals of the parties in respect of the Park;
- providing public environmental education to users of the Park and other relevant stakeholders through in-person sessions, written pamphlets/brochures, online via the Recipient's website, etc.;
- coordinating volunteer work parties as required from time to time (e.g. invasive weed pulls);
- managing volunteers involved in activities supporting the mutual goals of the parties in respect of the Park;
- coordinating and/or conducting outreach activities related to the Park and the mutual goals of the parties, including social media, displays and booths to increase community awareness;
- without limiting the foregoing, producing a winter and summer newsletter in each year of the Term, and distributing same to a broad audience across Metro Vancouver in digital form; and
- coordinating and supporting events and programs in the Park initiated by MVRD or agreed by the parties pursuant to this Agreement.

To be eligible for future funding opportunities, and as part of the Services under this Agreement, a member of the Kanaka Education and Environmental Partnership Society must during the last six months of the Term make a presentation to the Regional Parks Committee of MVRD summarizing achievements under this Agreement during the last six months of the Term.

In connection with the Services, the Recipient will at a minimum employ a part-time coordinator dedicated to performance of the Services as required by this Agreement.

SCHEDULE 'B'
Evaluation

Reporting:

As a condition precedent to any advance of Funds under this Agreement, Kanaka Education and Environmental Partnership Society must provide to MVRD each of the following:

- Records of Recipient volunteer hours, events, activities, participants and associated statistics during the preceding calendar year. Note that these statistics will be included in MVRD Regional Parks' annual report; and
- A report outlining activities and accomplishments toward the mutual goals of the parties during the Term to date, such as additional funds raised to support such goals, new initiatives, new partnerships, anecdotal success stories, etc.

2025 REGIONAL PARKS CONTRIBUTION FUNDING APPLICATION

Application Form

(1) In order to be considered for funding support you must be recognized as the official Park Association in your respective regional park and be incorporated under the Society Act. Please check the name of your Park Association:

[ ] Burnaby Lake Park Association
[ ] Boundary Bay Park Association
[ ] Colony Farm Park Association
[ ] Derby Reach Brae Island Parks Association
X Kanaka Education and Environmental Partnership Society
[ ] Minnekhada Park Association
[ ] Pacific Spirit Park Society

(2) Park Association Application Contact Person*

Primary Contact:
Name Ross Davies
Role / Position: Coordinator
Address: 11450 256th Street City: Maple Ridge***, BC***
Postal Code: V2W-1H1

Telephone 1: 604-970-8404
Email: [redacted]

Alternate Contact (to be used if Primary Contact is unavailable)
Name Simon Matthews Role / Position: Chair
Address: [redacted]
City: [redacted] Postal Code: [redacted]

Telephone 1: [redacted]
Telephone 2:
Email: chair@keeps.org

(3) In order to qualify for contribution funding applicants must be a registered, non-profit society in good standing. Please provide registration number and indicate date of incorporation.

Full Legal Name of Association: Kanaka Education and Environmental Partnership Society
Date Registered as a Society: December 7, 1998
Registration Number: S39167
Society has charitable status: [ ] Yes X No

(4) Provide a description of why contribution funding is being requested and the amount required.

Amount requested for 2025: $15,000.00

For three-year agreements:
Amount requested for 2026: $15,000.00
Amount requested for 2027: $15,000.00

PLEASE NOTE: The maximum annual request is $15,000.
The maximum request for the first year for first-time applicants is $10,000.

KEEPS is requesting a total of $15,000.00 from Metro Vancouver for 2025, 2026, and 2027. The primary purpose of these funds will be to provide a base level of coordination for KEEPS and its client base. A May 2002 workshop identified coordination as one of the key components required to maximize KEEPS' potential in the Regional Park and elsewhere in the community. This has been re-affirmed during subsequent Strategic Planning workshops between 2004 and 2022. Between 2003 and 2023, Metro Vancouver has provided KEEPS with $10,000-$15,000 of support funds per year. This support has enabled us to achieve several key deliverables. These have included:

- continued operation and updates of our Facebook page as well as our website www.keeps.org, which was completely overhauled in 2018. These sites have become a well-known and heavily used resource in the stewardship community, and the Facebook page in particular has been useful for attracting new members.

- production of a winter and summer newsletter each year, and distribution to a broad audience.

- continued recruitment of new KEEPS contact members, reaching a total of 622 as of April 2024.

- increased profile of KEEPS in the community and a more prominent role in various community partnership organizations such as Watershed Watch and the Celebrate Earth Day Committee as well as sitting on committees such as the recent Municipal Task Force that dealt with changes to the Federal Fisheries Act. Between 2017 and 2020, we served on the City of Maple Ridge Environmental Advisory Committee.

- dramatic increase in leveraged funds, from $21,575.00 in 2004 to $59,000.00 in 2023.

The funds we are seeking from Metro Vancouver would be applied to the following objectives for each of the three years:

Objective (1) Leveraging and fundraising: KEEPS is continuing to pursue the group's major focus of public environmental education, as determined at the May 12/02 workshop and at several subsequent sessions between 2004 and 2022. We have entered into an exciting new chapter with the opening of the Kanaka Creek Watershed Stewardship Center. We anticipate that the funds for 2025-2027 would help us to obtain the necessary additional funds to continue these and other activities, mainly by:

(a) providing the opportunity for leveraging

(b) providing, through the presence of a part time coordinator, the ability to identify additional funding sources and write funding proposals.

The value of Contribution funds cannot be stated enough, especially since our experience has been that the majority of funders will only support project driven activities. Our client base is large and increasing, and this base level of coordination funding support provides much needed stable continuity.

The continuity provided by the coordination function would also keep the Board of Directors more closely apprised with the current funding needs of the group, so that these needs can be addressed more quickly and efficiently.

Objective (2) Capacity building within the organization. This would include the recruitment of new members and / or the assignment of new and existing members to specific volunteer positions. The contribution of these members has been considerable from 2003 to 2023, with 4,000 or more volunteer hours anually.

The opening of the Stewardship Center has given us a unique new recruitment tool that we previously never had; that is, to present a venue that can offer unique volunteer opportunities that are unavailable anywhere else. With this in mind, commencing in fall 2017 we embarked on a series of public Open Houses that are conducted monthly, each with its own theme. For example, the March 2023 cat / canine workshop attracted 100 visitors.

Whenever possible, we will facilitate the formation and growth of new partnerships that support the goals and objectives of the Park Association. Examples of these include the relationship with Samuel Robertson Technical School, The School District 42 Environmental School, and the partnership with the Maple Ridge / Pitt Meadows Interagency Volunteer Committee. The KEEPS Coordinator will play an active role with local environmental education and habitat enhancement activities and provide project recommendations such as invasive species removal, as has been the case for several years. We have also entered into a partnership with the Department of Fisheries and Oceans by acting as a delivery mechanism for their Salmonids in the Classroom program, and by combining this with our existing education programs we have been delivering a unique program that is not available anywhere else.

Consistent and regular reporting would include ensuring that proper meeting minutes are recorded and distributed, and that KEEPS activities are reported to the Board of Directors, Metro Vancouver, key community contacts, and other like-minded organizations once per month, as has been the case from 2003 to 2023. This continuity will result in a more well informed Board of Directors, which will in turn facilitate improved short and long term strategic planning and decision-making. We will also again re-visit, in the form of a strategic planning workshop, the goals and objectives that resulted from our May 2002 visioning session as well as subsequent sessions we have held.

We are also taking advantage of the presence of the Resource Management Specialist and Stewardship Technician positions of Metro Vancouver Parks, as we have partnered with these positions in order to implement an ongoing invasive species removal program as well as other stewardship initiatives. The Community Development Coordinator position has assisted us with Board governance, recruiting, and assistance with projects such as our Strategic Planning sessions and others. We are in regular communication with the Metro Vancouver Regional Parks Interpretation Specialist, so that our interpretive programming compliments that of Metro Vancouver's in order to maximize the deliverables to park visitors.

Objective (3) Continue to profile KEEPS in the community. This would be done by promoting such activities as the school program or public events in publications such Streamtalk, on our Facebook page and website, and in our newsletters. Regular social media updates will help maintain our community profile. For example, our photos are routinly being utilized on sites such as the Department of Fisheries and Oceans Stewardship Activities gallery, and also in publications by the Pacific Salmon Foundation. Local media would be informed of KEEPS activities as they occur. Present and potential funders would be invited to attend KEEPS programs and / or functions. Sometimes we attend there as well; for example, we have attended such venues as Probus and Maple Ridge Rotary. Measures of success can be

measured in a number of ways: numbers of news articles or letters to the editor; numbers of classes held and students hosted; numbers of events held and visitation. This information would be quantified over time and documented in a comprehensive onsite library. We will continue to pursue the partnership we have made with the Maple Ridge – Pitt Meadows Interagency Volunteer Committee, who have been recruiting volunteers for our events and activities along with posting our events on theirs as well as the City of Maple Ridge website.

The KEEPS Coordinator will continue to have an active role with the planning and implementation of public events.

Objective (4) Community presentations to help further promote KEEPS activities. We feel that this initiative along with Item (3) above are logical and positive steps toward the long-term goal of maximizing the potential of the Stewardship Center on Kanaka Creek. We will continue to provide regular updates to Mayor and Council, both by forwarding monthly progress reports as well as presenting our work as a Delegation to Council, as was again the case in March 2024. Liaising with service clubs and other potential funders will occur both as introductory sessions to new funders or reporting sessions to existing ones. We also would like to continue to organize workshops for common community interests and issues.

Objective (5) Recruitment and mentoring of new volunteers.

We have found that interest generated primarily by our community activities in general and recently the opening Kanaka Creek Watershed Stewardship Center in particular is creating a fresh surge of volunteer curiousity. We would like to continue to apply the necessary resources to mentor these new volunteers and / or Board members and integrate them into the operations of KEEPS in a meaningful way on an ongoing basis, thus expanding our inner core of long term volunteers and by extension the capacity of our organization.

(5) How will the funds be managed and by whom?

KEEPS will continue to retain a qualified administrator to manage the funds on a part time basis and provide detailed financial updates. The project activities will be managed and reported on by the KEEPS Coordinator. Reports on financial and project status will be forwarded to the Board of Directors a minimum of once per month.

KEEPS has managed contract funds from a wide variety of sources, including federal, provincial and corporate. We are very familiar with all aspects of project and financial accounting. We have consistently met or exceeded reporting requirements in this regard, and examples of our project and / or financial reporting can easily be provided upon request.

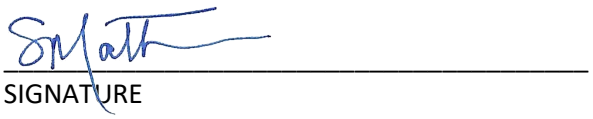
(6) Please include with your application:

a. Current society work plan and/or strategic plan
b. Current list of Board of Directors and Executive
c. Copy of your most recent financial statement.
d. Other relevant documents, including supporting documentation.

(7) Certification

I hereby certify that this application for contribution funding represents a project or initiative endorsed by executive officers and/or Board of KEEPS**.**

Name: Simon Matthews



SIGNATURE

Position *Chair*

KEEPS Board of Directors: August 1, 2023

Simon Matthews, President [redacted]

[redacted]

Ken Williams, Vice President [redacted]

[redacted]

Ann Morcom, Secretary / Treasurer [redacted]

[redacted]

Dennis Rittenhouse [redacted]

[redacted]

Micheal Buckingham [redacted]

[redacted]

Jonathan Smyth [redacted]

[redacted]

Dennis Swensson [redacted]

[redacted]

Helen Canning [redacted]

[redacted]

KEEPS STRATEGIC PLANNING SESSION

MAY 29, 2022, 10:30am – 4:30pm

George Ross Learning Room, Kanaka Creek Watershed Stewardship Centre

In attendance: Michael Buckingham, Ken Williams, Dennis Swensson, Ann Morcom, Helen Canning, Simon Matthews, Chris O'Brian, Ross Davies, Darin McLain
Facilitator: Jeff Rotin, Metro Vancouver Regional Parks

RECOMMENDATIONS

- It's important that tasks identified in this summary don't fall off the radar. Prioritize initiatives and tasks, and determine timelines to start and finish the tasks, as well as milestones to report to the Board at monthly Steering Committee meetings.
- Assign a lead person for each initiative/task.
    - Leads can delegate but are accountable for ensuring the task gets completed.
- Add Strategic Plan Status Updates as a standing agenda item on all Steering Committee meeting agendas.
    - Add specific milestones to the monthly agendas; the respective lead persons should provide a progress/status report of their task.
- Due to time constraints, the session didn't fully flesh out a plan or next steps for board and volunteer recruitment, nor did it address the topic of outreach/raising KEEPS' profile. More work needs to be done on these strategic issues.
- The group may want to revisit this strategic plan in 2023 to determine if any tasks aren't moving forward and how to address that.
- The session only explored short-term strategies for 2022 and 2023. Further strategic planning will be required to determine goals, objectives, tactics for 2024 and beyond.

SUMMARY

(Flipchart notes)

A. PAST SUCCESSES

- 2 major events
    - Positive feedback
    - Financial success, free draw at GBC
        - Education and opportunity to contribute
    - Drawing visitors from across Metro Vancouver
- Relationship with City of Maple Ridge (esp Yousef)
- Website: donations
- Strong identity
- Focus on education, hatchery and community programs
- Collaborative, non-confrontational
- Passion, connection

- Continuity
- New hatchery and Stewardship Centre
- Fish production + education
- Volunteers
- Positive relationship with local fishermen

B. FUTURE DIRECTION: MORE ADVOCACY WORK

- Issues:
    - **Feeder streams aren't protected
        - Need to raise awareness
    - Land development: creating impervious surfaces
- KEEPS role: "the voice of the watershed"
    - Especially for the 112th development
    - The eyes and ears
    - Whistler blower?
    - Pre-emptive
    - Tributary champions
    - Volunteers, community involvement
- Actions:
    - Raise awareness about watershed at every open house
        - Also via media, at events
    - Promote habitat protection within community
    - Create a direct connection between community and the importance of habitat/watershed protection, how it impacts them
        - "Do you live in a watershed?
            - Immediate relevance to people, not just in the park
        - Provide maps: people like maps
        - Visual image of watershed: this is the stream, create a personal connection/relevance
        - People locate their streams; adopt a stream
        - Signs, messaging
        - Map of tributaries: expand Alex's map
    - Work with developers
        - Get a tour
        - Be involved in the process
        - Work with the developers to protect the park
        - KEEPS sponsor a tour of development
    - Support Rod Stott
    - Leverage partnerships: CMR City Hall, MV, DFO
- How hard to push?
    - A cooperative approach – not anti-development
    - Concern about stormwater from 112th development going into the park and creek
- **Next steps**:
    - Build a relationship with Epic Homes
        - See development plans for 112th

        - Get a tour for the KEEPS board
            - Concerns about runoffs, swales, etc.
        - Ross to contact Cole Lambert at Epic Homes
    - Contact City Hall
        - Form a formal contact with Rod Stott (through Ahmed) about future development projects in CMR
        - Speak at City Council bylaw discussions
            - Find out from Rod what to incorporate into speaking opportunities
        - Education: provide the public with contacts at City Hall

C. EDUCATION PROGRAMMING & ACTIVITIES

Future plans, needs, goals

- Ross will maintain the status quo for Samuel Robertson Tech and the elementary school programs
- Garibaldi and Haney Secondary Schools: formalize relationships with them?
    - Liaise with the teachers, educate them to use the park?
- Pro-D for teachers
- Vanessa wants to restart the joint MV-KEEPS Education Committee
- Ross and Vanessa will be doing a NatureKids club in collaboration with Pitt Meadows NatureKids club
- CMR holding summer camps at Kanaka again this year
- Open houses:
    - Define roles for open houses
    - Procedures
    - Planning document: who is the lead for the open house, etc.
    - Create and plan activities for children
    - Encourage volunteer participation
    - **Next steps**: schedule planning sessions (with Education Committee)
- Bring in other community groups
    - Community based, nature related
    - E.g., possibly arts groups/artists
    - Community groups can deliver workshops and presentations in partnership with KEEPS
    - Collaborate with Watershed Watch? Especially around advocacy issues
    - Already happening in informal ways
- Hatchery education
    - How build this?
    - Signage with seasonal breakdown
- Advertise to schools
- Education about global warming?

D. HATCHERY OPERATIONS

Future plans, needs, goals

- Identified needs:
  - Signage on all infrastructure (tubs, troughs, ponds) explaining fish production process
  - Signage about the history of Bell-Irving Hatchery: celebrating the 40th anniversary
  - New piping under the troughs
  - Water sources for facility: groundwater – dig a well?
    - Discussed with Scott
    - Renew topic
  - Roof over troughs: phase 4
    - Build footing for roof at the same time as new pipes are installed
  - Footings for fence around troughs: a security issue
  - Redo ponds
    - Reset the blocks
    - Scrape out ponds
    - Fencing
    - Redo cabling over predator nettings
  - Rental truck for broodstock collection: fundraising/secure a sponsor
  - Redesign incubation wall in hatchery
  - Remove silt in tanks

E. FUNDRAISING

i. Additional Budgetary Needs

- Contingency fund for hatchery maintenance and equipment replacement
- Truck
- Salary augmentation
- Budget for open house displays
- Engineering assessment: groundwater source, drilling
- Redo troughs
- Redo ponds
- Roof and fence for troughs
- Volunteer vests and shirts
- Stream monitoring equipment
  - At hatchery, too
- More funds for pump house

ii. New Funding Sources and Strategies

- Meridian Meats: sell gift cards/certificates? 30% of proceeds goes to the group
- Approach any business in the watershed
  - E.g., runoff from sites
  - Annual sponsorship from big businesses
  - Smaller businesses: one-time donations, e.g., Hatch Match'r
- Developers
- Ducks Unlimited
- Financial institutions: also in Pitt Meadows

- In-kind donations
- Membership dues: create a membership list
- DFO: lists of grants, foundations
    - Talk to PPF
- Rotary Club
- BC Habitat Conservation Trust Fund
- New funding from old sources
- Donation box/square at events, open houses, etc.
    - Free draws
    - Dennis's bucket!
- **Next steps**:
    - Communication piece, already done by Simon and Darin
    - Prioritize fundraising needs
        - Determine costs – especially pressing expenses
        - Outline big expenses versus small expenses
    - Create a presentation
    - Ensure consistent messaging
    - Create a contact list

F. VOLUNTEER & BOARD RECRUITMENT

- Board recruitment:
    - One-pager for prospects
    - Election/voting procedures, protection from board takeovers?
    - Recruit from existing volunteers
    - Recruit at events
- Volunteer recruitment:
    - Volunteer page on website: minimum age 16 years old?
    - Recruiting student volunteers: connect with Shanti Ang to help out
    - Quarterly communication: these are the KEEPS activities that require volunteers in the next 3 months
- Membership
    - What is the value to KEEPS of having a membership?
    - Charge dues? If so, what amount? And what are the benefits to members if charging dues?

KEEPS (Kanaka Education & Environmental Partnership Society) SOCIETY FILE #: S-39167

GVRD - HATCHERY - CONTRACTS - GRANTS - VANCITY ACCOUNT- TD ACCOUNT SUMMARY

Project Income and Expenditures - Annual Report Items (Financial Statement) Term: January 1st,2023 - December 31st,2023

BUSINESS #: 88727 4728 RP0001

Date Surplus	INCOME	Hatchery Payroll	Revenue Canada	Admin.	Hatchery Contract	WCB	Bell Irving	Admin	Implement Program	Equip materials	GST	web page Insurance	Donation Expense	PSSI Grant	George Ross GRANT	Pump house DFO	Service charge	Interest Deposited
O-Balance	**111,875.20**																	
Jan.31/23	**36,100.00**	2,451.18	1,279.66	200.00		495.10		200.00	3,072.00		153.60						1.95	1.95
Feb. 28/23	4.87	2,458.73		200.00				200.00	4,304.00		215.20		266.02				1.95	1.95
Mar.31/23	2,271.41	2,458.73		200.00	315.21	15.83		200.00	3,604.00		180.20	1,420.00			750.00	285.47	1.95	1.95
Apr. 30/23	145.00	2,458.73	2,750.99	200.00				200.00	3,660.00		191.40		75.39				1.95	1.95
May 31/23	6,103.71	2,458.73		200.00				200.00	4,920.00		246.00		612.37				1.95	1.95
June 30/23	20,987.50	2,458.73		200.00				200.00	4,696.00		234.80	140.00	115.02				1.95	1.95
July 30/23		2,458.73	2,621.70						3,968.00		234.80						1.95	1.95
Aug. 31/23	26,600.00	2,458.75		200.00			2,000.00	200.00	2,092.00		104.60			2,753.94		892.08	1.95	1.95
Sept 30/23	33,860.44	2,780.30	354.36	200.00				200.00	3,380.00		169.00			10,492.50			1.95	1.95
Oct. 31/23	48.68	2,780.30	3,083.40						3,814.00		190.70			7,618.19			1.95	1.95
Nov. 30/23	24,229.35	2,734.07							5,032.00		251.60	15.00		1,415.39			1.95	1.95
Dec. 31/23	84.00	2,734.07							5,060.00		253.00			500.00			1.95	1.95
Sub Total		**30,691.05**	**10,090.11**	**1,600.00**	**315.21**	**510.93**	**2,000.00**	**1,600.00**	**47,602.00**	**-**	**2,424.90**	**1,575.00**	**1,068.80**	**22780.02**	**750.00**	**1,177.55**	**23.40**	**23.40**
	150,434.96																	

TOTAL	INCOME	EXPENSES H-CONTRACT	EXPENSES - CONTRACTS	TOTAL EXPENSES	C-BALANCE
	$ 262,333.56	**45,207.30**	**79,001.67**	**124,208.97**	**138,124.59**

To: Regional Parks Committee

From: Mike Redpath, Director, Regional Parks

Date: July 9, 2024 Meeting Date: July 17, 2024

Subject: **Manager's Report – Regional Parks**

RECOMMENDATION

That the MVRD Board receive for information the report dated July 9, 2024, titled "Manager's Report – Regional Parks."

EXECUTIVE SUMMARY

Attachment 1 to this report sets out the Regional Parks Committee Work Plan for 2024. The status of work program elements is indicated as pending, in progress, or complete. The listing is updated as needed to include new issues that arrive, items requested by the Committee, and changes in the schedule.

2024 WILDFIRE SEASON

Wildfire Warning Signs

With its vast greenspaces, Metro Vancouver is susceptible to wildfires. Wildfire preparedness and response are top priorities for Metro Vancouver and its member municipalities. Metro Vancouver has a comprehensive fire management system that includes nine fire weather stations, detailed response plans for each regional park and water supply area, and a team of highly trained and well-equipped firefighters. Metro Vancouver is part of a collaborative multi-jurisdictional fire prevention network that includes member communities, local fire departments and the BC Wildfire Service, all of whom work together on planning and response. During high or extreme fire risk, Regional Parks takes measures such as limiting or prohibiting campfires, barbeques, and stoves. Smoking is always prohibited in regional parks except in designated areas.



A wildfire sign at Capilano River Regional Park

While weather patterns in June helped slow the start of the 2024 fire season in Metro Vancouver, crews are trained and equipment has been prepared to be ready for drier conditions expected over the next several months. Three specialized initial attack crews

supported by over two dozen Watershed staff and a five-person Regional Parks team are at the ready for response required for any wildfire activity.

As regional parks get busier in the summer months, patrol staff are actively speaking with the public regarding appropriate public behaviour during fire season. In-park signs advise the public about any restrictions and closures. Staff update information regularly on the Regional Parks website. Large signs that encourage the public to 'KEEP REGIONAL PARKS SAFE DURING WILDFIRE SEASON' have been installed at all regional park locations.

Members of the public are reminded of "how you can help":

- Check the fire danger rating of the regional park you plan to visit.
- Please comply with the posted signs and fire danger restrictions and closures (e.g., no campfires, no charcoal barbecues).
- If you spot a wildfire, call 9-1-1 immediately.

Regional Parks Staff Wildfire Training

Parks is improving their response capabilities by developing a specialized 20-person wildfire crew with five dedicated crew leaders. Accomplishing this requires additional training, procurement of specialized equipment, and increased coordination to participate in multiple wildfire exercises. Additional training was provided by Watershed and Environment staff, including basic wildfire suppression, fire assessment, water delivery methods, crew supervision, incident command system organization, helicopter operations, radio communications, and chainsaw operations.



Wildfire suppression training at Capilano Watershed

Park crews have been outfitted with new yellow and green wildfire resistant uniforms. Fire equipment located across the parks system is being standardized to match BC Wildfire Service standards, making it easier to share between crews. The existing parks system fire trailer (originally intended for larger fires) is being expanded to include a second fire trailer that can support multiple fires.

On June 25-26, 2024, the Metro Vancouver Watershed Protection team organized an exercise to bring Watershed Protection and Regional Parks staff together for a unique scenario. The exercise started with an initial wildfire response in the Capilano Watershed, where Watershed crews were deployed and a helicopter was brought in to do some water bucketing. The site was prepped with wildfire images attached to trees for crews to assess, making the scenario more realistic. Behind the scenes, department duty officers were notified and began planning to support the incident. By the end of day one, there were multiple simulated fires requiring a larger, more coordinated response.

The second day began with deploying a Parks crew with Watershed crews and ended with the mock evacuation of an injured worker. Overall, staff practiced water delivery and fire suppression methods, radio communications, and crew leadership through an incident command structure. This was a valuable exercise for both departments. It was great to see the Watershed red shirts working side-by-side with the Parks yellow shirts as each department completed their assigned tasks.



Wildfire training with MV Watershed Protection team

ALCOHOL CONSUMPTION IN REGIONAL PARKS PILOT PROGRAM

On Friday, June 28, 2024, Metro Vancouver commenced its *Alcohol Consumption in Regional Parks Pilot Program*, allowing for the responsible consumption of alcohol in designated areas of six regional parks. The pilot program will end on October 14, 2024.

Those regional parks with designated areas that allow alcohol to be consumed include: Boundary Bay (Centennial Beach), Campbell Valley (8th Avenue Picnic Area/Order of Canada Grove), Capilano River (Cleveland Dam Picnic Area), Derby Reach (day use area adjacent to Edgewater Bar campground) and Iona Beach (picnic area), as well as the Brunette Fraser Regional Greenway (Sapperton Landing). Alcohol consumption is only permitted in clearly signed designated areas within these parks, at any time during regular park hours for the duration of the program.



Project signs at Boundary Bay Regional Park

Signs advising visitors about the pilot program have been installed at entry points to the designated areas, and at key locations around the boundaries of the permitted zones. Metro Vancouver Regional Parks staff are patrolling

these areas, and providing education and enforcement as necessary to encourage bylaw compliance.



End of the permitted zone sign at Boundary Bay Regional Park

Adults who choose to drink in the designated areas within the six regional parks are expected to manage their consumption and litter, and act responsibly. All provisions of the *Provincial Liquor Control and Licensing Act* must be followed. Members of the public are being asked to use designated bins for garbage, food scraps, and recycling.

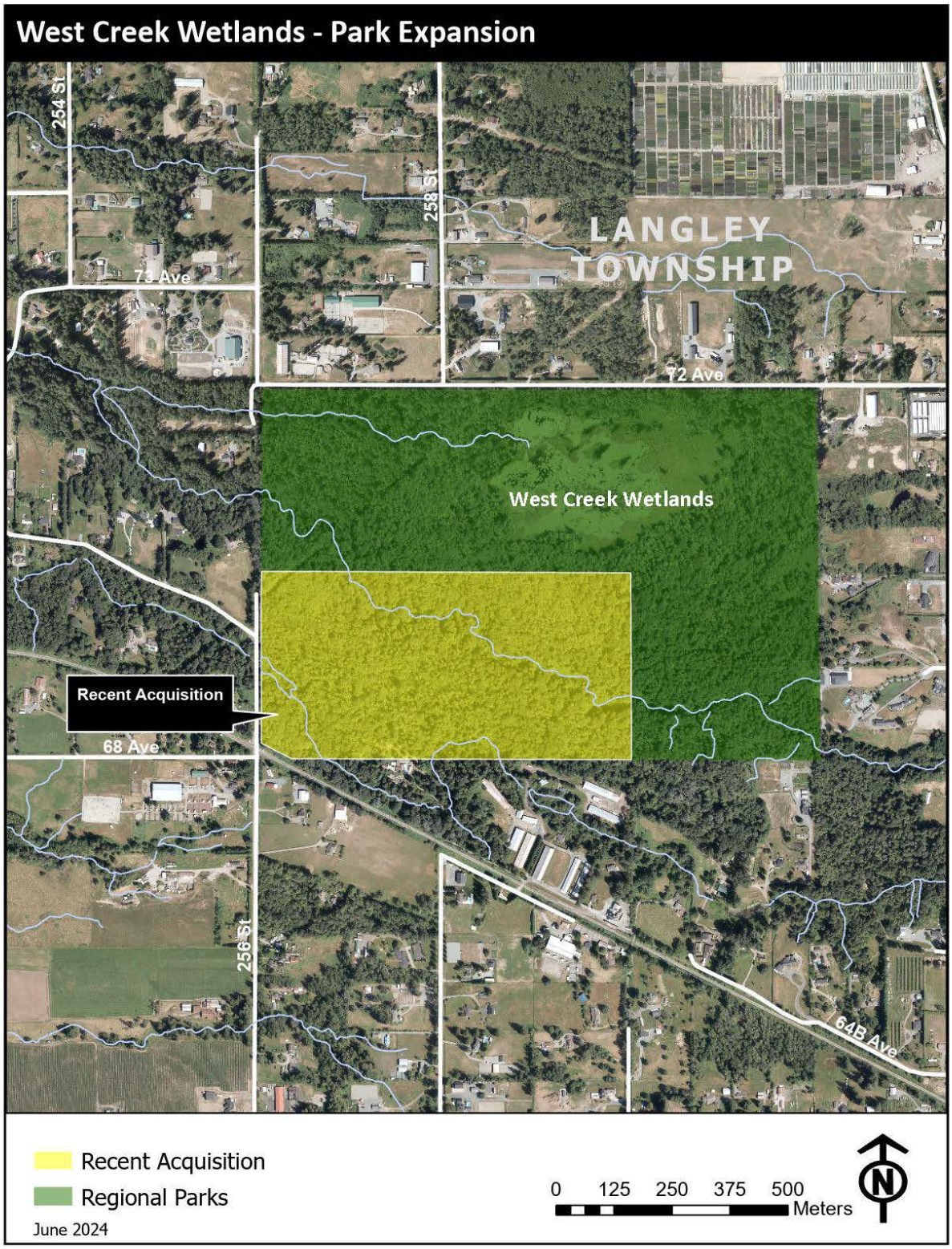
Metro Vancouver is collecting public feedback during the pilot program via an online survey. This survey is available on the Regional Parks website (Reference 1), and can be accessed by a QR code that appears on park signage. Impacts observed by staff during the pilot program at each site (positive and negative) will also be captured. Staff will compile all public and staff feedback and report back to the Regional Parks Committee early in 2025 with recommendations regarding the future of the pilot program.

REGIONAL PARKS LAND ACQUISITION – WEST CREEK WETLANDS

Metro Vancouver recently acquired almost 32 hectares (78.9 acres) of property which makes up the remaining third of West Creek Wetlands, currently part of Glen Valley Regional Park in north Langley (Attachment 2). This acquisition brings the total size of West Creek Wetlands to 96 ha (230 ac).

The property is comprised of mixed forest, wetland, and a salmon bearing creek. It protects several rare species and will allow a trail to be built around the central wetland feature, providing public access to this natural oasis in the eastern part of the region. The land was acquired for $5.5 million which the MVRD Board approved in 2023.

West Creek Wetlands is currently not open to the public. Planning and design will start next year to create the facilities that will allow this area to be open to the public. Metro Vancouver intends to provide opportunities for input as part of the planning process.



A map illustrating the recent acquisition in West Creek Wetlands

REGIONAL PARKS UPDATES

Grouse Mountain Regional Park – Grouse Grind Reopens!

The Grouse Grind Trail in Grouse Mountain Regional Park has reopened for the season with new amenities. This year's upgrades include a new trailhead entrance with improved access, new seating, a water fountain, stretching bars, and better access for first responders. The project also saw the replacement of a foot bridge over a creek near the one-quarter mark and environmental restoration.



Grouse Mountain Regional Park

Iona Beach Regional Park – Visitor Shuttle Bus Pilot Project



Shuttle bus for Iona Beach Regional Park

With its unique location at the mouth of the Fraser River where it meets the Salish Sea, Iona Beach Regional Park is known for its beautiful long beach and sand dunes. As a strategic location on the Pacific Flyway, Iona Beach Regional Park is a popular destination to view the thousands of migratory birds that temporarily call the park home as part of their migratory journey north or south.

In recent years, Iona Beach Regional Park has seen a significant increase in popularity and visitation. During the peak summer months, there are times when the demand for vehicle access can exceed parking capacity.

To provide an alternate means for visitors to access the park, a visitor shuttle bus is being piloted this summer from June 15 through September 15. The shuttle bus will operate on weekends (including holiday Mondays) and will connect the Templeton Canada Line Station and Iona Beach Regional Park. The shuttle bus is free of charge.

The shuttle bus pilot project is designed to support other initiatives taking place at Iona Beach Regional Park, including recent upgrades to the picnic area, the pilot project allowing alcohol to be consumed in designated areas, and the real time parking availability pilot project.

Boundary Bay Regional Park – Mobile Vending Pilot Program Update

Metro Vancouver Regional Parks currently contracts three seasonal concession operations at two locations: təmtəmíxʷtən/Belcarra Regional Park (Picnic Area and White Pine Beach) and Boundary Bay Regional Park (Centennial Beach). Staff are considering allowing mobile food and non-alcoholic beverage vending (food trucks) at locations where there is a need/opportunity for new or increased service across the park system. Providing food and non-alcoholic beverage service at parks where there is sufficient visitation would provide a new service for the public, and may create economic activity. A successful program could create a modest new revenue stream for Regional Parks.

During the summer of 2024, Regional Parks will be piloting a new mobile vending operation at Centennial Beach at Boundary Bay Regional Park in Delta to diversify its food and non-alcoholic beverage service options for park visitors. Regional Parks has entered into a contract with one mobile food vendor selling ice cream and other treats that will supplement the current concession food services at the Centennial Beach café on weekends and holidays up until October 14th.

At the conclusion of the pilot this summer, staff will collect feedback about the program and evaluate its success, and will consider expanding mobile vending to other regional park locations in future years.

Kanaka Creek Regional Park – Bioengineering Helps Protects Streambank

Metro Vancouver Regional Parks and the Department of Fisheries and Oceans worked together to install a live brush mattress at Kanaka Creek Regional Park. The project was aimed at stabilizing and protecting an eroding section of streambank near the Kanaka Creek Fish Fence. This bioengineering technique is capable of resisting high velocity flows by absorbing and dissipating the river's erosive forces, and by trapping sediment.

Crews harvested 10,000 willow cuttings from various regional parks, then used those live (but dormant) cuttings over rip-rap on the exposed streambank. The thick mat of cuttings was held in place with stakes and twine, then covered with soil. The resulting structure offers additional protection for the bank, provides vegetation that improves slope stability, and enhances the habitat and water quality of Kanaka Creek.



Live brush mattress at Kanaka Creek Regional Park

Burns Bog Ecological Conservancy Area – Public Tours

This spring marked the 20th anniversary of the establishment of the Burns Bog Ecological Conservancy Area. To celebrate the occasion, Regional Parks hosted eight public tours of the bog over the course of two weekends in June. Although tours were kept small because of safety and to limit impact to this sensitive ecosystem, it was a unique opportunity for people to experience a site that is usually closed to them.



Park interpretation at Burns Bog Ecological Conservancy Area

Tours focused on learning about past and present impacts on the bog, such as peat extraction and fire, and on seeing the flora that is uniquely adapted to bog life. Highlights included finding sundew, a carnivorous bog plant, and being serenaded by trumpeting Sandhill Cranes. Participants were delighted to learn about this site that they had only previously driven past on the highway. Some attended to check off the one regional park they'd never been able to visit.

The final tour was comprised of participants invited by the Metro Vancouver Regional Parks Foundation. It was an opportunity for board members, funders, and volunteers committed to other bogs in the parks system to learn, network, and celebrate bogs.



Tour at Burns Bog Ecological Conservancy Area

Putting on a tour for a closed site has a number challenges. Staff from Visitor Services, Operations, and Natural Resource Management all contributed time and expertise to make these tours a success.

ATTACHMENTS

1. Regional Parks Committee 2024 Work Plan

REFERENCES

1. Alcohol Consumption in Regional Parks Pilot Program
2. Park Fire Danger Ratings, Restrictions and Closures

67641079

Regional Parks Committee 2024 Work Plan

Report Date: July 9, 2024

Priorities

1st Quarter	Status
Regional Parks Committee Priorities and 2024 Work Plan	Completed
Regional Parks Land Dedication Bylaw	Completed
Cape Roger Curtis Engagement Process and Rezoning – Update	Completed
Pilot Program to Permit Alcohol Consumption in Regional Parks	Completed
Regional Parks Real-Time Parking Availability Program	Completed
Mobile Vending Pilot Project	Completed
Belcarra South Picnic Area Revised Plan	Completed
2nd Quarter	
Regional Greenways Plan Implementation Updates	Completed
Pacific Spirit Regional Park - Wreck Beach Update	Completed
Regional Parks Community Involvement Update	Completed
Cultural Planning and Cooperation Agreement Update	Completed
Regional Parks Annual Report 2023	Completed
Kiosk Information Panels Review	Completed
Metro Vancouver Regional District Filming Update	Completed
Metro Vancouver Regional District Consumption of Liquor in Regional Parks Bylaw	Completed
Metro Vancouver Regional District Regional Parks Regulation Amendment Bylaw	Completed
Cape Roger Curtis Update	Completed
Regional Parks Committee Tour of Regional Parks	Completed
3rd Quarter	
Draft 2025 - 2029 Capital Plan Overview	Pending
Regional Parks Nature Access Program	Pending
Natural Resource Management Program Stewardship Program Update	Pending
Metro Vancouver Regional Parks Foundation Update	Pending
Natural Asset Management Update	Pending
Metro Vancouver 10 Year Salmon Enhancement Action Plan Update	Pending
Kanaka Education and Environmental Partnership Society (KEEPS) Contribution Agreement and Presentation	Pending
Pacific Spirit Park Society Contribution Agreement and Presentation	Pending
4th Quarter	
2025 - 2029 Five Year Financial Plan and 2025 Budget and Annual Rates	Pending
Regional Parks Development Cost Charge Program Update	Pending

MVRD Fees and Charges Amendment Bylaw	Pending
Regional Parks Asset Management Plan	Pending
Regional Parks Building Strategy	Pending
Regional Parks Regulation and Compliance Program Update	Pending
Repeal and Replace Regional Parks Regulation Bylaw	Pending
Sponsorship in Regional Parks Policy	Pending
Centennial Beach Concession Building / Services Review	Pending
Metro Vancouver Regional Parks Foundation Update	Pending
Regional Parks Public Programming Strategy Implementation Update	Pending

Status = Pending, In Progress or Completed

To: MVRD Board of Directors

From: Regional Planning Committee

Date: July 4, 2024 Meeting Date: July 26, 2024

Subject: **Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)**

REGIONAL PLANNING COMMITTEE RECOMMENDATION

That the MVRD Board:

a) initiate the *Metro 2050* amendment process for the City of Surrey's requested regional land use designation amendment from Rural to General Urban for the lands located at 18115, 18147 and 18253 - 0 Avenue;

b) give first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393, 2024*;

c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*; and

d) direct staff to commence an enhanced public engagement process, including hosting a regional public information meeting.

At its July 4, 2024 meeting, the Regional Planning Committee considered the attached report titled "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)", dated June 24, 2024. The Committee subsequently passed the alternative recommendation as presented above in underline style.

This matter is now before the Board for its consideration.

ATTACHMENTS

1. "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)", dated June 24, 2024.

69161432

To: Regional Planning Committee

From: Marcin Pachcinski, Division Manager, Electoral Area and Implementation Services, and Mikayla Tinsley, Senior Policy and Planning Analyst, Regional Planning and Housing Services

Date: June 24, 2024 Meeting Date: July 4, 2024

Subject: **Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)**

RECOMMENDATION

That the MVRD Board decline the proposed amendment to *Metro 2050* to extend the Urban Containment Boundary and redesignate properties at 18115, 18147 and 18253 - 0 Avenue from Rural to General Urban, based on the analysis in the report titled "*Metro 2050* Type 2 Proposed Amendment – City of Surrey (Hazelmere)" dated June 24, 2024 and notify the City of Surrey of the decision.

EXECUTIVE SUMMARY

The City of Surrey has requested a Type 2 amendment to *Metro 2050* for a 23.7 hectare area known as Hazelmere located adjacent to the international boundary (0 Avenue) between 180 Street and 184 Street. The proposed amendment would create a non-contiguous extension of the Urban Containment Boundary that includes the site, and would amend the regional land use designation for the site from Rural to General Urban. Surrey previously submitted this same proposed amendment to Metro Vancouver in 2018. The proposed amendment was declined at 3rd reading by the MVRD Board.

The submission materials for the proposed amendment are the same as for the 2018 application (Attachment 1). Metro Vancouver's previous staff report on this amendment proposal from 2018 is attached for reference (Attachment 2). The 2018 report was reviewed under *Metro Vancouver 2040: Shaping our Future,* the previous Regional Growth strategy*,* and staff analysis expressed concern about sprawl, environmental impacts, and potential utility costs given the location. The analysis and concerns raised are still relevant as the majority of policies remain a part of *Metro 2050*. This report focuses on updated policies in *Metro 2050* as well as changes in policy, legislation, and land use context since 2018.

Staff do not recommend advancing the proposed amendment for the following reasons:

- The Urban Containment Boundary is intended to be a stable area for urban development that protects Agricultural, Conservation and Recreation, and Rural lands from dispersed development patterns and that supports the efficient provision of regional utilities. Adding these lands does not support the *Metro 2050* objective of containing 98 percent of the region's dwelling unit growth within the Urban Containment Boundary, nor building a compact urban footprint as these lands are non-contiguous and located at the southern edge of the region.

- Despite the regional need for additional housing, providing low-density, auto-oriented single-detached forms of housing in the region's rural areas will not have a significant positive impact on overall housing needs, and does not support objectives related to increasing housing diversity (in tenure, size, and type), including affordable housing.
- Concerns about the car dependency of the proposed development, increased traffic, and impact on adjacent rural and agricultural lands that were noted when the application was previously submitted in 2018 remain and are still relevant.
- The resubmitted application does not take into account legislative and land use changes that have occurred since 2018, and as a result, analysis regarding impacts on adjacent rural and agricultural lands, traffic, and hydrology are not up to date. Notably, the recent Provincial Housing Legislation (Bill 44) may potentially allow significantly more housing units if this subdivision is added to the Urban Containment Boundary and connected to municipal servicing.
- New development approvals within the Little Campbell River watershed may affect the hydrology of this site and have impacts on the lands around it, particularly the adjacent ALR lands. To properly consider and analyze the impacts of the proposed development on the surrounding rural and agricultural lands, this updated data and information is needed.

PURPOSE

To provide the Regional Planning Committee and MVRD Board with the opportunity to consider the City of Surrey's request to amend *Metro 2050* to redesignate 23.7 hectares from a Rural regional land use designation to a General Urban regional land use designation through a *Metro 2050* Type 2 amendment.

BACKGROUND

On October 23, 2017, the City of Surrey submitted a request to Metro Vancouver to amend the *Metro 2040* land use designation map to accommodate a development proposal known as Hazelmere. At its February 23, 2018 meeting, the MVRD Board directed staff to prepare a bylaw to amend the regional land use designation for the Hazelmere site, and to extend the Urban Containment Boundary. The MVRD Board gave first and second reading to Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1263, 2018 at its March 23, 2018 meeting. However, after hosting a public hearing, receiving comments and discussion, the motion to give third reading to the bylaw was defeated at the June 22, 2018 MVRD Board.

On March 21, 2024, the City of Surrey submitted an amendment request for Hazelmere to Metro Vancouver again to reconsider under *Metro 2050*. The amendment request and development proposal are unchanged from the City of Surrey's 2017 application. The proposed amendment would add the 23.7 hectare subject site as a non-contiguous extension of the *Metro 2050* Urban Containment Boundary and amend the regional land use designation for the site from Rural to General Urban. The requested *Metro 2050* Type 2 amendment requires adoption through an amendment bylaw passed by an affirmative two-thirds weighted vote of the MVRD Board.

SITE CONTEXT

The subject site is part of a 52.2 hectare site including 28.5 hectares of land within the Agricultural Land Reserve, which is not included in the *Metro 2050* amendment application. The requested

amendment is for 23.7 hectares. The subject site is bounded by the international boundary to the south, golf courses and agricultural acreages to the north, and agricultural acreages to the east and west. The proposal would see the subject site divided into 145 single family lots, several park lots, a detention pond, and a remainder lot remaining in the Agricultural Land Reserve.

Table 1. Adjacent Area

Direction	Existing Use	Regional Land Use Designation
North	Golf courses and agricultural acreages, within the Agricultural Land Reserve (ALR)	Agricultural
East (across 184 Street)	Agricultural acreages	Rural
West	Agricultural acreage within the ALR	Agricultural
South (across 0 Avenue)	United States of America	n/a

Table 2. Hazelmere Site Context

Address	18115 – 0 Ave	18147 – 0 Ave	18253 – 0 Ave
PID	013-221-540	007-245-653	007-150-199
Current Zoning	A-1 (75%) CPG (25%)	A-1	A-1
Current OCP Land Use Designation	Agricultural	Agricultural	Agricultural
Current Metro 2050 Designation	Agricultural and Rural	Rural	Rural
Inside the UCB	No	No	No
ALR Status	Partially in ALR (ALR portion not included in amendment request)	Not in ALR	Not in ALR
Sewerage Area	Outside the Fraser Sewerage Area	Outside the Fraser Sewerage Area	Outside the Fraser Sewerage Area
Proposed Metro 2050 Designation	General Urban	General Urban	General Urban

PROPOSED REGIONAL LAND USE DESIGNATION AMENDMENT

On February 26, 2024, the Surrey City Council passed a resolution to refer the RGS amendment application for the subject site, which had been dormant since 2018, to Metro Vancouver for consideration under *Metro 2050*. The amendment request and development proposal are unchanged from the City of Surrey's 2017 application. The proposal would amend the City's OCP and Zoning Bylaw for the subject site to accommodate residential uses. The City can only proceed to adopt the proposed OCP amendments if the MVRD Board approves the corresponding *Metro 2050* Type 2 amendment.

Figure 1. Site Context – General Surrounding Area

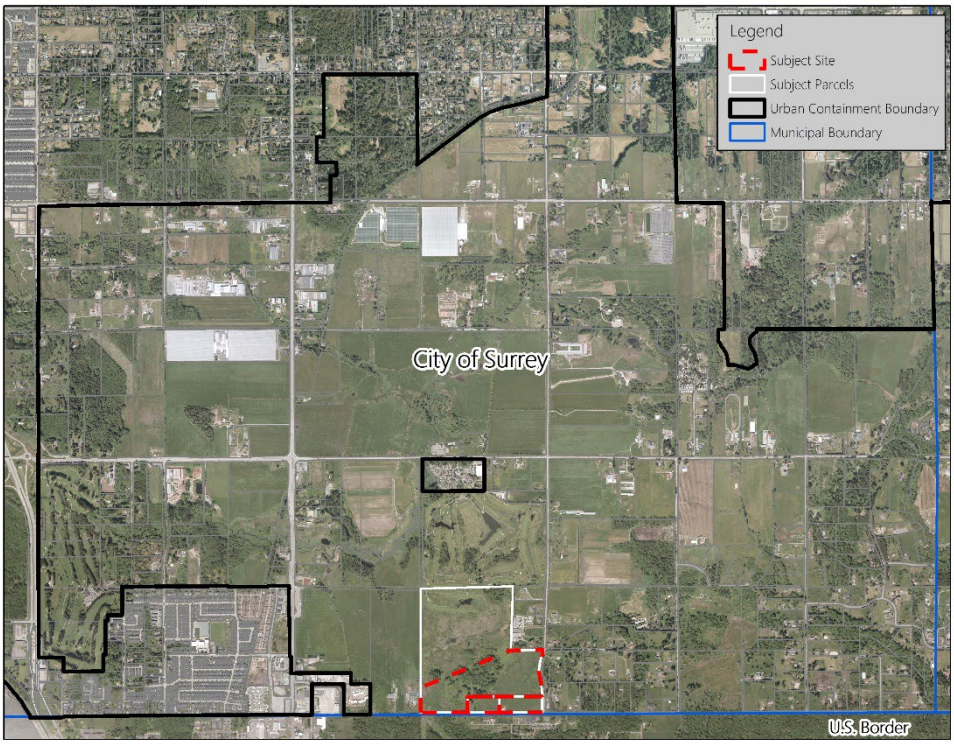


Figure 2. Site Context – Subject Parcels



Figure 3. Existing Regional Land Use Designations

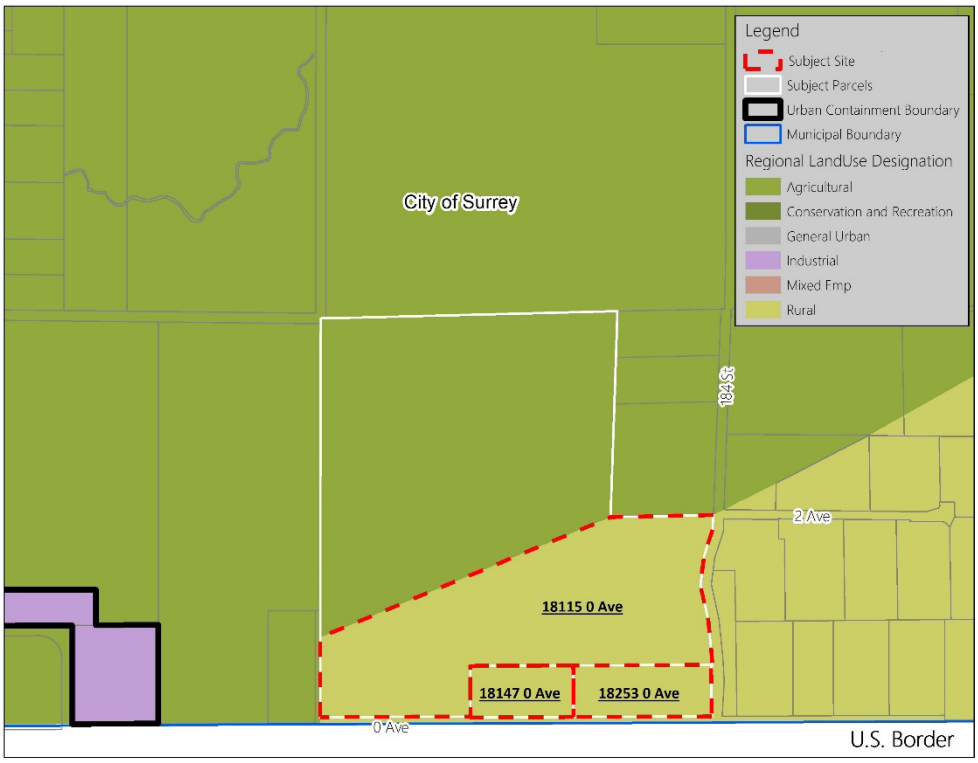
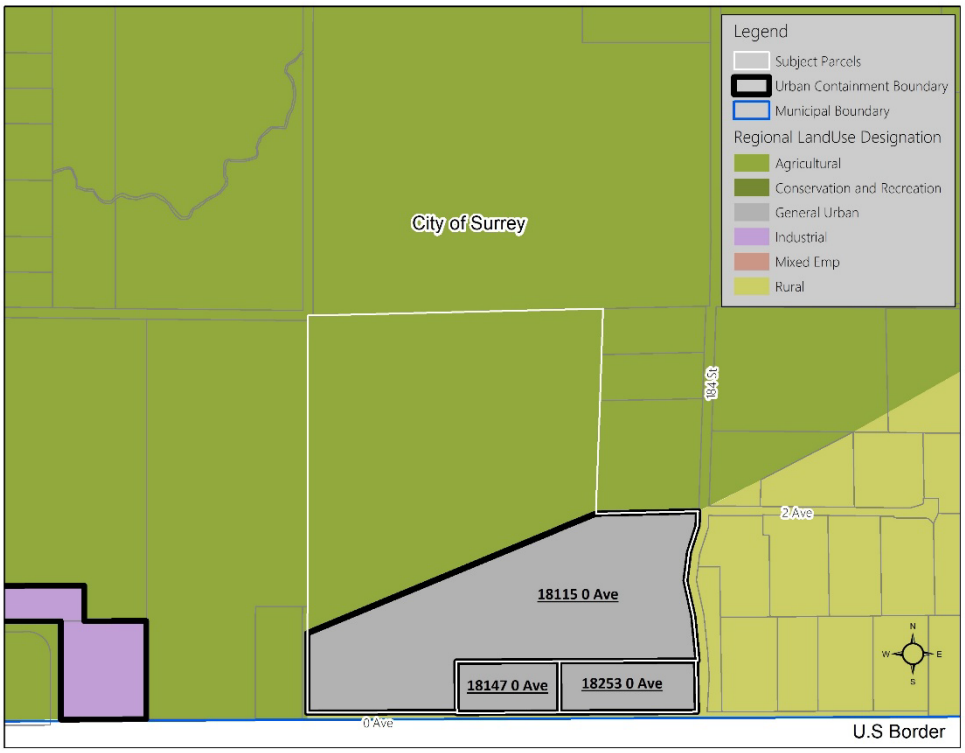


Figure 4. Proposed Regional Land Use Designations



REGIONAL PLANNING ANALYSIS

The City of Surrey's proposed *Metro 2050* amendment has been assessed in relation to the applicable goals and policies of the Regional Growth Strategy. The intent of the assessment by Regional Planning staff is to identify any potential regional planning implications and the regional significance of the proposed land use changes in consideration of *Metro 2050*, not to duplicate the municipal planning process.

Metro 2050 sets out the federation's long-term regional vision to contain and direct growth to transit-oriented complete communities, protect ecologically important, agricultural and job lands, and support diverse and affordable housing, regional economic prosperity, improved mobility, climate action and resilience and the efficient provision of urban infrastructure including transit and utilities. Staff's role in assessing amendment requests is to consider implications to the shared *Metro 2050* vision, goals and strategies from a long-term, regional perspective. A summary of the regional analysis is provided as follows.

Goal 1: Create a Compact Urban Area

Goal 1 of *Metro 2050* includes strategies to concentrate urban development within the Urban Containment Boundary (UCB), and to direct growth to a network of Urban Centres and along transit corridors, with an aim to support the development of resilient, healthy, connected, and complete communities with a range of services and amenities.

Consideration 1: Contain urban development within the Urban Containment Boundary

The Urban Containment Boundary is intended to be a stable area for urban development that protects Agricultural, Conservation and Recreation, and Rural lands from dispersed development patterns, and that supports the efficient provision of regional utilities. There is sufficient capacity to accommodate all anticipated growth to the region within the existing UCB. The subject site is outside of the Urban Containment Boundary (UCB), has a Rural regional land use designation, and is not connected to regional utilities. The proposed amendment would add over 23 hectares as a non-contiguous extension of the UCB, which would be surrounded by regionally-designated Agricultural and Rural lands, and immediately abutting the US border across 0 Avenue to the south.

The recent Provincial Housing Legislation (Bill 44) requires local governments to intensify existing single-detached zoned neighbourhoods within the UCB, which will further reduce the need for adding additional developable residential land outside the UCB. The legislation prohibits the City from introducing new exclusionary single-detached zoning within a UCB, which may result in these lands being developed to much higher densities than was originally envisioned when this proposal was originally submitted in 2017. The proposed amendment does not support the *Metro 2050* objective of containing urban development within the UCB.

Consideration 2: Develop resilient, healthy, connected, and complete communities with a range of services and amenities

The proposed development is a car dependent, single-detached housing neighbourhood with limited access to services, employment, and amenities (e.g., medical, grocery, restaurants, schools, child care). Creating new, car-dependent communities does not contribute to the *Metro 2050* objective of developing complete communities with a range of services and amenities. Surrey has

been a regional leader in creating comprehensive neighbourhood plans to guide development within the remaining defined urban growth areas. These areas have identified municipal and regional land uses, and infrastructure and transportation plans as the designated areas for future growth and investment. The proposed amendment would leapfrog the UCB and spread new urban residential into the Rural area, potentially signaling that the UCB is not stable.

The City of Surrey and the land owner / developer have made efforts for this development to bring benefits to the community, and staff can understand the desire to optimize the proposed site. As such, the developer has agreed to convey 4.73 hectares of land on the subject site to the City of Surrey at no cost as parkland and open space/riparian area, which would provide outdoor recreation space for residents of the proposed development, as well as neighbouring residents. However, the regional assessment is concerned with the impacts of changing land use and related activity, rather than the specific merits of site design or quality of development, or any potential contributions offered as consideration with approval of the amendment.

Metro 2050 contains many policies in support of working closely with First Nations on development plans as well as encouraging member jurisdictions to engage with local First Nations on long-term growth and transportation planning coordination. As part of the 2018 development application, the developer signed a mutual benefit agreement with Semiahmoo First Nation, and members of the Nation spoke in support of the development and the benefits it would bring (Attachment 4). Since no new information has been provided as part of the resubmitted application, staff are unable to comment on the current status of the agreement.

Consideration 3: Protect Rural lands from urban development
The proposed development will introduce urban uses onto rural lands and expand the UCB. This type of development, and the extension of water and sewer servicing to support it, increases the speculative pressures on other rural and agricultural lands in the area, particularly those along 0 Avenue, to also seek redesignation to urban uses. The needed extension of the sewer proposed for the development would cross through abutting Agricultural Land Reserve (ALR) lands, which may be detrimental to agricultural areas and operations, and encourage additional demand for sewerage connections in the area further driving speculation.

The City's submission package has not been updated since this same application was submitted to Metro Vancouver in October of 2017. New development approvals within the Little Campbell River watershed may affect the hydrology of this site and have impacts on the lands around it, particularly the adjacent ALR lands. To properly consider and analyze the impacts of the proposed development on the surrounding rural and agricultural lands, this updated data and information is needed.

<u>Goal 2: Support a Sustainable Regional Economy</u>
Goal 2 of *Metro 2050* includes strategies to promote land development patterns that support a diverse regional economy. This includes the protection and enhancement of the region's supply of industrial and agricultural lands, while supporting employment opportunities close to where people live.

Consideration 1: Protect the supply of agricultural land and strengthen agricultural viability
Agriculture is an important sector of the region's economy and a critical component of the regional food system. The proposed amendment would facilitate the introduction of significant urban residential development and associated traffic adjacent to existing agricultural areas within the Agricultural Land Reserve, which could affect current and future farming activity, and likely would increase land use speculation pressures on proximate agricultural properties.

The City's submission also notes that the applicant has committed to mitigation measures related to land use impacts on adjacent agricultural lands. However, no information was provided on how this would take place, who would be responsible for managing that work over the construction period, or who would pay for and maintain it and ensure that the work is conducted as described.

In terms of impact to agricultural lands on the subject site, the City of Surrey's submission notes that they intend to refer the application to the Agricultural Land Commission for consideration of the following:

- Inclusion of a 1.6 hectare portion of the property in the southwest corner of 18115 0 Avenue into the ALR;
- Non-farm use to permit stormwater runoff into the proposed habitat ponds in the ALR; and
- Subdivision to create a 4.6 hectare lot within the ALR for conveying to the City for conservation purposes.

To date, the City has not yet applied to the Agricultural Land Commission. If the development proceeds, the Agricultural Land Commission will have the opportunity to comment on impacts on adjacent agricultural lands before the bylaw is adopted as part of the comment period.

Regionally-designated Agricultural land is intended for agricultural purposes. However, the application is proposing to utilize agricultural land to accommodate stormwater drainage to meet the desired residential density. The use of agricultural land for stormwater retention ponds is an indirect conversion of agricultural land to non-farm uses, and will negatively impact agricultural viability in the region.

The inclusion of the 1.6 hectare portion of the property into the ALR may increase the supply of agricultural land. However, the City is requesting to change the regional land use designation of this land as General Urban rather than Agricultural, and the land is not a part of the ALC, so the land would not be protected as Agricultural land. Therefore, it is difficult to consider this as a benefit to the supply of agricultural land in the region.

<u>Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards</u>
Goal 3 of *Metro 2050* includes strategies to protect, enhance, restore and connect ecosystems while advancing land uses that reduce greenhouse gas emissions and improve resilience to climate change impacts.

Consideration 1: Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality

The proposed amendment is not aligned with the regional targets set out in *Metro 2050* to reduce greenhouse gas emissions (GHGs) by 45 percent below 2010 levels by the year 2030 and to achieve a carbon neutral region by the year 2050. *Metro 2050* states that the UCB is intended to support land development patterns that can reduce energy demand and GHGs from commuter traffic, while protecting non-urban land outside of the UCB that stores carbon and helps communities adapt to climate change.

Expanding the UCB as a result of this application runs counter to this intent, and it is anticipated to result in a loss of natural ecosystems (e.g., trees and soils) that sequester and store carbon. The proposed amendment will result in 145 single-detached homes which, being located in an auto-oriented rural setting, will be unlikely to support sustainable, low carbon transportation options such as walking, cycling, and public transit, which are key objectives of the policy framework in *Metro 2050*.

Consideration 2: Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards
Climate change is expected to bring more intense and frequent drought and rainfall events in the region. An increase in impervious surfaces on the site may result in flooding and stormwater runoff issues on adjacent agricultural lands.

The applicant is proposing to use absorbent soils (i.e., > 300 mm in depth, roof downspout disconnections, on-lot infiltration trenches or sub-surface chambers, cisterns / rain barrels, vegetated swales / rain gardens / bio-swales, and sediment control devices). However, it is noted that the capacity of those interventions to mitigate local flooding and stormwater runoff into the adjacent ALR lands is not mentioned in the City's staff report, and assumed to be unknown at this time. The proposed drainage and watercourse mitigation measures will require Agricultural Land Commission and Ministry of Environment review and approval.

<u>Goal 4: Provide Diverse and Affordable Housing Choices</u>
Goal 4 of *Metro 2050* includes strategies that encourage greater supply and diversity of housing to meet a variety of needs.

Consideration 1: Expand the supply and diversity of housing to meet a variety of needs
The proposed amendment will lead to the creation of new housing units. The developer's proposal includes 145 single-detached homes. With the implementation of Bill 44, up to four units per lot, for a total of 580 housing units, may be permitted. However, creating low-density, auto-oriented single-detached forms of housing outside the region's UCB will not have a significant positive impact on the region's overall housing needs. Regional objectives related to increasing housing diversity (in tenure, size, and type), and housing options that meet a variety of needs, including affordable housing, are not being addressed in this proposed application.

The proposed amendment does not support *Metro 2050*'s objective of encouraging increased housing supply primarily within areas that support compact and complete communities. The need for greater housing supply and diversity is better addressed in areas already identified for residential development and suitable for infill and additional density, such as existing Urban Centres

and areas with a wider range of transportation options and amenities, and where existing infrastructure can best support it.

Goal 5: Support Sustainable Transportation Choices

Goal 5 of *Metro 2050* includes strategies that encourage the coordination of land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking, and support the safe and efficient movement of vehicles for passengers, goods and services.

Consideration 1: Supporting sustainable transportation options

Metro Vancouver's previous staff report on this amendment proposal from 2018 (Attachment 2) assessed that *"the proposed amendment conflicts with regional goals by adding vehicle traffic (200 vehicles) and emissions from this remote, non-contiguous rural location, and requiring additional investments in road and other supporting infrastructure."* Since that report was prepared, there have been no updates to the development proposal, nor any transportation improvements in the surrounding area that would change this assessment.

The improvements proposed as part of the development project (i.e., pavement widening along two rural roads, along with internals pathways and sidewalks) do not address the trip generation anticipated from the development. Moreover, its location offers little opportunity to replace personal vehicle trips through Transportation Demand Management strategies, given that:

- the nearest transit routes are located several kilometres away;
- the site is not served by the existing or planned Regional Cycling Network or Regional Greenway Network; and
- walking and cycling outside of the proposed development site would require traversal of narrow, two-lane rural roads, without sidewalks or bike lanes, and which are not proposed to be improved for active transportation as part of the project.

IMPLICATIONS FOR METRO VANCOUVER UTILITY SERVICES

Water Services (GVWD)

As soon as the details on Peak Day Demand are available, the City of Surrey is requested to forward the information to Metro Vancouver's Water Services. Increased water demand resulting from the addition of this service area can potentially expedite upgrading GVWD's transmission system components feeding this area.

Liquid Waste Services (GVS&DD)

The proposed development, located 10 kilometres upstream of Metro Vancouver's Langley Trunk Sewer, will be serviced by the City of Surrey's municipal sewer system. This system will convey the wastewater flows to the regional sewer network. Initial analysis by Liquid Waste Services indicates that under dry weather conditions, the proposed flows will have minimal impacts on regional sewer services due to the distance the flow will travel. However, it is important to note that sanitary sewer overflows currently occur along the Langley Trunk Sewer. This development will further impact system capacity, potentially leading to additional overflows during wet weather. Therefore, staff recommend that if this development proceeds, the City of Surrey should require a rigorous wet weather management plan to mitigate the increased flows.

Should the *Metro 2050* amendment proceed and the MVRD Board resolve that the property is eligible for sewer service, the City of Surrey would then need to apply to the GVS&DD Board to amend the Fraser Sewerage Area. Subsequently, they would need to apply to Metro Vancouver Liquid Waste Services to extend the sewer system. At that stage, detailed engineering information will be required for a more formal analysis of the impacts on regional sewer services.

REGIONAL PLANNING ADVISORY COMMITTEE COMMENTS

An information report on the amendment application was provided to the Regional Planning Advisory Committee (RPAC) for comment on June 21, 2024. Staff from the City of Surrey presented on the amendment application and were available to answer questions from committee members.

REGIONAL CONTEXT STATEMENT

An updated Regional Context Statement (RCS) that reflects the proposed regional land use designation change will be required from the City of Surrey prior to final adoption of the amendment bylaw. It is expected that the City will submit the updated RCS for consideration of acceptance if the Board chooses to initiate the proposed amendment process for *Metro 2050* and gives 1st, 2nd and 3rd readings to the *Metro 2050* amendment bylaw. The updated RCS will then be considered alongside the final adoption of the amendment bylaw. This process is in alignment with regional growth strategy and associated implementation guidelines. Once received, the Metro Vancouver Board has 120 days to accept or not accept the RCS.

REGIONAL GROWTH STRATEGY AMENDMENT PROCESS AND NEXT STEPS

If the proposed amendment is declined, Surrey will be notified of the Board's decision. If the amendment is initiated and the associated bylaw receives 1st, 2nd, and 3rd readings, it will then be referred to all affected local governments, local First Nations, the Agricultural Land Commission, TransLink, and adjacent regional districts, as well as posted on the Metro Vancouver website for a minimum of 45 days to provide an opportunity for comment.

Metro 2050 identifies additional public engagement opportunities that may be used at the discretion of the MVRD Board including: appearing as a delegation to the Regional Planning Committee or the MVRD Board when the amendment is being considered; conveyance of comments submitted from the respective local public hearing to the MVRD Board, and hosting a public information meeting (digitally or in person). Should the Board choose to proceed with readings of the amendment bylaw, and given that the City of Surrey is resubmitting their application from 2018 and that public engagement for the proposed amendment has not occurred since that time, staff are presenting a motion that includes Metro Vancouver holding a regional public information meeting. In addition, through the evaluation of the application, it has been identified that there are several issue areas that have evolved since 2018. As a result, staff are presenting an alternative for the Board to refer the application back to the City of Surrey to provide updated information, in particular regarding utilities, new housing legislation, and other *Metro 2050* policies that were not in place in 2018.

All comments received will be summarized and included in a report advancing the bylaw to the MVRD Board for consideration of final adoption. An updated RCS from the City of Surrey will be considered at the same Board meeting as final adoption of the proposed amendment.

ALTERNATIVES

1. That the MVRD Board decline the proposed amendment to *Metro 2050* to extend the Urban Containment Boundary and redesignate properties at 18115, 18147 and 18253 - 0 Avenue from Rural to General Urban, based on the analysis in the report titled "*Metro 2050* Type 2 Proposed Amendment – City of Surrey (Hazelmere)" dated June 24, 2024 and notify the City of Surrey of the decision.

2. That the MVRD Board refer the application back to the City of Surrey for additional information regarding:
   a) implications of new provincial housing legislation on the allowable density of the subject site;
   b) updated information on hydrology that takes into account new developments that have occurred in the area since 2018;
   c) updated information on engagement with Semiahmoo First Nation and the public;
   d) comments from the Agricultural Land Commission regarding the City's intended ALR inclusion, and non-farm use and subdivision of ALR land; and
   e) the City's rationale for the General Urban (versus Agricultural) regional land use designation for the 1.6 hectare portion of the site intended for ALC inclusion.

3. That the MVRD Board:
   a) initiate the *Metro 2050* amendment process for the City of Surrey's requested regional land use designation amendment from Rural to General Urban for the lands located at 18115, 18147 and 18253 - 0 Avenue;
   b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393, 2024";
   c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*; and
   d) direct staff to commence an enhanced public engagement process, including hosting a regional public information meeting.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, a dispute resolution process may take place as prescribed by the *Local Government Act*. The cost of a dispute resolution process is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of those associated costs. If the MVRD Board chooses Alternative 2, there are no financial implications for Metro Vancouver's amendment process related to the initiation of the City of Surrey's proposed Type 2 Amendment. The proposed amendment will be sent back to the City of Surrey requesting additional information. If the MVRD Board chooses Alternative 3, there will be some financial costs associated with an enhanced public engagement process including the cost of hosting a public information meeting.

Should the MVRD Board resolve that the property is eligible for sewer service, the City of Surrey would then need to apply to the GVS&DD Board to amend the Fraser Sewerage Area. Subsequently, they would need to apply to Metro Vancouver Liquid Waste Services to extend the sewer system, which may have financial implication for Metro Vancouver. Details on these financial implications would be considered during the GVS&DD application.

CONCLUSION

The City of Surrey has requested that the MVRD Board consider a Type 2 amendment to *Metro 2050* for a 23.7 hectare site (Hazelmere) to amend the Urban Containment Boundary and change the regional land use designation from Rural to General Urban. This application is a resubmission of the City of Surrey's prior submission for a *Metro 2040* amendment in 2018, which was declined by the Board.

This proposal would add 23.7 hectares of General Urban land to accommodate a subdivision of 145 single family lots. It will also result in the loss of 23.7 hectares of land with a Rural regional land use designation and create a new, a non-contiguous extension of the Urban Containment Boundary. The City of Surrey has been a regional leader in creating complete, transit-oriented, comprehensive neighbourhood plans within the remaining defined urban growth area.

Due to the application materials being a resubmission of 2018 materials, the City of Surrey's submission does not take into account key legislative and land use changes that have occurred since 2018 nor the implications of recently approved South Campbell Heights amendment. As a result, analysis in the submission materials on impacts on adjacent rural and agricultural lands, traffic, and hydrology are outdated. Concerns noted in 2018 from the previous submission regarding the car dependency of the proposed development, increased traffic, and impact on adjacent rural and agricultural lands remain. Staff have concluded that, on balance, the proposed amendment is not supportable.

In terms of regional liquid waste services, this amendment is considered acceptable from a hydraulic perspective, though there are risks of increased overflows during wet weather. Should this Metro 2050 amendment proceed, the City of Surrey would need to apply to the GVS&DD Board to amend the sewerage area and subsequently apply to Metro Vancouver Liquid Waste Services to extend the sewer service. Additional information is required to fully assess water servicing implications for this application, should it proceed. This information can be received post-bylaw during the development planning stage.

ATTACHMENTS

1. City of Surrey Regional Growth Strategy Amendment Application and Staff Report, dated March 21, 2024 (File: 7914-0213-00)
2. Report dated January 10, 2018 titled "Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment Request from the City of Surrey – Hazelmere", MVRD Regional Planning Committee Meeting, February 2, 2018
3. Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393
4. Excerpt from MVRD Board Meeting Minutes – Feb. 23 2018, Mar. 23 2018, and Jun 22 2018
5. Presentation re: *Metro 2050* Type 2 Proposed Regional Land Use Amendment Hazelmere

March 21, 2024

File: 7914-0213-00

Metro Vancouver Board
c/o Dorothy Shermer, Director/Corporate Officer, Board & Information Services
Metrotower III, 4730 Kingsway
Burnaby, BC V5H 0C6
Dorothy.Shermer@metrovancouver.org

Dear Ms. Shermer,

RE: City of Surrey Regional Growth Strategy Amendment Application for land located at 18115/18147/18253 – 0 Avenue (Development Application No. 7914-0213-00)

The City of Surrey is processing a development application in southeast Surrey to permit the subdivision of land to create 145 single family lots, several park lots, a detention pond and a remainder Agricultural Land Reserve (ALR) lot. The overall development site comprises 52.2 hectares with approximately 28.5 hectares of land in the ALR and 21.3 hectares of non-ALR land. This 21.3 hectare non-ALR portion of the site is the focus of the subject Regional Growth Strategy (RGS) amendment application.

Background

At the Regular Council – Land Use meeting held on July 24, 2017, Surrey City Council reviewed Development Application No. 7914-0213-00 (Attachment "1") and passed a resolution to refer to Metro Vancouver for consideration to amend the Regional Growth Strategy Regional Land Use Designations, Urban Containment Boundary and GVS&DD Fraser Sewerage Area upon the application receiving Third Reading (Attachment "1"). Application No. 7914-0213-00 subsequently received Third Reading from City Council at its Regular Council – Public Hearing meeting on September 11, 2017 (Attachment "1") and application was made Metro Vancouver for the above proposed amendments on October 23, 2017 (Attachment "1").

At its June 22, 2018 regular meeting, the Board of Directors of Metro Vancouver Regional District (Metro Vancouver) considered the *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1263, 2018*, a bylaw initiated by the City of Surrey's request to amend Metro Vancouver 2040. The Amendment Bylaw was given 1st and 2nd reading, and was the subject of a Public Hearing that concluded on June 13, 2018 . At the Metro Vancouver June 22, 2018 meeting, the Board's vote on 3rd reading of the Amendment Bylaw did not meet the required threshold; consequently, the Amendment Bylaw was defeated at 3rd reading (Attachment "2").

The application has been dormant since June 2018 until recently, when the applicant requested City staff bring the same proposal forward to Council for consideration.

Council Resolution

At the Regular Council – Land Use meeting held on February 26, 2024 Surrey City Council reviewed the Planning Report dated February 26, 2024 (Attachment "3") and passed Resolution R24-248 (Attachment "4") to refer Development Application No. 7914-0213-00 to Metro Vancouver. The proposed project is the same as it was when it was referred to Metro Vancouver in October 2017.

The City of Surrey requests that the Metro Vancouver Board amend the Regional Growth Strategy to adjust all the properties illustrated in Attachment "1" from Rural to General Urban, to adjust the Urban Containment Boundary illustrated in Attachment "1" and to adjust the GVS&DD Fraser Sewerage Area illustrated in Attachment "1".

We also advise that we will be forwarding a Surrey Council resolution regarding an updated Regional Context Statement for this site in the very near future.

Should Metro Vancouver staff require any additional information regarding this matter, please contact Keith Broersma, the project Planner, at 604-591-4766 or at kbroersma@surrey.ca.

Yours,

Ron Gill
Chief Development Approvals Officer
Planning & Development Department

KB/

Attachments:

Attachment "1" ----- Referral to Metro Vancouver dated October 23, 2017, containing:
- Attachment "A" – July 24, 2017 Surrey Council Resolution Supporting Application to Metro Vancouver
- Attachment "B" – Surrey Development Application Planning Report dated July 24, 2017
- Attachment "C" – September 11, 2017 Surrey Council Resolution Granting Third Reading to the Application
- Attachment "D" – Surrey Development Application Planning Report dated July 27, 2015
- Attachment "E" – Surrey Development Application Planning Report dated June 27, 2016
- Attachment "F" – Regional Growth Strategy Land Use Designation Adjustments
- Attachment "G" – Urban Containment Boundary Adjustments
- Attachment "H" – GVS&DD Fraser Sewerage Area Boundary Adjustments

Attachment "2" ----- Metro Vancouver Letter dated July 3, 2018
Attachment "3" ----- Surrey Development Application Planning Report dated February 26, 2024
Attachment "4" ---- February 26, 2024 Surrey Council Resolution Supporting Application to Metro Vancouver

Cc: Keith Broersma, Senior Planner, City of Surrey, kbroersma@surrey.ca
Preet Heer, Manager, Community Planning, City of Surrey, PHeer@surrey.ca
Victor Cheung, Senior Policy & Planning Analyst, Metro Vancouver, Victor.Cheung@metrovancouver.org
Heather McNell, Deputy CAO, Policy & Planning, Metro Vancouver, Heather.McNell@metrovancouver.org
Jonathan Cote, Deputy GM, Regional Planning and Housing Development, Metro Vancouver, Jonathan.Cote@metrovancouver.org

CITY OF SURREY
the future lives here.

the future lives here.

October 20, 2017

File Nos.: 7914-0213-00
3900-20-18020 (OCP)

Metro Vancouver Board
c/o Paulette Vetleson, Corporate Secretary
4330 Kingsway
Burnaby, BC
V5H 4G8

Dear Ms. Vetleson,

RE: City of Surrey Regional Growth Strategy Amendment Application for land located at 18115/18147/18253 – 0 Avenue (Development Application No. 7914-0213-00)

The City of Surrey is processing a development application in southeast Surrey to permit the subdivision of land to create 145 single family lots, several park lots, a detention pond and a remainder Agricultural Land Reserve (ALR) lot. The overall development site comprises 52.2 hectares with approximately 28.5 hectares of land in the ALR and 21.3 hectares of non-ALR land. This 21.3 hectare non-ALR portion of the site is the focus of the subject Regional Growth Strategy (RGS) amendment application.

At the Regular Council – Land Use meeting held on July 24, 2017, Surrey City Council passed a resolution (Attachment "A") to refer Development Application No. 7914-0213-00 to Metro Vancouver for consideration to amend the Regional Growth Strategy Regional Land Use Designations, Urban Containment Boundary and GVS&DD Fraser Sewerage Area upon the application receiving Third Reading. This resolution was passed after reviewing the July 24, 2017 Planning Report (Attachment "B") detailing the extent of development and the subsequent Surrey Official Community Plan (OCP) and Metro Vancouver RGS amendments that would be required prior to any final development approvals being granted. Application No. 7914-0213-00 subsequently received Third Reading from City Council at its Regular Council – Public Hearing meeting on September 11, 2017 (Attachment "C") and thus application is now being made to Metro Vancouver for the above proposed amendments.

Prior to the July 24, 2017 resolution from Surrey City Council to refer Application No. 7914-0213-00 to Metro Vancouver, City Council received two previous Planning Reports, which are attached for reference. Attachment "D" contains the Planning Report presented to Council on July 27, 2015 and Attachment "E" contains the Planning Report presented to Council on June 27, 2016.

City of Surrey staff has discussed the proposed Regional Growth Strategy amendments with Metro Vancouver staff and it was confirmed that, in order for the Surrey OCP amendment to be

finalized to permit the proposed development, the Regional Growth Strategy amendments would need Metro Vancouver Board approval.

If the Regional Growth Strategy amendments are successful, a subsequent Surrey Official Community Plan Regional Context Statement amendment application will need to be submitted to Metro Vancouver to ensure consistency with the Regional Growth Strategy.

The City of Surrey requests that the Metro Vancouver Board amend the Regional Growth Strategy to adjust all the properties illustrated in Attachment "F" from Rural to General Urban, to adjust the Urban Containment Boundary illustrated in Attachment "G" and to adjust the GVS&DD Fraser Sewerage Area illustrated in Attachment "H".

Should Metro Vancouver staff require any additional information regarding this matter, please contact Keith Broersma, the project planner, at 604-591-4766 or at kbroersma@surrey.ca.

Yours,

Jean Lamontagne
General Manager
Planning & Development Department

KB/

Attachments:

Attachment "A" – July 24, 2017 Surrey Council Resolution Supporting Application to Metro Vancouver
Attachment "B" – Surrey Development Application Planning Report dated July 24, 2017
Attachment "C" – September 11, 2017 Surrey Council Resolution Granting Third Reading to the Application
Attachment "D" – Surrey Development Application Planning Report dated July 27, 2015
Attachment "E" – Surrey Development Application Planning Report dated June 27, 2016
Attachment "F" – Regional Growth Strategy Land Use Designation Adjustments
Attachment "G" – Urban Containment Boundary Adjustments
Attachment "H" – GVS&DD Fraser Sewerage Area Boundary Adjustments

Cc Heather McNell, Acting Director, Regional Planning, Metro Vancouver
Keith Broersma, Planner, City of Surrey
Carla Stewart, Senior Planner, City of Surrey
Sam Lau, Manager, Land Development, City of Surrey
Samantha Ward, Project Engineer, City of Surrey

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

4. **7914-0213-00**

18147 - 0 Avenue; 18253 - 0 Avenue; 18115 - 0 Avenue
Maggie Koka, Aplin & Martin Consultants Ltd.
Lapierre Holdings Ltd., Hazelmere Golf & Tennis Club
OCP Amendment from Agricultural to Suburban
Rezoning from A-1 to RQ, from A-1 to CPG, and from CPG to A-1
Development Permit / ALR inclusion, Non-Farm Use, and Subdivision
to allow subdivision into approximately 145 single family lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

Council noted positive aspects of the application, including the provision of land into the Agricultural Land Reserve, and the ability to provide additional water to local creeks. Council requested that prior to the public hearing, staff clarify where the servicing for the site would be located, and indicate that the intent of the servicing would be to serve the local community adjacent to the golf course.

Concerns were expressed for the proposal, noting that there are issues with respect to infrastructure and school capacity in the area. It was also noted that the proposal is not supporting the Metro Vancouver Regional Growth Strategy.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) by redesignating the non-Agricultural Land Reserve (ALR) portion of the subject site from Agricultural to Suburban and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

3. A Bylaw be introduced to rezone:

   - the portion of the site shown as Block B in Appendix II from "General Agriculture Zone (A-1)" to "Golf Course Zone (CPG)";

   - the portion of the site shown as Block C in Appendix II from "Golf Course Zone (CPG)" to "General Agriculture Zone (A-1)"; and

- the portion of the site shown as Block E in Appendix II and the properties at 18147 and 18253 – 0 Avenue from "General Agriculture Zone (A-1)" to "Quarter Acre Residential Zone (RQ)";

and a date be set for Public Hearing.

4. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading:

   - to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;

   - to amend the Urban Containment Boundary to include the non-ALR portion of the site; and

   - to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.

5. Council authorize staff to refer the application to the Agricultural Land Commission (ALC) for consideration of the following upon the application receiving Third Reading:

   - inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115-0 Avenue into the ALR;

   - non-farm use to permit stormwater runoff into the proposed habitat ponds in the ALR; and

   - subdivision to create a 4.6 hectare (11.3 acre) lot within the ALR, comprised of riparian area and habitat ponds, for conveying to the City for conservation purposes.

6. Council authorize staff to draft Development Permit No. 7914-0213-00 for Hazard Lands (steep slopes), Farm Protection and for Sensitive Ecosystems.

7. Council instruct staff to resolve the following issues prior to final adoption:

   (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

   (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

   (c) approval from Metro Vancouver:

- to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;

- to amend the Urban Containment Boundary to include the non-ALR portion of the site; and

- to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.

(d) approval from the Agricultural Land Commission (ALC);

(e) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act;

(f) the properties at 18147 and 18253 – 0 Avenue be remediated to the satisfaction of the Ministry of Environment;

(g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

(h) submission of a park development plan, cost estimate for park works, and securities for the proposed onsite park works to the specifications and satisfaction of the Parks Recreation & Culture Department;

(i) provision of a community benefit to satisfy the OCP Amendment policy for OCP Amendment applications;

(j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

(k) submission of a finalized lot grading plan which addresses staff concerns regarding the height and location of the currently proposed retaining walls, to the satisfaction of the General Manager, Planning & Development Department;

(l) registration of a Section 219 No-build Restrictive Covenant on the proposed lots which contain retaining walls to ensure that the retaining walls are installed with a Building Permit and are completed prior to any Building Permits being issued for single family dwelling construction;

(m) registration of a Section 219 Restrictive Covenant and easement on the proposed lots which contain retaining walls to protect a 4 metre (13 ft.) wide access corridor for the purposes of retaining wall maintenance and also a minimum 2.0-metre (7 ft.) wide access corridor along side yard lot lines to provide access to the rear of the lot;

(n) registration of a Section 219 Restrictive Covenant to ensure retaining walls are constructed, repaired, maintained and replaced in accordance with the geotechnical report, retaining wall plans and the retaining maintenance report at the sole cost of the future land owners;

(o) registration of a Section 219 Restrictive Covenant to restrict the placement of fill upon the lands according to the approved lot grading plan and otherwise adhere to the approved lot grading plan, and to require that the foundations of any buildings, houses or other structures have foundations engineered in accordance with the approved geotechnical report;

(p) registration of a Section 219 Restrictive Covenant for the purposes of tree preservation on the proposed lots containing retained trees;

(q) registration of a Section 219 Restrictive Covenant on proposed Lots 51-54 and 89-94 to ensure that a minimum 30-metre (98-ft.) building setback from the Agricultural Land Reserve (ALR) boundary is provided;

(r) registration of a Section 219 Restrictive Covenant on proposed lots within 200 metres (660 sq.ft.) of the ALR boundary advising future homeowners of the potential farm operations on the adjacent agricultural lands;

(s) registration of a Section 219 Restrictive Covenant to ensure the various restrictions required in the provided raptor nest protection/mitigation plan are followed for the existing red-tailed hawk nest, bald eagle nest and great horned owl nest on the site and the barn owl nest on the property to the west at 17951 – 0 Avenue;

(t) registration of an appropriate Building Scheme to the satisfaction of the General Manager, Planning & Development Department;

(u) submission of a hydrological report, to the satisfaction of City staff, demonstrating how pre-development flows into the proposed City park land adjacent to the ALR will be maintained post-development; and

(v) completion of a P-15 agreement.

RES.R17-2258 Carried
With Councillor Villeneuve opposed.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19344" pass its first reading.

RES.R17-2259 Carried
With Councillor Villeneuve opposed.

The said Bylaw was then read for the second time.

It was — Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19345" pass its second reading.

RES.R17-2260 — Carried
With Councillor Villeneuve opposed.

It was then — Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19344" be held at the City Hall on September 11, 2017, at 7:00 p.m.

RES.R17-2261 — Carried
With Councillor Villeneuve opposed.

It was — Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19345" pass its first reading.

RES.R17-2262 — Carried
With Councillor Villeneuve opposed.

The said Bylaw was then read for the second time.

It was — Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19345" pass its second reading.

RES.R17-2263 — Carried
With Councillor Villeneuve opposed.

It was then — Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19345" be held at the City Hall on September 11, 2017, at 7:00 p.m.

RES.R17-2264 — Carried
With Councillor Villeneuve opposed.

D. LAND USE CONTRACT TERMINATION

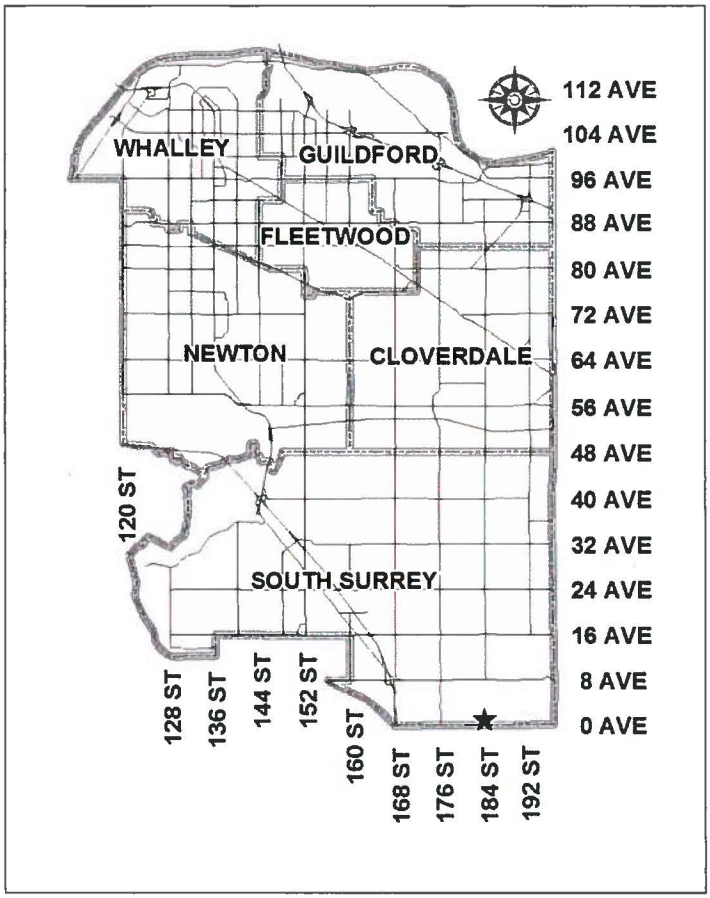
F. CORRESPONDENCE

G. NOTICE OF MOTION

Attachment "B"

City of Surrey
ADDITIONAL PLANNING COMMENTS
File: 7914-0213-00

Planning Report Date: July 24, 2017

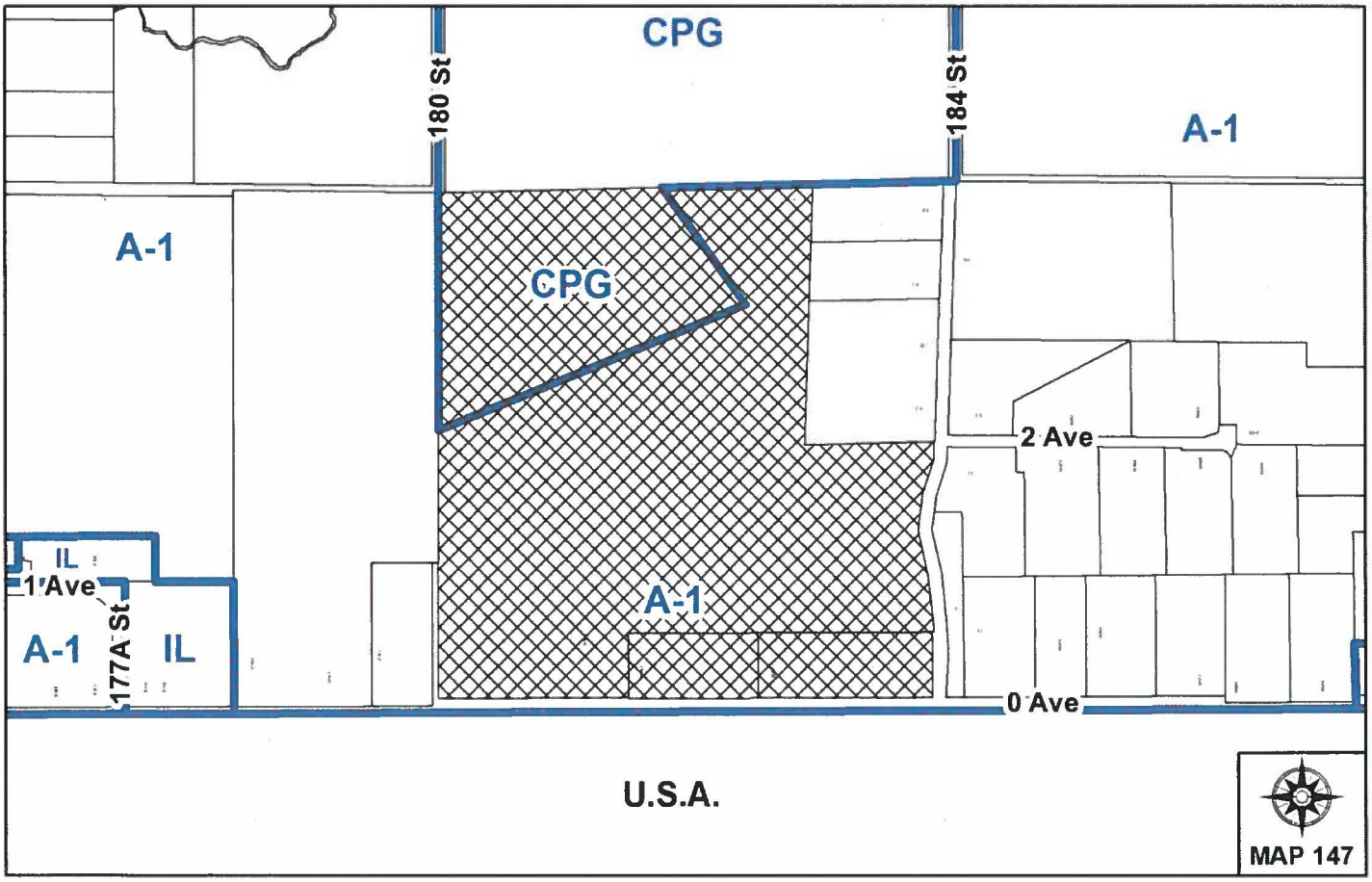


PROPOSAL:

- **Partial OCP Amendment** from Agricultural to Suburban
- **Rezoning** from A-1 to RQ, from A-1 to CPG, and from CPG to A-1
- **Development Permit**
- **ALR inclusion, Non-Farm Use, and Subdivision**

to allow subdivision into approximately 145 single family lots.

LOCATION:	18115, 18147 and 18253 - 0 Avenue
OWNER:	Lapierre Holdings Ltd. Hazelmere Golf & Tennis Club
ZONING:	A-1 and CPG
OCP DESIGNATION:	Agricultural



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
    - Official Community Plan (OCP) Amendment; and
    - Rezoning.
- Approval to draft Development Permit.
- Refer the application to Metro Vancouver upon receiving Third Reading:
    - to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban ;
    - to amend the Urban Containment Boundary to include the non-ALR portion of the site; and
    - to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.
- Refer the application to the Agricultural Land Commission (ALC) upon receiving Third Reading for consideration of:
    - inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115 – 0 Avenue into the ALR;
    - non-farm use to allow stormwater runoff into the proposed habitat ponds in the ALR; and
    - a subdivision to create a greenspace lot within the ALR for the purposes of conveying to the City for conservation purposes.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal is a departure from existing City of Surrey policies and plans and Metro Vancouver's Regional Growth Strategy (RGS).

RATIONALE OF RECOMMENDATION

- At the June 27, 2016 Regular Council – Land Use meeting, Council considered the proposed Official Community Plan (OCP) amendment from Agricultural to Suburban for the non-Agricultural Reserve (ALR) portion of the site and referred the project back to staff to work with the applicant to:
    - review the site in terms of future residential development and the feasibility of the proposed septic field and existing soil quality and ascertain whether or not a sewer system can indeed be supported;

- provide completion of the Hazelmere Golf Course Community in terms of estate lots that are viable for the next 50 years with the aim of completing the Golf Course community while maintaining habitat restoration and agricultural uses. Further it was noted that if the area to the east toward 0 Avenue should be considered for residential development in the future, a full Neighbourhood Concept Plan (NCP) would be expected, but the process would not be initiated at this time;

- provide detailed information in terms of the available capacity to provide services to this area that would be "stand alone"; and

- ensure that this project is an extension to complete the build out of the Hazelmere Golf course.

- Since the June 27, 2016 Regular Council – Land Use meeting, staff have worked with the applicant to resolve the issues that were noted in addition to other site planning considerations. A sewer system to support the proposed development can be established, habitat restoration and agricultural enhancements are proposed, downstream drainage capacity is sufficient for the proposal, and the proposed servicing is being designed solely to accommodate the subject development. The proposal is now being presented for Council's consideration and by-law introduction.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan (OCP) by redesignating the non-Agricultural Land Reserve (ALR) portion of the subject site from Agricultural to Suburban and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

3. a By-law be introduced to rezone:

   - the portion of the site shown as Block B in Appendix II from "General Agriculture Zone (A-1)" to "Golf Course Zone (CPG)";

   - the portion of the site shown as Block C in Appendix II from "Golf Course Zone (CPG)" to "General Agriculture Zone (A-1)"; and

   - the portion of the site shown as Block E in Appendix II and the properties at 18147 and 18253 – 0 Avenue from ""General Agriculture Zone (A-1)" to "Quarter Acre Residential Zone (RQ)";

   and a date be set for Public Hearing.

4. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading:

   - to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;

   - to amend the Urban Containment Boundary to include the non-ALR portion of the site; and

   - to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.

5. Council authorize staff to refer the application to the Agricultural Land Commission (ALC) for consideration of the following upon the application receiving Third Reading:

   - inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115 – 0 Avenue into the ALR;

   - non-farm use to permit stormwater runoff into the proposed habitat ponds in the ALR; and

   - subdivision to create a 4.6 hectare (11.3 acre) lot within the ALR, comprised of riparian area and habitat ponds, for conveying to the City for conservation purposes.

6. Council authorize staff to draft Development Permit No. 7914-0213-00 for Hazard Lands (steep slopes), Farm Protection and for Sensitive Ecosystems.

7. Council instruct staff to resolve the following issues prior to final adoption:

(a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

(b) submission of a subdivision layout to the satisfaction of the Approving Officer;

(c) approval from Metro Vancouver:

- to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;

- to amend the Urban Containment Boundary to include the non-ALR portion of the site; and

- to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.

(d) approval from the Agricultural Land Commission (ALC);

(e) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act;

(f) the properties at 18147 and 18253 – 0 Avenue be remediated to the satisfaction of the Ministry of Environment;

(g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

(h) submission of a park development plan, cost estimate for park works, and securities for the proposed onsite park works to the specifications and satisfaction of the Parks Recreation & Culture Department;

(i) provision of a community benefit to satisfy the OCP Amendment policy for OCP Amendment applications;

(j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

(k) submission of a finalized lot grading plan which addresses staff concerns regarding the height and location of the currently proposed retaining walls, to the satisfaction of the General Manager, Planning & Development Department;

(l) registration of a Section 219 No-build Restrictive Covenant on the proposed lots which contain retaining walls to ensure that the retaining walls are installed with a Building Permit and are completed prior to any Building Permits being issued for single family dwelling construction;

(m) registration of a Section 219 Restrictive Covenant and easement on the proposed lots which contain retaining walls to protect a 4-metre (13 ft.) wide access corridor for the purposes of retaining wall maintenance and also a minimum 2.0-metre (7 ft.) wide access corridor along side yard lot lines to provide access to the rear of the lot;

(n) registration of a Section 219 Restrictive Covenant to ensure retaining walls are constructed, repaired, maintained and replaced in accordance with the geotechnical report, retaining wall plans and the retaining maintenance report at the sole cost of the future land owners;

(o) registration of a Section 219 Restrictive Covenant to restrict the placement of fill upon the lands according to the approved lot grading plan and otherwise adhere to the approved lot grading plan, and to require that the foundations of any buildings, houses or other structures have foundations engineered in accordance with the approved geotechnical report;

(p) registration of a Section 219 Restrictive Covenant for the purposes of tree preservation on the proposed lots containing retained trees;

(q) registration of a Section 219 Restrictive Covenant on proposed Lots 51-54 and 89-94 to ensure that a minimum 30-metre (98-ft.) building setback from the Agricultural Land Reserve (ALR) boundary is provided;

(r) registration of a Section 219 Restrictive Covenant on proposed lots within 200 metres (660 sq.ft.) of the ALR boundary advising future homeowners of the potential farm operations on the adjacent agricultural lands;

(s) registration of a Section 219 Restrictive Covenant to ensure the various restrictions required in the provided raptor nest protection/mitigation plan are followed for the existing red-tailed hawk nest, bald eagle nest and great horned owl nest on the site and the barn owl nest on the property to the west at 17951 – 0 Avenue;

(t) registration of an appropriate Building Scheme to the satisfaction of the General Manager, Planning & Development Department;

(u) submission of a hydrological report, to the satisfaction of City staff, demonstrating how pre-development flows into the proposed City park land adjacent to the ALR will be maintained post-development; and

(v) completion of a P-15 agreement.

REFERRALS

Engineering:	Should Council grant Third Reading and Metro Vancouver support this project, it will be subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	**Projected number of students from this development:** 73 Elementary students at Hall's Prairie Elementary School 36 Secondary students at Earl Marriott School (Appendix IV) To serve the Douglas and Hazelmere areas growing demand, the School District, as part of their 2017/2018 Capital plan submission to the Ministry of Education, have requested to build a new school with a 80K/525 capacity school, to supplement the existing Hall's Prairie catchment. This new school is to be located within the Douglas Neighbourhood Concept Plan. The Ministry supported the School District, in March 2017, with an approval to prepare a feasibility report to determine scope of project, schedule and construction budget. After the report is completed, the School District will submit the feasibility report to the Ministry to approve design and construction funding. Once design and construction funding is approved, the project will take 3 years to design and build the school. This new school is to provide additional new school spaces needed in the community as the existing smaller rural Hall's Prairie Elementary is undersized and cannot meet future growing in-catchment demand.
Parks, Recreation & Culture:	Key outstanding issues requiring resolution prior to final adoption include resolving the proposed interface with parkland, development of park concept plans and the collection of securities for proposed works in parkland to the satisfaction of the Parks, Recreation & Culture Department.
Ministry of Environment:	The properties 18147 and 18253 – 0 Avenue were identified in the Soil Contamination Questionnaire as having the Schedule 2 Uses of "septic tank pumpage or disposal" and "petroleum or natural gas product or produced water storage in above ground or underground tanks". The applicant's Site Profile will be referred to the Ministry of Environment and the properties must be remediated to the satisfaction of the Ministry of Environment before the project is considered for final adoption of the rezoning by-law.

Ministry of Forests, Lands and Natural Resource Operations (MFLNRO):	The applicant is required to obtain Water Sustainability Act approval from MFLNRO for the proposed riparian works, as a condition of Final Reading. If Water Sustainability Act approval is not granted, some revisions to the proposal may be required. The applicant has acknowledged this risk.
Agricultural and Food Security Advisory Committee (AFSAC):	At its May 5, 2016 meeting, AFSAC recommended that the application be supported based on the revised proposal and improvements for agricultural productivity. The AFSAC members indicated concerns about septic leakage into the low-lying ALR portion of the site and prefer to see a City sanitary system in the proposed development as opposed to a septic system.
Metro Vancouver:	The applicant is proposing to amend the site's Regional Growth Strategy (RGS) designation from Agricultural to General Urban. The applicant is also proposing to amend the Metro Vancouver Urban Containment Boundary and to include the non-ALR portion of the site into the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area. Approval for inclusion in the GVS&DD Fraser Sewerage Area is required from Metro Vancouver to extend services to this area. These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.
BC Hydro:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: 18115 – 0 Avenue is vacant farmland that is partially located within ALR. The property has 2 golf course holes on it at the northern portion of property. A small portion of the property is encumbered by a BC Hydro right-of-way. 18147 and 18253 - 0 Avenue are rural acreages that are located outside of the ALR.

Adjacent Area:

Direction	**Existing Use**	**OCP Designation**	**Existing Zone**
North:	Golf course and agricultural acreages, within the Agricultural Land Reserve (ALR).	Agricultural	CPG and A-1
East (Across 184 Street):	Agricultural acreages.	Agricultural	A-1
West:	Agricultural acreage within the ALR.	Agricultural	A-1
South (Across 0 Avenue):	United States of America.	n/a	n/a

JUSTIFICATION FOR PLAN AMENDMENT

Background

- At the June 27, 2016 Regular Council – Land Use meeting, Council considered the proposed Official Community Plan (OCP) amendment from Agricultural to Suburban for the non-Agricultural Land Reserve (ALR) portion of the site and referred the project back to staff to work with the applicant to:

    - review the site in terms of future residential development and the feasibility of the proposed septic field and existing soil quality and ascertain whether or not a sewer system can indeed be supported;

    - provide completion of the Hazelmere Golf Course Community in terms of estate lots that are viable for the next 50 years with the aim of completing the Golf Course community while maintaining habitat restoration and agricultural uses. Further it was noted that if the area to the east toward 0 Avenue should be considered for residential development in the future, a full Neighbourhood Concept Plan (NCP) would be expected, but the process would not be initiated at this time;

    - provide detailed information in terms of the available capacity to provide services to this area that would be "stand alone"; and

    - ensure that this project is an extension to complete the build out of the Hazelmere Golf course.

- Since the June 27, 2016 Regular Council – Land Use meeting, staff have worked with the applicant to resolve the issues that were noted in addition to other site planning considerations. A sewer system to support the proposed development can be established, habitat restoration and agricultural enhancements are proposed, downstream drainage capacity is sufficient for the proposal, and the proposed servicing is being designed solely to accommodate the subject development. The proposal is now being presented for Council's consideration and by-law introduction.

- In support of the proposed Official Community Plan (OCP) amendment, the applicant is proposing a Community Benefit in accordance with the provision identified in the OCP. The applicant has agreed to a contribution in the amount of $2.5 million, or approximately $17,000 per lot, which will be used to assist in park development in the South Surrey area. This is discussed in detail later in this report.

- The applicant is also proposing to provide improvements to the proposed park land within the development at no cost to the City, and is also proposing improvements to the soil capability on lands located within the ALR, improved storm water management to reduce potential flooding of the agricultural low lands and also riparian habitat improvements in support of the proposed OCP amendment.

Official Community Plan (OCP) Amendment

- The applicant is proposing to amend the Official Community Plan (OCP) from Agricultural to Suburban for the lands located outside of the Agricultural Land Reserve (ALR). The ALR portion of the site is proposed to remain designated as Agriculture.

- The OCP amendment is necessary to permit the proposed single family development on the non-ALR portion of the site, which is 23.7 hectares (58.6 acres) in area. The applicant is proposing to dedicate 1.22 hectares (3.01 acres) of parkland, which is 5% of the non-ALR portion of the site, and to convey and additional 3.51 hectares (8.67 acres) of open space/riparian area, which is a further 15% of the non-ALR portion of the site. In total, the applicant is proposing to convey approximately 20% of the non-ALR portion of the site, or 4.73 hectares (11.69 acres), to the City at no cost as park land and open space/riparian area.

Proposed Community Benefits Associated with the Official Community Plan (OCP) Amendment

- The applicant is proposing to provide a $2.5 million contribution, or approximately $17,000 per lot as a community benefit, in accordance with provisions identified in the OCP. The contribution will be used to assist in park development in the South Surrey area. For example, these funds could be used towards the construction costs of the Garden House, and associated amenities, in The Glades Garden Park, which is located nearby in the Douglas community at 457 – 172 Street. The $2.5 million contribution will be indexed to inflation and is payable prior to final adoption.

- The applicant has agreed to provide improvements to the proposed park land within the development, including grading, drainage, hard surface pathway, landscape and design services as part of a community benefit associated with the proposed OCP amendment.

- In addition, the applicant is proposing to convey to the City at no cost a 4.7 hectare (11.7 acre) open space/riparian protection parcel within the ALR. This parcel contains existing Class A watercourses in a natural state and also a proposed riparian enhancement habitat area.

- Lastly, the applicant is proposing improvements to the soil capability on lands located within the ALR, improved storm water management practices to reduce potential flooding of the agricultural low lands and also riparian habitat improvements, in support of the proposed OCP amendment.

Metro Vancouver Regional Growth Strategy (RGS) Amendment

- The subject site is designated Rural in Metro Vancouver's *Regional Growth Strategy* (RGS) and is located outside of the Urban Containment Boundary (Appendix IX). The Rural designation permits low density residential development that does not require the provision of urban services such as sewer or transit.

- The proposed development requires the provision of sewer servicing and thus the applicant is proposing the following:

    - to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;

- to amend the Urban Containment Boundary to include the non-ALR portion of the site; and

- to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.

- These proposed amendments to Metro Vancouver's RGS are to be referred directly from the affected municipal government and require an affirmative two-thirds weighted vote of the Metro Vancouver Board and a regional public hearing. This step would occur subsequent to Council holding a Public Hearing and granting Third Reading to the proposed development.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was necessary to consult specifically with Metro Vancouver with respect to the proposed OCP amendment. No other agencies and organizations are considered to be affected by the proposed OCP Amendment that requires specific consultation.

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site consists of 3 properties (18115, 18147 and 18253 - 0 Avenue) located along 0 Avenue near 184 Street in the Hazelmere Valley, with a combined area of 52.2 hectares (128.9 acres). The property at 18115 – 0 Avenue is located partially within the Agricultural Land Reserve (ALR) and contains 2 holes of the Hazelmere golf course. The property is split-zoned "General Agriculture Zone (A-1)" and "Golf Course Zone (CPG)" and is designated Agricultural in the Official Community Plan (OCP). The property is split-designated Agricultural and Rural in Metro Vancouver's Regional Growth Strategy (RGS). The applicant is proposing to develop the southern portion of the property, which is located outside of the ALR (Appendix III).

- The properties at 18147 and 18253 – 0 Avenue are zoned A-1. These two properties are not in the ALR and are designated Agricultural in the OCP and Rural in Metro Vancouver's RGS.

- The parcel is bordered on the north by the Hazelmere golf course and a separate agricultural acreage property. The site is bordered by agricultural acreages to the east (across 184 Street) and west. The site is bordered on the south (across 0 Avenue) with the United States.

- The portion of the site that is to be developed is located on a north-facing slope with moderately steep grades, with a high elevation of 70 metres (230 feet) above sea level along 0 Avenue and a low elevation of 21 metres (69 feet) at the north portion of the site. The site is mostly cleared, although some forest clusters remain on the site. There are a number of Class B watercourses on the portion of the site that is to be developed. In addition, there is a red-tailed hawk nest, a bald eagle nest and a great horned owl nest on the subject site (3 nests in total) and a barn owl nest on the property to the west (17951 – 0 Avenue).

Proposed Development

- The applicant is proposing:
    - OCP and RGS amendments as described above;
    - to rezone portions of the site as follows:
        - the portion of the site shown as Block B in Appendix II from "General Agriculture Zone (A-1)" to "Golf Course Zone (CPG)";
        - the portion of the site shown as Block C in Appendix II from "Golf Course Zone (CPG)" to "General Agriculture Zone (A-1)"; and
        - the portion of the site shown as Block E in Appendix II and the properties at 18147 and 18253 – 0 Avenue from ""General Agriculture Zone (A-1)" to "Quarter Acre Residential Zone (RQ)".
    - a Development Permit for Hazard Lands (steep slopes), Farm Protection and for Sensitive Ecosystems;
    - an Agricultural Land Commission (ALC) application for inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115 – 0 Avenue under the BC Hydro power lines, a non-farm use to permit stormwater runoff into the proposed habitat ponds in the ALR, and subdivision to create a green space lot within the ALR for conveying to the City for conservation purposes; and
    - subdivision into 145 single family lots, several park lots, a detention pond lot, and a remainder lot in the ALR.

ALR Portion of Site

- The gross site area is 52.2 hectares (128.9 acres), with approximately 55% (28.5 hectares/ 70.4 acres) of the site located within the ALR. The applicant is proposing to align the zoning on this portion of the site to follow the boundaries of the golf course. To facilitate this, a portion of the site is proposed to be rezoned from the CPG Zone to A-1 Zone and a separate portion of the site is proposed to be rezoned from the A-1 Zone to the CPG Zone. The impact of this is a net increase in the amount of land zoned A-1 and a decrease in the amount of land zoned CPG.

- The applicant is proposing to include a 1.6 hectare (3.9 acre) portion of the property at 18115 - 0 Avenue under the BC Hydro power lines. This portion of the property is located at the southwest corner of 18115 - 0 Avenue, and would provide access to the farming parcel from 0 Avenue.

- To improve the agricultural productivity of the ALR portion of the site, the applicant is proposing a number of improvements, including: (1) the installation of a drain tile system to improve drainage; (2) the installation of an irrigation system; and (3) improving the soil structure and fertility by adding compost and introducing perennial forage grasses and cereals which can improve the condition and fertility of the soil. The applicant's agricultural

consultant states that "based upon implementation of the land improvements described above and after 2 to 3 years of production of forage grasses and cereals, the fertility and tilth should increase to a point where the land would be ready to produce a wide range of field crops, including berries and vegetables."

- To improve storm water management and riparian habitat on the site, the applicant is proposing to relocate and consolidate various watercourses, and also construct habitat ponds. These ponds are also to handle the stormwater from the development portion of the site, which will be collected in an on-site detention pond on a portion of the site that is located outside of the ALR. The upland non-ALR portion of the site currently drains into the ALR. The improved storm water management will direct uncontrolled flows and reduce potential flooding of lowland agricultural areas. The riparian and natural areas are proposed to be conveyed to the City for riparian conservation purposes. Appendix VIII shows the locations of the proposed improvements to the portion of the site located within the ALR.

- Upon Council granting Third Reading to the rezoning and OCP amendment by-laws, the application will be referred to the Agricultural Land Commission (ALC) for consideration of the following:

    - inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115 – 0 Avenue into the ALR;

    - non-farm use to permit stormwater runoff into the proposed habitat ponds in the ALR; and

    - subdivision to create a 4.6 hectare (11.3 acre) lot within the ALR, comprised of riparian area and habitat ponds, for conveying to the City for conservation purposes.

Non-ALR Portion of Site - Density

- The non-ALR portion of the site proposed for residential development is approximately 21.3 hectares (52.6 acres), with a developable area of 20.7 hectares (51.1 acres) (excludes the areas within 5 metres (16 ft.) of top-of-bank of identified watercourses). The applicant is proposing to create 145 single family lots which provides a gross unit density of 7.0 units per hectare (uph)/ 2.8 units per acre (upa), which complies with the density permitted under the Official Community Plan (OCP) Suburban designation where sufficient parkland and/or a community benefit are provided.

- The OCP currently indicates that for areas within 200 metres (660 ft.) of the Agricultural Land Reserve (ALR) boundary, the density should not exceed 5 units per hectare (2 upa). The applicant is proposing 76 lots within 200 metres (660 ft.) of the ALR boundary. The developable area within 200 metres (660 ft.) of the ALR boundary is 13.3 hectares (32.8 acres), which provides a gross unit density of 5.7 uph, which exceeds the maximum density of up to 5 units per hectare (2 units per acre) within 200 metres (660 ft.) of the ALR permitted in the Suburban designation.

- However, Council has approved in principle (By-law No. 18833, associated with Development Application No. 7914-0365-00, is at Third Reading) an OCP Amendment to amend the Suburban designation in order to permit the allowable density within and beyond 200 metres (656 ft.) of the Agricultural Land Reserve (ALR) to be averaged over a development site.

- The subject application will utilize this approach with density to be averaged over the entire site which equates to a unit density of 7.0 units per hectare (2.8 upa) based on the gross site area, which is less than the maximum density of 10 units per hectare (4 upa) permitted in the Suburban designation.

- Staff note that should the subject application be supported by Council, Metro Vancouver and the ALC and the application be ready for finalizing in advance of Development Application No. 7914-0365-00, then the OCP Amendment associated with Development Application No. 7914-0365-00 will be completed as part of the subject application.

Quarter Acre Residential Zone (RQ)

- The applicant is proposing to utilize the newly proposed "Quarter Acre Residential Zone (RQ)", which is being introduced on July 24, 2017 [at the Regular Council – Land Use meeting] (Appendix VII). The RQ Zone allows for a density of 10 units per hectare (uph)/4 units per acre (upa), which is consistent with the densities permitted in much of the Suburban designated areas of the Official Community Plan (OCP). The proposed zone also allows for flexibility in the minimum lot size to encourage the retention of publicly-accessible open space and natural area protection.

- The proposed RQ Zone allows a range of minimum lot sizes from 930 square metres (10,000 sq.ft.) with a 5% dedication of open space for parks purposes, to 775 square metres (8,300 sq.ft.) where at least 15% of the development site is set aside as public open space, to 700 square metres (7,500 sq.ft.) for 50% of the lots where at least 30% of the development site is set aside as open space. The applicant is providing 22% of the non-ALR portion of the site to the City at no cost as park land and open space/riparian area, which allows them to propose lots with a minimum lot size of 775 square metres (8,300 sq.ft.). The applicant is proposing a minimum lot size of 800 square metres (8,610 sq.ft.).

- The proposed lots range in width from 20 metres (66 ft.) to 32.5 metres (107 ft.), in depth from 31.5 metres (103 ft.) to 43.8 metres (144 ft.), and in area from 800 square metres (8,610 sq. ft.) to 1,032 square metres (11,110 sq. ft.), which meets the minimum lot width, depth and area requirements of the RQ Zone.

Building Design Guidelines & Lot Grading

- The applicant has retained Michael Tynan of Tynan Consulting Ltd. as the Design Consultant. In an effort to minimize the visual impact of the proposed hillside development, staff will work with the Design Consultant to further refine the Building Scheme to that end. Proposed design requirements that address viewscapes on the hillside may include:

    - specifying dark or earth toned roof and exterior cladding colours so that homes blend into the surrounding hillside, rather than stand out in contrast;

    - reducing and breaking up the massing of the north face of the proposed homes by including mid-story roofs;

- providing additional building articulation by requiring that there are no north side building faces exceeding a height of 1.5 stores that are unbroken by a roof line in order to limit the effect of the homes to those viewing the site from the north; and

- floor offsets are required to ensure the massing design steps up the hill and gabled projections are not permitted at the upper floor at any proposed rear side of rear sloping lots.

- A preliminary lot grading plan has been prepared by Aplin & Martin Consultants Ltd. The applicant is proposing a significant amount of cut and fill on the development portion of the site. Significant retaining walls are proposed between private lots and also between private lots and the proposed large City park lot on the north side of the development area. Staff have indicated concern with the height of some of the proposed retaining walls (approximately 4-6 metres/13-20 ft.).

- The applicant advises the retaining walls are necessary to accommodate the proposed house form as they feel a multi-story transition is not appropriate for this project. A multi-story transition (i.e. over two of the three levels in a house) would help reduce the height of retaining walls, as is commonly done along such places where slopes are very steep, as in the ocean bluff area of South Surrey. The applicant is proposing to transition grades through one level (the basement) only. The applicant advises that the road grades have been designed to the maximum allowable slope in an effort to get the road elevations as low as possible relative to the existing grades. The lower the road elevations are, the lower the retaining walls can be. The applicant also indicated that they would continue to explore options to reduce the height of the retaining walls through the detailed design process.

- The applicant is proposing a 1.5-metre (5-ft.) wide separation from the proposed City park lot in the northern portion of the site to the base of the retaining walls that are proposed at the rear of the proposed lots that back onto the proposed City park lot. The applicant advises that any maintenance to the retaining walls can be carried out from on top of the retaining walls (i.e. private property), and not from the bottom of the retaining walls (i.e. City property).

- Staff have recently encountered issues in the construction of retaining walls in close proximity to City park land, and do not support the 1.5-metre (5-ft.) wide separation proposed by the applicant. Given the substantial size of the retaining walls and the City's previous experiences, staff are seeking a minimum 4-metre (13-ft.) wide separation to provide an opportunity to allow for maintenance from the base of the retaining wall, and to ensure that construction does not encroach into park land. Furthermore, staff are not convinced that the suggested retaining wall works can be completed and maintained from the top of the retaining wall.

- Should the project obtain the necessary approvals from Metro Vancouver, more work is required prior to final adoption to resolve staff concerns around the proposed lot grading, and the height and location of retaining walls. Staff will work with the applicant on measures to address the noted concerns, including the use of more grade transitioning through building design.

- The applicant is required to submit a hydrological report to the satisfaction of City staff, prior to final adoption, to demonstrate how pre-development flows into the proposed City park land adjacent to the ALR will be maintained post-development.

- Various restrictive covenants and easements are proposed to be registered as a condition of final adoption, including:

    - a Section 219 No-build Restrictive Covenant on the proposed lots which contain retaining walls to ensure that the retaining walls are installed with a Building Permit and are completed prior to any Building Permits being issued for single family dwelling construction;

    - a Section 219 Restrictive Covenant and easement on the proposed lots which contain retaining walls to protect a 4-metre (13 ft.) wide access corridor for the purposes of retaining wall maintenance and also a minimum 2.0-metre (7 ft.) wide access corridor along side yard lot lines to provide access to the rear of the lot;

    - a Section 219 Restrictive Covenant to ensure retaining walls are constructed, repaired, maintained and replaced in accordance with the geotechnical report, retaining wall plans and the retaining maintenance report at the sole cost of the future land owners; and

    - a Section 219 Restrictive Covenant to restrict the placement of fill upon the lands according to the approved lot grading plan and otherwise adhere to the approved lot grading plan, and to require that the foundations of any buildings, houses or other structures have foundations engineered in accordance with the approved geotechnical report.

- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Raptor Protection

- The non-Agricultural Land Reserve (ALR) portion of the site contains a red-tailed hawk nest and a great horned owl nest. Both nests are within the proposed riparian/open space lot. The ALR portion of the site contains a bald eagle nest. The property to the west (17951 – 0 Avenue contains a barn owl nest. The nest and proposed buffer locations are shown in Appendix II.

- The applicant has provided a raptor nest protection/mitigation plan. The provincial *Guidelines for Raptor Conservation during Urban and Rural Land Development* (2013) recommends a minimum no-disturbance buffer of 100 metres (330 ft.) from active nest locations and an additional "quiet" buffer of a further 100 metres (330 ft.) during the breeding season.

- The applicant is proposing:

    - to assess the breeding status of the barn owl, great horned owl, bald eagle and red-tailed hawk prior to commencement of works within the 200 metre (660 ft.) buffer zone to determine monitoring requirements;

    - no land-clearing should occur within 200 metres of the great horned owl nest between

January and early September, unless a report by a qualified biologist advises that the nest is not active;

- no house construction should occur on the three proposed lots (Lots 55-57) nearest the great horned owl nest between January and April, inclusive, unless a report by a qualified biologist advises that the nest is not active. This is the period when birds may be most likely to abandon a nest site, and also occurs before deciduous trees are in full-leaf condition; and

- two alternate nest sites should be identified within the wooded portion of the property near the existing nest, and be prepared by installing nest platforms during the fall season.

- The applicant is required to register a Section 219 Restrictive Covenant on the impacted lots to ensure the various restrictions required in the raptor nest protection/mitigation plan are followed, as a condition of final adoption.

Development Permit for Farming Protection

- The Official Community Plan (OCP) requires that all development sites adjacent to land within the Agricultural Land Reserve (ALR) obtain a Development Permit for farming protection and conform to specific guidelines, prior to subdivision of the site. The Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.

- The Farming Protection DP guidelines are specified in the OCP. These guidelines are listed in the table below, together with an explanation on how the subject application complies:

Farming Protection DP Guidelines	**DP Guideline Requirements**	**Current Proposal**
Restrictive Covenant:	A restrictive covenant is required to inform future owners of farm practices in the area that may produce noise, odour and dust.	The applicant has agreed to register the restrictive covenant on the proposed lots within 200 metres (660 ft.) of the ALR boundary.
Building Setback:	Minimum 30-metre (98-ft.) setback from the ALR border to the buildings.	The applicant will register a restrictive covenant on lots near the ALR to ensure buildings are set back a minimum of 30 metres (98 ft.) from the ALR boundary.
Landscape Buffer:	Minimum vegetated landscape buffer with a 20-metre (66-ft.) width, to be conveyed to the City.	The applicant is conveying a 20-metre (66-ft.) wide buffer area to the City. This area will contain landscaping and also a Parks pathway.

- The applicant's proposal complies with the OCP's Farming Protection DP guidelines.

Hazard Land Development Permit (Steep Slopes)

- A Development Permit (DP) for Hazard Lands is required under the OCP due to the steep slopes on the development portion of the site. In order to address this requirement, the applicant has submitted a Development Feasibility Study.

- The geotechnical report, prepared by Geopacific Consultants and dated July 13, 2017, indicates "that the site meets accepted slope stability requirements for development".

- Staff have confirmed that the content of the geotechnical report addresses the OCP Hazard Land DP guidelines. The geotechnical engineer is required to review and accept the final building designs for the proposed single family dwellings. As a condition of final adoption, the applicant will be required to register a Section 219 Restrictive Covenant to ensure that future house construction is in accordance with the recommendations identified in the geotechnical report.

- Upon approval of the documents associated with the Development Feasibility Study, the documents will be included in the finalized Hazard Land Development Permit.

- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

Sensitive Ecosystem Development Permit

- On September 12, 2016, Council adopted amendments to the OCP to create a new Sensitive Ecosystem Development Permit Area. The subject site is located within the Sensitive Ecosystem Development Permit Area.

- The OCP is used to identify the specific types of ecosystems that are intended to be protected including Class A, A/O, or B streams, and the Zoning By-law (Part 7A Streamside Protection) is used to identify the specific protection areas that are required to be established for Streamside Setback Areas.

- An Ecosystem Development Plan dated June 20, 2017 was prepared by Ian Whyte of EnviroWest Consultants Inc. and found to be generally acceptable by staff. The finalized report and recommendations will be incorporated in the Development Permit.

- The portion of the site where development is proposed and that is not located within the Agricultural Land Reserve (ALR) contains two Class B watercourses and a Class B roadside ditch (along 184 Street). The top-of-bank for the two Class B watercourses was expanded to encompass minor seepage channels that were not identified on COSMOS. The Zoning By-law prescribes a 15-metre (49 ft.) setback for these watercourses, which the applicant has provided. The proposal results in a net gain of habitat area through the utilization of the flexing provision in the Zoning By-law [of approximately 1,500 square metres (16,100 sq.ft.)].

- The Class B roadside ditch along 184 Street may require removal to facilitate roadworks on 184 Street. In the event that the roadside ditch remains, the proposed lots adjacent to this Class B roadside ditch have been sized to accommodate the 7-metre (23 ft.) setback required by the Zoning By-law.

- The ALR portion of the site contains a number of Class B watercourses and a Class A watercourse in the northerly portion of the site. The Class A watercourse is proposed to be fully protected following the Zoning By-law requirements.

- The applicant is proposing to eliminate and consolidate a number of the Class B watercourses and to construct habitat ponds on the ALR portion of the site. These ponds are also intended to handle the stormwater from the site, which will be collected in an on-site detention pond located on the non-ALR portion of the site. The upland non-ALR portion of the site currently drains into the ALR. The improved storm water management will direct uncontrolled flows and reduce the potential flooding of lowland agricultural areas. The riparian and natural areas are proposed to be conveyed to the City for conservation purposes.

- Provincial approval under the Water Sustainability Act is required to eliminate and consolidate the Class B watercourses. This approval will be required prior to final adoption of the associated by-laws should the application be supported by Council. The applicant has acknowledged the risk that if Provincial approval is not granted, this may affect their proposal and necessitate additional changes.

- The Ecosystem Development Plan prepared by the applicant will be incorporated into the Sensitive Ecosystem Development Permit. The applicant is required to enter into a P-15 agreement for the monitoring and maintenance of the replanting in the riparian areas as a condition of final adoption.

Engineering Considerations

- As noted in Corporate Report L002 (received as information at the Regular Council – Land Use meeting of October 24, 2016), there are no complete studies with respect to environmental considerations, drainage, sanitary servicing, water provision or transportation network that have been undertaken for the non-Agricultural Land Reserve (ALR) lands in Hazelmere. The servicing impacts of the proposed development needs to be addressed in a more comprehensive servicing strategy such as is undertaken for a Neighbourhood Concept Plan (NCP) if the area were to be designated for suburban development.

- In recent months the applicant's consultants have completed or initiated a number of studies to address the servicing of the lands covered by this application similar to those undertaken for an NCP. This work has been undertaken with support from Engineering Department staff so as to ensure the general approaches being considered by the applicant are reasonable. Although these studies have not been completely finalized, they do provide a framework for future more detailed analysis and design should the project be endorsed by Council and Metro Vancouver.

- Staff note that the site is not serviced by a sanitary sewer system and is outside of the Greater Vancouver Sewerage & Drainage District (GVS & DD) and Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the GVS & DD would be required from Metro Vancouver to extend services to this area. As noted in the April 13, 2015 Planning Report for this project, the Douglas Neighbourhood Sanitary sewer system does not have sufficient capacity to support the development of this area. As such, the applicant is proposing a pump and forcemain system for their site. The pump station would be located near 2 Avenue and 184 Street with a forcemain running from this location some 10

kilometres (6.2 miles) north along 184 Street to a proposed connection to the GVS&DD main near 52 Avenue and 184 Street. Currently, the forcemain is expected to measure 150 millimetres (6 inches) in diameter. It is understood that cleansing velocities may not necessarily be achieved along the length of the force main and cleaning (or "pigging") facilities will be required. Similarly, odour issues will need to be addressed at a number of locations along the length of this system.

- In terms of drainage, a preliminary Integrated Stormwater Management Plan (ISMP) Scoping Study has been undertaken for the Little Campbell River watershed which includes this area of the Hazelmere Valley. The applicant's engineer has initiated a detailed ISMP. Although the ISMP has not yet been finalized it assumes the area would undergo a more suburban form of development. The ISMP is addressing concerns over upland development causing drainage impacts such as flooding in low land areas and erosion in steeper channels. The ISMP will also include a detailed evaluation of environmental constraints and opportunities in the area. Preliminary recommendations from include mitigation measures within the proposed development area. These measures, although not completely finalized yet, have been included in the project's site plan.

- There is currently no water provision plan in place for this rural area. Current area residents obtain water from private wells. Densification of the area to suburban land use would trigger the need to develop a water system expansion plan for the area. City water mains currently exist nearly 1 kilometre (0.6 miles) from the site. Although a system can be extended to this area, significant concern with respect to water age (i.e. water quality) have been noted. Looping of water mains to mitigate concerns would not be feasible as a second water system connection point is well over 3 kilometres (1.9miles) away. The applicant's preliminary servicing concept plan proposes one water main to provide potable and fire protection service. This would lead to a need for a rechlorination station within the area. The operational liability and costs (approximately $500,000/year) associated with operating a chlorination station are significant. Engineering staff have suggested to the applicant that a dual water system be explored in an effort to avoid the need for a rechlorination station. In this approach potable water would be conveyed through a smaller set of mains that will more easily maintain water quality at a lower operational cost and fire flows would be conveyed in a larger set of mains that could remain stagnant until needed. Engineering Department staff will work with the applicant to finalize design of such a system should the project be endorsed by Council and Metro Vancouver.

- In terms of transportation, a study has been undertaken by the applicant's engineer to evaluate off-site servicing requirements associated with this development. Although increased traffic volumes would be expected, off-sites works are anticipated to include, as a minimum, ensuring adequate pavement structure and width to and from the site along 184 Street to 8 Avenue, and along 0 Avenue to 177A Street. These rural roads were not intended to carry urban traffic volumes. In addition, the potential for conflict between farm vehicles and other vehicles must also be addressed along these roads.

- All costs associated with extending City services to the site will be borne by the applicant. None of these are currently included in the City's 10-Year Servicing Plan.

- Long term operational cost implications of the proposed servicing strategies have not been established. Should the anticipated per/capita costs associated with operating the systems specifically installed to service this development significantly exceed those for the City as a

whole, a Local Area Service strategy may be proposed to Council for some or all of the utility services.

- Detailed servicing requirements within the development are outlined in Appendix III.

School Considerations

- To serve the Douglas and Hazelmere areas growing demand, the School District, as part of their 2017/2018 Capital plan submission to the Ministry of Education, have requested to build a new school with a 80K/525 capacity school, to supplement the existing Hall's Prairie catchment. This new school is to be located within the Douglas Neighbourhood Concept Plan. The Ministry supported the School District, in March 2017, with an approval to prepare a feasibility report to determine scope of project, schedule and construction budget. After the report is completed, the School District will submit the feasibility report to the Ministry to approve design and construction funding. Once design and construction funding is approved, the project will take 3 years to design and build the school.

- This new school is to provide additional new school spaces needed in the community as the existing smaller rural Hall's Prairie Elementary is undersized and cannot meet future growing in-catchment demand.

- In addition to the subject application (which was not built into the School District's enrolment forecast for the Hall's Prairie catchment area), there is another active development application (Development Application No. 7916-0118-00) in the 900-1100 block of 168 Street in the Highway 99 Corridor Local Area Plan (LAP) which proposes approximately 400 townhouse units and is also located within the Hall's Prairie catchment area. Council gave Development Application No. 7916-0118-00 preliminary direction at the Regular Council – Land Use meeting of June 27, 2016 to bring the applicant's residential proposal back to Council for further consideration, and it is anticipated that this project could be presented for Council's consideration of by-law introduction in Fall 2017. This proposed development also was not built into the School District's enrolment forecast for the Hall's Prairie catchment area.

- Given the unforeseen enrolment increases posed by the subject application and also Development Application No. 7916-0118-00, if the subject application obtains Metro Vancouver approval, staff will then provide an update to Council on the school capacity situation in the Douglas/Hazelmere area.

TREES

- Michael Mills, ISA Certified Arborist of Michael J. Mills Consulting prepared an Arborist Assessment for the non-Agricultural Land Reserve (ALR) development portion of the subject site. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	176	172	4

Tree Species	Existing	Remove	Retain
Cottonwood	6	6	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Black Locust	18	18	0
Fruiting Apple	11	11	0
Big Leaf Maple	7	7	0
Pacific Willow	6	6	0
Paper Birch	4	4	0
Pin Cherry	3	3	0
Mountain Ash	1	1	0
Coniferous Trees			
Western Red Cedar	22	15	7
Douglas-fir	2	2	0
Total (excluding Alder and Cottonwood Trees)	**74**	**67**	**7**
Additional Estimated Trees in the proposed Open Space / Riparian Area	**519**	**0**	**519**

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	**363**
Total Retained and Replacement Trees	**370**

- The Arborist Assessment states that there are a total of 74 protected trees on the non-ALR development portion of the site, excluding Alder and Cottonwood trees. One hundred eighty-two (182) existing trees, approximately 71 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 7 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- Table 1 includes an additional approximate 519 protected trees that are located within the proposed open space/riparian area. The trees within the proposed open space/riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.

- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian/ open space area.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 312 replacement trees on the site. The applicant is proposing 363 replacement trees, which exceeds City requirements.

- In summary, a total of 370 trees are proposed to be retained or replaced on the site.

PRE-NOTIFICATION

Pre-notification letters were sent on July 4, 2017. Since the June 27, 2016 Regular Council – Land Use meeting staff have received 9 phone calls and 4 emails. Eight (8) of the callers and 2 of the email respondents did not express any concerns with the project but rather were inquiring about when the proposed lots would be ready to purchase or inquired to see if lands to the east of 184 Street could be subdivided in a similar fashion, and if servicing would be available for lands east of 184 Street.

The applicant held a Public Information (PIM) meeting on June 28, 2017 at the Hazelmere golf course from 5pm to 7pm. A total of 18 individuals signed in, of which 7 submitted comment sheets. The comment sheet and the 3 above mentioned email correspondents and 1 caller indicated concerns with the project, including concerns about the small lot sizes and the impact on this rural area, precedent setting for future development east of 184 Street, riparian protection concerns, increasing traffic, traffic safety on 8 Avenue in front of Halls Prairie Elementary School, lack of sidewalks on 184 Street and 8 Avenue, and increased demands on emergency services and local schools.

(Council's resolution at the June 27, 2016 Regular Council – Land Use meeting provided direction to "ensure that this project is only an extension to complete the build out of the Hazelmere Golf course". The servicing proposed for the subject site is not intended to service additional future development for the non-Agricultural Land Reserve (ALR) lands to the east of 184 Street.

The proposed zoning and lot sizes comply with the site's proposed Suburban designation in the Official Community Plan (OCP). Transportation off-sites works are anticipated to include, as a minimum, ensuring adequate pavement structure and width to and from the site along 184 Street to 8 Avenue, and along 0 Avenue to 177A Street.

The School District indicates that to serve the Douglas and Hazelmere areas growing demand, as part of their 2017/2018 Capital plan submission to the Ministry of Education, they have requested to build a new school with a 80K/525 capacity school, to supplement the existing Hall's Prairie catchment. This new school is to be located within the Douglas Neighbourhood Concept Plan. The Ministry supported the School District, in March 2017, with an approval to prepare a feasibility report to determine scope of project, schedule and construction budget. After the report is completed, the School District will submit the feasibility report to the Ministry to approve design and construction funding. Once design and construction funding is approved, the project will take 3 years to design and build the school.

This new school is to provide additional new school spaces needed in the community as the existing smaller rural Hall's Prairie Elementary is undersized and cannot meet future growing in-catchment demand.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 17, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The subject site is designated Agricultural in the Official Community Plan (OCP).
2. Density & Diversity (B1-B7)	• The proposed lots will allow for rear yard garden space. The applicant is proposing to improve the productivity of the farmland in the Agricultural Land Reserve (ALR) portion of the site.
3. Ecology & Stewardship (C1-C4)	• The applicant is proposing to use absorbent soils > 300 mm (1 ft.) in depth, roof downspout disconnections, on-lot infiltration trenches or sub-surface chambers, cisterns/rain barrels, vegetated swales/rain gardens/bio-swales, and sediment control devices. • The applicant is proposing to plant 363 replacement trees. • The applicant is proposing to convey riparian/ open space areas to the City. • Composting and recycling pick-up will be available.
4. Sustainable Transport & Mobility (D1-D2)	• The applicant is proposing various pathways and sidewalks in the site.
5. Accessibility & Safety (E1-E3)	• CPTED principles will be followed in pathway design. • The applicant advises that all houses can be designed for adaptable features.
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• The applicant has discussed the project with various community groups through the planning process. • A sustainable features document will be provided to new occupants.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Overall Site Plan Showing ALR/Non-ALR Portions of Site, Proposed Subdivision Layout, Raptor Nest Location Map, Zoning Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	OCP Redesignation Map
Appendix VII.	Quarter Acre Residential Zone (RQ)
Appendix VIII.	Map of Proposed Enhancements to ALR Lands
Appendix IX.	Metro Vancouver Regional Growth Strategy Map

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KB/da

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Maggie Koka
Aplin & Martin Consultants Ltd.
Address: 12448 - 82 Avenue, Unit 201
Surrey, BC V3W 3E9

2. Properties involved in the Application

(a) Civic Address: 18147 - 0 Avenue
18253 - 0 Avenue
18115 - 0 Avenue

(b) Civic Address: 18147 - 0 Avenue
Owner: Lapierre Holdings Ltd.
PID: 007-245-653
Lot 3 Section 5 Township 7 New Westminster District Plan 35804

(c) Civic Address: 18253 - 0 Avenue
Owner: Lapierre Holdings Ltd.
PID: 007-150-199
Lot 4 Section 5 Township 7 New Westminster District Plan 43858

(d) Civic Address: 18115 - 0 Avenue
Owner: Hazelmere Golf & Tennis Club
PID: 013-221-540
Parcel "B" (Reference Plan 2664) South East Quarter Section 5 Township 7 Except Firstly: The South 33 Feet Secondly: Part Subdivided By Plan 35804 Thirdly: Part Subdivided By Plan 43858 Fourthly: Parts Dedicated Road on Plan BCP7629 New Westminster District

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to amend the Official Community Plan by redesignating the non-Agricultural Land Reserve (ALR) portion of subject site from Agricultural to Suburban and a date be set for Public Hearing.

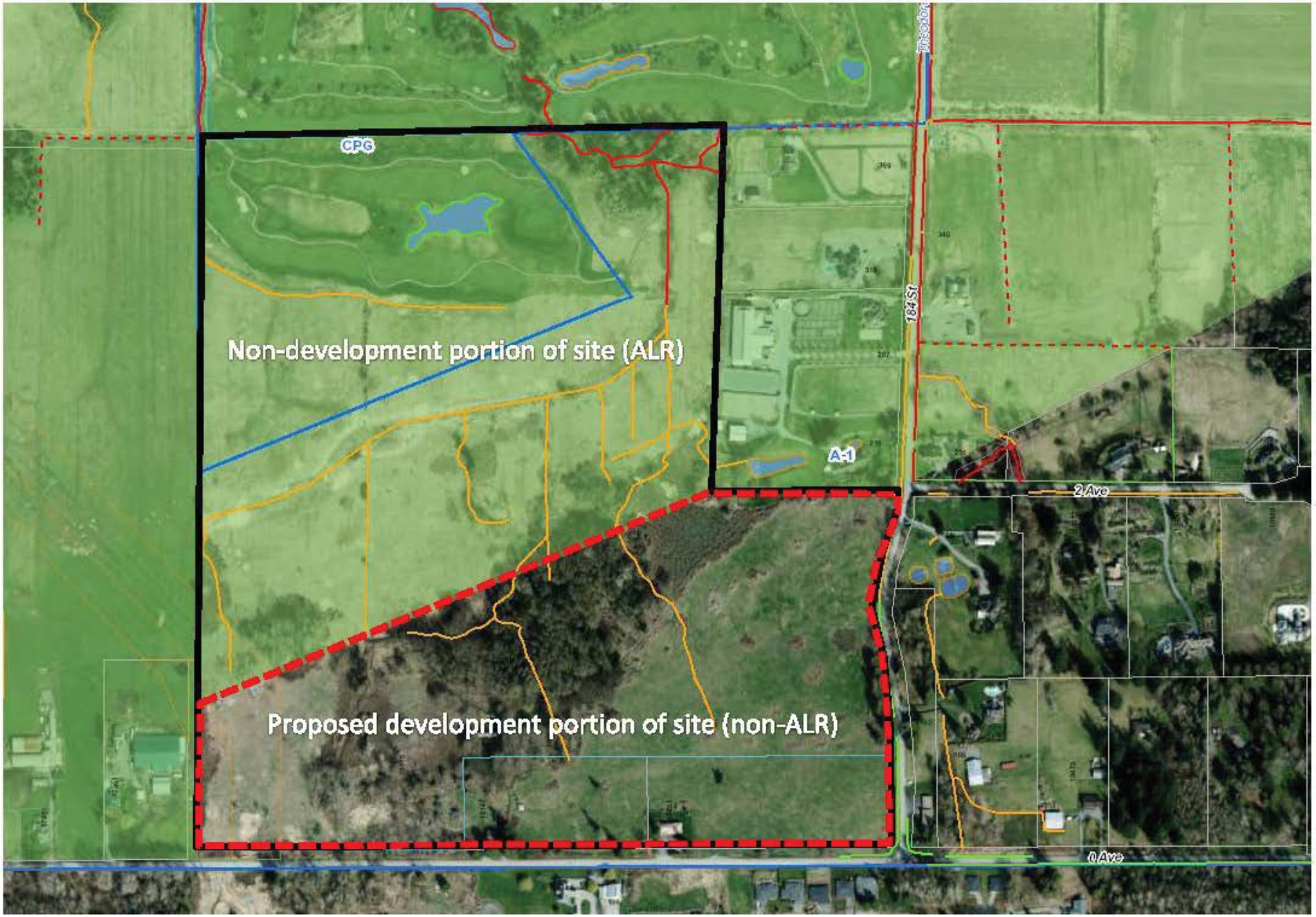
(b) Introduce a By-law to rezone portions of the site and a date be set for Public Hearing.

SUBDIVISION DATA SHEET

Proposed Zoning: RQ

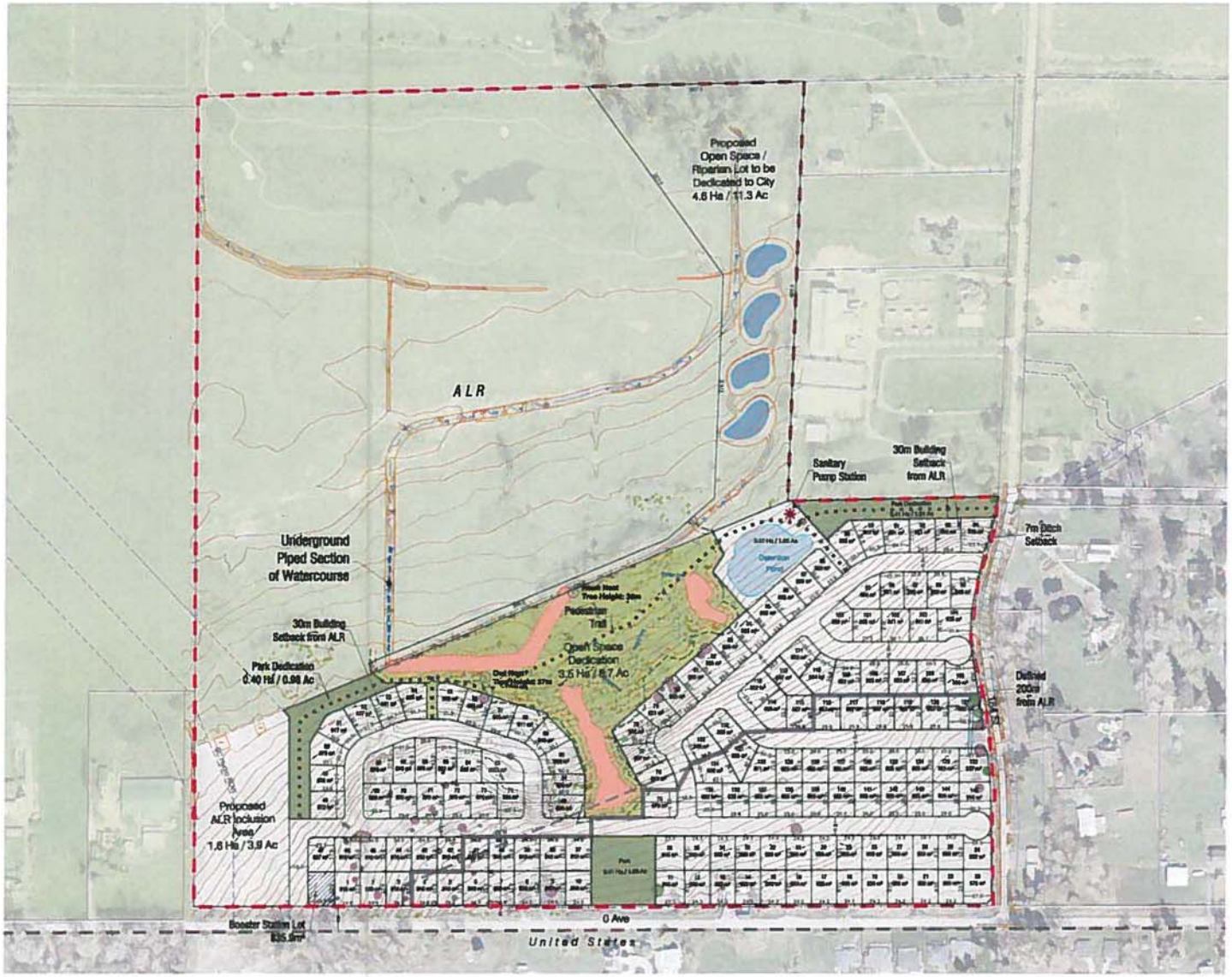
Requires Project Data	Proposed
GROSS SITE AREA	52.2 hectares (128.9 acres)
Area within ALR	28.5 hectares (70.4 acres)
Area outside of ALR	23.7 hectares (58.6 acres)
Developable Area outside of ALR	20.7 hectares (51.1 acres)
NUMBER OF LOTS	
Existing	3
Proposed	145 single family lots
SIZE OF LOTS	
Range of lot widths (metres)	20 metres (66 ft.) to 32.5 metres (107 ft.)
Range of lot areas (square metres)	800 sq.m. (8,610 sq.ft.) to 1,032 sq.m. (11,110 sq.ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7 uph (2.8 upa)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	Section E. Lot Coverage of the "Single Family Residential Zone" (RF) applies
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND (non-ALR portion of site)	
Area (square metres)	1.22 hectares (3.01 acres)
% of non-ALR portion of site	5.1 %
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
BOUNDARY HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

7914-0213-00: Map showing proposed development portion of subject site (non-ALR)



Hazelmere Residential Expansion
Suburban Subdivision
18115, 18147 & 18253 0 Ave, Surrey, BC

PROPOSED SUBDIVISION PLAN



- Park Dedication: 1.22 Ha / 3.01 Ac (5% of Developable Area*) *Excludes ALR & portion to be included in ALR
- Open Space 3.51 Ha / 8.67 Ac
- 5m from TOB
- 10m from TOB / Wetted Area
- 15m from TOB / Wetted Area
- Actual 200m ALR Boundary
- Assumed 200m ALR Density Boundary
- TPZ Tree Targeted for Retention (7)
- TPZ Tree Proposed Removal (68)
- Higher valued trees, Alders, or outside development area

0 150 300 Meters

LEGAL
PID: 013-221-540
PID: 007-245-653
PID: 007-150-199

GROSS SITE AREA
52.18 hectares / 128.94 acres (approx.)

DEVELOPABLE AREA
(Excludes ALR, BC Hydro ROW, 5m from TOB)
20.7 hectares / 51.1 acres (approx.)

EXISTING DESIGNATIONS
Zoning: CPG, A-1
NCP: N/A
OCP: Agriculture

PROPOSED DESIGNATIONS
Zoning: CD, CPG, A-1
NCP: N/A
OCP: Suburban, Agriculture

LOT YIELD
Existing Number of Lots: 3
Proposed Number of Lots: 145

GROSS DENSITY
(Excludes ALR, Hydro ROW, within 5m from TOB)

Within 200m of ALR	Outside 200m of ALR
13.4 Ha (33.1 Ac)	7.3 Ha (18.0 Ac)
79 Lots	70 Lots
2.36 UPA	3.72 UPA

1:2000 at A1

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

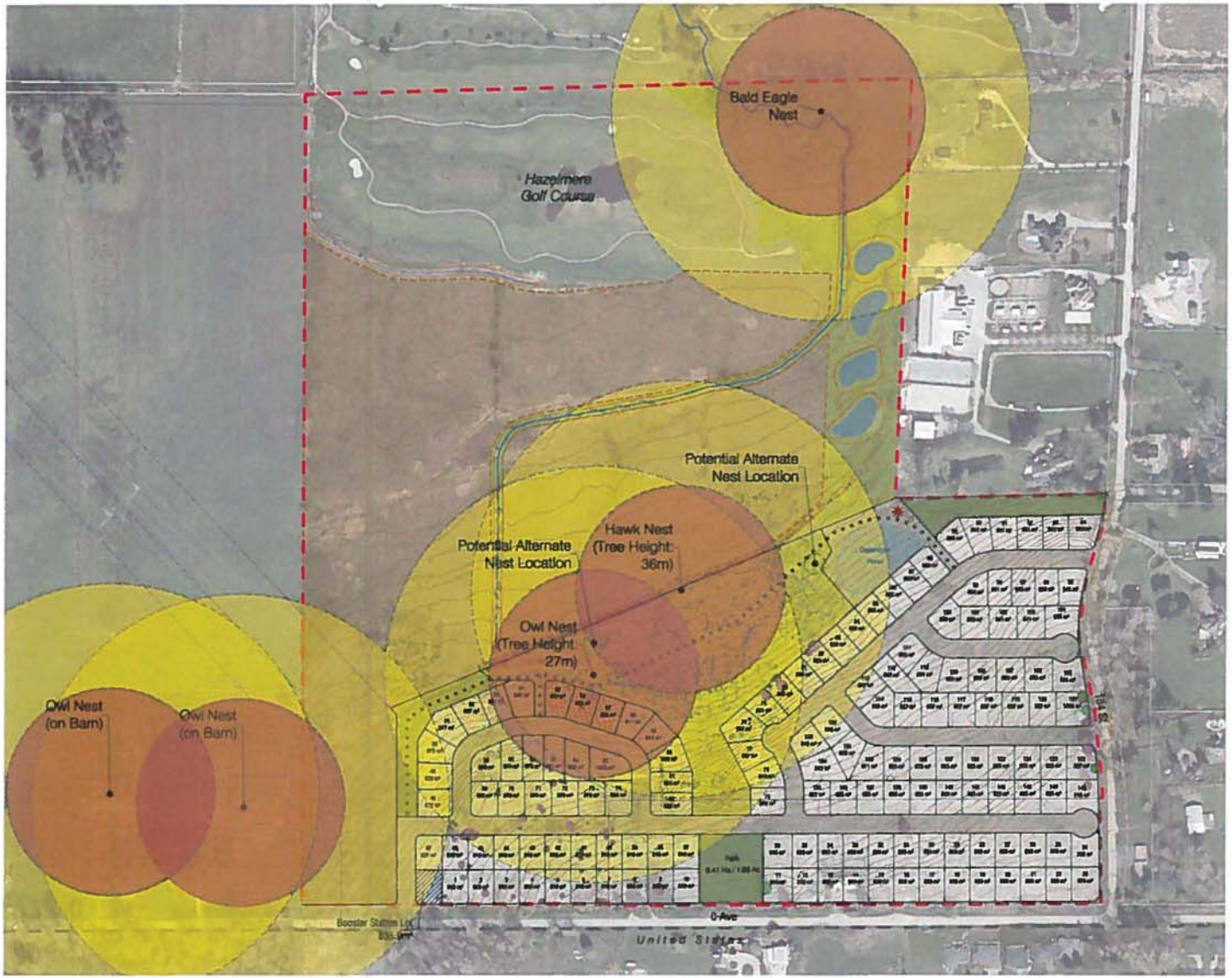
APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

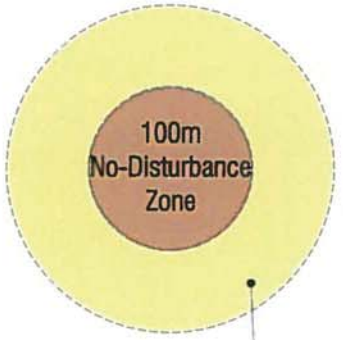
Project No.: 14-024
Date: 11 / 07 / 2017

Drawing 1

Hazelmere Residential Expansion
Suburban Subdivision
18115, 18147 & 18253 0 Ave, Surrey, BC

RAPTOR NEST LOCATION MAP





Construction Limitation Zone

1:2000

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

Project No.: 14-024
Date: 10 / 07 / 2017

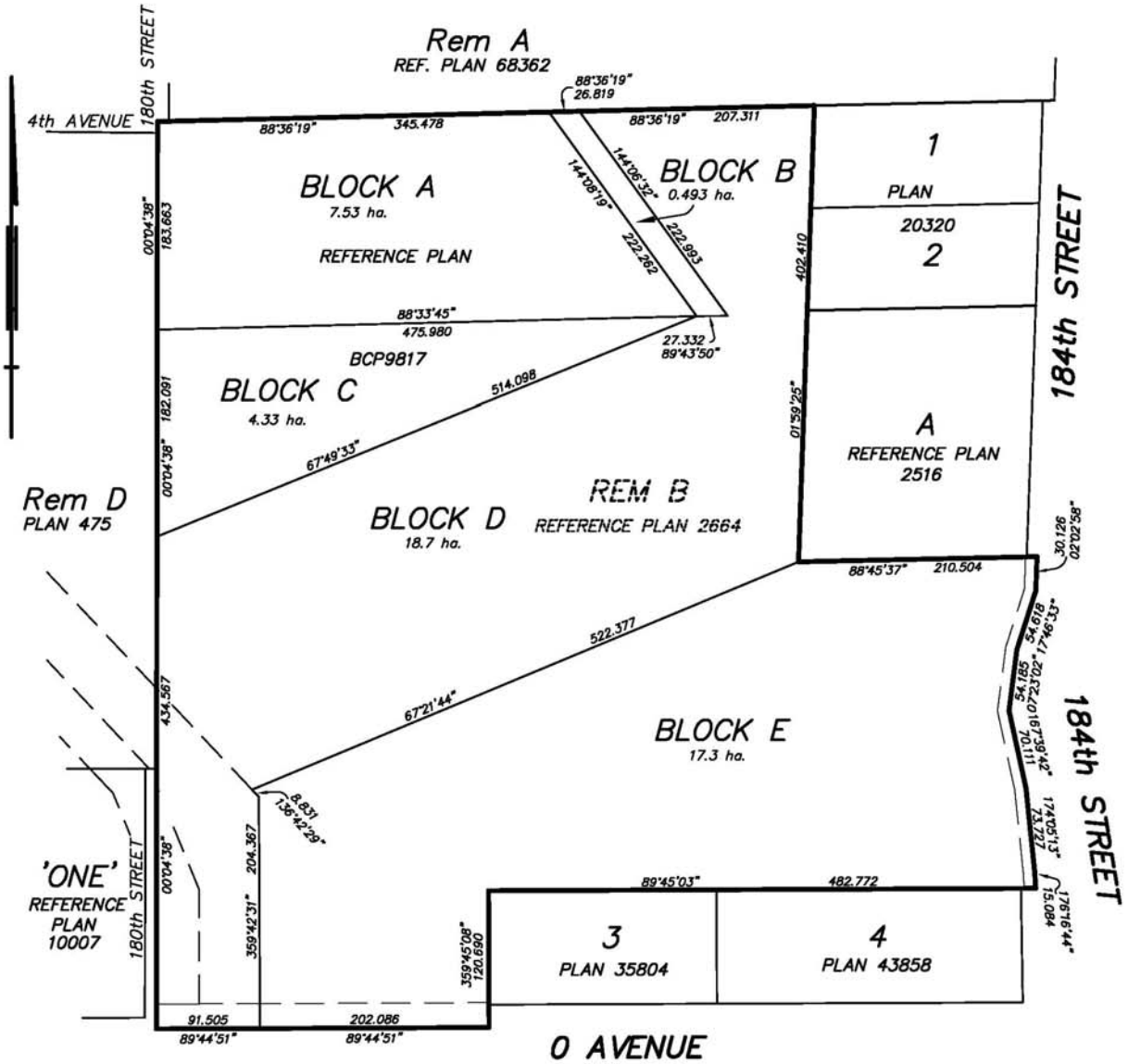
Drawing 1

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW _ _ _ _
OVER
PARCEL 'B' (REFERENCE PLAN 2664)
SOUTH EAST QUARTER SECTION 5 TOWNSHIP 7 EXCEPT
FIRSTLY: THE SOUTH 33 FEET
SECONDLY: PART SUBDIVIDED BY PLAN 35804
THIRDLY: PART SUBDIVIDED BY PLAN 43858
FOURTHLY: PARTS DEDICATED ROAD ON PLAN BCP7629
NEW WESTMINSTER DISTRICT

50 0 50 100 150 200

SCALE 1 : 4000
ALL DISTANCES ARE IN METRES



CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 11th DAY OF JULY , 2017.

B. C. L. S.

FILE 10016-03

MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development**
- South Surrey Division
Planning and Development Department

FROM: **Development Services Manager, Engineering Department**

DATE: **July 20, 2017** PROJECT FILE: **7814-0213-00**

RE: **Engineering Requirements**
Location: 18115/18147/18253 - 0 Avenue

OCP AMENDMENT/ALR INCLUSION

There are no engineering requirements relative to the OCP Amendment/ ALR Inclusion beyond those noted below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.942 metres on 184 Street.
- dedicate 1.883 metres on 0 Avenue.
- dedicate 5.0m x 5.0m corner cut at the intersection of 0 Avenue and 184 Street.
- dedicate Gazette road on 0 Avenue.
- provide confirmation regarding dedication of 184 Street.
- provide 0.5 metre ROWs fronting 0 Avenue and 184 Street.
- dedicate 18.0 metre for each road within the development.
- dedicate all intersection corner cuts in the development.
- provide 0.5 metre ROWs fronting all roads within the development.
- provide any additional off-site ROWs required to service the development.

Works and Services

- construct north side of 0 Avenue to a through collector complete with barrier curb, sidewalk, streetlights and street trees (meet structural and minimum width requirement).
- construct west side of 184 Street to a through collector complete with barrier curb, sidewalk, streetlights and street trees (meet structural and minimum width requirement).
- construct all roads within the development to 18.0m local roads complete with barrier curbs, sidewalks, streetlights and street trees.
- construct water, sanitary and drainage mains to service the development in accordance with City policies and design criteria.
- provide service connections to each lot.
- complete off-site servicing works and analysis as noted below.

Significant offsite works are required to service the development. The Applicant's consultants have completed or initiated a number of studies to address the servicing of the lands covered by this application similar to those undertaken for an NCP. Although these studies have not been completely finalized, they do provide a framework for future more

NOTE: Detailed Land Development Engineering Review available on file

detailed analysis and design should the project be endorsed by Council and Metro Vancouver Board.

- *The site is not serviced by a sanitary sewer system and is outside of the Greater Vancouver Sewerage & Drainage District (GVS & DD) and Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the GVS & DD would be required from Metro Vancouver to extend services to this area. The applicant is proposing a pump and forcemain system for their site. Cleansing velocities may not be achieved along the length of the force main and cleaning (or "pigging") facilities will be required. Odour issues will need to be addressed along the length of this system.*
- *The applicant's engineer has initiated a detailed ISMP. The ISMP must address concerns over upland development causing drainage impacts such as flooding in low land areas and erosion in steeper channels. The ISMP must also include a detailed evaluation of environmental constraints and opportunities in the area. Preliminary recommendations from the ISMP include mitigation measures within the proposed development area. These measures, must be included in the project's site plan and servicing works.*
- *There is currently no water provision plan in place for this rural area. Although a system can be extended to this area, significant concern with respect to water age (i.e. water quality) have been noted. Looping of water mains to mitigate concerns would not be feasible as a second water system connection point is well over 3 km away. At this time the Engineering Department does not support the proposed single water main approach proposed by the Applicant due to the operational liability and costs associated with operating the required rechlorination station. Engineering Staff have suggested a dual water system be explored in an effort to avoid the need for a rechlorination station. Engineering Department staff will work with the applicant to finalize design of such a system should the project be endorsed by Council and Metro Vancouver Board. Dual pressure zones must also be addressed.*
- *Transportation off-site works are anticipated to include, as a minimum, ensuring adequate pavement structure and width to and from the site: along 184 St. to 8 Ave.; and along 0 Ave. to 177A St.*
- *All costs associated with extending City services to the site will be borne by the applicant. None of these are currently included in the City's 10-Year Servicing Plan.*
- *Long Term operational cost implications of the proposed servicing strategies have not been established. Should the anticipated per/capita costs associated with operating the systems specifically installed to service this development significantly exceed those for the City as a whole, a Local Area Service strategy may be proposed to Council for some or all of the utility services.*

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.

Rémi Dubé, P.Eng.
Development Services Manager
LR1

NOTE: Detailed Land Development Engineering Review available on file

Surrey Schools
LEADERSHIP IN LEARNING

Thursday, July 20, 2017
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7914 0213 00

SUMMARY
The proposed 145 Single family with suites
are estimated to have the following impact
on the following schools:

Projected # of students for this development:

Elementary Students:	73
Secondary Students:	36

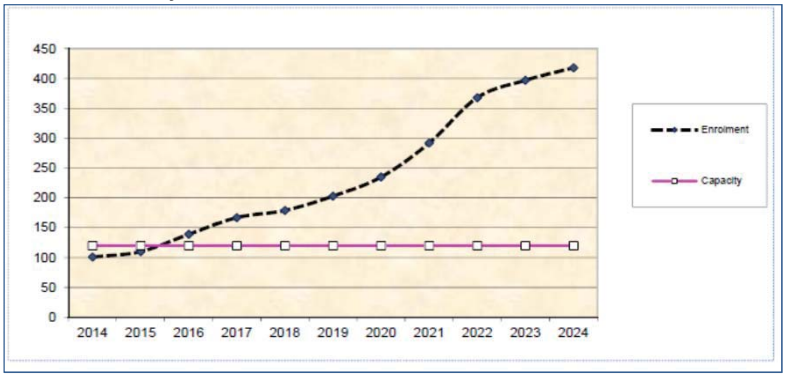
September 2018 Enrolment/School Capacity

Hall's Prairie Elementary		
Enrolment (K/1-7):	33 K + 106	
Capacity (K/1-7):	20 K + 100	
Earl Marriott Secondary		
Enrolment (8-12):		1856
Nominal Capacity (8-12):		1500
Functional Capacity*(8-12);		1620

School Enrolment Projections and Planning Update:
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Halls Prairie Elementary is currently over capacity and much of the student population in this area attends in other neighbouring schools. A new elementary school site has been acquired in the Douglas area and funding for this new elementary school has received preliminary support and is in the project definition stage which will determine size and schedule for completion. Earl Marriott Secondary is currently over capacity and the school district has received capital project approval for a new 1,500 student secondary school targeted to open in 2020). The new secondary school will be located in the Grandview area adjoining the City of Surrey's Aquatic Centre and future recreational facilities. As required, the school district will continue to work with the City and Province to adjust our capital plans to accommodate student growth.

Hall's Prairie Elementary



Earl Marriott Secondary

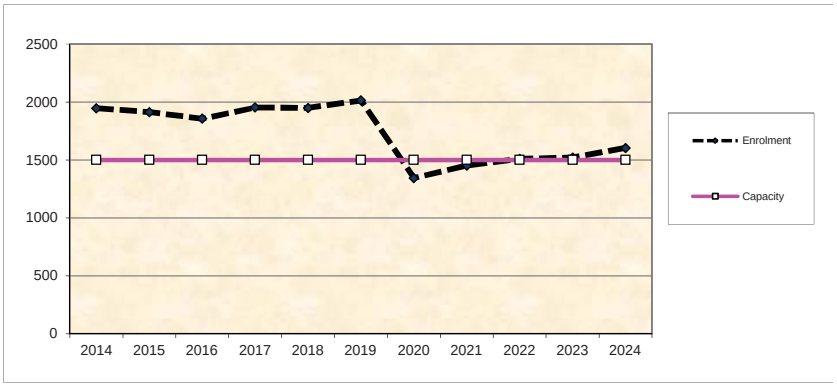


Table 2: Tree Preservation Summary

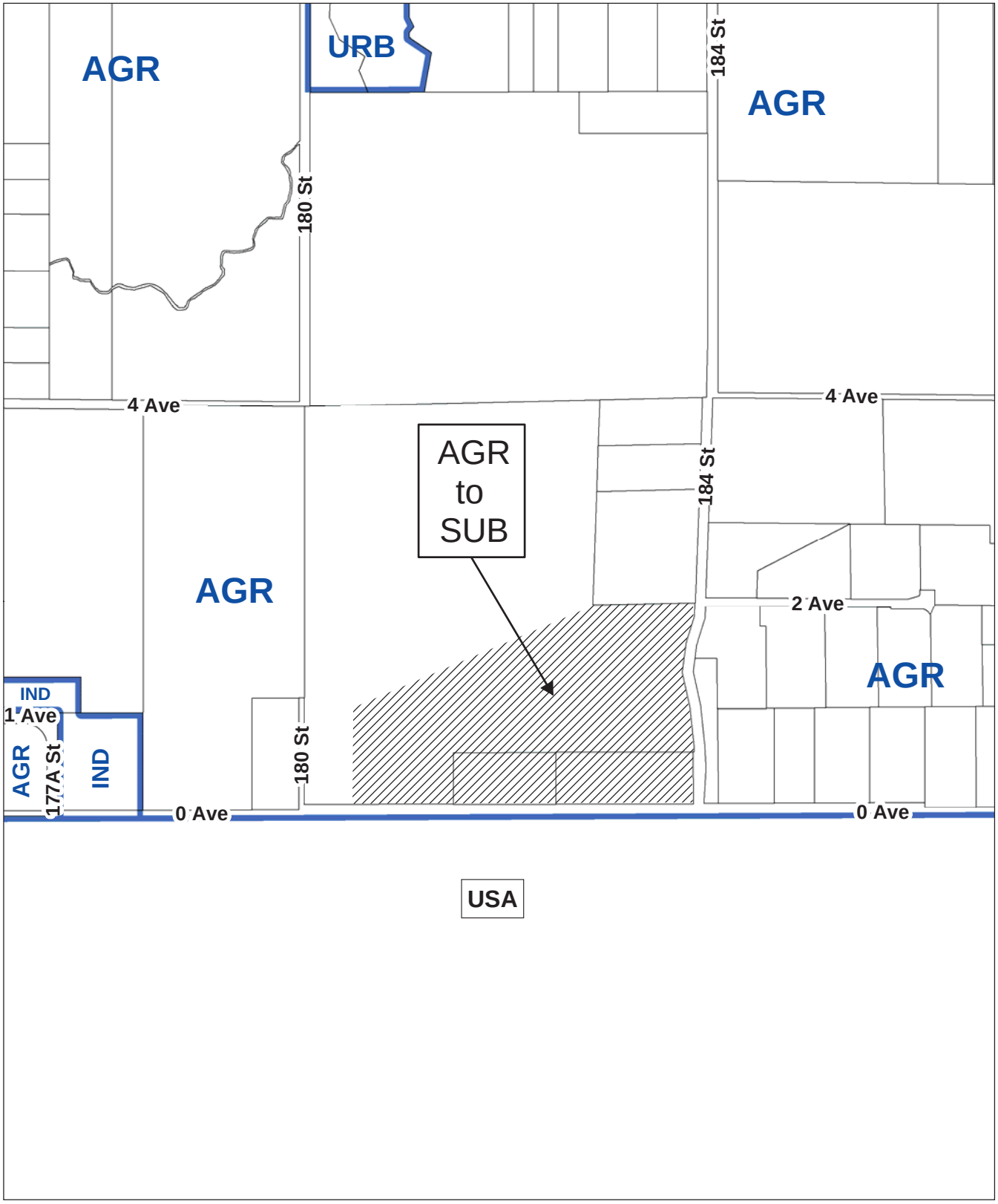
Surrey Project No: DP# 14-0213
Address: HAZELMERE 145 LOT SUBDIVISION 0 Avenue & 184th Street
Registered Arborist: Michael Mills, for Michael J Mills Consulting

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) 256 on-site and 52 off-site	**308**
Protected Trees to be Removed (Offsite trees not included, tbd by city)	**245**
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas but including park dedication & buffer strips.)	**11**
Total Replacement Trees Required: - Alder (172) & Cottonwood (6) Trees Requiring 1 to 1 Replacement Ratio 178 X one (1) = 178 - All other Trees Requiring 2 to 1 Replacement Ratio 67 X two (2) = 134	**312**
Replacement Trees Proposed (Assume min 2.5 trees / lot average)	**363**
Replacement Trees in Deficit	**0**
Protected Trees to be Retained in Proposed Riparian Areas (from survey)	**519**
Protected Trees to be Retained in Proposed ALR Areas (estimated)	**100**
Trees in place after development (does not include street trees)	**993**

Notes:
The number of trees retained within the road allowances has not yet been determined and will be subject to review based on the extent of road improvements required by the city along 0 Ave & 184th Street.

Some trees within the riparian area may require removal to allow for the proposed sanitary sewer line, to be determined.

Tree planting within the site will be subject to the size and shape of the lot. It is assumed that a minimum of 2.5 tree per lot will be achieved. Additional trees may also be provided within the 10m landscape buffer and within the dedicated park area along the north edge.



CITY OF SURREY
the future lives here.

OCP Amendment 7914-0213-00

Proposed amendment from Agricultural to Suburban

N

Quarter Acre Residential Zone

Part 15C - RS-G, Suburban Residential Gross Density Zone

Part 15C RQ

A. Intent

This Zone is intended for single family housing on small *suburban lots*, where lot size may be reduced with substantial public *open space* set aside within the subdivision.

B. Permitted Uses

Land and *structures* shall be used for the following uses only, or for a combination of such uses:

1. One *single family dwelling* which may contain 1 *secondary suite*.

2. *Accessory uses* including the following:

   (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law; and

   (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of this By-law.

C. Lot Area

The minimum *site area for subdivision* shall be 0.4 hectare [1 acre], except in the case of a remainder *lot*, where the *lots* including the remainder *lot* which were created by the same plan of subdivision are zoned RQ.

D. Density

1. For the purpose of subdivision:

   (a) In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum *density* shall not exceed 2.5 *dwelling units* per gross hectare [1 u.p.a.]. The maximum *density* may be increased to 10 *dwelling units* per hectare [4 u.p.a.], calculated on the basis of the entire *lot*, if amenities are provided in accordance with Schedule G of this By-law.

   (b) In areas other than the ones in Sub-section D.1(a) of this Zone, the maximum *density* shall not exceed 10 *dwelling units* per hectare [4 u.p.a.], calculated on the basis of the entire *lot*.

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2. For *building* construction within a lot:

(a) the *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*;

(b) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor area ratio*:

i. Covered area used for parking unless the covered parking is located within the *basement*;

ii. The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];

iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and

iv. Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.] on the *lot*; and

(c) Notwithstanding Sub-section D.2(a), where the *lot* is 1,500 square metres [16,000 sq.ft.] in area or less, the requirements in Section D. Density of Part 16 Single Family Residential Zone RF shall apply.

E. Lot Coverage

The maximum *lot coverage* shall be 25%, except where the *lot* is 1,500 square metres [16,000 sq.ft.] in area or less, the requirements in Section E. Lot Coverage of Part 16 Single Family Residential Zone RF shall apply.

F. Yards and Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

Use	***Setback***	*Front Yard*	*Rear Yard*	*Side Yard*	*Side Yard on Flanking Street*

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Principal Building	7.5 m. [25 ft.]	7.5 m. [25 ft.]	2.4 m. [8 ft.]	3.6 m. [12 ft.]
Accessory Buildings and *Structures* Greater Than 10 square metres [108 sq.ft.] in Size	18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
Other *Accessory Buildings* and *Structures*	18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building*:

   (a) The *building height* shall not exceed 9.0 metres [30 ft.]; and

   (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. *Accessory buildings* and *structures*: The *height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.]

H. Off-Street Parking and Loading/Unloading

1. Resident and visitor *parking spaces* shall be provided as stated in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:

   (a) A maximum of 3 cars or trucks;

   (b) *House trailer*, *camper* or boat provided that the combined total shall not exceed 1; and

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(c) The total amount permitted under (a) and (b) shall not exceed 4.

3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:

(a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the *side* of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:

(a) On a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;

(b) Where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and

(c) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

3. The *open space* set aside pursuant to Section K.2 of this Zone, shall be improved with a basic level of *landscaping* work including brushing and seeding of the ground, limbing of low branches on trees and providing and constructing paths for public passage, wherever appropriate.

J. Special Regulations

DRAFT

1. A *secondary suite* shall:

   (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and

   (b) Occupy less than 40% of the habitable floor area of the *building*.

2. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 28 square metres [300 sq. ft.], including stairs.

K. Subdivision

1. For the purpose of subdivision:

   (a) Where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of this By-law.

   (b) Where amenities are provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.2 of this Zone.

2. For the purposes of subdivision:

   (a) *Lots* created shall conform to the following minimum standards:

***Lot* Size**	***Lot* Width**	***Lot* Depth**
930 sq. m. [10,000 sq.ft.]	24 metres [80 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

   (b) Notwithstanding Sub-section K.2.(a), where not less than 15% of the lands subdivided are set aside as *open space* preserved in its natural state or retained for park and recreational purposes, *lots* created shall conform to the following minimum standards:

***Lot* Size**	***Lot* Width**	***Lot* Depth**

DRAFT

775 sq. m. [8,300 sq.ft.]	20 metres [80 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

(c) Notwithstanding Sub-sections K.2.(a) and K.2.(b), where not less than 30% of the lands subdivided are set aside as *open space* preserved in its natural state or retailed for parks and recreation purposes, the minimum *lot* standards set out in Section K.2(b) may be reduced for up to 50% of the *lots* created to the following minimum standards:

***Lot* Size**	***Lot* Width**	***Lot* Depth**
700 sq. m. [7,500 sq.ft.]	20 metres [80 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

3. The *open space* referenced in this Section shall:

(a) Contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation, and/or contain heritage *buildings* or features, and/or be dedicated as a public park; and

(b) Be accessible by the public from a *highway*.

4. For the purposes of calculating the amount of *open space* referenced in this Section to be set aside, *undevelopable areas* may be included, however, this *undevelopable area* shall be discounted by 50%.

L. Other Regulations

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in

DRAFT

Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".

5. *Building* permits shall be subject to the "Surrey Building By-law".

6. Sign regulations are as provided in Surrey Sign By-law No. 13656.

7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.

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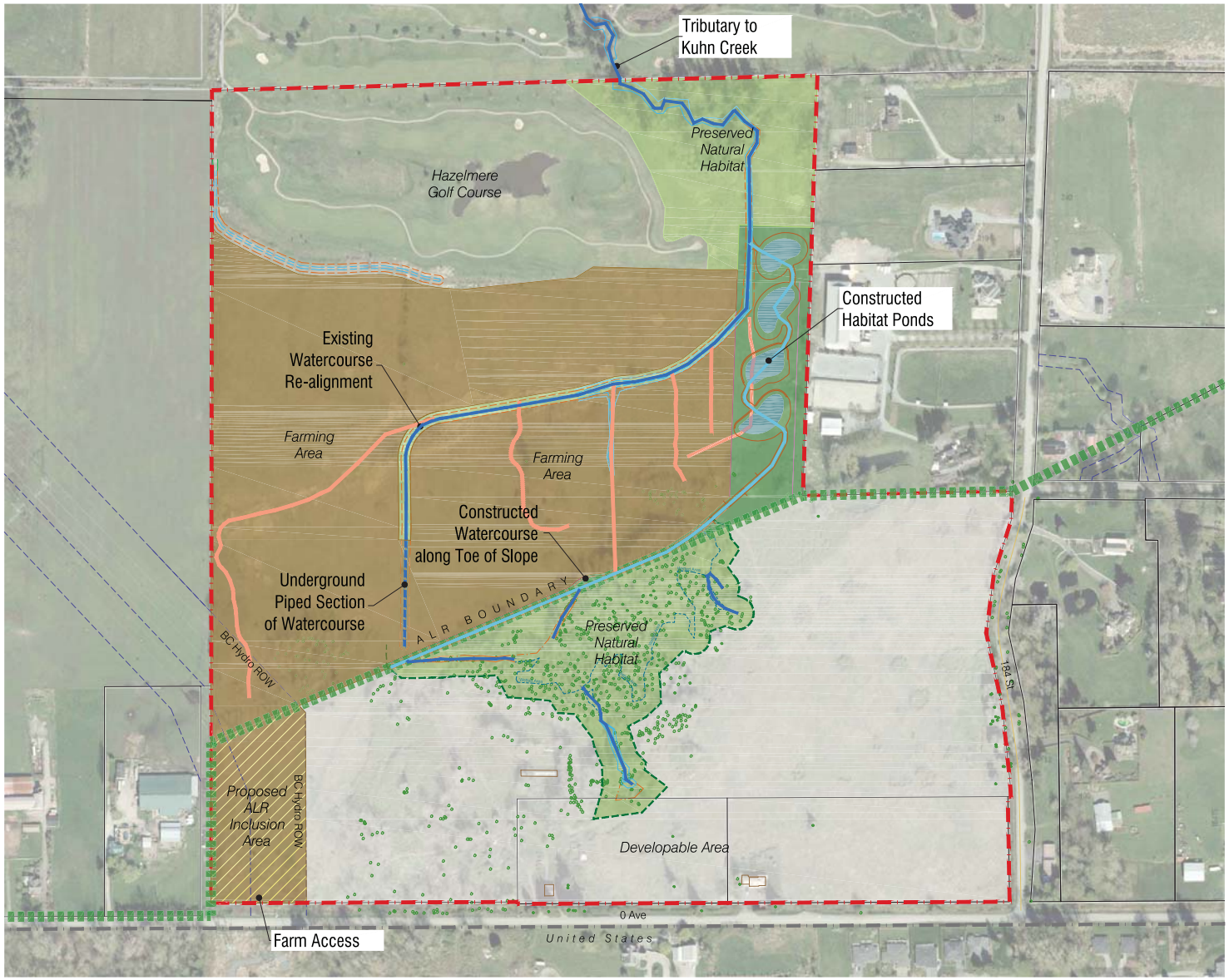
Appendix VIII

Hazelmere Residential Expansion
Suburban Subdivision
18115, 18147 & 18253 0 Ave, Surrey, BC

AGRICULTURAL / HABITAT ENHANCEMENT PLAN



- Preserved Natural Habitat
  6.6 Ha / 16.3 Ac (Approx.)
- Reconstructed Habitat
  2.2 Ha / 5.3 Ac (Approx.)
- Farming Area
  18.2 Ha / 44.9 Ac (Approx.)
- Developable Area
  18.0 Ha / 44.5 Ac (Approx.)
- Proposed ALR Inclusion Area
  1.6 Ha / 3.9 Ac (Approx.)
- ALR Boundary
- 15m from TOB
- Existing Watercourse
- Constructed Watercourse
- Relocated Watercourse

1:2000

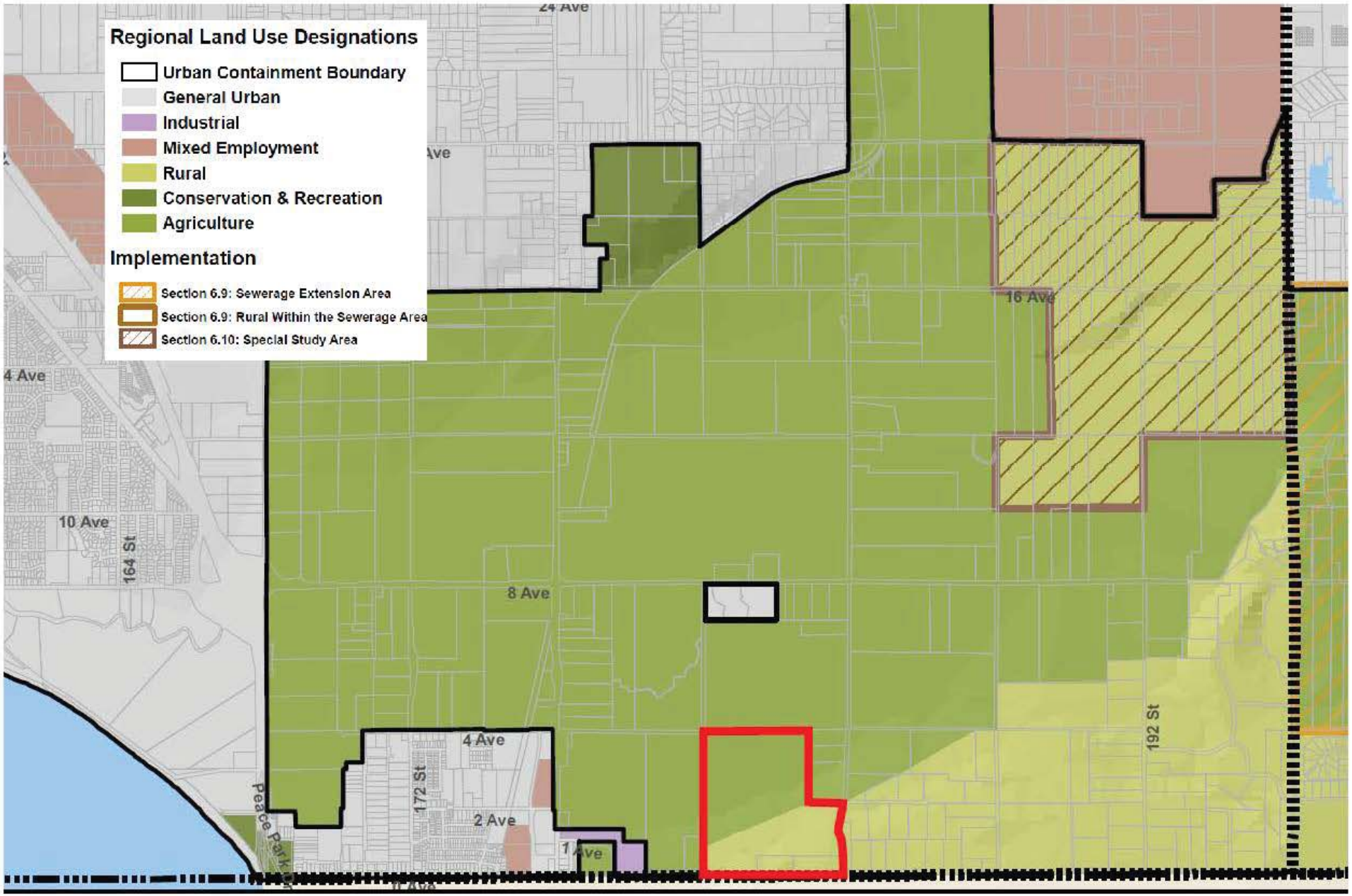
APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

Project No.: 14-024
Date: 20 / 04 / 2017

Drawing 4

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

Metro Vancouver Regional Growth Strategy Map



Approved by Council: July 24, 2017

It was — Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19343" pass its third reading.

RES.R17-2602 — Carried
With Councillor Woods opposed.

Development Variance Permit No. 7915-0425-00
14451, 14467, 14483 and 14511 – 64 Avenue
To reduce various setbacks, allow 2 visitor parking spaces within the minimum front yard (south) setback and reduce the minimum setback requirement from top-of-bank for a Class A watercourse from 30 metres (98 ft.) to 13 metres (43 ft.) at the closest point for the townhouse development. The applicant is also proposing reduced setbacks on the east and south sides of the commercial development. These variances will help achieve an efficient site plan.

It was — Moved by Councillor Gill
Seconded by Councillor Martin
That Development Variance Permit No. 7915-0425-00 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk in conjunction with final adoption of the related rezoning bylaw.

RES.R17-2603 — Carried
With Councillor Woods opposed.

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19342"
7916-0156-00 – Rajinder Lally
c/o H.Y Engineering Ltd. (Lori Joyce)
RA to RH -2735 – 144 Street - to subdivide into 2 single family lots.

Approved by Council: July 24, 2017

It was — Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19342" pass its third reading.

RES.R17-2604 — Carried

5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19344"
7914-0213-00 – Hazelmere Golf and Tennis Club Ltd. and Lapierre Holdings Ltd.
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
To redesignate the site at 18147, 18253 and Portion of 18115 – 0 Avenue from Agricultural to Suburban.

Approved by Council: July 24, 2017

It was — Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19344" pass its third reading.

RES.R17-2605 — Carried
With Councillors LeFranc and Villeneuve opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19345"
A-1 to RQ, A-1 to CPG and CPG to A-1 – 18147, 18253 and Portion of 18115 – 0 Avenue
To subdivide into 145 single family lots, several park lots and 1 agricultural lot.

Approved by Council: July 24, 2017

It was — Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19345" pass its third reading.

RES.R17-2606 — Carried
With Councillors LeFranc and Villeneuve opposed.

6. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2017, No. 19334"
3900-20-19334 – Regulatory Text Amendment
"Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended to insert a new single family zone Part 15C, Quarter Acre Residential Zone (RQ Zone) to regulate the development of suburban lots at a density of 10 units per hectare.

Approved by Council: July 24, 2017
Corporate Report Item No: 2017-L002

It was — Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2017, No. 19334" pass its third reading.

RES.R17-2607 — Carried

PERMITS - APPROVALS

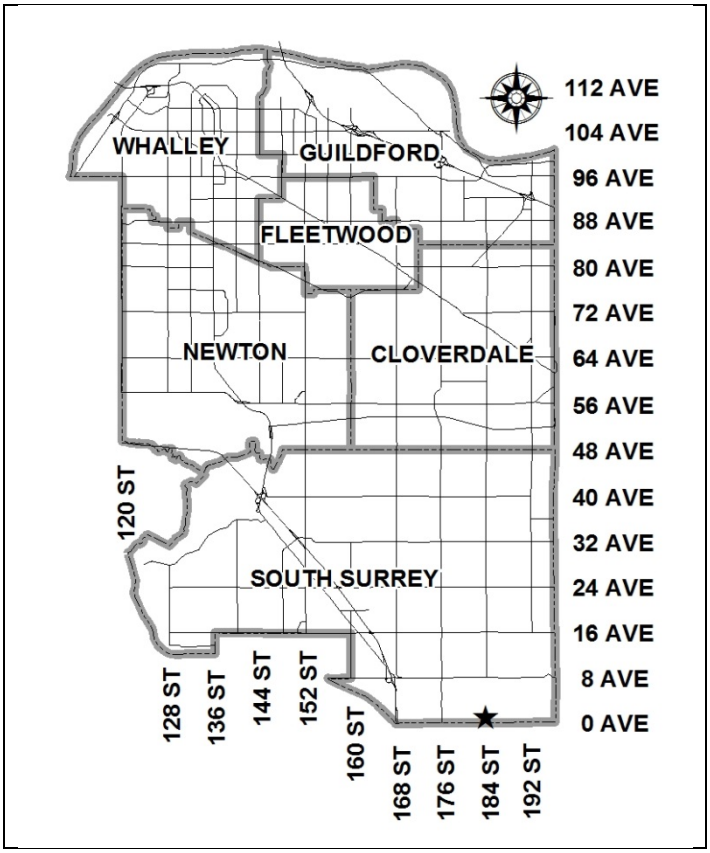
7. **Development Variance Permit No. 7916-0514-00**
1062111 B.C. Ltd. (Director Information: Harbinder Athwal, Ravinder Basra, Amrik Biran and Kanwaljeet Mann)
c/o Hub Engineering Inc. (Mike Kompter)
13517 Marine Drive
To reduce the lot depth to allow for the proposed subdivision into 4 single family lots.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

Attachment "D"

City of Surrey
PLANNING & DEVELOPMENT REPORT
File: 7914-0213-00

Planning Report Date: July 27, 2015

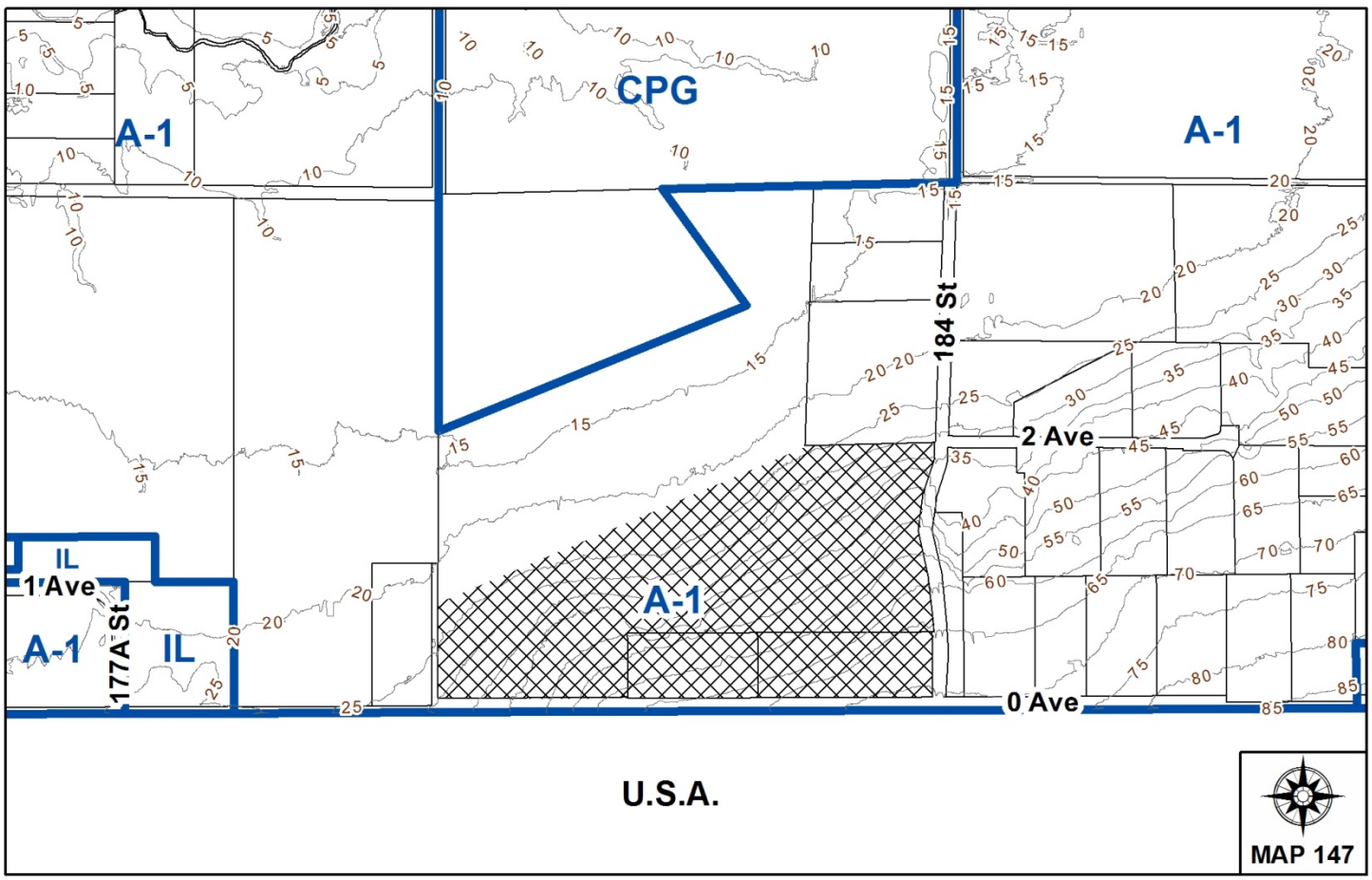


PROPOSAL:

- **OCP Amendment** from "Agricultural" to "Suburban"

to allow for rezoning and subdivision from 3 lots to 136 single family lots.

LOCATION:	18115, 18147 and 18253 - 0 Avenue
OWNER:	Lapierre Holdings Ltd. Hazelmere Golf & Tennis Club
ZONING:	A-1 and CPG
OCP DESIGNATION:	Agricultural



RECOMMENDATION SUMMARY

- Staff provide two recommendations for Council's consideration:
    - The proposed development not be supported; and
    - The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and Urban Containment Boundary.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal is a significant departure from existing City of Surrey policies and plans and Metro Vancouver's Regional Growth Strategy (RGS).

RATIONALE OF RECOMMENDATION

- Does not comply with OCP Designation and Metro Vancouver's Regional Growth Strategy (RGS).
- The proposed development is a large departure from existing City plans and policies, as described further in the report. There is no NCP or planning or servicing framework in place to guide development in this portion of the Hazelmere valley.
- The proposed development has significant servicing and transportation challenges.
- The subject site is outside of the Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the Metro Fraser Sewer Area would be required from Metro Vancouver to extend services to this area. Approval from Metro Vancouver would also be needed to redesignate the site from "Rural" to "General Urban". These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.
- If the proposal is modified to be consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary, there is some merit for considering support.

RECOMMENDATION

The Planning & Development Department recommends that:

(a) The proposed development (Appendix II) not be supported; and

(b) The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.

REFERRALS

Engineering:	The Engineering Department has concerns with the proposal as discussed below in this report.
Parks, Recreation & Culture:	Parks has concerns with the proposal as there has been no assessment of park provision in this area of Hazelmere if the proposed development and subsequent similar developments are approved.
Department of Fisheries and Oceans (DFO):	If the proposal proceeds, the applicant will be required to undertake a detailed Riparian Areas Regulation (RAR) assessment to address riparian protection issues.
Fraser Health Authority:	If the proposal proceeds with a form of development requiring septic fields, input from the Fraser Health Authority will be requested.
Agricultural and Food Security Advisory Committee (AFSAC):	At its September 4, 2014 meeting, AFSAC recommended that the application not be supported, as the lands are located in an Agriculture designated area which is not intended for urban-type development.
Metro Vancouver:	The applicant is proposing an amendment to the Regional Growth Strategy (RGS) and to the Urban Containment Boundary. The subject site is outside of the Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the Metro Fraser Sewer Area would be required from Metro Vancouver to extend services to this area. Approval from Metro Vancouver would also be needed to redesignate the site from "Rural" to "General Urban". These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.

SITE CHARACTERISTICS

Existing Land Use: 18115 – 0 Avenue is vacant farmland (partially within ALR), with 2 golf course holes at the northern portion of property. A small portion of the property is encumbered by a BC Hydro right-of-way. 18147 and 18253 - 0 Avenue are rural acreages not within the ALR (Appendix III).

Adjacent Area:

Direction	**Existing Use**	**OCP/LAP Designation**	**Existing Zone**
North and West:	Golf course and agricultural acreage.	Agricultural/ Agricultural	CPG and A-1
East (Across 184 Street):	Agricultural acreages.	Agricultural/ Suburban Residential (5 upa)	A-1
South (Across 0 Avenue):	United States of America.	n/a	n/a

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site consists of 3 properties (18115, 18147 and 18253 - 0 Avenue) located along 0 Avenue near 184 Street in the Hazelmere Valley. The property at 18115 – 0 Avenue is partially within the Agricultural Land Reserve (ALR), is also split-zoned "General Agriculture Zone (A-1)" and "Golf Course Zone (CPG)", and contains 2 holes of the Hazelmere golf course. The applicant is proposing to develop the southerly portion of the site, which is the non-ALR portion of the property (Appendix III).

- The properties at 18147 and 18253 – 0 Avenue are zoned A-1. These two properties are designated "Agricultural" in the Official Community Plan (OCP) and "Rural" in Metro Vancouver's Regional Growth Strategy (RGS).

- The parcel is bordered on the north by the Hazelmere golf course and an agricultural acreage. The site is bordered by agricultural acreages to the east (across 184 Street) and west. The site is bordered on the south (across 0 Avenue) by the United States.

- The proposed development site is located on a north-facing slope of moderately steep grades, with a high elevation of 70 metres (230 feet) above sea level along 0 Avenue and a low elevation of 21 metres (69 feet) at the north portion of the site. The site is mostly cleared, albeit with some significant forest clusters. There are some Class B watercourses on the proposed development portion of the site. In addition, an owl's nest and hawk's nest have been identified in the main forested area on the proposed development portion of the site.

Proposed Development

- The applicant is proposing to develop the non-ALR portion of the site. The gross site area is 52 hectares (128.5 acres), and the non-ALR portion of the site proposed for development is 23 hectares (56.8 acres).

- The applicant is proposing an OCP amendment from "Agricultural" to "Suburban" to allow for a rezoning and subdivision from 3 lots to 136 single family lots and open riparian space of 3.1 hectares (7.8 acres). The proposed density is 5.9 uph (2.4 upa). Proposed lot sizes range from 960 sq.m. (10,300 sq.ft) to 2,324 sq.m. (25,000 sq.ft.), and the large majority of the lots are approximately 1,000 sq.m. (10,800 sq.ft.) in size (Appendix II). The nearest zone equivalent to the proposal is the RH-G zone which allows 50% of the lots to be 1,120 sq.m. (12,000 sq.ft.) and 50% to be 1,300 sq.m. (14,000 sq.ft.). The proposed lots are proposed to be on City sewer, as the minimum required lot size for a septic system is 0.8 hectares (2 acres), as per Surrey Subdivision and Development By-law, 1986, No. 8830.

- In terms of the subject application, only the proposed OCP amendment from "Agricultural" to "Suburban", and not the rezoning or Development Permit for the ALR interface and Hazard Lands, is being presented for Council's consideration. Given the significant departure from the City's and Metro Vancouver's plans and policies that the proposal entails, it was deemed appropriate to consult Council on the larger land use and density issue before proceeding further to detail development planning of the site.

Policy Considerations

- In considering the proposal to redesignate the subject site from "Agricultural" to "Suburban" in the OCP to allow for the proposed subdivision there are a number of City and Metro Vancouver policies that need to be considered. These are described below.

Surrey OCP (2014)

- The protection of agriculture and agricultural areas is a key objective of the City of Surrey. Surrey's OCP contains policies that are designed "to protect farmland as a resource for agriculture, a source of heritage and as a reflection of a distinct landscape defining communities". These policies seek to enhance the viability of agriculture as a component of the City of Surrey's economy.

- The subject site is designated "Agricultural" in the OCP, which is intended to support agriculture, complementary land uses and public facilities". This designation includes lands in the ALR as well as lands outside the ALR that are used for farming and various other complementary uses. Introducing 1,000 sq.m. (10,800 sq.ft.) lots in this area does not support agriculture, nor is it a complementary land use. Rather, the proposed development would serve to destabilize the existing rural character of the area and introduce potential conflicts to the agricultural community.

- The proposed development is also contrary to the OCP which encourages the "full and efficient build-out of existing planned urban areas". In addition, the OCP calls for the prevention of "urban development as well as the extension of City services that would encourage subdivision in rural and suburban areas, except in accordance with approved Secondary Plans".

- The proposed development is not envisioned in the OCP or in any secondary plan.

Surrey Agriculture Protection and Enhancement Strategy (2013)

- Surrey's *Agriculture Protection and Enhancement Strategy*, adopted by Council in 2013, outlines various ways that agriculture within Surrey can be maintained and enhanced, including:

    - "a stable, predictable and contiguous agricultural land base to operate upon is essential for the continued health and vitality of the agri-food sector";

    - "without viable, available, accessible agricultural land... the ability to provide fresh food is severely limited"; and

    - "protect farming and agri-food operations from adjacent urban impacts (e.g. upland stormwater drainage, traffic, nuisance complaints, trespassing and noxious substances)".

- The proposed development would effectively introduce urban-style development into this area of Surrey that is designated "Agricultural" and would lead to conflict between agricultural activity and urban-style development. Residents within this proposed community would have to travel through adjacent agricultural areas on a daily basis to get to places of employment, commerce, schools, parks and other such destinations. Most of these trips will be made by car, which significantly increases the potential for conflict with the agricultural community.

Metro Vancouver

- The subject site is designated as "Rural" in Metro Vancouver's *Regional Growth Strategy* (RGS) and is located outside of the Urban Containment Boundary. The Urban Containment Boundary is intended to establish a stable, long-term regionally defined area for urban development and to reinforce the protection of agricultural and rural areas, while the "Rural" designation in the RGS is intended to protect the existing character of rural communities, landscapes and environmental qualities.

- The "Rural" designation permits low density residential development that do not require the provision of urban services such as sewer or transit. Rural areas generally do not have access to regional sewer services.

- The proposed development would require provision of sewer servicing as the proposed lots are smaller than the 0.8 hectare (2 acre) size required to support septic systems, and thus the applicant's proposal would trigger an application to Metro Vancouver to amend the Urban Containment Boundary and to amend the RGS designation from "Rural" to "General Urban".

- Amendments to the Urban Containment Boundary and the "Rural" designation of the RGS must come from the affected municipal government, and require an affirmative two-thirds weighted vote of the Metro Vancouver Board and a regional public hearing. This step would occur subsequent to Council holding a Public Hearing and granting Third Reading to the proposed development.

Engineering Considerations

- No complete studies with respect to environmental considerations, drainage, sanitary servicing, water provision or transportation network have been undertaken for the non-ALR lands in Hazelmere. The servicing impacts of the proposed development would need to be addressed in a more comprehensive servicing strategy such as one undertaken for an NCP if the area were to be designated for suburban development.

- Staff note that the site is not serviced by a sanitary sewer system and is outside of the Greater Vancouver Sewerage & Drainage District (GVS & DD) and Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the GVS & DD would be required from Metro Vancouver to extend services to this area. If the area were to be included for sanitary sewer servicing, the system is likely to extend from the Douglas neighbourhood. At this point in time the Douglas system has not been sized to accommodate expansion of its catchment.

- In terms of drainage, a preliminary Integrated Stormwater Management Plan Scoping Study has been undertaken for the Little Campbell River watershed which includes this area of the Hazelmere Valley. As this area is designated to remain rural in nature no further drainage studies have been undertaken or are being planned for the area. Should the area proceed to a more suburban form of development, a detailed Integrated Stormwater Management Plan (ISMP) would need to be undertaken, and concerns over upland development causing drainage impacts such as flooding in low land areas and erosion in steeper channels would need to be addressed. The ISMP could also include a detailed evaluation of environmental constraints and opportunities in the area.

- There is currently no water provision plan in place for this rural area. Current area residents obtain water from private wells. Densification of the area to suburban land uses would trigger the need to develop a water system expansion plan for the area. City water mains currently exist anywhere from 765 yards (700 metres) to 1090 yards (1000 metres) (depending on point of connection) from the proposed site. The existing water system may need to be upgraded as well to support expansion into this area.

- In terms of transportation, a study would be needed to determine how to manage traffic should this area of Hazelmere be redeveloped at the proposed density. The rural roads were not intended to carry urban traffic volumes. In addition, the potential for conflict between farm vehicles and other vehicles would increase if this area of Hazelmere was redeveloped.

In summary, the proposed development is a considerable departure from the type of rural low density development envisioned for this area. Any increase in density is likely to trigger substantial infrastructure investment. A strategic review of all services in the area would be required as part of the planning process.

PRE-NOTIFICATION

Pre-notification letters were sent on August 22, 2014 and two development proposal signs were installed on the subject site in December 2014. Staff received 10 phone calls and 5 letters/emails regarding the proposal.

- Three (3) callers had general questions about the proposal and did not indicate opposition or support for the project.

- One (1) caller and 1 letter writer was in support of the proposal, although they did mention concerns about increased traffic in the area that would result from the proposed development.

- Six (6) callers and 4 letter/email writers, including the Little Campbell Watershed Society (LCWS), were not in favour of the proposal and indicated various concerns, including:

    - The proposed development would have negative effects on habitat and drainage (including the Little Campbell River);

    - The current plans don't allow for this type of denser development;

    - The area will lose its rural agricultural character if this development and similar developments are approved;

    - The pressure this will put on the rest of the area to redevelop;

    - The local rural roads aren't built to handle higher volumes of traffic; and

    - Development in the area is "premature".

PROJECT EVALUATION AND DISCUSSION

Staff is not supportive of the proposed development and recommends that the application be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.

- Approving the proposed development would necessitate a comprehensive land use and servicing study far beyond the boundaries of the site, which has the potential to significantly alter the rural and stable character of this area of Surrey.

- The subject site is located within an area in the southeast corner of Surrey that is rural in character. The rough boundaries of this area are 0 Avenue on the south, and the Surrey-Langley border on the east. The northern boundary is a line running diagonally from the subject site to where 12th Avenue meets the Surrey-Langley border (Appendix VII). These lands are outside of the ALR and are designated "Agricultural" in the OCP. The area is characterized by large acreage properties that are 2 hectares (5 acres) in area or larger that do not require municipal water and sewer services. Development that has occurred in this area is in accordance with the minimum 5 acre parcel area permitted in the A-1 Zone. Of note is a development (File No. 7910-0256-00) in the final approval stages at 442 – 188 Street which will see the creation of a subdivision of nine 2 hectare (5 acre) sized parcels.

- The current proposal, if allowed to proceed, will significantly alter the rural character of the area with a major impact on the overall servicing plan.

- Given the proposal's significant departure from existing plans and policies, the servicing constraints, the lack of a neighbourhood concept plan for this area of Hazelmere and the required Metro Vancouver amendment process, staff can see no rationale for supporting the proposed development.

- Should Council choose to allow the current proposal to proceed, staff recommend that the application be referred back to staff for further study and significant public consultation. No land use planning process has been undertaken to date nor has any public consultation other than identified in this report been undertaken related to the current application.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	ALR Context Map Showing Subdivision, Existing Site Showing Proposed Development Portion, Proposed Subdivision Layout
Appendix III.	Agricultural and Food Security Advisory Committee Minutes
Appendix IV.	OCP Redesignation Map
Appendix V.	Metro Vancouver Regional Growth Strategy Map
Appendix VI.	Map showing non-ALR lands in the Hazelmere Valley

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

KB/da
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KD 7/23/15 11:04 AM

APPENDIX I

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Maggie Koka
Aplin & Martin Consultants Ltd.
Address: #201, 12448 - 82 Avenue
Surrey, BC V3W 3E9

Tel: 604-597-9058

2. Properties involved in the Application

(a) Civic Address: 18147 - 0 Avenue
18253 - 0 Avenue
18115 - 0 Avenue

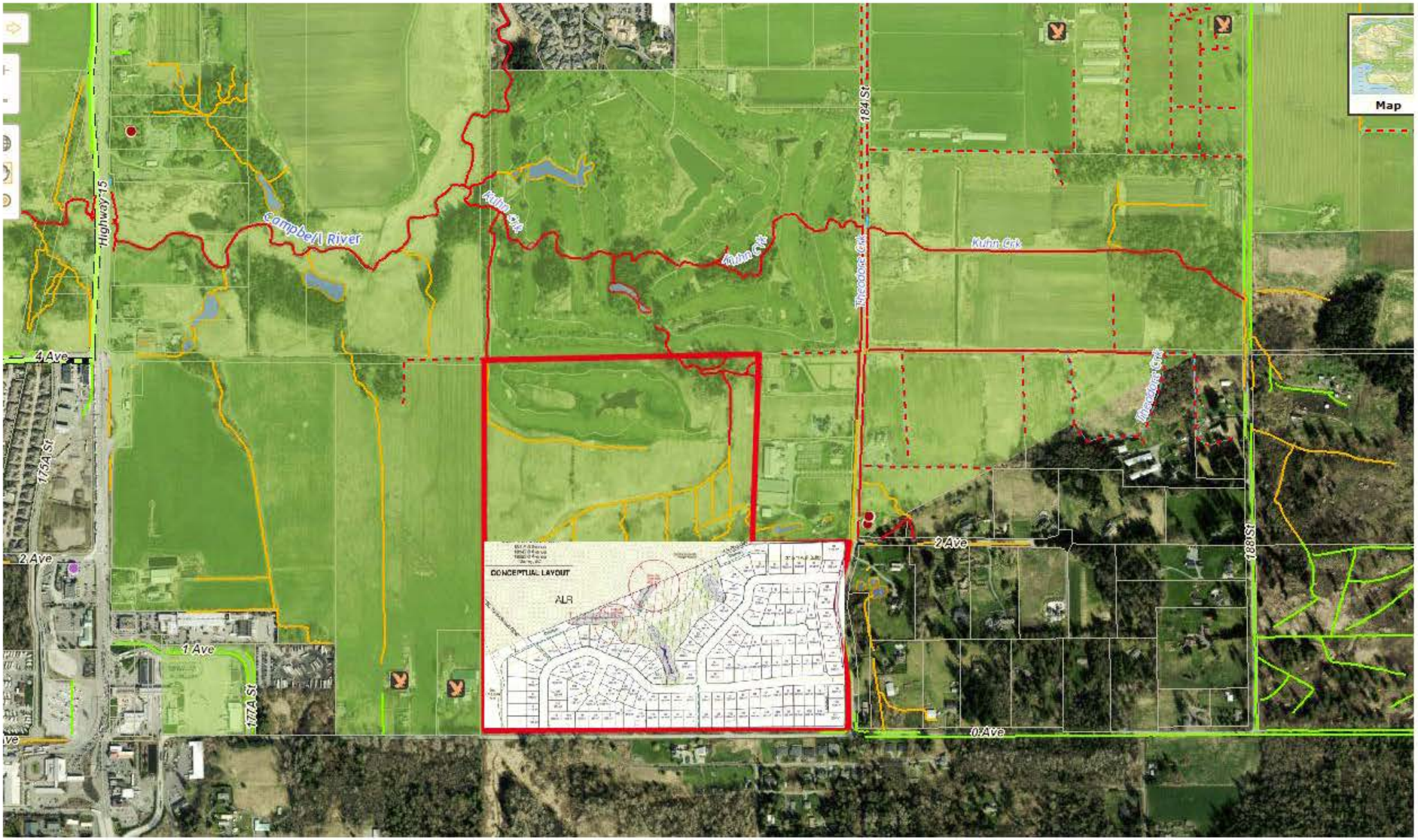
(b) Civic Address: 18147 - 0 Avenue
Owner: Lapierre Holdings Ltd.
PID: 007-245-653
Lot 3 Section 5 Township 7 New Westminster District Plan 35804

(c) Civic Address: 18253 - 0 Avenue
Owner: Lapierre Holdings Ltd.
PID: 007-150-199
Lot 4 Section 5 Township 7 New Westminster District Plan 43858

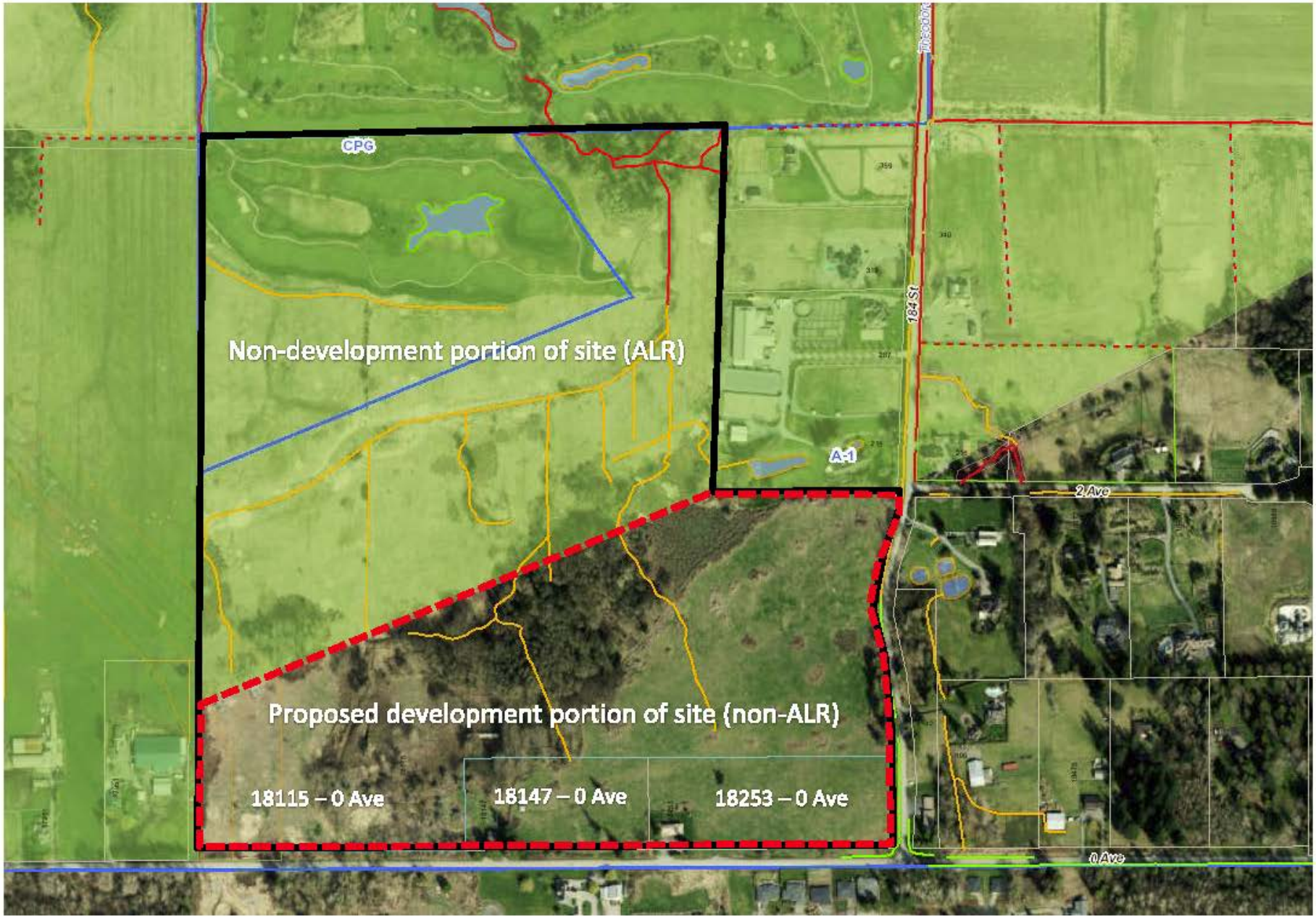
(d) Civic Address: 18115 - 0 Avenue
Owner: Hazelmere Golf & Tennis Club
PID: 013-221-540
Parcel "B" (Reference Plan 2664) South East Quarter Section 5 Township 7 Except Firstly: The South 33 Feet Secondly: Part Subdivided By Plan 35804 Thirdly: Part Subdivided By Plan 43858 Fourthly: Parts Dedicated Road on Plan BCP7629 New Westminster District

3. Summary of Actions for City Clerk's Office

7914-0213-00 Hazelmere Subdivision Area Context (with ALR shown in green)

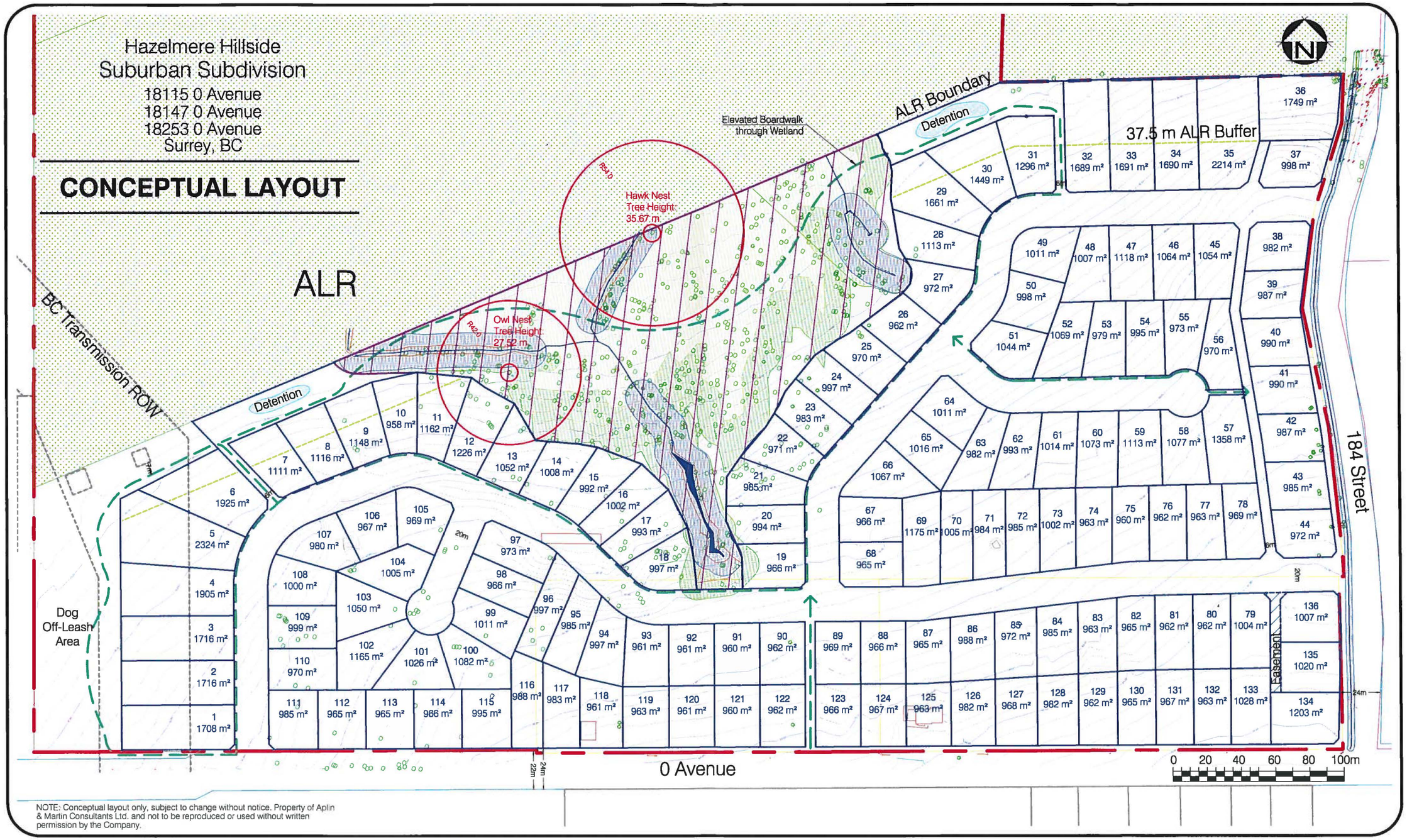


7914-0213-00: Map showing proposed development portion of subject site (non-ALR)



Hazelmere Hillside
Suburban Subdivision
18115 0 Avenue
18147 0 Avenue
18253 0 Avenue
Surrey, BC

CONCEPTUAL LAYOUT



NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

LEGAL DESCRIPTION
PID: 013-221-540
PID: 007-245-653
PID: 007-150-199

GROSS SITE AREA
52 hectares / 128.5 acres (approx.)

AREA NOT WITHIN ALR
23 hectares / 56.8 acres (approx.)

HABITAT AREA
3.1 hectares / 7.8 acres (approx.)

EXISTING DESIGNATIONS
Zoning: A-1 Agricultural & CPG Golf Course
NCP: n/a
OCP: Agricultural

PROPOSED DESIGNATIONS
Zoning: CD (Comprehensive Development)
NCP: n/a
OCP: Suburban

LOT YIELD
Existing Number of Lots: 3
Proposed Number of Lots: 135

DENSITY
Net: 5.9 uph / 2.4 upa

LEGEND
- Pedestrian Route
- Watercourse
- ALR
- Setback with Habitat Balance Area: 32928 m²
- Wetland
- Setback Area per Envirowest (May 2014): 31388 m²
- Watercourse Setback

APLIN & MARTIN CONSULTANTS LTD
Project No.: 14-024
Date: 23 May 2014

Drawing 1

July 28/14

- Anticipated services offered include green burials (more biodegra coffin), columbaria (no cremation), and traditional and non-traditional services.
- The PC Zone requires at least 3 metres (10 ft.) of screen planting along all property lines.

J. Gosal joined the meeting at 9:07 a.m.

The Committee commented as follows:

- Once the plots in the cemetery are sold out, the cemetery becomes a public space (without a crematorium it is not an operating business).
- In response to a question from the Committee regarding future city maintenance of the Private Cemetery when sold out, it was identified that an in perpetuity fund is put in place, that carries on to cover the costs of maintaining the property so that the maintenance does not fall to the City.
- If this site is to be developed and rezoned to a Cemetery Use, and the future cemetery maintenance becomes part of the existing City-owned property, it will be important to ensure it looks contiguous with the existing cemetery site, so there is access available for any future maintenance.

It was Moved by M. Bose
Seconded by B. Stewart
That the Agriculture and Food Security Advisory Committee recommend to the G.M. of Planning and Development that Application No. 7913-0288-00 be supported, as the proposed cemetery use is permitted under the existing Agricultural designation in the Official Community Plan (OCP), and the lands are located outside of the Agricultural Land Reserve (ALR); with a condition that if the site is to be rezoned, that the new cemetery provide future opportunities for access/maintenance connections with the existing City-owned cemetery site.

Carried

S. Van Keulen joined the meeting at 9:15 a.m.

2. Proposed OCP Amendment Application (Hazelmere)
18115/18253 - 0 Avenue
File Nos.: 7914-021300; 6635-01

K. Broersma, Planner, was in attendance to provide an overview of a Proposed OCP Amendment Application (Hazelmere). The following comments were made:

- The Applicant is proposing an OCP Amendment application from "Agricultural" to "Suburban" to allow for rezoning and subdivision from three (3) lots into 136 lots. The Applicant is not proposing any changes to the ALR portion of the site.
- Staff is recommending to Council as a "Denial" application, as the proposed subdivision does not fully comply with City Policy O-23 and the proposed development does not comply with the OCP.

The Committee commented as follows:

- Concern was expressed regarding development of this kind of density in this area. The subdivision that is proposed does not fall into the category of being beside agriculture land.
- It has been identified in the past that formalizing the edge of the ALR needs to be discussed further with the Province as the ALR Boundary line cuts through the middle of properties and does not follow any specific geographic reference.
- It was noted that for any future land use changes to occur in this area, as proposed, there would first be a required Major Type 1 Amendment to the Regional Growth Strategy, requiring an affirmative 50% + 1 weighted vote of the Metro Vancouver Board and acceptance by all affected local governments. This approval would not be supported by this Committee as there is not benefit to Agriculture.
- Agreement was unanimous that there are significant servicing issues with this application, and the application does not comply with the OCP policies for Agricultural and Food Security, Land Use provisions for Density consideration within 200 m of the ALR Boundary, and is located outside both the Urban Containment Boundary and outside any Secondary Land Use Plan Area.

It was Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Security Advisory Committee recommend to the G.M. of Planning and Development that Application No. 7914-0213-00 not be supported, as the lands are located in an Agricultural Designated area which is not intended for urban development, but for supportive agriculture and complementary land uses and to ensure the continued designation and use of agricultural land for agricultural purposes regardless of soil types and capabilities and the continued use of Surrey farmland outside of the Agricultural Land Reserve (ALR) for agricultural purposes in accordance with the Official Community Plan (OCP).

Carried

E. ITEMS REFERRED BY COUNCIL

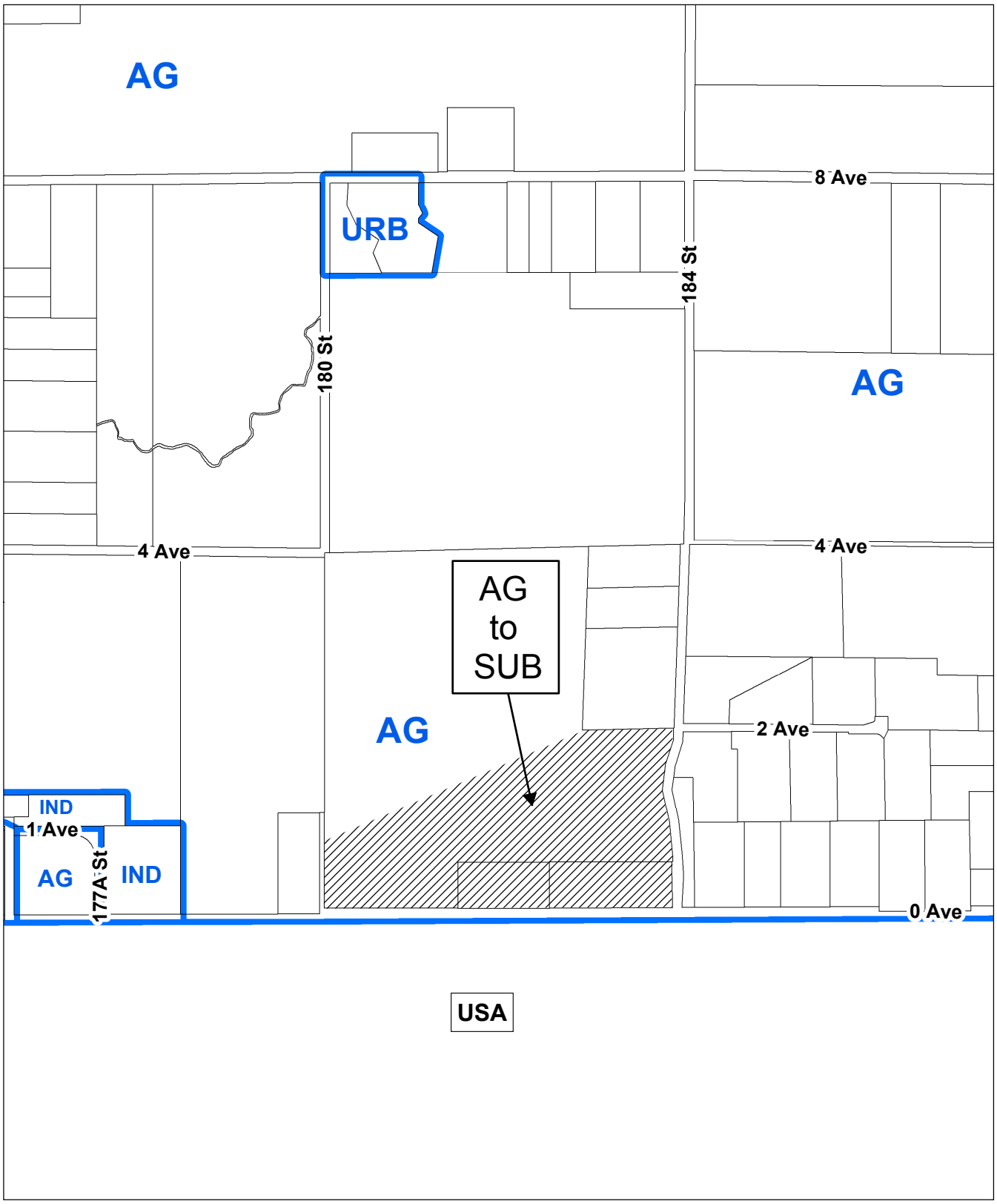
F. CORRESPONDENCE

G. INFORMATION ITEMS

1. Environmental Sustainability Advisory Committee (ESAC) Update

An update from the ESAC meeting of July 23, 2014 was provided as follows:

- T. Capuccinello, Assistant City Solicitor and T. Uhrich, Planning, Research and Design Manager, presented on the proposed Kinder Morgan (KM) pipeline project. As part of minimizing negative impacts, staff is exploring an option so that the pipeline occupies the South Fraser Perimeter Road (SFPR) Corridor, the CN Rail Corridor and the Golden Ears Connector Corridor as much as possible, thereby reducing intrusion into Surrey Bend Regional Park and City Parks. Due to public safety concerns, the Province is not keen on having the



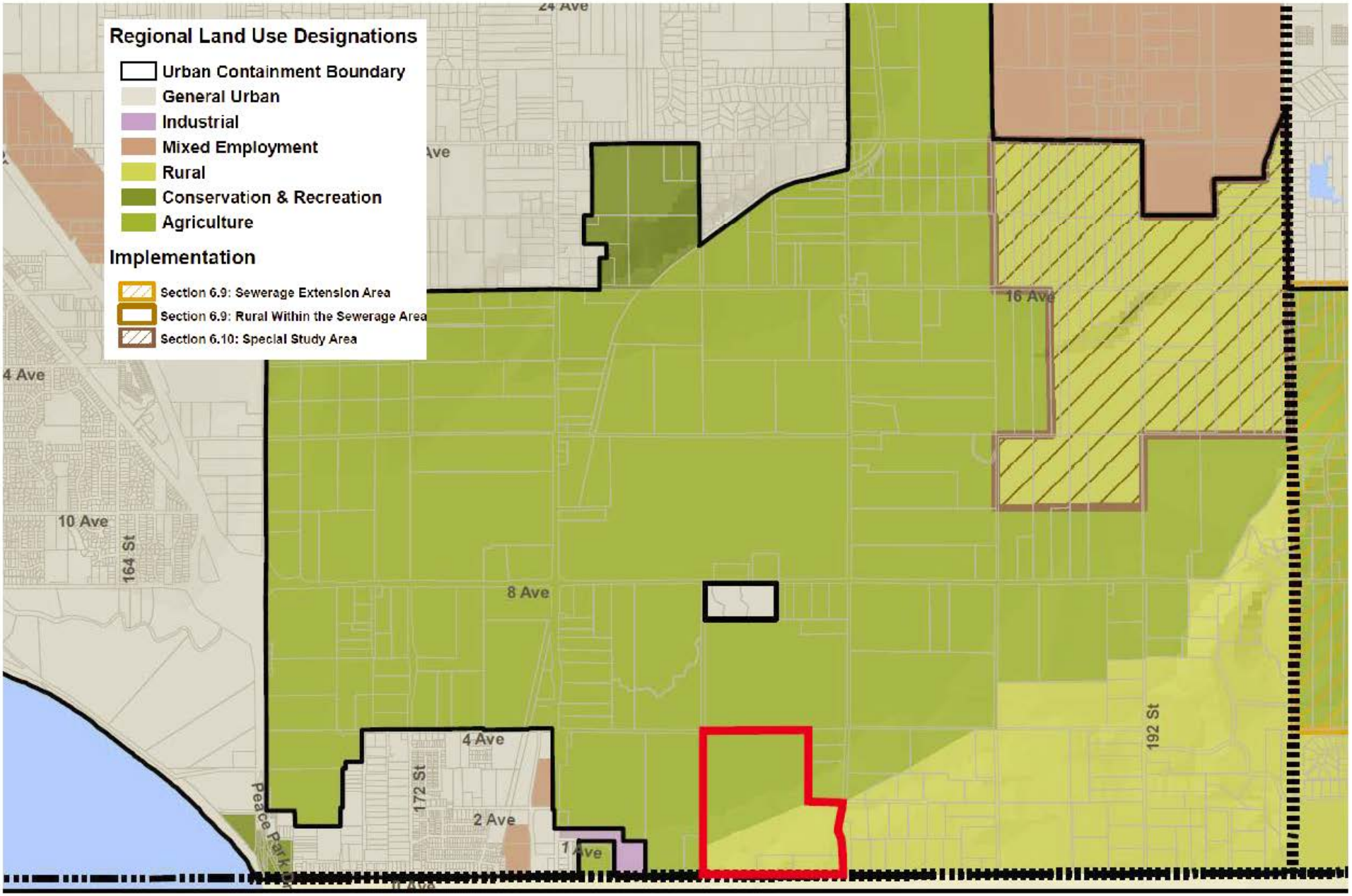
CITY OF SURREY
the future lives here.

OCP Amendment 7914-0213-00

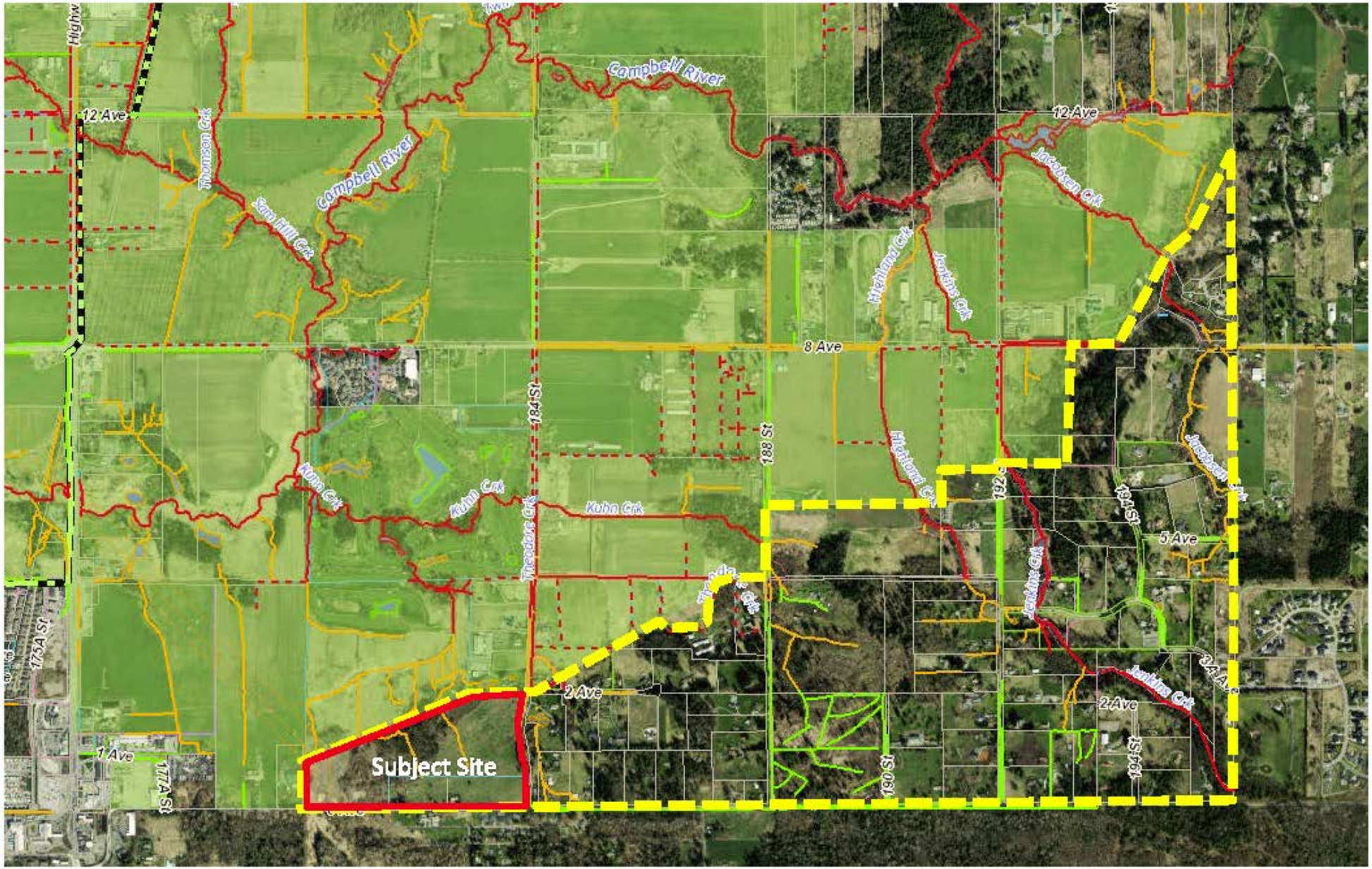
Proposed amendment from Agricultural to Suburban

N

Metro Vancouver Regional Growth Strategy Map



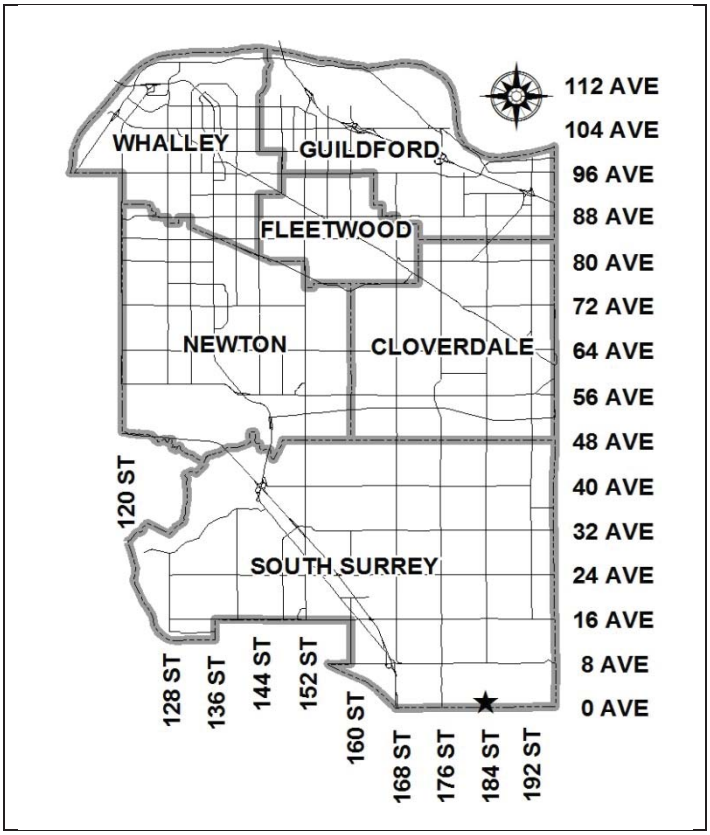
Map showing non-ALR portion of Hazelmere Valley (within yellow boundary)
(ALR is shown in green)



Attachment "E"

City of Surrey
ADDITIONAL PLANNING COMMENTS
File: 7914-0213-00

Planning Report Date: June 27, 2016

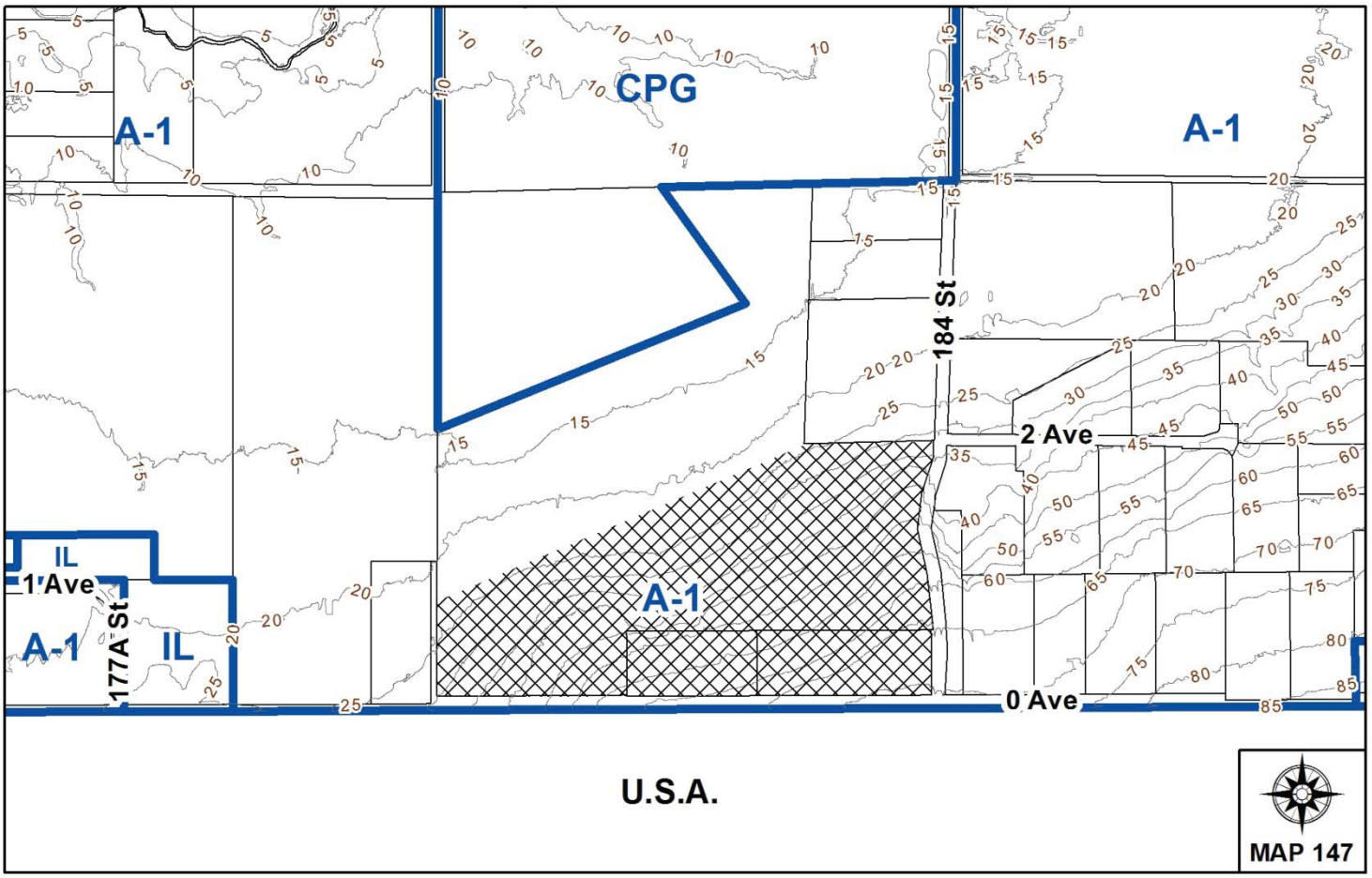


PROPOSAL:

- **OCP Amendment** from Agricultural to Suburban

to allow for rezoning and subdivision from 3 lots into approximately 136 single family lots.

LOCATION:	18115, 18147 and 18253 - 0 Avenue
OWNER:	Lapierre Holdings Ltd. Hazelmere Golf & Tennis Club
ZONING:	A-1 and CPG
OCP DESIGNATION:	Agricultural



RECOMMENDATION SUMMARY

- Staff recommend that the proposed development not be supported.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal is a significant departure from existing City of Surrey policies and plans and Metro Vancouver's Regional Growth Strategy (RGS).

RATIONALE OF RECOMMENDATION

- At the July 27, 2015 Regular Council – Land Use meeting, Council considered the subject application and passed the following motion:

    - The proposed development not be supported; and

    - The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.

- Since the July 27, 2015 Regular Council – Land Use meeting, the applicant has conducted a geotechnical and soils analysis, produced an agricultural enhancement plan and has had discussions with the Little Campbell Watershed Society (LCWS). The applicant advises that the soils on the site are not ideal for septic systems and that utilizing the City's sanitary sewer is a preferred option.

- The applicant is proposing a number of improvements in support of their proposal which are discussed in this report, and has requested that their proposal be considered by Council. The applicant does not wish to pursue a proposal that is consistent with the policies of the Official Community Plan (OCP) and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.

- Notwithstanding the various improvements proposed by the applicant, the proposed development is a significant departure from existing City plans and policies, as described further in the report. There is no Neighbourhood Concept Plan (NCP) or planning or servicing framework in place to guide development in this portion of the Hazelmere valley. Further, the proposed development has significant servicing and transportation challenges, and would not result in contiguous or planned growth following the provisions outlined in the City's OCP.

- The subject site is located outside of the Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the Metro Fraser Sewer Area would be required from Metro Vancouver to extend services to this area. Approval from Metro Vancouver would also be needed to redesignate the site from "Rural" to "General Urban". These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.

- In light of the above concerns, staff are recommending that the proposed development not be supported.

RECOMMENDATION

The Planning & Development Department recommends that the proposed development not be supported.

However, should Council feel there is merit in supporting the proposed Official Community Plan (OCP) amendment, Council may consider referring the application back to staff to be held pending the initiation and completion of a comprehensive land use and servicing study for all of the non-Agricultural Land Reserve (ALR) portions of the Hazelmere Valley.

REFERRALS

Engineering:	The Engineering Department has concerns with the proposal as discussed below in this report.
Parks, Recreation & Culture:	Parks has concerns with the proposal as there has been no assessment of park provision in this area of Hazelmere if the proposed development and subsequent similar developments are approved.
Department of Fisheries and Oceans (DFO):	If the proposal proceeds, the applicant will be required to undertake a detailed Riparian Areas Regulation (RAR) assessment to address riparian protection issues.
Fraser Health Authority:	If the proposal proceeds with a form of development requiring septic fields, input from the Fraser Health Authority will be requested.
Agricultural and Food Security Advisory Committee (AFSAC):	At its September 4, 2014 meeting, AFSAC recommended that the application not be supported, as the lands are located in an Agriculture designated area which is not intended for urban-type development. At its May 5, 2016 meeting, AFSAC recommended that the application be supported based on the revised proposal and improvements for agricultural productivity. The AFSAC members indicated concerns about septic leakage into the low-lying ALR portion of the site and prefer to see a City sanitary system in the proposed development as opposed to a septic system.
Metro Vancouver:	The applicant is proposing an amendment to the Regional Growth Strategy (RGS) and to the Urban Containment Boundary. The subject site is located outside of the Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the Metro Fraser Sewer Area would be required from Metro Vancouver to extend services to this area. Approval from Metro Vancouver would also be needed to redesignate the site from "Rural" to "General Urban". These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.

SITE CHARACTERISTICS

Existing Land Use: 18115 – 0 Avenue is vacant farmland (partially within ALR), with 2 golf course holes at the northern portion of property. A small portion of the property is encumbered by a BC Hydro right-of-way. 18147 and 18253 - 0 Avenue are rural acreages which are not located within the ALR.

Adjacent Area:

Direction	**Existing Use**	**OCP/LAP Designation**	**Existing Zone**
North and West:	Golf course and agricultural acreage.	Agricultural/ Agricultural	CPG and A-1
East (Across 184 Street):	Agricultural acreages.	Agricultural/ Suburban Residential (5 upa)	A-1
South (Across 0 Avenue):	United States of America.	n/a	n/a

DEVELOPMENT CONSIDERATIONS

Background

- At the July 27, 2015 Regular Council – Land Use meeting, Council considered the subject application and passed the following motion:

    - The proposed development not be supported; and

    - The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.

- The applicant has indicated that they do not wish to pursue a proposal that is consistent with the policies of the Official Community Plan (OCP) and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary, and have requested that their amended proposal be forwarded for Council's consideration.

- The policy and implementation constraints identified in the Planning Report dated July 27, 2015 are all still valid. The subject site is designated "Agricultural" in the Official Community Plan (OCP) and "Agricultural" and "Rural" in Metro Vancouver's Regional Growth Strategy (RGS). Surrey's OCP and the Surrey Agriculture Protection and Enhancement Strategy (2013) seek "to support agriculture, complementary land uses and public facilities". The proposed development would serve to destabilize the existing rural character of the area and introduce potential conflicts to the agricultural community.

- The proposed development is also contrary to the OCP policy which encourages the "full and efficient build-out of existing planned urban areas". In addition, the OCP calls for the prevention of "urban development as well as the extension of City services that would encourage subdivision in rural and suburban areas, except in accordance with approved Secondary Plans".

- The proposed development portion of the subject site is designated as "Rural" in Metro Vancouver's Regional Growth Strategy (RGS) and is located outside of the Urban Containment Boundary. The Urban Containment Boundary is intended to establish a stable, long-term regionally defined area for urban development and to reinforce the protection of agricultural and rural areas, while the "Rural" designation in the RGS is intended to protect the existing character of rural communities, landscapes and environmental qualities.

- Amendments to the Urban Containment Boundary and the "Rural" designation of the RGS must come from the affected municipal government, and require an affirmative two-thirds weighted vote of the Metro Vancouver Board and a regional public hearing. This step would occur subsequent to Council holding a Public Hearing and the granting of Third Reading to the associated by-laws should the proposal be supported by Council.

- No complete studies with respect to environmental considerations, drainage, sanitary servicing, water provision or transportation network have been undertaken for the non-ALR lands in Hazelmere. The servicing impacts of the proposed development would need to be addressed in a more comprehensive servicing strategy such as one undertaken for an NCP if the area were to be redesignated for suburban development. In particular, the site is not serviced by a sanitary sewer system and is outside of the Greater Vancouver Sewerage & Drainage District (GVS & DD) and Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the GVS & DD would be required from Metro Vancouver to extend services to this area.

Proposed Development

- The applicant is proposing a similar single family subdivision concept as was presented previously in July 2015 (Appendix II). The applicant is proposing an OCP amendment from Agricultural to Suburban to allow for a rezoning and subdivision from 3 lots to approximately 136 single family lots. These lots are proposed to connect to City services, including the City's sanitary sewer system.

Information Provided by the Applicant since the July 27, 2015 Regular Council – Land Use Meeting

- In response to the direction that was provided at the July 27, 2015 Regular Council – Land Use meeting, the applicant has conducted a geotechnical and soils analysis, produced an agricultural enhancement plan and has had discussions with the Little Campbell Watershed Society (LCWS).

- The applicant's revised proposal would include improvements to the soil capability on lands located within the ALR; riparian habitat improvements; improved storm water management practices to reduce potential flooding of the agricultural low lands; an ALR inclusion application to the ALC for a small portion of the site along 0 Avenue; and a reduction in the area of the portion of the site zoned CPG such that more of the ALR portion of the site would be zoned A-1 instead of CPG.

- To improve the agricultural productivity of the ALR portion of the site, the applicant's agricultural consultant recommends a number of improvements, including: installing a drain tile system to improve drainage; installation of an irrigation system, and improving the soil structure and fertility by adding compost and introducing perennial forage grasses and cereals which can improve the condition and fertility of the soil. In conclusion, the consultant states that "based upon implementation of the land improvements described above and after 2 to 3 years of production of forage grasses and cereals, the fertility and tilth should increase to a point where the land would be ready to produce a wide range of field crops, including berries and vegetables."

- To improve storm water management and riparian habitat on the site, the applicant is proposing to relocate and consolidate various watercourses, and also construct habitat ponds. The improved storm water management will direct uncontrolled flows and reduce potential flooding of lowland agricultural areas.

- The applicant has provided a letter dated December 9, 2015 from the LCWS in support of the proposed development. The LCWS appreciates the applicant's proposal to keep 6 hectares (15 acres) of natural habitat, and to enhance the riparian areas on the site.

- Based on their review of the soils on the subject site, the applicant has confirmed that the soils are not ideal for septic systems and that connection to the City's sewer system is a preferable option. The applicant's geotechnical engineer indicates the following:

  > "the surficial soils are generally silty and do not lend themselves well to infiltration. Therefore, we expect that septic systems consisting of sand mounds or oversized fields… may have to be considered. For this condition there is a risk of septic effluent, in the event of a septic system failure, flowing over time in the near surface lot grading fills, road structure fills, and utility trenches along the sloping gradient of the site. As well, in the event that permeable, water bearing soils are encountered (such as at our well locations), there is potential for relatively rapid transport of septic effluent through this stratum… [and also] that these permeable deposits do daylight sporadically on the slope. Both… scenarios pose risks in our opinion of off-site transport of septic effluent downslope and across property lines, and may also result in environmental concerns where effluent reaches the ALR or the drainage ditches on site that are understood to be sub-catchments for Kuhn Creek…"

- At its May 5, 2016 meeting, AFSAC recommended that the application be supported. The AFSAC members indicated concerns about septic leakage into the low-lying ALR portion of the site and a preference to see a City sanitary sewer system included in the proposed development as opposed to a septic system.

PROJECT EVALUATION AND DISCUSSION

- The subject application is proposed outside of an area with an approved secondary land use plan. The OCP encourages contiguous development within areas that have approved Neighbourhood Concept Plans (NCPs). NCPs provide a detailed coordinated planning framework for an area of land, including issues such as appropriate land uses, services and circulation networks. Given the site's context, being located outside of the Metro Fraser Sewer Area, and the Urban Containment Boundary, there are no plans currently, or in the foreseeable future, for the Planning & Development Department to commence work on an NCP or similar secondary land use plan for this portion of the Hazelmere Valley.

- It should be noted that minimal planning context exists for this area. This application would support "leap frog" development which is not planned or contiguous. Similarly, proceeding with this application in advance of a land use plan for the area sets a dangerous precedent for other landowners looking to develop their land in advance of completion of an NCP.

- While the applicant has proposed several worthwhile agricultural and riparian improvements as discussed above, these suggested improvements do not address the fundamental issues and concerns associated with the proposed development in this area of the City.

- The applicant has suggested that existing soil conditions on the site are not suitable to provide septic systems on 0.8-hectare (2-acre) lots. Increasing the lot size to be larger than than the minimum 0.8 hectares (2 acres) lot area required for septic may also be a possibility on the subject site, as was the case in a nearby subdivision (File No. 7910-0256-00) at 442 - 188 Street and 435 – 192 Street where nine 2-hectare (5-acre) parcels were created in 2015.

CONCLUSION

- The proposed development is a significant departure from the City's existing plans, policies or practices. Given the servicing constraints posed by the development, the lack of a secondary land use plan for this area of Hazelmere and the required Metro Vancouver amendment process, staff recommend that the proposed development not be supported.

- The proposed development would necessitate the need for a comprehensive land use and servicing study that would extend far beyond the boundaries of the site, and which has the potential to significantly alter the rural and stable character of this area of Surrey. The Hazelmere Valley is currently a low density, primarily agricultural area and the provision of City services and an increase in density would dramatically change the character of the area.

- If, however, Council feel there is merit in supporting the proposed Official Community Plan (OCP) amendment, Council may consider referring the application back to staff to be held pending the initiation and completion of a comprehensive land use and servicing study for all of the non-Agricultural Land Reserve (ALR) portions of the Hazelmere Valley.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Updated Site Plan
Appendix III.	Planning Report No. 7914-0213-00, dated July 27, 2015

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KB/dk
c:\users\dk7\appdata\local\temp\oa\folderdocumentdetail_getfile_0.tmp
KD 6/23/16 8:49 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Maggie Koka
Aplin & Martin Consultants Ltd.
Address: #201, 12448 - 82 Avenue
Surrey, BC V3W 3E9

Tel: 604-597-9058

2. Properties involved in the Application

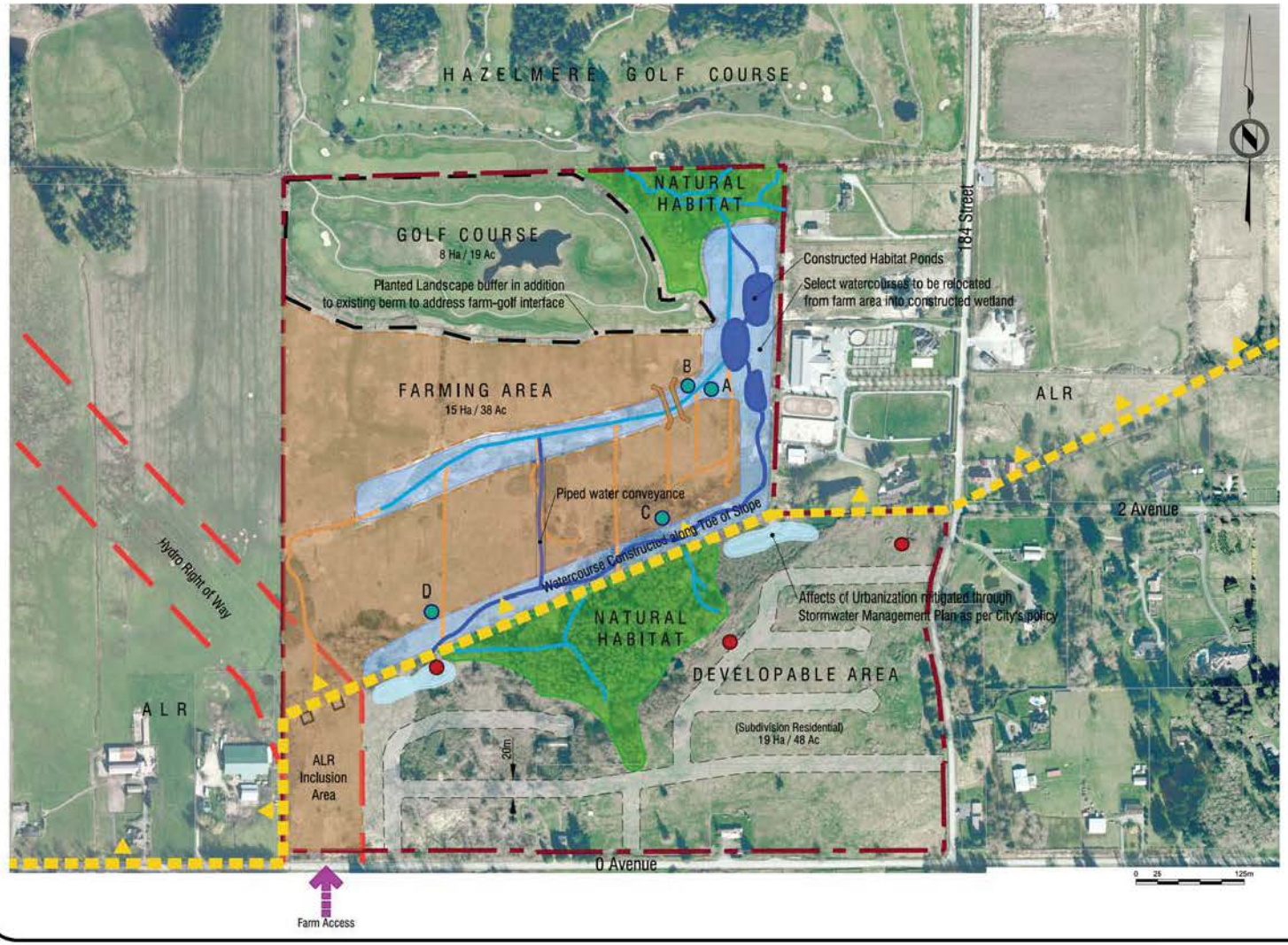
(a) Civic Address: 18147 - 0 Avenue
18253 - 0 Avenue
18115 - 0 Avenue

(b) Civic Address: 18147 - 0 Avenue
Owner: Lapierre Holdings Ltd.
PID: 007-245-653
Lot 3 Section 5 Township 7 New Westminster District Plan 35804

(c) Civic Address: 18253 - 0 Avenue
Owner: Lapierre Holdings Ltd.
PID: 007-150-199
Lot 4 Section 5 Township 7 New Westminster District Plan 43858

(d) Civic Address: 18115 - 0 Avenue
Owner: Hazelmere Golf & Tennis Club
PID: 013-221-540
Parcel "B" (Reference Plan 2664) South East Quarter Section 5 Township 7 Except Firstly: The South 33 Feet Secondly: Part Subdivided By Plan 35804 Thirdly: Part Subdivided By Plan 43858 Fourthly: Parts Dedicated Road on Plan BCP7629 New Westminster District

3. Summary of Actions for City Clerk's Office



Hazelmere Heights
Residential Expansion
& Golf Course

AGRICULTURAL / HABITAT ENHANCEMENT PLAN

Land Use	Existing Area		Proposed Area		% of Area
	Ha	Ac	Ha	Ac	
Residential	18	44	18	44	40
Farm	13	32	13	32	29
Natural Habitat	5	12	6	15	14
Golf Course	7	18	7	18	17
TOTAL	43	106	44	109	100

* All areas are approximate

Flow rate test holes (geotechnical)
Water quality test holes (environmental)
ALR - Agricultural Land Reserve boundary
Constructed water course
Natural watercourse
Farm access\control structure
Hydro towers
Site boundary

REV	DATE	AUTHOR

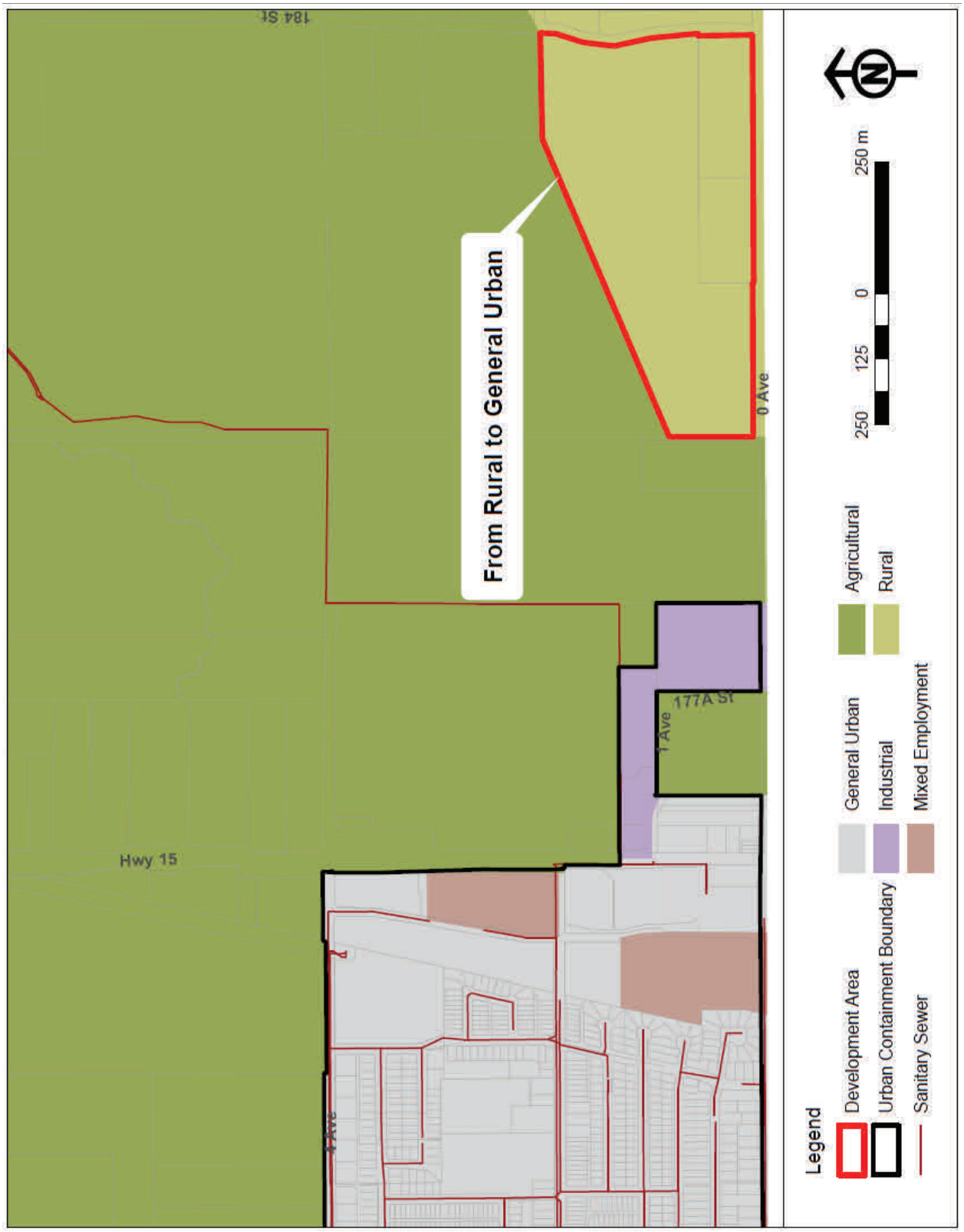
APLIN MARTIN CONSULTANTS LTD
Project 14-024
29 / 10 / 2015

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

M:\2014\14-024\DWG\PLANNING\14-024 - Enviro Areas -Oct 22 2015.dwg

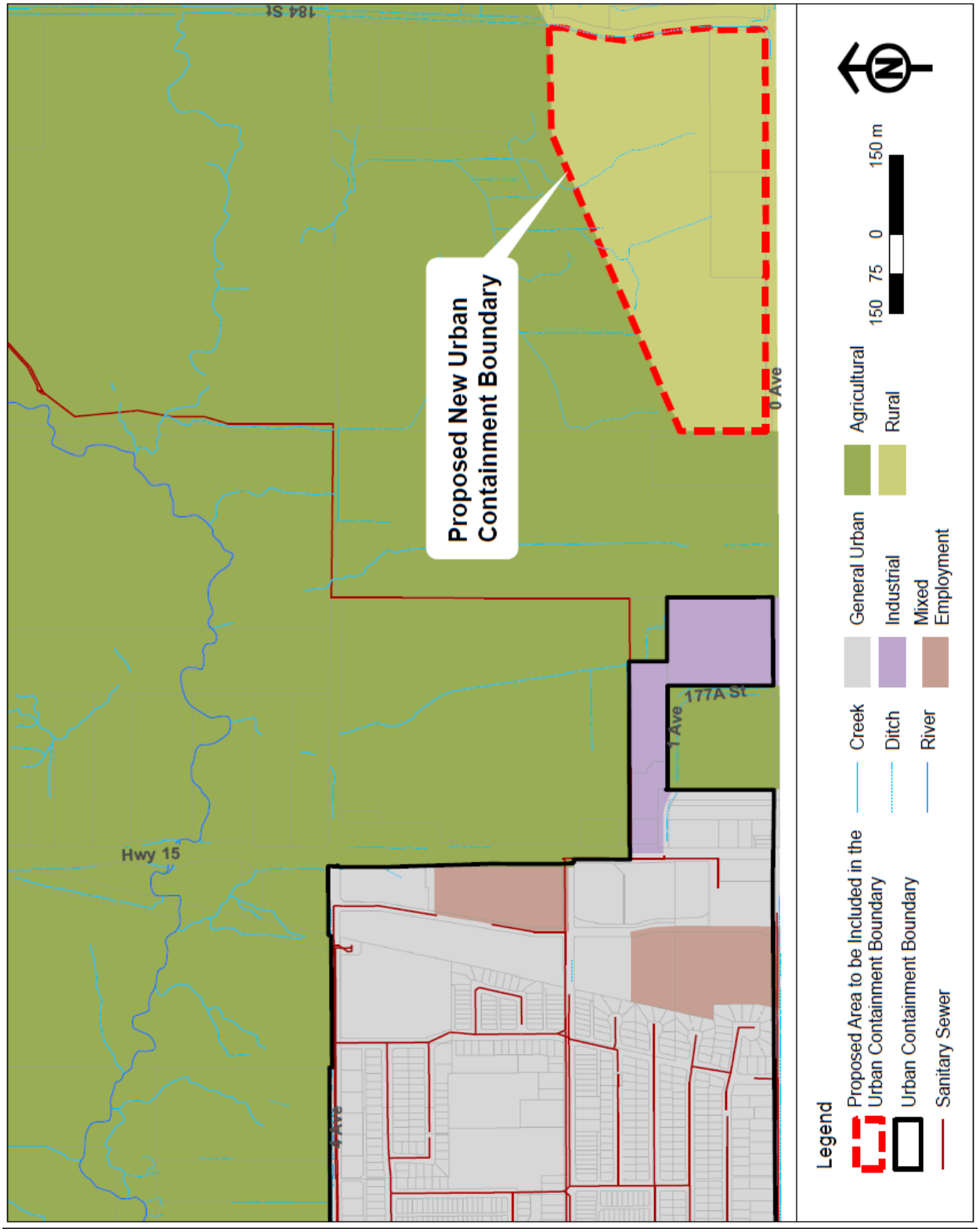
Appendix II

Attachment "F"



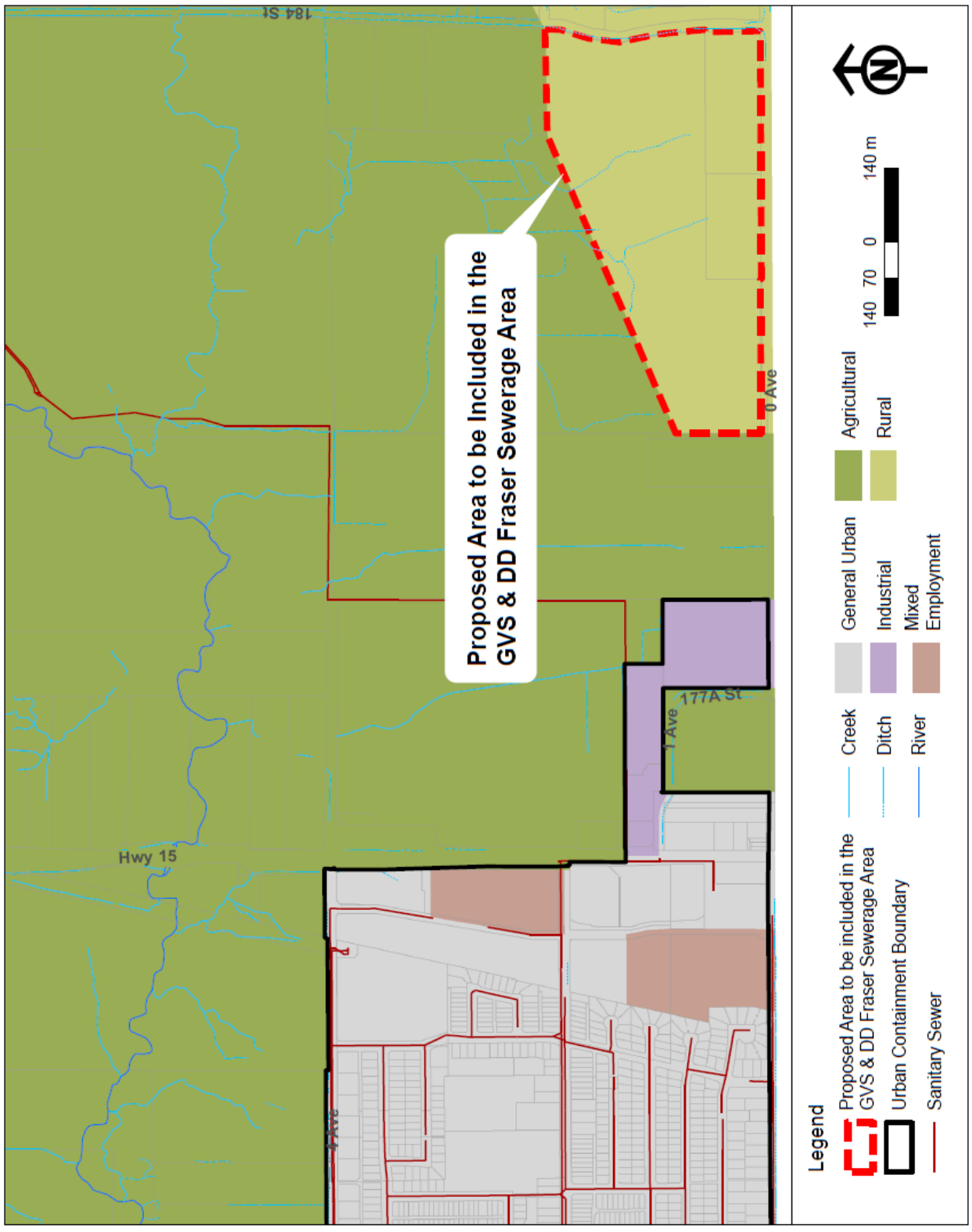
Attachment "G"

Proposed Regional Growth Strategy Urban Containment Boundary



Attachment "H"

Proposed Regional Growth Strategy GVS&DD Fraser Sewerage Expansion



metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Board and Information Services, Legal and Legislative Services
Tel. 604.432.6250 Fax 604.451.6686

JUL 0 3 2018

File: CR-12-01
Ref: RD 2018 Jun 22

Jane Sullivan, City Clerk
City of Surrey
13450 – 104 Avenue
Surrey, BC V3T 1V8
VIA EMAIL: jsullivan@surrey.ca

Dear Ms. Sullivan:

Re: Regional Growth Strategy Amendment Bylaw No. 1263 – Hazelmere Site City of Surrey – Bylaw Consideration

At its June 22, 2018 regular meeting, the Board of Directors of Metro Vancouver Regional District (Metro Vancouver) considered the *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1263, 2018*, a bylaw initiated by the City of Surrey's request to amend *Metro Vancouver 2040: Shaping our Future* to change the regional land-use designation for the Hazelmere site from Rural to General Urban and extend the Urban Containment Boundary.

This Amendment Bylaw had been given 1st and 2nd reading, and was the subject of a Public Hearing that concluded on June 13, 2018.

In accordance with *Metro Vancouver 2040: Shaping our Future*, each reading of the Amendment Bylaw required an affirmative two-thirds weighted vote to pass. At its June 22, 2018 meeting, the Board's vote on 3rd reading of the Amendment Bylaw did not meet that threshold; consequently, the Amendment Bylaw was defeated at 3rd reading.

Sincerely,

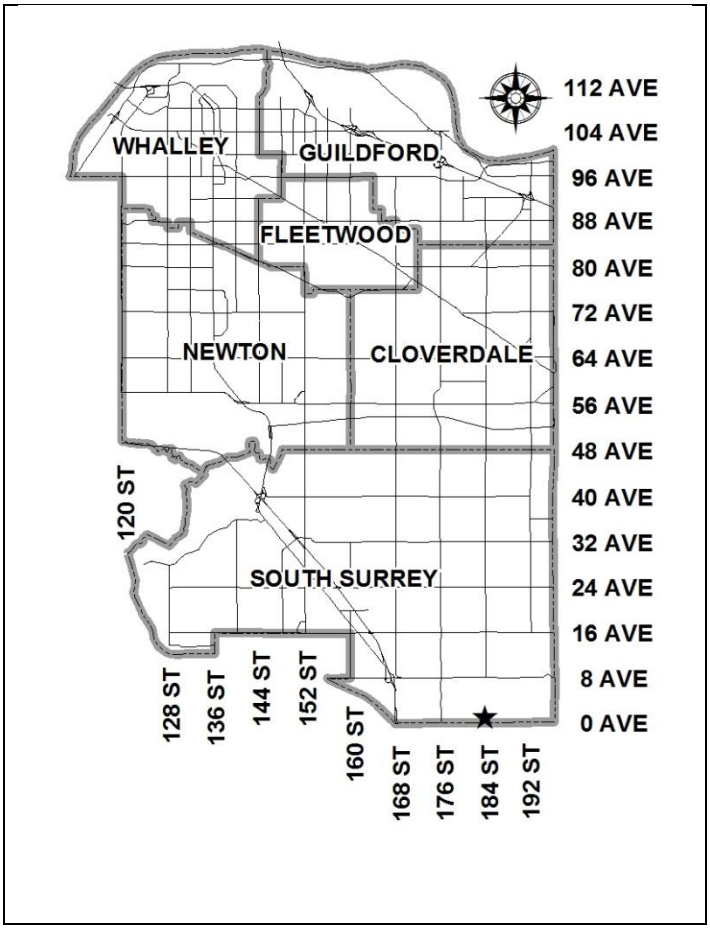
Chris Plagnol
Corporate Officer

CP/NC/kh

cc: Neal Carley, General Manager, Parks, Planning and Environment
Heather McNell, Director of Regional Planning and Electoral Area Services

25756400

City of Surrey
ADDITIONAL PLANNING COMMENTS
Application No.: 7914-0213-00
Planning Report Date: February 26, 2024

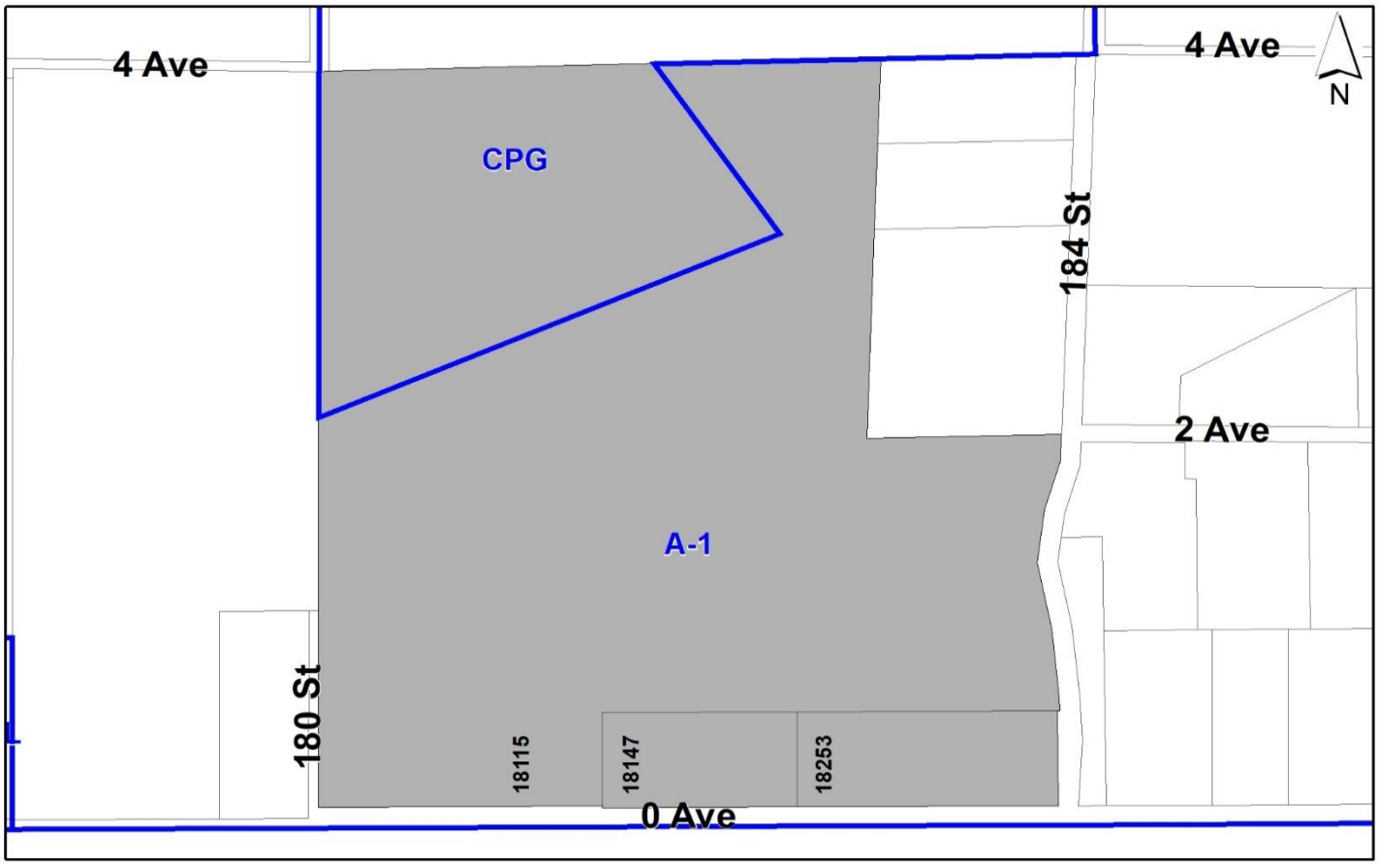


PROPOSAL:

- **Regional Growth Strategy** Amendment from Rural to General Urban for a portion of the site
- **OCP Amendment** for a portion of the site from Agricultural to Suburban
- **Rezoning** from A-1 to RQ, from A-1 to CPG, and from CPG to A-1
- **Development Permit**
- **ALR inclusion, Non-Farm Use, and Subdivision**

to allow subdivision into approximately 145 single family lots.

LOCATION:	18115, 18147 and 18253 - 0 Avenue
OWNER:	Lapierre Holdings Ltd. Hazelmere Golf & Tennis Club
ZONING:	A-1 and CPG
OCP DESIGNATION:	Agricultural



RECOMMENDATION SUMMARY

- That Council refer Development Application No. 7914-0213-00 to Metro Vancouver for reconsideration of a Regional Growth Strategy Amendment (RGS).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal is a significant departure from existing City of Surrey policies and plans and Metro Vancouver's RGS.

RATIONALE OF RECOMMENDATION

- Development Application No. 7914-0213-00 was granted Third Reading on September 11, 2017. At Council's direction, the application was referred to Metro Vancouver in October 2017 for decision to:

    - amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;

    - amend the Urban Containment Boundary to include the non-ALR portion of the site; and

    - include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.

- On June 22, 2018 Metro Vancouver defeated the proposed Metro Vancouver amendment bylaw. The application has been dormant since that time.

- The applicant is requesting that Council refer the proposal to Metro Vancouver for reconsideration of an RGS amendment.

RECOMMENDATION

That Council refer Development Application No. 7914-0213-00 to Metro Vancouver for reconsideration of a Regional Growth Strategy Amendment.

Alternatively, should Council not support the proposed RGS Amendment, Council may wish to direct that all By-laws associated with Development Application No. 7914-0213-00 be Filed and that Development Application No. 7914-0213-00 be closed.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	18115 – 0 Avenue is vacant farmland that is partially located within ALR. The property has 2 golf course holes on it at the northern portion of property. A small portion of the property is encumbered by a BC Hydro right-of-way. 18147 and 18253 - 0 Avenue are rural acreages that are located outside of the ALR.	Agricultural	CBG and A-1
North:	Golf course and agricultural acreages, within the Agricultural Land Reserve (ALR).	Agricultural	CPG and A-1
East (Across 184 Street):	Agricultural acreages.	Agricultural	A-1
West:	Agricultural acreage within the ALR.	Agricultural	A-1
South (Across 0 Avenue/border):	United States of America.	n/a	n/a

Proposal

- The applicant is proposing:
    - an Official Community Plan (OCP) amendment from Agriculture to Suburban for the portion of the site located outside of the Agricultural Land Reserve (ALR);
    - Metro Vancouver Regional Growth Strategy (RGS) amendments to:
        - amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;
        - amend the Urban Containment Boundary to include the non-ALR portion of the site; and

- include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.

- to rezone portions of the site from "General Agriculture Zone (A-1)" to "Golf Course Zone (CPG)", from "Golf Course Zone (CPG)" to "General Agriculture Zone (A-1)", and from ""General Agriculture Zone (A-1)" to "Quarter Acre Residential Zone (RQ)";

- a Development Permit for Hazard Lands (steep slopes), Farm Protection and for Sensitive Ecosystems;

- an Agricultural Land Commission (ALC) application for inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115 – 0 Avenue under the BC Hydro power lines, a non-farm use to permit stormwater runoff into the proposed habitat ponds in the ALR, and subdivision to create a green space lot within the ALR for conveying to the City for conservation purposes; and

- subdivision into 145 single family lots, several park lots, a detention pond lot, and a remainder lot in the ALR.

- The proposal is complex and contains many conditions that would need to be resolved prior to final adoption, should the project be supported by Metro Vancouver and the Agricultural Land Commission. These items are comprehensively documented in the July 24, 2017 Planning Report (Appendix I) and include:
  - Submission of a park development plan and acceptance by Parks Recreation & Culture Department;
  - Resolution of lot grading and retaining wall concerns;
  - Raptor management;
  - Approval from Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act;
  - Approval from the Agricultural Land Commission for the items noted above; and
  - Resolution of engineering servicing issues which include:
    - concerns with extension of sanitary servicing to the site;
    - concerns with provision of water for the site; and
    - concerns over long term operational costs associated with the proposed servicing strategies.

Context & Background

- The project was previously considered three times by Council: on July 27, 2015, on June 27, 2016 and on July 24, 2017 (see Appendix I for the previous planning reports). In the first two planning reports, staff recommended that the proposal not be supported.

- At the June 27, 2016 Regular Council – Land Use meeting, Council considered the proposed Official Community Plan (OCP) amendment from Agricultural to Suburban for the non-Agricultural Reserve (ALR) portion of the site and referred the project back to staff to work with the applicant to:

- "review the site in terms of future residential development and the feasibility of the proposed septic field and existing soil quality and ascertain whether or not a sewer system can indeed be supported;

- provide completion of the Hazelmere Golf Course Community in terms of estate lots that are viable for the next 50 years with the aim of completing the Golf Course community while maintaining habitat restoration and agricultural uses. Further it was noted that if the area to the east toward 0 Avenue should be considered for residential development in the future, a full Neighbourhood Concept Plan (NCP) would be expected, but the process would not be initiated at this time;

- provide detailed information in terms of the available capacity to provide services to this area that would be "stand alone"; and

- ensure that this project is an extension to complete the build out of the Hazelmere Golf course."

- After the June 27, 2016 Regular Council – Land Use meeting, staff worked with the applicant on the issues that were noted in addition to other site planning considerations. The project was presented again to Council on July 24, 2017, and the application was granted Third Reading on September 11, 2017.

- The application was referred to Metro Vancouver for decision in October 2017 to:

  - amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban ;

  - amend the Urban Containment Boundary to include the non-ALR portion of the site; and

  - include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.

- On June 22, 2018 Metro Vancouver defeated the proposed Metro Vancouver amendment bylaw (Appendix II). The application has been dormant since that time.

- The applicant is requesting that Council refer the proposal to Metro Vancouver for reconsideration of an RGS amendment.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Previous Planning Reports dated July 24, 2017, June 27, 2016, July 27, 2015, and April 13, 2015 (was not considered by Council)
Appendix II. Metro Vancouver Letter dated July 3, 2018

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

Agenda Item No.
Application No. 7914-0213-00

CONFIDENTIAL
OWNER/AGENT/PROPERTY INFORMATION
ACTION FOR CLERKS

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. Properties involved in the Application

(a) Civic Address: 18147 - 0 Avenue
18253 - 0 Avenue
18115 - 0 Avenue

(b) Civic Address: 18147 - 0 Avenue
Owner: Lapierre Holdings Ltd.
Director Information:
Carolyn Campbell
Raymond Lapierre

Officer Information as at May 22, 2023:
Carolyn Campbell (Secretary)
Raymond Larry Lapierre (President)

PID: 007-245-653
Lot 3 Section 5 Township 7 New Westminster District Plan 35804

(c) Civic Address: 18253 - 0 Avenue
Owner: Lapierre Holdings Ltd.
Director Information:
Carolyn Campbell
Raymond Lapierre

Officer Information as at May 22, 2023:
Carolyn Campbell (Secretary)
Raymond Larry Lapierre (President)

PID: 007-150-199
Lot 4 Section 5 Township 7 New Westminster District Plan 43858

(d) Civic Address: 18115 - 0 Avenue
Owner: Hazelmere Golf & Tennis Club Ltd.
Director Information:
Michael G Stuart

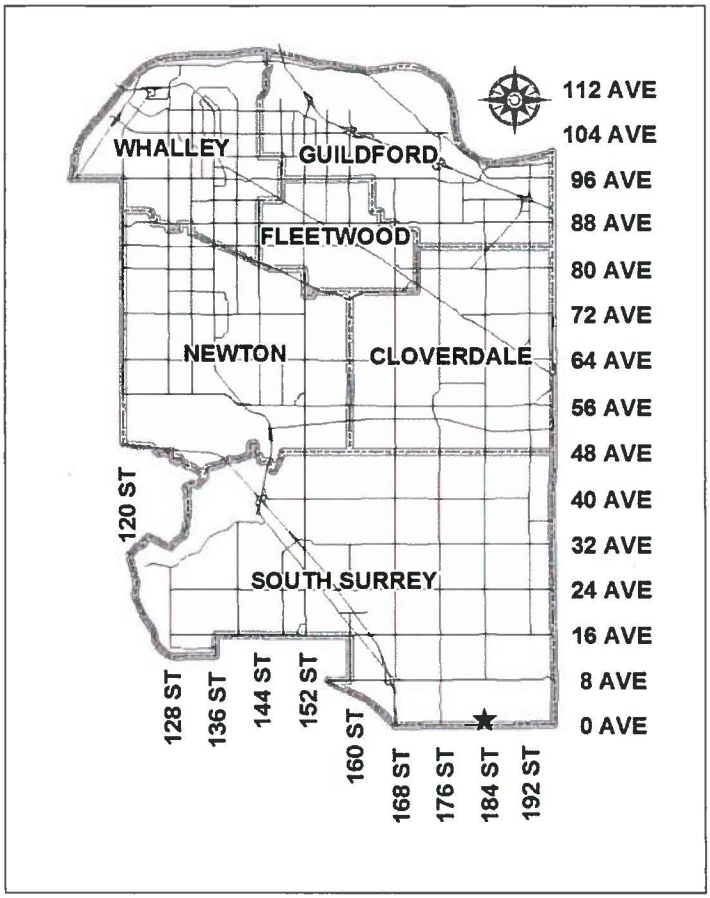
Officer Information as at June 4, 2022:
Michael G Stuart (President)
PID: 013-221-540
Parcel "B" (Reference Plan 2664) South East Quarter Section 5 Township 7 Except Firstly: The South 33 Feet Secondly: Part Subdivided By Plan 35804 Thirdly: Part Subdivided By Plan 43858 Fourthly: Parts Dedicated Road on Plan BCP7629 New Westminster District

2. (a) Agent: Name: Jimmy Hansra
Isle of Mann Property Group
Address: 15336 – 31 Avenue, Unit 401
Surrey, BC, V3Z 0X2

Appendix I

City of Surrey
ADDITIONAL PLANNING COMMENTS
File: 7914-0213-00

Planning Report Date: July 24, 2017

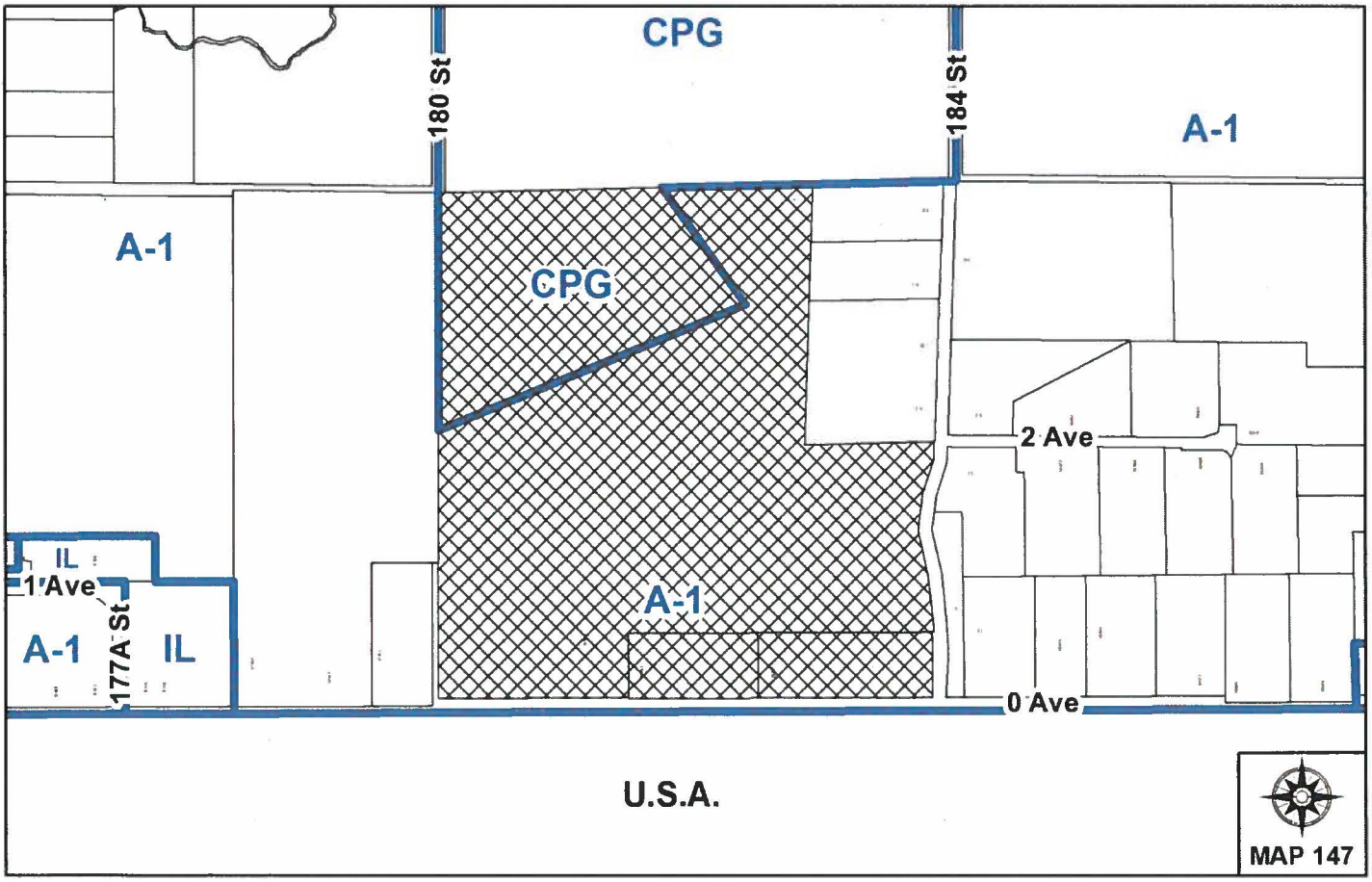


PROPOSAL:

- **Partial OCP Amendment** from Agricultural to Suburban
- **Rezoning** from A-1 to RQ, from A-1 to CPG, and from CPG to A-1
- **Development Permit**
- **ALR inclusion, Non-Farm Use, and Subdivision**

to allow subdivision into approximately 145 single family lots.

LOCATION:	18115, 18147 and 18253 - 0 Avenue
OWNER:	Lapierre Holdings Ltd. Hazelmere Golf & Tennis Club
ZONING:	A-1 and CPG
OCP DESIGNATION:	Agricultural



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
    - Official Community Plan (OCP) Amendment; and
    - Rezoning.
- Approval to draft Development Permit.
- Refer the application to Metro Vancouver upon receiving Third Reading:
    - to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban ;
    - to amend the Urban Containment Boundary to include the non-ALR portion of the site; and
    - to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.
- Refer the application to the Agricultural Land Commission (ALC) upon receiving Third Reading for consideration of:
    - inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115 – 0 Avenue into the ALR;
    - non-farm use to allow stormwater runoff into the proposed habitat ponds in the ALR; and
    - a subdivision to create a greenspace lot within the ALR for the purposes of conveying to the City for conservation purposes.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal is a departure from existing City of Surrey policies and plans and Metro Vancouver's Regional Growth Strategy (RGS).

RATIONALE OF RECOMMENDATION

- At the June 27, 2016 Regular Council – Land Use meeting, Council considered the proposed Official Community Plan (OCP) amendment from Agricultural to Suburban for the non-Agricultural Reserve (ALR) portion of the site and referred the project back to staff to work with the applicant to:
    - review the site in terms of future residential development and the feasibility of the proposed septic field and existing soil quality and ascertain whether or not a sewer system can indeed be supported;

- provide completion of the Hazelmere Golf Course Community in terms of estate lots that are viable for the next 50 years with the aim of completing the Golf Course community while maintaining habitat restoration and agricultural uses. Further it was noted that if the area to the east toward 0 Avenue should be considered for residential development in the future, a full Neighbourhood Concept Plan (NCP) would be expected, but the process would not be initiated at this time;

- provide detailed information in terms of the available capacity to provide services to this area that would be "stand alone"; and

- ensure that this project is an extension to complete the build out of the Hazelmere Golf course.

- Since the June 27, 2016 Regular Council – Land Use meeting, staff have worked with the applicant to resolve the issues that were noted in addition to other site planning considerations. A sewer system to support the proposed development can be established, habitat restoration and agricultural enhancements are proposed, downstream drainage capacity is sufficient for the proposal, and the proposed servicing is being designed solely to accommodate the subject development. The proposal is now being presented for Council's consideration and by-law introduction.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan (OCP) by redesignating the non-Agricultural Land Reserve (ALR) portion of the subject site from Agricultural to Suburban and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

3. a By-law be introduced to rezone:

   - the portion of the site shown as Block B in Appendix II from "General Agriculture Zone (A-1)" to "Golf Course Zone (CPG)";

   - the portion of the site shown as Block C in Appendix II from "Golf Course Zone (CPG)" to "General Agriculture Zone (A-1)"; and

   - the portion of the site shown as Block E in Appendix II and the properties at 18147 and 18253 – 0 Avenue from ""General Agriculture Zone (A-1)" to "Quarter Acre Residential Zone (RQ)";

   and a date be set for Public Hearing.

4. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading:

   - to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;

   - to amend the Urban Containment Boundary to include the non-ALR portion of the site; and

   - to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.

5. Council authorize staff to refer the application to the Agricultural Land Commission (ALC) for consideration of the following upon the application receiving Third Reading:

   - inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115 – 0 Avenue into the ALR;

   - non-farm use to permit stormwater runoff into the proposed habitat ponds in the ALR; and

   - subdivision to create a 4.6 hectare (11.3 acre) lot within the ALR, comprised of riparian area and habitat ponds, for conveying to the City for conservation purposes.

6. Council authorize staff to draft Development Permit No. 7914-0213-00 for Hazard Lands (steep slopes), Farm Protection and for Sensitive Ecosystems.

7. Council instruct staff to resolve the following issues prior to final adoption:

(a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

(b) submission of a subdivision layout to the satisfaction of the Approving Officer;

(c) approval from Metro Vancouver:

- to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;

- to amend the Urban Containment Boundary to include the non-ALR portion of the site; and

- to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.

(d) approval from the Agricultural Land Commission (ALC);

(e) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act;

(f) the properties at 18147 and 18253 – 0 Avenue be remediated to the satisfaction of the Ministry of Environment;

(g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

(h) submission of a park development plan, cost estimate for park works, and securities for the proposed onsite park works to the specifications and satisfaction of the Parks Recreation & Culture Department;

(i) provision of a community benefit to satisfy the OCP Amendment policy for OCP Amendment applications;

(j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

(k) submission of a finalized lot grading plan which addresses staff concerns regarding the height and location of the currently proposed retaining walls, to the satisfaction of the General Manager, Planning & Development Department;

(l) registration of a Section 219 No-build Restrictive Covenant on the proposed lots which contain retaining walls to ensure that the retaining walls are installed with a Building Permit and are completed prior to any Building Permits being issued for single family dwelling construction;

(m) registration of a Section 219 Restrictive Covenant and easement on the proposed lots which contain retaining walls to protect a 4-metre (13 ft.) wide access corridor for the purposes of retaining wall maintenance and also a minimum 2.0-metre (7 ft.) wide access corridor along side yard lot lines to provide access to the rear of the lot;

(n) registration of a Section 219 Restrictive Covenant to ensure retaining walls are constructed, repaired, maintained and replaced in accordance with the geotechnical report, retaining wall plans and the retaining maintenance report at the sole cost of the future land owners;

(o) registration of a Section 219 Restrictive Covenant to restrict the placement of fill upon the lands according to the approved lot grading plan and otherwise adhere to the approved lot grading plan, and to require that the foundations of any buildings, houses or other structures have foundations engineered in accordance with the approved geotechnical report;

(p) registration of a Section 219 Restrictive Covenant for the purposes of tree preservation on the proposed lots containing retained trees;

(q) registration of a Section 219 Restrictive Covenant on proposed Lots 51-54 and 89-94 to ensure that a minimum 30-metre (98-ft.) building setback from the Agricultural Land Reserve (ALR) boundary is provided;

(r) registration of a Section 219 Restrictive Covenant on proposed lots within 200 metres (660 sq.ft.) of the ALR boundary advising future homeowners of the potential farm operations on the adjacent agricultural lands;

(s) registration of a Section 219 Restrictive Covenant to ensure the various restrictions required in the provided raptor nest protection/mitigation plan are followed for the existing red-tailed hawk nest, bald eagle nest and great horned owl nest on the site and the barn owl nest on the property to the west at 17951 – 0 Avenue;

(t) registration of an appropriate Building Scheme to the satisfaction of the General Manager, Planning & Development Department;

(u) submission of a hydrological report, to the satisfaction of City staff, demonstrating how pre-development flows into the proposed City park land adjacent to the ALR will be maintained post-development; and

(v) completion of a P-15 agreement.

REFERRALS

Engineering:	Should Council grant Third Reading and Metro Vancouver support this project, it will be subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	**Projected number of students from this development:** 73 Elementary students at Hall's Prairie Elementary School 36 Secondary students at Earl Marriott School (Appendix IV) To serve the Douglas and Hazelmere areas growing demand, the School District, as part of their 2017/2018 Capital plan submission to the Ministry of Education, have requested to build a new school with a 80K/525 capacity school, to supplement the existing Hall's Prairie catchment. This new school is to be located within the Douglas Neighbourhood Concept Plan. The Ministry supported the School District, in March 2017, with an approval to prepare a feasibility report to determine scope of project, schedule and construction budget. After the report is completed, the School District will submit the feasibility report to the Ministry to approve design and construction funding. Once design and construction funding is approved, the project will take 3 years to design and build the school. This new school is to provide additional new school spaces needed in the community as the existing smaller rural Hall's Prairie Elementary is undersized and cannot meet future growing in-catchment demand.
Parks, Recreation & Culture:	Key outstanding issues requiring resolution prior to final adoption include resolving the proposed interface with parkland, development of park concept plans and the collection of securities for proposed works in parkland to the satisfaction of the Parks, Recreation & Culture Department.
Ministry of Environment:	The properties 18147 and 18253 – 0 Avenue were identified in the Soil Contamination Questionnaire as having the Schedule 2 Uses of "septic tank pumpage or disposal" and "petroleum or natural gas product or produced water storage in above ground or underground tanks". The applicant's Site Profile will be referred to the Ministry of Environment and the properties must be remediated to the satisfaction of the Ministry of Environment before the project is considered for final adoption of the rezoning by-law.

Ministry of Forests, Lands and Natural Resource Operations (MFLNRO):	The applicant is required to obtain Water Sustainability Act approval from MFLNRO for the proposed riparian works, as a condition of Final Reading. If Water Sustainability Act approval is not granted, some revisions to the proposal may be required. The applicant has acknowledged this risk.
Agricultural and Food Security Advisory Committee (AFSAC):	At its May 5, 2016 meeting, AFSAC recommended that the application be supported based on the revised proposal and improvements for agricultural productivity. The AFSAC members indicated concerns about septic leakage into the low-lying ALR portion of the site and prefer to see a City sanitary system in the proposed development as opposed to a septic system.
Metro Vancouver:	The applicant is proposing to amend the site's Regional Growth Strategy (RGS) designation from Agricultural to General Urban. The applicant is also proposing to amend the Metro Vancouver Urban Containment Boundary and to include the non-ALR portion of the site into the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area. Approval for inclusion in the GVS&DD Fraser Sewerage Area is required from Metro Vancouver to extend services to this area. These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.
BC Hydro:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: 18115 – 0 Avenue is vacant farmland that is partially located within ALR. The property has 2 golf course holes on it at the northern portion of property. A small portion of the property is encumbered by a BC Hydro right-of-way. 18147 and 18253 - 0 Avenue are rural acreages that are located outside of the ALR.

Adjacent Area:

Direction	**Existing Use**	**OCP Designation**	**Existing Zone**
North:	Golf course and agricultural acreages, within the Agricultural Land Reserve (ALR).	Agricultural	CPG and A-1
East (Across 184 Street):	Agricultural acreages.	Agricultural	A-1
West:	Agricultural acreage within the ALR.	Agricultural	A-1
South (Across 0 Avenue):	United States of America.	n/a	n/a

JUSTIFICATION FOR PLAN AMENDMENT

Background

- At the June 27, 2016 Regular Council – Land Use meeting, Council considered the proposed Official Community Plan (OCP) amendment from Agricultural to Suburban for the non-Agricultural Land Reserve (ALR) portion of the site and referred the project back to staff to work with the applicant to:

    - review the site in terms of future residential development and the feasibility of the proposed septic field and existing soil quality and ascertain whether or not a sewer system can indeed be supported;

    - provide completion of the Hazelmere Golf Course Community in terms of estate lots that are viable for the next 50 years with the aim of completing the Golf Course community while maintaining habitat restoration and agricultural uses. Further it was noted that if the area to the east toward 0 Avenue should be considered for residential development in the future, a full Neighbourhood Concept Plan (NCP) would be expected, but the process would not be initiated at this time;

    - provide detailed information in terms of the available capacity to provide services to this area that would be "stand alone"; and

    - ensure that this project is an extension to complete the build out of the Hazelmere Golf course.

- Since the June 27, 2016 Regular Council – Land Use meeting, staff have worked with the applicant to resolve the issues that were noted in addition to other site planning considerations. A sewer system to support the proposed development can be established, habitat restoration and agricultural enhancements are proposed, downstream drainage capacity is sufficient for the proposal, and the proposed servicing is being designed solely to accommodate the subject development. The proposal is now being presented for Council's consideration and by-law introduction.

- In support of the proposed Official Community Plan (OCP) amendment, the applicant is proposing a Community Benefit in accordance with the provision identified in the OCP. The applicant has agreed to a contribution in the amount of $2.5 million, or approximately $17,000 per lot, which will be used to assist in park development in the South Surrey area. This is discussed in detail later in this report.

- The applicant is also proposing to provide improvements to the proposed park land within the development at no cost to the City, and is also proposing improvements to the soil capability on lands located within the ALR, improved storm water management to reduce potential flooding of the agricultural low lands and also riparian habitat improvements in support of the proposed OCP amendment.

Official Community Plan (OCP) Amendment

- The applicant is proposing to amend the Official Community Plan (OCP) from Agricultural to Suburban for the lands located outside of the Agricultural Land Reserve (ALR). The ALR portion of the site is proposed to remain designated as Agriculture.

- The OCP amendment is necessary to permit the proposed single family development on the non-ALR portion of the site, which is 23.7 hectares (58.6 acres) in area. The applicant is proposing to dedicate 1.22 hectares (3.01 acres) of parkland, which is 5% of the non-ALR portion of the site, and to convey and additional 3.51 hectares (8.67 acres) of open space/riparian area, which is a further 15% of the non-ALR portion of the site. In total, the applicant is proposing to convey approximately 20% of the non-ALR portion of the site, or 4.73 hectares (11.69 acres), to the City at no cost as park land and open space/riparian area.

Proposed Community Benefits Associated with the Official Community Plan (OCP) Amendment

- The applicant is proposing to provide a $2.5 million contribution, or approximately $17,000 per lot as a community benefit, in accordance with provisions identified in the OCP. The contribution will be used to assist in park development in the South Surrey area. For example, these funds could be used towards the construction costs of the Garden House, and associated amenities, in The Glades Garden Park, which is located nearby in the Douglas community at 457 – 172 Street. The $2.5 million contribution will be indexed to inflation and is payable prior to final adoption.

- The applicant has agreed to provide improvements to the proposed park land within the development, including grading, drainage, hard surface pathway, landscape and design services as part of a community benefit associated with the proposed OCP amendment.

- In addition, the applicant is proposing to convey to the City at no cost a 4.7 hectare (11.7 acre) open space/riparian protection parcel within the ALR. This parcel contains existing Class A watercourses in a natural state and also a proposed riparian enhancement habitat area.

- Lastly, the applicant is proposing improvements to the soil capability on lands located within the ALR, improved storm water management practices to reduce potential flooding of the agricultural low lands and also riparian habitat improvements, in support of the proposed OCP amendment.

Metro Vancouver Regional Growth Strategy (RGS) Amendment

- The subject site is designated Rural in Metro Vancouver's *Regional Growth Strategy* (RGS) and is located outside of the Urban Containment Boundary (Appendix IX). The Rural designation permits low density residential development that does not require the provision of urban services such as sewer or transit.

- The proposed development requires the provision of sewer servicing and thus the applicant is proposing the following:

    - to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;

- to amend the Urban Containment Boundary to include the non-ALR portion of the site; and

- to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.

- These proposed amendments to Metro Vancouver's RGS are to be referred directly from the affected municipal government and require an affirmative two-thirds weighted vote of the Metro Vancouver Board and a regional public hearing. This step would occur subsequent to Council holding a Public Hearing and granting Third Reading to the proposed development.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was necessary to consult specifically with Metro Vancouver with respect to the proposed OCP amendment. No other agencies and organizations are considered to be affected by the proposed OCP Amendment that requires specific consultation.

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site consists of 3 properties (18115, 18147 and 18253 - 0 Avenue) located along 0 Avenue near 184 Street in the Hazelmere Valley, with a combined area of 52.2 hectares (128.9 acres). The property at 18115 – 0 Avenue is located partially within the Agricultural Land Reserve (ALR) and contains 2 holes of the Hazelmere golf course. The property is split-zoned "General Agriculture Zone (A-1)" and "Golf Course Zone (CPG)" and is designated Agricultural in the Official Community Plan (OCP). The property is split-designated Agricultural and Rural in Metro Vancouver's Regional Growth Strategy (RGS). The applicant is proposing to develop the southern portion of the property, which is located outside of the ALR (Appendix III).

- The properties at 18147 and 18253 – 0 Avenue are zoned A-1. These two properties are not in the ALR and are designated Agricultural in the OCP and Rural in Metro Vancouver's RGS.

- The parcel is bordered on the north by the Hazelmere golf course and a separate agricultural acreage property. The site is bordered by agricultural acreages to the east (across 184 Street) and west. The site is bordered on the south (across 0 Avenue) with the United States.

- The portion of the site that is to be developed is located on a north-facing slope with moderately steep grades, with a high elevation of 70 metres (230 feet) above sea level along 0 Avenue and a low elevation of 21 metres (69 feet) at the north portion of the site. The site is mostly cleared, although some forest clusters remain on the site. There are a number of Class B watercourses on the portion of the site that is to be developed. In addition, there is a red-tailed hawk nest, a bald eagle nest and a great horned owl nest on the subject site (3 nests in total) and a barn owl nest on the property to the west (17951 – 0 Avenue).

Proposed Development

- The applicant is proposing:
    - OCP and RGS amendments as described above;
    - to rezone portions of the site as follows:
        - the portion of the site shown as Block B in Appendix II from "General Agriculture Zone (A-1)" to "Golf Course Zone (CPG)";
        - the portion of the site shown as Block C in Appendix II from "Golf Course Zone (CPG)" to "General Agriculture Zone (A-1)"; and
        - the portion of the site shown as Block E in Appendix II and the properties at 18147 and 18253 – 0 Avenue from ""General Agriculture Zone (A-1)" to "Quarter Acre Residential Zone (RQ)".
    - a Development Permit for Hazard Lands (steep slopes), Farm Protection and for Sensitive Ecosystems;
    - an Agricultural Land Commission (ALC) application for inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115 – 0 Avenue under the BC Hydro power lines, a non-farm use to permit stormwater runoff into the proposed habitat ponds in the ALR, and subdivision to create a green space lot within the ALR for conveying to the City for conservation purposes; and
    - subdivision into 145 single family lots, several park lots, a detention pond lot, and a remainder lot in the ALR.

ALR Portion of Site

- The gross site area is 52.2 hectares (128.9 acres), with approximately 55% (28.5 hectares/ 70.4 acres) of the site located within the ALR. The applicant is proposing to align the zoning on this portion of the site to follow the boundaries of the golf course. To facilitate this, a portion of the site is proposed to be rezoned from the CPG Zone to A-1 Zone and a separate portion of the site is proposed to be rezoned from the A-1 Zone to the CPG Zone. The impact of this is a net increase in the amount of land zoned A-1 and a decrease in the amount of land zoned CPG.

- The applicant is proposing to include a 1.6 hectare (3.9 acre) portion of the property at 18115 - 0 Avenue under the BC Hydro power lines. This portion of the property is located at the southwest corner of 18115 - 0 Avenue, and would provide access to the farming parcel from 0 Avenue.

- To improve the agricultural productivity of the ALR portion of the site, the applicant is proposing a number of improvements, including: (1) the installation of a drain tile system to improve drainage; (2) the installation of an irrigation system; and (3) improving the soil structure and fertility by adding compost and introducing perennial forage grasses and cereals which can improve the condition and fertility of the soil. The applicant's agricultural

consultant states that "based upon implementation of the land improvements described above and after 2 to 3 years of production of forage grasses and cereals, the fertility and tilth should increase to a point where the land would be ready to produce a wide range of field crops, including berries and vegetables."

- To improve storm water management and riparian habitat on the site, the applicant is proposing to relocate and consolidate various watercourses, and also construct habitat ponds. These ponds are also to handle the stormwater from the development portion of the site, which will be collected in an on-site detention pond on a portion of the site that is located outside of the ALR. The upland non-ALR portion of the site currently drains into the ALR. The improved storm water management will direct uncontrolled flows and reduce potential flooding of lowland agricultural areas. The riparian and natural areas are proposed to be conveyed to the City for riparian conservation purposes. Appendix VIII shows the locations of the proposed improvements to the portion of the site located within the ALR.

- Upon Council granting Third Reading to the rezoning and OCP amendment by-laws, the application will be referred to the Agricultural Land Commission (ALC) for consideration of the following:

    - inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115 – 0 Avenue into the ALR;

    - non-farm use to permit stormwater runoff into the proposed habitat ponds in the ALR; and

    - subdivision to create a 4.6 hectare (11.3 acre) lot within the ALR, comprised of riparian area and habitat ponds, for conveying to the City for conservation purposes.

Non-ALR Portion of Site - Density

- The non-ALR portion of the site proposed for residential development is approximately 21.3 hectares (52.6 acres), with a developable area of 20.7 hectares (51.1 acres) (excludes the areas within 5 metres (16 ft.) of top-of-bank of identified watercourses). The applicant is proposing to create 145 single family lots which provides a gross unit density of 7.0 units per hectare (uph)/ 2.8 units per acre (upa), which complies with the density permitted under the Official Community Plan (OCP) Suburban designation where sufficient parkland and/or a community benefit are provided.

- The OCP currently indicates that for areas within 200 metres (660 ft.) of the Agricultural Land Reserve (ALR) boundary, the density should not exceed 5 units per hectare (2 upa). The applicant is proposing 76 lots within 200 metres (660 ft.) of the ALR boundary. The developable area within 200 metres (660 ft.) of the ALR boundary is 13.3 hectares (32.8 acres), which provides a gross unit density of 5.7 uph, which exceeds the maximum density of up to 5 units per hectare (2 units per acre) within 200 metres (660 ft.) of the ALR permitted in the Suburban designation.

- However, Council has approved in principle (By-law No. 18833, associated with Development Application No. 7914-0365-00, is at Third Reading) an OCP Amendment to amend the Suburban designation in order to permit the allowable density within and beyond 200 metres (656 ft.) of the Agricultural Land Reserve (ALR) to be averaged over a development site.

- The subject application will utilize this approach with density to be averaged over the entire site which equates to a unit density of 7.0 units per hectare (2.8 upa) based on the gross site area, which is less than the maximum density of 10 units per hectare (4 upa) permitted in the Suburban designation.

- Staff note that should the subject application be supported by Council, Metro Vancouver and the ALC and the application be ready for finalizing in advance of Development Application No. 7914-0365-00, then the OCP Amendment associated with Development Application No. 7914-0365-00 will be completed as part of the subject application.

Quarter Acre Residential Zone (RQ)

- The applicant is proposing to utilize the newly proposed "Quarter Acre Residential Zone (RQ)", which is being introduced on July 24, 2017 [at the Regular Council – Land Use meeting] (Appendix VII). The RQ Zone allows for a density of 10 units per hectare (uph)/4 units per acre (upa), which is consistent with the densities permitted in much of the Suburban designated areas of the Official Community Plan (OCP). The proposed zone also allows for flexibility in the minimum lot size to encourage the retention of publicly-accessible open space and natural area protection.

- The proposed RQ Zone allows a range of minimum lot sizes from 930 square metres (10,000 sq.ft.) with a 5% dedication of open space for parks purposes, to 775 square metres (8,300 sq.ft.) where at least 15% of the development site is set aside as public open space, to 700 square metres (7,500 sq.ft.) for 50% of the lots where at least 30% of the development site is set aside as open space. The applicant is providing 22% of the non-ALR portion of the site to the City at no cost as park land and open space/riparian area, which allows them to propose lots with a minimum lot size of 775 square metres (8,300 sq.ft.). The applicant is proposing a minimum lot size of 800 square metres (8,610 sq.ft.).

- The proposed lots range in width from 20 metres (66 ft.) to 32.5 metres (107 ft.), in depth from 31.5 metres (103 ft.) to 43.8 metres (144 ft.), and in area from 800 square metres (8,610 sq. ft.) to 1,032 square metres (11,110 sq. ft.), which meets the minimum lot width, depth and area requirements of the RQ Zone.

Building Design Guidelines & Lot Grading

- The applicant has retained Michael Tynan of Tynan Consulting Ltd. as the Design Consultant. In an effort to minimize the visual impact of the proposed hillside development, staff will work with the Design Consultant to further refine the Building Scheme to that end. Proposed design requirements that address viewscapes on the hillside may include:

    - specifying dark or earth toned roof and exterior cladding colours so that homes blend into the surrounding hillside, rather than stand out in contrast;

    - reducing and breaking up the massing of the north face of the proposed homes by including mid-story roofs;

- providing additional building articulation by requiring that there are no north side building faces exceeding a height of 1.5 stores that are unbroken by a roof line in order to limit the effect of the homes to those viewing the site from the north; and

- floor offsets are required to ensure the massing design steps up the hill and gabled projections are not permitted at the upper floor at any proposed rear side of rear sloping lots.

- A preliminary lot grading plan has been prepared by Aplin & Martin Consultants Ltd. The applicant is proposing a significant amount of cut and fill on the development portion of the site. Significant retaining walls are proposed between private lots and also between private lots and the proposed large City park lot on the north side of the development area. Staff have indicated concern with the height of some of the proposed retaining walls (approximately 4-6 metres/13-20 ft.).

- The applicant advises the retaining walls are necessary to accommodate the proposed house form as they feel a multi-story transition is not appropriate for this project. A multi-story transition (i.e. over two of the three levels in a house) would help reduce the height of retaining walls, as is commonly done along such places where slopes are very steep, as in the ocean bluff area of South Surrey. The applicant is proposing to transition grades through one level (the basement) only. The applicant advises that the road grades have been designed to the maximum allowable slope in an effort to get the road elevations as low as possible relative to the existing grades. The lower the road elevations are, the lower the retaining walls can be. The applicant also indicated that they would continue to explore options to reduce the height of the retaining walls through the detailed design process.

- The applicant is proposing a 1.5-metre (5-ft.) wide separation from the proposed City park lot in the northern portion of the site to the base of the retaining walls that are proposed at the rear of the proposed lots that back onto the proposed City park lot. The applicant advises that any maintenance to the retaining walls can be carried out from on top of the retaining walls (i.e. private property), and not from the bottom of the retaining walls (i.e. City property).

- Staff have recently encountered issues in the construction of retaining walls in close proximity to City park land, and do not support the 1.5-metre (5-ft.) wide separation proposed by the applicant. Given the substantial size of the retaining walls and the City's previous experiences, staff are seeking a minimum 4-metre (13-ft.) wide separation to provide an opportunity to allow for maintenance from the base of the retaining wall, and to ensure that construction does not encroach into park land. Furthermore, staff are not convinced that the suggested retaining wall works can be completed and maintained from the top of the retaining wall.

- Should the project obtain the necessary approvals from Metro Vancouver, more work is required prior to final adoption to resolve staff concerns around the proposed lot grading, and the height and location of retaining walls. Staff will work with the applicant on measures to address the noted concerns, including the use of more grade transitioning through building design.

- The applicant is required to submit a hydrological report to the satisfaction of City staff, prior to final adoption, to demonstrate how pre-development flows into the proposed City park land adjacent to the ALR will be maintained post-development.

- Various restrictive covenants and easements are proposed to be registered as a condition of final adoption, including:

    - a Section 219 No-build Restrictive Covenant on the proposed lots which contain retaining walls to ensure that the retaining walls are installed with a Building Permit and are completed prior to any Building Permits being issued for single family dwelling construction;

    - a Section 219 Restrictive Covenant and easement on the proposed lots which contain retaining walls to protect a 4-metre (13 ft.) wide access corridor for the purposes of retaining wall maintenance and also a minimum 2.0-metre (7 ft.) wide access corridor along side yard lot lines to provide access to the rear of the lot;

    - a Section 219 Restrictive Covenant to ensure retaining walls are constructed, repaired, maintained and replaced in accordance with the geotechnical report, retaining wall plans and the retaining maintenance report at the sole cost of the future land owners; and

    - a Section 219 Restrictive Covenant to restrict the placement of fill upon the lands according to the approved lot grading plan and otherwise adhere to the approved lot grading plan, and to require that the foundations of any buildings, houses or other structures have foundations engineered in accordance with the approved geotechnical report.

- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Raptor Protection

- The non-Agricultural Land Reserve (ALR) portion of the site contains a red-tailed hawk nest and a great horned owl nest. Both nests are within the proposed riparian/open space lot. The ALR portion of the site contains a bald eagle nest. The property to the west (17951 – 0 Avenue contains a barn owl nest. The nest and proposed buffer locations are shown in Appendix II.

- The applicant has provided a raptor nest protection/mitigation plan. The provincial *Guidelines for Raptor Conservation during Urban and Rural Land Development* (2013) recommends a minimum no-disturbance buffer of 100 metres (330 ft.) from active nest locations and an additional "quiet" buffer of a further 100 metres (330 ft.) during the breeding season.

- The applicant is proposing:

    - to assess the breeding status of the barn owl, great horned owl, bald eagle and red-tailed hawk prior to commencement of works within the 200 metre (660 ft.) buffer zone to determine monitoring requirements;

    - no land-clearing should occur within 200 metres of the great horned owl nest between

January and early September, unless a report by a qualified biologist advises that the nest is not active;

- no house construction should occur on the three proposed lots (Lots 55-57) nearest the great horned owl nest between January and April, inclusive, unless a report by a qualified biologist advises that the nest is not active. This is the period when birds may be most likely to abandon a nest site, and also occurs before deciduous trees are in full-leaf condition; and

- two alternate nest sites should be identified within the wooded portion of the property near the existing nest, and be prepared by installing nest platforms during the fall season.

- The applicant is required to register a Section 219 Restrictive Covenant on the impacted lots to ensure the various restrictions required in the raptor nest protection/mitigation plan are followed, as a condition of final adoption.

Development Permit for Farming Protection

- The Official Community Plan (OCP) requires that all development sites adjacent to land within the Agricultural Land Reserve (ALR) obtain a Development Permit for farming protection and conform to specific guidelines, prior to subdivision of the site. The Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.

- The Farming Protection DP guidelines are specified in the OCP. These guidelines are listed in the table below, together with an explanation on how the subject application complies:

Farming Protection DP Guidelines	**DP Guideline Requirements**	**Current Proposal**
Restrictive Covenant:	A restrictive covenant is required to inform future owners of farm practices in the area that may produce noise, odour and dust.	The applicant has agreed to register the restrictive covenant on the proposed lots within 200 metres (660 ft.) of the ALR boundary.
Building Setback:	Minimum 30-metre (98-ft.) setback from the ALR border to the buildings.	The applicant will register a restrictive covenant on lots near the ALR to ensure buildings are set back a minimum of 30 metres (98 ft.) from the ALR boundary.
Landscape Buffer:	Minimum vegetated landscape buffer with a 20-metre (66-ft.) width, to be conveyed to the City.	The applicant is conveying a 20-metre (66-ft.) wide buffer area to the City. This area will contain landscaping and also a Parks pathway.

- The applicant's proposal complies with the OCP's Farming Protection DP guidelines.

Hazard Land Development Permit (Steep Slopes)

- A Development Permit (DP) for Hazard Lands is required under the OCP due to the steep slopes on the development portion of the site. In order to address this requirement, the applicant has submitted a Development Feasibility Study.

- The geotechnical report, prepared by Geopacific Consultants and dated July 13, 2017, indicates "that the site meets accepted slope stability requirements for development".

- Staff have confirmed that the content of the geotechnical report addresses the OCP Hazard Land DP guidelines. The geotechnical engineer is required to review and accept the final building designs for the proposed single family dwellings. As a condition of final adoption, the applicant will be required to register a Section 219 Restrictive Covenant to ensure that future house construction is in accordance with the recommendations identified in the geotechnical report.

- Upon approval of the documents associated with the Development Feasibility Study, the documents will be included in the finalized Hazard Land Development Permit.

- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

Sensitive Ecosystem Development Permit

- On September 12, 2016, Council adopted amendments to the OCP to create a new Sensitive Ecosystem Development Permit Area. The subject site is located within the Sensitive Ecosystem Development Permit Area.

- The OCP is used to identify the specific types of ecosystems that are intended to be protected including Class A, A/O, or B streams, and the Zoning By-law (Part 7A Streamside Protection) is used to identify the specific protection areas that are required to be established for Streamside Setback Areas.

- An Ecosystem Development Plan dated June 20, 2017 was prepared by Ian Whyte of EnviroWest Consultants Inc. and found to be generally acceptable by staff. The finalized report and recommendations will be incorporated in the Development Permit.

- The portion of the site where development is proposed and that is not located within the Agricultural Land Reserve (ALR) contains two Class B watercourses and a Class B roadside ditch (along 184 Street). The top-of-bank for the two Class B watercourses was expanded to encompass minor seepage channels that were not identified on COSMOS. The Zoning By-law prescribes a 15-metre (49 ft.) setback for these watercourses, which the applicant has provided. The proposal results in a net gain of habitat area through the utilization of the flexing provision in the Zoning By-law [of approximately 1,500 square metres (16,100 sq.ft.)].

- The Class B roadside ditch along 184 Street may require removal to facilitate roadworks on 184 Street. In the event that the roadside ditch remains, the proposed lots adjacent to this Class B roadside ditch have been sized to accommodate the 7-metre (23 ft.) setback required by the Zoning By-law.

- The ALR portion of the site contains a number of Class B watercourses and a Class A watercourse in the northerly portion of the site. The Class A watercourse is proposed to be fully protected following the Zoning By-law requirements.

- The applicant is proposing to eliminate and consolidate a number of the Class B watercourses and to construct habitat ponds on the ALR portion of the site. These ponds are also intended to handle the stormwater from the site, which will be collected in an on-site detention pond located on the non-ALR portion of the site. The upland non-ALR portion of the site currently drains into the ALR. The improved storm water management will direct uncontrolled flows and reduce the potential flooding of lowland agricultural areas. The riparian and natural areas are proposed to be conveyed to the City for conservation purposes.

- Provincial approval under the Water Sustainability Act is required to eliminate and consolidate the Class B watercourses. This approval will be required prior to final adoption of the associated by-laws should the application be supported by Council. The applicant has acknowledged the risk that if Provincial approval is not granted, this may affect their proposal and necessitate additional changes.

- The Ecosystem Development Plan prepared by the applicant will be incorporated into the Sensitive Ecosystem Development Permit. The applicant is required to enter into a P-15 agreement for the monitoring and maintenance of the replanting in the riparian areas as a condition of final adoption.

Engineering Considerations

- As noted in Corporate Report L002 (received as information at the Regular Council – Land Use meeting of October 24, 2016), there are no complete studies with respect to environmental considerations, drainage, sanitary servicing, water provision or transportation network that have been undertaken for the non-Agricultural Land Reserve (ALR) lands in Hazelmere. The servicing impacts of the proposed development needs to be addressed in a more comprehensive servicing strategy such as is undertaken for a Neighbourhood Concept Plan (NCP) if the area were to be designated for suburban development.

- In recent months the applicant's consultants have completed or initiated a number of studies to address the servicing of the lands covered by this application similar to those undertaken for an NCP. This work has been undertaken with support from Engineering Department staff so as to ensure the general approaches being considered by the applicant are reasonable. Although these studies have not been completely finalized, they do provide a framework for future more detailed analysis and design should the project be endorsed by Council and Metro Vancouver.

- Staff note that the site is not serviced by a sanitary sewer system and is outside of the Greater Vancouver Sewerage & Drainage District (GVS & DD) and Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the GVS & DD would be required from Metro Vancouver to extend services to this area. As noted in the April 13, 2015 Planning Report for this project, the Douglas Neighbourhood Sanitary sewer system does not have sufficient capacity to support the development of this area. As such, the applicant is proposing a pump and forcemain system for their site. The pump station would be located near 2 Avenue and 184 Street with a forcemain running from this location some 10

kilometres (6.2 miles) north along 184 Street to a proposed connection to the GVS&DD main near 52 Avenue and 184 Street. Currently, the forcemain is expected to measure 150 millimetres (6 inches) in diameter. It is understood that cleansing velocities may not necessarily be achieved along the length of the force main and cleaning (or "pigging") facilities will be required. Similarly, odour issues will need to be addressed at a number of locations along the length of this system.

- In terms of drainage, a preliminary Integrated Stormwater Management Plan (ISMP) Scoping Study has been undertaken for the Little Campbell River watershed which includes this area of the Hazelmere Valley. The applicant's engineer has initiated a detailed ISMP. Although the ISMP has not yet been finalized it assumes the area would undergo a more suburban form of development. The ISMP is addressing concerns over upland development causing drainage impacts such as flooding in low land areas and erosion in steeper channels. The ISMP will also include a detailed evaluation of environmental constraints and opportunities in the area. Preliminary recommendations from include mitigation measures within the proposed development area. These measures, although not completely finalized yet, have been included in the project's site plan.

- There is currently no water provision plan in place for this rural area. Current area residents obtain water from private wells. Densification of the area to suburban land use would trigger the need to develop a water system expansion plan for the area. City water mains currently exist nearly 1 kilometre (0.6 miles) from the site. Although a system can be extended to this area, significant concern with respect to water age (i.e. water quality) have been noted. Looping of water mains to mitigate concerns would not be feasible as a second water system connection point is well over 3 kilometres (1.9miles) away. The applicant's preliminary servicing concept plan proposes one water main to provide potable and fire protection service. This would lead to a need for a rechlorination station within the area. The operational liability and costs (approximately $500,000/year) associated with operating a chlorination station are significant. Engineering staff have suggested to the applicant that a dual water system be explored in an effort to avoid the need for a rechlorination station. In this approach potable water would be conveyed through a smaller set of mains that will more easily maintain water quality at a lower operational cost and fire flows would be conveyed in a larger set of mains that could remain stagnant until needed. Engineering Department staff will work with the applicant to finalize design of such a system should the project be endorsed by Council and Metro Vancouver.

- In terms of transportation, a study has been undertaken by the applicant's engineer to evaluate off-site servicing requirements associated with this development. Although increased traffic volumes would be expected, off-sites works are anticipated to include, as a minimum, ensuring adequate pavement structure and width to and from the site along 184 Street to 8 Avenue, and along 0 Avenue to 177A Street. These rural roads were not intended to carry urban traffic volumes. In addition, the potential for conflict between farm vehicles and other vehicles must also be addressed along these roads.

- All costs associated with extending City services to the site will be borne by the applicant. None of these are currently included in the City's 10-Year Servicing Plan.

- Long term operational cost implications of the proposed servicing strategies have not been established. Should the anticipated per/capita costs associated with operating the systems specifically installed to service this development significantly exceed those for the City as a

whole, a Local Area Service strategy may be proposed to Council for some or all of the utility services.

- Detailed servicing requirements within the development are outlined in Appendix III.

School Considerations

- To serve the Douglas and Hazelmere areas growing demand, the School District, as part of their 2017/2018 Capital plan submission to the Ministry of Education, have requested to build a new school with a 80K/525 capacity school, to supplement the existing Hall's Prairie catchment. This new school is to be located within the Douglas Neighbourhood Concept Plan. The Ministry supported the School District, in March 2017, with an approval to prepare a feasibility report to determine scope of project, schedule and construction budget. After the report is completed, the School District will submit the feasibility report to the Ministry to approve design and construction funding. Once design and construction funding is approved, the project will take 3 years to design and build the school.

- This new school is to provide additional new school spaces needed in the community as the existing smaller rural Hall's Prairie Elementary is undersized and cannot meet future growing in-catchment demand.

- In addition to the subject application (which was not built into the School District's enrolment forecast for the Hall's Prairie catchment area), there is another active development application (Development Application No. 7916-0118-00) in the 900-1100 block of 168 Street in the Highway 99 Corridor Local Area Plan (LAP) which proposes approximately 400 townhouse units and is also located within the Hall's Prairie catchment area. Council gave Development Application No. 7916-0118-00 preliminary direction at the Regular Council – Land Use meeting of June 27, 2016 to bring the applicant's residential proposal back to Council for further consideration, and it is anticipated that this project could be presented for Council's consideration of by-law introduction in Fall 2017. This proposed development also was not built into the School District's enrolment forecast for the Hall's Prairie catchment area.

- Given the unforeseen enrolment increases posed by the subject application and also Development Application No. 7916-0118-00, if the subject application obtains Metro Vancouver approval, staff will then provide an update to Council on the school capacity situation in the Douglas/Hazelmere area.

TREES

- Michael Mills, ISA Certified Arborist of Michael J. Mills Consulting prepared an Arborist Assessment for the non-Agricultural Land Reserve (ALR) development portion of the subject site. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	176	172	4

Tree Species	Existing	Remove	Retain
Cottonwood	6	6	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Black Locust	18	18	0
Fruiting Apple	11	11	0
Big Leaf Maple	7	7	0
Pacific Willow	6	6	0
Paper Birch	4	4	0
Pin Cherry	3	3	0
Mountain Ash	1	1	0
Coniferous Trees			
Western Red Cedar	22	15	7
Douglas-fir	2	2	0
Total (excluding Alder and Cottonwood Trees)	**74**	**67**	**7**
Additional Estimated Trees in the proposed Open Space / Riparian Area	**519**	**0**	**519**

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	**363**
Total Retained and Replacement Trees	**370**

- The Arborist Assessment states that there are a total of 74 protected trees on the non-ALR development portion of the site, excluding Alder and Cottonwood trees. One hundred eighty-two (182) existing trees, approximately 71 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 7 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- Table 1 includes an additional approximate 519 protected trees that are located within the proposed open space/riparian area. The trees within the proposed open space/riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.

- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian/ open space area.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 312 replacement trees on the site. The applicant is proposing 363 replacement trees, which exceeds City requirements.

- In summary, a total of 370 trees are proposed to be retained or replaced on the site.

PRE-NOTIFICATION

Pre-notification letters were sent on July 4, 2017. Since the June 27, 2016 Regular Council – Land Use meeting staff have received 9 phone calls and 4 emails. Eight (8) of the callers and 2 of the email respondents did not express any concerns with the project but rather were inquiring about when the proposed lots would be ready to purchase or inquired to see if lands to the east of 184 Street could be subdivided in a similar fashion, and if servicing would be available for lands east of 184 Street.

The applicant held a Public Information (PIM) meeting on June 28, 2017 at the Hazelmere golf course from 5pm to 7pm. A total of 18 individuals signed in, of which 7 submitted comment sheets. The comment sheet and the 3 above mentioned email correspondents and 1 caller indicated concerns with the project, including concerns about the small lot sizes and the impact on this rural area, precedent setting for future development east of 184 Street, riparian protection concerns, increasing traffic, traffic safety on 8 Avenue in front of Halls Prairie Elementary School, lack of sidewalks on 184 Street and 8 Avenue, and increased demands on emergency services and local schools.

(Council's resolution at the June 27, 2016 Regular Council – Land Use meeting provided direction to "ensure that this project is only an extension to complete the build out of the Hazelmere Golf course". The servicing proposed for the subject site is not intended to service additional future development for the non-Agricultural Land Reserve (ALR) lands to the east of 184 Street.

The proposed zoning and lot sizes comply with the site's proposed Suburban designation in the Official Community Plan (OCP). Transportation off-sites works are anticipated to include, as a minimum, ensuring adequate pavement structure and width to and from the site along 184 Street to 8 Avenue, and along 0 Avenue to 177A Street.

The School District indicates that to serve the Douglas and Hazelmere areas growing demand, as part of their 2017/2018 Capital plan submission to the Ministry of Education, they have requested to build a new school with a 80K/525 capacity school, to supplement the existing Hall's Prairie catchment. This new school is to be located within the Douglas Neighbourhood Concept Plan. The Ministry supported the School District, in March 2017, with an approval to prepare a feasibility report to determine scope of project, schedule and construction budget. After the report is completed, the School District will submit the feasibility report to the Ministry to approve design and construction funding. Once design and construction funding is approved, the project will take 3 years to design and build the school.

This new school is to provide additional new school spaces needed in the community as the existing smaller rural Hall's Prairie Elementary is undersized and cannot meet future growing in-catchment demand.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 17, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The subject site is designated Agricultural in the Official Community Plan (OCP).
2. Density & Diversity (B1-B7)	• The proposed lots will allow for rear yard garden space. The applicant is proposing to improve the productivity of the farmland in the Agricultural Land Reserve (ALR) portion of the site.
3. Ecology & Stewardship (C1-C4)	• The applicant is proposing to use absorbent soils > 300 mm (1 ft.) in depth, roof downspout disconnections, on-lot infiltration trenches or sub-surface chambers, cisterns/rain barrels, vegetated swales/rain gardens/bio-swales, and sediment control devices. • The applicant is proposing to plant 363 replacement trees. • The applicant is proposing to convey riparian/ open space areas to the City. • Composting and recycling pick-up will be available.
4. Sustainable Transport & Mobility (D1-D2)	• The applicant is proposing various pathways and sidewalks in the site.
5. Accessibility & Safety (E1-E3)	• CPTED principles will be followed in pathway design. • The applicant advises that all houses can be designed for adaptable features.
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• The applicant has discussed the project with various community groups through the planning process. • A sustainable features document will be provided to new occupants.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Overall Site Plan Showing ALR/Non-ALR Portions of Site, Proposed Subdivision Layout, Raptor Nest Location Map, Zoning Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	OCP Redesignation Map
Appendix VII.	Quarter Acre Residential Zone (RQ)
Appendix VIII.	Map of Proposed Enhancements to ALR Lands
Appendix IX.	Metro Vancouver Regional Growth Strategy Map

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KB/da

APPENDIX I HAS BEEN

REMOVED AS IT CONTAINS

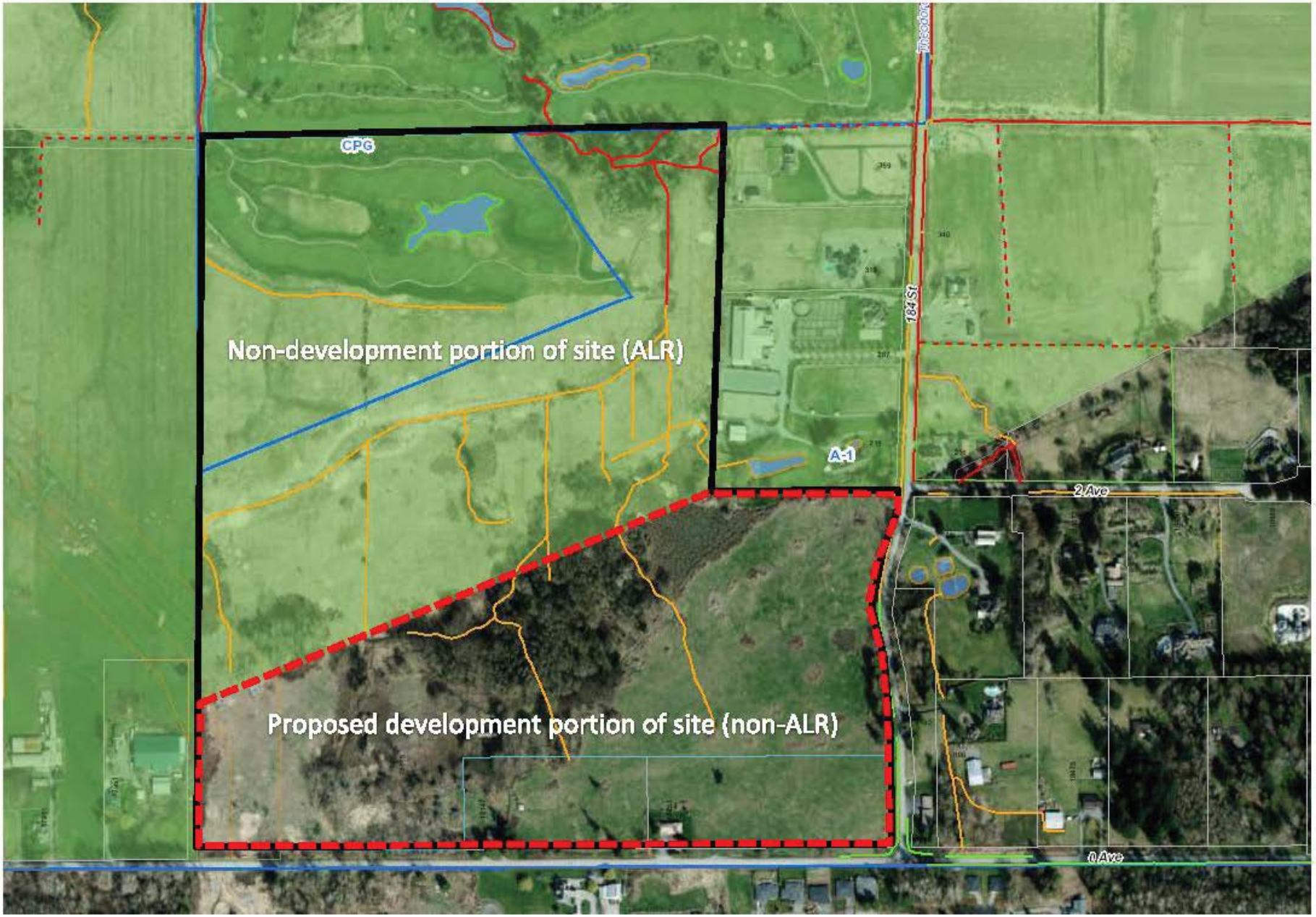
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RQ

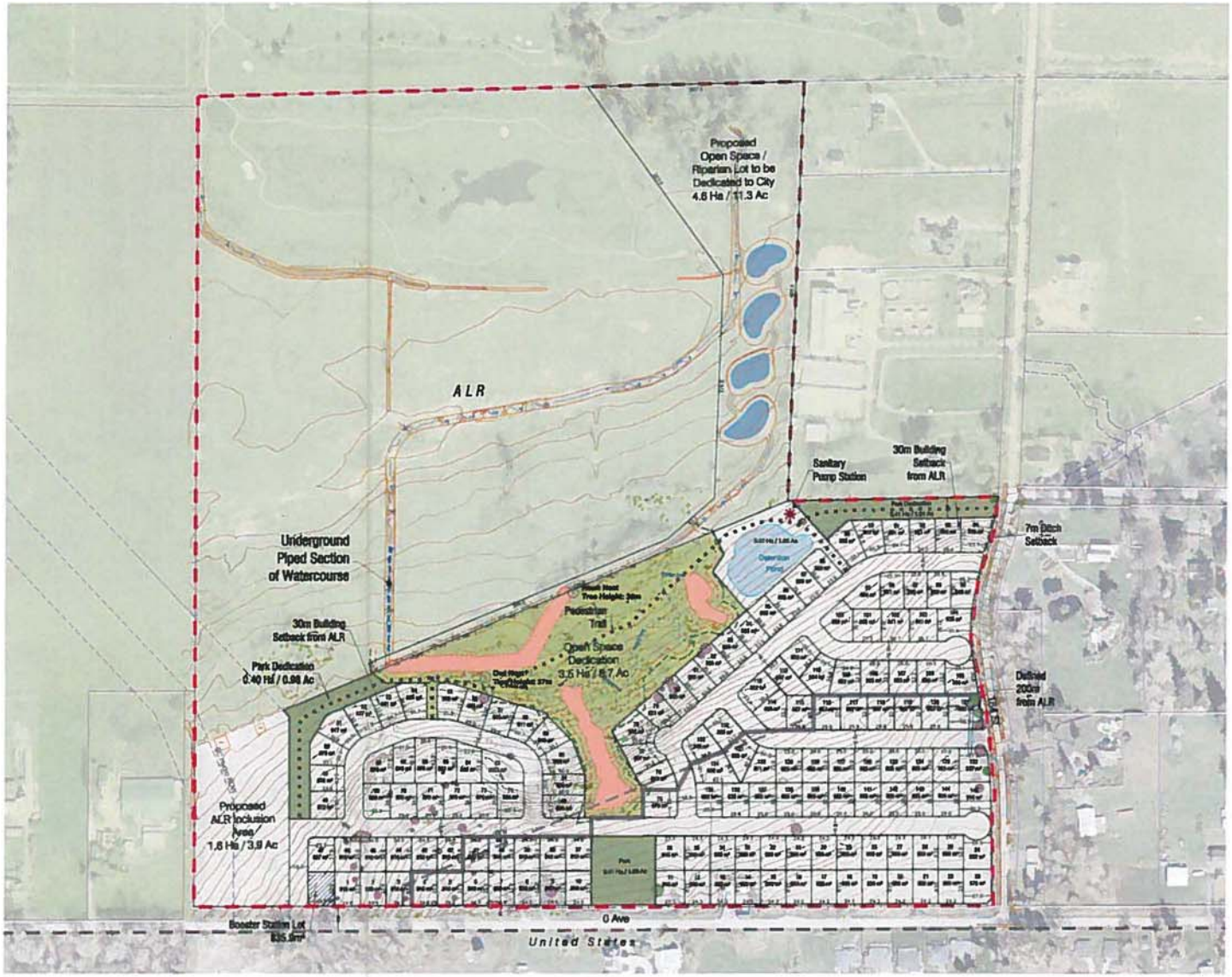
Requires Project Data	Proposed
GROSS SITE AREA	52.2 hectares (128.9 acres)
Area within ALR	28.5 hectares (70.4 acres)
Area outside of ALR	23.7 hectares (58.6 acres)
Developable Area outside of ALR	20.7 hectares (51.1 acres)
NUMBER OF LOTS	
Existing	3
Proposed	145 single family lots
SIZE OF LOTS	
Range of lot widths (metres)	20 metres (66 ft.) to 32.5 metres (107 ft.)
Range of lot areas (square metres)	800 sq.m. (8,610 sq.ft.) to 1,032 sq.m. (11,110 sq.ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7 uph (2.8 upa)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	Section E. Lot Coverage of the "Single Family Residential Zone" (RF) applies
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND (non-ALR portion of site)	
Area (square metres)	1.22 hectares (3.01 acres)
% of non-ALR portion of site	5.1 %
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
BOUNDARY HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

7914-0213-00: Map showing proposed development portion of subject site (non-ALR)



Hazelmere Residential Expansion
Suburban Subdivision
18115, 18147 & 18253 0 Ave, Surrey, BC

PROPOSED SUBDIVISION PLAN



- Park Dedication: 1.22 Ha / 3.01 Ac (5% of Developable Area*) *Excludes ALR & portion to be included in ALR
- Open Space 3.51 Ha / 8.67 Ac
- 5m from TOB
- 10m from TOB / Wetted Area
- 15m from TOB / Wetted Area
- Actual 200m ALR Boundary
- Assumed 200m ALR Density Boundary
- TPZ Tree Targeted for Retention (7)
- TPZ Tree Proposed Removal (68)
- Higher valued trees, Alders, or outside development area

0 150 300 Meters

LEGAL
PID: 013-221-540
PID: 007-245-653
PID: 007-150-199

GROSS SITE AREA
52.18 hectares / 128.94 acres (approx.)

DEVELOPABLE AREA
(Excludes ALR, BC Hydro ROW, 5m from TOB)
20.7 hectares / 51.1 acres (approx.)

EXISTING DESIGNATIONS
Zoning: CPG, A-1
NCP: N/A
OCP: Agriculture

PROPOSED DESIGNATIONS
Zoning: CD, CPG, A-1
NCP: N/A
OCP: Suburban, Agriculture

LOT YIELD
Existing Number of Lots: 3
Proposed Number of Lots: 145

GROSS DENSITY
(Excludes ALR, Hydro ROW, within 5m from TOB)

Within 200m of ALR	Outside 200m of ALR
13.4 Ha (33.1 Ac)	7.3 Ha (18.0 Ac)
79 Lots	70 Lots
2.36 UPA	3.72 UPA

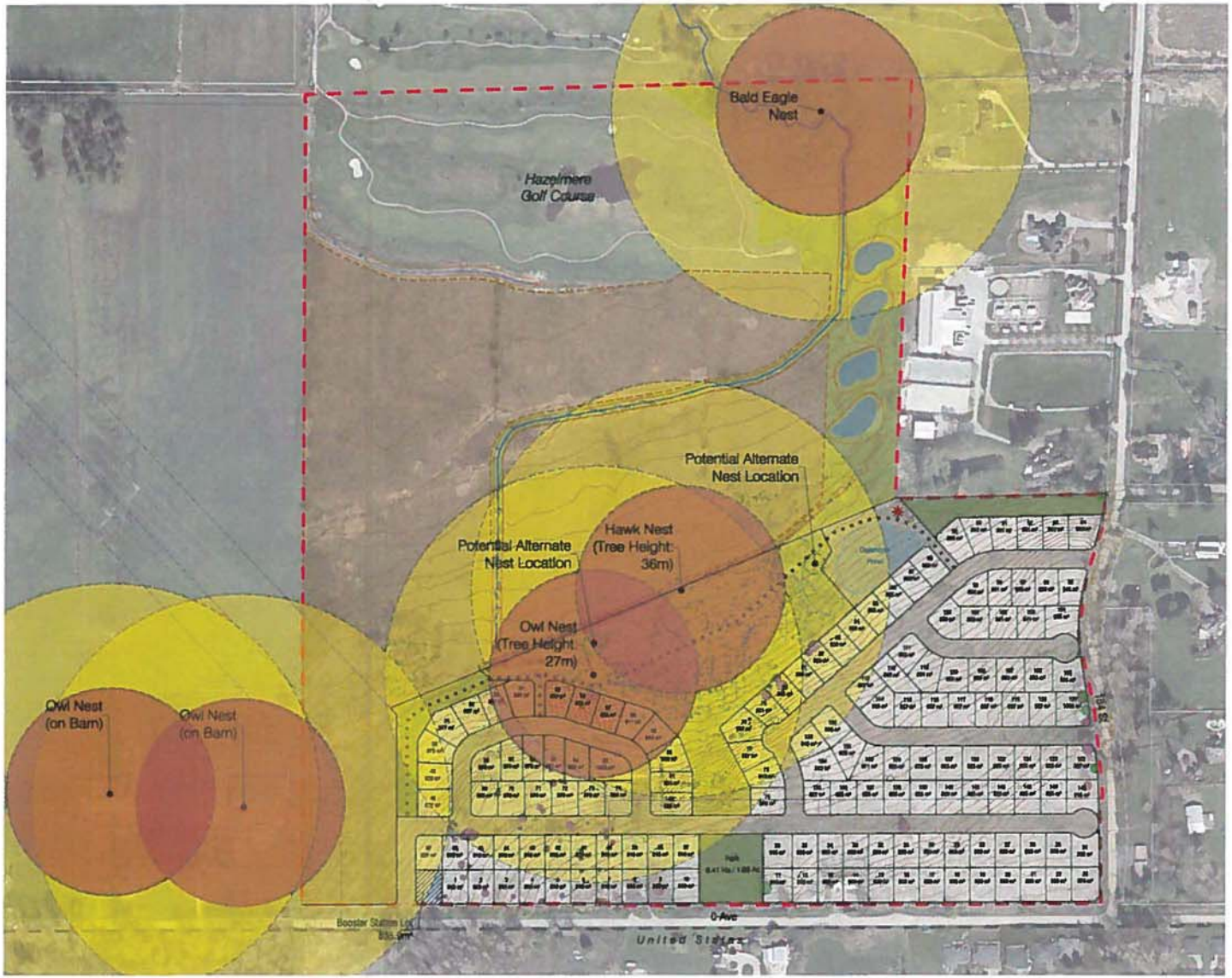
1:2000 at A1

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

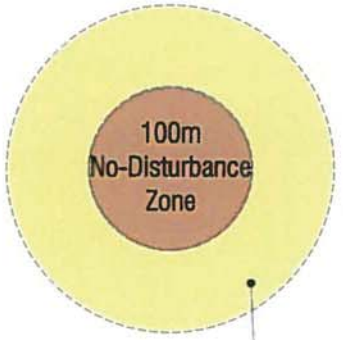
Project No.: 14-024
Date: 11 / 07 / 2017

Drawing 1



Hazelmere Residential Expansion
Suburban Subdivision
18115, 18147 & 18253 0 Ave, Surrey, BC

RAPTOR NEST LOCATION MAP



Construction Limitation Zone

1:2000

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

Project No.: 14-024
Date: 10 / 07 / 2017

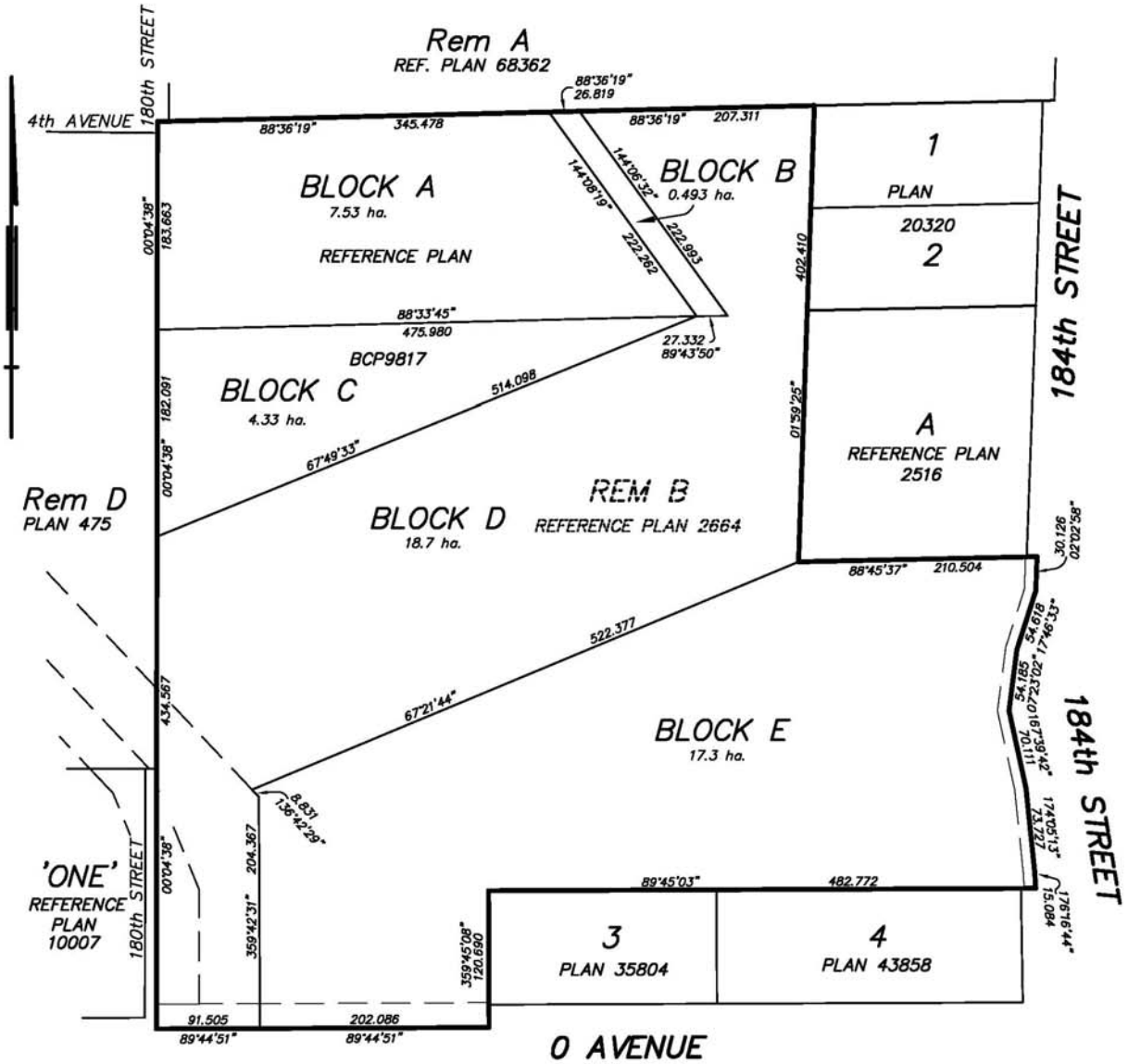
Drawing 1

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW _ _ _ _
OVER
PARCEL 'B' (REFERENCE PLAN 2664)
SOUTH EAST QUARTER SECTION 5 TOWNSHIP 7 EXCEPT
FIRSTLY: THE SOUTH 33 FEET
SECONDLY: PART SUBDIVIDED BY PLAN 35804
THIRDLY: PART SUBDIVIDED BY PLAN 43858
FOURTHLY: PARTS DEDICATED ROAD ON PLAN BCP7629
NEW WESTMINSTER DISTRICT

50 0 50 100 150 200

SCALE 1 : 4000
ALL DISTANCES ARE IN METRES



CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 11th DAY OF JULY , 2017.

B. C. L. S.

FILE 10016-03

MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development**
- South Surrey Division
Planning and Development Department

FROM: **Development Services Manager, Engineering Department**

DATE: **July 20, 2017** PROJECT FILE: **7814-0213-00**

RE: **Engineering Requirements**
Location: 18115/18147/18253 - 0 Avenue

OCP AMENDMENT/ALR INCLUSION

There are no engineering requirements relative to the OCP Amendment/ ALR Inclusion beyond those noted below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.942 metres on 184 Street.
- dedicate 1.883 metres on 0 Avenue.
- dedicate 5.0m x 5.0m corner cut at the intersection of 0 Avenue and 184 Street.
- dedicate Gazette road on 0 Avenue.
- provide confirmation regarding dedication of 184 Street.
- provide 0.5 metre ROWs fronting 0 Avenue and 184 Street.
- dedicate 18.0 metre for each road within the development.
- dedicate all intersection corner cuts in the development.
- provide 0.5 metre ROWs fronting all roads within the development.
- provide any additional off-site ROWs required to service the development.

Works and Services

- construct north side of 0 Avenue to a through collector complete with barrier curb, sidewalk, streetlights and street trees (meet structural and minimum width requirement).
- construct west side of 184 Street to a through collector complete with barrier curb, sidewalk, streetlights and street trees (meet structural and minimum width requirement).
- construct all roads within the development to 18.0m local roads complete with barrier curbs, sidewalks, streetlights and street trees.
- construct water, sanitary and drainage mains to service the development in accordance with City policies and design criteria.
- provide service connections to each lot.
- complete off-site servicing works and analysis as noted below.

Significant offsite works are required to service the development. The Applicant's consultants have completed or initiated a number of studies to address the servicing of the lands covered by this application similar to those undertaken for an NCP. Although these studies have not been completely finalized, they do provide a framework for future more

NOTE: Detailed Land Development Engineering Review available on file

detailed analysis and design should the project be endorsed by Council and Metro Vancouver Board.

- *The site is not serviced by a sanitary sewer system and is outside of the Greater Vancouver Sewerage & Drainage District (GVS & DD) and Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the GVS & DD would be required from Metro Vancouver to extend services to this area. The applicant is proposing a pump and forcemain system for their site. Cleansing velocities may not be achieved along the length of the force main and cleaning (or "pigging") facilities will be required. Odour issues will need to be addressed along the length of this system.*
- *The applicant's engineer has initiated a detailed ISMP. The ISMP must address concerns over upland development causing drainage impacts such as flooding in low land areas and erosion in steeper channels. The ISMP must also include a detailed evaluation of environmental constraints and opportunities in the area. Preliminary recommendations from the ISMP include mitigation measures within the proposed development area. These measures, must be included in the project's site plan and servicing works.*
- *There is currently no water provision plan in place for this rural area. Although a system can be extended to this area, significant concern with respect to water age (i.e. water quality) have been noted. Looping of water mains to mitigate concerns would not be feasible as a second water system connection point is well over 3 km away. At this time the Engineering Department does not support the proposed single water main approach proposed by the Applicant due to the operational liability and costs associated with operating the required rechlorination station. Engineering Staff have suggested a dual water system be explored in an effort to avoid the need for a rechlorination station. Engineering Department staff will work with the applicant to finalize design of such a system should the project be endorsed by Council and Metro Vancouver Board. Dual pressure zones must also be addressed.*
- *Transportation off-site works are anticipated to include, as a minimum, ensuring adequate pavement structure and width to and from the site: along 184 St. to 8 Ave.; and along 0 Ave. to 177A St.*
- *All costs associated with extending City services to the site will be borne by the applicant. None of these are currently included in the City's 10-Year Servicing Plan.*
- *Long Term operational cost implications of the proposed servicing strategies have not been established. Should the anticipated per/capita costs associated with operating the systems specifically installed to service this development significantly exceed those for the City as a whole, a Local Area Service strategy may be proposed to Council for some or all of the utility services.*

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.



Rémi Dubé, P.Eng.
Development Services Manager
LR1

NOTE: Detailed Land Development Engineering Review available on file

Surrey Schools
LEADERSHIP IN LEARNING

Thursday, July 20, 2017
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7914 0213 00

SUMMARY
The proposed 145 Single family with suites
are estimated to have the following impact
on the following schools:

Projected # of students for this development:

Elementary Students:	73
Secondary Students:	36

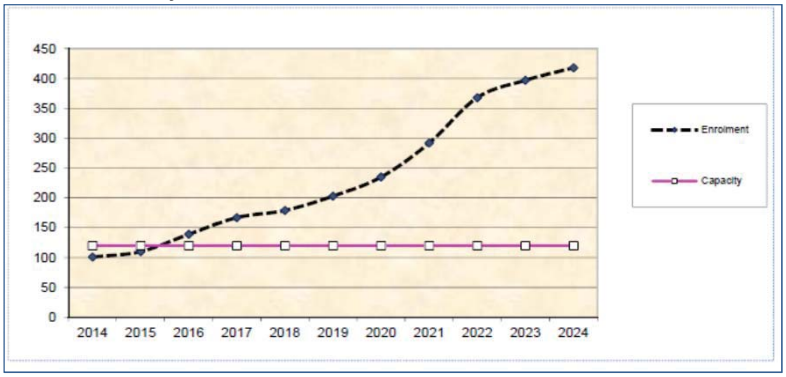
September 2018 Enrolment/School Capacity

Hall's Prairie Elementary		
Enrolment (K/1-7):	33 K + 106	
Capacity (K/1-7):	20 K + 100	
Earl Marriott Secondary		
Enrolment (8-12):		1856
Nominal Capacity (8-12):		1500
Functional Capacity*(8-12);		1620

School Enrolment Projections and Planning Update:
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Halls Prairie Elementary is currently over capacity and much of the student population in this area attends in other neighbouring schools. A new elementary school site has been acquired in the Douglas area and funding for this new elementary school has received preliminary support and is in the project definition stage which will determine size and schedule for completion. Earl Marriott Secondary is currently over capacity and the school district has received capital project approval for a new 1,500 student secondary school targeted to open in 2020). The new secondary school will be located in the Grandview area adjoining the City of Surrey's Aquatic Centre and future recreational facilities. As required, the school district will continue to work with the City and Province to adjust our capital plans to accommodate student growth.

Hall's Prairie Elementary



Earl Marriott Secondary

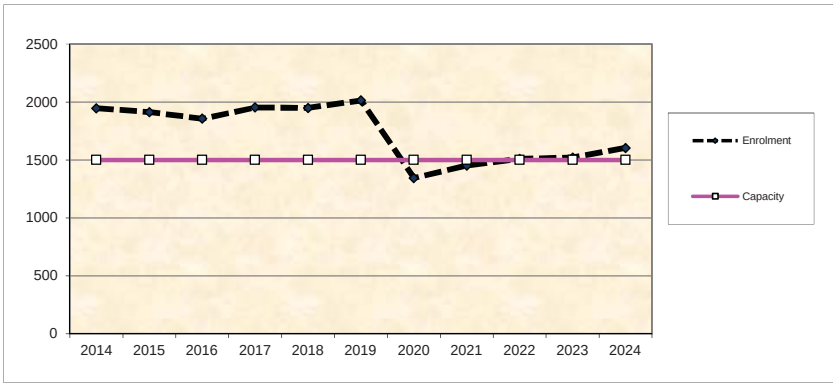


Table 2: Tree Preservation Summary

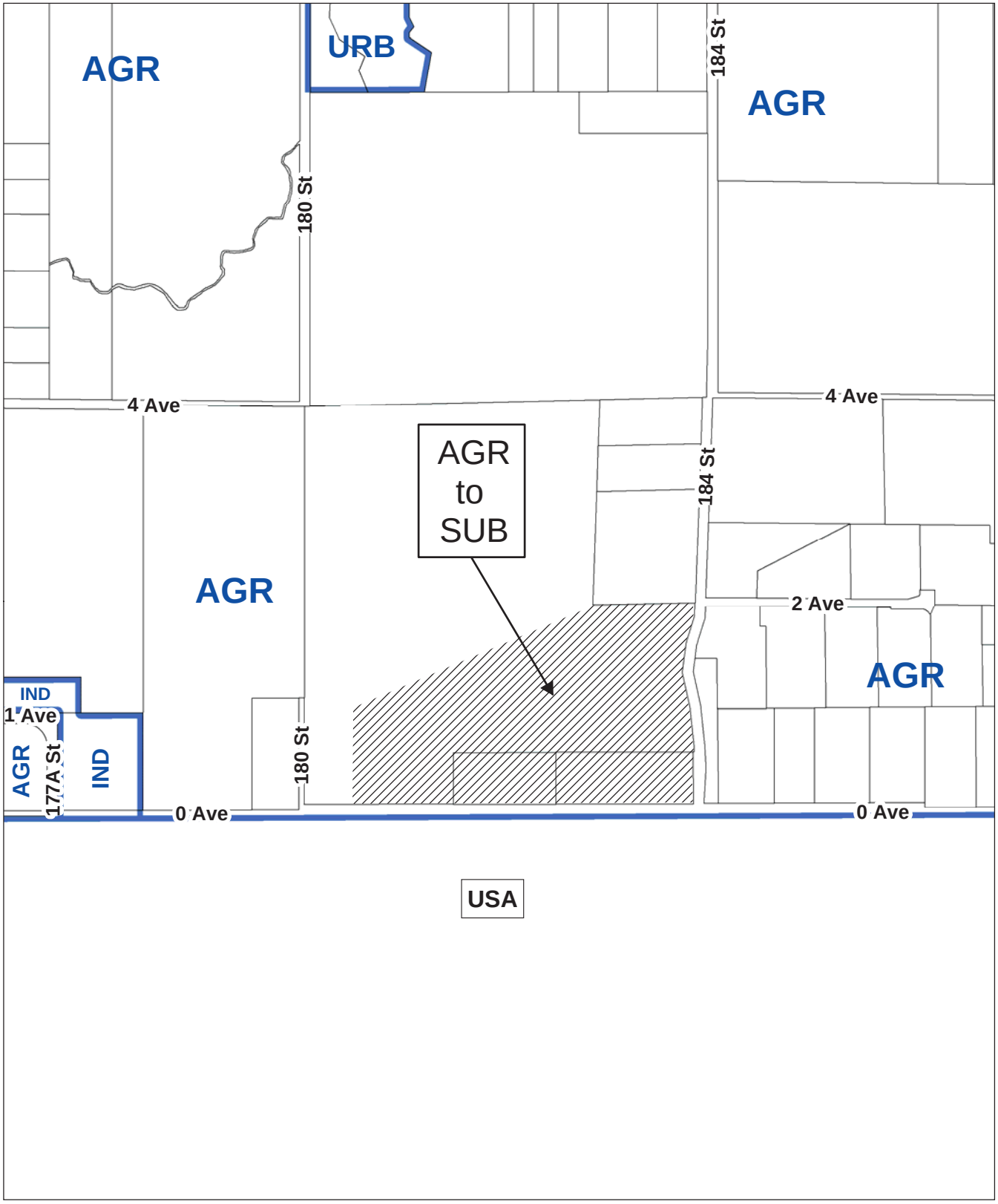
Surrey Project No: DP# 14-0213
Address: HAZELMERE 145 LOT SUBDIVISION 0 Avenue & 184th Street
Registered Arborist: Michael Mills, for Michael J Mills Consulting

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) 256 on-site and 52 off-site	**308**
Protected Trees to be Removed (Offsite trees not included, tbd by city)	**245**
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas but including park dedication & buffer strips.)	**11**
Total Replacement Trees Required: - Alder (172) & Cottonwood (6) Trees Requiring 1 to 1 Replacement Ratio 178 X one (1) = 178 - All other Trees Requiring 2 to 1 Replacement Ratio 67 X two (2) = 134	**312**
Replacement Trees Proposed (Assume min 2.5 trees / lot average)	**363**
Replacement Trees in Deficit	**0**
Protected Trees to be Retained in Proposed Riparian Areas (from survey)	**519**
Protected Trees to be Retained in Proposed ALR Areas (estimated)	**100**
Trees in place after development (does not include street trees)	**993**

Notes:
The number of trees retained within the road allowances has not yet been determined and will be subject to review based on the extent of road improvements required by the city along 0 Ave & 184th Street.

Some trees within the riparian area may require removal to allow for the proposed sanitary sewer line, to be determined.

Tree planting within the site will be subject to the size and shape of the lot. It is assumed that a minimum of 2.5 tree per lot will be achieved. Additional trees may also be provided within the 10m landscape buffer and within the dedicated park area along the north edge.



CITY OF SURREY
the future lives here.

OCP Amendment 7914-0213-00

Proposed amendment from Agricultural to Suburban

N

Quarter Acre Residential Zone

Part 15C - RS-G, Suburban Residential Gross Density Zone

Part 15C RQ

A. Intent

This Zone is intended for single family housing on small *suburban lots*, where lot size may be reduced with substantial public *open space* set aside within the subdivision.

B. Permitted Uses

Land and *structures* shall be used for the following uses only, or for a combination of such uses:

1. One *single family dwelling* which may contain 1 *secondary suite*.

2. *Accessory uses* including the following:

   (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law; and

   (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of this By-law.

C. Lot Area

The minimum *site area for subdivision* shall be 0.4 hectare [1 acre], except in the case of a remainder *lot*, where the *lots* including the remainder *lot* which were created by the same plan of subdivision are zoned RQ.

D. Density

1. For the purpose of subdivision:

   (a) In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum *density* shall not exceed 2.5 *dwelling units* per gross hectare [1 u.p.a.]. The maximum *density* may be increased to 10 *dwelling units* per hectare [4 u.p.a.], calculated on the basis of the entire *lot*, if amenities are provided in accordance with Schedule G of this By-law.

   (b) In areas other than the ones in Sub-section D.1(a) of this Zone, the maximum *density* shall not exceed 10 *dwelling units* per hectare [4 u.p.a.], calculated on the basis of the entire *lot*.

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2. For *building* construction within a lot:

   (a) the *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*;

   (b) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor area ratio*:

      i. Covered area used for parking unless the covered parking is located within the *basement*;

      ii. The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];

      iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and

      iv. Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.] on the *lot*; and

   (c) Notwithstanding Sub-section D.2(a), where the *lot* is 1,500 square metres [16,000 sq.ft.] in area or less, the requirements in Section D. Density of Part 16 Single Family Residential Zone RF shall apply.

E. Lot Coverage

The maximum *lot coverage* shall be 25%, except where the *lot* is 1,500 square metres [16,000 sq.ft.] in area or less, the requirements in Section E. Lot Coverage of Part 16 Single Family Residential Zone RF shall apply.

F. Yards and Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

Use	***Setback***	*Front Yard*	*Rear Yard*	*Side Yard*	*Side Yard on Flanking Street*

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Principal Building	7.5 m. [25 ft.]	7.5 m. [25 ft.]	2.4 m. [8 ft.]	3.6 m. [12 ft.]
Accessory Buildings and *Structures* Greater Than 10 square metres [108 sq.ft.] in Size	18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
Other *Accessory Buildings* and *Structures*	18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building*:

   (a) The *building height* shall not exceed 9.0 metres [30 ft.]; and

   (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. *Accessory buildings* and *structures*: The *height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.]

H. Off-Street Parking and Loading/Unloading

1. Resident and visitor *parking spaces* shall be provided as stated in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:

   (a) A maximum of 3 cars or trucks;

   (b) *House trailer*, *camper* or boat provided that the combined total shall not exceed 1; and

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(c) The total amount permitted under (a) and (b) shall not exceed 4.

3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:

(a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the *side* of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:

(a) On a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;

(b) Where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and

(c) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

3. The *open space* set aside pursuant to Section K.2 of this Zone, shall be improved with a basic level of *landscaping* work including brushing and seeding of the ground, limbing of low branches on trees and providing and constructing paths for public passage, wherever appropriate.

J. Special Regulations

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1. A *secondary suite* shall:

   (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and

   (b) Occupy less than 40% of the habitable floor area of the *building*.

2. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 28 square metres [300 sq. ft.], including stairs.

K. Subdivision

1. For the purpose of subdivision:

   (a) Where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of this By-law.

   (b) Where amenities are provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.2 of this Zone.

2. For the purposes of subdivision:

   (a) *Lots* created shall conform to the following minimum standards:

***Lot* Size**	***Lot* Width**	***Lot* Depth**
930 sq. m. [10,000 sq.ft.]	24 metres [80 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

   (b) Notwithstanding Sub-section K.2.(a), where not less than 15% of the lands subdivided are set aside as *open space* preserved in its natural state or retained for park and recreational purposes, *lots* created shall conform to the following minimum standards:

***Lot* Size**	***Lot* Width**	***Lot* Depth**

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775 sq. m. [8,300 sq.ft.]	20 metres [80 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

(c) Notwithstanding Sub-sections K.2.(a) and K.2.(b), where not less than 30% of the lands subdivided are set aside as *open space* preserved in its natural state or retailed for parks and recreation purposes, the minimum *lot* standards set out in Section K.2(b) may be reduced for up to 50% of the *lots* created to the following minimum standards:

***Lot* Size**	***Lot* Width**	***Lot* Depth**
700 sq. m. [7,500 sq.ft.]	20 metres [80 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

3. The *open space* referenced in this Section shall:

(a) Contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation, and/or contain heritage *buildings* or features, and/or be dedicated as a public park; and

(b) Be accessible by the public from a *highway*.

4. For the purposes of calculating the amount of *open space* referenced in this Section to be set aside, *undevelopable areas* may be included, however, this *undevelopable area* shall be discounted by 50%.

L. Other Regulations

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in

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Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".

5. *Building* permits shall be subject to the "Surrey Building By-law".

6. Sign regulations are as provided in Surrey Sign By-law No. 13656.

7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.

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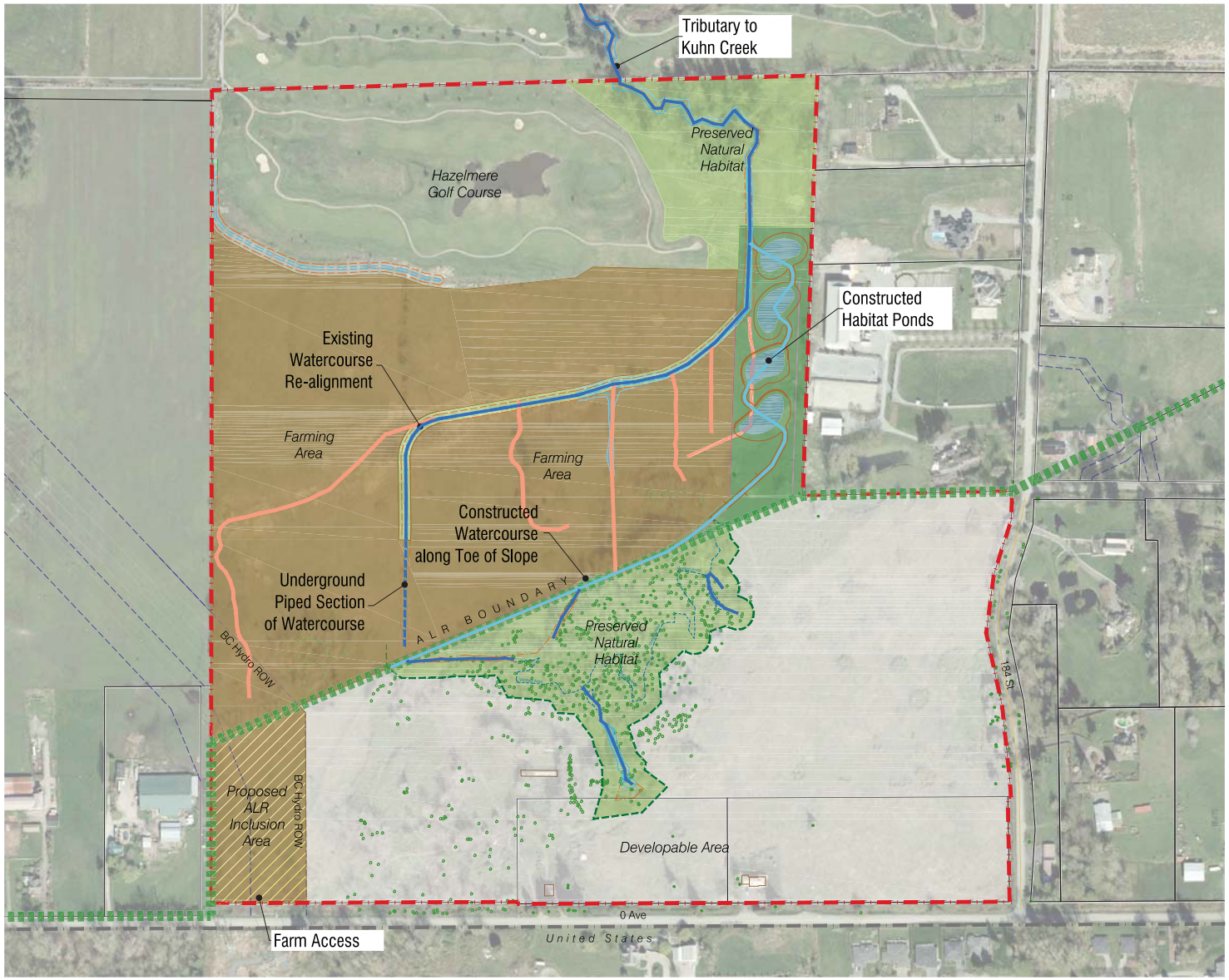
Appendix VIII

Hazelmere Residential Expansion
Suburban Subdivision
18115, 18147 & 18253 0 Ave, Surrey, BC

AGRICULTURAL / HABITAT ENHANCEMENT PLAN



- Preserved Natural Habitat
  6.6 Ha / 16.3 Ac (Approx.)
- Reconstructed Habitat
  2.2 Ha / 5.3 Ac (Approx.)
- Farming Area
  18.2 Ha / 44.9 Ac (Approx.)
- Developable Area
  18.0 Ha / 44.5 Ac (Approx.)
- Proposed ALR Inclusion Area
  1.6 Ha / 3.9 Ac (Approx.)
- ALR Boundary
- 15m from TOB
- Existing Watercourse
- Constructed Watercourse
- Relocated Watercourse

1:2000

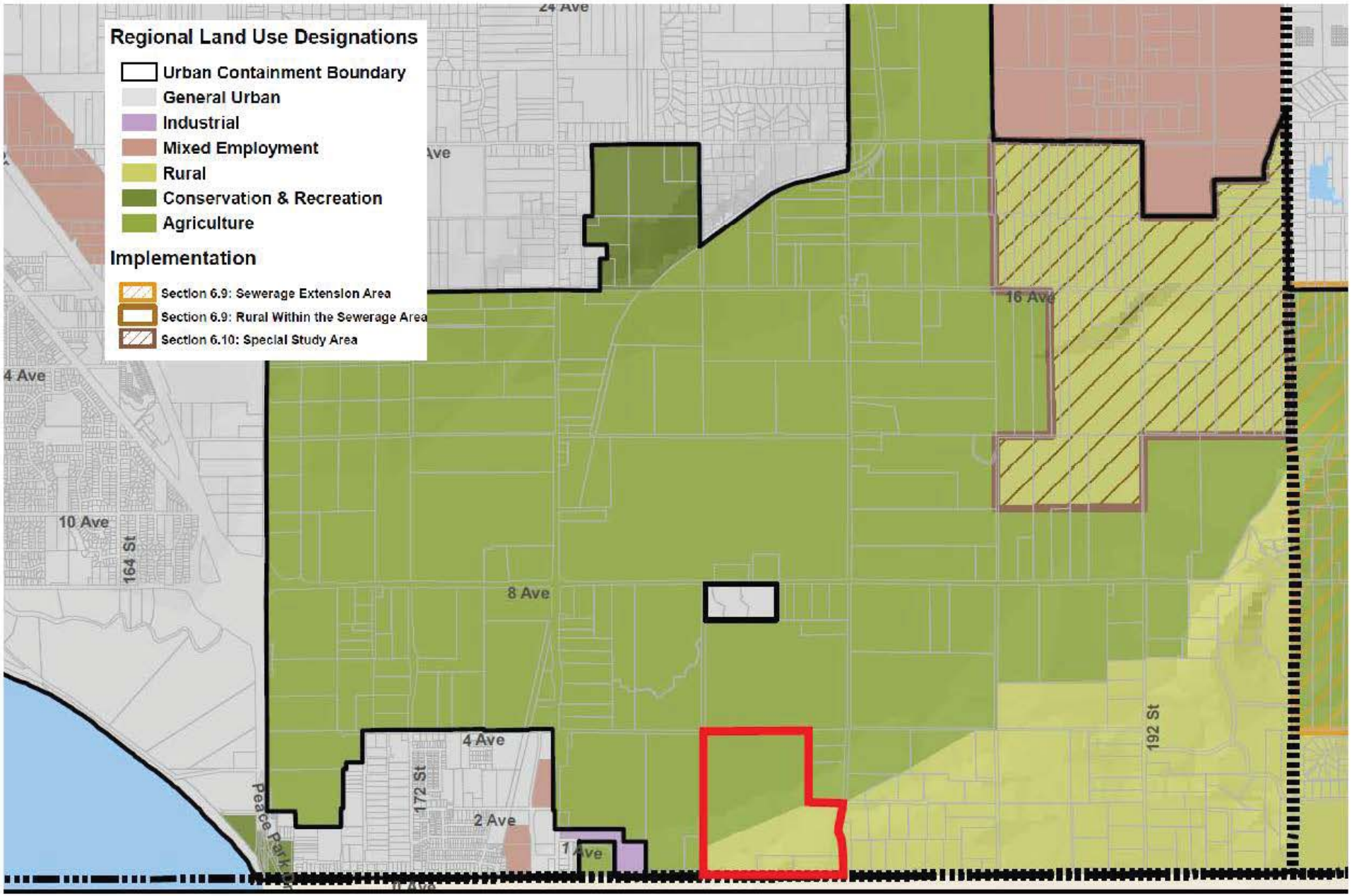
APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

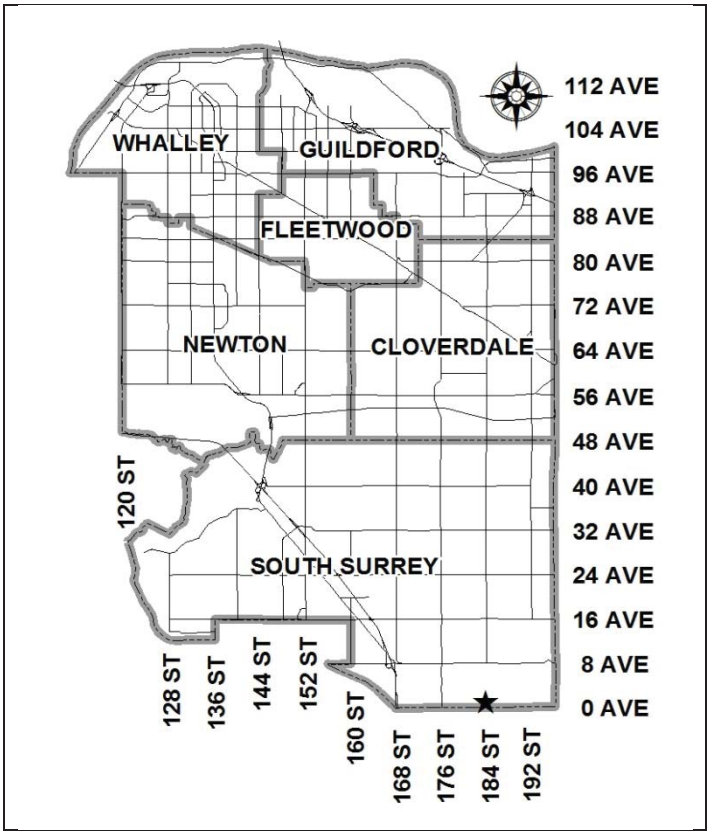
Project No.: 14-024
Date: 20 / 04 / 2017

Drawing 4

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

Metro Vancouver Regional Growth Strategy Map





City of Surrey
ADDITIONAL PLANNING COMMENTS
File: 7914-0213-00

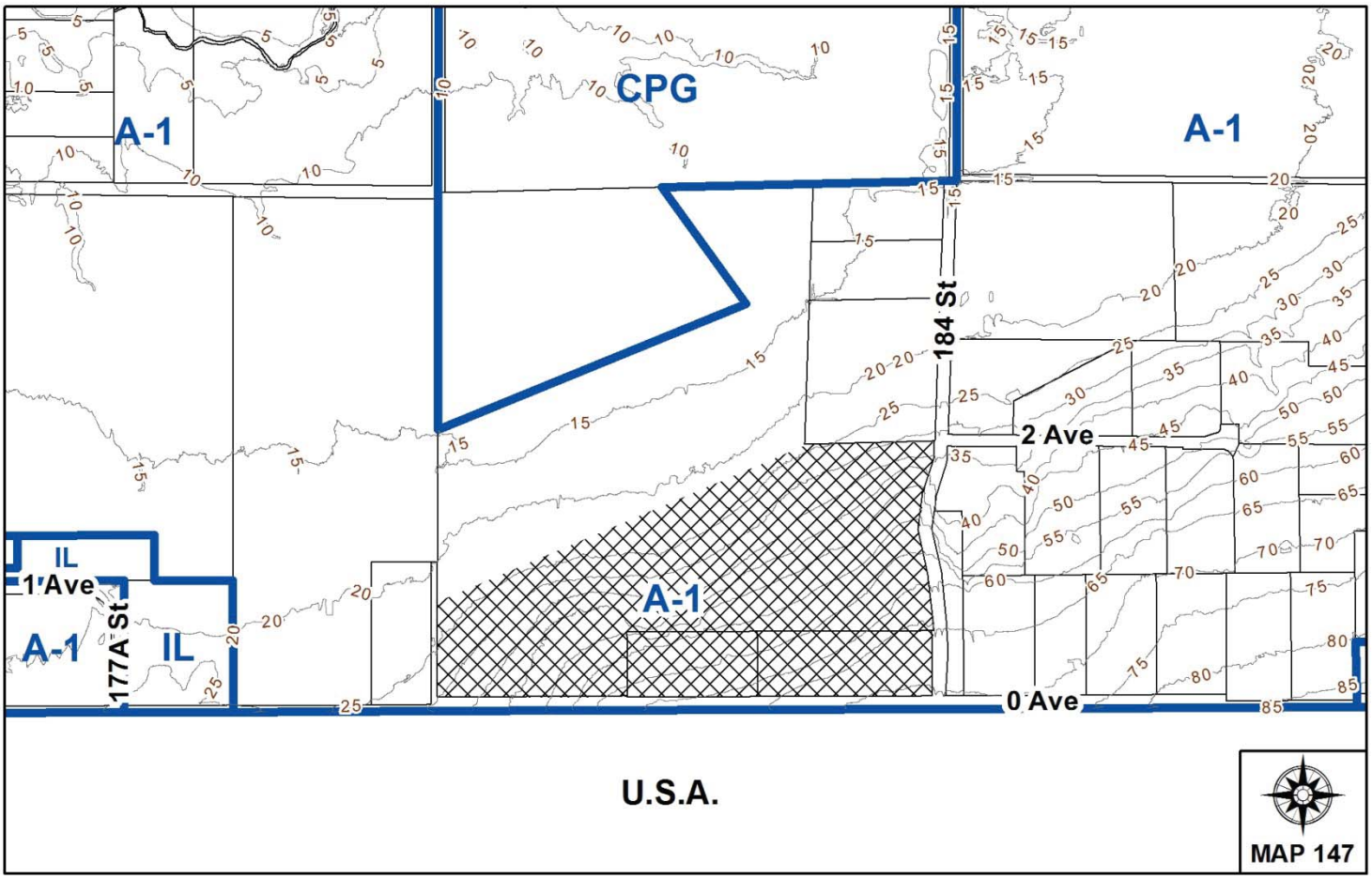
Planning Report Date: June 27, 2016

PROPOSAL:

- **OCP Amendment** from Agricultural to Suburban

to allow for rezoning and subdivision from 3 lots into approximately 136 single family lots.

LOCATION:	18115, 18147 and 18253 - 0 Avenue
OWNER:	Lapierre Holdings Ltd. Hazelmere Golf & Tennis Club
ZONING:	A-1 and CPG
OCP DESIGNATION:	Agricultural



RECOMMENDATION SUMMARY

- Staff recommend that the proposed development not be supported.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal is a significant departure from existing City of Surrey policies and plans and Metro Vancouver's Regional Growth Strategy (RGS).

RATIONALE OF RECOMMENDATION

- At the July 27, 2015 Regular Council – Land Use meeting, Council considered the subject application and passed the following motion:

    - The proposed development not be supported; and

    - The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.

- Since the July 27, 2015 Regular Council – Land Use meeting, the applicant has conducted a geotechnical and soils analysis, produced an agricultural enhancement plan and has had discussions with the Little Campbell Watershed Society (LCWS). The applicant advises that the soils on the site are not ideal for septic systems and that utilizing the City's sanitary sewer is a preferred option.

- The applicant is proposing a number of improvements in support of their proposal which are discussed in this report, and has requested that their proposal be considered by Council. The applicant does not wish to pursue a proposal that is consistent with the policies of the Official Community Plan (OCP) and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.

- Notwithstanding the various improvements proposed by the applicant, the proposed development is a significant departure from existing City plans and policies, as described further in the report. There is no Neighbourhood Concept Plan (NCP) or planning or servicing framework in place to guide development in this portion of the Hazelmere valley. Further, the proposed development has significant servicing and transportation challenges, and would not result in contiguous or planned growth following the provisions outlined in the City's OCP.

- The subject site is located outside of the Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the Metro Fraser Sewer Area would be required from Metro Vancouver to extend services to this area. Approval from Metro Vancouver would also be needed to redesignate the site from "Rural" to "General Urban". These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.

- In light of the above concerns, staff are recommending that the proposed development not be supported.

RECOMMENDATION

The Planning & Development Department recommends that the proposed development not be supported.

However, should Council feel there is merit in supporting the proposed Official Community Plan (OCP) amendment, Council may consider referring the application back to staff to be held pending the initiation and completion of a comprehensive land use and servicing study for all of the non-Agricultural Land Reserve (ALR) portions of the Hazelmere Valley.

REFERRALS

Engineering:	The Engineering Department has concerns with the proposal as discussed below in this report.
Parks, Recreation & Culture:	Parks has concerns with the proposal as there has been no assessment of park provision in this area of Hazelmere if the proposed development and subsequent similar developments are approved.
Department of Fisheries and Oceans (DFO):	If the proposal proceeds, the applicant will be required to undertake a detailed Riparian Areas Regulation (RAR) assessment to address riparian protection issues.
Fraser Health Authority:	If the proposal proceeds with a form of development requiring septic fields, input from the Fraser Health Authority will be requested.
Agricultural and Food Security Advisory Committee (AFSAC):	At its September 4, 2014 meeting, AFSAC recommended that the application not be supported, as the lands are located in an Agriculture designated area which is not intended for urban-type development. At its May 5, 2016 meeting, AFSAC recommended that the application be supported based on the revised proposal and improvements for agricultural productivity. The AFSAC members indicated concerns about septic leakage into the low-lying ALR portion of the site and prefer to see a City sanitary system in the proposed development as opposed to a septic system.
Metro Vancouver:	The applicant is proposing an amendment to the Regional Growth Strategy (RGS) and to the Urban Containment Boundary. The subject site is located outside of the Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the Metro Fraser Sewer Area would be required from Metro Vancouver to extend services to this area. Approval from Metro Vancouver would also be needed to redesignate the site from "Rural" to "General Urban". These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.

SITE CHARACTERISTICS

Existing Land Use: 18115 – 0 Avenue is vacant farmland (partially within ALR), with 2 golf course holes at the northern portion of property. A small portion of the property is encumbered by a BC Hydro right-of-way. 18147 and 18253 - 0 Avenue are rural acreages which are not located within the ALR.

Adjacent Area:

Direction	**Existing Use**	**OCP/LAP Designation**	**Existing Zone**
North and West:	Golf course and agricultural acreage.	Agricultural/ Agricultural	CPG and A-1
East (Across 184 Street):	Agricultural acreages.	Agricultural/ Suburban Residential (5 upa)	A-1
South (Across 0 Avenue):	United States of America.	n/a	n/a

DEVELOPMENT CONSIDERATIONS

Background

- At the July 27, 2015 Regular Council – Land Use meeting, Council considered the subject application and passed the following motion:

    - The proposed development not be supported; and

    - The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.

- The applicant has indicated that they do not wish to pursue a proposal that is consistent with the policies of the Official Community Plan (OCP) and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary, and have requested that their amended proposal be forwarded for Council's consideration.

- The policy and implementation constraints identified in the Planning Report dated July 27, 2015 are all still valid. The subject site is designated "Agricultural" in the Official Community Plan (OCP) and "Agricultural" and "Rural" in Metro Vancouver's Regional Growth Strategy (RGS). Surrey's OCP and the Surrey Agriculture Protection and Enhancement Strategy (2013) seek "to support agriculture, complementary land uses and public facilities". The proposed development would serve to destabilize the existing rural character of the area and introduce potential conflicts to the agricultural community.

- The proposed development is also contrary to the OCP policy which encourages the "full and efficient build-out of existing planned urban areas". In addition, the OCP calls for the prevention of "urban development as well as the extension of City services that would encourage subdivision in rural and suburban areas, except in accordance with approved Secondary Plans".

- The proposed development portion of the subject site is designated as "Rural" in Metro Vancouver's Regional Growth Strategy (RGS) and is located outside of the Urban Containment Boundary. The Urban Containment Boundary is intended to establish a stable, long-term regionally defined area for urban development and to reinforce the protection of agricultural and rural areas, while the "Rural" designation in the RGS is intended to protect the existing character of rural communities, landscapes and environmental qualities.

- Amendments to the Urban Containment Boundary and the "Rural" designation of the RGS must come from the affected municipal government, and require an affirmative two-thirds weighted vote of the Metro Vancouver Board and a regional public hearing. This step would occur subsequent to Council holding a Public Hearing and the granting of Third Reading to the associated by-laws should the proposal be supported by Council.

- No complete studies with respect to environmental considerations, drainage, sanitary servicing, water provision or transportation network have been undertaken for the non-ALR lands in Hazelmere. The servicing impacts of the proposed development would need to be addressed in a more comprehensive servicing strategy such as one undertaken for an NCP if the area were to be redesignated for suburban development. In particular, the site is not serviced by a sanitary sewer system and is outside of the Greater Vancouver Sewerage & Drainage District (GVS & DD) and Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the GVS & DD would be required from Metro Vancouver to extend services to this area.

Proposed Development

- The applicant is proposing a similar single family subdivision concept as was presented previously in July 2015 (Appendix II). The applicant is proposing an OCP amendment from Agricultural to Suburban to allow for a rezoning and subdivision from 3 lots to approximately 136 single family lots. These lots are proposed to connect to City services, including the City's sanitary sewer system.

Information Provided by the Applicant since the July 27, 2015 Regular Council – Land Use Meeting

- In response to the direction that was provided at the July 27, 2015 Regular Council – Land Use meeting, the applicant has conducted a geotechnical and soils analysis, produced an agricultural enhancement plan and has had discussions with the Little Campbell Watershed Society (LCWS).

- The applicant's revised proposal would include improvements to the soil capability on lands located within the ALR; riparian habitat improvements; improved storm water management practices to reduce potential flooding of the agricultural low lands; an ALR inclusion application to the ALC for a small portion of the site along 0 Avenue; and a reduction in the area of the portion of the site zoned CPG such that more of the ALR portion of the site would be zoned A-1 instead of CPG.

- To improve the agricultural productivity of the ALR portion of the site, the applicant's agricultural consultant recommends a number of improvements, including: installing a drain tile system to improve drainage; installation of an irrigation system, and improving the soil structure and fertility by adding compost and introducing perennial forage grasses and cereals which can improve the condition and fertility of the soil. In conclusion, the consultant states that "based upon implementation of the land improvements described above and after 2 to 3 years of production of forage grasses and cereals, the fertility and tilth should increase to a point where the land would be ready to produce a wide range of field crops, including berries and vegetables."

- To improve storm water management and riparian habitat on the site, the applicant is proposing to relocate and consolidate various watercourses, and also construct habitat ponds. The improved storm water management will direct uncontrolled flows and reduce potential flooding of lowland agricultural areas.

- The applicant has provided a letter dated December 9, 2015 from the LCWS in support of the proposed development. The LCWS appreciates the applicant's proposal to keep 6 hectares (15 acres) of natural habitat, and to enhance the riparian areas on the site.

- Based on their review of the soils on the subject site, the applicant has confirmed that the soils are not ideal for septic systems and that connection to the City's sewer system is a preferable option. The applicant's geotechnical engineer indicates the following:

  > "the surficial soils are generally silty and do not lend themselves well to infiltration. Therefore, we expect that septic systems consisting of sand mounds or oversized fields… may have to be considered. For this condition there is a risk of septic effluent, in the event of a septic system failure, flowing over time in the near surface lot grading fills, road structure fills, and utility trenches along the sloping gradient of the site. As well, in the event that permeable, water bearing soils are encountered (such as at our well locations), there is potential for relatively rapid transport of septic effluent through this stratum… [and also] that these permeable deposits do daylight sporadically on the slope. Both… scenarios pose risks in our opinion of off-site transport of septic effluent downslope and across property lines, and may also result in environmental concerns where effluent reaches the ALR or the drainage ditches on site that are understood to be sub-catchments for Kuhn Creek…"

- At its May 5, 2016 meeting, AFSAC recommended that the application be supported. The AFSAC members indicated concerns about septic leakage into the low-lying ALR portion of the site and a preference to see a City sanitary sewer system included in the proposed development as opposed to a septic system.

PROJECT EVALUATION AND DISCUSSION

- The subject application is proposed outside of an area with an approved secondary land use plan. The OCP encourages contiguous development within areas that have approved Neighbourhood Concept Plans (NCPs). NCPs provide a detailed coordinated planning framework for an area of land, including issues such as appropriate land uses, services and circulation networks. Given the site's context, being located outside of the Metro Fraser Sewer Area, and the Urban Containment Boundary, there are no plans currently, or in the foreseeable future, for the Planning & Development Department to commence work on an NCP or similar secondary land use plan for this portion of the Hazelmere Valley.

- It should be noted that minimal planning context exists for this area. This application would support "leap frog" development which is not planned or contiguous. Similarly, proceeding with this application in advance of a land use plan for the area sets a dangerous precedent for other landowners looking to develop their land in advance of completion of an NCP.

- While the applicant has proposed several worthwhile agricultural and riparian improvements as discussed above, these suggested improvements do not address the fundamental issues and concerns associated with the proposed development in this area of the City.

- The applicant has suggested that existing soil conditions on the site are not suitable to provide septic systems on 0.8-hectare (2-acre) lots. Increasing the lot size to be larger than than the minimum 0.8 hectares (2 acres) lot area required for septic may also be a possibility on the subject site, as was the case in a nearby subdivision (File No. 7910-0256-00) at 442 - 188 Street and 435 – 192 Street where nine 2-hectare (5-acre) parcels were created in 2015.

CONCLUSION

- The proposed development is a significant departure from the City's existing plans, policies or practices. Given the servicing constraints posed by the development, the lack of a secondary land use plan for this area of Hazelmere and the required Metro Vancouver amendment process, staff recommend that the proposed development not be supported.

- The proposed development would necessitate the need for a comprehensive land use and servicing study that would extend far beyond the boundaries of the site, and which has the potential to significantly alter the rural and stable character of this area of Surrey. The Hazelmere Valley is currently a low density, primarily agricultural area and the provision of City services and an increase in density would dramatically change the character of the area.

- If, however, Council feel there is merit in supporting the proposed Official Community Plan (OCP) amendment, Council may consider referring the application back to staff to be held pending the initiation and completion of a comprehensive land use and servicing study for all of the non-Agricultural Land Reserve (ALR) portions of the Hazelmere Valley.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Updated Site Plan
Appendix III.	Planning Report No. 7914-0213-00, dated July 27, 2015

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

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APPENDIX I HAS BEEN

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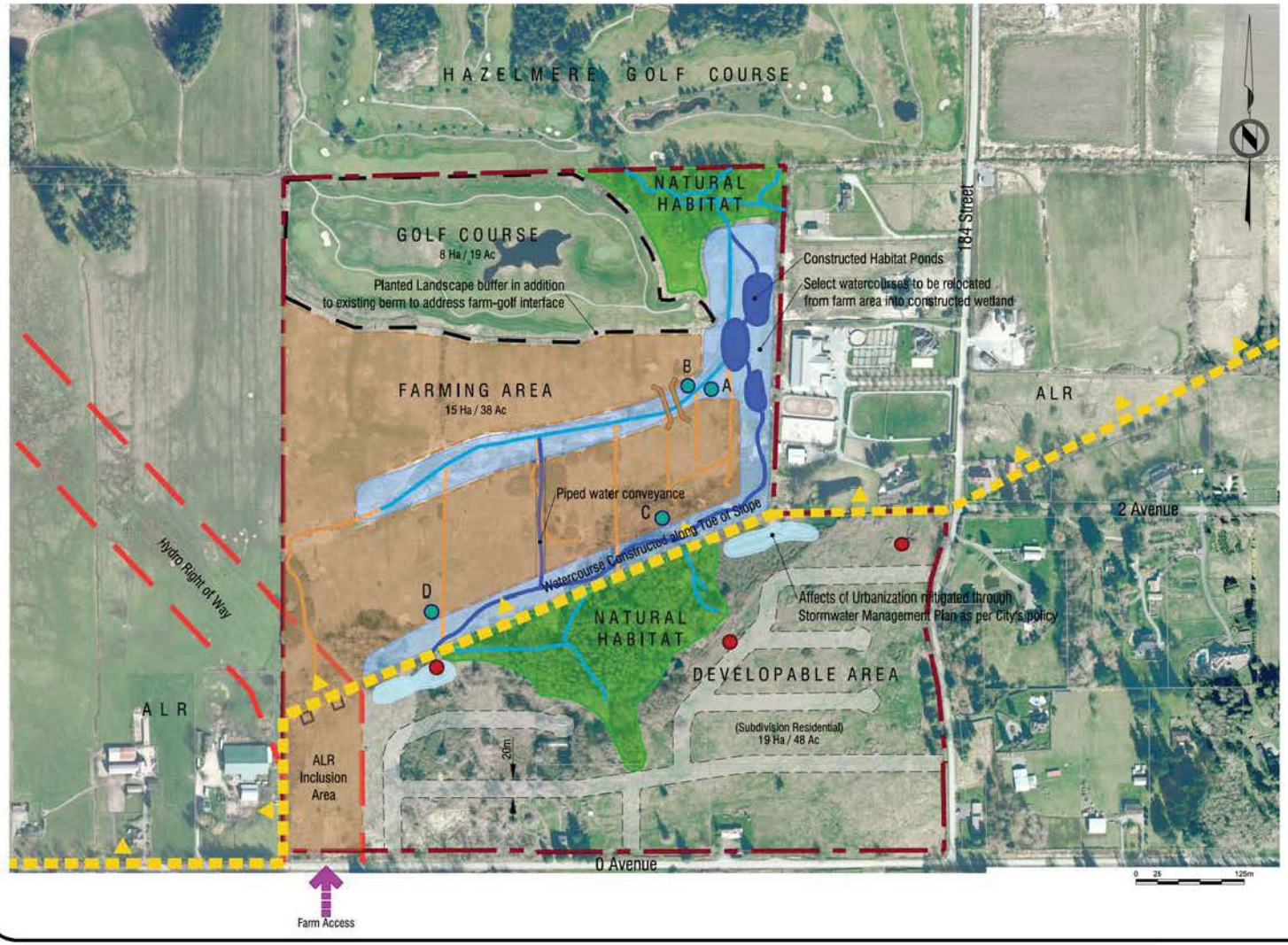
CONFIDENTIAL INFORMATION



Hazelmere Heights
Residential Expansion
& Golf Course

AGRICULTURAL / HABITAT ENHANCEMENT PLAN

Land Use	Existing Area		Proposed Area		% of Area
	Ha	Ac	Ha	Ac	
Residential	18	44	18	44	40
Farm	13	32	13	32	29
Natural Habitat	5	12	6	15	14
Golf Course	7	18	7	18	17
TOTAL	43	106	44	109	100

* All areas are approximate

Flow rate test holes (geotechnical)
Water quality test holes (environmental)
ALR - Agricultural Land Reserve boundary
Constructed water course
Natural watercourse
Farm access\control structure
Hydro towers
Site boundary

REV	DATE	AUTHOR

APLIN MARTIN CONSULTANTS LTD
Project 14-024
29 / 10 / 2015

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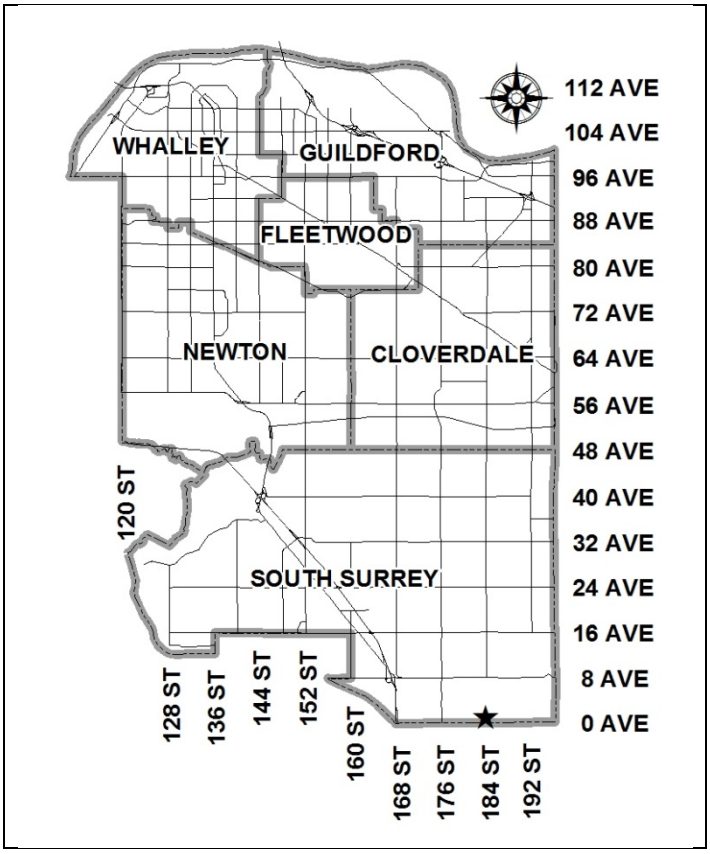
Appendix II

City of Surrey
PLANNING & DEVELOPMENT REPORT
File: 7914-0213-00

Planning Report Date: July 27, 2015

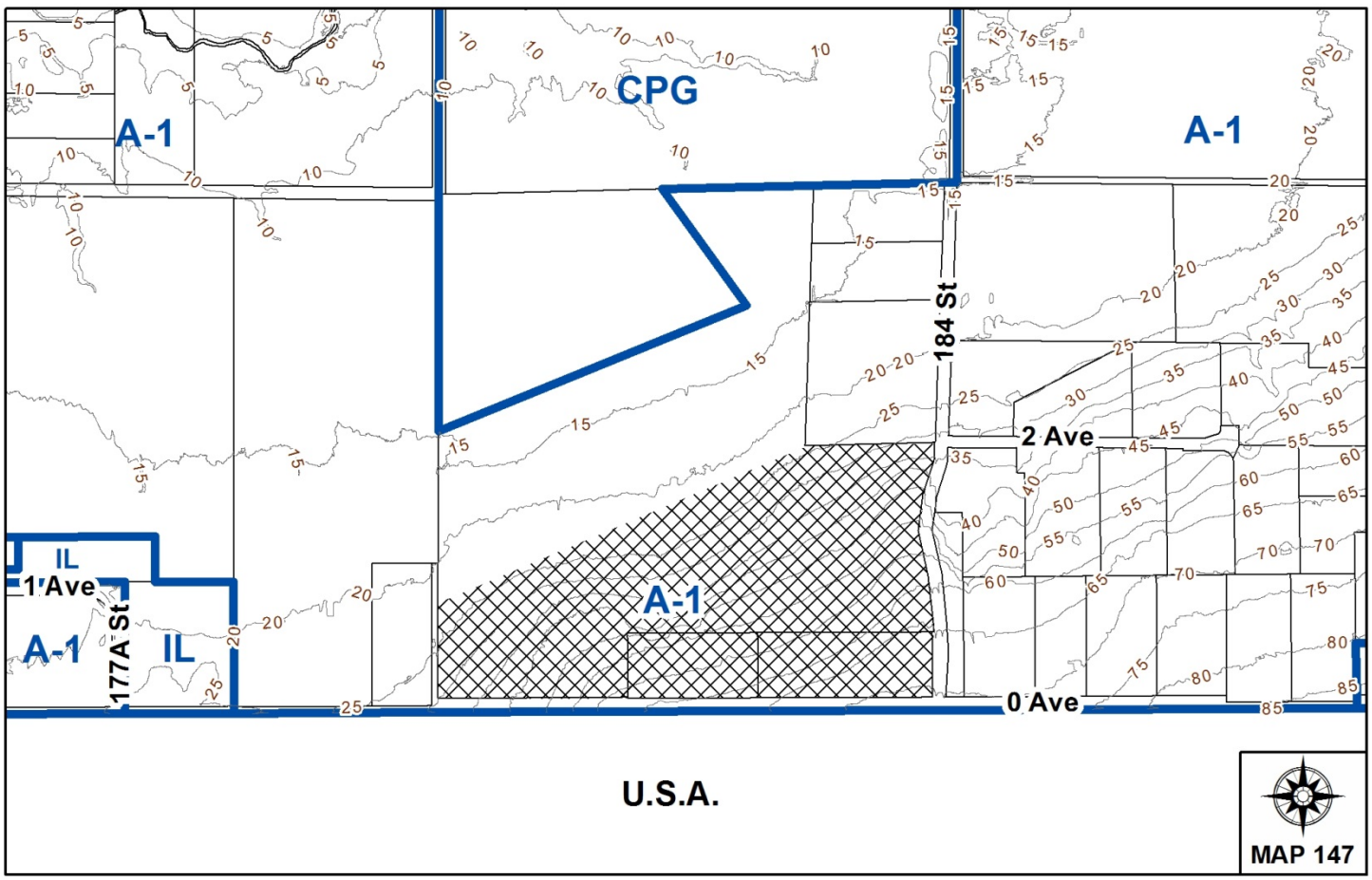


PROPOSAL:

- **OCP Amendment** from "Agricultural" to "Suburban"

to allow for rezoning and subdivision from 3 lots to 136 single family lots.

LOCATION:	18115, 18147 and 18253 - 0 Avenue
OWNER:	Lapierre Holdings Ltd. Hazelmere Golf & Tennis Club
ZONING:	A-1 and CPG
OCP DESIGNATION:	Agricultural



RECOMMENDATION SUMMARY

- Staff provide two recommendations for Council's consideration:
    - The proposed development not be supported; and
    - The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and Urban Containment Boundary.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal is a significant departure from existing City of Surrey policies and plans and Metro Vancouver's Regional Growth Strategy (RGS).

RATIONALE OF RECOMMENDATION

- Does not comply with OCP Designation and Metro Vancouver's Regional Growth Strategy (RGS).
- The proposed development is a large departure from existing City plans and policies, as described further in the report. There is no NCP or planning or servicing framework in place to guide development in this portion of the Hazelmere valley.
- The proposed development has significant servicing and transportation challenges.
- The subject site is outside of the Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the Metro Fraser Sewer Area would be required from Metro Vancouver to extend services to this area. Approval from Metro Vancouver would also be needed to redesignate the site from "Rural" to "General Urban". These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.
- If the proposal is modified to be consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary, there is some merit for considering support.

RECOMMENDATION

The Planning & Development Department recommends that:

(a) The proposed development (Appendix II) not be supported; and

(b) The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.

REFERRALS

Engineering:	The Engineering Department has concerns with the proposal as discussed below in this report.
Parks, Recreation & Culture:	Parks has concerns with the proposal as there has been no assessment of park provision in this area of Hazelmere if the proposed development and subsequent similar developments are approved.
Department of Fisheries and Oceans (DFO):	If the proposal proceeds, the applicant will be required to undertake a detailed Riparian Areas Regulation (RAR) assessment to address riparian protection issues.
Fraser Health Authority:	If the proposal proceeds with a form of development requiring septic fields, input from the Fraser Health Authority will be requested.
Agricultural and Food Security Advisory Committee (AFSAC):	At its September 4, 2014 meeting, AFSAC recommended that the application not be supported, as the lands are located in an Agriculture designated area which is not intended for urban-type development.
Metro Vancouver:	The applicant is proposing an amendment to the Regional Growth Strategy (RGS) and to the Urban Containment Boundary. The subject site is outside of the Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the Metro Fraser Sewer Area would be required from Metro Vancouver to extend services to this area. Approval from Metro Vancouver would also be needed to redesignate the site from "Rural" to "General Urban". These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.

SITE CHARACTERISTICS

Existing Land Use: 18115 – 0 Avenue is vacant farmland (partially within ALR), with 2 golf course holes at the northern portion of property. A small portion of the property is encumbered by a BC Hydro right-of-way. 18147 and 18253 - 0 Avenue are rural acreages not within the ALR (Appendix III).

Adjacent Area:

Direction	**Existing Use**	**OCP/LAP Designation**	**Existing Zone**
North and West:	Golf course and agricultural acreage.	Agricultural/ Agricultural	CPG and A-1
East (Across 184 Street):	Agricultural acreages.	Agricultural/ Suburban Residential (5 upa)	A-1
South (Across 0 Avenue):	United States of America.	n/a	n/a

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site consists of 3 properties (18115, 18147 and 18253 - 0 Avenue) located along 0 Avenue near 184 Street in the Hazelmere Valley. The property at 18115 – 0 Avenue is partially within the Agricultural Land Reserve (ALR), is also split-zoned "General Agriculture Zone (A-1)" and "Golf Course Zone (CPG)", and contains 2 holes of the Hazelmere golf course. The applicant is proposing to develop the southerly portion of the site, which is the non-ALR portion of the property (Appendix III).

- The properties at 18147 and 18253 – 0 Avenue are zoned A-1. These two properties are designated "Agricultural" in the Official Community Plan (OCP) and "Rural" in Metro Vancouver's Regional Growth Strategy (RGS).

- The parcel is bordered on the north by the Hazelmere golf course and an agricultural acreage. The site is bordered by agricultural acreages to the east (across 184 Street) and west. The site is bordered on the south (across 0 Avenue) by the United States.

- The proposed development site is located on a north-facing slope of moderately steep grades, with a high elevation of 70 metres (230 feet) above sea level along 0 Avenue and a low elevation of 21 metres (69 feet) at the north portion of the site. The site is mostly cleared, albeit with some significant forest clusters. There are some Class B watercourses on the proposed development portion of the site. In addition, an owl's nest and hawk's nest have been identified in the main forested area on the proposed development portion of the site.

Proposed Development

- The applicant is proposing to develop the non-ALR portion of the site. The gross site area is 52 hectares (128.5 acres), and the non-ALR portion of the site proposed for development is 23 hectares (56.8 acres).

- The applicant is proposing an OCP amendment from "Agricultural" to "Suburban" to allow for a rezoning and subdivision from 3 lots to 136 single family lots and open riparian space of 3.1 hectares (7.8 acres). The proposed density is 5.9 uph (2.4 upa). Proposed lot sizes range from 960 sq.m. (10,300 sq.ft) to 2,324 sq.m. (25,000 sq.ft.), and the large majority of the lots are approximately 1,000 sq.m. (10,800 sq.ft.) in size (Appendix II). The nearest zone equivalent to the proposal is the RH-G zone which allows 50% of the lots to be 1,120 sq.m. (12,000 sq.ft.) and 50% to be 1,300 sq.m. (14,000 sq.ft.). The proposed lots are proposed to be on City sewer, as the minimum required lot size for a septic system is 0.8 hectares (2 acres), as per Surrey Subdivision and Development By-law, 1986, No. 8830.

- In terms of the subject application, only the proposed OCP amendment from "Agricultural" to "Suburban", and not the rezoning or Development Permit for the ALR interface and Hazard Lands, is being presented for Council's consideration. Given the significant departure from the City's and Metro Vancouver's plans and policies that the proposal entails, it was deemed appropriate to consult Council on the larger land use and density issue before proceeding further to detail development planning of the site.

Policy Considerations

- In considering the proposal to redesignate the subject site from "Agricultural" to "Suburban" in the OCP to allow for the proposed subdivision there are a number of City and Metro Vancouver policies that need to be considered. These are described below.

Surrey OCP (2014)

- The protection of agriculture and agricultural areas is a key objective of the City of Surrey. Surrey's OCP contains policies that are designed "to protect farmland as a resource for agriculture, a source of heritage and as a reflection of a distinct landscape defining communities". These policies seek to enhance the viability of agriculture as a component of the City of Surrey's economy.

- The subject site is designated "Agricultural" in the OCP, which is intended to support agriculture, complementary land uses and public facilities". This designation includes lands in the ALR as well as lands outside the ALR that are used for farming and various other complementary uses. Introducing 1,000 sq.m. (10,800 sq.ft.) lots in this area does not support agriculture, nor is it a complementary land use. Rather, the proposed development would serve to destabilize the existing rural character of the area and introduce potential conflicts to the agricultural community.

- The proposed development is also contrary to the OCP which encourages the "full and efficient build-out of existing planned urban areas". In addition, the OCP calls for the prevention of "urban development as well as the extension of City services that would encourage subdivision in rural and suburban areas, except in accordance with approved Secondary Plans".

- The proposed development is not envisioned in the OCP or in any secondary plan.

Surrey Agriculture Protection and Enhancement Strategy (2013)

- Surrey's *Agriculture Protection and Enhancement Strategy*, adopted by Council in 2013, outlines various ways that agriculture within Surrey can be maintained and enhanced, including:

    - "a stable, predictable and contiguous agricultural land base to operate upon is essential for the continued health and vitality of the agri-food sector";

    - "without viable, available, accessible agricultural land... the ability to provide fresh food is severely limited"; and

    - "protect farming and agri-food operations from adjacent urban impacts (e.g. upland stormwater drainage, traffic, nuisance complaints, trespassing and noxious substances)".

- The proposed development would effectively introduce urban-style development into this area of Surrey that is designated "Agricultural" and would lead to conflict between agricultural activity and urban-style development. Residents within this proposed community would have to travel through adjacent agricultural areas on a daily basis to get to places of employment, commerce, schools, parks and other such destinations. Most of these trips will be made by car, which significantly increases the potential for conflict with the agricultural community.

Metro Vancouver

- The subject site is designated as "Rural" in Metro Vancouver's *Regional Growth Strategy* (RGS) and is located outside of the Urban Containment Boundary. The Urban Containment Boundary is intended to establish a stable, long-term regionally defined area for urban development and to reinforce the protection of agricultural and rural areas, while the "Rural" designation in the RGS is intended to protect the existing character of rural communities, landscapes and environmental qualities.

- The "Rural" designation permits low density residential development that do not require the provision of urban services such as sewer or transit. Rural areas generally do not have access to regional sewer services.

- The proposed development would require provision of sewer servicing as the proposed lots are smaller than the 0.8 hectare (2 acre) size required to support septic systems, and thus the applicant's proposal would trigger an application to Metro Vancouver to amend the Urban Containment Boundary and to amend the RGS designation from "Rural" to "General Urban".

- Amendments to the Urban Containment Boundary and the "Rural" designation of the RGS must come from the affected municipal government, and require an affirmative two-thirds weighted vote of the Metro Vancouver Board and a regional public hearing. This step would occur subsequent to Council holding a Public Hearing and granting Third Reading to the proposed development.

Engineering Considerations

- No complete studies with respect to environmental considerations, drainage, sanitary servicing, water provision or transportation network have been undertaken for the non-ALR lands in Hazelmere. The servicing impacts of the proposed development would need to be addressed in a more comprehensive servicing strategy such as one undertaken for an NCP if the area were to be designated for suburban development.

- Staff note that the site is not serviced by a sanitary sewer system and is outside of the Greater Vancouver Sewerage & Drainage District (GVS & DD) and Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the GVS & DD would be required from Metro Vancouver to extend services to this area. If the area were to be included for sanitary sewer servicing, the system is likely to extend from the Douglas neighbourhood. At this point in time the Douglas system has not been sized to accommodate expansion of its catchment.

- In terms of drainage, a preliminary Integrated Stormwater Management Plan Scoping Study has been undertaken for the Little Campbell River watershed which includes this area of the Hazelmere Valley. As this area is designated to remain rural in nature no further drainage studies have been undertaken or are being planned for the area. Should the area proceed to a more suburban form of development, a detailed Integrated Stormwater Management Plan (ISMP) would need to be undertaken, and concerns over upland development causing drainage impacts such as flooding in low land areas and erosion in steeper channels would need to be addressed. The ISMP could also include a detailed evaluation of environmental constraints and opportunities in the area.

- There is currently no water provision plan in place for this rural area. Current area residents obtain water from private wells. Densification of the area to suburban land uses would trigger the need to develop a water system expansion plan for the area. City water mains currently exist anywhere from 765 yards (700 metres) to 1090 yards (1000 metres) (depending on point of connection) from the proposed site. The existing water system may need to be upgraded as well to support expansion into this area.

- In terms of transportation, a study would be needed to determine how to manage traffic should this area of Hazelmere be redeveloped at the proposed density. The rural roads were not intended to carry urban traffic volumes. In addition, the potential for conflict between farm vehicles and other vehicles would increase if this area of Hazelmere was redeveloped.

In summary, the proposed development is a considerable departure from the type of rural low density development envisioned for this area. Any increase in density is likely to trigger substantial infrastructure investment. A strategic review of all services in the area would be required as part of the planning process.

PRE-NOTIFICATION

Pre-notification letters were sent on August 22, 2014 and two development proposal signs were installed on the subject site in December 2014. Staff received 10 phone calls and 5 letters/emails regarding the proposal.

- Three (3) callers had general questions about the proposal and did not indicate opposition or support for the project.

- One (1) caller and 1 letter writer was in support of the proposal, although they did mention concerns about increased traffic in the area that would result from the proposed development.

- Six (6) callers and 4 letter/email writers, including the Little Campbell Watershed Society (LCWS), were not in favour of the proposal and indicated various concerns, including:

    - The proposed development would have negative effects on habitat and drainage (including the Little Campbell River);

    - The current plans don't allow for this type of denser development;

    - The area will lose its rural agricultural character if this development and similar developments are approved;

    - The pressure this will put on the rest of the area to redevelop;

    - The local rural roads aren't built to handle higher volumes of traffic; and

    - Development in the area is "premature".

PROJECT EVALUATION AND DISCUSSION

Staff is not supportive of the proposed development and recommends that the application be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.

- Approving the proposed development would necessitate a comprehensive land use and servicing study far beyond the boundaries of the site, which has the potential to significantly alter the rural and stable character of this area of Surrey.

- The subject site is located within an area in the southeast corner of Surrey that is rural in character. The rough boundaries of this area are 0 Avenue on the south, and the Surrey-Langley border on the east. The northern boundary is a line running diagonally from the subject site to where 12th Avenue meets the Surrey-Langley border (Appendix VII). These lands are outside of the ALR and are designated "Agricultural" in the OCP. The area is characterized by large acreage properties that are 2 hectares (5 acres) in area or larger that do not require municipal water and sewer services. Development that has occurred in this area is in accordance with the minimum 5 acre parcel area permitted in the A-1 Zone. Of note is a development (File No. 7910-0256-00) in the final approval stages at 442 – 188 Street which will see the creation of a subdivision of nine 2 hectare (5 acre) sized parcels.

- The current proposal, if allowed to proceed, will significantly alter the rural character of the area with a major impact on the overall servicing plan.

- Given the proposal's significant departure from existing plans and policies, the servicing constraints, the lack of a neighbourhood concept plan for this area of Hazelmere and the required Metro Vancouver amendment process, staff can see no rationale for supporting the proposed development.

- Should Council choose to allow the current proposal to proceed, staff recommend that the application be referred back to staff for further study and significant public consultation. No land use planning process has been undertaken to date nor has any public consultation other than identified in this report been undertaken related to the current application.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	ALR Context Map Showing Subdivision, Existing Site Showing Proposed Development Portion, Proposed Subdivision Layout
Appendix III.	Agricultural and Food Security Advisory Committee Minutes
Appendix IV.	OCP Redesignation Map
Appendix V.	Metro Vancouver Regional Growth Strategy Map
Appendix VI.	Map showing non-ALR lands in the Hazelmere Valley

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

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APPENDIX I HAS BEEN

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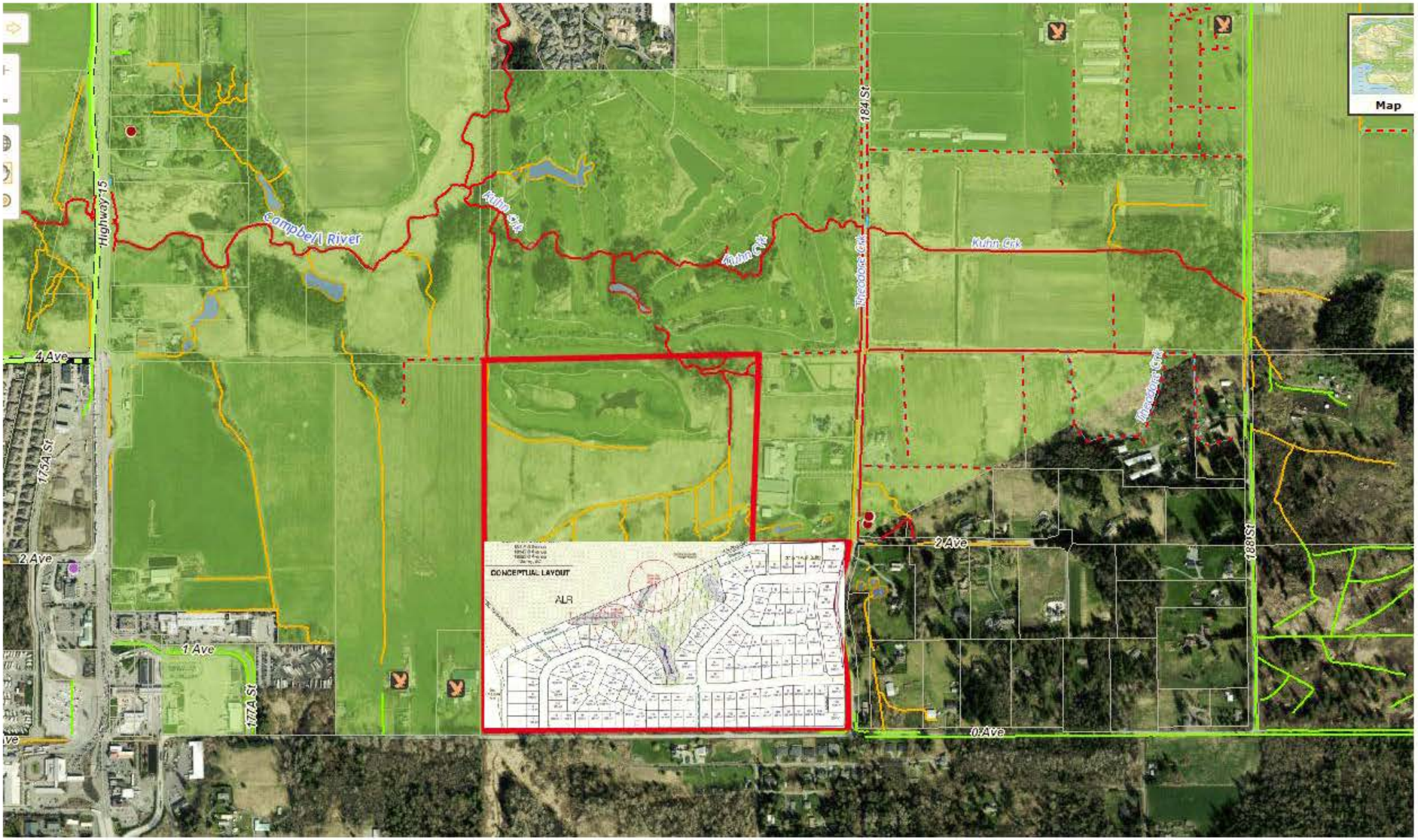
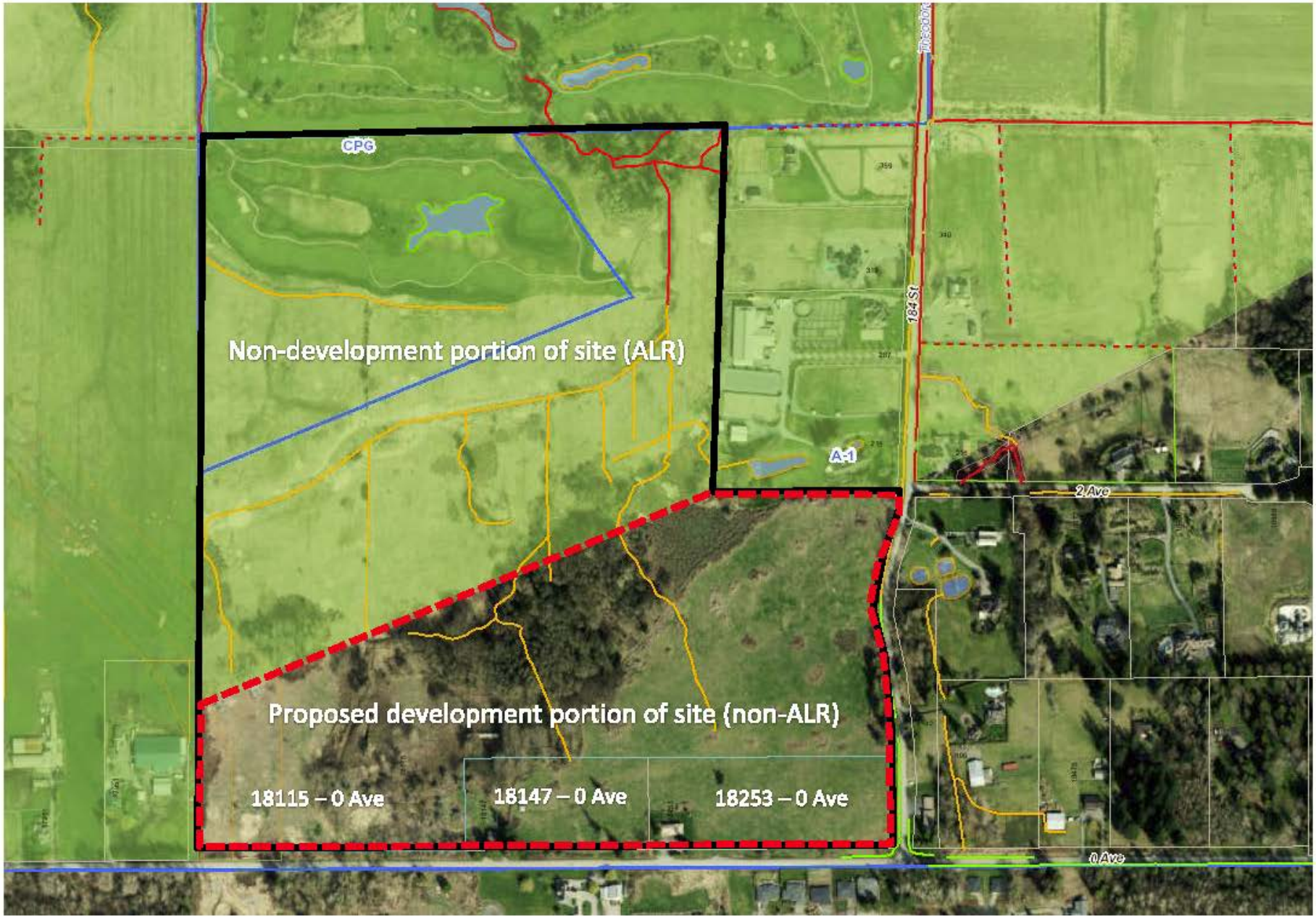
7914-0213-00 Hazelmere Subdivision Area Context (with ALR shown in green)

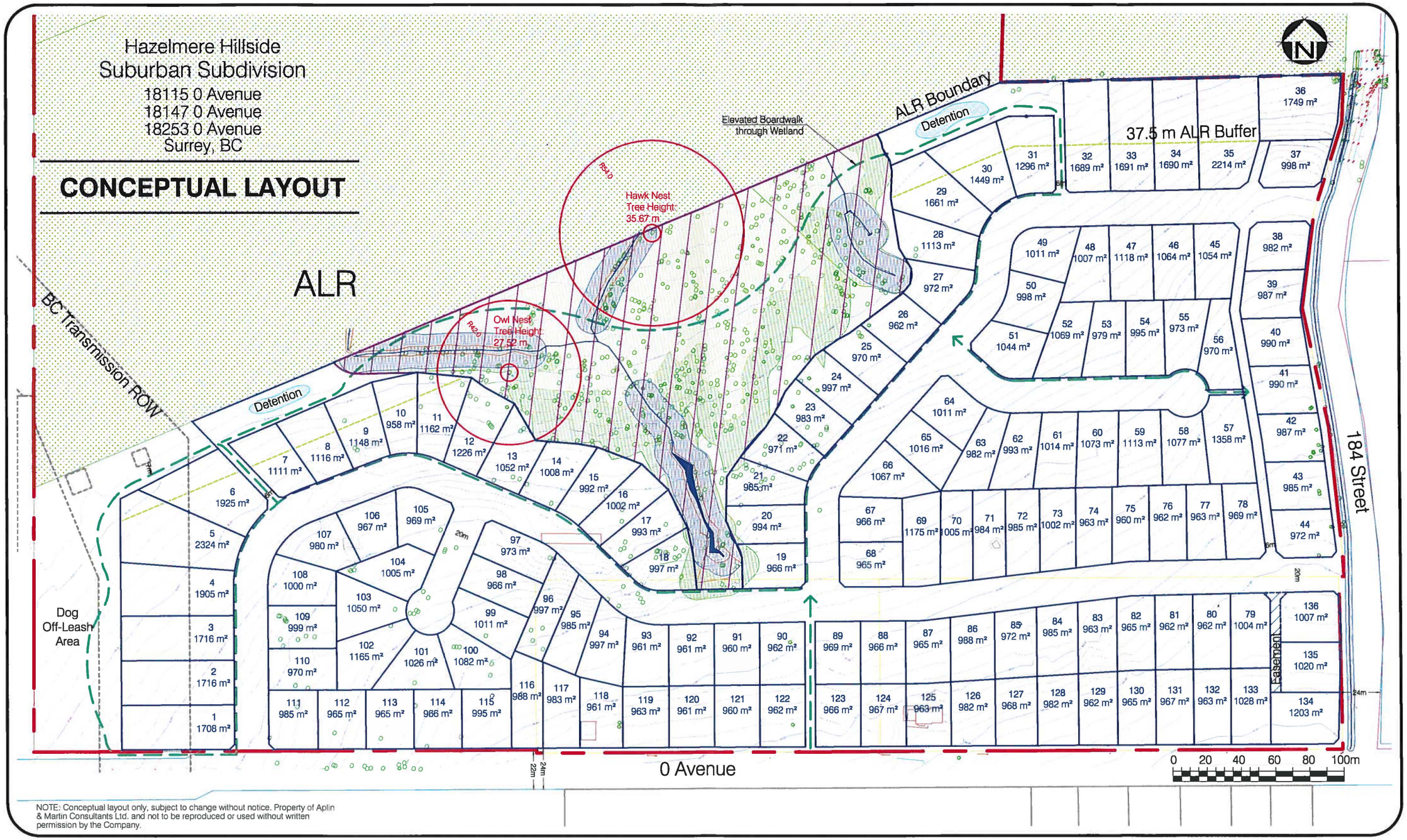


7914-0213-00: Map showing proposed development portion of subject site (non-ALR)



Hazelmere Hillside
Suburban Subdivision
18115 0 Avenue
18147 0 Avenue
18253 0 Avenue
Surrey, BC

CONCEPTUAL LAYOUT



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LEGAL DESCRIPTION
PID: 013-221-540
PID: 007-245-653
PID: 007-150-199

GROSS SITE AREA
52 hectares / 128.5 acres (approx.)

AREA NOT WITHIN ALR
23 hectares / 56.8 acres (approx.)

HABITAT AREA
3.1 hectares / 7.8 acres (approx.)

EXISTING DESIGNATIONS
Zoning: A-1 Agricultural & CPG Golf Course
NCP: n/a
OCP: Agricultural

PROPOSED DESIGNATIONS
Zoning: CD (Comprehensive Development)
NCP: n/a
OCP: Suburban

LOT YIELD
Existing Number of Lots: 3
Proposed Number of Lots: 135

DENSITY
Net: 5.9 uph / 2.4 upa

LEGEND
- Pedestrian Route
- Watercourse
- ALR
- Setback with Habitat Balance Area: 32928 m²
- Wetland
- Setback Area per Envirowest (May 2014): 31388 m²
- Watercourse Setback

APLIN & MARTIN CONSULTANTS LTD
Project No.: 14-024
Date: 23 May 2014

Drawing 1

July 28/14

- Anticipated services offered include green burials (more biodegra coffin), columbaria (no cremation), and traditional and non-traditional services.
- The PC Zone requires at least 3 metres (10 ft.) of screen planting along all property lines.

J. Gosal joined the meeting at 9:07 a.m.

The Committee commented as follows:

- Once the plots in the cemetery are sold out, the cemetery becomes a public space (without a crematorium it is not an operating business).
- In response to a question from the Committee regarding future city maintenance of the Private Cemetery when sold out, it was identified that an in perpetuity fund is put in place, that carries on to cover the costs of maintaining the property so that the maintenance does not fall to the City.
- If this site is to be developed and rezoned to a Cemetery Use, and the future cemetery maintenance becomes part of the existing City-owned property, it will be important to ensure it looks contiguous with the existing cemetery site, so there is access available for any future maintenance.

It was Moved by M. Bose
Seconded by B. Stewart
That the Agriculture and Food Security Advisory Committee recommend to the G.M. of Planning and Development that Application No. 7913-0288-00 be supported, as the proposed cemetery use is permitted under the existing Agricultural designation in the Official Community Plan (OCP), and the lands are located outside of the Agricultural Land Reserve (ALR); with a condition that if the site is to be rezoned, that the new cemetery provide future opportunities for access/maintenance connections with the existing City-owned cemetery site.

Carried

S. Van Keulen joined the meeting at 9:15 a.m.

2. Proposed OCP Amendment Application (Hazelmere)
18115/18253 - 0 Avenue
File Nos.: 7914-021300; 6635-01

K. Broersma, Planner, was in attendance to provide an overview of a Proposed OCP Amendment Application (Hazelmere). The following comments were made:

- The Applicant is proposing an OCP Amendment application from "Agricultural" to "Suburban" to allow for rezoning and subdivision from three (3) lots into 136 lots. The Applicant is not proposing any changes to the ALR portion of the site.
- Staff is recommending to Council as a "Denial" application, as the proposed subdivision does not fully comply with City Policy O-23 and the proposed development does not comply with the OCP.

The Committee commented as follows:

- Concern was expressed regarding development of this kind of density in this area. The subdivision that is proposed does not fall into the category of being beside agriculture land.
- It has been identified in the past that formalizing the edge of the ALR needs to be discussed further with the Province as the ALR Boundary line cuts through the middle of properties and does not follow any specific geographic reference.
- It was noted that for any future land use changes to occur in this area, as proposed, there would first be a required Major Type 1 Amendment to the Regional Growth Strategy, requiring an affirmative 50% + 1 weighted vote of the Metro Vancouver Board and acceptance by all affected local governments. This approval would not be supported by this Committee as there is not benefit to Agriculture.
- Agreement was unanimous that there are significant servicing issues with this application, and the application does not comply with the OCP policies for Agricultural and Food Security, Land Use provisions for Density consideration within 200 m of the ALR Boundary, and is located outside both the Urban Containment Boundary and outside any Secondary Land Use Plan Area.

It was Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Security Advisory Committee recommend to the G.M. of Planning and Development that Application No. 7914-0213-00 not be supported, as the lands are located in an Agricultural Designated area which is not intended for urban development, but for supportive agriculture and complementary land uses and to ensure the continued designation and use of agricultural land for agricultural purposes regardless of soil types and capabilities and the continued use of Surrey farmland outside of the Agricultural Land Reserve (ALR) for agricultural purposes in accordance with the Official Community Plan (OCP).

Carried

E. ITEMS REFERRED BY COUNCIL

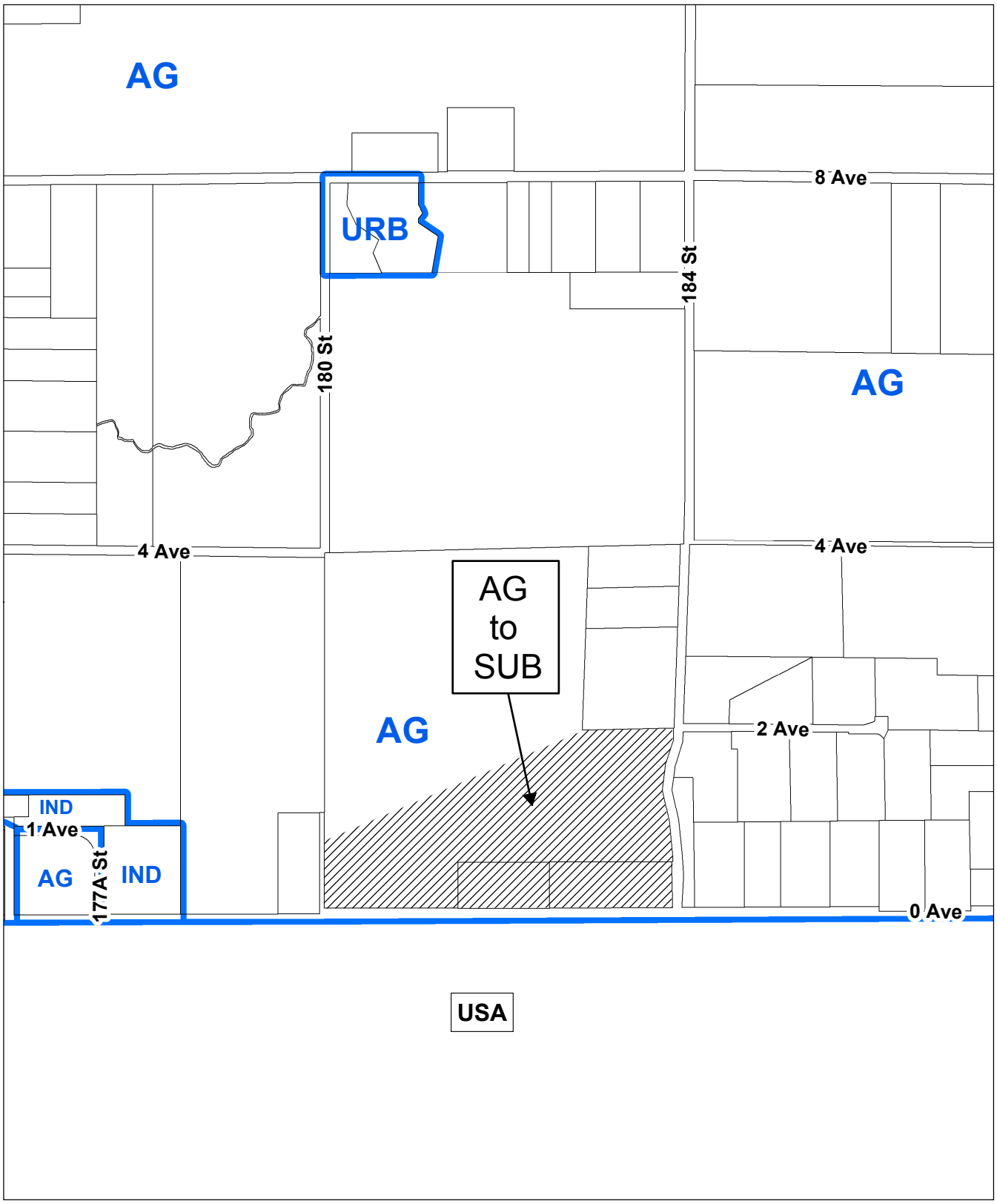
F. CORRESPONDENCE

G. INFORMATION ITEMS

1. Environmental Sustainability Advisory Committee (ESAC) Update

An update from the ESAC meeting of July 23, 2014 was provided as follows:

- T. Capuccinello, Assistant City Solicitor and T. Uhrich, Planning, Research and Design Manager, presented on the proposed Kinder Morgan (KM) pipeline project. As part of minimizing negative impacts, staff is exploring an option so that the pipeline occupies the South Fraser Perimeter Road (SFPR) Corridor, the CN Rail Corridor and the Golden Ears Connector Corridor as much as possible, thereby reducing intrusion into Surrey Bend Regional Park and City Parks. Due to public safety concerns, the Province is not keen on having the



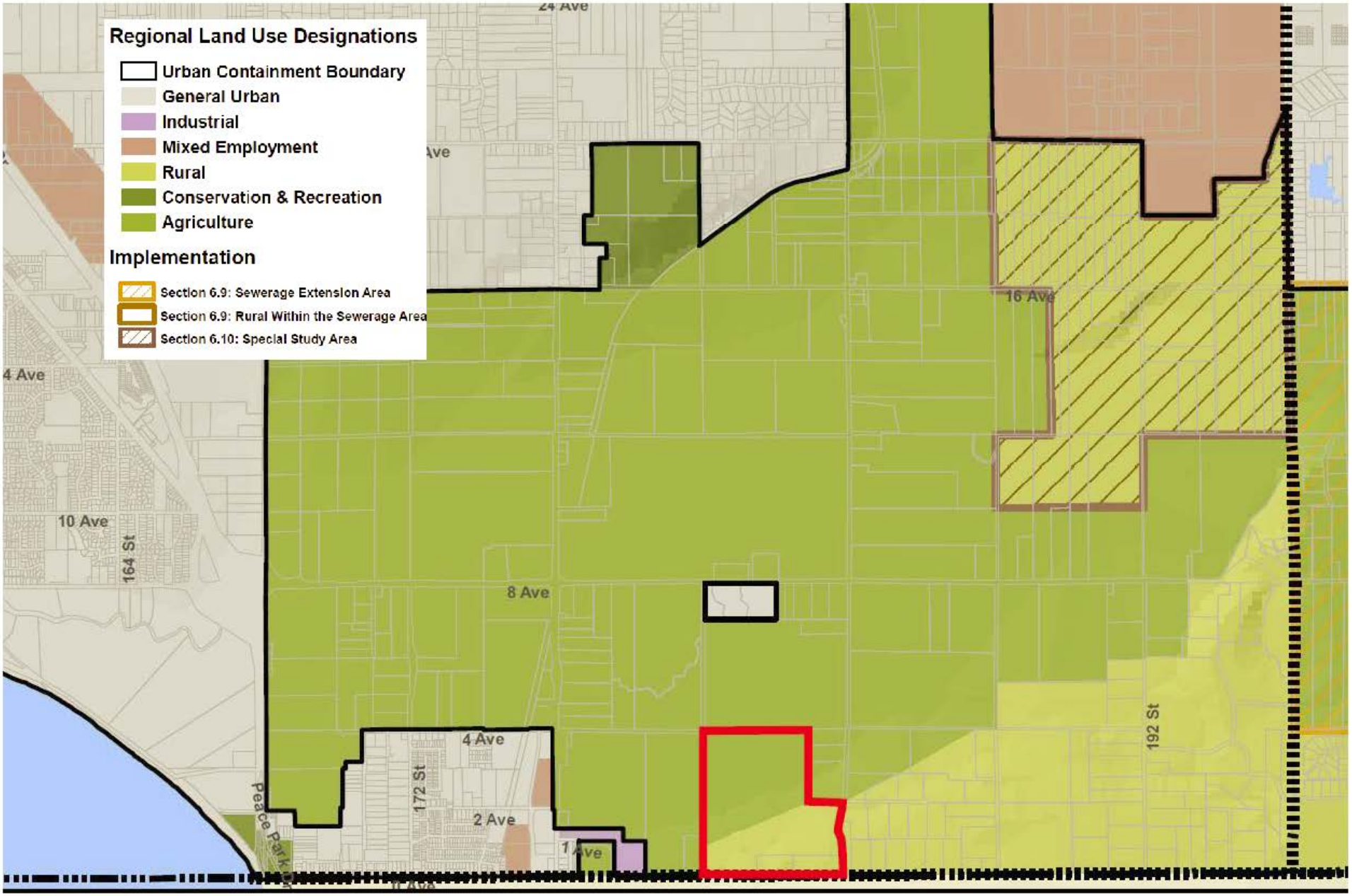
CITY OF SURREY
the future lives here.

OCP Amendment 7914-0213-00

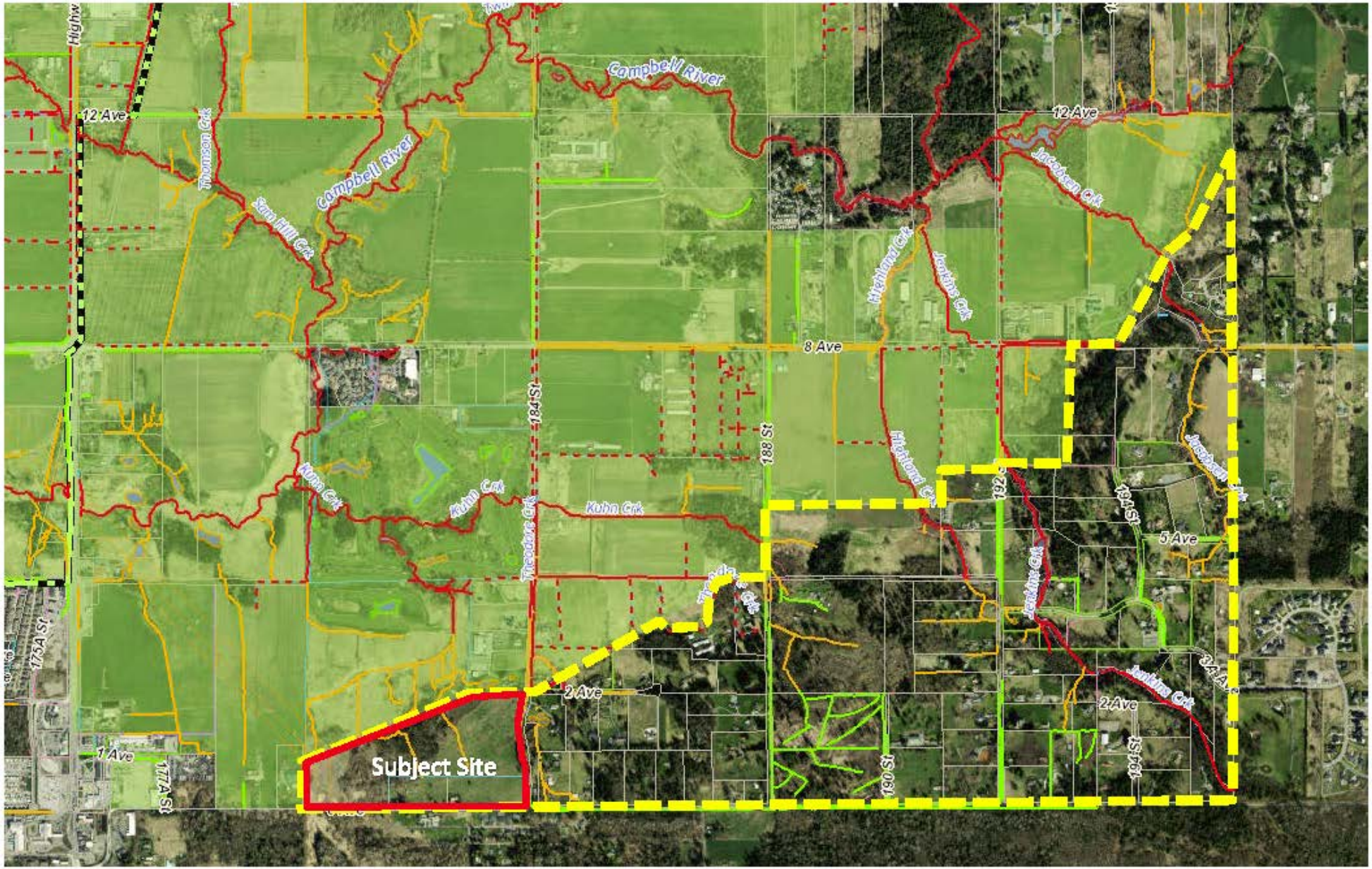
Proposed amendment from Agricultural to Suburban

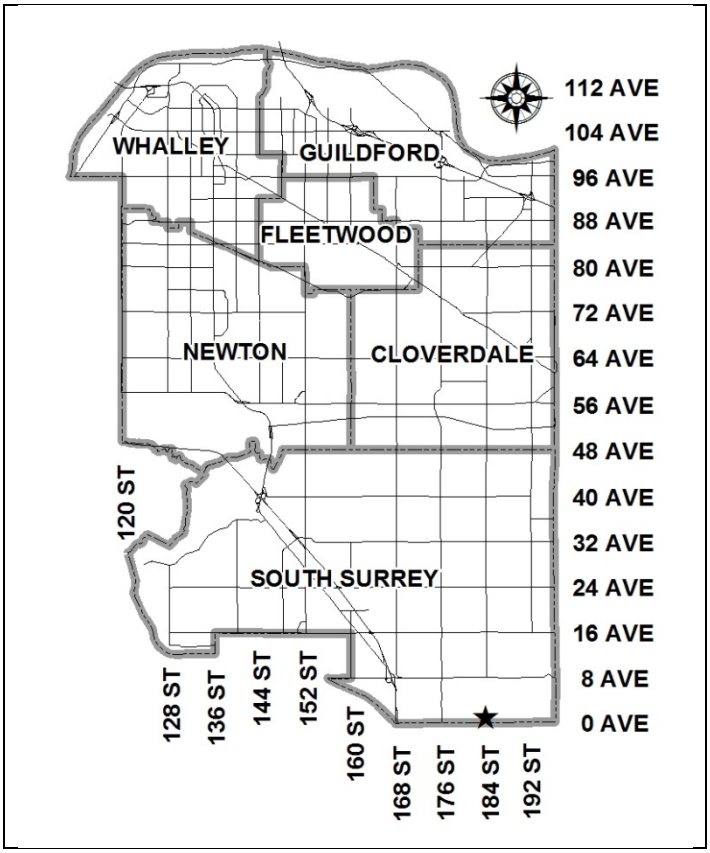
N

Metro Vancouver Regional Growth Strategy Map



Map showing non-ALR portion of Hazelmere Valley (within yellow boundary)
(ALR is shown in green)





City of Surrey
PLANNING & DEVELOPMENT REPORT
File: 7914-0213-00

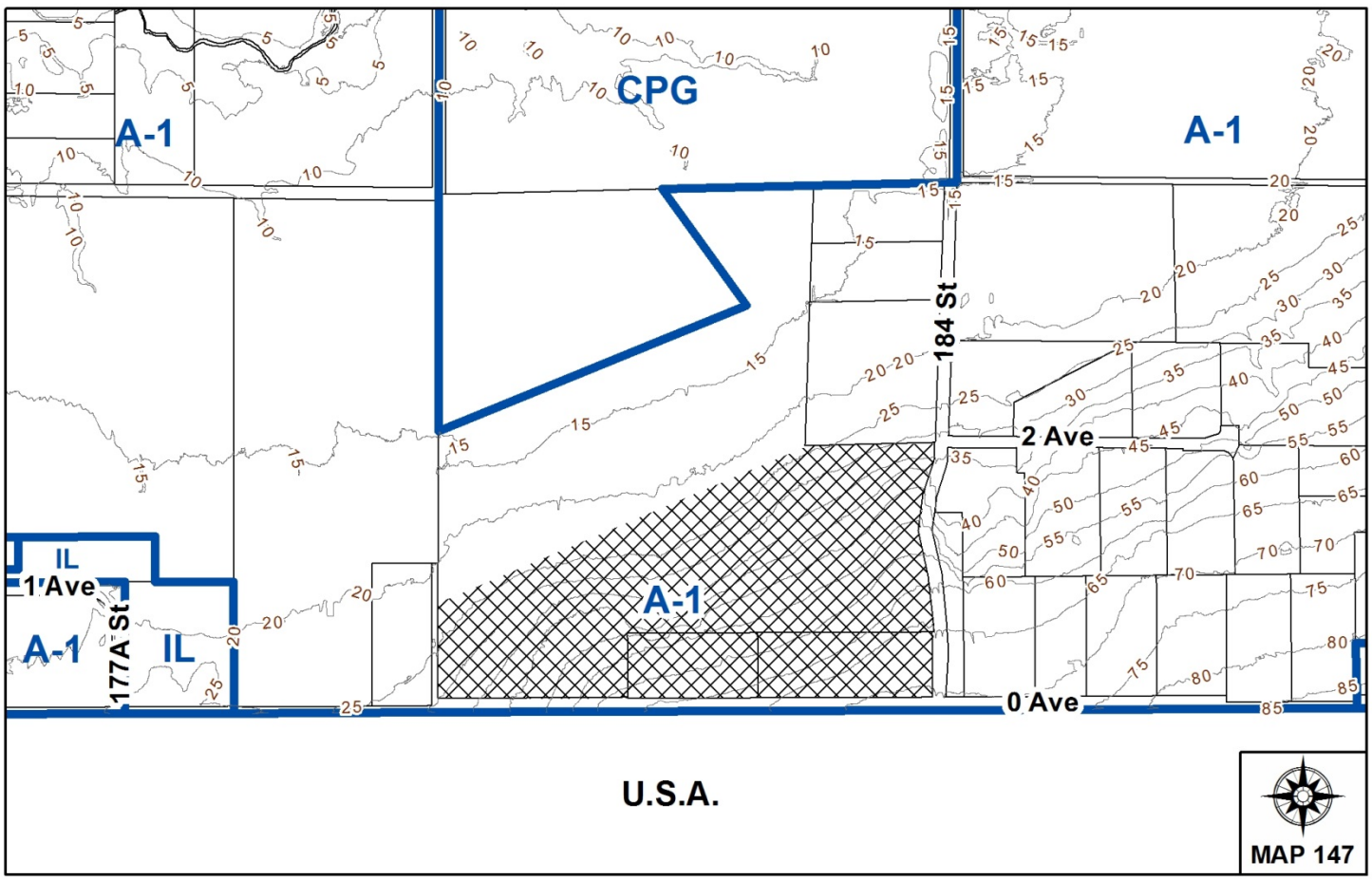
Planning Report Date: April 13, 2015

PROPOSAL:

- **OCP Amendment** from "Agricultural" to "Suburban"

in order to allow for rezoning and subdivision from 3 lots to 136 single family lots.

LOCATION:	18115, 18147 and 18253 - 0 Avenue
OWNER:	Lapierre Holdings Ltd. Hazelmere Golf & Tennis Club
ZONING:	A-1 and CPG
OCP DESIGNATION:	Agricultural



RECOMMENDATION SUMMARY

- Staff provide two recommendations for Council's consideration:
    - The proposed development not be supported; and
    - The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and Urban Containment Boundary.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal is a significant departure from existing City of Surrey policies and plans and Metro Vancouver's Regional Growth Strategy (RGS).

RATIONALE OF RECOMMENDATION

- Does not comply with OCP Designation and Metro Vancouver's Regional Growth Strategy (RGS).
- The proposed development is a large departure from existing City plans and policies, as described further in the report. There is no NCP or planning or servicing framework in place to guide development in this portion of the Hazelmere valley.
- The proposed development has significant servicing and transportation challenges.
- The subject site is outside of the Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the Metro Fraser Sewer Area would be required from Metro Vancouver to extend services to this area. Approval from Metro Vancouver would also be needed to redesignate the site from "Rural" to "General Urban". These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.
- If the proposal is modified to be consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary, there is some merit for considering support.

RECOMMENDATION

The Planning & Development Department recommends that:

(a) The proposed development (Appendix II) not be supported; and

(b) The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.

REFERRALS

Engineering:	The Engineering Department has concerns with the proposal as discussed below in this report.
Parks, Recreation & Culture:	Parks has concerns with the proposal as there has been no assessment of park provision in this area of Hazelmere if the proposed development and subsequent similar developments are approved.
Department of Fisheries and Oceans (DFO):	If the proposal proceeds, the applicant will be required to undertake a detailed Riparian Areas Regulation (RAR) assessment to address riparian protection issues.
Fraser Health Authority:	If the proposal proceeds with a form of development requiring septic fields, input from the Fraser Health Authority will be requested.
Agricultural and Food Security Advisory Committee (AFSAC):	At its September 4, 2014 meeting, AFSAC recommended that the application not be supported, as the lands are located in an Agriculture designated area which is not intended for urban-type development.
Metro Vancouver:	The applicant is proposing an amendment to the Regional Growth Strategy (RGS) and to the Urban Containment Boundary. The subject site is outside of the Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the Metro Fraser Sewer Area would be required from Metro Vancouver to extend services to this area. Approval from Metro Vancouver would also be needed to redesignate the site from "Rural" to "General Urban". These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.

SITE CHARACTERISTICS

Existing Land Use: 18115 – 0 Avenue is vacant farmland (partially within ALR), with 2 golf course holes at the northern portion of property. A small portion of the property is encumbered by a BC Hydro right-of-way. 18147 and 18253 - 0 Avenue are rural acreages not within the ALR (Appendix III).

Adjacent Area:

Direction	**Existing Use**	**OCP/LAP Designation**	**Existing Zone**
North and West:	Golf course and agricultural acreage.	Agricultural/ Agricultural	CPG and A-1
East (Across 184 Street):	Agricultural acreages.	Agricultural/ Suburban Residential (5 upa)	A-1
South (Across 0 Avenue):	United States of America.	n/a	n/a

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site consists of 3 properties (18115, 18147 and 18253 - 0 Avenue) located along 0 Avenue near 184 Street in the Hazelmere Valley. The property at 18115 – 0 Avenue is partially within the Agricultural Land Reserve (ALR), is also split-zoned "General Agriculture Zone (A-1)" and "Golf Course Zone (CPG)", and contains 2 holes of the Hazelmere golf course. The applicant is proposing to develop the southerly portion of the site, which is the non-ALR portion of the property (Appendix III).

- The properties at 18147 and 18253 – 0 Avenue are zoned A-1. These two properties are designated "Agricultural" in the Official Community Plan (OCP) and "Rural" in Metro Vancouver's Regional Growth Strategy (RGS).

- The parcel is bordered on the north by the Hazelmere golf course and an agricultural acreage. The site is bordered by agricultural acreages to the east (across 184 Street) and west. The site is bordered on the south (across 0 Avenue) by the United States.

- The proposed development site is located on a north-facing slope of moderately steep grades, with a high elevation of 70 metres (230 feet) above sea level along 0 Avenue and a low elevation of 21 metres (69 feet) at the north portion of the site. The site is mostly cleared, albeit with some significant forest clusters. There are some Class B watercourses on the proposed development portion of the site. In addition, an owl's nest and hawk's nest have been identified in the main forested area on the proposed development portion of the site.

Proposed Development

- The applicant is proposing to develop the non-ALR portion of the site. The gross site area is 52 hectares (128.5 acres), and the non-ALR portion of the site proposed for development is 23 hectares (56.8 acres).

- The applicant is proposing an OCP amendment from "Agricultural" to "Suburban" to allow for a rezoning and subdivision from 3 lots to 136 single family lots and open riparian space of 3.1 hectares (7.8 acres). The proposed density is 5.9 uph (2.4 upa). Proposed lot sizes range from 960 sq.m. (10,300 sq.ft) to 2,324 sq.m. (25,000 sq.ft.), and the large majority of the lots are approximately 1,000 sq.m. (10,800 sq.ft.) in size (Appendix II). The nearest zone equivalent to the proposal is the RH-G zone which allows 50% of the lots to be 1,120 sq.m. (12,000 sq.ft.) and 50% to be 1,300 sq.m. (14,000 sq.ft.). The proposed lots are proposed to be on City sewer, as the minimum required lot size for a septic system is 0.8 hectares (2 acres), as per Surrey Subdivision and Development By-law, 1986, No. 8830.

- In terms of the subject application, only the proposed OCP amendment from "Agricultural" to "Suburban", and not the rezoning or Development Permit for the ALR interface and Hazard Lands, is being presented for Council's consideration. Given the significant departure from the City's and Metro Vancouver's plans and policies that the proposal entails, it was deemed appropriate to consult Council on the larger land use and density issue before proceeding further to detail development planning of the site.

Policy Considerations

- In considering the proposal to redesignate the subject site from "Agricultural" to "Suburban" in the OCP to allow for the proposed subdivision there are a number of City and Metro Vancouver policies that need to be considered. These are described below.

Surrey OCP (2014)

- The protection of agriculture and agricultural areas is a key objective of the City of Surrey. Surrey's OCP contains policies that are designed "to protect farmland as a resource for agriculture, a source of heritage and as a reflection of a distinct landscape defining communities". These policies seek to enhance the viability of agriculture as a component of the City of Surrey's economy.

- The subject site is designated "Agricultural" in the OCP, which is intended to support agriculture, complementary land uses and public facilities". This designation includes lands in the ALR as well as lands outside the ALR that are used for farming and various other complementary uses. Introducing 1,000 sq.m. (10,800 sq.ft.) lots in this area does not support agriculture, nor is it a complementary land use. Rather, the proposed development would serve to destabilize the existing rural character of the area and introduce potential conflicts to the agricultural community.

- The proposed development is also contrary to the OCP which encourages the "full and efficient build-out of existing planned urban areas". In addition, the OCP calls for the prevention of "urban development as well as the extension of City services that would encourage subdivision in rural and suburban areas, except in accordance with approved Secondary Plans".

- The proposed development is not envisioned in the OCP or in any secondary plan.

Surrey Agriculture Protection and Enhancement Strategy (2013)

- Surrey's *Agriculture Protection and Enhancement Strategy*, adopted by Council in 2013, outlines various ways that agriculture within Surrey can be maintained and enhanced, including:

    - "a stable, predictable and contiguous agricultural land base to operate upon is essential for the continued health and vitality of the agri-food sector";

    - "without viable, available, accessible agricultural land... the ability to provide fresh food is severely limited"; and

    - "protect farming and agri-food operations from adjacent urban impacts (e.g. upland stormwater drainage, traffic, nuisance complaints, trespassing and noxious substances)".

- The proposed development would effectively introduce urban-style development into this area of Surrey that is designated "Agricultural" and would lead to conflict between agricultural activity and urban-style development. Residents within this proposed community would have to travel through adjacent agricultural areas on a daily basis to get to places of employment, commerce, schools, parks and other such destinations. Most of these trips will be made by car, which significantly increases the potential for conflict with the agricultural community.

Metro Vancouver

- The subject site is designated as "Rural" in Metro Vancouver's *Regional Growth Strategy* (RGS) and is located outside of the Urban Containment Boundary. The Urban Containment Boundary is intended to establish a stable, long-term regionally defined area for urban development and to reinforce the protection of agricultural and rural areas, while the "Rural" designation in the RGS is intended to protect the existing character of rural communities, landscapes and environmental qualities.

- The "Rural" designation permits low density residential development that do not require the provision of urban services such as sewer or transit. Rural areas generally do not have access to regional sewer services.

- The proposed development would require provision of sewer servicing as the proposed lots are smaller than the 0.8 hectare (2 acre) size required to support septic systems, and thus the applicant's proposal would trigger an application to Metro Vancouver to amend the Urban Containment Boundary and to amend the RGS designation from "Rural" to "General Urban".

- Amendments to the Urban Containment Boundary and the "Rural" designation of the RGS must come from the affected municipal government, and require an affirmative two-thirds weighted vote of the Metro Vancouver Board and a regional public hearing. This step would occur subsequent to Council holding a Public Hearing and granting Third Reading to the proposed development.

Engineering Considerations

- No complete studies with respect to environmental considerations, drainage, sanitary servicing, water provision or transportation network have been undertaken for the non-ALR lands in Hazelmere. The servicing impacts of the proposed development would need to be addressed in a more comprehensive servicing strategy such as one undertaken for an NCP if the area were to be designated for suburban development.

- Staff note that the site is not serviced by a sanitary sewer system and is outside of the Greater Vancouver Sewerage & Drainage District (GVS & DD) and Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the GVS & DD would be required from Metro Vancouver to extend services to this area. If the area were to be included for sanitary sewer servicing, the system is likely to extend from the Douglas neighbourhood. At this point in time the Douglas system has not been sized to accommodate expansion of its catchment.

- In terms of drainage, a preliminary Integrated Stormwater Management Plan Scoping Study has been undertaken for the Little Campbell River watershed which includes this area of the Hazelmere Valley. As this area is designated to remain rural in nature no further drainage studies have been undertaken or are being planned for the area. Should the area proceed to a more suburban form of development, a detailed Integrated Stormwater Management Plan (ISMP) would need to be undertaken, and concerns over upland development causing drainage impacts such as flooding in low land areas and erosion in steeper channels would need to be addressed. The ISMP could also include a detailed evaluation of environmental constraints and opportunities in the area.

- There is currently no water provision plan in place for this rural area. Current area residents obtain water from private wells. Densification of the area to suburban land uses would trigger the need to develop a water system expansion plan for the area. City water mains currently exist anywhere from 765 yards (700 metres) to 1090 yards (1000 metres) (depending on point of connection) from the proposed site. The existing water system may need to be upgraded as well to support expansion into this area.

- In terms of transportation, a study would be needed to determine how to manage traffic should this area of Hazelmere be redeveloped at the proposed density. The rural roads were not intended to carry urban traffic volumes. In addition, the potential for conflict between farm vehicles and other vehicles would increase if this area of Hazelmere was redeveloped.

In summary, the proposed development is a considerable departure from the type of rural low density development envisioned for this area. Any increase in density is likely to trigger substantial infrastructure investment. A strategic review of all services in the area would be required as part of the planning process.

PRE-NOTIFICATION

Pre-notification letters were sent on August 22, 2014 and two development proposal signs were installed on the subject site in December 2014. Staff received 10 phone calls and 5 letters/emails regarding the proposal.

- Three (3) callers had general questions about the proposal and did not indicate opposition or support for the project.

- One (1) caller and 1 letter writer was in support of the proposal, although they did mention concerns about increased traffic in the area that would result from the proposed development.

- Six (6) callers and 4 letter/email writers, including the Little Campbell Watershed Society (LCWS), were not in favour of the proposal and indicated various concerns, including:

    - The proposed development would have negative effects on habitat and drainage (including the Little Campbell River);

    - The current plans don't allow for this type of denser development;

    - The area will lose its rural agricultural character if this development and similar developments are approved;

    - The pressure this will put on the rest of the area to redevelop;

    - The local rural roads aren't built to handle higher volumes of traffic; and

    - Development in the area is "premature".

PROJECT EVALUATION AND DISCUSSION

Staff is not supportive of the proposed development and recommends that the application be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.

- Approving the proposed development would necessitate a comprehensive land use and servicing study far beyond the boundaries of the site, which has the potential to significantly alter the rural and stable character of this area of Surrey.

- The subject site is located within an area in the southeast corner of Surrey that is rural in character. The rough boundaries of this area are 0 Avenue on the south, and the Surrey-Langley border on the east. The northern boundary is a line running diagonally from the subject site to where 12th Avenue meets the Surrey-Langley border (Appendix VII). These lands are outside of the ALR and are designated "Agricultural" in the OCP. The area is characterized by large acreage properties that are 2 hectares (5 acres) in area or larger that do not require municipal water and sewer services. Development that has occurred in this area is in accordance with the minimum 5 acre parcel area permitted in the A-1 Zone. Of note is a development (File No. 7910-0256-00) in the final approval stages at 442 – 188 Street which will see the creation of a subdivision of nine 2 hectare (5 acre) sized parcels.

- The current proposal, if allowed to proceed, will significantly alter the rural character of the area with a major impact on the overall servicing plan.

- Given the proposal's significant departure from existing plans and policies, the servicing constraints, the lack of a neighbourhood concept plan for this area of Hazelmere and the required Metro Vancouver amendment process, staff can see no rationale for supporting the proposed development.

- Should Council choose to allow the current proposal to proceed, staff recommend that the application be referred back to staff for further study and significant public consultation. No land use planning process has been undertaken to date nor has any public consultation other than identified in this report been undertaken related to the current application.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	ALR Context Map Showing Subdivision, Existing Site Showing Proposed Development Portion, Proposed Subdivision Layout
Appendix III.	Agricultural and Food Security Advisory Committee Minutes
Appendix IV.	OCP Redesignation Map
Appendix V.	Metro Vancouver Regional Growth Strategy Map
Appendix VI.	Map showing non-ALR lands in the Hazelmere Valley

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

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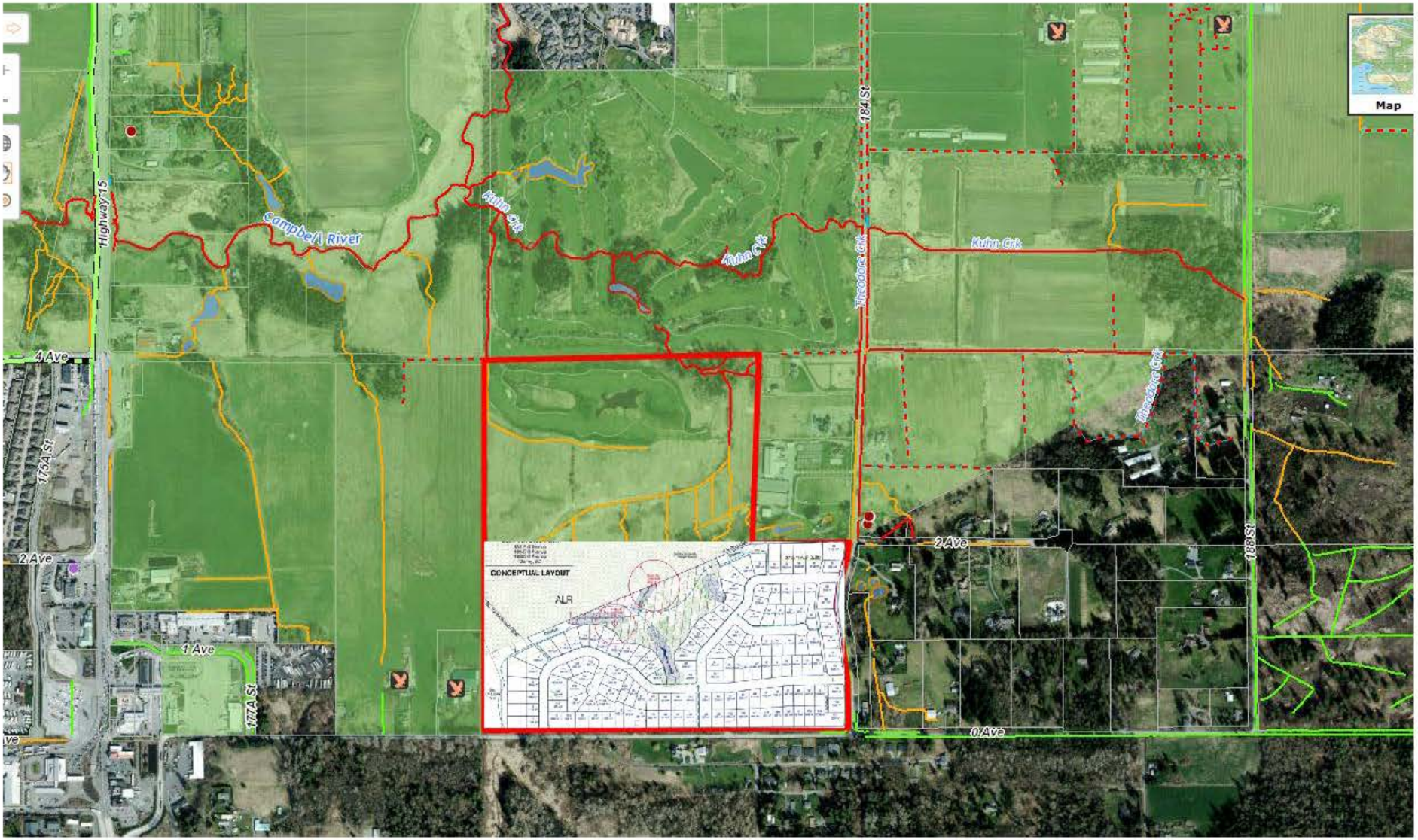
APPENDIX I HAS BEEN

REMOVED AS IT CONTAINS

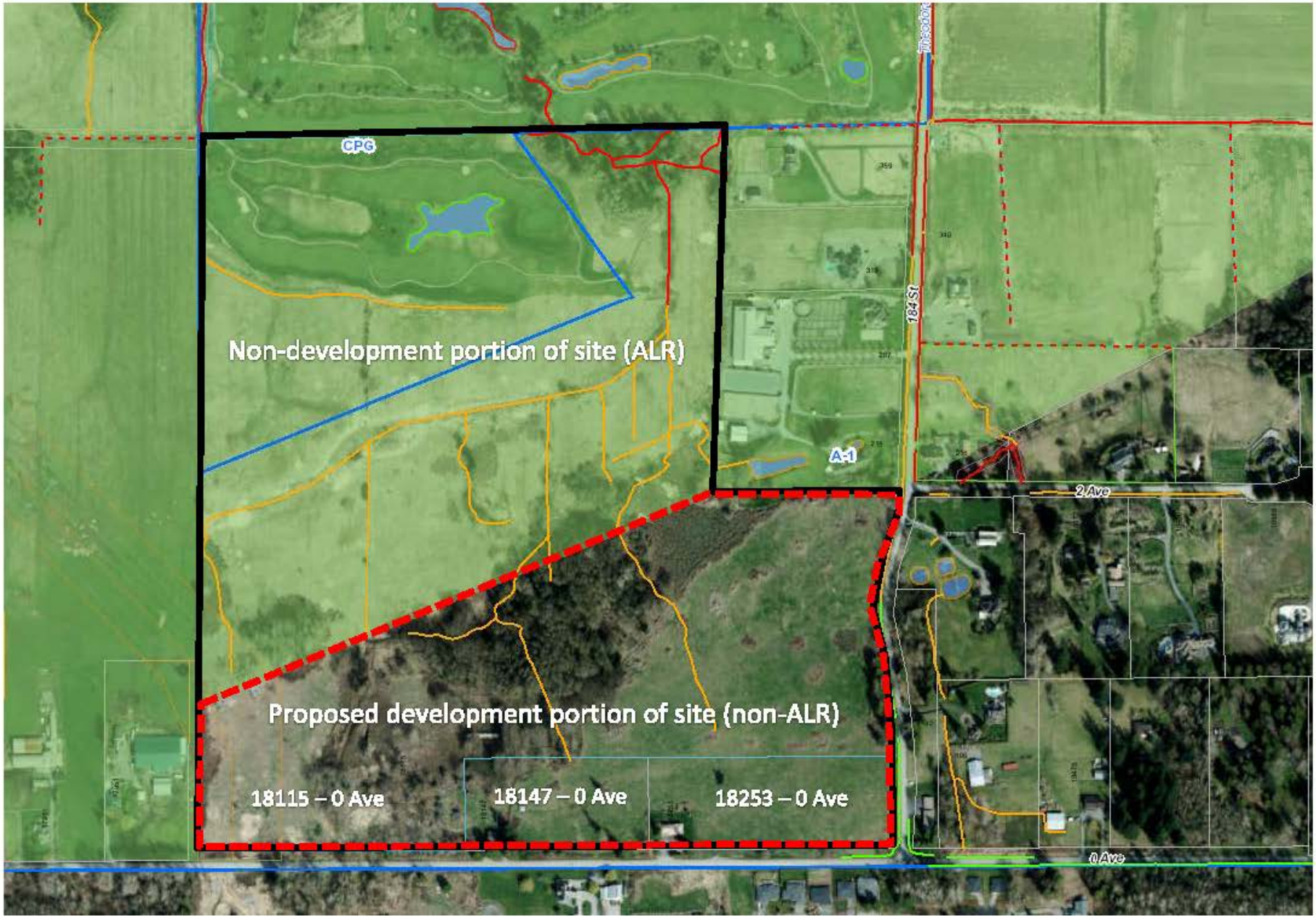
CONFIDENTIAL INFORMATION

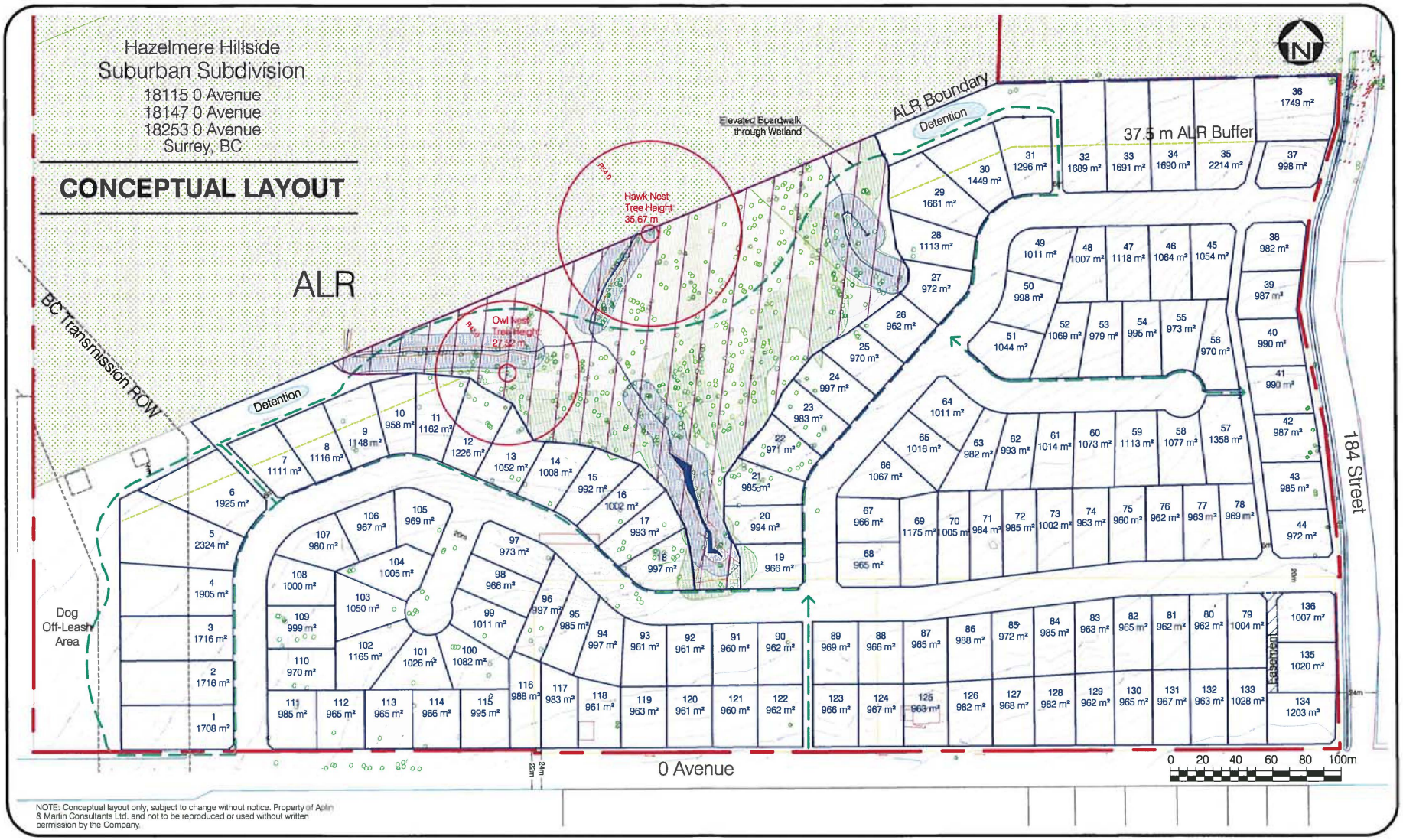
7914-0213-00 Hazelmere Subdivision Area Context (with ALR shown in green)



Appendix II

7914-0213-00: Map showing proposed development portion of subject site (non-ALR)





LEGAL DESCRIPTION
PID: 013-221-540
PID: 007-245-653
PID. 007-150-199

GROSS SITE AREA
52 hectares / 128.5 acres (approx.)

AREA NOT WITHIN ALR
23 hectares / 56.8 acres (approx.)

HABITAT AREA
3.1 hectares / 7.8 acres (approx.)

EXISTING DESIGNATIONS
Zoning: A-1 Agricultural & CPG Golf Course
NCP: n/a
OCP: Agricultural

PROPOSED DESIGNATIONS
Zoning: CD (Comprehensive Development)
NCP: n/a
OCP: Suburban

LOT YIELD
Existing Number of Lots: 3
Proposed Number of Lots: 135

DENSITY
Net: 5.9 uph / 2.4 upa

LEGEND
Pedestrian Route
Watercourse
ALR
Setback with Habitat Balance Area: 32928 m²
Wetland
Setback Area per Envirowest (May 2014): 31388 m²
Watercourse Setback

APLIN & MARTIN CONSULTANTS LTD
Project No.: 14-024
Date: 23 May 2014

Drawing 1

- Anticipated services offered include green burials (more biodegra coffin), columbaria (no cremation), and traditional and non-traditional services.
- The PC Zone requires at least 3 metres (10 ft.) of screen planting along all property lines.

J. Gosal joined the meeting at 9:07 a.m.

The Committee commented as follows:

- Once the plots in the cemetery are sold out, the cemetery becomes a public space (without a crematorium it is not an operating business).
- In response to a question from the Committee regarding future city maintenance of the Private Cemetery when sold out, it was identified that an in perpetuity fund is put in place, that carries on to cover the costs of maintaining the property so that the maintenance does not fall to the City.
- If this site is to be developed and rezoned to a Cemetery Use, and the future cemetery maintenance becomes part of the existing City-owned property, it will be important to ensure it looks contiguous with the existing cemetery site, so there is access available for any future maintenance.

It was Moved by M. Bose
Seconded by B. Stewart
That the Agriculture and Food Security Advisory Committee recommend to the G.M. of Planning and Development that Application No. 7913-0288-00 be supported, as the proposed cemetery use is permitted under the existing Agricultural designation in the Official Community Plan (OCP), and the lands are located outside of the Agricultural Land Reserve (ALR); with a condition that if the site is to be rezoned, that the new cemetery provide future opportunities for access/maintenance connections with the existing City-owned cemetery site.

Carried

S. Van Keulen joined the meeting at 9:15 a.m.

2. Proposed OCP Amendment Application (Hazelmere)
18115/18253 - 0 Avenue
File Nos.: 7914-021300; 6635-01

K. Broersma, Planner, was in attendance to provide an overview of a Proposed OCP Amendment Application (Hazelmere). The following comments were made:

- The Applicant is proposing an OCP Amendment application from "Agricultural" to "Suburban" to allow for rezoning and subdivision from three (3) lots into 136 lots. The Applicant is not proposing any changes to the ALR portion of the site.
- Staff is recommending to Council as a "Denial" application, as the proposed subdivision does not fully comply with City Policy O-23 and the proposed development does not comply with the OCP.

The Committee commented as follows:

- Concern was expressed regarding development of this kind of density in this area. The subdivision that is proposed does not fall into the category of being beside agriculture land.
- It has been identified in the past that formalizing the edge of the ALR needs to be discussed further with the Province as the ALR Boundary line cuts through the middle of properties and does not follow any specific geographic reference.
- It was noted that for any future land use changes to occur in this area, as proposed, there would first be a required Major Type 1 Amendment to the Regional Growth Strategy, requiring an affirmative 50% + 1 weighted vote of the Metro Vancouver Board and acceptance by all affected local governments. This approval would not be supported by this Committee as there is not benefit to Agriculture.
- Agreement was unanimous that there are significant servicing issues with this application, and the application does not comply with the OCP policies for Agricultural and Food Security, Land Use provisions for Density consideration within 200 m of the ALR Boundary, and is located outside both the Urban Containment Boundary and outside any Secondary Land Use Plan Area.

It was Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Security Advisory Committee recommend to the G.M. of Planning and Development that Application No. 7914-0213-00 not be supported, as the lands are located in an Agricultural Designated area which is not intended for urban development, but for supportive agriculture and complementary land uses and to ensure the continued designation and use of agricultural land for agricultural purposes regardless of soil types and capabilities and the continued use of Surrey farmland outside of the Agricultural Land Reserve (ALR) for agricultural purposes in accordance with the Official Community Plan (OCP).

Carried

E. ITEMS REFERRED BY COUNCIL

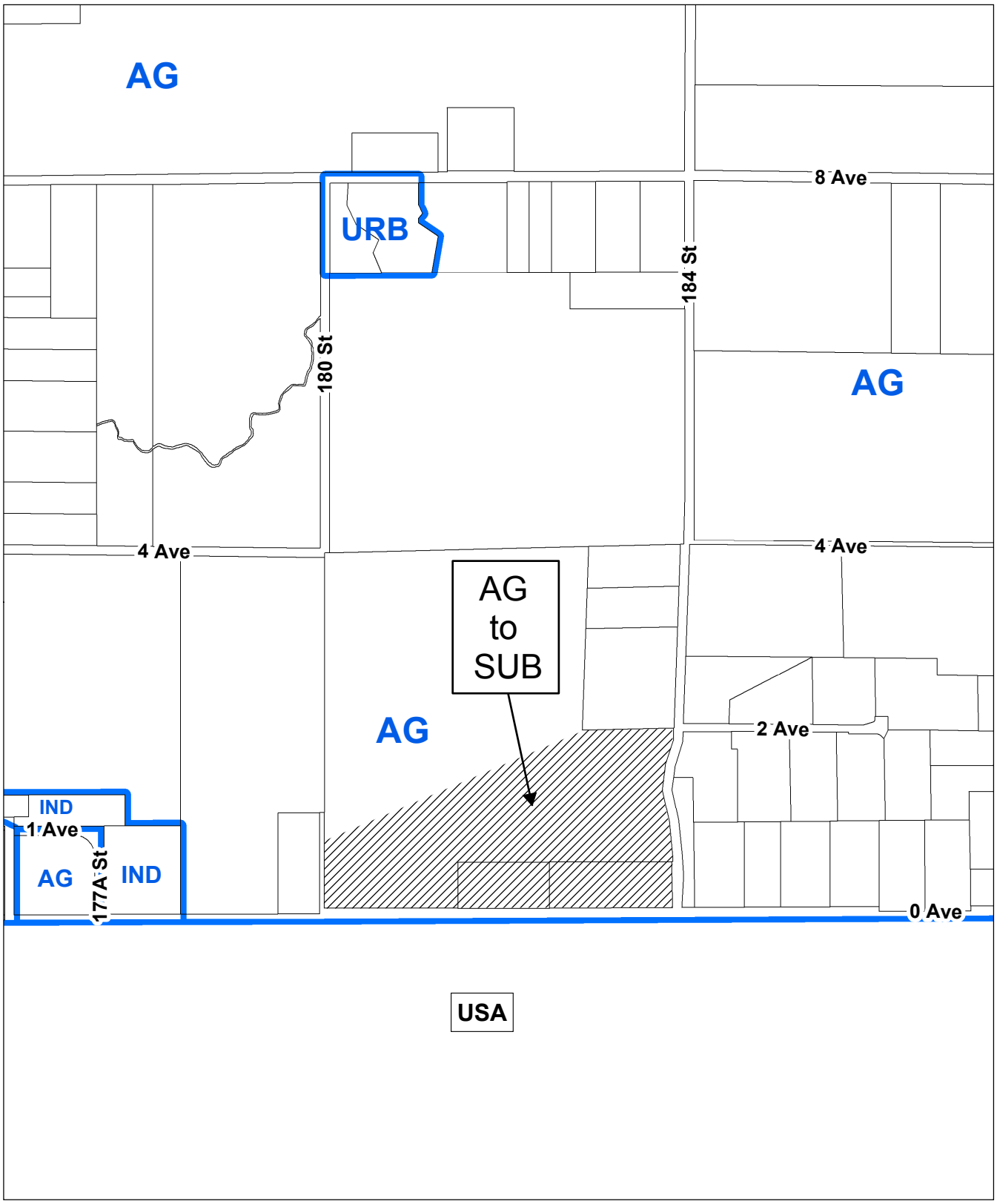
F. CORRESPONDENCE

G. INFORMATION ITEMS

1. Environmental Sustainability Advisory Committee (ESAC) Update

An update from the ESAC meeting of July 23, 2014 was provided as follows:

- T. Capuccinello, Assistant City Solicitor and T. Uhrich, Planning, Research and Design Manager, presented on the proposed Kinder Morgan (KM) pipeline project. As part of minimizing negative impacts, staff is exploring an option so that the pipeline occupies the South Fraser Perimeter Road (SFPR) Corridor, the CN Rail Corridor and the Golden Ears Connector Corridor as much as possible, thereby reducing intrusion into Surrey Bend Regional Park and City Parks. Due to public safety concerns, the Province is not keen on having the



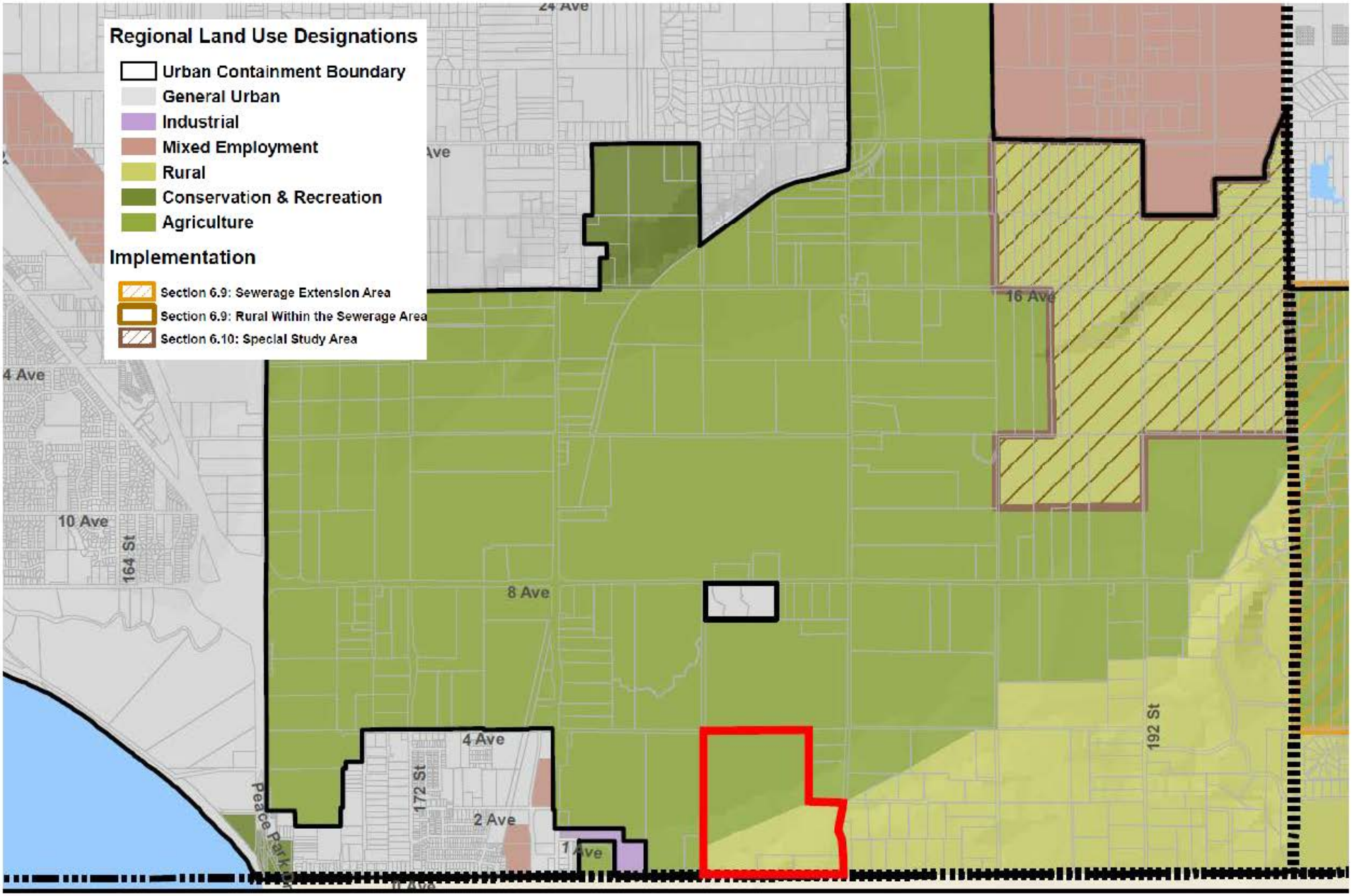
CITY OF SURREY
the future lives here.

OCP Amendment 7914-0213-00

Proposed amendment from Agricultural to Suburban

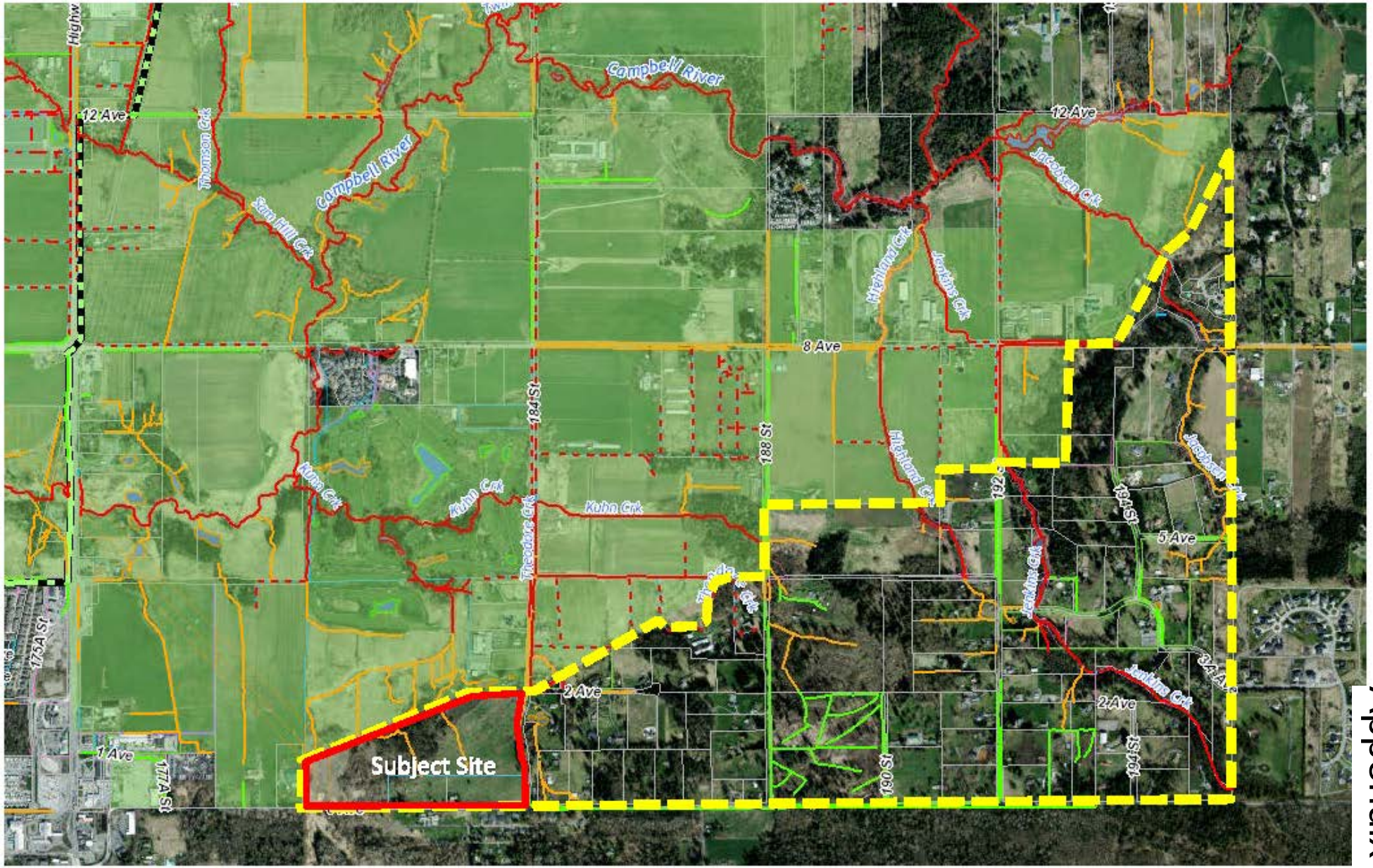
N

Metro Vancouver Regional Growth Strategy Map



Appendix V

Map showing non-ALR portion of Hazelmere Valley (within yellow boundary)
(ALR is shown in green)



Appendix VI

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Board and Information Services, Legal and Legislative Services
Tel. 604.432.6250 Fax 604.451.6686

JUL 0 3 2018

File: CR-12-01
Ref: RD 2018 Jun 22

Jane Sullivan, City Clerk
City of Surrey
13450 – 104 Avenue
Surrey, BC V3T 1V8
VIA EMAIL: jsullivan@surrey.ca

Dear Ms. Sullivan:

Re: Regional Growth Strategy Amendment Bylaw No. 1263 – Hazelmere Site City of Surrey – Bylaw Consideration

At its June 22, 2018 regular meeting, the Board of Directors of Metro Vancouver Regional District (Metro Vancouver) considered the *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1263, 2018*, a bylaw initiated by the City of Surrey's request to amend *Metro Vancouver 2040: Shaping our Future* to change the regional land-use designation for the Hazelmere site from Rural to General Urban and extend the Urban Containment Boundary.

This Amendment Bylaw had been given 1st and 2nd reading, and was the subject of a Public Hearing that concluded on June 13, 2018.

In accordance with *Metro Vancouver 2040: Shaping our Future*, each reading of the Amendment Bylaw required an affirmative two-thirds weighted vote to pass. At its June 22, 2018 meeting, the Board's vote on 3rd reading of the Amendment Bylaw did not meet that threshold; consequently, the Amendment Bylaw was defeated at 3rd reading.

Sincerely,

Chris Plagnol
Corporate Officer

CP/NC/kh

cc: Neal Carley, General Manager, Parks, Planning and Environment
Heather McNell, Director of Regional Planning and Electoral Area Services

25756400

C. ADDITIONAL PLANNING COMMENTS

3. Application No. 7914-0213-00
18115, 18147 and 18253 - 0 Avenue

Owners: Lapierre Holdings Ltd.
Director Information: C. Campbell, R. Lapierre
Officer Information as at May 22, 2023: C. Campbell (Secretary), R. Lapierre (President)

Hazelmere Golf & Tennis Club Ltd.
Director Information: M. Stuart
Officer Information as at June 4, 2022: M. Stuart (President)

Agent: Isle of Mann Property Group (Jimmy Hansra)

Regional Growth Strategy Amendment from Rural to General Urban for a portion of the site
OCP Amendment for a portion of the site from "Agricultural" to "Suburban"
Rezoning from A-1 to RQ, from A-1 to CPG, and from CPG to A-1
Development Permit
ALR inclusion, Non-Farm Use, and Subdivision
to allow subdivision into approximately 145 single family lots.

It was Moved by Councillor Hepner
Seconded by Councillor Elford
That Council support referring Development Application No. 7914-0213-00 to Metro Vancouver for reconsideration of a Regional Growth Strategy (RGS) Amendment.

RES.R24-338 Carried

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Regional Planning Committee

From: Terry Hoff, Senior Regional Planner, Parks, Planning and Environment Department

Date: January 10, 2018 Meeting Date: February 2, 2018

Subject: **Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment Request from the City of Surrey - Hazelmere**

RECOMMENDATION

That the MVRD Board decline the City of Surrey's requested amendment to *Metro 2040* for the Hazelmere site and not proceed with a Regional Growth Strategy Amendment Bylaw.

PURPOSE

To provide the MVRD Board with the opportunity to consider the City of Surrey's request to amend *Metro Vancouver 2040: Shaping our Future* (*Metro 2040*) to accommodate a development proposal for the Hazelmere site.

BACKGROUND

On October 23, 2017 the City of Surrey submitted a request to Metro Vancouver to amend the *Metro 2040* land use designation map to accommodate a development proposal known as Hazelmere. Surrey Council passed 1st and 2nd reading of Official Community Plan amendment bylaw No.19344 for the land use redesignation on July 24, 2017. Also on July 24, 2017, Surrey Council passed a resolution R17-2258 to submit a regional land use redesignation amendment request to Metro Vancouver, pending 3rd reading, (Attachment 1). Subsequently, on September 11, 2017, Surrey Council held a local public hearing and gave third reading to Official Community Plan amendment bylaw No. 19344. A Surrey Council decision on final adoption of Official Community Plan amendment bylaw No.19344 will be scheduled following a MVRD Board decision on the requested *Metro 2040* amendment.

In consideration of the proposed *Metro 2040* amendment, the MVRD Board may choose to deny the request, or to proceed with initiation of the amendment and a *Metro 2040* amendment bylaw. This proposed amendment is a Type 2 minor amendment to *Metro 2040*, requiring an affirmative 2/3 weighted vote of the MVRD Board at each reading and a regional public hearing.

PROPOSED METRO 2040 LAND USE DESIGNATION AMENDMENT

The requested *Metro 2040* amendment is to create a 23.7 hectare (58.6 acre) non-contiguous extension of the *Metro 2040* Urban Containment Boundary, and to redesignate the component lands from *Metro 2040* Rural to General Urban. The proposed amendment would allow for the development of a 145 lot urban single family residential subdivision, averaging ¼ acre lot size, and would facilitate the extension of the GVS&DD Fraser Sewerage Area to service the residential development.

As shown in Figure 1, the Hazelmere site currently has a Rural regional land use designation, as agreed to between the City of Surrey and Metro Vancouver in approving *Metro 2040* in 2011 and their subsequent Regional Context Statement. The site is located between 180 Street and 184 Street, extending from the international boundary (0 Avenue) and abutting the Agricultural Land Reserve (ALR) to the north and west.

The site is located at the western end of an area with a Rural regional land use designation, which is about 300 hectares in size. The majority of the Rural lands are subdivided for Rural Residential development (average 2 hectare / 5 acre estate lots adjacent to the subject site), and there are about 40 hectares of remaining large parcels with pending development applications.

Hazelmere Site Context

Parcel Size	23.7 ha (58.6 ac)
Metro 2040 Designation	Rural
Surrey OCP Designation	Agricultural
Municipal Zoning	A-1 – Agricultural
Agricultural Land Reserve Status	Not in the ALR
Proposed Metro 2040 Designation	General Urban
Proposed Residential Development	145 single family lots; average lot size approx. 1/4 acre
Sewerage Area	Outside the GVS&DD Fraser Sewerage Are

Figure 1. Metro 2040 Land Use Designation Map – Location of Subject Site

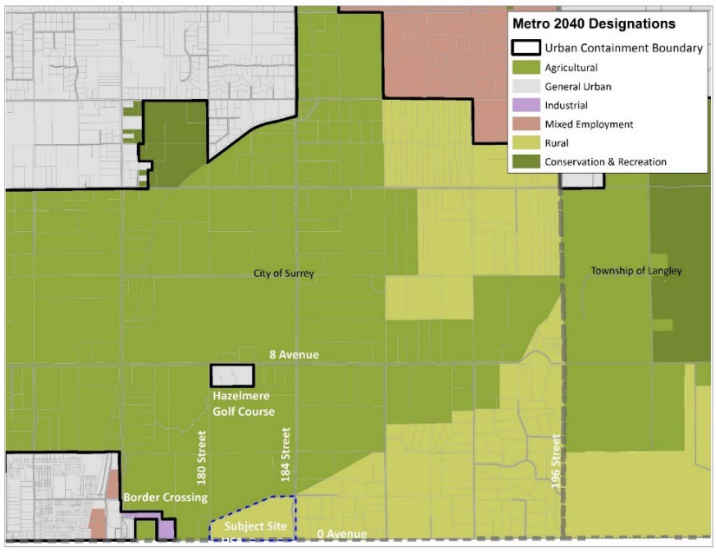


Figure 2. Subject Site Context

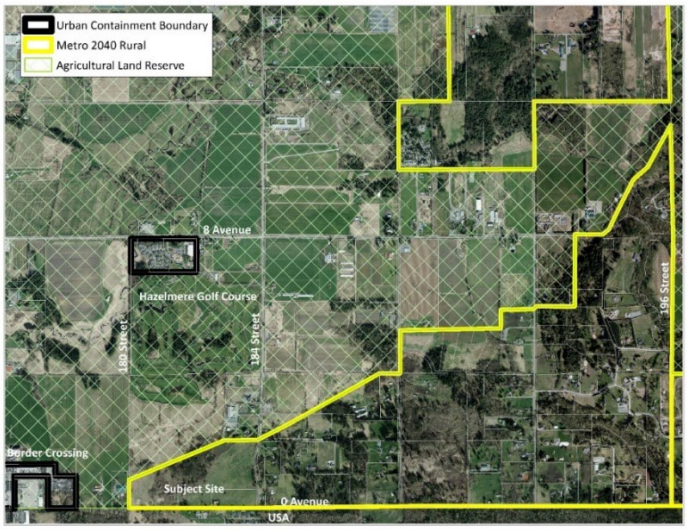
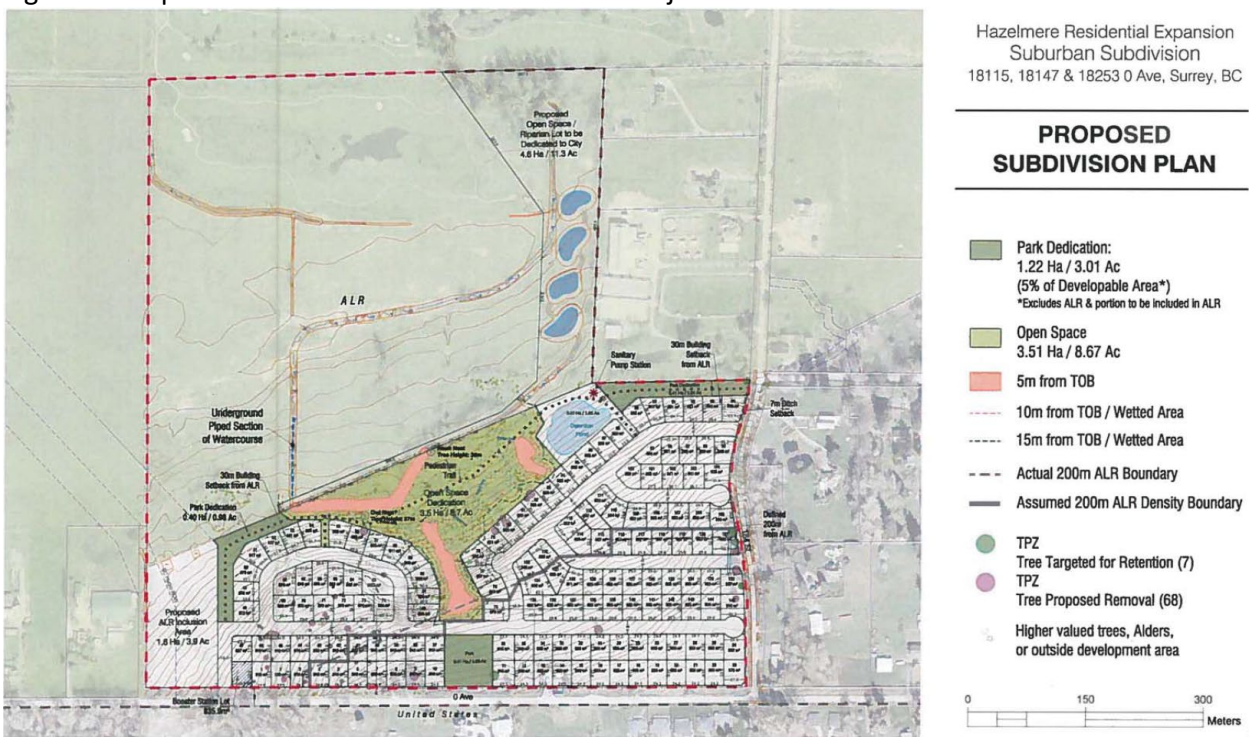


Figure 3. Proposed Residential Lot Subdivision on Subject Site



Surrey Staff Reports, Assessment and Recommendations

The proposed development has been submitted to Surrey Council on 3 occasions: in July 2015, June 2016 and July 2017.

In ***July 2015,*** on the initial submission, Surrey staff recommended that:

- The proposed development not be supported; and
- The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the Official Community Plan (OCP) and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.
- The Surrey staff report at that time noted that:
- The proposed development is a large departure from existing City plans and policies, as described further in the report. There is no planning or servicing framework in place to guide development in this portion of the Hazelmere Valley;
- The proposed development has significant servicing and transportation challenges; and
- If the proposal is modified to be consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary, there is some merit for considering support.

The application was referred back to staff to work with the applicant to consider major revisions as the proposal was not in keeping with the Regional Growth Strategy and in its current state did not fit within the vision for the area.

In ***June 2016,*** the application was considered by Surrey Council a second time. The applicant proposed a number of improvements and requested that the revised proposal be reconsidered by Council. The applicant did not wish to pursue a proposal consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy and the Urban Containment Boundary.

Surrey staff again recommended that the proposed development not be supported. The staff report at that time stated that,

> *…notwithstanding the various improvements proposed by the applicant, the proposed development is a significant departure from existing City plans and policies. There is no Neighbourhood Concept Plan (NCP) or planning or servicing framework in place to guide development in this portion of the Hazelmere valley. Further, the proposed development has significant servicing and transportation challenges, and would not result in contiguous or planned growth following the provisions outlined in the City's OCP.*

Surrey Council referred the project back to staff to work with the applicant to:

- review the site in terms of future residential development and the feasibility of the proposed septic field and existing soil quality and ascertain whether or not a sewer system could be supported;
- provide completion of the Hazelmere Golf Course Community in terms of estate lots that are viable for the next 50 years with the aim of completing the Golf Course community while maintaining habitat restoration and agricultural uses. Further, it was noted that if the area to the east toward 0 Avenue should be considered for residential development in the future, a full Neighbourhood Concept Plan (NCP) would be expected, but the process would not be initiated at that time;

- provide detailed information in terms of the available capacity to provide services to the area that would be "stand alone"; and
- ensure that the project be an extension to complete the build out of the Hazelmere Golf course.

In ***July 2017,*** the application was considered by Surrey Council for a third time. At that time, Surrey staff recommended that the OCP amendment bylaw proceed.

Along with a number of procedural and siting conditions needing to be resolved before final adoption of the bylaw amendment, including approval of a *Metro 2040* amendment and approved connection to regional sewerage services, the application received 1st and 2nd readings on July 24, 2017, and subsequently proceeded through Public Hearing and 3rd reading on September 11, 2017.

In response to previously stated issues, the reconsideration of the proposed development included the following:

- It was proposed that a connection to the city/regional sewer system be constructed specifically as “stand alone” (specified pipe size) designed solely to accommodate the proposed urban residential development;
- A number of habitat restoration and agricultural enhancements;
- The downstream drainage capacity determined to be sufficient for the proposal; and
- A condition of approval of the Agricultural Land Commission for:
    - non-farm use to permit stormwater run-off into the proposed habitat ponds located in the Agricultural Land Reserve (ALR) downstream from the development site; and
    - the subdivision to create a 4.6 hectare (11.3 acre) lot within the ALR, comprising riparian area and habitat ponds, to be conveyed to the City for conservation purposes.

A Surrey Council resolution and notification requesting the *Metro 2040* land use designation amendment was received by Metro Vancouver on October 23, 2017.

REGIONAL PLANNING ASSESSMENT OF THE PROPOSED METRO 2040 AMENDMENT

Metro 2040 is an agreement among member jurisdictions to pursue a set of goals and strategies for future land use and development in the Metro Vancouver region. Regional context statements, housed in the local municipal OCPs, reinforce this collaborative partnership and commitment to growth management in all areas of the region. These agreements are incorporated into associated regional land use, infrastructure and transportation plans and investments.

Metro Vancouver represents the member jurisdictions as the steward responsible for evaluating regional growth issues with regard to these shared objectives. *Metro 2040* goals, strategies and actions, provide the framework for assessing proposed amendments. The regional planning assessment addresses the direct impact of the proposed amendment on *Metro 2040*, as well as likely implications affecting future implementation.

The regional assessment is concerned with the impacts of changing land use and related activity, rather than the specific merits of site design or quality of development, or any potential contributions offered as consideration with approval of the amendment. As well, while the assessment considers the scale of land use impact, the scale of impact must be considered related to precedent and

potential cumulative effect of such amendments. As such, while one specific amendment may not undermine *Metro 2040* on its own, the precedent for numerous similar amendments may impact *Metro 2040*.

This application primarily affects *Metro 2040* Goal 1 urban containment provisions, with related implications for each of the five *Metro 2040* goals and strategies.

Goal 1 – Create a Compact Urban Area
The commitment to a compact region and urban containment are fundamental tenets *of Metro 2040* and the Surrey OCP and Regional Context Statement. Through the collaborative process of preparing *Metro 2040*, member jurisdictions established the Urban Containment Boundary (UCB) to coordinate regional and local plans and to define the extent of future urban growth and infrastructure footprint.

In terms of *Strategy 1.1 - Contain urban development within the Urban Containment Boundary*, the UCB was established to create a stable, long-term, regionally defined area for urban development that would result in compact development patterns that support the efficient use of land and transportation networks, and that reduce greenhouse gas emissions. Committing to a compact urban area recognizes that sprawling urban development is unsustainable as it consumes natural landscapes and requires costly and inefficient transportation systems and utility infrastructure.

Requests for small fine-tuning adjustments to the UCB are anticipated through the life of *Metro 2040;* however, lands with a regional Rural, Agricultural or Conservation and Recreation land use designation are not intended as lands reserved for future urban growth.

The proposed amendment would create a 23.7 hectare non-contiguous urban residential area beyond the existing UCB, with at least 145 units and about 450 residents - a significant departure from the intent of *Metro 2040's* urban containment provisions.

The proposed development would also require the provision of regional sewerage services to the site. The developer is proposing a pump and forcemain system, with a pump station to be located near 2 Avenue and 184 Street and a forcemain running some 10 kilometres (6.2 miles) north along 184 Street to a proposed connection to the GVS&DD main near 52 Avenue and 184 Street. The forcemain is expected to measure 150 millimetres (6 inches) in diameter, designed to accommodate only the flow generated from the development. Odour issues will need to be addressed at a number of locations along the length of this system.

Assessment. The proposed amendment would 'leapfrog' the UCB and spread new urban residential development into the Rural area. The proposed amendment, if approved, would also signal that the UCB is not stable, and may trigger speculation that such proposed amendments are viable, thereby undermining the integrity and success of this key tenet of *Metro 2040*. Further, if the amendment is approved, a 10 kilometre sewer line would extend through the agricultural areas to connect the subject site to the GVS&DD main, which would be detrimental to the agricultural areas and encourage additional demand for sewerage connections in the vicinity.

Land Development Capacity for Urban Residential Growth within the Urban Containment Boundary
When the UCB was established through coordination among municipalities and their respective OCPs, it included a substantial allocation of lands planned for future urban development (Figure 4). Currently, the region includes about 7,500 gross hectares, or 10% of the designated regional urban land base, for future urban development. Surrey has the largest share of these remaining lands.

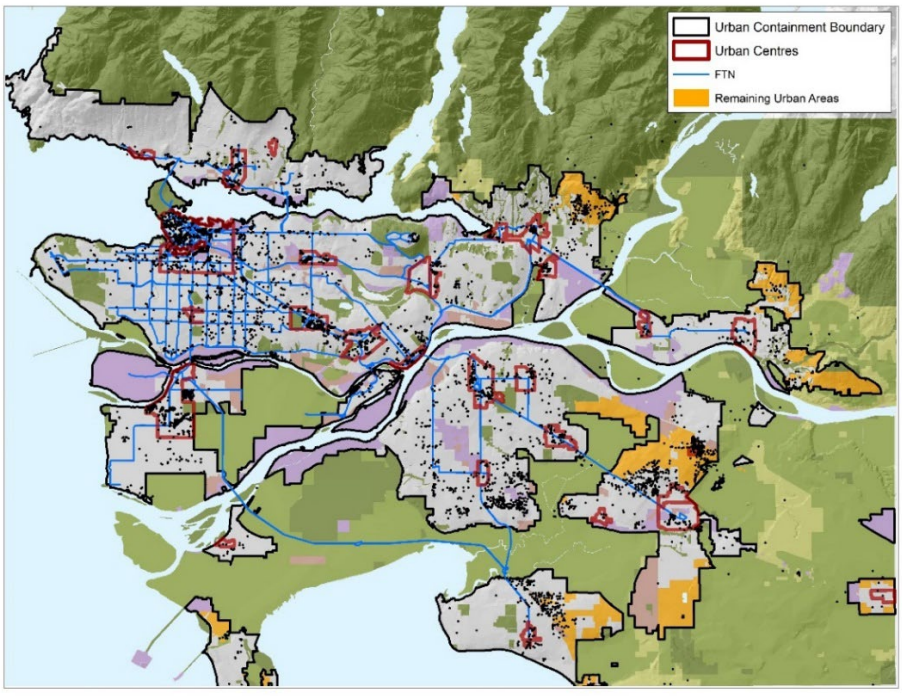
An analysis of regional growth patterns over the past 20 years shows that about 20% of Metro Vancouver's urban development has been through expansion of the urban land base, within comprehensively planned neighbourhoods. With the trend toward increasing urban growth densities and land use efficiencies, the remaining urban lands allocated for future new urban residential development within the UCB have been determined to be sufficient to accommodate about 20% of Metro Vancouver's urban residential development into the 2030s. The rest of our growth (i.e. 80%) has occurred, and is expected to continue to occur, through redevelopment and intensification.

Surrey has been a regional leader in preparing comprehensive neighbourhood plans to guide orderly development within the remaining defined urban growth areas. These areas have identified municipal and regional land uses, and infrastructure and transportation plans as the designated areas for future growth and investment.

The designated urban land base within the UCB has the capacity, both through the creation of new urban neighbourhoods and intensification of the existing developed areas, to accommodate all of the projected residential growth in the regional growth strategy and Surrey OCP to the year 2041.

Assessment. Planned land use policies for urban containment and regional / subregional growth patterns indicate that there is no limit on urban growth capacity to justify extending urban growth beyond the UCB at this time.

Figure 4. Remaining Lands for Urban Development within the Urban Containment Boundary



Metro 2040 Strategy 1.3 Protect designated Rural areas from urban development is intended to recognize and maintain the land use and character of established rural areas, and to limit land speculation that may disrupt those areas. Lands with a Rural regional land use designation were identified as generally non-contiguous to the established / planned urban area, often surrounded by the ALR, outside of regional utility service areas. The Rural lands are not intended as urban reserve lands for future growth.

Assessment. The proposed amendment would insert a significant urban residential development, associated infrastructure and traffic adjacent to established rural residential lands, and potentially trigger development speculation on other rural sites in the Hazelmere area as well as other rural sites in the region.

Goal 2 - Support a Sustainable Economy

Consideration of this amendment relates to *Metro 2040 Strategy 2.3 Protect the supply of Agricultural land and promote agricultural viability with an emphasis on food production*. This strategy states that it is Metro Vancouver's role to support the agricultural viability of existing agricultural areas by limiting urban development impacts and pressures on these areas. Specifically, as stated in *Metro 2040* Section 2.3.3, working with "the Agricultural Land Commission to ensure the management of farmlands is in concert with groundwater resources, and minimize conflicts among agricultural, recreation and conservation, and urban activities". The application from the City of Surrey includes a condition of approval from the ALC for non-farm use to permit stormwater run-off on adjacent ALR lands and that this area would then be subdivided and conveyed to the City for conservation purposes. The City of Surrey has not at the time of writing this report made an application to the ALC for this purpose.

Assessment. The proposed amendment would facilitate the introduction of significant urban residential development and associated traffic adjacent to existing agricultural areas, which would likely affect current and future farming activity and potentially triggering land use speculation on proximate agricultural properties. Although the applicant has committed to mitigation measures related to land use impacts on adjacent agricultural lands, the impacts of urban development and related activity are very likely to affect the agricultural character and viability of the adjacent ALR lands.

Goal 3 - Protect the Environment and Respond to Climate Change Impacts

Metro 2040 includes strategies that focus on preparing for, and mitigating risks from, climate change impacts and associated regional natural hazards as well as on protecting the environment. The proposed amendment relates to *Strategy 3.2 Protect and enhance natural features and their connectivity* and *Strategy 3.3 Encourage land use and transportation infrastructure that reduce energy consumption and greenhouse gas emissions, and improve air quality*.

The proposed land use amendment will have an impact on downslope stormwater drainage and habitat largely within the agricultural (ALR) areas. The applicant has proposed stormwater mitigation measures to relocate and consolidate watercourses, maintain riparian areas and construct habitat ponds located in the ALR down slope from the development site. The development would require ALC approval for non-farm use of lands, as well as Ministry of Environment approval, for stormwater mitigations measures.

Assessment. Given that the proposed stormwater runoff mitigation measures will require ALC and Ministry of Environment approval, it would be prudent for Metro Vancouver to ensure there is both ALC and MOE support in place prior to considering an approval of the proposed amendment.

With little chance of viable transit service to this area, residents' access to employment, commercial or amenity locations, the proposed amendment would create a car dependent urban area with about 200 new vehicles and related greenhouse gas emission implications.

Goal 4 - Develop Complete Communities
Under this goal, the proposed amendment relates primarily to *Strategy 4.2 Develop healthy and complete communities with access to a range of services and amenities*. The intention of this policy direction is to support compact, mixed use, transit, cycling and walking oriented communities. The corollary of this strategy is to inhibit the creation of stand-alone, remote (non-contiguous) urban residential developments that are not proximate to daily amenities and services, and/or are car dependent with no viable access to public transit. Surrey has been a regional leader in creating comprehensively planned complete neighbourhoods. The proposed amendment would be a significant departure from the city's established practice.

Assessment. The proposed amendment would be a significant departure from the city's established practice of comprehensively planned complete neighbourhoods. Approval of the current amendment may trigger similar isolated residential development proposals that will serve to undermine the complete community concept of *Metro 2040*.

Goal 5 - Support Sustainable Transportation Choices
Under this goal, the proposed amendment relates to *Strategy 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking*.

Land use influences travel patterns. Accessible and sustainable transportation choices are supported by urban containment strategies to limit expanding road and vehicle traffic, air emissions and energy consumption. The proposed development of 145 additional households (about 450 people) would likely add 200 or more vehicle trips to the road network within that rural area and to the associated commuter routes in South Fraser subregion. Given the location, transit access would not be viable. Access to day-to-day services and facilities in the urban areas would likely be exclusively by car.

Assessment. The proposed amendment conflicts with regional goals by adding vehicle traffic (200 vehicles) and emissions from this remote, non-contiguous rural location, and requiring additional investments in road and other supporting infrastructure.

Summary
Metro 2040 represents an agreement among member jurisdictions to pursue a set of goals and strategies to guide future land use and development in the Metro Vancouver region. The proposed amendment challenges the most fundamental elements of *Metro 2040* – containing urban sprawl, focusing urban growth to support complete communities, and efficient transportation and infrastructure investments. In addition, approval would set a clear precedent regarding the permeability of the urban containment boundary, and likely trigger additional land development speculation in the Rural areas of southeastern Surrey and other similar areas of the region.

Metro 2040 Amendment Process

The proposed amendment is a Type 2 minor amendment to the regional growth strategy, which requires an amendment bylaw that receives an affirmative two-thirds weighted vote by the Metro Vancouver Board at each reading including adoption, and a regional public hearing. *Metro 2040* lays out the process for processing such an amendment. A draft staff report on the proposed amendment was reviewed by the Regional Planning Advisory Committee on November 17, 2017 as required by *Regional Growth Strategy Procedures Bylaw No. 1148*. The Regional Planning Advisory Committee received the then draft staff report for information. The application is now coming before the Regional Planning Committee and MVRD Board for consideration of initiation. If initiated, staff will prepare an amendment bylaw for Board consideration. As per *Metro 2040*, the Board can then consider, 1st and 2nd reading of the amendment bylaw, and notification to affected local governments. If the Board approves these resolutions, staff anticipates a 45 day notification period, and will return to the Committee and Board with the results of the comment period and if appropriate, a request to delegate the regional public hearing and to direct staff to set the public hearing date. At that time, Surrey would also be requested to submit a consequential amendment to its Regional Context Statement.

Staff have received a number of comments on the proposed amendments from members of the public (Attachment 2).

ALTERNATIVES

1. That the MVRD Board decline the City of Surrey's requested amendment to *Metro 2040* for the Hazelmere site and not proceed with a Regional Growth Strategy Amendment Bylaw.

2. That the MVRD Board initiate the *Metro 2040* minor amendment process and direct staff to prepare a bylaw to amend *Metro 2040,* in response to the City of Surrey's request, to amend the regional land use designation for the Hazelmere site from Rural to General Urban and to extend the Urban Containment Boundary.

FINANCIAL IMPLICATIONS

If Board chooses Alternative 1, and declines the request, the City of Surrey may potentially challenge the decision and engage a dispute resolution process with related costs. If the Board chooses Alternative 2, staff will prepare an amendment bylaw for Board consideration regarding the City of Surrey's request to amend the regional land use designation for the Hazelmere site from Rural to General Urban and to extend the Urban Containment Boundary. Surrey will also be requested to submit a consequential amendment to its Regional Context Statement.

SUMMARY / CONCLUSION

On October 23, 2017 the City of Surrey submitted a request to Metro Vancouver to amend the *Metro 2040* land use designation map to accommodate a development proposal known as Hazelmere. The City proposes to create a 23.7 hectare (58.6 acre) non-contiguous expansion of the *Metro 2040* UCB, and redesignate the component lands from *Metro 2040* Rural to General Urban. The proposed amendment would allow for the development of a 145 lot urban single family residential subdivision, averaging ¼ acre lot size, and extend the GVS&DD Fraser Sewerage Area to service the residential development into lands with a Rural regional land use designation.

In previous submissions of this development proposal as an OCP amendment to Surrey Council (i.e. in 2015 and 2016), Surrey planning staff recommended that application not proceed under the rationale that it is an isolated urban development in a rural area not previously anticipated for urban development, and inconsistent with both the City's and Metro Vancouver's plans and policies. However, the proposed amendment proceeded in its third submission to Surrey Council in 2017, along with a number of proposed siting mitigations and community amenity considerations.

Metro 2040 is an agreement among member jurisdictions to pursue a set of goals and strategies for future land use and development in the Metro Vancouver region. Metro Vancouver represents the member jurisdictions as the steward responsible for evaluating regional growth issues with regard to these shared objectives. This proposed amendment primarily and fundamentally impacts *Metro 2040* Goal 1 urban containment provisions, with related implications for other *Metro 2040* goals and strategies.

The proposed amendment would leapfrog the UCB and create a new island of urban residential development within existing rural areas and adjacent to agricultural lands in the ALR. The UCB was established through agreement among member municipalities to create a stable, long-term, regionally defined area to contain sprawling urban development. Existing land use plans for urban residential growth within the UCB adequately provide urban development capacity to meet growth demand. As such, the amendment would contribute to sprawling urban growth and has not been justified through land capacity constraints.

Extending urban residential development, associated infrastructure and traffic (about 200 vehicles) into the established rural residential and agricultural lands would:

- potentially affect current and future character of proximate rural residential areas, and trigger development speculation on other rural sites in the Hazelmere area as well as other similar rural sites in the region;
- potentially affect current and future farming activity and trigger land use speculation on proximate agricultural properties;
- require a 10 kilometre sewer line to extend through nearby agricultural (ALR) areas to connect to the GVS&DD main at 54 Avenue. Constructing sewerage access may be detrimental to agricultural areas and encourage additional demand for sewerage connections in the vicinity; and
- result in downslope stormwater drainage impacts likely to affect the agricultural character and viability of the adjacent ALR lands. The proposed siting mitigation measures for drainage and land use interface do not justify the fundamental urban containment policy impact. The proposed drainage and watercourse mitigation measures will require ALC and Ministry of Environment review and approval, and it would be prudent for Metro Vancouver to ensure both ALC and Ministry of Environment support if the Board chooses to consider any approval of the proposed amendment.

The proposed amendment is a significant departure from the city's Official Community Plan and their leadership and established practice of comprehensively planned complete neighbourhoods. The proposed amendment, if approved, would signal that the UCB is not a stable element of *Metro 2040*, and that the fundamental *Metro 2040* urban containment goals and strategies are not viable. The

proposed amendment challenges the most fundamental elements of *Metro 2040*. Staff recommend that the MVRD Board decline the proposed *Metro 2040* amendment.

Attachments *(Orbit Doc #24240255)*

1. City of Surrey resolution requesting amendment to *Metro 2040*.
2. Correspondence received from members of the public regarding the proposed amendment.

METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1393, 2024
A bylaw to amend "Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022"

WHEREAS:

A. The Metro Vancouver Regional District Board (the "Board") adopted "Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022" on February 24, 2023; and

B. The Board wishes to amend "Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022".

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

Citation

1. The official citation of this bylaw is "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393, 2024".

Schedule

2. The following Schedule is attached to and forms part of the bylaw:
    - Schedule "A", Subject Properties.

Amendment of Bylaw

3.1 "Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022" is amended as follows:

(a) Re-designating the subject properties, as listed in the table below:

PID	Legal Description
007-245-653	LOT 3, SECTION 5, TOWNSHIP 7, NEW WESTMINSTER DISTRICT, PLAN 35804
007-150-199	LOT 4, SECTION 5, TOWNSHIP 7, NEW WESTMINSTER DISTRICT, PLAN 43858

from 'Rural' to 'General Urban', as shown in Schedule "A" of this bylaw;

(b) Re-designating portions of the subject properties, as listed in the table below:

PID	Legal Description
013-221-540	PARCEL "B" (REFERENCE PLAN 2664), SOUTH EAST QUARTER, SECTION 5, TOWNSHIP 7, EXCEPT FIRSTLY: THE SOUTH 33 FEET, SECONDLY: PART SUBDIVIDED BY PLAN 35804, THIRDLY: PART SUBDIVIDED BY PLAN 43858,

	FOURTHLY: PARTS DEDICATED ROAD ON PLAN BCP7629 NEW WESTMINSTER DISTRICT

from 'Rural' to 'General Urban', as shown in Schedule "A" of this bylaw;

(c) Amending the Urban Containment Boundary to include the subject properties, as listed in the table below:

PID	**Legal Description**
007-245-653	LOT 3, SECTION 5, TOWNSHIP 7, NEW WESTMINSTER DISTRICT, PLAN 35804
007-150-199	LOT 4, SECTION 5, TOWNSHIP 7, NEW WESTMINSTER DISTRICT, PLAN 43858

as shown in Schedule "A" of this bylaw; and

(d) Amending the Urban Containment Boundary to include portions of the subject properties, as listed in the table below:

PID	**Legal Description**
013-221-540	PARCEL "B" (REFERENCE PLAN 2664), SOUTH EAST QUARTER, SECTION 5, TOWNSHIP 7, EXCEPT FIRSTLY: THE SOUTH 33 FEET, SECONDLY: PART SUBDIVIDED BY PLAN 35804, THIRDLY: PART SUBDIVIDED BY PLAN 43858, FOURTHLY: PARTS DEDICATED ROAD ON PLAN BCP7629 NEW WESTMINSTER DISTRICT

as shown in Schedule "A" of this bylaw.

3.2 "Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022" is further amended by amending maps numbered 2, 3, 4, 5, 6, 8, 9, and 12 to incorporate the changes outlined in section 3.1 of this bylaw.

Read a first, second, and third time this _____ day of _____, _____.

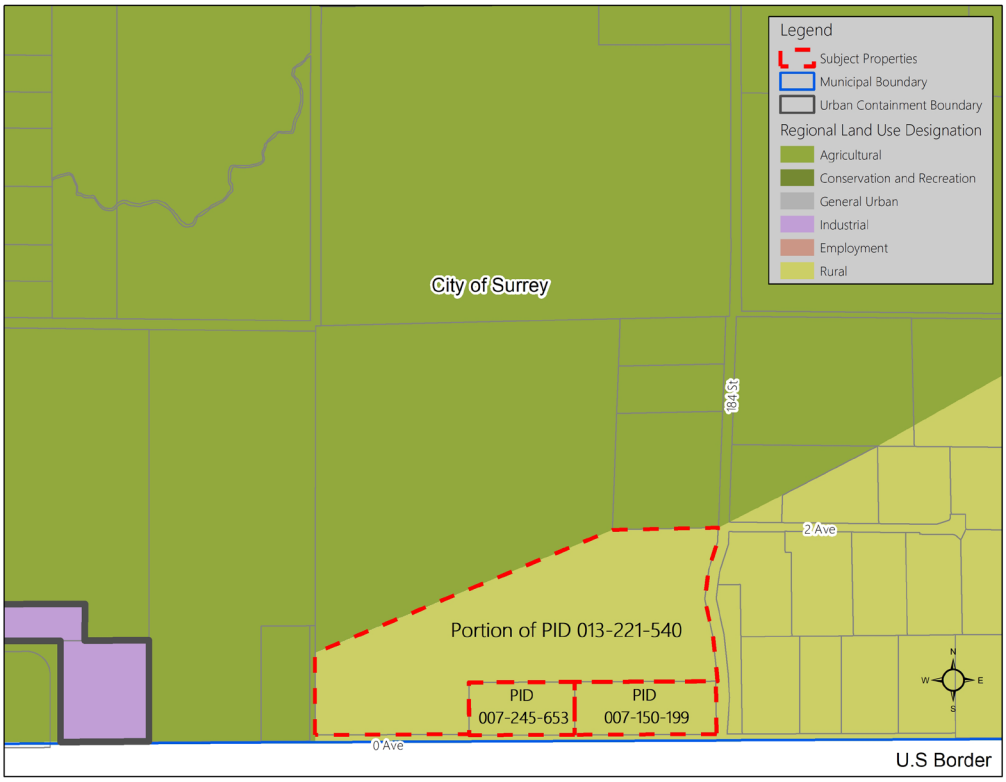
Adopted this _____ day of _____, _____.

_____
Mike Hurley, Chair

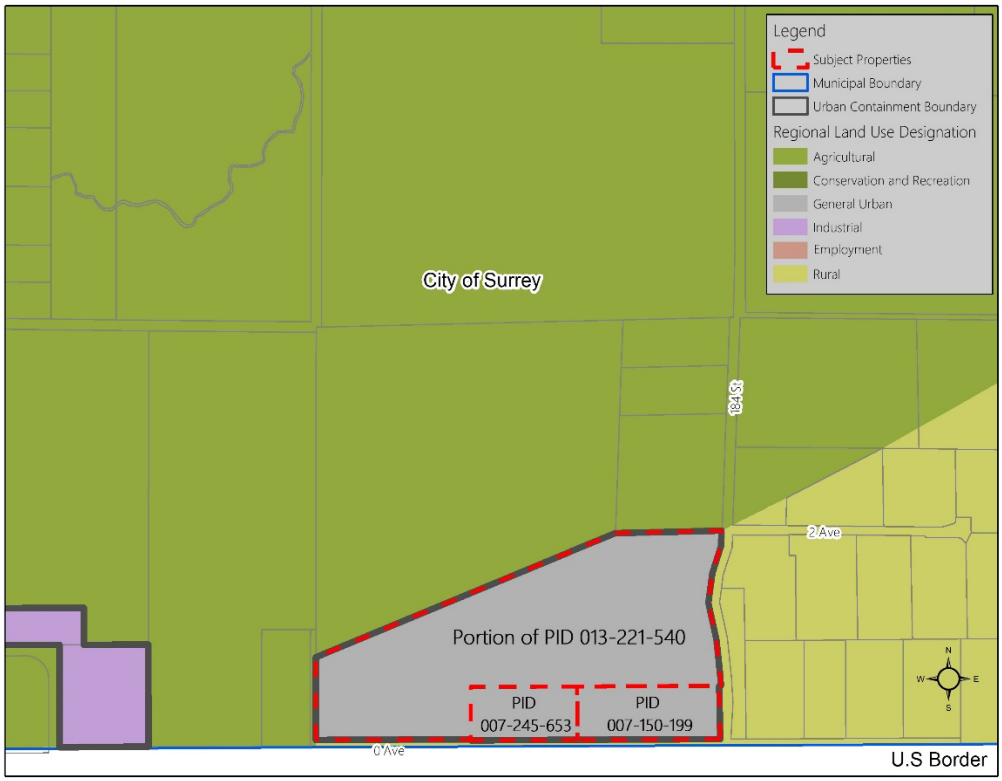
_____
Dorothy Shermer, Corporate Officer

Schedule A
Subject Properties

Prior to Amendment



Post Amendment



Excerpt from the Minutes of the Regular Meeting of the MVRD Board of Directors February 23, 2018

3. **Chief Harley Chappell, Semiahmoo First Nation**
Chief Harley Chappell and Willard Cook, Semiahmoo First Nation, spoke in support of the City of Surrey's request to amend *Metro* 2040 to re-designate the regional land use from Rural to General Urban and to extend the Urban Containment Boundary to accommodate the Hazelmere development proposal, highlighting the benefits of the proposed Hazelmere site on the rejuvenation of the Little Campbell River, relationship building through partnerships and stakeholder engagement, and economic benefits through the signing of a Mutual Benefit Agreement between Semiahmoo First Nation and the developer, and requesting that the MVRD Board initiate the *Metro 2040* minor amendment process.

In response to questions, members were informed of the drinking water supply to the Semiahmoo First Nation community and the impact of stormwater runoff on water quality and supply.

On-table executive summary is retained with the February 23, 2018 MVRD Board agenda.

4. **David Melnykchuk**
David Melnychuk spoke to members in support of the City of Surrey's request to amend *Metro 2040* to change the regional land designation from Rural to General Urban to accommodate the Hazelmere development, highlighting support from the City of Surrey's Agriculture and Food Security Advisory Committee, the partnership with the Young Agrarians, and the elimination of invasive plants and improvements to the agricultural portion of the land, and requesting the MVRD Board approve the amendment request.

In response to questions, members were informed that the application requires approval from the Agricultural Land Commission.

On-table executive summary is retained with the February 23, 2018 MVRD Board agenda.

5. **Ian Whyte, Envirowest**
Ian Whyte, Principal and Lead Environmental Consultant, Envirowest, spoke in support of the City of Surrey's request to amend *Metro* 2040 to re-designate the regional land use from Rural to General Urban and extend the Urban Containment Boundary to accommodate the Hazelmere development, highlighting the proposed environmental enhancements to Kuhn Creek, Little Campbell River watershed, and surrounding agricultural land, and requesting that the MVRD Board approve the City of Surrey's request and initiate the *Metro 2040* minor amendment process.

In response to questions, members were informed of the habitat features of the Agricultural Land Reserve and non-Agricultural Land Reserve properties.

On-table executive summary and presentation material titled "Environmental Protection and Enhancements: Proposed Hazelmere Development Surrey, BC" are retained with the February 23, 2018 MVRD Board agenda.

11:05 a.m. The Chair left the meeting and the Vice Chair assumed the Chair.

6. Nathan Hildebrand, Hazelmere Golf and Tennis

Nathan Hildebrand, Hazelmere Golf and Tennis, and Maggie Koka, Aplin & Martin, spoke in support of the City of Surrey's request to amend *Metro 2040* to change the regional land use designation from Rural to General Urban and extend the Urban Containment Boundary to include the proposed development at the Hazelmere site, highlighting the existing municipal services, the benefits of developing of a complete community, and the support of the farming community, and requesting that the MVRD Board approve the requested amendment and initiate the *Metro 2040* minor amendment process.

11:08 a.m. The Chair returned to the meeting and reassumed the Chair.

In response to questions, members were informed of water and sewer servicing opportunities and proposed development density.

On-table executive summary and presentation material titled "MV 2040-Shaping our Future Request from the City of Surrey – Hazelmere" are retained with the February 23, 2018 MVRD Board agenda.

8. Sarah Rush, Friends of Hazelmere Campbell Valley

Sarah Rush, Friends of Hazelmere Campbell Valley, spoke in opposition to the City of Surrey's request to amend *Metro 2040*, asserting the amendment would promote urban sprawl, accelerate the demise of farming in the Hazelmere Valley, and decrease food security and crop diversity for the lower Mainland in the future, and requested that the MVRD Board reject the application.

On-table executive summary and presentation material titled "Friends of Hazelmere Campbell Valley" are retained with the February 23, 2018 MVRD Board agenda.

10. Don Luymes, City of Surrey

Don Luymes, City of Surrey, spoke to members in support of the City of Surrey's request to amend *Metro 2040* to change the regional land use designation from Rural to General Urban and extend the Urban Containment Boundary to accommodate the Hazelmere development, highlighting the process and the major considerations that led to City staff recommendation related to the Hazelmere application to amend the City's Official Community Plan, and to Surrey City Council's decision to advance the application to a Metro Vancouver Regional Growth Strategy amendment, and requesting that the MVRD Board approve the requested amendment.

In response to questions, members were informed of the risks associated with septic fields, including densities, land management and stream health.

On-table executive summary is retained with the February 23, 2018 MVRD Board agenda.

D. INVITED PRESENTATIONS

No items presented.

E. CONSENT AGENDA

At the request of Directors, the following items were removed from the Consent Agenda, in the following order, for consideration under Section F Items Removed from Consent Agenda:

2.1 Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment Request from the City of Surrey – Hazelmere
4.1 Provincial School Tax Implications for Small Business
2.3 Shaping our Communities Engagement Initiative: Attitudes towards Agricultural and Industrial Land Use Survey Results
1.1 Appointment of the 2018 Local Government Treaty Table Representatives to the Katzie and Tsleil-Waututh Treaty Negotiations

It was MOVED and SECONDED

That the MVRD Board adopt the recommendations in the following items presented in the February 23, 2018 MVRD Board Consent Agenda:

1.2 Appointment of Metro Vancouver's 2018 Representative to the UBCM Indigenous Relations Committee
1.3 Appointment of an Observer to the Fraser Valley Aboriginal Relations Committee Meetings for 2018
1.4 Metro Vancouver's Representation at the 2018 National Aboriginal Day and Related Events
1.5 Quarterly Report on Reconciliation Activities
2.2 Follow Up to the Final Report on the North Shore Corridor Study Pilot: Marine-Main Frequent Transit Corridor Implications
2.4 Agricultural Advisory Committee Terms of Reference – 2018 Update
3.1 2018 Regional District Sustainability Innovation Fund Applications
3.2 Visual Air Quality Management in the Lower Fraser Valley
4.2 Regional Prosperity Initiative (RPI) Update
4.3 Fraser Basin Council – Contribution Agreement
4.4 National Zero Waste Council 2017 Update
5.1 Delegations Received at Committee – February 13, 2018

CARRIED

It was MOVED and SECONDED

That the MVRD Board appoint:

a) Councillor Barbara Steele, Surrey, as the local government treaty table representative to the Katzie negotiations for 2018; and
b) Councillor Mary-Ann Booth, West Vancouver, as the local government treaty table representative to the Tsleil-Waututh negotiations for 2018.

CARRIED

2.1 Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment Request from the City of Surrey – Hazelmere

Report dated January 10, 2018 from Terry Hoff, Senior Regional Planner, Parks, Planning and Environment, seeking MVRD Board consideration of the City of Surrey's requested amendment to *Metro Vancouver 2040: Shaping Our Future (Metro 2040)* to accommodate a development proposal for the Hazelmere site.

Members considered the factors related to the City of Surrey's requested amendment, and discussed the location and level of service required for the development, the environmental and agricultural impact on the surrounding area, and the support of Semiahmoo First Nation for the proposed development, and subsequently moved the alternative recommendation in the report.

In response to questions, members were informed that the Hazelmere site is not within the Agricultural Land Reserve.

It was MOVED and SECONDED

That the MVRD Board initiate the *Metro 2040* minor amendment process and direct staff to prepare a bylaw to amend *Metro 2040,* in response to the City of Surrey's request, to amend the regional land use designation for the Hazelmere site from Rural to General Urban and to extend the Urban Containment Boundary.

CARRIED

Directors Dhaliwal, Jordan, Steves and Alternate Director McNulty voted in the negative.

2.3 Shaping our Communities Engagement Initiative: Attitudes towards Agricultural and Industrial Land Use Survey Results

Report dated January 15, 2018 from Erin Rennie, Senior Regional Planner, Parks, Planning and Environment, providing the MVRD Board with the results of the "Attitudes towards Agricultural and Industrial Land Use Survey".

Request of Staff

Staff was requested to forward the report to municipal councils, provincial Minister of Agriculture, and other relevant provincial departments.

12:03 p.m. Alternate Director Starchuk departed the meeting.

vi. Tom Gill
vii. Mike Clay

f) appoint Maria Harris as chair of the public hearing and Karl Buhr as vice-chair of the public hearing and set quorum for the public hearing at 3 directors; and
g) direct staff to set the date for the public hearing.

CARRIED

2.1 MVRD Non-Road Diesel Engine Emission Regulation Amending Bylaw No. 1262, 2018

Report dated February 8, 2018 from Mia Edbrooke, Senior Policy Analyst, Parks, Planning and Environment, seeking MVRD Board approval of the *Metro Vancouver Regional District Non-Road Diesel Engine Emission Regulation Amending Bylaw No. 1262, 2018* (the Bylaw), concerning provisions for low-use engine registration, as well as amendments to improve the administration and clarity of the Bylaw.

It was MOVED and SECONDED

That the MVRD Board give first, second and third reading to *Metro Vancouver Regional District Non-Road Diesel Engine Emission Regulation Amending Bylaw No. 1262, 2018*.

CARRIED

It was MOVED and SECONDED

That the MVRD Board pass and finally adopt *Metro Vancouver Regional District Non-Road Diesel Engine Emission Regulation Amending Bylaw No. 1262, 2018*.

CARRIED

3.1 Regional Growth Strategy Amendment Bylaw No. 1263 – Hazelmere

Report dated March 15, 2018 from Chris Plagnol, Corporate Officer, requesting the MVRD Board to initiate the Metro 2040 minor amendment process in response to the City of Surrey's request to amend the regional land use designation for the Hazelmere site, give first and second reading to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1263, 2018*, direct staff to notify affected local governments as per *Metro Vancouver 2040: Shaping our Future*, section 6.4.2, and direct staff to set a public hearing date.

It was MOVED and SECONDED

That the MVRD Board:

a) initiate the Metro 2040 minor amendment process in response to the City of Surrey's request, to amend the regional land use designation for the Hazelmere site;
b) give first and second reading to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1263, 2018*;

c) direct staff to notify affected local governments as per *Metro Vancouver 2040: Shaping our Future*, section 6.4.2; and
d) direct staff to set a public hearing date.

CARRIED

Directors Dhaliwal, Jordan, and Steves voted in the negative.

3.2 Metro Vancouver Regional District Financial Plan Amending Bylaw No. 1264, 2018

Report dated March 16, 2018 from Phil Trotzuk, Chief Financial Officer, seeking the MVRD Board adoption of *Metro Vancouver Regional District Financial Plan Amending Bylaw No. 1264, 2018* amending the 2018 Metro Vancouver Regional District Financial Plan Bylaw as a result of changes to the Regional Parks plan due to the withdrawal of the City of Abbotsford from the Metro Vancouver Regional Parks function.

It was MOVED and SECONDED

That the MVRD Board give first, second and third reading to *Metro Vancouver Regional District Financial Plan Amending Bylaw No. 1264, 2018.*

CARRIED

It was MOVED and SECONDED

That the MVRD Board pass and finally adopt *Metro Vancouver Regional District Financial Plan Amending Bylaw No. 1264, 2018.*

CARRIED

3.3 Proposed Amendments to the Remuneration Bylaw – Amending Bylaw 1265

Report dated March 20, 2018 from Phil Trotzuk, Chief Financial Officer, seeking MVRD Board adoption of amendments to the *Greater Vancouver Regional District Regional Board and Committee Remuneration Bylaw Number 1057, 2007* responding to the elimination of the non-taxable status of the one-third non-accountable portion of elected official remuneration, and considering a retiring allowance for directors.

It was MOVED and SECONDED

That the MVRD Board give first, second and third reading to *Metro Vancouver Regional District Board and Committee Remuneration Amending Bylaw No. 1265, 2018*.

CARRIED

Directors Dhaliwal, Harris, Jordan, and Walton voted in the negative.

It was MOVED and SECONDED

That the MVRD Board pass and finally adopt *Metro Vancouver Regional District Board and Committee Remuneration Amending Bylaw No. 1265, 2018*.

CARRIED

c) direct staff to notify affected local governments as per Metro Vancouver 2040: Shaping our Future section 6.4.2.

CARRIED

2.1 Regional Growth Strategy Amendment Bylaw No. 1263 – Hazelmere Site City of Surrey – Bylaw Consideration

Report dated June 19, 2018 from Chris Plagnol, Corporate Officer and Heather McNell, Director, Regional Planning and Electoral Area Services, Parks, Planning and Environment, providing the MVRD Board with the results of the public hearing held June 13, 2018 regarding the proposed amendment to the *Metro Vancouver 2040: Shaping Our Future (Metro 2040)* and the opportunity to consider *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1263, 2018*.

Chair Moore, Chair of the public hearing, reported out on the public hearing as follows:

- The public hearing was held pursuant to the provisions of the *Regional Growth Strategy* and was set for June 13, 2018. The public hearing was convened and the oral submissions were completed on that date and quorum, in accordance with the resolution of the Board, was maintained throughout public hearing.
- The June 19, 2018 report titled "Regional Growth Strategy Amendment Bylaw No. 1263 – Hazelmere Site City of Surrey – Bylaw Consideration", contained a certified copy of the minutes of the public hearing, being an accurate representation of the proceedings and submissions at the public hearing.

It was MOVED and SECONDED

That the MVRD Board receive for information the minutes of the Public Hearing as presented in the report dated June 19, 2018, titled "Regional Growth Strategy Amendment Bylaw No. 1263 – Hazelmere Site City of Surrey – Bylaw Consideration".

CARRIED

Discussion ensued on the extent to which a director may have received new information after the conclusion of the public hearing and the potential implications of this, and whether the *Regional Growth Strategy* amendment application should be referred back to the City of Surrey for further consideration.

It was MOVED and SECONDED

That the MVRD Board refer the matter of the City of Surrey's *Regional Growth Strategy* amendment application to amend the regional land use designation for the Hazelmere site from "Rural" to "General Urban" back to the City of Surrey for further consideration as set out in Bylaw 1263.

Members questioned whether the referral of the *Regional Growth Strategy* amendment application back to the City of Surrey was in order.

Appeal of the Chair's Decision
Vice Chair Louie appealed the Chair's decision to put the previous referral motion before the Board.

It was MOVED and SECONDED
"Shall the Chair be sustained?"

The appeal of the Chair's decision was before the Board. The Chair called for a recorded vote. With the exception of the Chair, all members present are required to vote.

	Number of Votes	
Director	**Against**	**For**
Wayne Baldwin		1
John Becker		1
Malcolm Brodie	5	
Karl Buhr		1
Adriane Carr	4	
Mike Clay		2
Pietro Calendino	4	
Heather Deal	5	
Sav Dhaliwal	4	
Ralph Drew	1	
Charlie Fox		3
Tom Gill		4
Maria Harris	1	
Bruce Hayne		4
Craig Hodge		3
Kerry Jang	4	
Colleen Jordan	4	
Bob Long		3
Raymond Louie	5	
Bruce McDonald	3	
John McEwen		1
Darrell Mussatto		3
Maureen Nicholson	1	
Andrea Reimer	5	
Gregor Robertson	5	
Michael Smith	3	
Mike Starchuk		5
Barbara Steele		4
Tim Stevenson	4	
Harold Steves		5
Richard Stewart		4
Rudy Storteboom		2
Judy Villeneuve	5	

Richard Walton		5
Dave Woods		4
Total Votes	**63**	**55**

DEFEATED

As the decision of the Chair was overturned, the previous motion to refer the matter to the City of Surrey's was ruled out of order.

In light of the potential new information one member may have received, members discussed whether *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1263, 2018* should be referred back to a new Public Hearing.

It was MOVED and SECONDED
That the MVRD Board refer the matter of *Regional Growth Strategy Amendment Bylaw No. 1263, 2018* to a new Public Hearing.

Members requested that legal matters related to the public hearing process be discussed at this point.

It was MOVED and SECONDED
That the MVRD Board close its regular meeting scheduled for June 22, 2018 pursuant to the *Community Charter* provisions, Section 90 (1) (i) as follows:

"90 (1) A part of a board meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose."

CARRIED

ADJOURNMENT
The MVRD Board adjourned its regular meeting of June 22, 2018 at 10:04 a.m. to convene a closed meeting.

RECONVENE
The MVRD Board reconvened at 10:31 a.m. with the following members being in attendance:

MEMBERS PRESENT:

Port Coquitlam, Chair, Director Greg Moore
Vancouver, Vice Chair, Director Raymond Louie
Anmore, Director John McEwen
Belcarra, Director Ralph Drew
Bowen Island, Director Maureen Nicholson
Burnaby, Alternate Director Pietro Calendino for Derek Corrigan
Burnaby, Director Sav Dhaliwal
Burnaby, Director Colleen Jordan
Coquitlam, Director Craig Hodge
Coquitlam, Director Richard Stewart
Delta, Director Bruce McDonald
Electoral Area A, Director Maria Harris
Langley City, Director Rudy Storteboom
Langley Township, Director Charlie Fox
Langley Township, Director Bob Long (arrived at 10:33 a.m.)

MEMBERS PRESENT (Continued):

Lions Bay, Director Karl Buhr
North Vancouver City, Director Darrell Mussatto
North Vancouver District, Director Richard Walton
Pitt Meadows, Director John Becker
Port Moody, Director Mike Clay
Richmond, Director Malcolm Brodie
Richmond, Director Harold Steves
Surrey, Director Tom Gill
Surrey, Director Bruce Hayne
Surrey, Alternate Director Mike Starchuk for Linda Hepner
Surrey, Director Barbara Steele
Surrey, Director Judy Villeneuve (arrived at 10:32 a.m.)
Surrey, Director Dave Woods (arrived at 10:32 a.m.)
Vancouver, Director Adriane Carr
Vancouver, Director Heather Deal
Vancouver, Director Kerry Jang (arrived at 10:32 a.m.)
Vancouver, Director Andrea Reimer
Vancouver, Director Gregor Robertson
Vancouver, Director Tim Stevenson
West Vancouver, Director Michael Smith
White Rock, Director Wayne Baldwin

MEMBERS ABSENT:

Delta, Director Lois Jackson
Maple Ridge, Director Nicole Read
New Westminster, Director Jonathan Coté
Tsawwassen, Director Bryce Williams

Agenda Order Resumed

The order of the agenda resumed with Item G2.1 being before the Board.

G. REPORTS NOT INCLUDED IN CONSENT AGENDA

2.1 Regional Growth Strategy Amendment Bylaw No. 1263 – Hazelmere Site City of Surrey – Bylaw Consideration (Continued)

10:32 a.m. Directors Jang, Long, Villeneuve and Woods arrived at the meeting.

Members further discussed the following Motion before the Board:

"That the MVRD Board refer the matter of *Regional Growth Strategy Amendment Bylaw No. 1263, 2018* to a new Public Hearing."

Chair Moore requested that a recorded vote be taken on the Motion. All members present are required to vote.

Question on the Motion

The question was then called on the Motion and it was

	Number of Votes	
Director	**Against**	**For**
Wayne Baldwin	1	
John Becker		1
Malcolm Brodie		5
Karl Buhr	1	
Adriane Carr	4	

Mike Clay		2
Pietro Calendino	4	
Heather Deal	5	
Sav Dhaliwal	4	
Ralph Drew	1	
Charlie Fox		3
Tom Gill		4
Maria Harris	1	
Bruce Hayne		4
Craig Hodge		3
Kerry Jang	4	
Colleen Jordan	4	
Bob Long		3
Raymond Louie	5	
Bruce McDonald		3
John McEwen		1
Greg Moore		3
Darrell Mussatto		3
Maureen Nicholson		1
Andrea Reimer	5	
Gregor Robertson	5	
Michael Smith	3	
Mike Starchuk	5	
Barbara Steele	4	
Tim Stevenson	4	
Harold Steves	5	
Richard Stewart	4	
Rudy Storteboom		2
Judy Villeneuve	5	
Richard Walton		5
Dave Woods	4	
Total Votes	**78**	**43**

DEFEATED

At this point in the meeting, members considered giving third reading to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1263, 2018*.

It was MOVED and SECONDED
That the MVRD Board give third reading to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1263, 2018.*

DEFEATED

H. MOTIONS FOR WHICH NOTICE HAS BEEN GIVEN

No items presented.

Attachment 5



Metro 2050 Type 2 Proposed Regional Land Use Amendment

HAZELMERE

Marcin Pachcinski
Division Manager, Electoral Area and Implementation Services
Mikayla Tinsley
Senior Policy & Planning Analyst, Regional Planning and Housing Services

Regional Planning Committee - July 4, 2024

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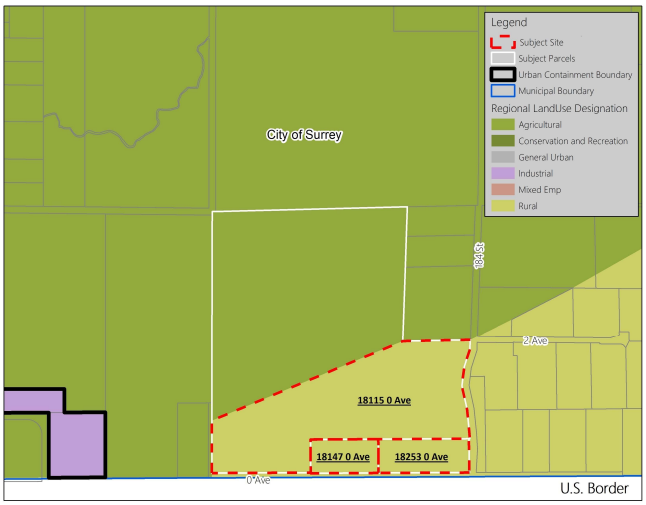
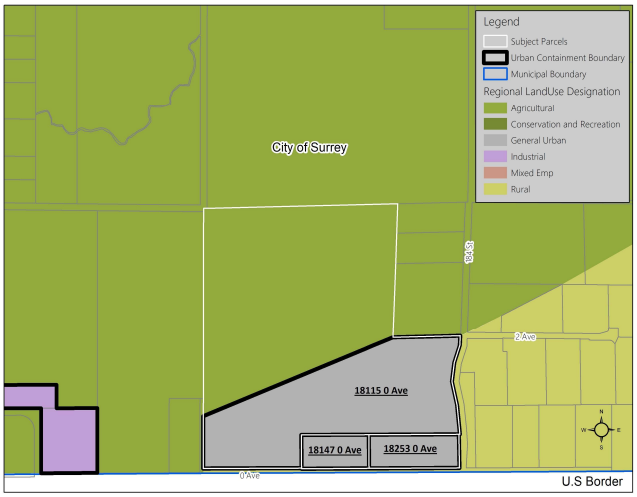
REGIONAL LAND USE DESIGNATIONS

- Designated Rural in Metro 2050
- Lands to the east are designated Rural
- Lands north and west are designated Agricultural
- South is the international border

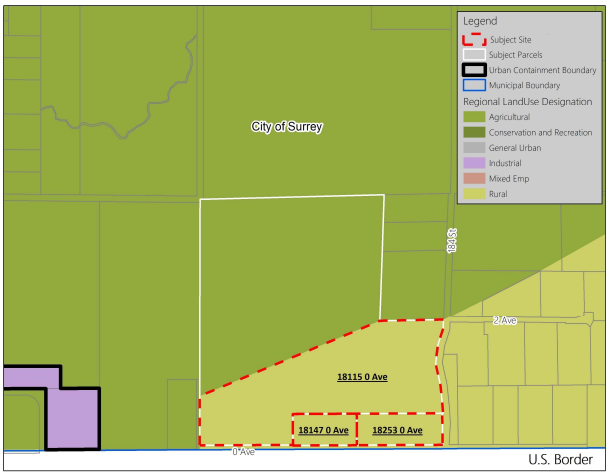


PROPOSED AMENDMENT

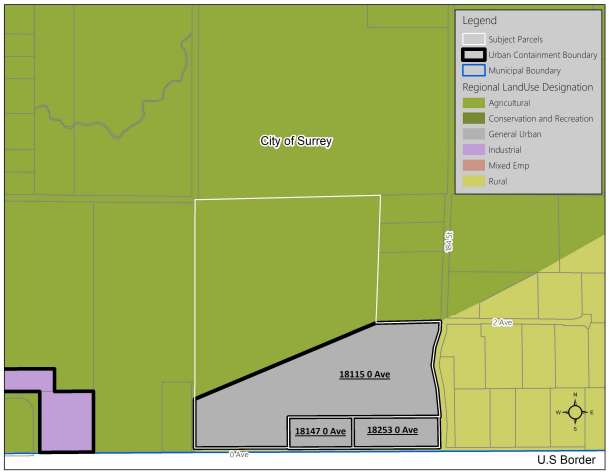
- Amend the regional land use from Rural to General Urban to accommodate a subdivision of 145 single family lots
- Amend the Urban Containment Boundary to include the subject site
- Type 2 amendment



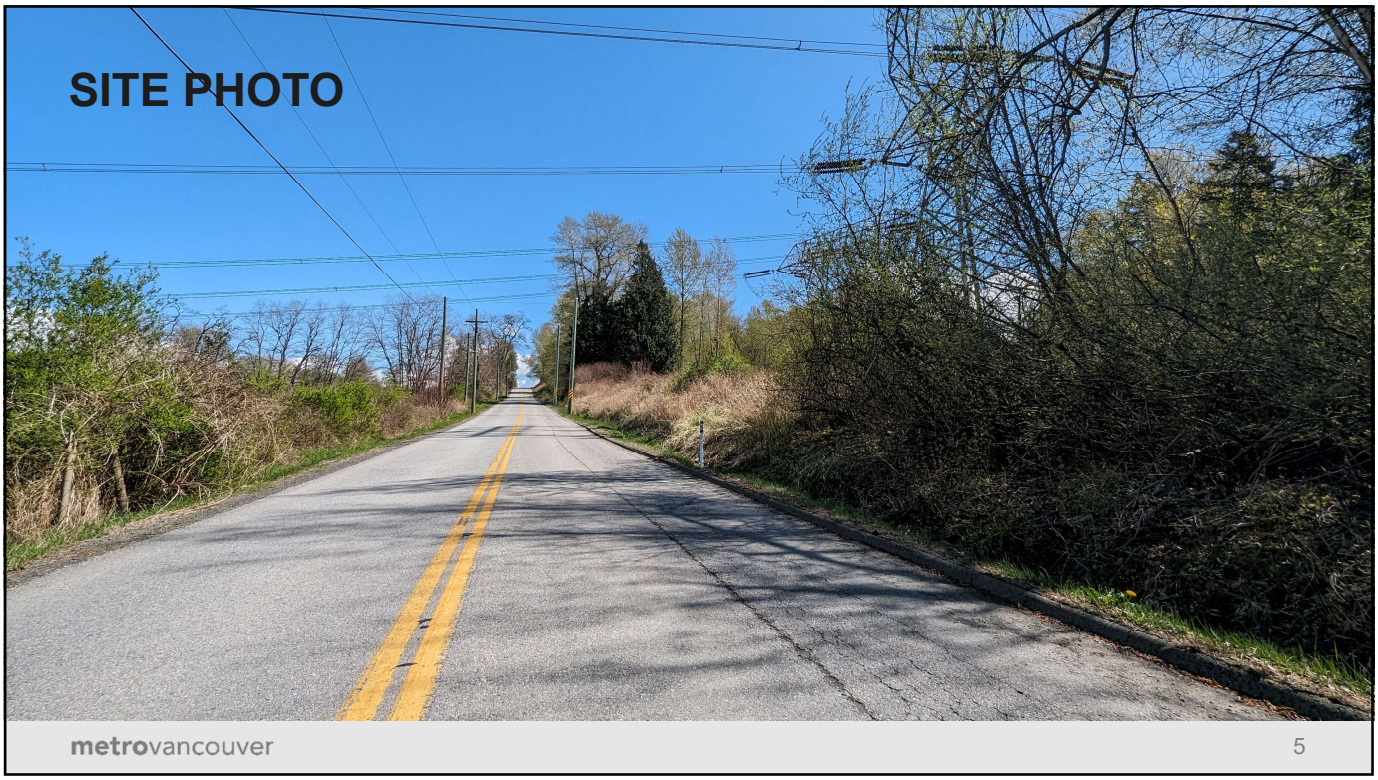
REGIONAL LAND USE DESIGNATION



Current regional designation



Proposed regional designation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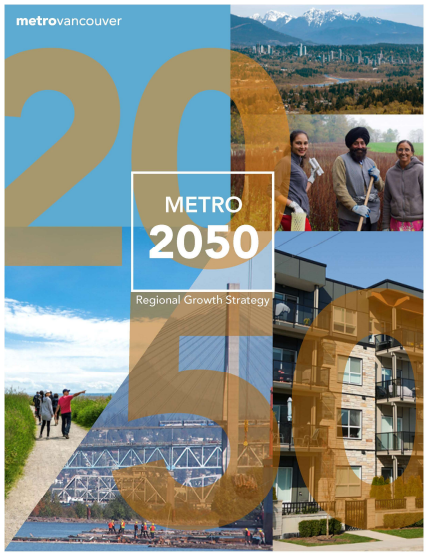
METRO 2050 CONSISTENCY ANALYSIS

- Resubmitted application is from 2018 and does not include updated information
- Recent provincial housing legislation may result in higher permissible housing density than originally proposed
- Does not support urban containment goals
- Will provide additional housing, but not anticipated to support regional affordable housing goals
- Concerns re: impact on adjacent rural and agricultural lands



RECOMMENDATION

That the MVRD Board decline the proposed amendment to Metro 2050 to extend the Urban Containment Boundary and redesignate properties at 18115, 18147 and 18253 - 0 Avenue from Rural to General Urban, based on the analysis in the report titled “Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)” dated June 24, 2024 and notify the City of Surrey of the decision.

ALTERNATIVES

That the MVRD Board:

a) initiate the *Metro 2050* amendment process for the City of Surrey's requested regional land use designation amendment from Rural to General Urban for the lands located at 18115, 18147 and 18253 - 0 Avenue;

b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393, 2024";

c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050; and

d) direct staff to commence an enhanced public engagement process, including hosting a regional public information meeting.

ALTERNATIVES

That the MVRD Board refer the application back to the City of Surrey for additional information regarding:

- implications of new provincial housing legislation on the allowable density of the subject site;
- updated information on hydrology that takes into account new developments that have occurred in the area since 2018;
- the current status of the mutual benefit agreement with the Semiahmoo First Nation;
- comments from the Agricultural Land Commission regarding the City's intended ALR inclusion, and non-farm use and subdivision of ALR land; and
- the City's plans including rationale for the General Urban (versus Agricultural) regional land use designation for the 1.6 hectare portion of the site intended for ALC inclusion.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To: Regional Planning Committee

From: Marcin Pachcinski, Division Manager of Electoral Area and Implementation Services, Mikayla Tinsley, Senior Policy and Planning Analyst, Regional Planning and Housing Services

Date: June 3, 2024 Meeting Date: July 4, 2024

Subject: **Metro 2050 Type 3 Proposed Amendment – City of Surrey (7880 128 St)**

RECOMMENDATION

That the MVRD Board:

a) initiate the *Metro 2050* amendment process for the City of Surrey's requested regional land use designation amendment from Industrial to Employment for the lands located at 7880-128 Street;
b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1392, 2024"; and
c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*.

EXECUTIVE SUMMARY

The City of Surrey is requesting a Type 3 amendment to *Metro 2050* for a 1.3 hectare parcel located on the east side of 128 Street and south of 80 Avenue in the Newton Industrial area, directly adjacent to the Newton Cultural Commercial District. The proposed amendment would redesignate the regional land use from Industrial to Employment to accommodate commercial uses, including retail, office space, and a childcare facility. The requested *Metro 2050* Type 3 amendment bylaw requires an affirmative 50% + 1 weighted vote of the MVRD Board. The proposed amendment has been assessed in relation to applicable *Metro 2050* goals and policies. There is some concern that this proposal could lead to additional requests to redesignate industrial lands nearby. However, the direct impacts from redesignating this small parcel of industrial land would be small, and the amendment is compatible with several of the goals in *Metro 2050.* Based on this review, on balance, the proposed amendment is supportable. The key points of regional analysis for this application are as follows:

- The proposed amendment would redesignate 1.3 hectares of land with a regional Industrial land use designation that is strategically located from a goods movement perspective;
- The 16 hectare Newton Cultural Commercial District was created by the City of Surrey in 2014 (including support from Metro Vancouver for regional land use redesignation from Industrial to Employment) to contain the loss of industrial lands and conversion to other uses. Adding the subject site to the Newton Cultural Commercial District may increase pressure for adjacent lands to seek redesignation to non-industrial uses;
- The proposed amendment would add 1.3 hectares of land with a regional Employment land use designation, and likely lead to the creation of jobs, as commercial uses tend to provide a higher density of jobs;

- While provisions in *Metro 2050* stipulate that it is preferable to concentrate commercial uses within Urban Centres and Frequent Transit Development Areas, the subject site is located near bus routes with frequent service and a greenway; and
- The City of Surrey staff report estimates that the proposed amendment would lead to an increase in vehicle trip generation compared to the site's current Industrial use.

PURPOSE

To provide the Regional Planning Committee and MVRD Board with the opportunity to consider the City's request to amend Metro 2050 to accommodate commercial uses, including retail, office space, and a childcare facility through a Metro 2050 Type 3 amendment.

BACKGROUND

On March 21, 2024, Metro Vancouver received a request from the City of Surrey to consider a *Metro 2050* amendment for the subject site. The proposed amendment would amend the regional land use designation for the site from Industrial to Employment. Proposed amendments are brought to the Regional Planning Advisory Committee, Regional Planning Committee and MVRD Board for consideration.

SITE CONTEXT

The subject site is a single parcel that is approximately 1.3 hectares in size. It is bounded by commercial uses to the north, and industrial uses to the east, west, and south. The City's staff report notes that the subject site is abutting, but not within, the Central Newton Cultural Commercial District.

Figure 1 – Site Context



The Central Newton Cultural Commercial District was created to address development pressure to introduce commercial uses throughout the Industrial lands in Newton. As such, the plan concentrates commercial uses on lands designated Mixed Employment around the intersection of 80 Avenue and 120 Street, with the intent that, elsewhere in Newton, these uses would not be permitted on Industrial lands to help retain Industrial uses. The City of Surrey intends to add the subject lot to the Central Newton Cultural Commercial District plan area, should Metro Vancouver approve the Metro 2050 amendment.

Figure 2 – Existing Regional Land Use Designations

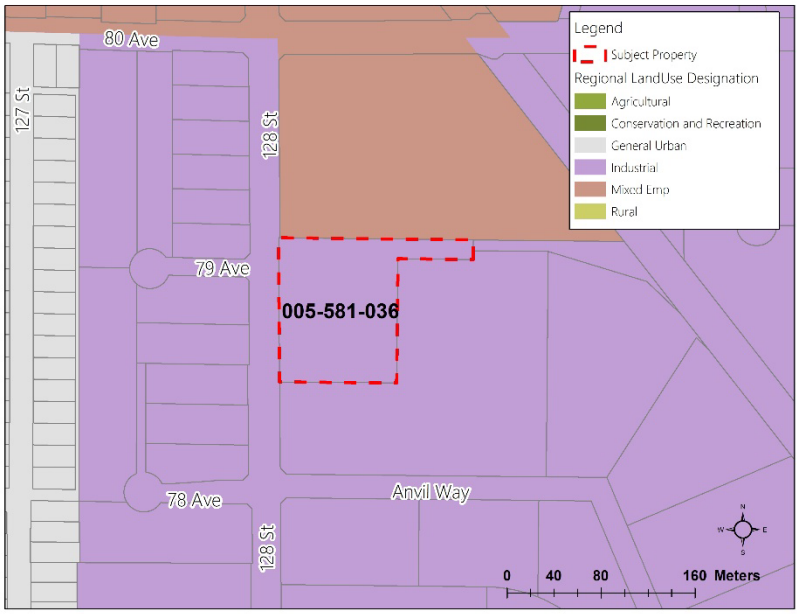
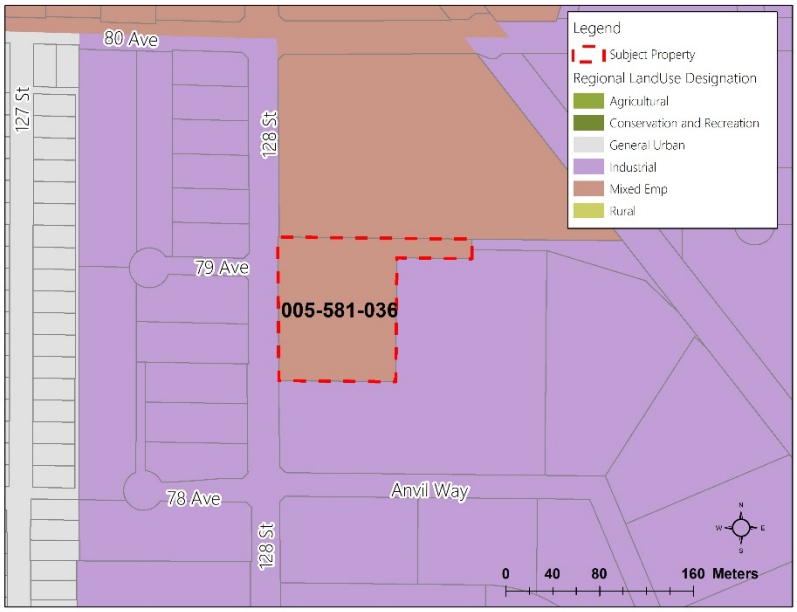


Figure 3 – Proposed Regional Land Use Designations



The proposal would see the site developed into two five storey commercial buildings and one childcare building with a total FAR of 2.0. The commercial building would consist of retail uses on the ground and second floors, and office uses on floors three through five.

Table 1 – Proposed Lot Area and Floor Area

Lot Area	
Gross Site Area	13,453 sq.m.
Road Dedication	345 sq.m.
Net Site Area	13,109 sq.m.
Floor Area	
Retail	10,472 sq.m.
Office	14,685 sq.m.
Childcare	1,060 sq.m.
Total	26,218 sq.m.

PROPOSED REGIONAL LAND USE DESIGNATION AMENDMENT

On February 26, 2024, the City of Surrey held a public hearing and granted 3rd reading to the respective OCP and zoning amendment bylaws. The proposal would amend the City's OCP and Zoning Bylaw for the subject site to accommodate commercial uses. The City can only proceed to adopt the proposed OCP amendments after the MVRD Board approves the corresponding *Metro 2050* Type 3 amendment given the change of land use being requested. The proposed land use changes are outlined in Table 2 and on Figures 2 and 3.

Table 2 – Proposed Site Designations

	Current	**Proposed**
Metro 2050	Industrial	Employment
OCP	Industrial	Mixed Employment
Zoning	IL (Light Impact Industrial Zone)	CD (Comprehensive Development Zone)

REGIONAL PLANNING ANALYSIS

The City of Surrey's proposed *Metro 2050* amendment has been assessed in relation to the applicable goals and policies of the Regional Growth Strategy. The intent of the assessment by Regional Planning staff is to identify regional planning implications and the regional significance of the proposed land use changes in consideration of *Metro 2050*, not to duplicate the municipal planning process. *Metro 2050* sets out a long-term regional vision to support growth and change while protecting the natural environment, fostering community well-being, and supporting economic prosperity, among other objectives. Staff's role in assessing amendment requests is primarily to consider any implications to the shared *Metro 2050* vision, goals and strategies from a long-term, regional perspective. A summary of the regional analysis is provided as follows.

Goal 1: Create a Compact Urban Area

Goal 1 of *Metro 2050* includes strategies to concentrate urban development within the Urban Containment Boundary, and to direct growth to a network of Urban Centres and along transit

corridors, with an aim to support the development of resilient, healthy, connected, and complete communities with a range of services and amenities.

Consideration 1: Contain urban development within the Urban Containment Boundary
The proposed amendment does not affect the Urban Containment Boundary.

Consideration 2: Focus growth in Urban Centres and Frequent Transit Development Areas
The subject site is not located within an Urban Centre or Frequent Transit Development Area. The shared regional vision in *Metro 2050* sets out that major commercial uses are most strategically located within Urban Centres and Frequent Transit Development Areas. However, the subject site does have good transit service, with two current bus routes, the 323 and 393 routes, with the former providing Frequent Transit Network service, with all-day frequencies under 15 minutes and peak-period services under 10 minutes.

Consideration 3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities
Metro 2050 encourages member jurisdictions to locate a variety of services, including local serving retail uses and child care facilities in areas with good access to transit to support the development of resilient, healthy, connected, and complete communities. The proposed amendment would introduce office, retail and childcare, all of which are in strong demand in a fast growing community. The 2023 Survey of Licensed Child Care Spaces in Metro Vancouver showed that the City of Surrey is particularly lacking in childcare spaces, with only 18.3 childcare spaces per 100 children under the age of 12 (Reference 1). The inclusion of retail, office and child care uses into this location would generally support the regional goal of creating complete communities with a range of services and amenities.

<u>Goal 2: Support a Sustainable Regional Economy</u>
Goal 2 of *Metro 2050* includes strategies to promote land development patterns that support a diverse regional economy. This includes the protection and enhancement of the region's supply of industrial and agricultural lands, while supporting employment opportunities close to where people live.

Consideration 1: Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live
Although commercial uses and employment are needed in every community, the shared regional vision set out in *Metro 2050* sets out that they should be primarily focused in Urban Centres and Frequent Transit Development Areas. While provisions in *Metro 2050* stipulate that it is preferable to concentrate commercial uses within Urban Centres and Frequent Transit Development Areas, the subject site is located in a fast growing community that is well served by transit and other transportation options. The proposed amendment will result in the creation of additional office, retail and child care related jobs in a location that is easily accessible. Economic activity on industrial lands also contributes directly to employment and plays a significant role in helping to support a diverse regional economy. As noted in the Economic Value of Industrial Lands to the Metro Vancouver Region study, not all jobs are the same, and the average wages from industrial jobs are higher than the regional average (Reference 2). The proposed amendment would be mixed

in terms of supporting the regional goal to support the development of a diverse regional economy. The proposal would increase economic activity and jobs on the site, but this would come at the expense of losing a small site of strategically located industrial land in the region.

Consideration 2: Protect the supply and enhance the efficient use of industrial land
The supply of industrial lands in Surrey and the region is limited and in high demand as documented in the Metro Vancouver Regional Industrial Lands Strategy and the 2020 Regional Industrial Lands Inventory (References 3 and 4).

In 2014, a Regional Growth Strategy land use designation amendment from the City of Surrey created the 16 hectare Newton Cultural Commercial District. One stated objective of this new commercial district was to stop and contain the ongoing loss of industrial lands and intrusion of commercial uses into the surrounding areas. This is confirmed and stated in the City's staff report submitted in support of this proposal where it notes:

> *In order to relieve commercial pressure on Industrial lands throughout the community, the Central Newton Cultural Commercial District was established so that cultural and commercial uses could be focused in one area, thus protecting and maintaining the integrity of the remaining industrial lands.*

Metro Vancouver staff note that a change in the regional land use designation from Industrial to Employment will further erode the city's and region's supply and capacity of industrial lands. When considering a re-designation from Industrial to Employment or any other designation, it is important to consider whether accepting this request will lead to additional requests. If this application is approved, it is likely that there will be further pressure for land use changes, conversions, and speculation in the area, that will result in increased pressure for more non-industrial uses on designated Industrial lands.

The City's staff report on this proposal notes similar concerns:

> *Approval of the current proposal would draw commercial uses farther south along 128 Street, further eroding the industrial land base, and providing increasing pressure for adjacent lands to redevelop to non-industrial uses.*
>
> *The proposed development, if approved, would put pressure on other Industrial lands in Surrey to be converted to commercial uses, including other lands located in the Newton industrial area.*

<u>Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards</u>
Goal 3 of *Metro 2050* includes strategies to protect, enhance, restore and connect ecosystems while advancing land uses that reduce greenhouse gas emissions and improve resilience to climate change impacts.

Consideration 1: Protect, enhance, restore, and connect ecosystems
The City's staff report notes that the applicant has proposed to remove one mature cottonwood tree on-site and plant 40 replacement trees (including birch, maples, spruce and cherry trees),

which exceeds the City's 1:1 replacement requirement. As the site is within the Urban Containment Boundary, planting 40 trees on site will contribute to the *Metro 2050* regional urban tree canopy cover target to increase the total regional tree canopy cover within the urban containment boundary to 40 percent by the year 2050. This is provided that: the tree species are resilient to harsh urban conditions (i.e. high temperatures, summer drought); sufficient soil volume is provided; and the trees are regularly irrigated and properly maintained so they can reach full maturity.

Consideration 2: Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards
The proposed amendment application is not expected to negatively affect the shared *Metro 2050* objective to advance land use, infrastructure, and human settlement patterns that collectively improve our resilience to climate change impacts and natural hazards. The site is not located within a high-probability hazard area, according to Metro Vancouver's Regional Multi-Hazard Mapping Project.

Goal 4: Provide Diverse and Affordable Housing Choices
Goal 4 of *Metro 2050* includes strategies that encourage greater supply and diversity of housing to meet a variety of needs. The proposed amendment does not enable or impact residential development, therefore the Goal 4 strategies and policies of *Metro 2050* are not applicable.

Goal 5: Support Sustainable Transportation Choices
Goal 5 of *Metro 2050* includes strategies that encourage the coordination of land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking, and support the safe and efficient movement of vehicles for passengers, goods and services.

Consideration 1: Supporting sustainable transportation options
The subject site is located close to transit with many sustainable transportation options, which supports increasing the intensity of uses at the site. The subject site is directly served by two current bus routes, the 323 and 393 routes, with the former providing Frequent Transit Network service, with all-day frequencies under 15 minutes and peak-period services under 10 minutes. Moreover, the site is directly linked by a bike lane on 128 Street, connecting facilities on both 80 Avenue and 76 Avenue, and a multi-use path on the nearby Serpentine Greenway (which is part of the Regional Greenway Network).

However, these assets seemingly did not inform the design of the proposed project. The project is largely being designed to accommodate private vehicles, and will likely drive significantly more vehicle traffic to the area compared to the site's current industrial use. The City of Surrey's amendment application materials estimate that the site will generate approximately 900 vehicles per hour in the peak and 713 off-street parking spaces, primarily underground, are proposed. To help manage this incremental demand, the applicant is being required to construct a new traffic signal at 79 Avenue and extensions of existing turn bays at 80 Avenue, along with unspecified improvements to pedestrian and transit infrastructure along 128 Street.

Consideration 2: Supporting efficient movement of goods and services
128 Street is a designated truck route and part of the Major Road Network, which makes the site favourable for industrial uses. Given the importance of protecting industrial lands with access to goods movement networks set out in *Metro 2050*, the site's proximity to truck routes and major roads does not support a change in land use to commercial-oriented uses from a regional goods movement perspective.

IMPLICATIONS FOR METRO VANCOUVER UTILITY SERVICES
Water Services (GVWD)
The City's staff report does not provide an estimation of the increase in population served and the associated water demand resulting from this redesignation and rezoning. As soon as the population and water demand details are available, the City is requested to forward the information to Metro Vancouver's Water Services.

Liquid Waste Services (GVS&DD)
The proposed amendment should be of minimal hydraulic impact on Metro Vancouver's sewer conveyance system.

REGIONAL PLANNING ADVISORY COMMITTEE COMMENTS
An information report on the amendment application was provided to the Regional Planning Advisory Committee (RPAC) for comment on May 17, 2024. Staff from the City of Surrey presented on the amendment application and in response to a question from committee members, confirmed that a transportation impact analysis was completed.

REGIONAL CONTEXT STATEMENT
An updated Regional Context Statement (RCS) that reflects the proposed regional land use designation change is required from the City of Surrey prior to final adoption of the amendment bylaw. It is expected that the City will submit the updated RCS for consideration of acceptance if the Board chooses to initiate the proposed amendment process for *Metro 2050* and gives 1st, 2nd and 3rd readings to the *Metro 2050* amendment bylaw. The updated RCS will then be considered alongside the final adoption of the amendment bylaw. This process is in alignment with the regional growth strategy and associated implementation guidelines. Once received, Metro Vancouver has 120 days to accept or not accept the RCS.

REGIONAL GROWTH STRATEGY AMENDMENT PROCESS AND NEXT STEPS
Subsequent to the Regional Planning Advisory Committee meeting, Metro Vancouver staff will prepare a report for the Regional Planning Committee and MVRD Board with a draft amendment bylaw for consideration. If the amendment bylaw receives 1st, 2nd, and 3rd readings, it will then be referred to affected local governments, local First Nations, and relevant agencies, as well as posted on the Metro Vancouver website for a minimum of 45 days to provide an opportunity for comment.

Metro 2050 identifies additional public engagement opportunities that may be used at the discretion of the MVRD Board including: appearing as a delegation to the Regional Planning Committee for the MVRD Board when the amendment is being considered; conveyance of comments submitted from the respective local public hearing to the MVRD Board, and hosting a

public information meeting (digitally or in person). All comments received will be summarized and included in a report advancing the amendment bylaw and updated RCS to the MVRD Board for consideration of final adoption.

ALTERNATIVES

1. That the MVRD Board:
   a) initiate the *Metro 2050* amendment process for the City of Surrey's requested regional land use designation amendment from Industrial to Employment for the lands located at 7880-128 Street;
   b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1392, 2024"; and
   c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*.

2. That the MVRD Board decline the proposed amendment for 7880-128 Street, and notify the City of Surrey of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, there are no financial implications for Metro Vancouver related to the initiation of the City of Surrey's proposed Type 3 Amendment. If the MVRD Board chooses Alternative 2, a dispute resolution process may take place as prescribed by the *Local Government Act*. The cost of a dispute resolution process is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of those associated costs.

CONCLUSION

The City of Surrey has requested that the MVRD Board consider a Type 3 amendment to *Metro 2050* for a 1.3 hectare site in the Newton Industrial area to change the land use designation from Industrial to Employment. This proposal would add 1.3 hectares of lands with a regional Employment land use designation to accommodate commercial uses, including retail, office space, and a childcare facility. It will also result in the loss of 1.3 hectares of well-located Industrial land. Metro Vancouver staff are concerned that this proposal could lead to further applications to convert adjacent industrial land, which was meant to be contained through the creation of the 16 hectare Newton Cultural Commercial District. However, the subject site is quite a small parcel, and therefore the direct impact of redesignation is minor.

From a transportation perspective, the proposed amendment is likely to generate significantly more vehicle trips than its current industrial use. Although commercial uses are more ideally located in Urban Centres and Frequent Transit Development Areas, the site does have frequent bus service and is located near a greenway. The proposed amendment is also likely to confer benefits in terms of job creation and the provision of amenities, such as childcare, in the area. Therefore, staff have concluded that, on balance, the proposed amendment is supportable.

The proposed amendment is unlikely to have a significant impact on Metro Vancouver's sewer conveyance system. Additional information is required to fully assess water servicing implications for this application, should it proceed. This information can be received post-bylaw during the development planning stage. Staff recommend Alternative 1.

ATTACHMENTS

1. City of Surrey Regional Growth Strategy Amendment Application and Staff Report, dated March 21, 2024 (File: 7923-0090-00)
2. Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1392
3. Presentation re: *Metro 2050* Type 3 Proposed Regional Land Use Amendment City of Surrey - 7880-128 ST

REFERENCES

1. The 2023 Survey of Licensed Child Care Spaces in Metro Vancouver, Metro Vancouver, December 2023.
2. Economic Value of Industrial Lands to the Metro Vancouver Region Study, Metro Vancouver, 2019
3. Regional Industrial Lands Strategy, Metro Vancouver, June 2020.
4. Metro Vancouver 2020 Regional Industrial Lands Inventory: Technical Report, Metro Vancouver, March 2021.

67028732

CITY OF SURREY
the future lives here.

the future lives here.

March 21, 2024

File: 7923 0090 00

Metro Vancouver Board
c/o Dorothy Shermer, Director/Corporate Officer, Board & Information Services
Metrotower III, 4730 Kingsway
Burnaby, BC V5H 0C6
Dorothy.Shermer@metrovancouver.org

Dear Ms. Shermer,

RE: City of Surrey Regional Growth Strategy Amendment Application for property located at 7880 – 128 Street (Development Application No. 7923-0090-00)

The City of Surrey is processing a land development application at 7880 – 128 Street in Newton to permit the development of three commercial buildings and a child care building. The proposal includes a Regional Growth Strategy (RGS) amendment application, to redesignate the subject site from "Industrial" to "Employment".

Summary of Proposal and Background

To allow for the proposed development of three commercial buildings and a child care building, the following is required:

- **Regional Growth Strategy Amendment** from Industrial to Employment;
- **Official Community Plan Amendment** from Industrial to Mixed Employment;
- **Official Community Plan Text Amendment** to allow a higher density (2.0 FAR) in the Mixed Employment designation;
- **Local Area Plan Amendment** to include the subject within the Central Newton Cultural Commercial District;
- **Rezoning** from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)"; and
- **Development Permit** for Form and Character.

Council Resolution

At the Regular Council – Land Use meeting held on February 12, 2024 Surrey City Council passed Resolution R24-248 (Attachment "A") to refer Development Application No. 7923-0090-00 to Metro Vancouver for consideration and approval of a Type 3 Amendment to the Regional Growth Strategy (RGS) designation of the subject site from "Industrial" to "Employment", upon the application receiving Third Reading.

This resolution was passed after reviewing Planning & Development Report No. 7923-0090-00 (Attachment "B") detailing the extent of the proposed development as well as subsequent Metro Vancouver RGS and Surrey Official Community Plan (OCP) amendments that would be required

prior to any final development approvals being granted. Application No. 7923-0090-00 received Third Reading from Surrey City Council at its Regular Council – Public Hearing meeting on February 26, 2024 (Attachment "C"). Therefore, an application is now being made to Metro Vancouver for the above proposed amendments.

City of Surrey staff have discussed the proposed RGS amendment with Metro Vancouver staff and it was confirmed that, in order for the City of Surrey OCP amendment to be finalized to permit the proposed development, the Metro Vancouver RGS amendment would require Metro Vancouver Board approval.

The City of Surrey requests that the Metro Vancouver Board amend the Regional Growth Strategy for the illustrated property (Attachment "D") from "Industrial" to "Employment".

We also advise that we will be forwarding a Surrey Council resolution regarding an updated Regional Context Statement for this site in the very near future.

Should Metro Vancouver staff require any additional information regarding this matter, please contact Keith Broersma, the project Planner, at 604-591-4766 or at kbroersma@surrey.ca.

Yours,



Ron Gill
Chief Development Approvals Officer
Planning & Development Department

KB/

Attachments:

Attachment "A":	February 12, 2024 Surrey Council Resolution Supporting Application to Metro Vancouver
Attachment "B":	City of Surrey Planning & Development Report No. 7923-0090-00, dated February 12, 2024
Attachment "C":	February 26, 2024 Surrey Council Resolution Granting Third Reading
Attachment "D":	Proposed Regional Growth Strategy Land Use Designation Adjustment

Cc: Keith Broersma, Senior Planner, City of Surrey, kbroersma@surrey.ca
Preet Heer, Manager, Community Planning, City of Surrey, PHeer@surrey.ca
Victor Cheung, Senior Policy & Planning Analyst, Metro Vancouver, Victor.Cheung@metrovancouver.org
Heather McNell, Deputy CAO, Policy & Planning, Metro Vancouver, Heather.McNell@metrovancouver.org
Jonathan Cote, Deputy GM, Regional Planning and Housing Development, Metro Vancouver, Jonathan.Cote@metrovancouver.org

D. ITEMS REFERRED BACK

1. 7923-0090-00
7880 - 128 Street
Owner: 0850795 B.C. Ltd.
Director Information: L. Brar, G. Brar, R. Khaira, J. Khaira
No Officer Information Filed as at December 31, 2022.
Agent: L. Kwan
Regional Growth Strategy Amendment from "Industrial" to "Employment"
OCP Amendment from "Industrial" to "Mixed Employment"
OCP Text Amendment to allow a higher density in the "Mixed Employment" designation
Development Permit
LAP Amendment to include the subject site in the Central Newton Cultural Commercial District
Rezoning from IL to CD
to permit the development of 3 commercial buildings and a child care building.

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Industrial" to "Mixed Employment", and a date for Public Hearing be set.

2. A Bylaw be introduced to amend the OCP Figure 42: Major Employment Areas for the subject site by changing the designation from "Industrial" to "Mixed Employment", and a date for Public Hearing be set.

3. A Bylaw be introduced to amend OCP, Table 7a: Land Use Designation Exceptions within the "Mixed Employment" designation by adding site specific permission for the subject site to permit a density up to 2.00 FAR (net calculation), and a date for Public Hearing be set.

4. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

5. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading: to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the site from "Industrial" to "Employment".

6. A Bylaw be introduced to rezone the subject site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

7. Council approve the applicant's request to vary the Sign By-law as described in Appendix I.

8. Council authorize staff to draft Development Permit No. 7923-0090-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix II).

9. Council instruct staff to resolve the following issues prior to final adoption:

   (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

   (b) submission of a road dedication plan to the satisfaction of the Approving Officer;

   (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

   (d) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Services;

   (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

   (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

   (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

   (h) approval from Metro Vancouver for a Regional Growth Strategy site designation amendment from "Industrial" to "Employment";

   (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Planning & Development Services; and

   (j) registration of an access easement on the neighbouring property to the north at 7928 – 128 Street for the purposes of Fire access on the subject site.

10. Council pass a resolution to amend the Central Newton Cultural Commercial District (CNCCD) to include the subject property within the boundary of the CNCCD, when the project is considered for final adoption.

RES.R24-248 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21170" pass its first reading.

RES.R24-249 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis
Seconded by Councillor Bose
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21170" pass its second reading.

RES.R24-250 Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Annis
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21170" be held at City Hall on February 26, 2024, at 7:00 p.m.

RES.R24-251 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development Zone 177 (CD 177), Bylaw, 2024, No. 21171" pass its first reading.

RES.R24-252 Carried

The said Bylaw was then read for the second time.

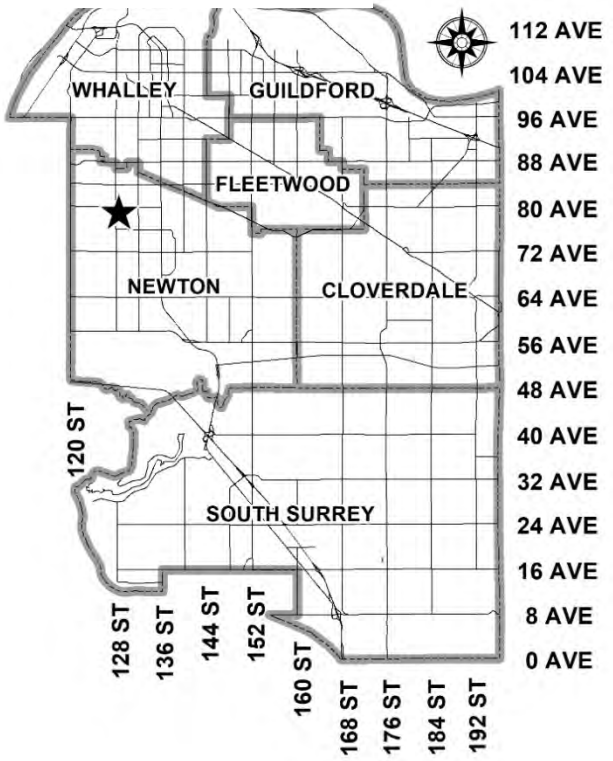
It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Comprehensive Development Zone 177 (CD 177), Bylaw, 2024, No. 21171" pass its second reading.

RES.R24-253 Carried

It was then Moved by Councillor Stutt
Seconded by Councillor Kooner
That the Public Hearing on "Surrey Comprehensive Development Zone 177 (CD 177), Bylaw, 2024, No. 21171" be held at City Hall on February 26, 2024, at 7:00 p.m.

RES.R24-254 Carried

Attachment "B"



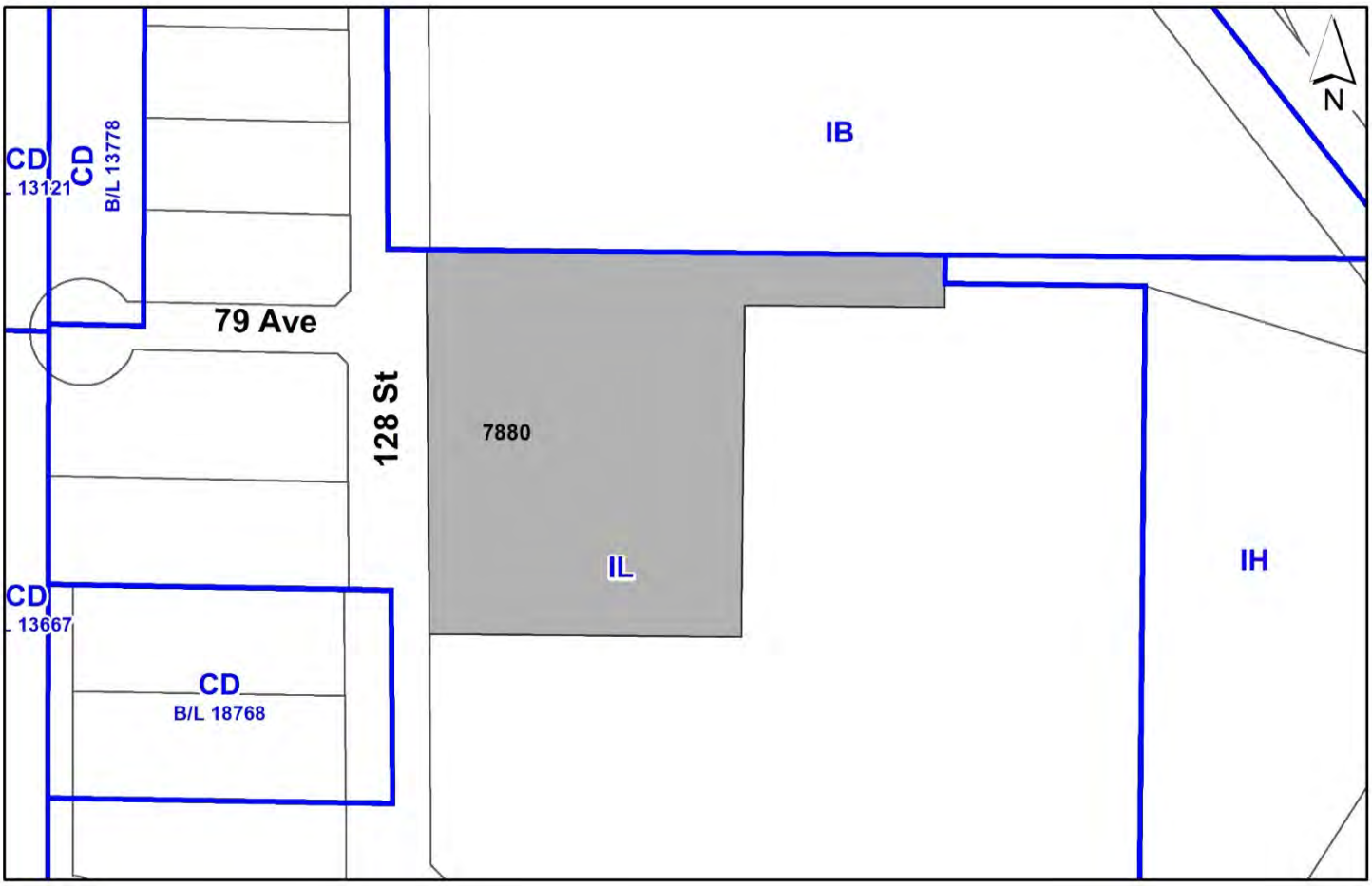
City of Surrey
ADDITIONAL PLANNING COMMENTS
Application No.: 7923-0090-00
Planning Report Date: February 12, 2024

PROPOSAL:

- **Regional Growth Strategy Amendment** from Industrial to Employment
- **OCP Amendment** from Industrial to Mixed Employment
- **OCP Text Amendment** to allow a higher density in the Mixed Employment designation
- **Development Permit**
- **LAP Amendment** to include the subject site in the Central Newton Cultural Commercial District
- **Rezoning** from IL to CD

to permit the development of three commercial buildings and a child care building.

LOCATION:	7880 - 128 Street
ZONING:	IL
OCP DESIGNATION:	Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
    - OCP Amendment; and
    - Rezoning.

- Refer the application to Metro Vancouver upon Council granting Third Reading for consideration of an amendment to the Metro Vancouver Regional Growth Strategy (RGS) designation from "Industrial" to "Employment".

- Approval to vary the Sign By-law through a comprehensive sign design package.

- Approval to draft Development Permit for Form and Character**.**

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Industrial to Mixed Employment and an OCP text amendment to allow a density higher than the 1.0 floor area ratio (FAR) permitted in the Mixed Employment OCP designation.

- Proposing an amendment to the Metro Vancouver Regional Growth Strategy (RGS) from Industrial to Employment.

- Proposing to vary regulations in the Sign By-law by allowing fascia signage on the second storey.

RATIONALE OF RECOMMENDATION

- At the May 1, 2023, Regular Council- Land Use meeting, Council considered a Stage 1 Planning Report for a proposal to amend the Official Community Plan (OCP), a Metro Vancouver Regional Growth Strategy (RGS) amendment and to rezone the site to a Comprehensive Development (CD) Zone. Staff recommended that the application be referred back to staff to work with the applicant to develop a proposal that complies with the site's Industrial designation in both the OCP and Metro Vancouver's RGS (Appendix VII).

- At the May 1, 2023, Regular Council- Land Use meeting, staff's motion "*That Application 7923-0090-00 be referred back to staff to work with the applicant to develop a proposal that complies with the site's Industrial designation in both the Official Community Plan (OCP) and Metro Vancouver's Regional Growth Strategy (RGS)*" was defeated (RES.R23-939).

- Since that time staff have worked with the applicant to resolve site planning, access, design and other considerations. The proposal is now being presented for Council's consideration and for by-law introduction.

- The proposal will trigger the requirement for a Metro Vancouver RGS amendment. An RGS amendment from Industrial to Employment would be considered a Type 3 Minor Amendment. It would require an affirmative 50% + 1 weighted vote of the Metro Vancouver Board.

- The proposed buildings achieve an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

- As this project is proposing ground floor and second floor commercial retail units (CRUs), it is reasonable to allow the second floor retail premises to also have fascia signage. The proposed fascia signs are of an appropriate size and scale in relation to the proposed building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Industrial to Mixed Employment and a date for Public Hearing be set.

2. A By-law be introduced to amend the OCP Figure 42: Major Employment Areas for the subject site by changing the designation from Industrial to Mixed Employment and a date for Public Hearing be set.

3. A Bylaw be introduced to amend OCP, Table 7a: Land Use Designation Exceptions within the "Mixed Employment" designation by adding site specific permission for the subject site to permit a density up to 2.00 FAR (net calculation), and a date for Public Hearing be set.

4. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

5. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading: to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the site from Industrial to Employment.

6. A By-law be introduced to rezone the subject site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

7. Council approve the applicant's request to vary the Sign By-law as described in Appendix I.

8. Council authorize staff to draft Development Permit No. 7923-0090-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix II).

9. Council instruct staff to resolve the following issues prior to final adoption:

    (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

    (b) submission of a road dedication plan to the satisfaction of the Approving Officer;

    (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

    (d) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Services;

(e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

(f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

(g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

(h) approval from Metro Vancouver for a Regional Growth Strategy site designation amendment from Industrial to Employment;

(i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Planning & Development Services; and

(j) registration of an access easement on the neighbouring property to the north at 7928 – 128 Street for the purposes of Fire access on the subject site.

10. Council pass a resolution to amend the Central Newton Cultural Commercial District (CNCCD) to include the subject property within the boundary of the CNCCD, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Industrial	Industrial	IL
North:	Commercial	Mixed Employment	IB
East and South:	Industrial	Industrial	IL
West (Across 128 Street):	Industrial	Industrial	IL and CD (By-law No. 18768)

Context & Background

- The subject property is approximately 1.3 hectares in size and is located on the east side of 128 Street and approximately 150 metres south of 80 Ave. in the Newton Industrial area. It is designated "Industrial" in the Official Community Plan (OCP), and "Industrial" in Metro Vancouver's Regional Growth Strategy (RGS).

- Given the site's current Industrial designation under the RGS, an amendment to the RGS from Industrial to Employment would be required should the proposal be supported by Council. This would involve an affirmative 50% +1 weighted vote of the Metro Vancouver Regional District Board. Metro Vancouver indicates that public engagement opportunities would also be required as part of their process. Public engagement opportunities may include notification on the Metro Vancouver website, request for written comments on the Metro Vancouver website, opportunities for the public to appear as a delegation to the Regional Planning Committee or the Metro Vancouver Regional District Board, conveyance of comments from the Surrey Public Hearing to the Metro Vancouver Regional District Board and/or hosting a public information meeting.

- The subject property is abutting, but not within, the group of properties that make up the Central Newton Cultural Commercial District (CNCCD). Properties within the CNCCD, to the north of the subject site, are designated "Mixed Employment" in the OCP. The intention of the CNCCD is to encourage commercial uses to locate on the lands designated Mixed Employment around the intersection of 80 Avenue and 120 Street, with the intent that, elsewhere in Newton, these uses would not be permitted on Industrial lands to help retain Industrial uses.

- As the subject site is abutting the CNCCD, it is proposed that should Council and Metro Vancouver approve the proposal, the subject lot would be added to the CNCCD plan area.

DEVELOPMENT PROPOSAL

Planning Considerations

- The subject application includes the following components:
    - A Metro Vancouver Regional Growth Strategy (RGS) amendment from "Industrial" to "Employment";
    - An Official Community Plan amendment from Industrial to Mixed Employment, with a site-specific amendment to allow density beyond the 1.0 FAR limit of the Mixed Employment designation;
    - A Rezoning from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)"; and
    - A Development Permit for Form and Character for commercial buildings.

- The proposal consists of two commercial buildings and one child care building. The commercial building contains commercial retail uses on the ground and second floors and office uses on floors three through five.

	Proposed
Lot Area	
Gross Site Area:	13,453 sq.m.
Road Dedication:	345 sq.m.
Net Site Area:	13,109 sq.m.
Number of Lots:	1
Building Height:	5 storeys (22 metres)
Floor Area Ratio (FAR):	2.0 FAR
Floor Area	
Retail:	10,472 sq.m.
Office:	14,685 sq.m.
Child care:	1,060 sq.m.
Total:	26,218 sq.m.

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks:	Newton Athletic Park is the closest active park with amenities including, outdoor sport courts, a playground, outdoor sport fields, and is 800 metres walking distance from the development. There is no park within a reasonable walking distance with natural area.
Surrey Fire Department:	No concerns. The applicant is required to register an access easement on the property to the north at 7928 – 128 Street for the purposes of Fire protection on the subject site prior to final adoption.
Advisory Design Panel:	As part of the updated (December 2023) ADP review process, the application was not subject to review by the ADP prior to Council introduction but will proceed to ADP after Third Reading, should Third Reading be granted. The Panel's recommendations are to be satisfactorily addressed prior to final adoption.

Transportation Considerations

<u>Traffic Impacts</u>

- The applicant was required to submit a transportation impact analysis ("TIA") to support the subject proposal. Based on the TIA, the site is anticipated to generate approximately fifteen vehicles per minute in the peak hour.

- Based on the results of the TIA, the applicant is required to provide the following improvements in order to mitigate the site-generated traffic impacts to the surrounding road network and intersections:

- Construction of a new traffic signal at the intersection of 79 Avenue and 128 Street;
- Contribution towards improvements along 128 Street to support increased pedestrian and transit activity; and
- Construction of left-turn bay extensions at the intersection of 80 Avenue and 128 Street.

Access, Parking and Transit

- The subject site is proposed to be accessed via two driveways from 128 Street. The northern driveway is the main access to the site, providing access to the surface parking on the site and all buildings. The northern driveway aligns with 79 Avenue and is proposed to be signalized, allowing for full movement access. The southern driveway provides direct access to the underground parkade.

- According to the Zoning Bylaw, a total of 711 parking spaces are required to be provided on site. The applicant is proposing to provide 713 parking spaces on site, meeting the Zoning Bylaw requirements.

- The site is served by a north-bound bus stop approximately 50 metres away on 128 Street, and by a south-bound bus stop approximately 130 metres away on 128 Street. These bus stops are served by Bus Routes 323 and 393.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. In addition, the applicant is providing a green roof on the centrally located two-storey building.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated Industrial in Metro Vancouver's Regional Growth Strategy (RGS). The applicant is proposing an amendment to the RGS to redesignate the subject site from Industrial to Employment.

- The proposed RGS amendment would require an affirmative majority (50%+1) weighted vote of the Metro Vancouver Board but would not require a regional public hearing. If Council grants Third Reading to this proposal, then a referral will be made to the Metro Vancouver Board for this aspect of the proposal.

Official Community Plan

Land Use Designation

- The subject site is designated Industrial in the Official Community Plan (OCP). The applicant is seeking an OCP designation amendment from Industrial to Mixed Employment and an OCP

text amendment to allow a density higher than the 1.0 floor area ratio (FAR) permitted in the Mixed Employment OCP designation.

Amendment Rationale

- The proposed amendment is being brought forward for Council's consideration as per direction received from Council on May 1, 2023.

Land Use Plan Central Newton Cultural Commercial District (CNCCD)

- The subject property is abutting, but not within, the group of properties that make up the Central Newton Cultural Commercial District (CNCCD). Properties within the CNCCD, to the north of the subject site, are designated "Mixed Employment" in the OCP and are intended to be developed as the only commercial lots in this area (Appendix VI).

- The Central Newton Cultural Commercial District (CNCCD) was developed to provide a legitimate location for a number of existing commercial businesses that had been occupying Industrial land in this area. At the time the area was designated in 2013, there was pressure throughout the Industrial lands in Newton, including in the East Newton Business Park, to introduce banquet halls as well as retail and service uses. A number of these commercial uses had already become established in some areas, in particular at the Payal Centre, which is located on the east side of 128 Street at 82 Avenue. In order to relieve commercial pressure on Industrial lands throughout the community, the Central Newton Cultural Commercial District was established so that cultural and commercial uses could be focused in one area, thus protecting and maintaining the integrity of the remaining industrial lands.

- The intention of the CNCCD is to encourage commercial uses to locate on the lands designated Mixed Employment around the intersection of 80 Avenue and 120 Street, with the intent that, elsewhere in Newton, these uses would not be permitted on Industrial lands.

- As the subject site is abutting the CNCCD, it is proposed that should Council and Metro Vancouver approve the proposal, the subject lot would be added to the CNCCD plan area.

CD By-law

- The applicant proposes to rezone the subject site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)", based on the "Community Commercial Zone (C-8)".

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Community Commercial Zone (C-8)", and parking requirements.

C-8 Zone (Part 36)	Permitted and/or Required	Proposed CD Zone
Permitted Uses:	Principal Uses: 1. Retail stores excluding adult entertainment store, secondhand stores and pawnshops. 2. Personal service uses excluding body rub parlours. 3. General service uses excluding funeral parlours and drive-through banks. 4. Beverage container return centres. 5. Eating establishments excluding drive-through restaurants. 6. Neighbourhood pubs. 7. Liquor store. 8. Office uses excluding social escort services and methadone clinics. 9. Parking facilities. 10. Automotive service uses. 11. Indoor recreational facilities. 12. Entertainment uses. 13. Assembly halls. 14. Community services. 15. Child care centres. 16. Cultural uses. Accessory Uses: One caretaker unit per lot.	Principal Uses: 1. Retail stores excluding adult entertainment store, secondhand stores and pawnshops. 2. Personal service uses excluding body rub parlours. 3. General service uses excluding funeral parlours and drive-through banks. 4. Beverage container return centres. 5. Eating establishments excluding drive-through restaurants. 6. Neighbourhood pubs. 7. Liquor store. 8. Office uses excluding social escort services and methadone clinics. 9. Parking facilities. 10. Indoor recreational facilities. 11. Entertainment uses. 12. Assembly halls. 13. Community services. 14. Child care centres. 15. Cultural uses. Accessory Uses: One caretaker unit per lot.
Floor Area Ratio:	0.80	2.00
Lot Coverage:	50%	54%
Yards and Setbacks		
North:	7.5m	3.0m
East:	7.5m	3.0m
South:	7.5m	4.0m (with Building 5 at 0m)
West:	7.5m	4.0m
Height of Buildings		
Principal buildings:	12m	22m
Accessory buildings:	4.5m	4.5m
Parking (Part 5)	**Required**	**Proposed**
Number of Stalls		
Retail:	222	222
Office:	364	364
Eating Establishment:	91	96
Child care:	31	31
Total:	711	713

C-8 **Zone (Part 36)**	**Permitted and/or Required**	**Proposed CD Zone**
Bicycle Spaces		
Visitor Parking:	11	28

- The permitted uses proposed in the CD Zone largely reflect the uses of the C-8 Zone with the main differences being that the parking facility use and automotive use are not proposed in the CD Zone. Retail stores are limited to a maximum size of 370 square metres, with the exception that one store may be up to 466 square metres in area. Eating establishments are limited to 150 square metres, except that 640 square metres of eating establishment(s) above 150 square metres may also be permitted. Limiting the retail store size and eating establishment size allows the applicant to meet the Zoning Bylaw parking requirements.

- The CD Zone proposes a higher floor area ratio (FAR) at 2.00 relative to the 0.80 FAR permitted under the C-8 Zone. The proposed FAR reflects the significant amount of retail space and office space proposed on the site.

- The C-8 Zone has a maximum lot coverage of 50% and the applicant is proposing a lot coverage of 54%.

- The proposed setbacks are lower than the C-8 Zone. The proposed 4.0 metre west setback brings the building closer to 128 Street, creating a more urban pedestrian environment and enhances surveillance of the public realm along the street. The 3.0 metre north yard setback allows for the retention of the trees on the neighbouring lot. The 3.0 metre east yard setback and the 4.0 metre south yard setback provide an appropriate interface with the adjacent parcels.

- The CD Zone proposes a 5-story building height at 22 metres relative to the 12 metre building height permitted by the C-8 Zone. The proposed building height reflects the 5-storey proposal.

- The applicant is required to provide 288 retail parking spaces, 367 office parking spaces and 30 child care parking spaces, and 26 eating establishment parking spaces for a total of 711 required parking spaces. The applicant is providing 713 parking spaces in total, exceeding the parking requirement. Sixty-seven (67) parking spaces are proposed as surface parking, with the remainder provided underground.

- The applicant is also providing 28 bike surface parking spaces for the retail space.

Sign Bylaw

- The applicant is proposing a Comprehensive Sign Design Package to allow for individual unit fascia signs on the second floor.

- The Sign Bylaw does not permit individual businesses on the second floor to each have a fascia sign. As this project is proposing ground floor and second floor commercial retail units (CRUs), it is reasonable to allow the second floor retail premises to also have fascia signage. The proposed fascia signs are of an appropriate size and scale in relation to the proposed building.

- The second floor fascia signage will be placed on the lower portion of the second floor on the 128 Street elevation, where it will complement the ground floor CRU signage and not detract from the two-storey design element. On the interior of the site, the second floor signage will be placed higher up on the second floor due to the exterior second floor skywalk.

- The fascia signage will be illuminated channel letter signage. Retail blade signage is also proposed on the ground floor. No free-standing signs are proposed.

Public Art Policy

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 12, 2023 and again on December 21, 2023 with the updated proposal. The Development Proposal Sign was originally installed on April 13, 2023 and the updated sign was installed on December 22, 2023. Staff received one general inquiry about the proposal – no concerns were identified.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.

- The proposed development generally complies with the Form and Character Development Permit guidelines in the Official Community Plan (OCP) and the design guidelines of the Central Newton Cultural Commercial District (CNCCD).

- The applicant has worked with staff to provide an attractive and unique commercial node on 128 Street, located just south of the existing CNCCD. The design includes strong pedestrian focus. The pedestrian experience is enhanced with an ample central outdoor plaza area, and large walkways with commercial "spill out" space. The architectural design has a modern aesthetic with an emphasis on a two-storey expression. The majority of the parking is located underground, and surface parking is minimal with landscaping and safe crossings.

- The site consists of three buildings. There is a northern building along 128 Street, and a larger southern building on 128 Street, which is joined to a central portion of the building via a second floor skywalk to this main building. A separate smaller child care building is located on the eastern portion of the site. With the exception of the child care building, the ground floor and second floors are proposed as commercial retail spaces, connected with a second floor outdoor walkway. The third to fifth floors are proposed as office space.

- The buildings along 128 Street have their massing modulated with a pedestrian breezeway in the south portion of the building, and a significant notch on floors three through five to break up the massing. Further massing refinement is anticipated prior to final adoption.

- The streetscape along 128 Street provides a strong 2-storey expression, differentiating the first and second floor commercial retail units from the office floors above. The two-storey experience highlights individual storefronts with contemporary rectilinear forms to create a more dynamic elevation. The office above uses glazing to create a more typical office character. The elevation uses different materials and colour palette to provide this distinction of uses. The applicant is also stepping back the fifth floor approximately 2.5 metres which reduces the massing along the street and towards the north and south abutting properties.

- A two-storey child care building is proposed in the northeast corner of the site. The ground floor contains classrooms, offices, a staff room and a kitchen/laundry. The second floor contains more classrooms and storage rooms. The 3rd floor has an outdoor play area on the roof. A ground floor outdoor play area is also proposed to the east of the building.

- A central outdoor plaza area is a key part of the design and is meant to help activate the site by providing for a social gathering space. The applicant provides 3 scenarios for how the space may be used:

    - Open Space Fountain – typical summer use, with movable chairs and tables, and allows maximum circulation for shoppers;
    - Special Event Market – the inground fountains are turned off and there is more space for tables, market tents, etc.; and
    - Concert/Cultural Event – the inground fountains are turned off, and there is room for a stage and outdoor seating.

- The applicant is also proposing to provide a third floor outdoor amenity area in the southern building along 128 Street and a fifth floor outdoor amenity area in the northeast corner of the main building. These amenity areas for employees include landscaping, outdoor seating and eating areas.

- High quality materials and careful detailing are used to achieve a high quality building treatment. The proposed exterior materials include brick (dark gray, almond), standing seem steel cladding (black), folded wall (heartwood), and glass curtain wall.

- The applicant is required to bring the project to the Advisory Design Panel as a condition of Third Reading. The applicant will be required to satisfactorily address the Panel's comments prior to final adoption.

Outstanding Items

- There are a number of Urban Design items that remain outstanding that will be addressed prior to Final Adoption. These items include: refinements to the pedestrian realm and building massing, and coordination of drawings.

Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. The landscaping concept will provide a safe pedestrian environment, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year. It is noted that the landscaping plans will be updated to conform with the attached architectural plans.

- Decorative paving is proposed at the north main vehicular entrance and at the various pedestrian crossings on the site. Permeable concrete unit pavers are proposed for the surface parking spots. Various pedestrian connections are proposed throughout the site.

- A large central pedestrian plaza is proposed with different paving materials, including stone accent tiles, sawcut concrete, and buff limestone tile pavers. The plaza includes trees and seating areas, as well as unique lighting features.

- The proposal also includes third floor and fifth floor outdoor amenity area for employees with some landscaping and seating areas, an outdoor children's play area adjacent to the child care building, and a green roof on the central 2-storey building. Bike racks and benches are proposed throughout the site.

TREES

- Terry Thrale, ISA Certified Arborist of Woodbridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder and Cottonwood	1	1	0
Total (excluding Alder and Cottonwood Trees)	**0**	**0**	**0**
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	**40**		
Total Retained and Replacement Trees Proposed	**40**		

- The Arborist Assessment states that there is one (1) cottonwood tree on the site, which is proposed to be removed. The applicant is proposing to retain the off-site trees along the northern property line, and the underground parkade is setback 3 metres from the north property line.

- For the tree that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio. This will require a proposed total of 1 replacement tree on the site. The applicant is proposing 40 replacement trees, exceeding City requirements.

- The new trees on the site will consist of a variety of trees including birch, maples, spruce and cherry trees.

- In summary, a total of 40 trees are proposed to be retained or replaced on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Variances to the Sign By-law
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	OCP Redesignation Map
Appendix VI.	CNCCD Inclusion Map
Appendix VII.	Initial Planning Report No. 7923-0090-00, dated May 1, 2023

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

KB/ar

Appendix I

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow second floor fascia signs for individual second floor businesses.	i) a maximum of one fascia sign per lot frontage may be located above a first storey to identify the name and/or address of the building to which it is attached, provided no more than one such sign shall be permitted on any one façade of the building above the first storey; ii) a maximum of one fascia sign per lot frontage may be located above a first storey pertaining to the tenant that occupies the largest percentage of the total floor area above the first storey, provided no more than one such sign shall be permitted on any one façade of the building above the first storey; iii) all fascia signs above the first storey shall be located on the top floor of the building. (Part 5, Section 27(2)(a.i))	As this project is proposing ground floor and second floor commercial retail units (CRUs), it is reasonable to allow the second floor retail premises to also have fascia signage. The proposed fascia signs are of an appropriate size and scale in relation to the proposed building.

Appendix II



ARCHITECTURAL DRAWINGS

BUSINESS PARK DEVELOPMENT
7880 128 STREET,
SURREY, BC

PMA
ParaMorph
Architecture Inc

PROGRAM SUMMARY

LOT INFO

ADDRESS	7880 128, SURREY, BRITISH COLUMBIA
LEGAL DESCRIPTION	LOT 97 SECTION 20 TOWNSHIP 2 PLAN NWP57353 NWD

SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
GROSS AREA	144,813	13,453	3.32	1.35
ROAD DEDICATION	3,709	345	0.09	0.03
NET AREA (AFTER DEDICATION)	141,103	13,109	3.24	1.31

ZONING

ZONING	CURRENT	PROPOSED
	IL	CD BASED ON IB

FAR(NET)	PERMITTED	PROPOSED
FAR BASED ON NET AREA		2.00
TOTAL FLOOR AREA(Sqft)		282,210

SETBACKS	PERMITTED	PROPOSED
NORTH(ALONG NEIGHBOURING LOT)		3.00 m
SOUTH(ALONG NEIGHBOURING LOT)		4.00m
EAST(ALONG NEIGHBOURING LOT)		3.00m
WEST(ALONG 128 STREET)		4.00 m

	PERMITTED	PROPOSED
BUILDING HEIGHT		5 STOREY

PROPOSED FLOOR AREA SUMMARY

SITE COVERAGE(NET)	(Sqft)	(Sqm)	(%age)	REMARKS
PROPOSED	73333	6,813	51.97%	

FAR CALCULATION (BUILDING #1,2,3,4 & 5) (EXCLUDING PARKING)	COMMERCIAL (Sqft)	OFFICES (Sqft)	CHILD CARE USES (Sqft)	BUILDABLE (Sqft)
MAIN FLOOR LVL	54,058	0	5,440	59,497
SECOND FLOOR LVL	58,669	0	5,440	64,109
THIRD FLOOR LVL	0	60,246	527	60,773
FOURTH FLOOR LVL	0	60,246	0	60,246
FIFTH FLOOR LVL	0	37,585	0	37,585
TOTAL FLOOR AREA(NET)	112,727	158,078	11,406	282,210

OFF STREET PARKING

PARKING REQUIREMENTS BREAKDOWN					
USES	UNIT NUMBER	AREAS	PARKING REQUIREMENT	PARKING REQUIRED	PROVIDED(@Surface, Parkade Lvl-1 & Parkade Lvl-2)
CHILD CARE		1060 sqm	0.70 CAR SPACE PER EMPLOYEE + 0.15 CAR SPACE PER LICENSED CHILD FOR DROP OFF	30	30
OFFICES		14685 sqm	2.5/100 sqm	367	367
EATING ESTABLISHMENT	CRU - UNDER 150 SQM #9 , #10, #18, #19, #20, #28, #29, #32	#9 - 106 sqm, #10 - 106.1 sqm, #18 - 133.2 sqm, #19 - 149.5 sqm, #20 - 147.8 sqm, #28, #29 - 148.8 sqm, #32 - 76.9 sqm	3/100sqm	26	26
	CRU - 150 SQM TO 950 SQM - #1, #2, #3, #17, #30, #31	#1, #2, #3 - 338.9 sqm, #17 - 219.2sqm, #30, #31 - 207 sqm	10/100sqm	77	79
RETAIL UNITS	CRU UNDER 372 SQM - #4, #5, #6, #7, #8, #11, #12, #13, #14, #15, #16, #22 - #28, #33 - #63	7677 sqm	2.75/100sqm	211	211
TOTAL				711	713
SMALL CARS		35% OF REQUIRED STALLS	248.8 SAY 249		107
ACCESSIBLE		2%OF REQUIRED STALLS	14.2 SAY 14		18
LOADING BAY					2
BICYCLE PARKING (COMMERCIAL)		0.1/100sqm VISITOR BICYCLE	10.6 SAY 11		28

February 6, 2024

PMA
ParaMorph Architecture Inc
300 - 9639 137A Street, Surrey BC V3T 0M1
1060 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | www.paramorph.com

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Date	Description
2024-02-06	Issued for Council Meeting
2024-01-16	Revised / comments
2023-12-12	Revised / comments
2023-10-31	Revised / comments
2023-07-27	Revised / comments
2023-06-21	Revised / comments
2023-06-08	For Workshop
2023-03-15	DP Application
2023-03-07	Preliminary Application

Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

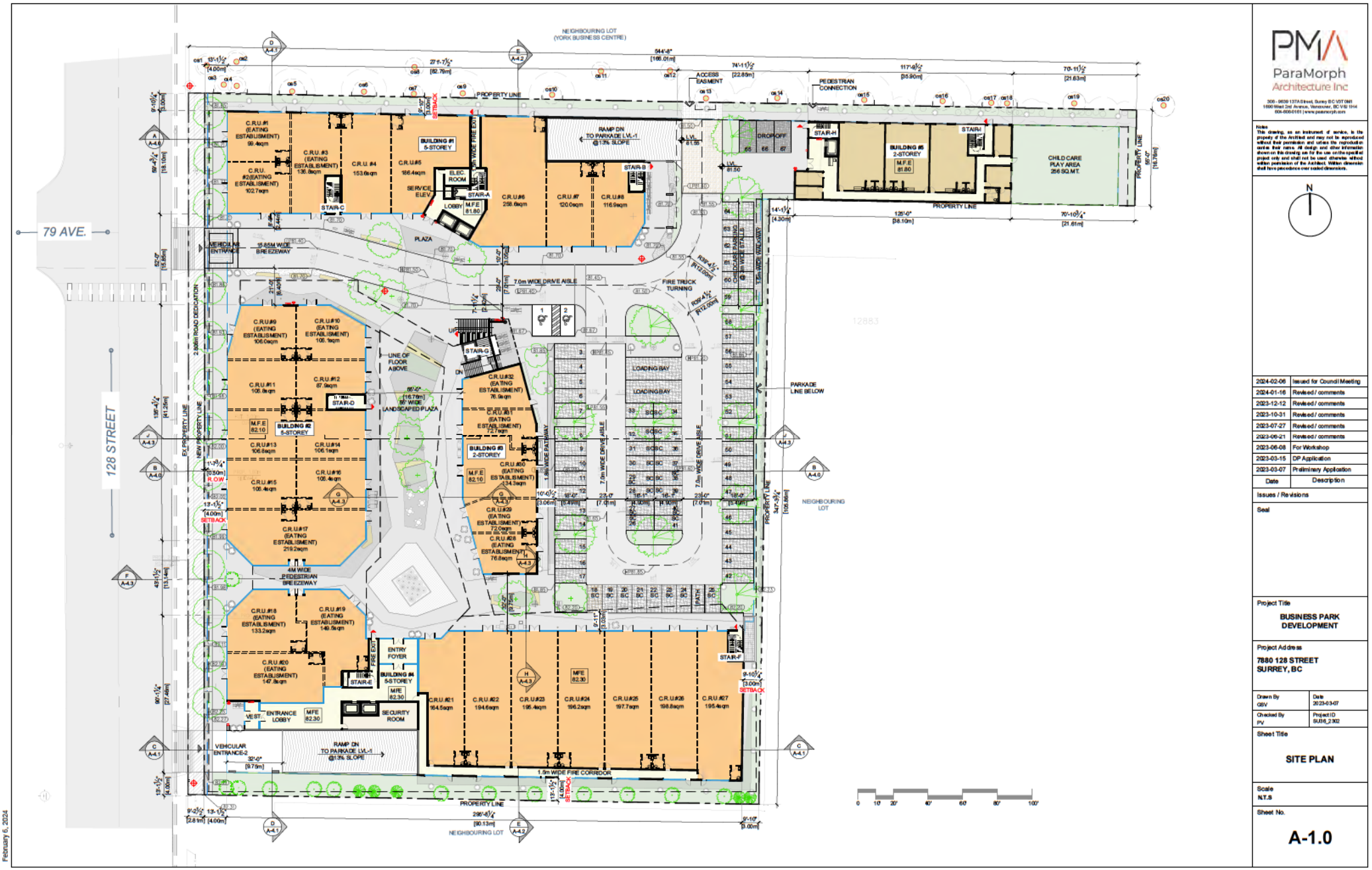
Project Address
7880 128 STREET SURREY, BC

Drawn By	Date
GBV	2023-03-07
Checked By	Project ID
PV	SUI16_2302

Sheet Title
PROGRAM SUMMARY

Scale
N.T.S

Sheet No.
A-0.3



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Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

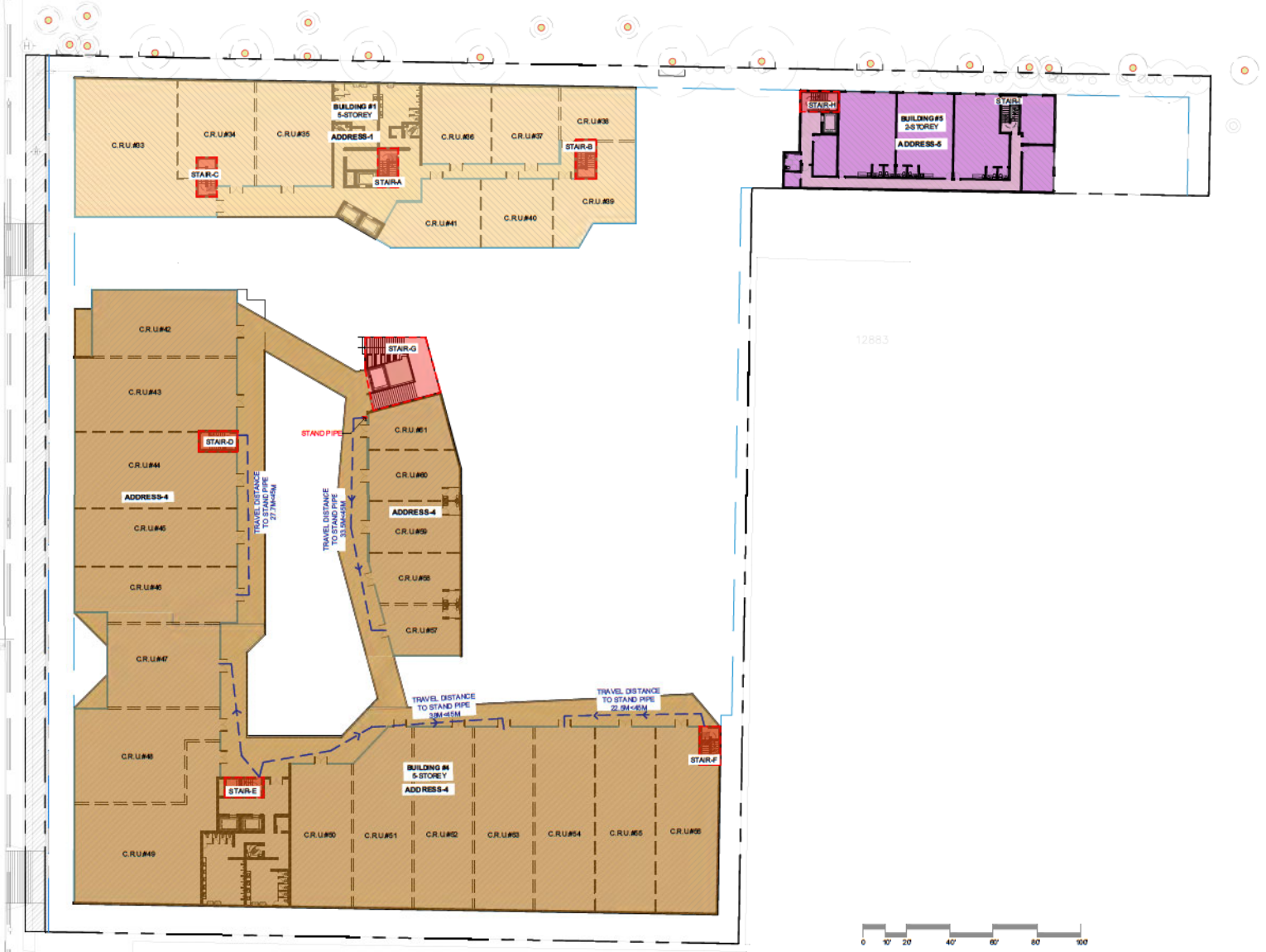
Drawn By: GBV	Date: 2023-03-07
Checked By: PV	Project ID: SUI16_2302

Sheet Title
SITE PLAN

Scale
N.T.S

Sheet No.
A-1.0

February 6, 2024



PMA
ParaMorph Architecture Inc
300 - 9639 137A Street, Surrey BC V3T 0M1
1682 West 2nd Avenue, Vancouver, BC V6J 1H4
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Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

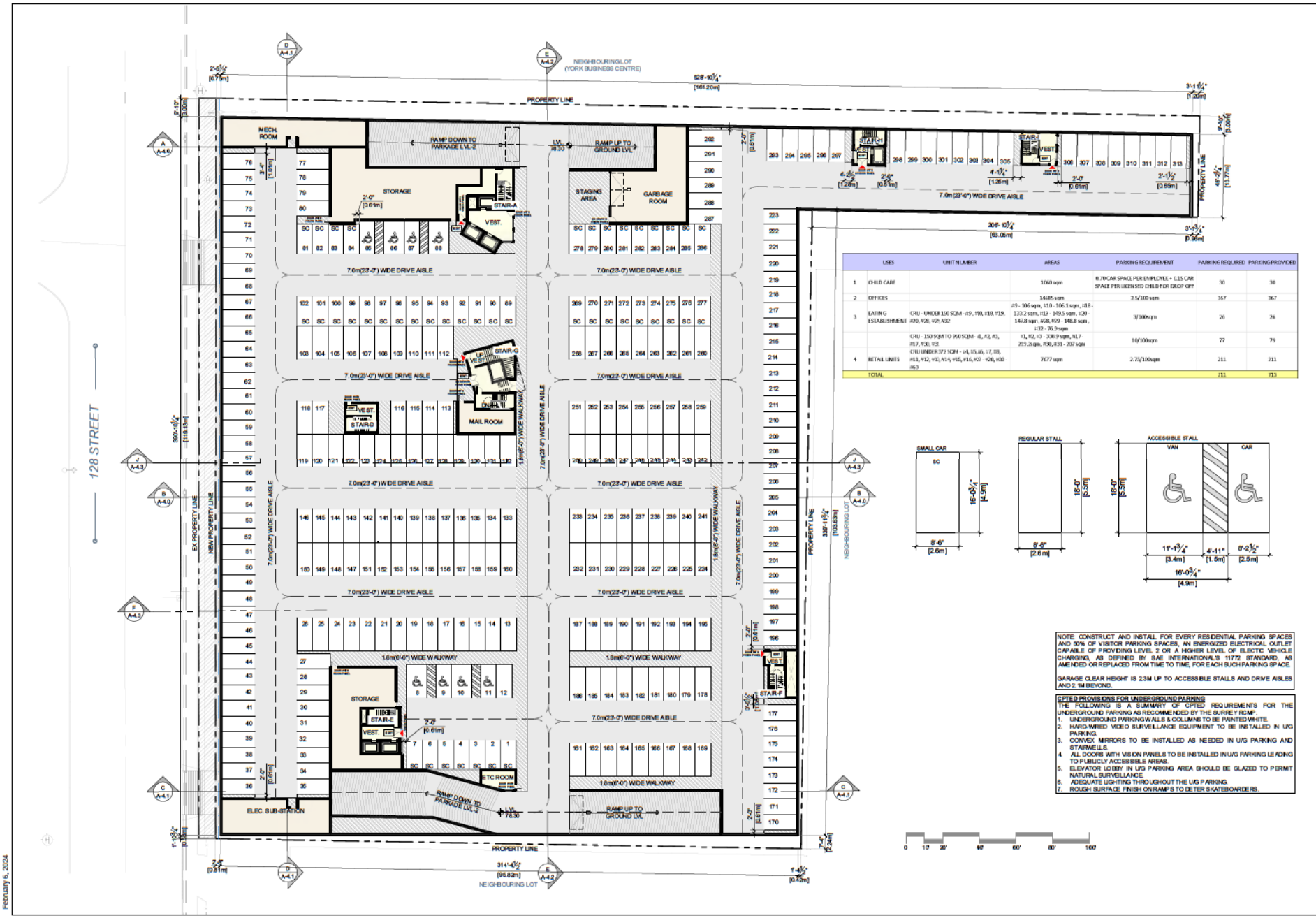
Drawn By	Date
GSV	2023-03-07
Checked By	Project ID
PV	SU06_2302

Sheet Title
FIRE ACCESS PLAN LEVEL-2

Scale

Sheet No.
A-1.2

February 6, 2024



	USES	UNIT NUMBER	AREAS	PARKING REQUIREMENT	PARKING REQUIRED	PARKING PROVIDED
1	CHILD CARE		1060 sqm	0.70 CAR SPACE PER EMPLOYEE + 0.15 CAR SPACE PER LICENSED CHILD FOR DROP OFF	30	30
2	OFFICES		14485 sqm	2.5/100 sqm	367	367
3	EATING ESTABLISHMENT	CRU - UNDER 150 SQM - #9, #10, #18, #19, #20, #28, #29, #32	#9 - 106 sqm, #10 - 106.1 sqm, #18 - 133.2 sqm, #19 - 149.5 sqm, #20 - 147.8 sqm, #28, #29 - 148.8 sqm, #32 - 76.9 sqm	3/100sqm	26	26
		CRU - 150 SQM TO 950 SQM - #1, #2, #3, #17, #30, #31	#1, #2, #3 - 338.9 sqm, #17 - 219.2sqm, #30, #31 - 207 sqm	10/100sqm	77	79
4	RETAIL UNITS	CRU UNDER 372 SQM - #4, #5, #6, #7, #8, #11, #12, #13, #14, #15, #16, #22 - #28, #33 - #63	7677 sqm	2.75/100sqm	211	211
	TOTAL				711	713

NOTE: CONSTRUCT AND INSTALL FOR EVERY RESIDENTIAL PARKING SPACES AND 50% OF VISITOR PARKING SPACES, AN ENERGIZED ELECTRICAL OUTLET CAPABLE OF PROVIDING LEVEL 2 OR A HIGHER LEVEL OF ELECTIC VEHICLE CHARGING, AS DEFINED BY SAE INTERNATIONAL'S 11772 STANDARD, AS AMENDED OR REPLACED FROM TIME TO TIME, FOR EACH SUCH PARKING SPACE.

GARAGE CLEAR HEIGHT IS 2.3M UP TO ACCESSIBLE STALLS AND DRIVE AISLES AND 2.1M BEYOND.

CPTED PROVISIONS FOR UNDERGROUND PARKING

THE FOLLOWING IS A SUMMARY OF CPTED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE SURREY RCMP.

1. UNDERGROUND PARKING WALLS & COLUMNS TO BE PAINTED WHITE.
2. HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT TO BE INSTALLED IN U/G PARKING.
3. CONVEX MIRRORS TO BE INSTALLED AS NEEDED IN U/G PARKING AND STAIRWELLS.
4. ALL DOORS WITH VISION PANELS TO BE INSTALLED IN U/G PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
5. ELEVATOR LOBBY IN U/G PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
6. ADEQUATE LIGHTING THROUGHOUT THE U/G PARKING.
7. ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.

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Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

Drawn By	Date
GSV	2023-03-07
Checked By	Project ID
PV	SU36_2302

Sheet Title
PARKADE LVL.1

Scale
N.T.S

Sheet No.
A-2.0

February 6, 2024



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BUSINESS PARK DEVELOPMENT

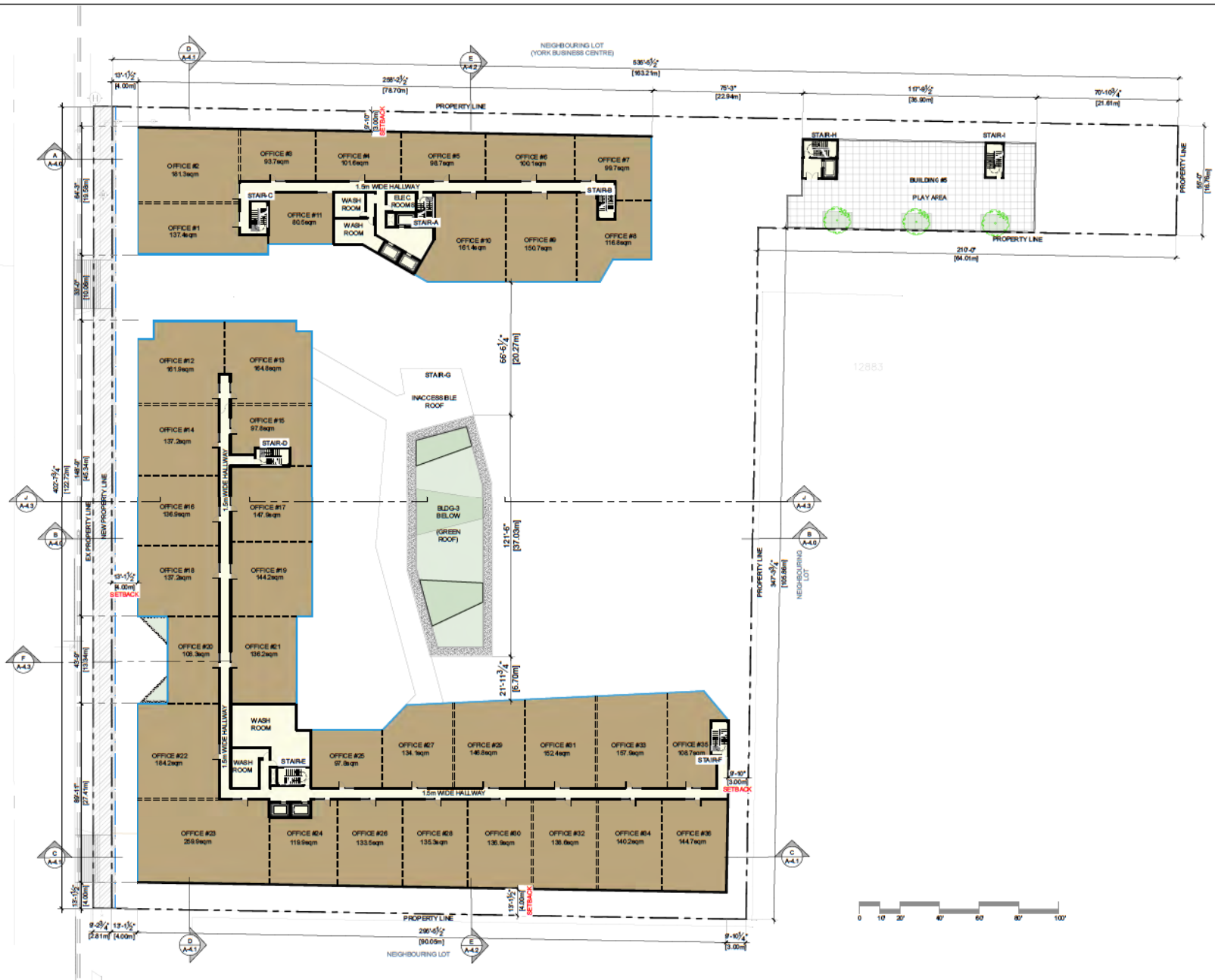
Project Address
7880 128 STREET SURREY, BC

Drawn By GSV	Date 2023-03-07
Checked By PV	Project ID SU36_2302

Sheet Title
SECOND FLOOR PLAN

Scale
N.T.S

Sheet No.
A-2.2



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Project Title
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7880 128 STREET
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Drawn By	Date
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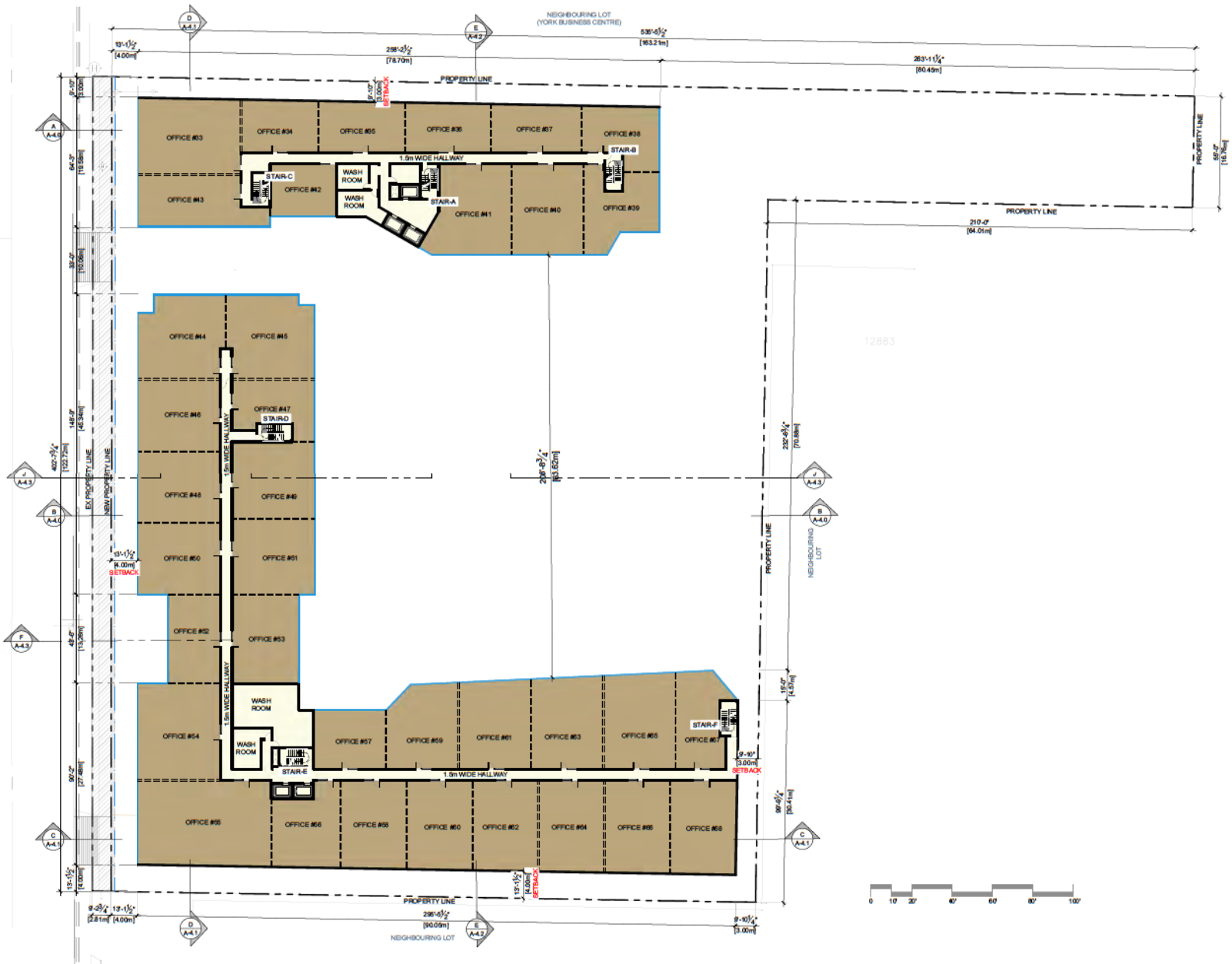
PV	SU16_2302

Sheet Title
THIRD FLOOR PLAN

Scale
N.T.S

Sheet No.
A-2.3

February 6, 2024



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Drawn By	Date
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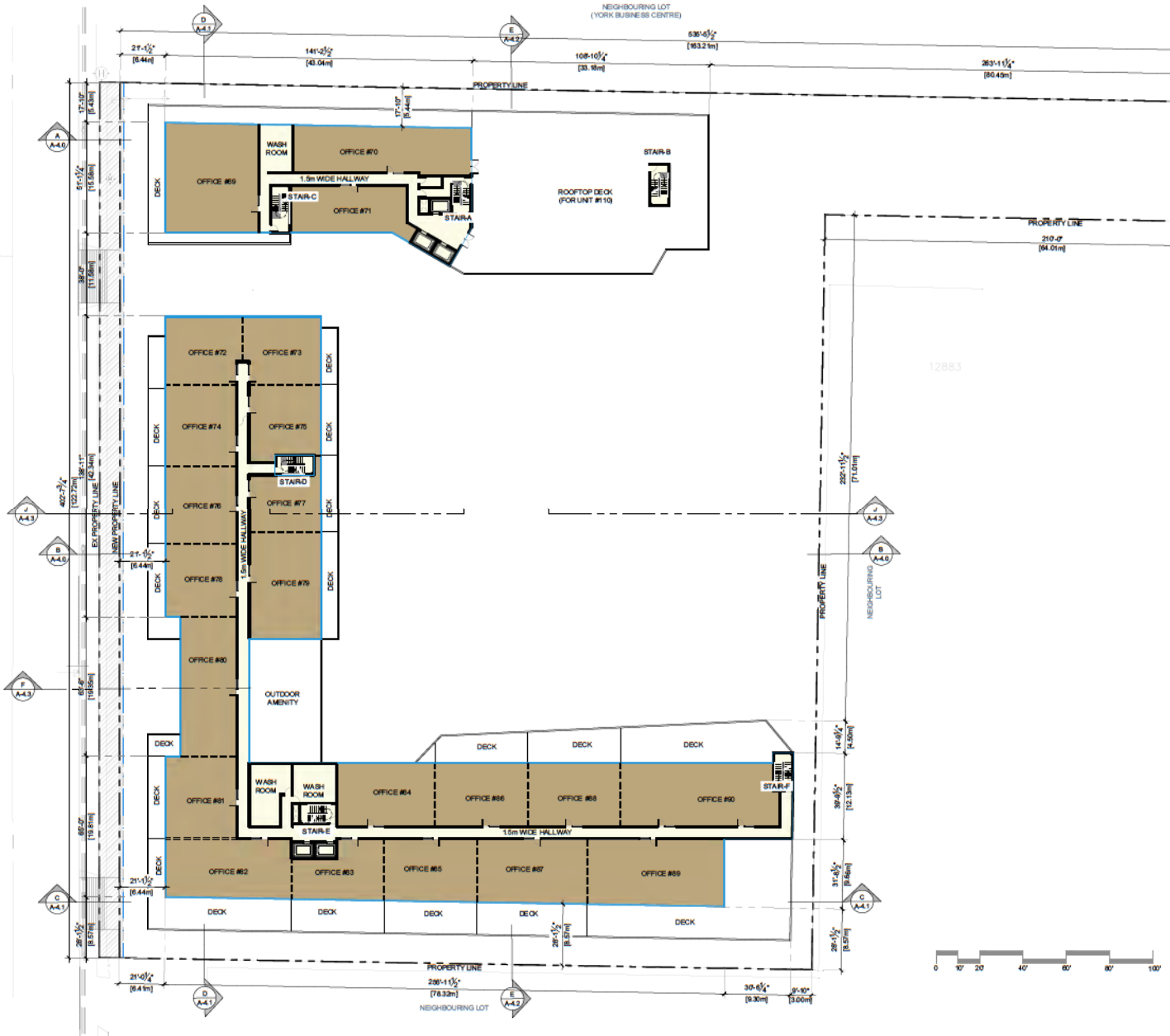
Sheet Title
FOURTH FLOOR PLAN

Scale
N.T.S

Sheet No.
A-2.4

February 6, 2024



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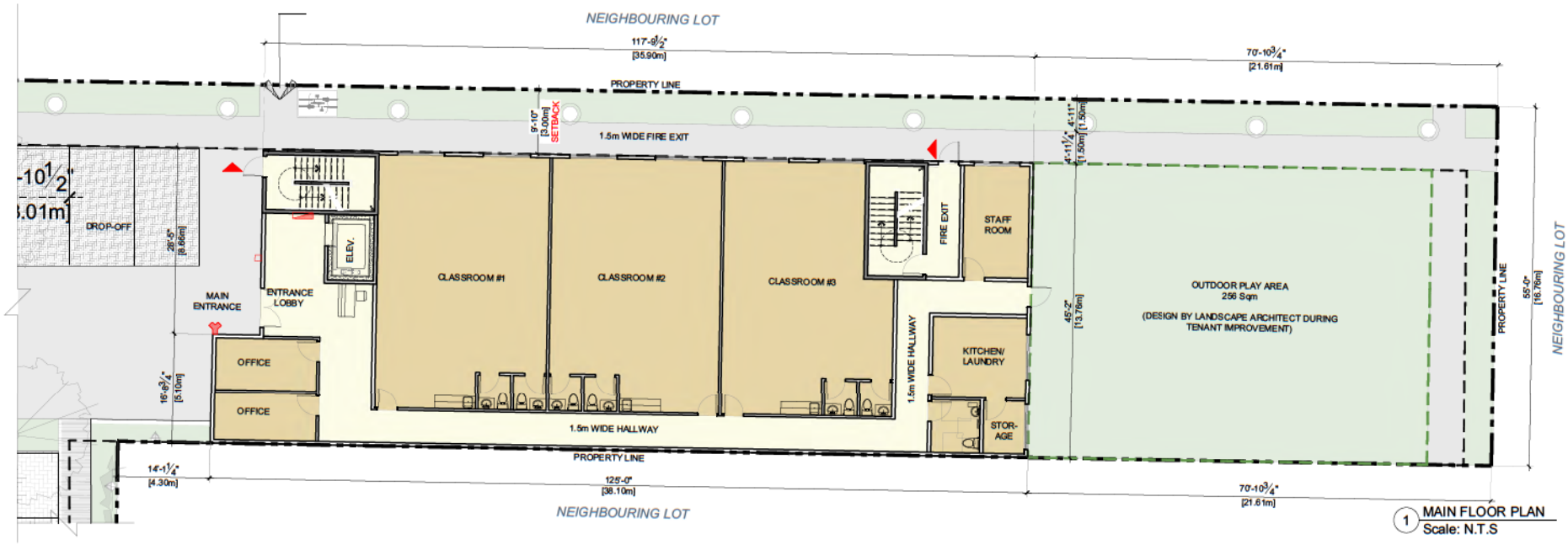
Sheet Title
FIFTH FLOOR PLAN

Scale
N.T.S

Sheet No.
A-2.5

February 6, 2024



1 MAIN FLOOR PLAN
Scale: N.T.S

PROGRAM SUMMARY

	INFANTS	3-5 YR	TOTAL
KIDS	36	75	111
TEACHERS	1 PER 4 KIDS = 9	1 PER 8 KIDS = 9	18
NAPROOM	YES	NO	
CUBBIES	PER CHILD	PER CHILD	111
INDOOR PLAY AREA	3.7 SQM/CHILD	3.7 SQM/CHILD	
OUTDOOR AREA	6 SQM/CHILD	6 SQM/CHILD	

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Drawn By	Date
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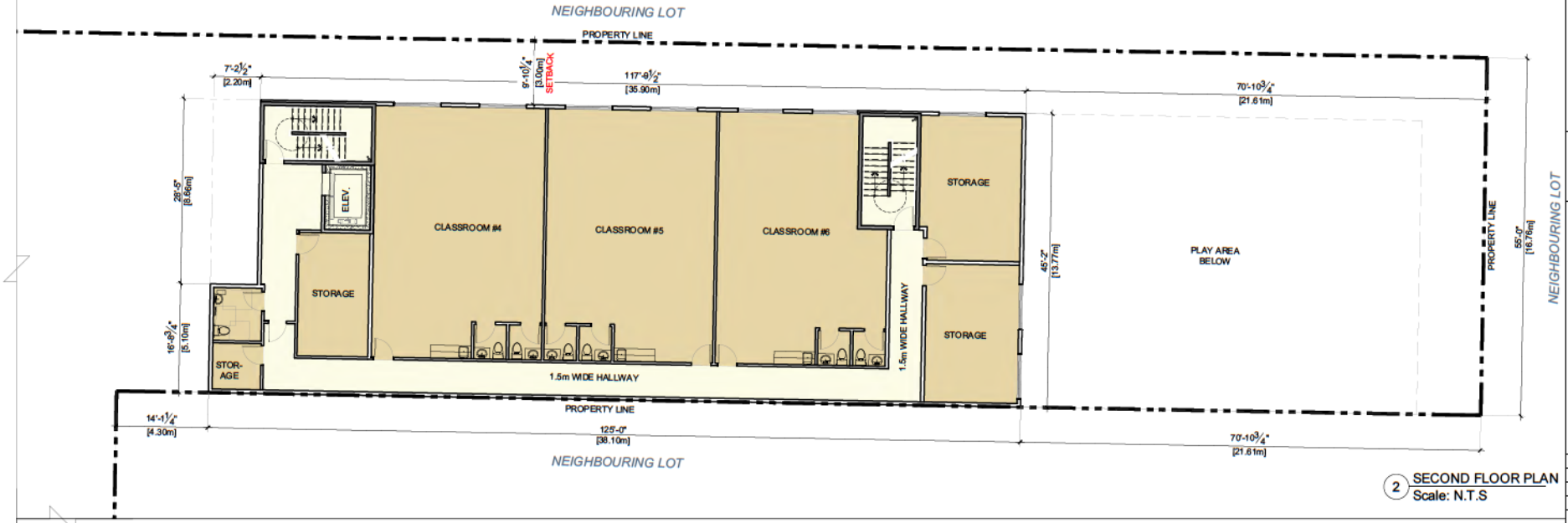
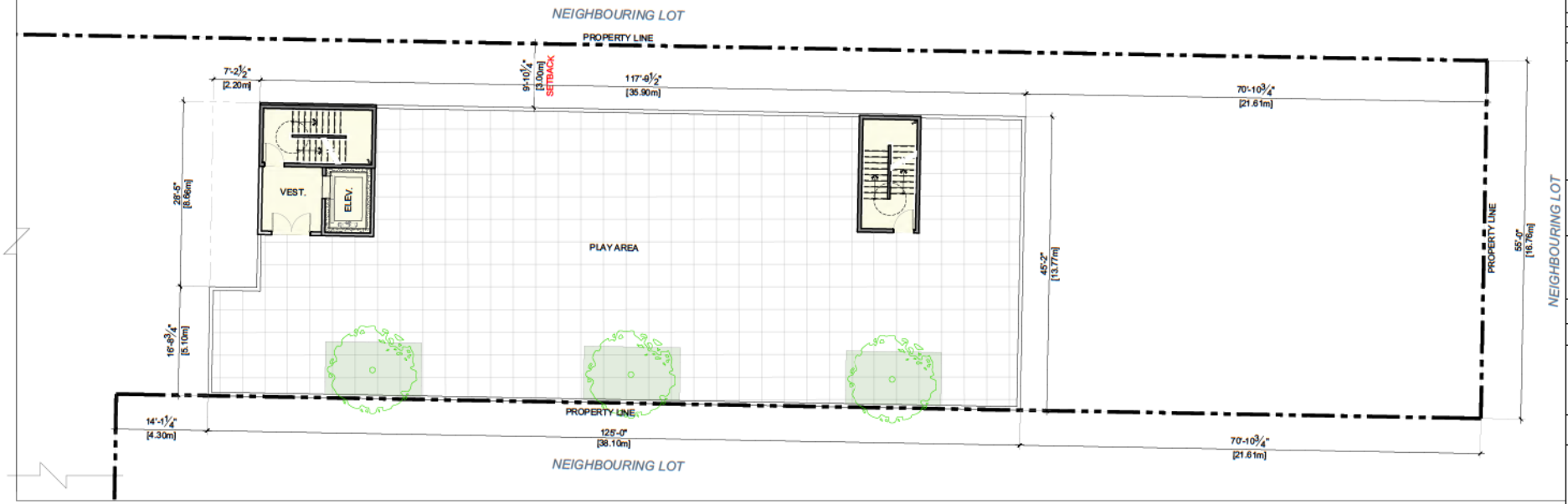
Sheet Title
CHILD CARE FLOOR PLANS

Scale
N.T.S

Sheet No.
A-2.7



2 SECOND FLOOR PLAN
Scale: N.T.S



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BUSINESS PARK DEVELOPMENT

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7880 128 STREET
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Drawn By	Date
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Sheet Title
CHILD CARE FLOOR PLANS

Scale
N.T.S

Sheet No.
A-2.8



1 BUILDING -1 WEST ELEVATION
Scale: 1/32"=1'-0"



2 BUILDING -1 NORTH ELEVATION
Scale: 1/32"=1'-0"

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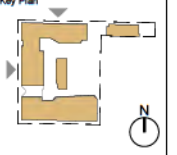
Key Plan



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PV	SU16_2302

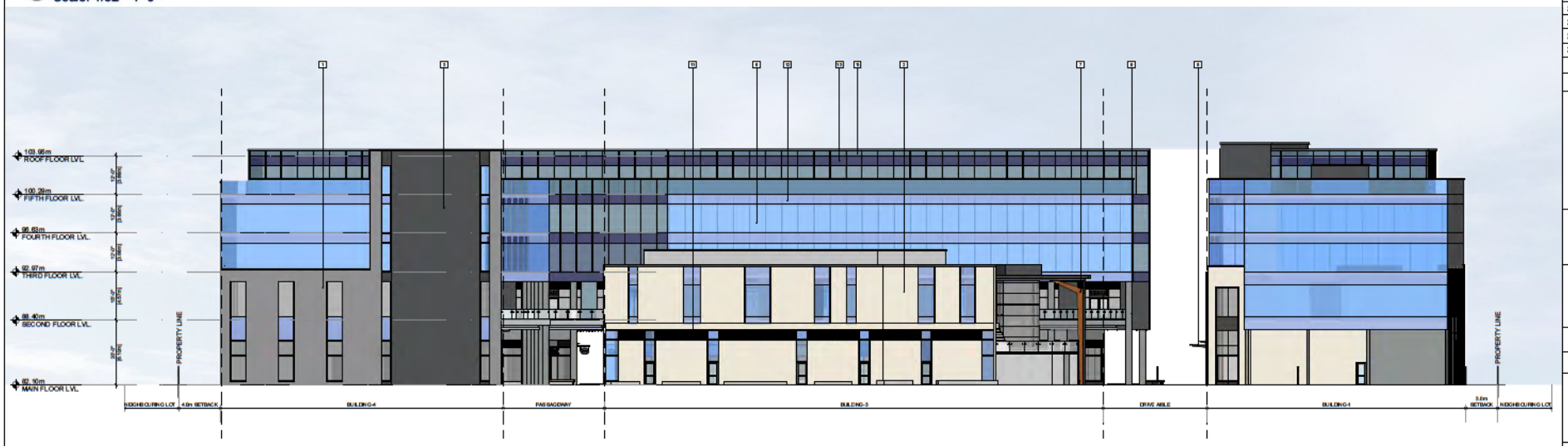
Sheet Title
ELEVATIONS

Scale

Sheet No.
A-3.11



1 BUILDING-1 SOUTH ELEVATION
Scale: 1/32"=1'-0"



2 BUILDING -1 EAST ELEVATION
Scale: 1/32"=1'-0"

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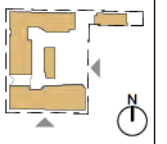
Key Plan



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Project Title
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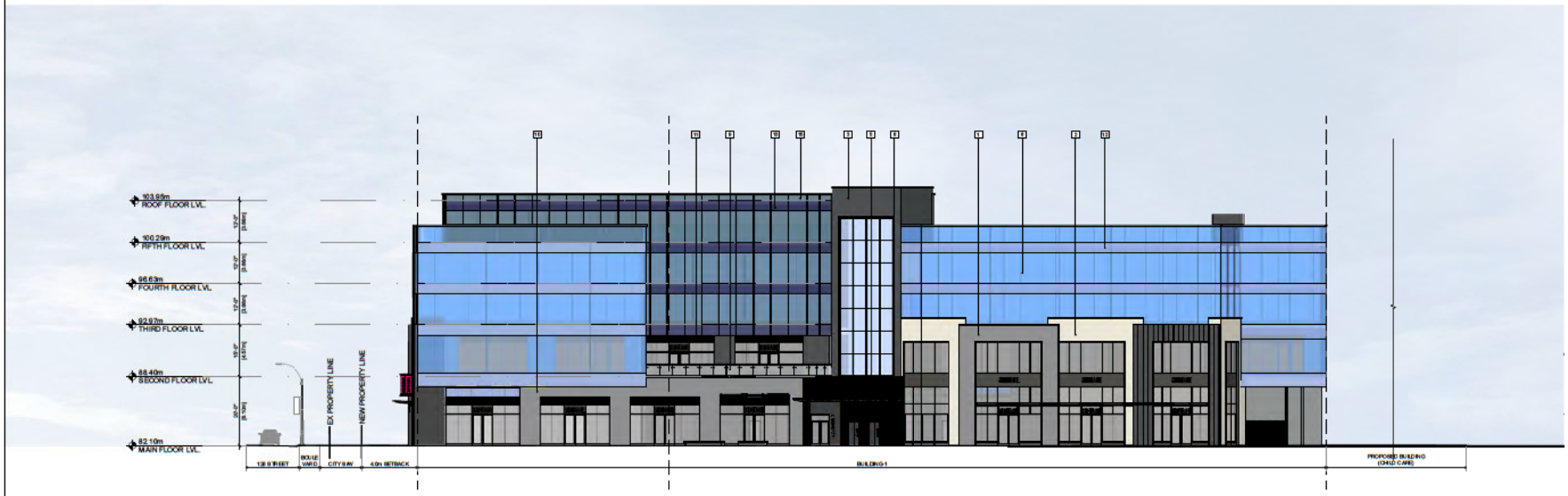
7880 128 STREET SURREY, BC

Drawn By: GBV	Date: 2023-03-07
Checked By: PV	Project ID: SU16_2302

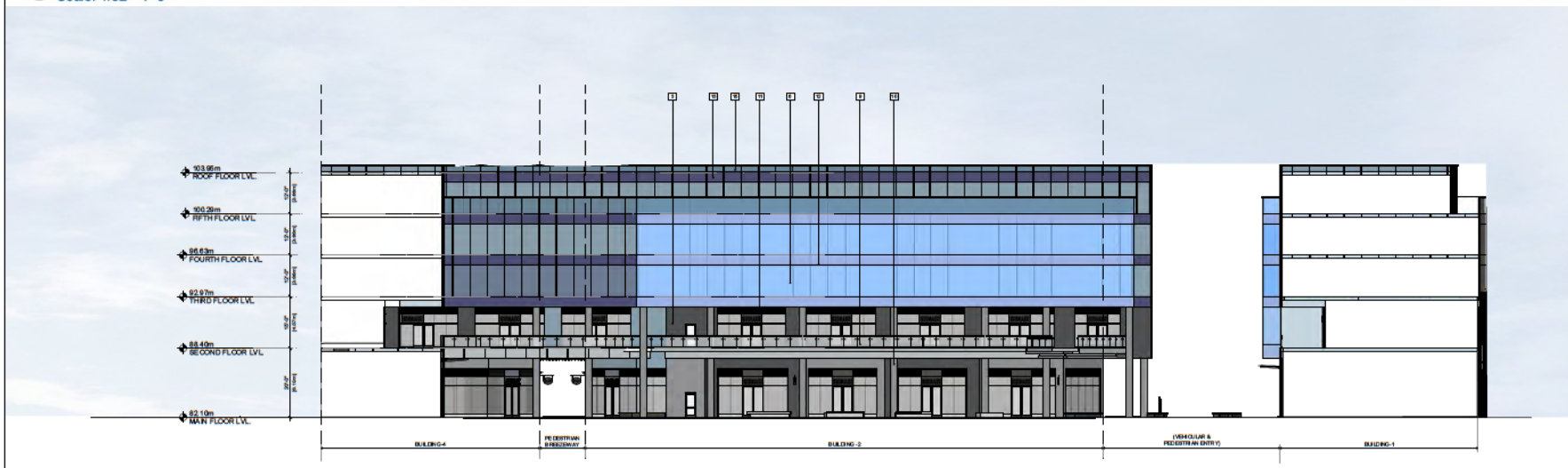
Sheet Title
ELEVATIONS

Scale

Sheet No.
A-3.12



1 BUILDING-1 - SOUTH ELEVATION
Scale: 1/32"=1'-0"



2 BUILDING-2& 4 - EAST ELEVATION
Scale: 1/32"=1'-0"

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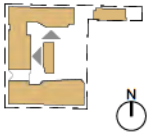

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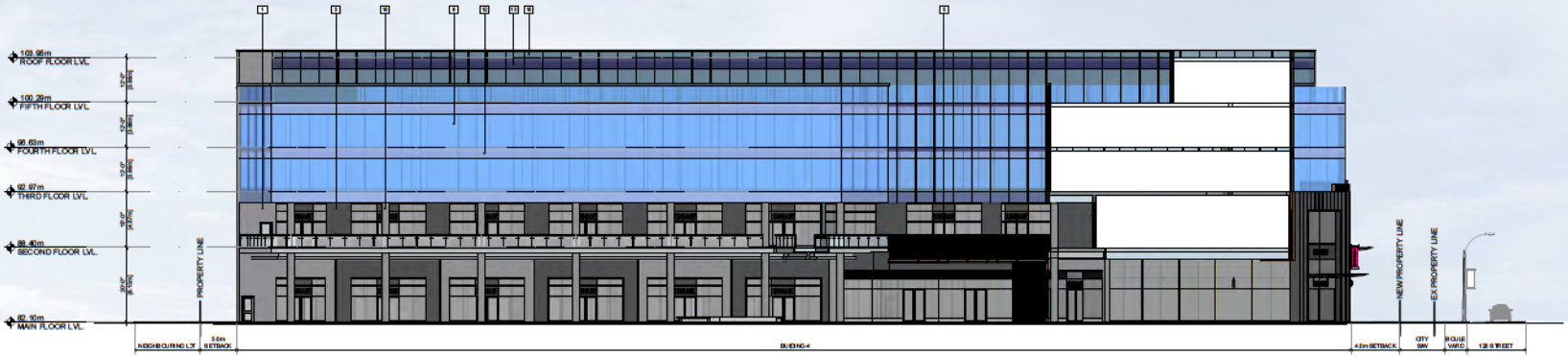
Sheet Title
ELEVATIONS

Scale

Sheet No.
A-3.13



1 BUILDING-4 - NORTH ELEVATION
Scale: 1/32"=1'-0"



2 BUILDING-2- WEST ELEVATION
Scale: 1/32"=1'-0"

February 6, 2024

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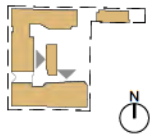

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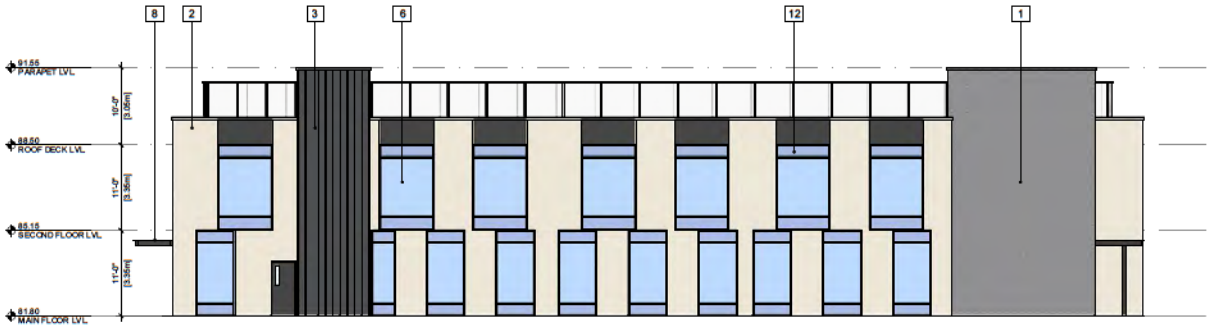
Drawn By: GSV	Date: 2023-03-07
Checked By: PV	Project ID: SU016_2302

Sheet Title
ELEVATIONS

Scale

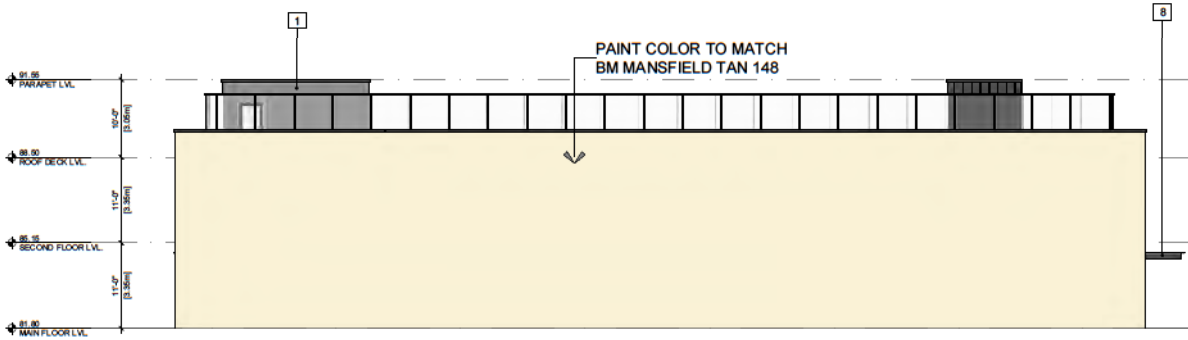
Sheet No.
A-3.14



1 BUILDING-2 NORTH ELEVATION
Scale: 1/16"=1'-0"



3 BUILDING-2 EASTELEVATION
Scale: 1/16"=1'-0"



3 BUILDING-2 SOUTH ELEVATION
Scale: 1/16"=1'-0"



4 BUILDING-2 WEST ELEVATION
Scale: 1/16"=1'-0"

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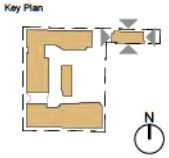

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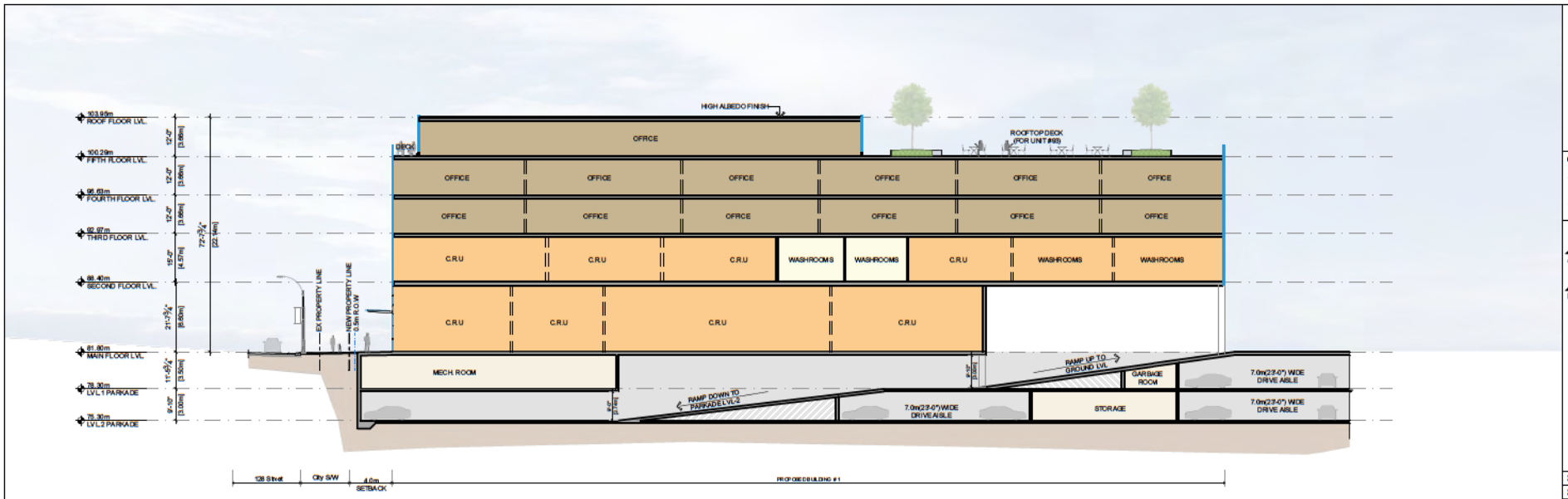
Sheet Title
CHILDCARE BUILDING ELEVATIONS

Scale

Sheet No.
A-3.15

February 6, 2024



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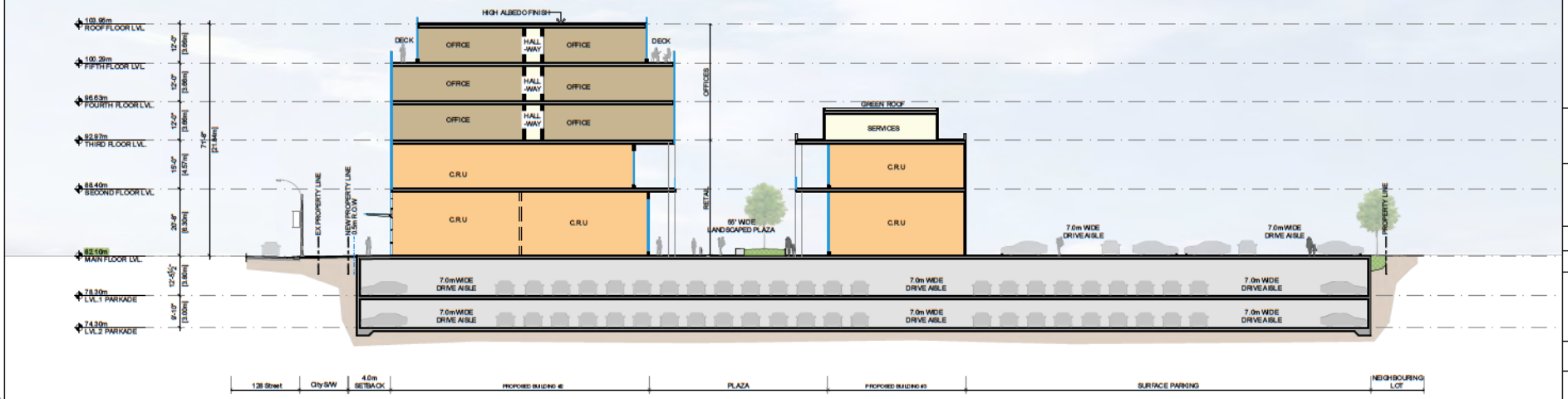

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February 6, 2024

PMA
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300 - 9639 137A Street, Surrey BC V3T 0M1
1682 West 2nd Avenue, Vancouver, BC V6J 1H4
604-6060161 | www.paramorph.com

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Key Plan

Date	Description
2024-02-06	Issued for Council Meeting
2024-01-16	Revised / comments
2023-12-12	Revised / comments
2023-10-31	Revised / comments
2023-07-27	Revised / comments
2023-06-21	Revised / comments
2023-06-08	For Workshop
2023-03-15	DP Application
2023-03-07	Preliminary Application

Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

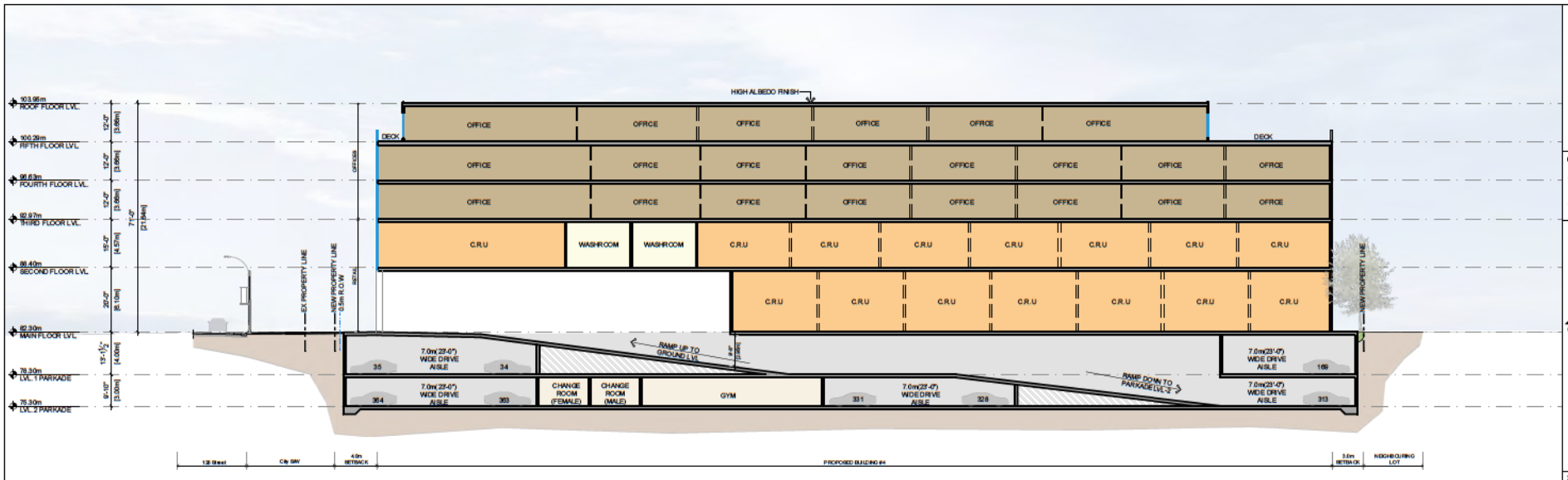
Project Address
7880 128 STREET SURREY, BC

Drawn By	Date
GSV	2023-03-07
Checked By	Project ID
PV	SU16_2302

Sheet Title
SECTIONS

Scale

Sheet No.
A-4.0



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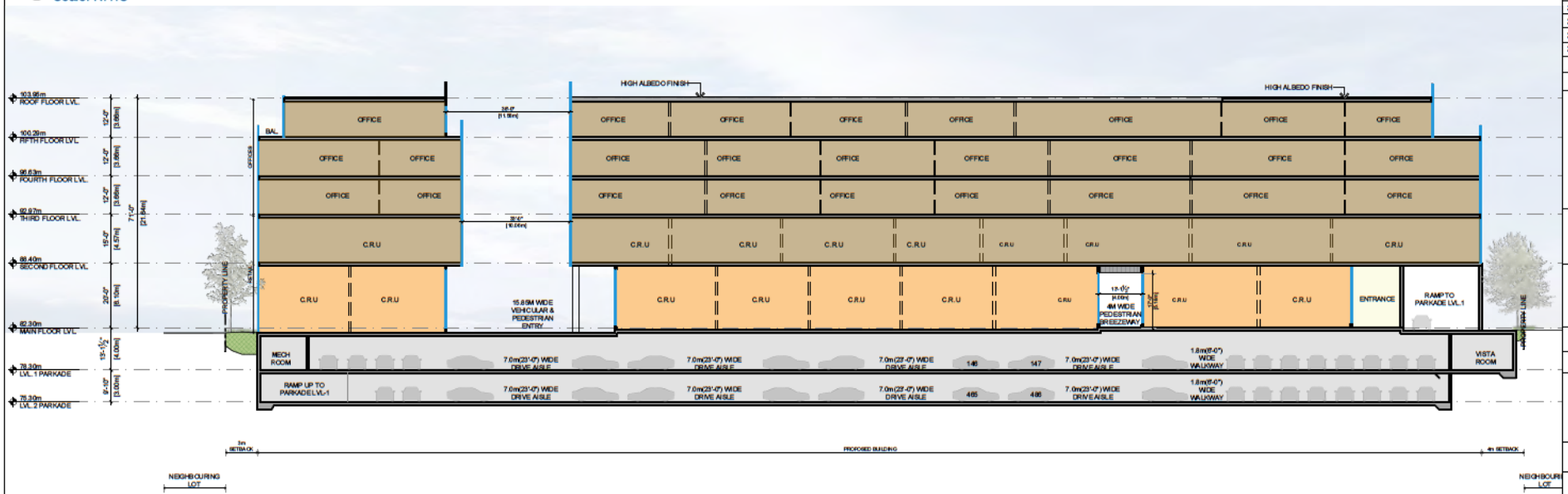

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February 6, 2024

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Key Plan

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2024-01-16	Revised / comments
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2023-10-31	Revised / comments
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Date	Description

Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

Drawn By GBV	Date 2023-03-07
Checked By PV	Project ID SUB6_2302

Sheet Title
SECTIONS

Scale

Sheet No.
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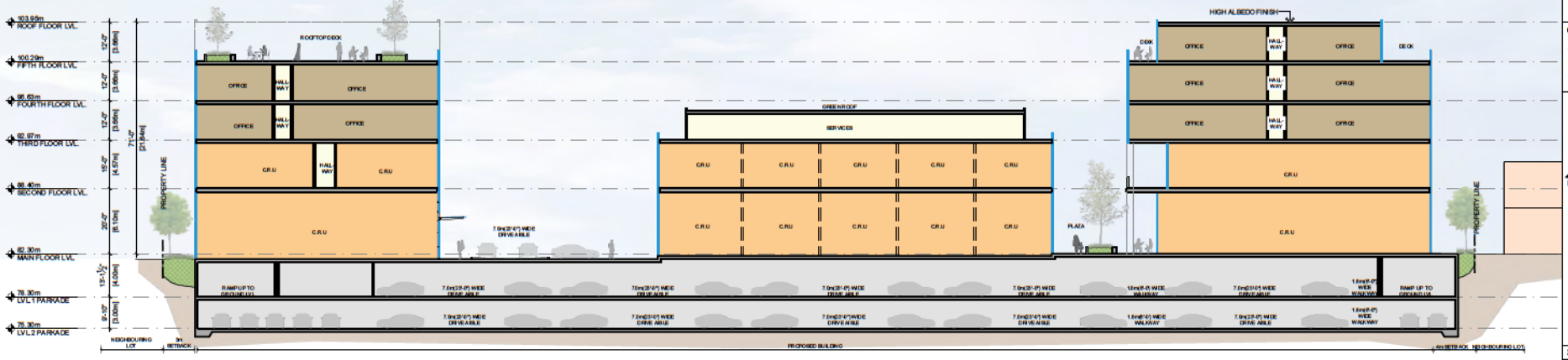

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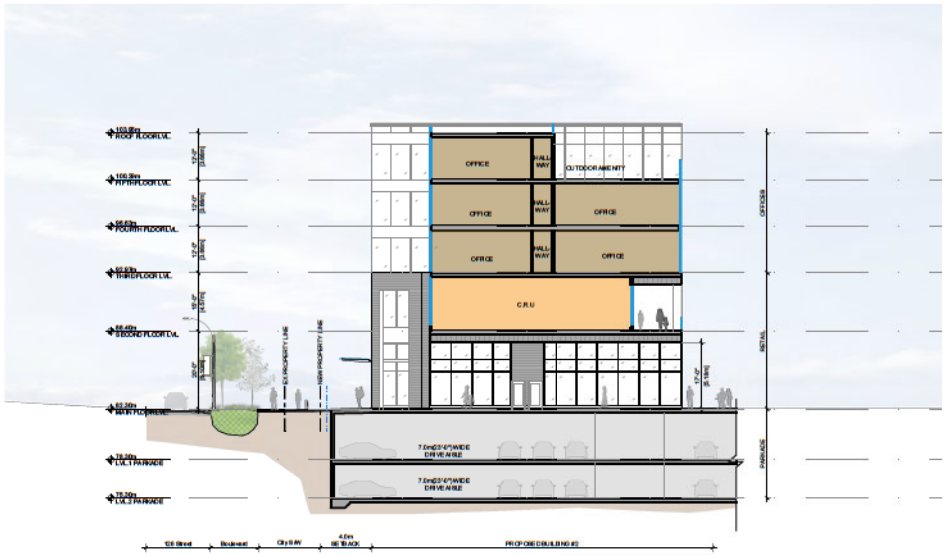

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Project Address
7880 128 STREET SURREY, BC

Drawn By	Date
GSV	2023-03-07
Checked By	Project ID
PV	SU16_2302

Sheet Title
SECTIONS

Scale

Sheet No.
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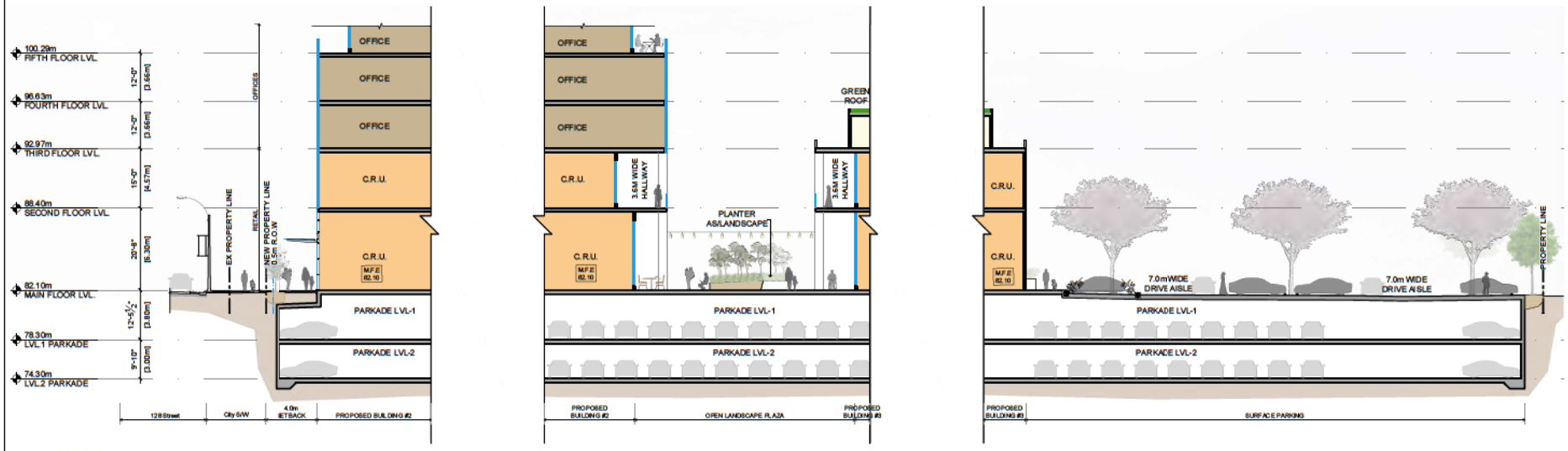
February 6, 2024



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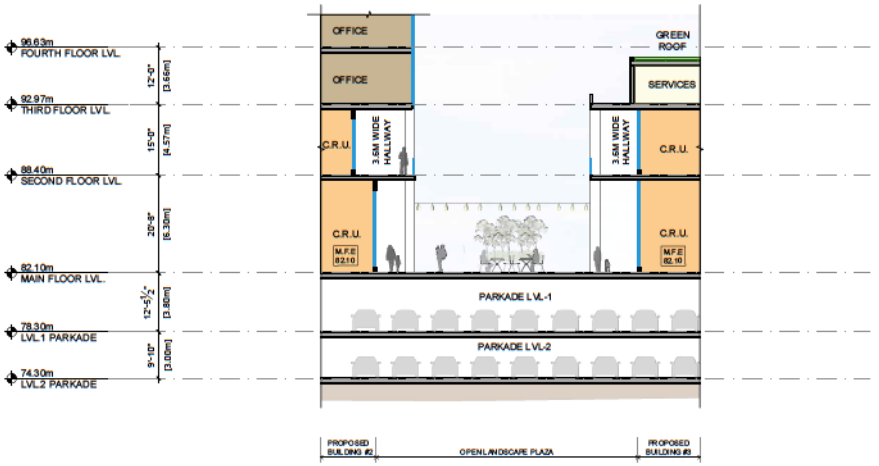

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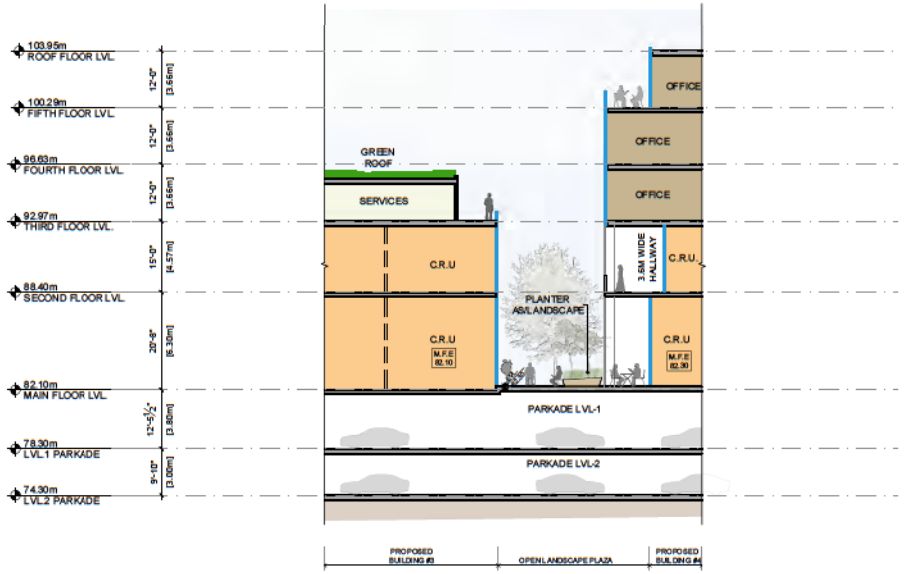

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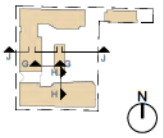
Key Plan



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Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

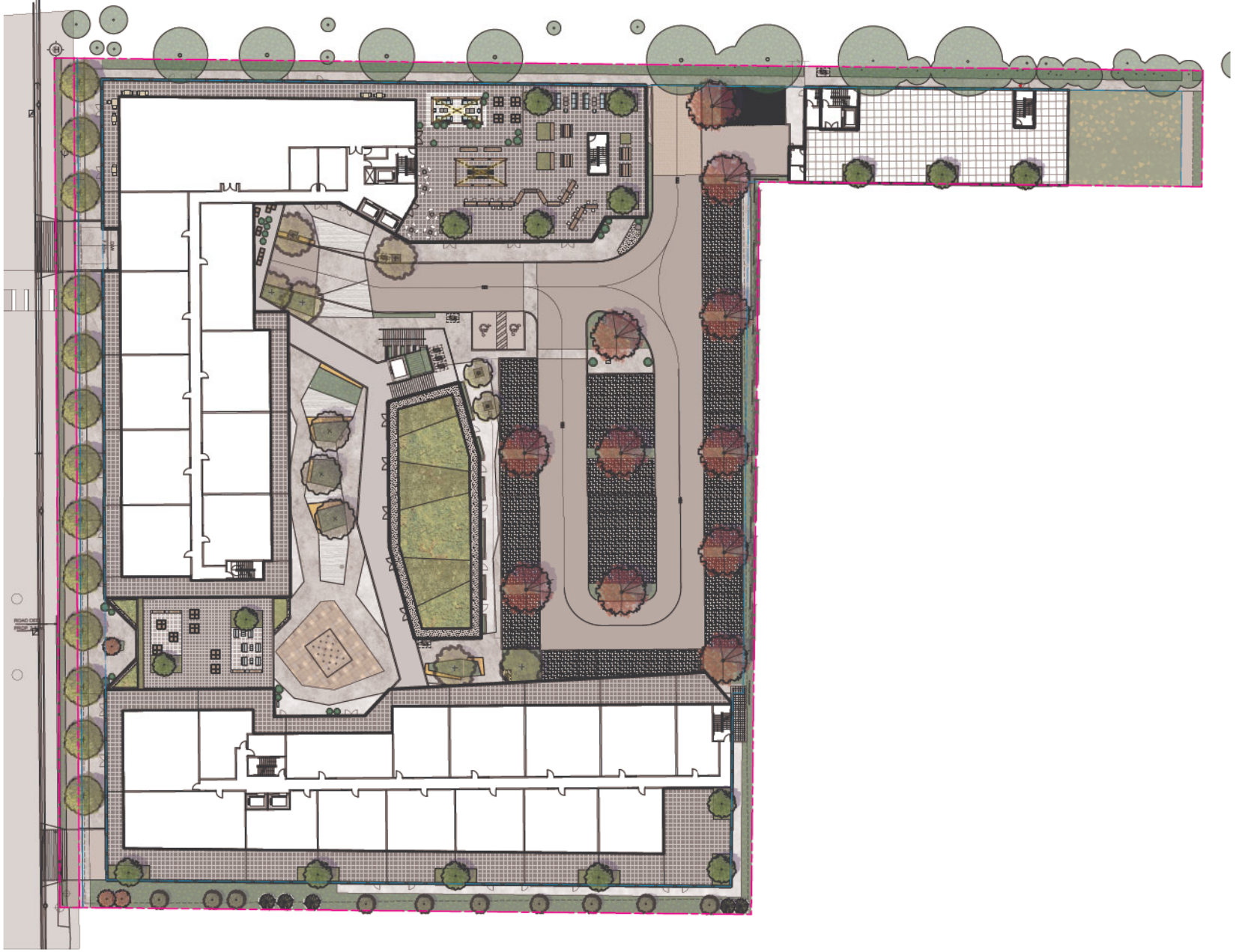
Drawn By: GSV	Date: 2023-03-07
Checked By: PV	Project ID: SU16_2302

Sheet Title
SECTIONS

Scale

Sheet No.
A-4.3

February 6, 2024



David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0048

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4	ISSUED FOR DEVELOPMENT PERMIT	23-12-08
3	ISSUED FOR REVIEW	23-12-02
2	ISSUED FOR REVIEW	23-11-15
1	ISSUED FOR CONCEPT REVIEW	23-09-28

REVISIONS

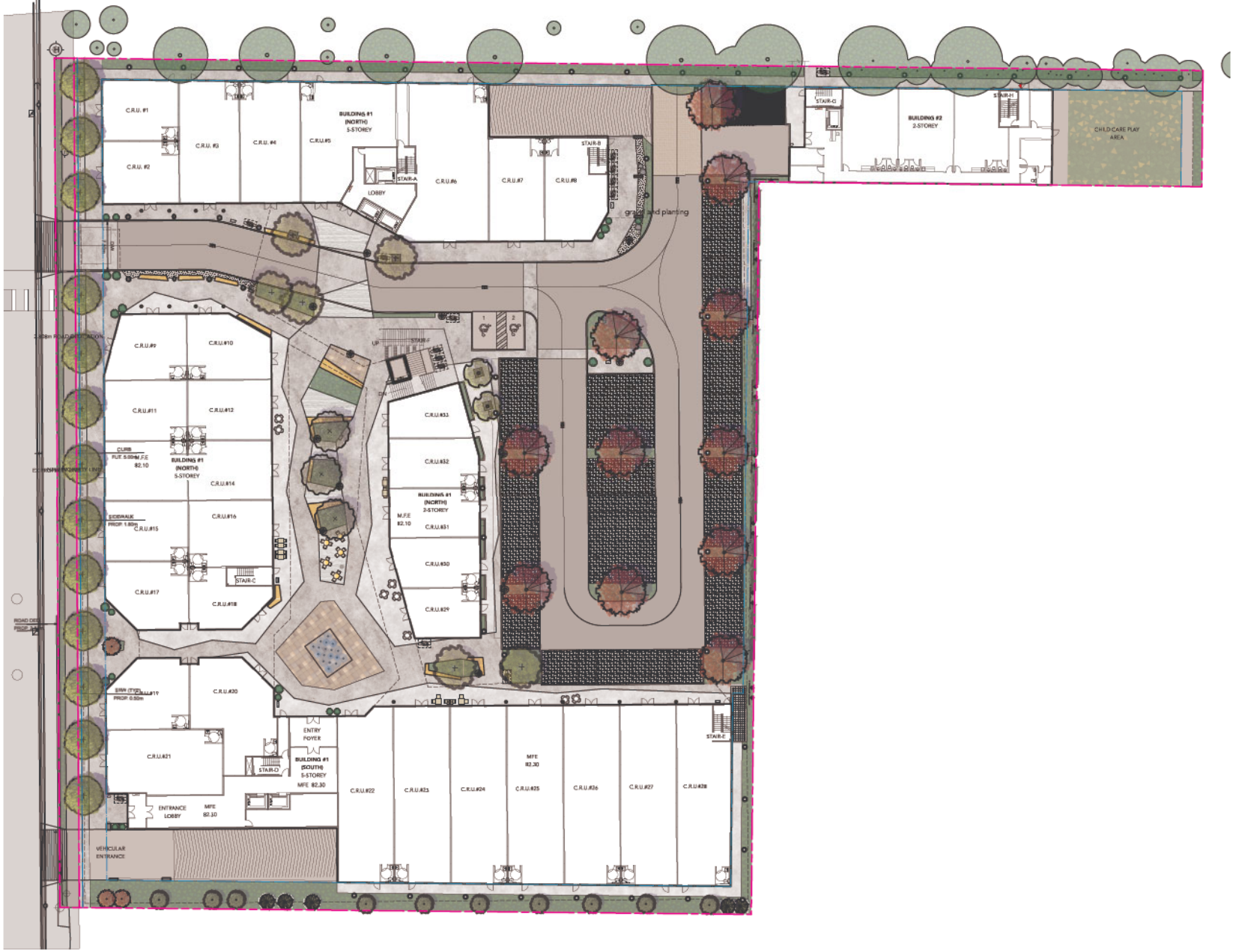
BUSINESS PARK DEVELOPMENT

7880 128 Street
Surrey, British Columbia

Scale:	1:250
Drawn:	DS
Reviewed:	DS
Project No.	23-022

LANDSCAPE PLAN
ALL LEVELS

L1.0



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REVISIONS

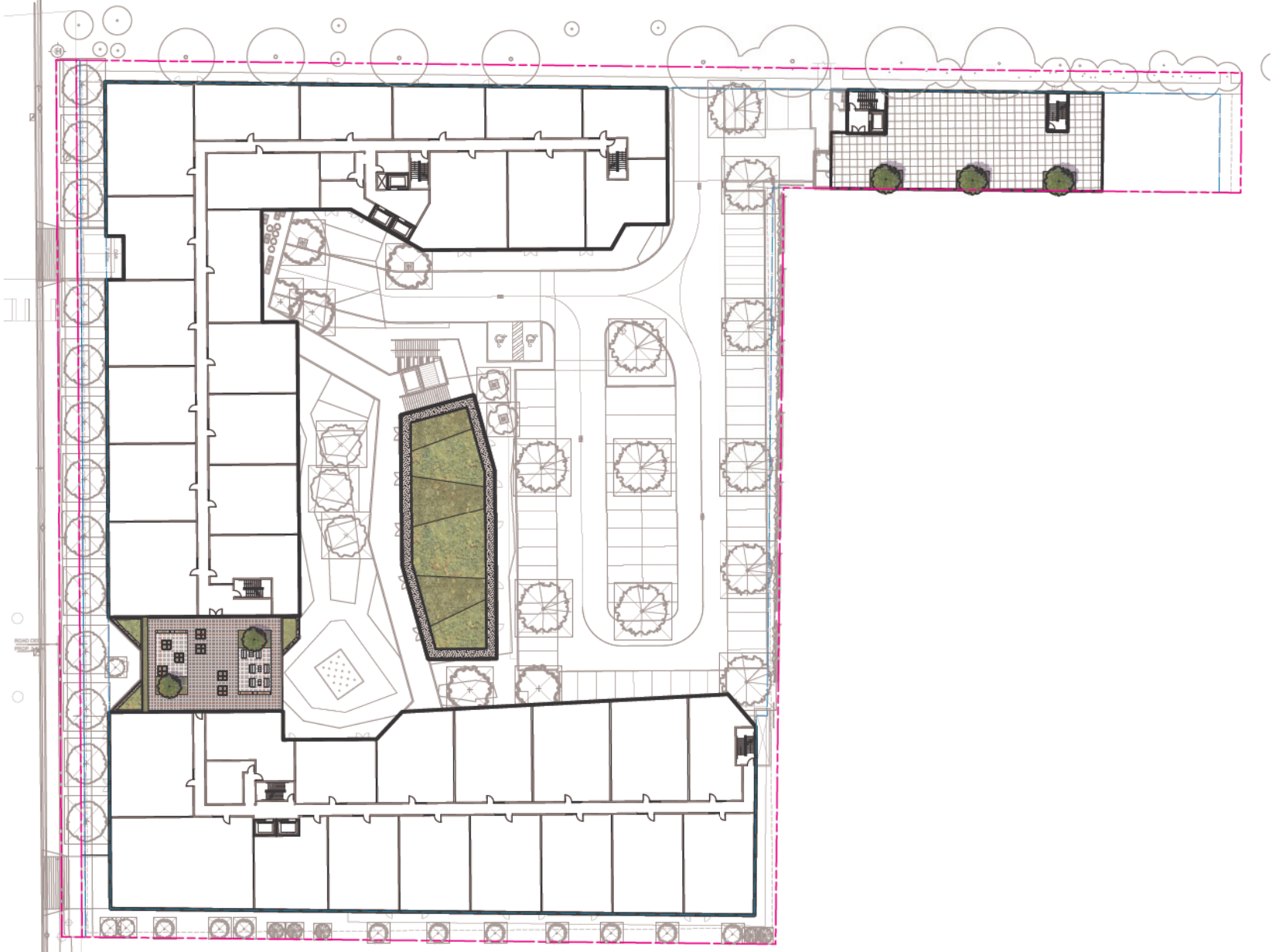
BUSINESS PARK DEVELOPMENT

7880 128 Street
Surrey, British Columbia

Scale:	1:250
Drawn:	DS
Reviewed:	DS
Project No.	23-022

LANDSCAPE PLAN
GROUND LEVEL

L1.1



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VANCOUVER BC V5M 1R3
P 604.720.0048

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REVISIONS

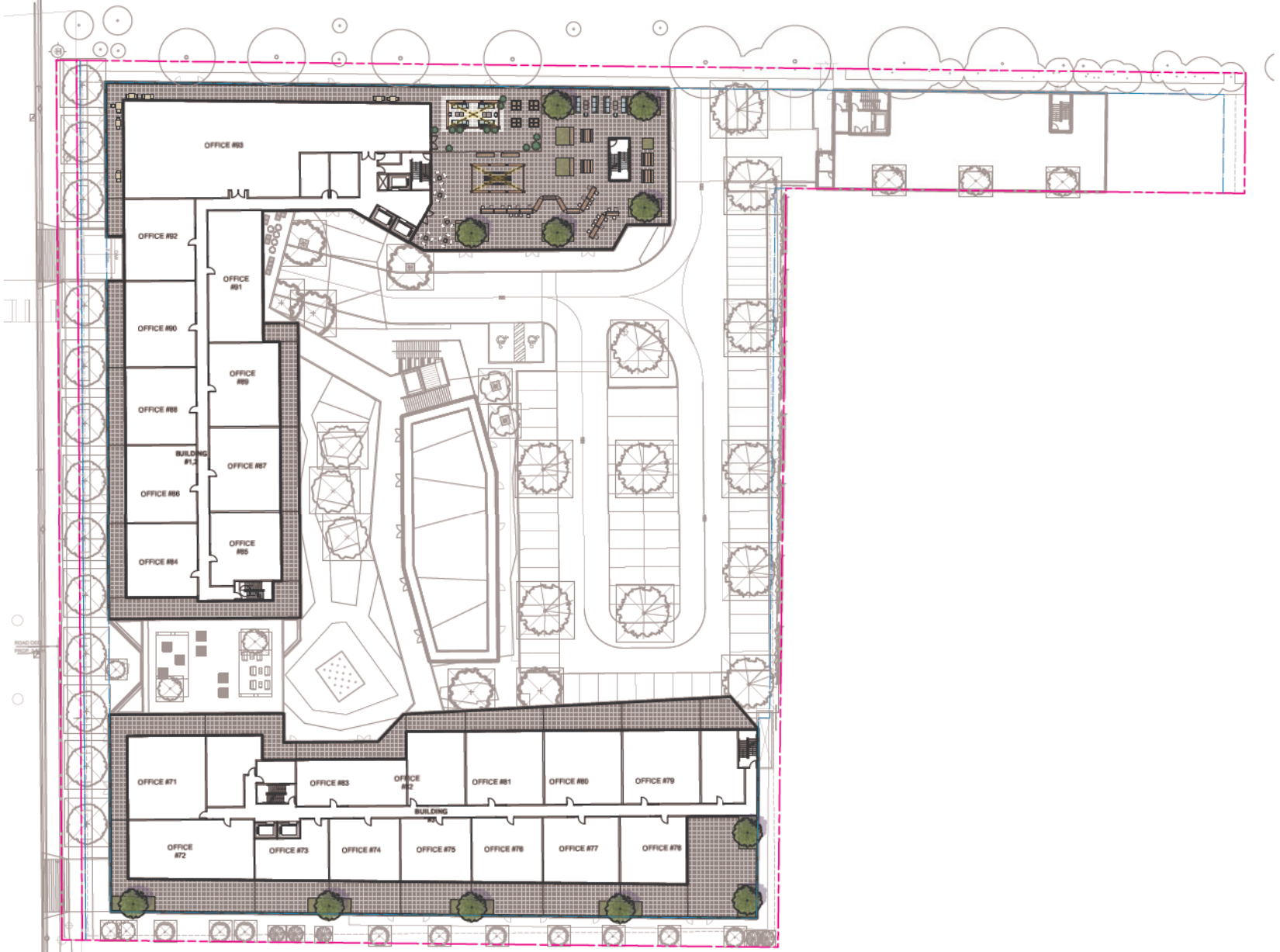
BUSINESS PARK DEVELOPMENT

7880 128 Street
Surrey, British Columbia

Scale:	1:250
Drawn:	DS
Reviewed:	DS
Project No.	23-022

LANDSCAPE PLAN
LEVEL 3

L1.3



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VANCOUVER BC V5M 1R3
P 604.720.0048

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REVISIONS

BUSINESS PARK DEVELOPMENT

7880 128 Street
Surrey, British Columbia

Scale:	1:250
Drawn:	DS
Reviewed:	DS
Project No.	23-022

LANDSCAPE PLAN
LEVEL 5

L1.4

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INTER-OFFICE MEMO

TO: **Director, Area Planning & Development**
- South Surrey Division
Planning and Development Department

FROM: **Development Services Manager, Engineering Department**

DATE: **January 23, 2024** PROJECT FILE: **7823-0090-00**

RE: **Engineering Requirements (Commercial/Industrial)**
Location: 7880 128 St

OCP AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements relative to the OCP Amendment and Development Permit besides stated below.

REZONE

Property and Right-of-Way Requirements

- Dedicate 2.808 metre along 128 Street.
- Register 0.50 metre Statutory right-of-way (SRW) along 128 Street.
- Register SRW for traffic signal loops at proposed northern access.

Works and Services

- Construct 1.8 m concrete sidewalk and streetlighting along 128 Street.
- Construct concrete driveway letdowns.
- Construct sanitary main along 128 Street.
- Construct storm, sanitary and water service connections to the site.
- Complete sanitary catchment analysis and resolve downstream constraints.
- Provide on-site stormwater mitigation and water quality features.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone and Development Permit.

Jeff Pang, P.Eng.
Development Services Manager

BD

NOTE: Detailed Land Development Engineering Review available on file

Appendix IV

Tree Preservation Summary

Surrey Project No: **Address:**

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale- PN6766A

On-Site Trees	Number of Trees		Off-Site Trees	Number of Trees
Protected Trees Identified *	1		**Protected Trees Identified**	20
Protected Trees to be Removed	0		**Protected Trees to be Removed**	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0		**Protected Trees to be Retained**	20
Total Replacement Trees Required: - Alder & Cottonwoods to be removed (1:1) 1 X one (1) = 1 - All other species to be removed (2:1) 0 X two (2) = 0	1		**Total Replacement Trees Required:** - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0	0
Replacement Trees Proposed	40		**Replacement Trees Proposed**	0
Replacement Trees in Deficit	0		**Replacement Trees in Deficit**	0
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0			
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas				

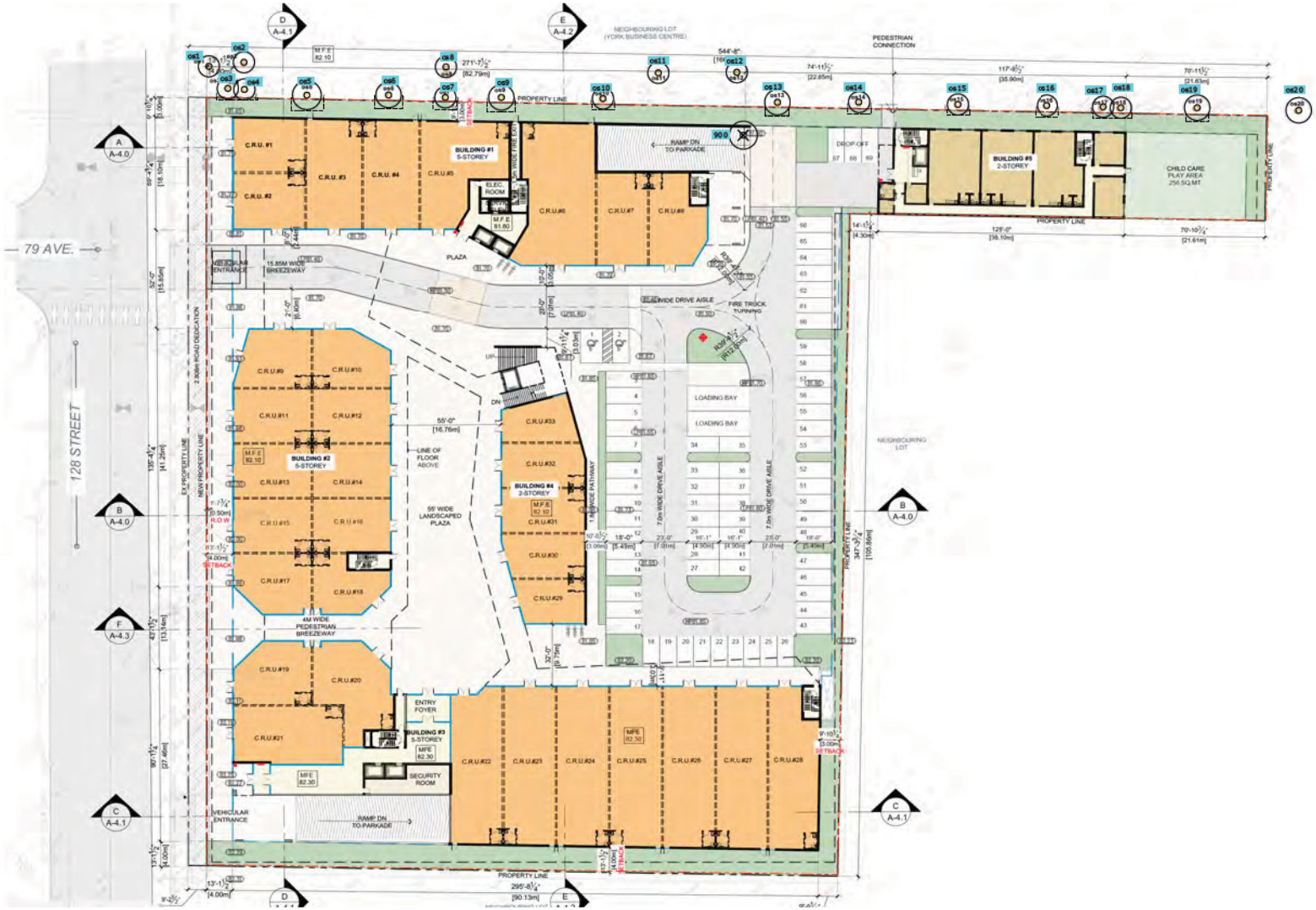
Summary, report and plan prepared and submitted by:

Terry Thrale

(Signature of Arborist)

January 18, 2024

Date



WOODRIDGE TREE

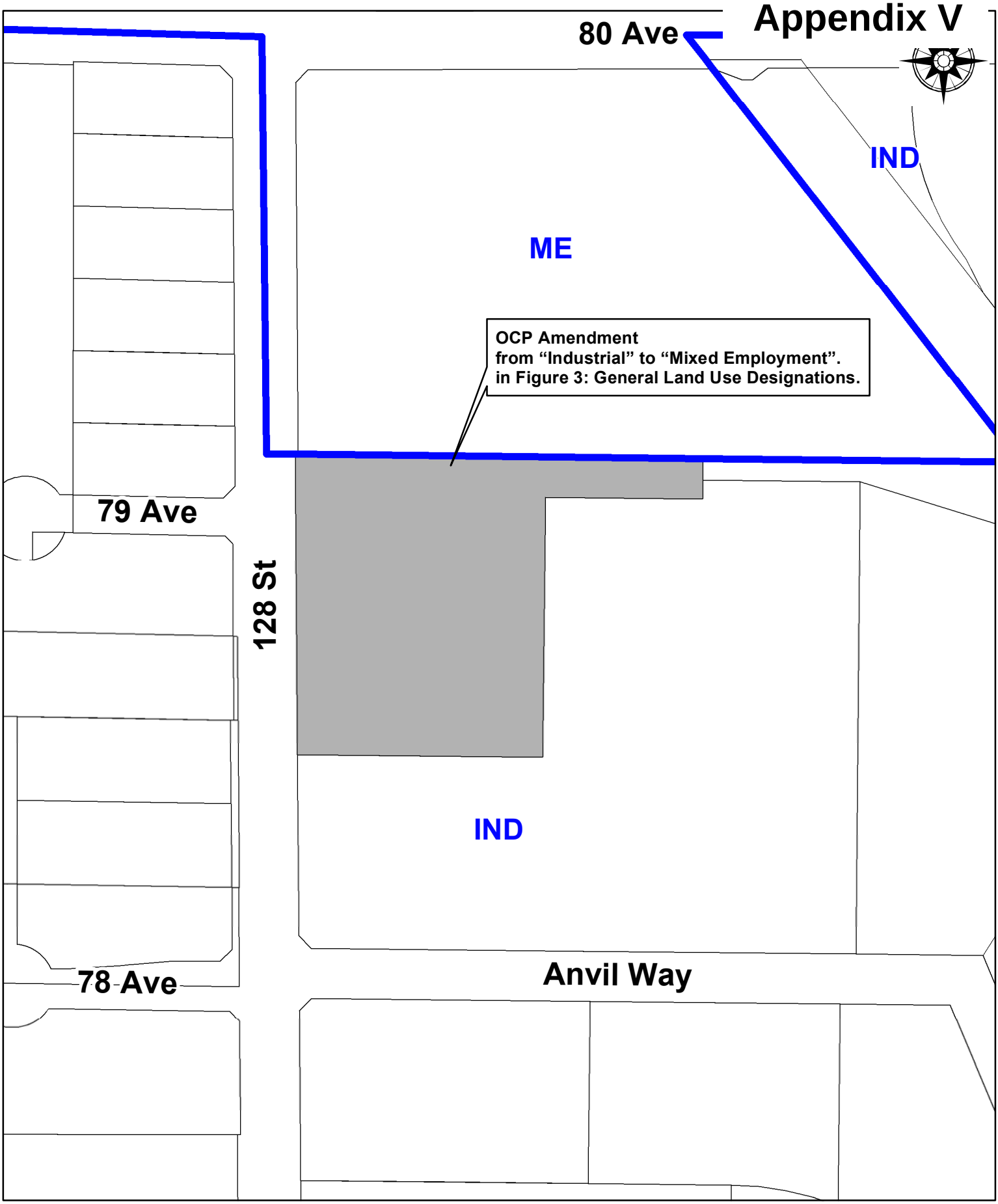
Tree Plan for Development at 7880 128 Street, Surrey

January 18, 2023

Tag	Species	DBH (cm)	TPZ (m)
900	Cottonwood	33	1.98
os1	Paperbark Maple	16	1.5
os2	Linden	21	1.5
os3	Serbian Spruce	14	1.5
os4	Serbian Spruce	16	1.5
os5	Ash	34	2.04
os6	Ash	29	1.8
os7	Serbian Spruce	14	1.5
os8	Linden	14	1.5
os9	Ash	27	1.8
os11	Ash	28	1.8
os12	Linden	18	1.5
os13	Linden	26	1.8
os14	Ash	22	1.5
os15	Ash	20	1.5
os16	Ash	24	1.5
os17	Serbian Spruce	9	1.5
os18	Serbian Spruce	11	1.5
os19	Ash	30	1.8
os20	Ash	29	1.8

Legend

x = remove tree



CITY OF SURREY
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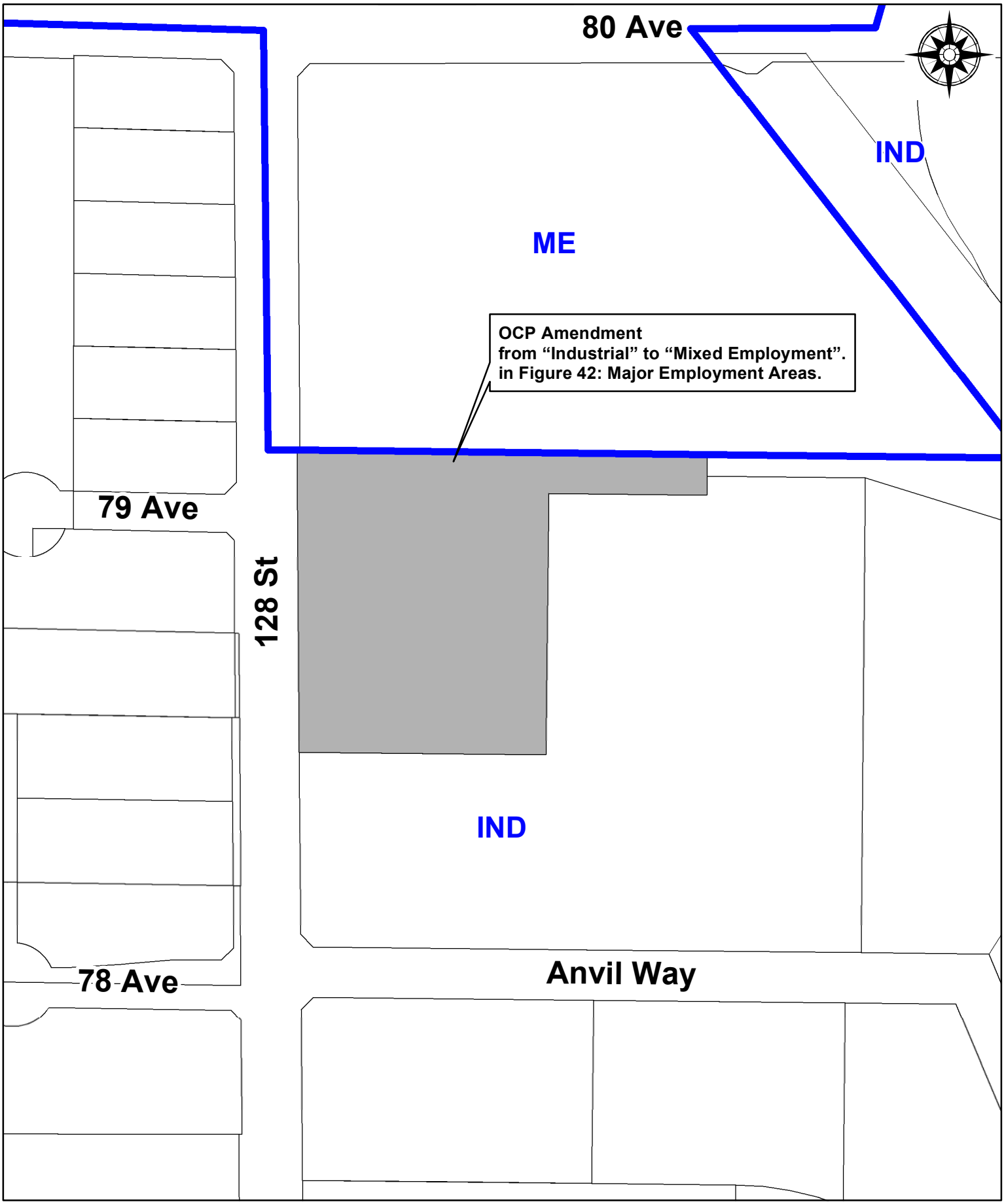
OCP Amendment 23-0090-00

Figure 3
OCP Amendment from "Industrial" to "Mixed Employment".

N



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OCP Amendment 23-0090-00

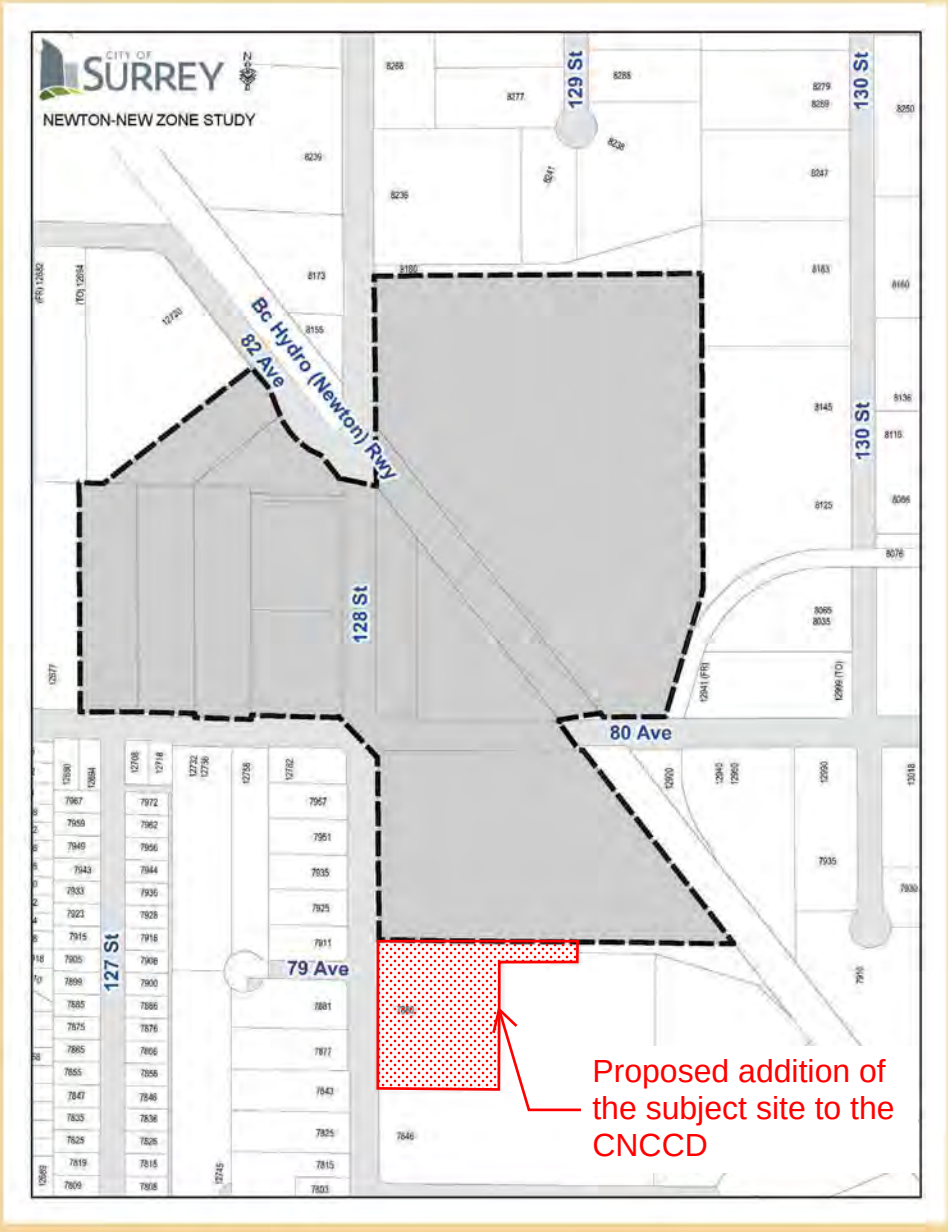
Figure 42
OCP Amendment from "Industrial" to "Mixed Employment".

N

Appendix VI

LOCATION OF CENTRAL NEWTON CULTURAL COMMERCIAL DISTRICT

The Central Newton Cultural Commercial District (CNCCD) is located at the intersection of 80 Avenue and 128 Street, as shown below.

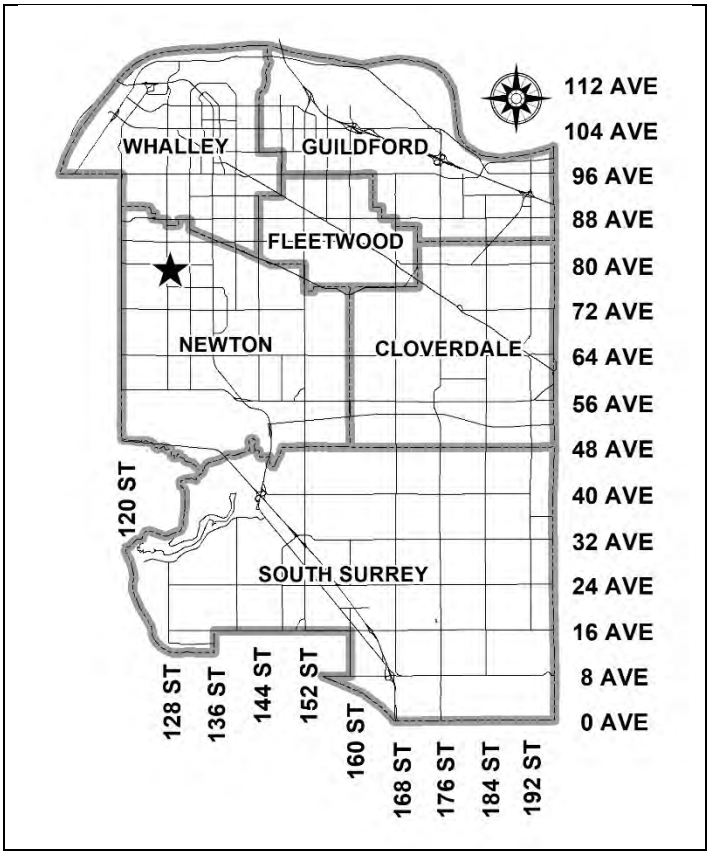


2

Appendix VII

City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7923-0090-00

Planning Report Date: May 1, 2023

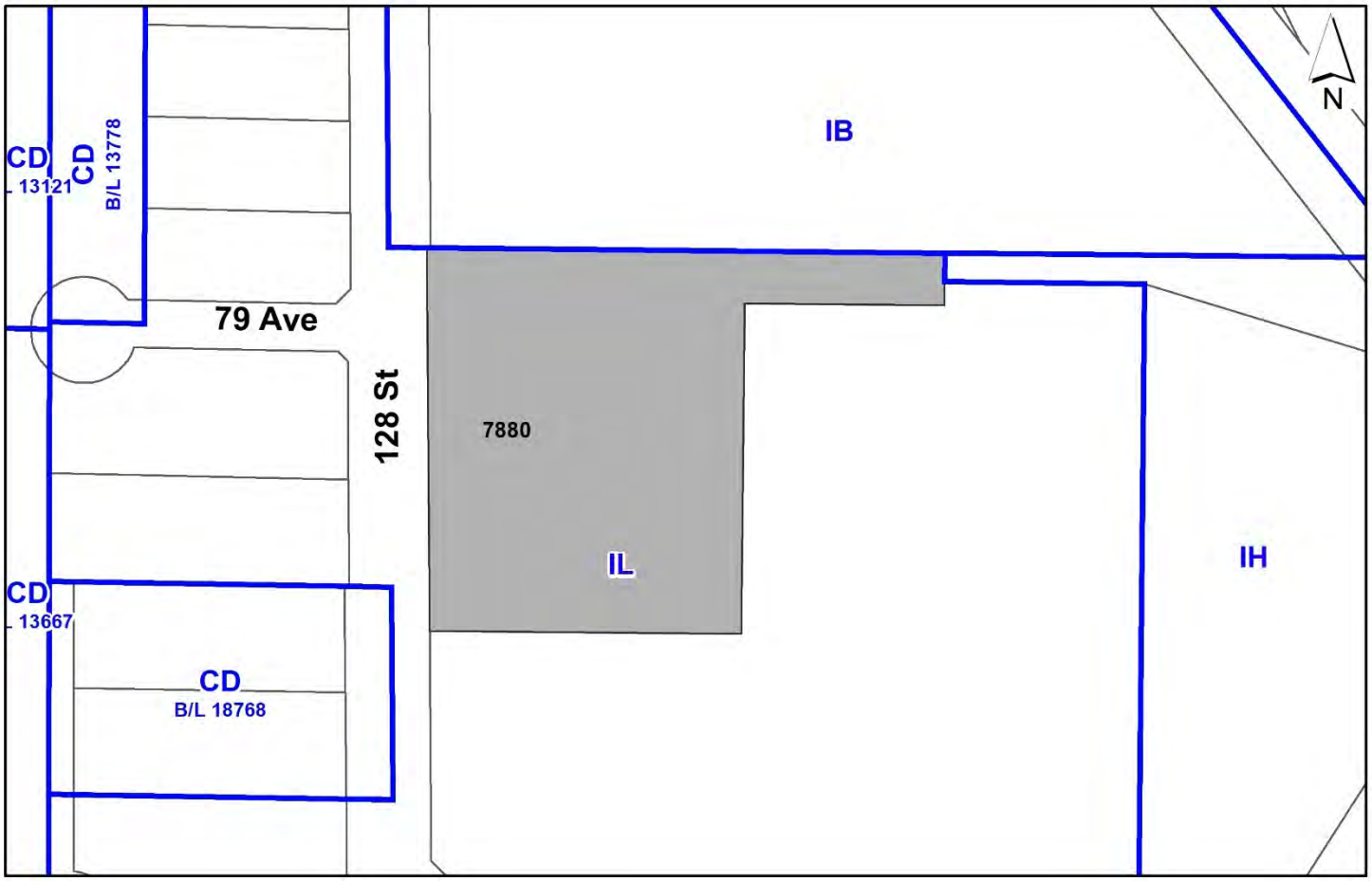


PROPOSAL:

- **Regional Growth Strategy Amendment** from Industrial to Employment
- **OCP Amendment** from Industrial to Mixed Employment
- **OCP Text Amendment** to allow a higher density in the Mixed Employment designation
- **Rezoning** from IL to CD

to permit the development of three commercial buildings and one industrial building.

LOCATION:	7880 - 128 Street
ZONING:	IL
OCP DESIGNATION:	Industrial



RECOMMENDATION SUMMARY

The Planning & Development Department recommends that that the application be referred back to staff to work with the applicant to develop a proposal that complies with the site's Industrial designation in both the Official Community Plan (OCP) and Metro Vancouver's Regional Growth Strategy (RGS).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed commercial uses depart significantly from the policies identified in the City of Surrey Official Community Plan (OCP) and Metro Vancouver's Regional Growth Strategy (RGS).

- The applicant is also proposing an OCP text amendment to allow a density higher than the 1.0 floor area ratio (FAR) permitted in the Mixed Employment OCP designation.

RATIONALE OF RECOMMENDATION

Policy Issues:

- Surrey's OCP and Metro Vancouver's RGS focus on the preservation of existing employment lands, particularly industrial lands. Introducing more commercial uses into Industrial areas erodes the viability of light and heavy industrial uses which create jobs and generate significant tax revenue that the Industrial designation is intended to support.

- The proposal would trigger the requirement for a Metro Vancouver RGS amendment. An RGS amendment from Industrial to Employment would be considered a Type 3 Minor Amendment. It would require an affirmative 50% + 1 weighted vote of the Metro Vancouver Board.

Land Use Implications:

- The proposed development, if approved, would put pressure on other Industrial lands in Surrey to be converted to commercial uses, including other lands located in the Newton industrial area.

- The proposed 2.0 floor area ratio (FAR) density exceeds the maximum permitted in the Industrial or Mixed Employment designations. Under the Industrial and Mixed Employment designations, this site would be permitted a density of up to 1.0 floor area ratio (FAR). The proposed density of 2.0 FAR is generally not supported outside of Urban Centre plan areas and some key transit corridors, areas that are generally better served with amenities and transit.

- The subject site is less than 2 kilometres from the Newton Town Centre and the Scott Road Corridor, where commercial development is encouraged. If dense commercial developments are supported outside of the City's Town Centres, redevelopment of those key areas like the Newton Town Centre or the Scott Road Corridor, which are much more transit- and pedestrian-oriented and provide far more amenities, will be hindered and likely underdeveloped and/or delayed.

- The supply of industrial lands in the City and the region is limited and in high demand, as highlighted in Metro Vancouver's 2015 Industrial Lands Inventory. Protecting the supply of industrial lands in Surrey is important to meet the current and future needs of the local and regional economy.

- The creation of the Central Newton Cultural Commercial District (CNCCD) around the intersection of 128 Street and 80 Avenue was undertaken in 2013 in response to ongoing pressure in the Newton industrial area to allow commercial uses on Industrial land. A handful of properties were re-designated to Mixed Employment at that time with the clear intention of limiting commercial uses to those areas only and reinforcing the protection of the surrounding Industrial lands for legitimate industrial uses. The subject property is outside of the CNCCD lands and should therefore be maintained for industrial purposes in accordance with previous plans for the area.

- Approval of the current proposal would draw commercial uses farther south along 128 Street, further eroding the industrial land base, and providing increasing pressure for adjacent lands to redevelop to non-industrial uses.

RECOMMENDATION

The Planning & Development Department recommends that that the application be referred back to staff to work with the applicant to develop a proposal that complies with the site's Industrial designation in both the Official Community Plan (OCP) and Metro Vancouver's Regional Growth Strategy (RGS).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Industrial	Industrial	IL
North:	Commercial	Mixed Employment	IB
East and South:	Industrial	Industrial	IL
West (Across 128 Street):	Industrial	Industrial	IL and CD (By-law No. 18768)

Context & Background

- The subject property is approximately 1.3 hectares in size and is located on the east side of 128 Street in the Newton Industrial area. It is designated "Industrial" in the Official Community Plan (OCP), and "Industrial" in Metro Vancouver's Regional Growth Strategy (RGS).

- Given the site's current Industrial designation under the RGS, an amendment to the RGS to Employment would be required should the proposal be supported by Council. This would involve an affirmative 50% +1 weighted vote of the Metro Vancouver Regional District Board. Metro Vancouver indicates that public engagement opportunities would also be required as part of their process. Public engagement opportunities may include notification on the Metro Vancouver website, request for written comments on the Metro Vancouver website, opportunities for the public to appear as a delegation to the Regional Planning Committee or the Metro Vancouver Regional District Board, conveyance of comments from the Surrey Public Hearing to the Metro Vancouver Regional District Board and/or hosting a public information meeting.

- The subject property is adjacent to, but not within, the group of properties that make up the Central Newton Cultural Commercial District (CNCCD).

- Properties within the CNCCD are designated "Mixed Employment" in the OCP and are intended to be developed as the only commercial lots in this area.

- The Central Newton Cultural Commercial District was developed to provide a legitimate location for a number of existing commercial businesses that had been occupying Industrial land in this area (Appendix III). At the time the area was designated in 2013, there was pressure throughout the Industrial lands in Newton, including in the East Newton Business Park, to introduce banquet halls as well as retail and service uses. A number of these commercial uses had already become established in some areas, in particular at the Payal

Centre, which is located on the east side of 128 Street at 82 Avenue. In order to relieve commercial pressure on Industrial lands throughout the community, the Central Newton Cultural Commercial District was established so that cultural and commercial uses could be focused in one area, thus maintaining the integrity of the remaining industrial lands.

- The intention of the CNCCD is to encourage commercial uses to locate on the lands designated Mixed Employment around the intersection of 80 Avenue and 120 Street. Elsewhere in Newton, these uses would not be permitted on Industrial lands. The subject lot is designated Industrial and is therefore intended to be protected for Industrial use now and in the future.

DEVELOPMENT PROPOSAL

Planning Considerations

- The subject application includes the following components:
    - An Official Community Plan amendment from Industrial to Mixed Employment, with a site-specific amendment to allow density beyond the 1.0 FAR limit of the Mixed Employment designation; and
    - A Rezoning from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)".

- In association with the proposed land use amendments noted above, an amendment of Metro Vancouver's Regional Growth Strategy (RGS) will also be required. The property is currently designated Industrial in the RGS, which would need to be amended to Employment to accommodate the proposed development.

- Only the proposed OCP amendment and Rezoning, and not a Development Permit, are being presented for Council's consideration at this time. Given the significant departure from the City's plans, policies, and practices that the proposal entails, it was deemed appropriate to consult Council on the larger land use issue before proceeding to detailed development planning of the site, which would require a Development Permit.

- According to the applicant's proposal, the development would consist of two four-storey buildings with ground floor commercial retail and upper floor office uses, a two-story building with ground floor commercial retail and second floor office uses and a one-storey warehouse building. In terms of floor area, the applicant is proposing 2.0 FAR (26,567 square metres). The floor area consists of 5,654 square metres of ground floor commercial (21% of floor area), 19,866 square metres of office uses (75% of floor area) and 1,047 square metres of warehouse use (4% of floor area).

- All aspects of the design, including but not limited to density, massing, circulation and site layout, would be subject to detailed review (including a Development Permit for Form and Character, review by Transportation and Engineering, the Advisory Design Panel, and Fire Department) and change should Council determine that the applicant's proposal has merit.

Referrals

- Formal referrals have not been completed for the subject proposal, given the significant departure from exiting City policies and practices. The current focus is on the appropriateness of the land uses that are proposed. Referrals to appropriate stakeholder groups would be required as part of any detailed proposal on the site.

Transportation Considerations

- The applicant proposes medium-density commercial development at a density (2.0 FAR) that would be appropriate for a Town Centre location, where access to frequent transit and active transportation networks would be available.

- The subject property is not located near a frequent transit network, meaning that the development would rely heavily on automobile access. This would conflict with transportation and neighbourhood design policies in the City's Official Community Plan and Sustainability Charter.

- Detailed review of the proposed land use and site plan has not been undertaken from a Transportation perspective.

Sustainability Considerations

- The proposal conflicts with fundamental sustainability principles that guide policy in the City's OCP and other plans and policy documents. Medium-density commercial development should be located in a Town Centre or along a Frequent Transit Network (FTN) corridor in order to create compact, healthy communities, maximize residents' access to services and amenities, and reduce dependence on private automobiles. See the Policy & Bylaw Considerations section below for more details.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The property is designated Industrial in Metro Vancouver's Regional Growth Strategy (RGS). According to the RGS, "Industrial areas are primarily intended for heavy and light industrial activities, and appropriate accessory uses. Limited commercial uses that support industrial activities are appropriate."

- The current proposal does not comply with the Regional Growth Strategy and would require an RGS amendment from Industrial to Employment.

- An RGS amendment from Industrial to Employment would be considered a Type 3 Minor Amendment. It would require an affirmative 50% + 1 weighted vote of the Metro Vancouver Board.

Official Community Plan

<u>Land Use Designation</u>

- The subject site is designated Industrial in the Official Community Plan (OCP). The OCP states that "the Industrial designation supports light and heavy industrial land use. Accessory uses that operate ancillary to a main industrial use may include limited office uses, a caretaker's residence, and commercial uses that are strictly limited to those that support industrial activities." The OCP is consistent with the Regional Growth Strategy in not supporting general commercial uses within the Industrial designation.

- The Industrial designation allows density up to 1.0 FAR.

Proposed Amendment

- The applicant proposes an OCP amendment to redesignate the site from Industrial to Mixed Employment, with a site-specific amendment to allow density above 1.0 FAR, which is the maximum density permitted in the Mixed Employment designation. The proposal is for 2.0 FAR.

Use

- Staff do not support the proposed OCP amendment. The protection of industrial lands is a key objective of the City of Surrey.

- The proposed land use amendment would represent a loss of valuable industrial lands within Surrey, which negatively impacts Surrey's ability to attract industrial employment generators.

- If the proposed application is supported, the current Industrial lands in Newton and other parts of Surrey are very likely to come under pressure to be amended to allow for non-industrial uses.

Density

- Densities of the order proposed by the applicant are typically not found outside of Town Centres and frequent transit corridors.

- The subject site is less than 2 kilometres from the Newton Town Centre and the Scott Road Corridor, where commercial development is encouraged. If dense commercial developments are supported outside of the City's Town Centres, then redevelopment of those key areas like the Newton Town Centre or the Scott Road Corridor, which are much more transit- and pedestrian-oriented and provide far more amenities, will be hindered and likely underdeveloped and/or delayed.

- It is not appropriate to establish such high densities outside of a Town Centre or frequent transit corridor. Staff have significant concerns that such a development does not fit the area context and could be precedent-setting.

Themes/Policies

The proposed Official Community Plan (OCP) amendment is not supported by the following policies in the OCP:

- A 1.1: Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS).

  (The proposed development does not comply with the RGS and encourages densification outside of the City's Urban Centre and Frequent Transit Development Areas.)

- B 2.1: Support each Town Centre (Guildford, Fleetwood, Newton, Semiahmoo, and Cloverdale) as the primary centre for its community, the location of higher intensity urban development, and the location of community-serving civic, cultural, social, and recreational facilities.

  (The proposed development would erode the viability and delay redevelopment of the Newton Town Centre as a higher-density node for this community.)

- E 1.1: Ensure a sufficient supply of employment lands in Surrey, including designated industrial lands, to meet the current and future needs of the local and regional economy.

  (This application proposes to convert approximately 1.3 hectares of Industrial lands to Mixed Employment within the Newton Industrial area. Allowing commercial uses in this area would be precedent-setting and may encourage the development of commercial uses on other industrial lands in this area.)

- E.1.11: Protect industrially-designated land specifically for industrial purposes, particularly industrial land accessible by water and railways.

  (The subject site is designated Industrial and is connected by a rail spur to the BC Hydro (Newton) Railway.)

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 12, 2023 and the Development Proposal Signs were installed on April 23, 2023. Staff have received no responses.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The current Planning Report is reviewing the appropriateness of the proposed land uses. Any detailed proposal on the site would be subject to a form and character Development Permit.

PROJECT EVALUATION

Applicant's Rationale

- The applicant has provided rationale in support of their proposed Official Community Plan (OCP) amendment for use and density (Appendix IV). Key points from the applicant's rationale include the following:

  - The "Mixed Employment [designation] will allow for a wider diversity of uses,

giving the community greater business and employment opportunities. The benefit of this is a greater utilization of skills, knowledge, and abilities beyond what is allowed under the Industrial use."

- "The subject lands are also within walking distances to residential communities to the east and west and can also serve businesses to the north and south."

- "Industrial uses tend to bring large trucks, noisier/less clean uses, and offer fewer employment opportunities…"

- "The Lower Mainland and Fraser Valley are land locked so bringing more intensive usage of lands will be key to accommodating a growing economy and population."

- "The subject lands sit within an existing community of cultural activities with businesses servicing that need. The current Industrial classification does not support this, and the change will support greater social gatherings and connectiveness."

Staff Rationale

While the applicant's proposed addition of commercial uses to this area may be feasible, there are many more appropriate areas within the City, and in Newton in particular, where commercial development is permitted and encouraged. These include the Newton Town Centre and the Scott Road corridor.

There are several key concerns with the proposed land use and the increased density:

- The supply of industrial lands in the City and the region is limited and in high demand, as highlighted in Metro Vancouver's 2015 Industrial Lands Inventory. Protecting the supply of industrial lands and associated jobs/tax base in Surrey is important to meet the current and future needs of the local and regional economy (see pages 9 and 10 of this report for more detailed information).

- There are ample opportunities for general commercial development in Newton, outside of the Industrial area. The subject site is less than 2 kilometres from the Newton Town Centre and the Scott Road Corridor, where commercial development is encouraged. If dense commercial developments are supported outside of the City's town centres, then redevelopment of those key areas like the Newton Town Centre or the Scott Road Corridor, which are much more transit- and pedestrian-oriented and provide far more amenities, will be hindered and likely underdeveloped and/or delayed.

- Approval of the current proposal would draw commercial uses farther south along 128 Street, further eroding the industrial land base, and providing increasing pressure for adjacent lands to redevelop to non-industrial uses.

- The creation of the Central Newton Cultural Commercial District (CNCCD) around the intersection of 128 Street and 80 Avenue was undertaken in 2013 in response to ongoing pressure in the Newton industrial area to allow commercial uses on Industrial land. A handful of properties were re-designated to Mixed Employment at that time with the clear intention of limiting commercial uses to

that area only and reinforcing the protection of the surrounding Industrial lands for legitimate industrial uses. The subject property is outside of the CNCCD lands and should therefore be maintained for industrial purposes in accordance with previous plans for the area.

- The proposed density exceeds the maximum permitted in the Industrial or Mixed Employment designations. Under the Industrial and Mixed Employment designations this site would be permitted a density of up to 1.0 floor area ratio (FAR). The proposed density of 2.0 FAR is generally not supported outside of Urban Centre plan areas and some key transit corridors.

RECOMMENDATION

In light of the broader and longer-term plans of the City to protect industrial lands and associated jobs/tax revenue and encourage medium-density development to locate in Urban Centres and along key transit corridors, staff are not supportive of the proposed development.

Accordingly, staff recommends that that the application be referred back to staff to work with the applicant to develop a proposal complies with the site's Industrial designation in both the Official Community Plan (OCP) and Metro Vancouver's Regional Growth Strategy (RGS).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Aerial Photo
Appendix II. Site Plan and Massing Rendering
Appendix III. Map of Central Newton Cultural Commercial District
Appendix IV. Applicant's Rationale in Support of the Proposal

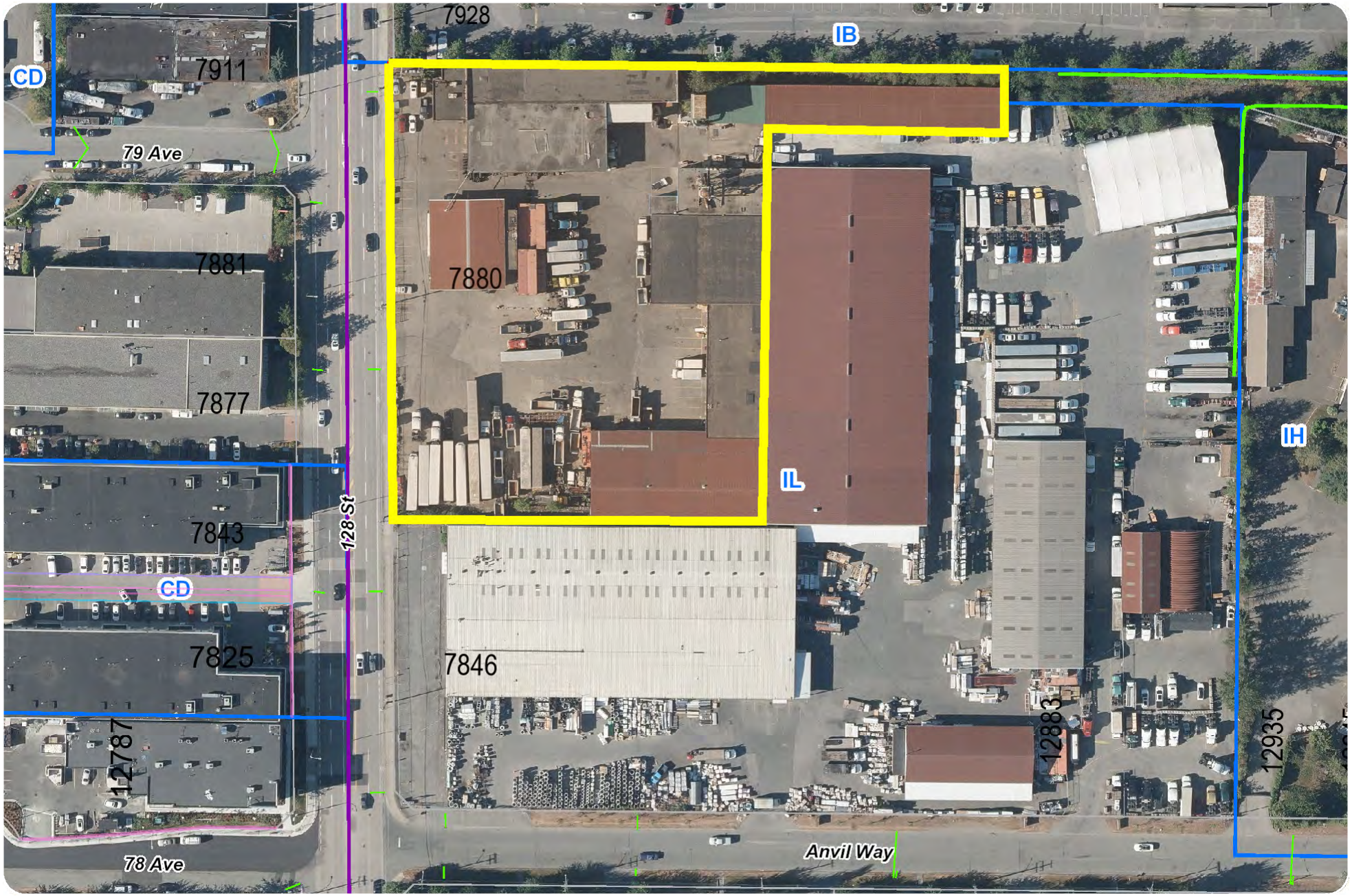
approved by Shawn Low

Don Luymes
General Manager
Planning and Development

KB/ar

7923-0090-00 Site Location Map

Appendix I



Enter Map Description

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The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

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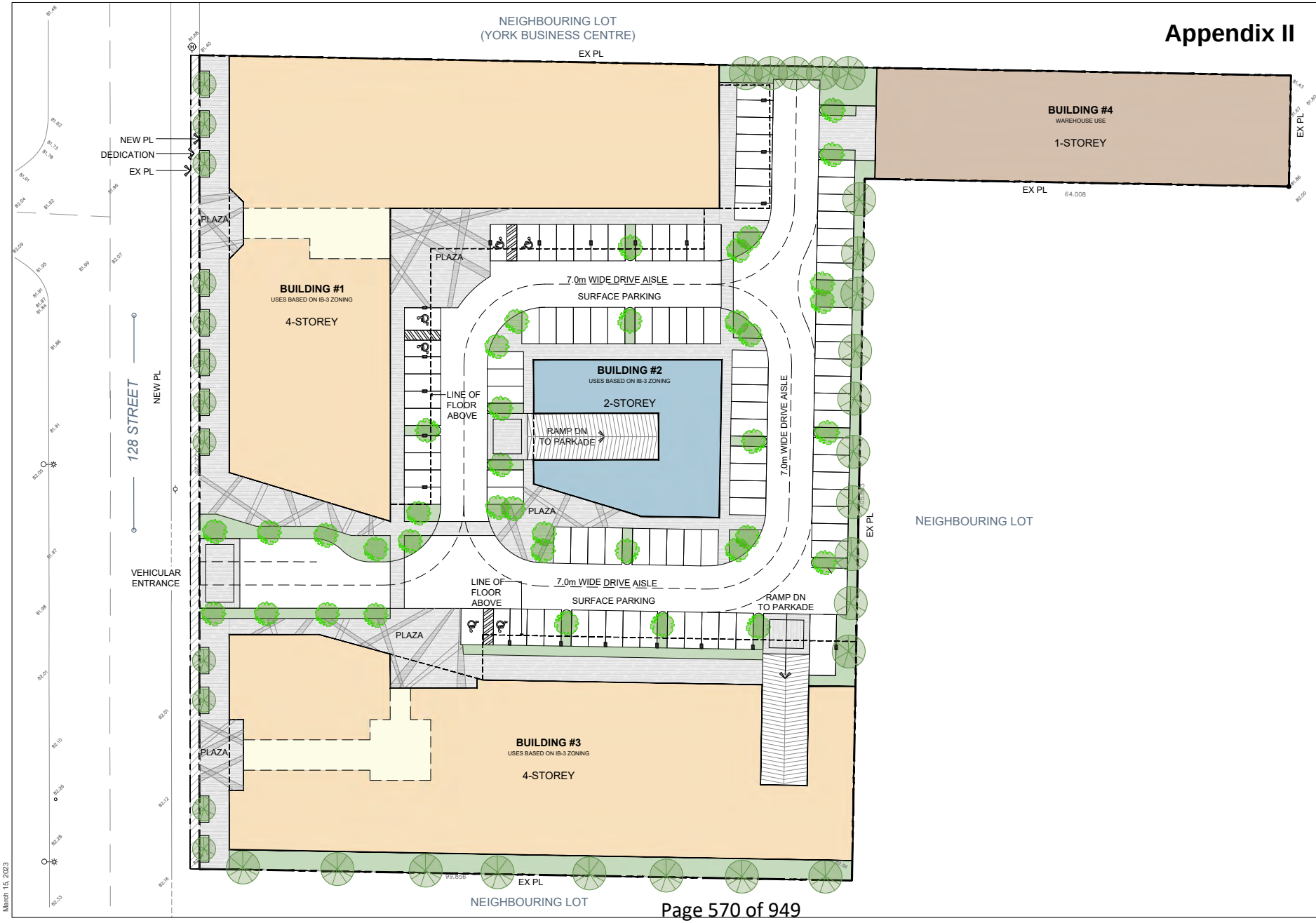
Map created on: 2023-04-19

Appendix II



DAVID EATON
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N

Date	Description
2023-03-15	DP Application
2023-03-07	Preliminary Application

Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET
SURREY, BC

Drawn By: GSV	Date: 2023-03-07
Checked By: PV	Project ID: SU36_2302

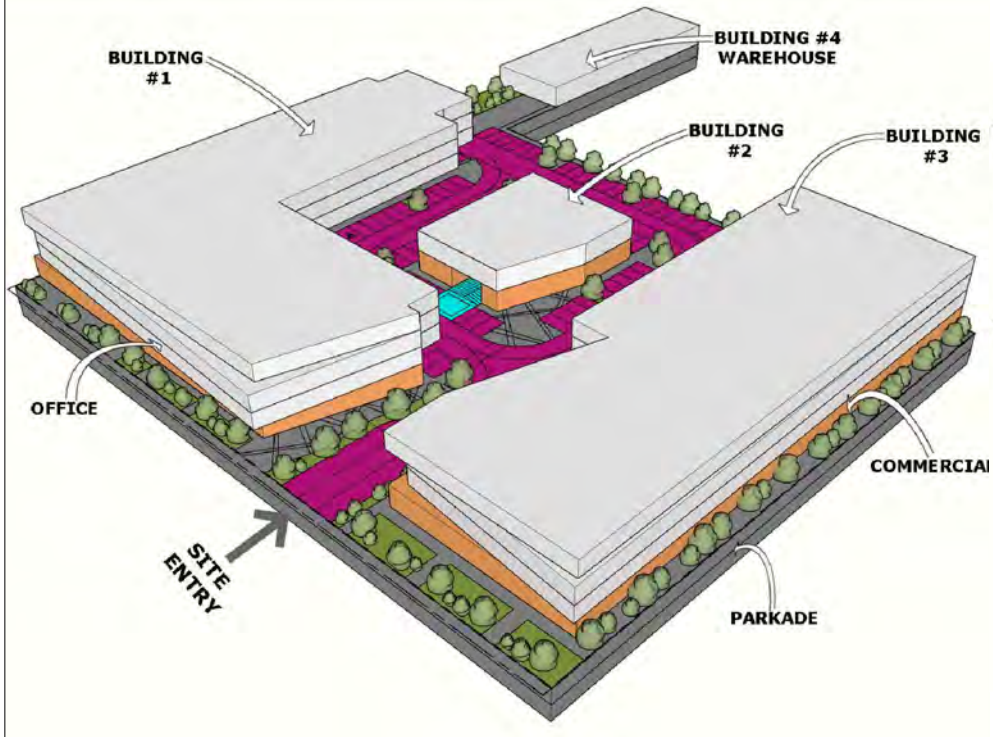
Sheet Title
SITE PLAN

Scale
N.T.S

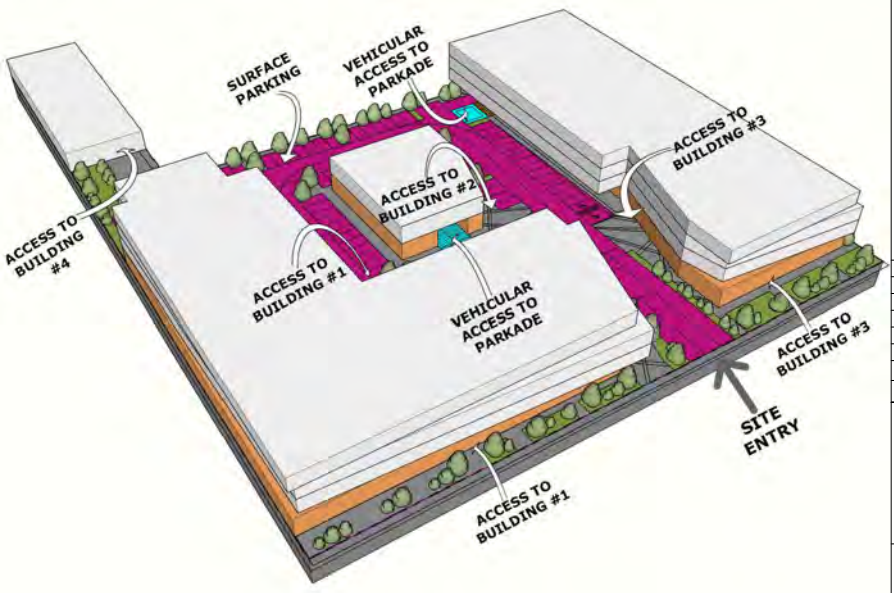
Sheet No.
A-1.0

March 15, 2023

OCCUPANCY BY BUILDING TYPE



ACCESS BY BUILDING TYPE



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Project Address
7880 128 STREET SURREY, BC

Drawn By: GSV	Date: 2023-03-07
Checked By: PV	Project ID: SU36_2302

Sheet Title
ACCESS STRATEGIES

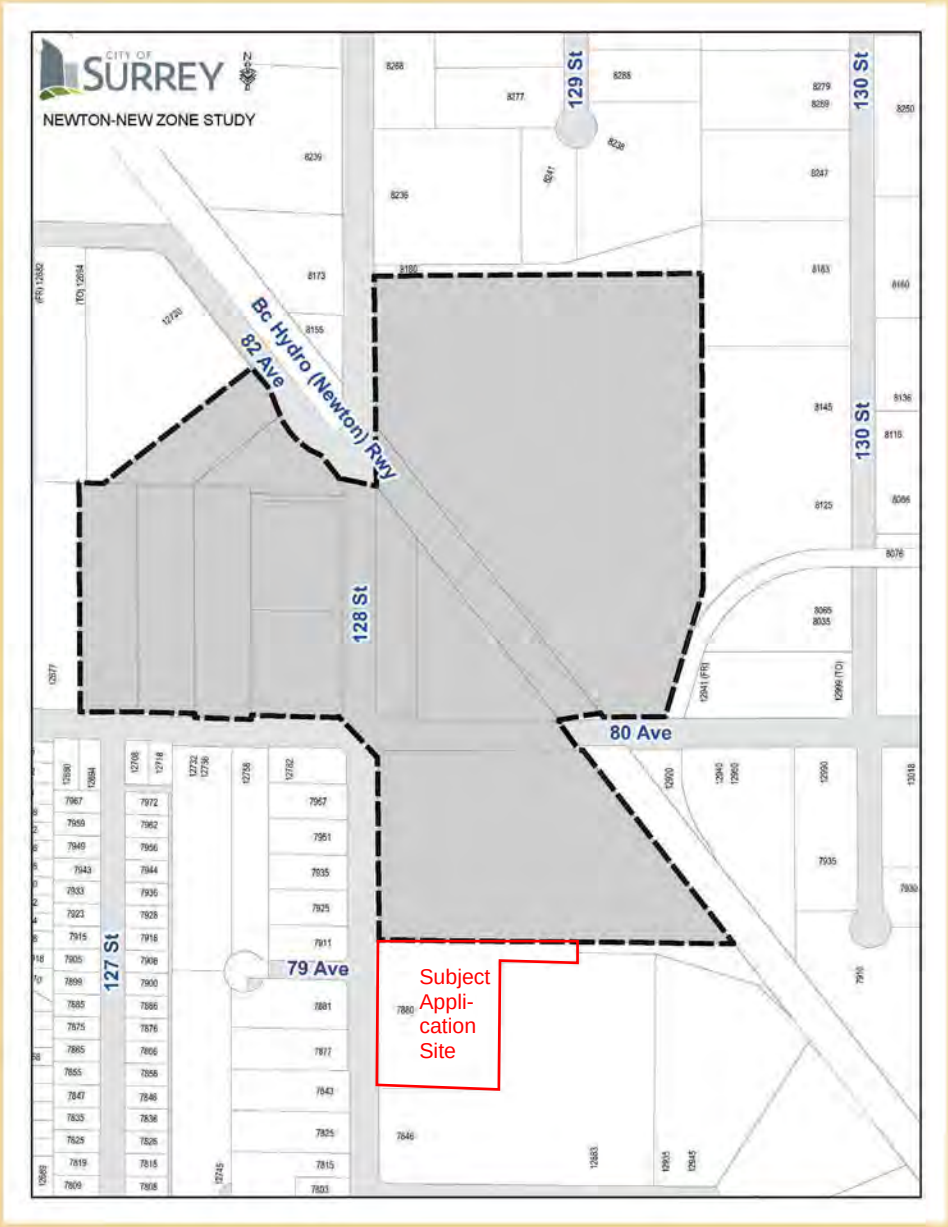
Scale
N.T.S

Sheet No.
A-3.0

March 15, 2023

LOCATION OF CENTRAL NEWTON CULTURAL COMMERCIAL DISTRICT

The Central Newton Cultural Commercial District (CNCCD) is located at the intersection of 80 Avenue and 128 Street, as shown below.



Appendix IV

Proposed Business Park Development
7880 128 Street
Surrey, BC

April 24th, 2023

DAVID EATON
ARCHITECT INC

1690 West 2nd Avenue,
Vancouver V6J 1H4

P 604 608 0161

www.eatonarchitect.ca

Hospitality,
Commercial,
Residential.

Form,
Function,
Harmony

Design Intent

The proposed development is sprawled over a 1.35-hectare site in the heart of Surrey. We are proposing to develop a multi-use business park based on CD zoning (per IB), proposing 2.0 FAR on net area of 1.33-hectare, after road dedications.

The proposal includes 4 buildings' superstructure's sitting on 2 levels of UG parkade.

Building 1- 4 storeys of Commercial including retail, wholesale, personal services, eating establishments and Office spaces

Building 2 – 2 storeys of Commercial including retail, wholesale, personal services, eating establishments and Office spaces

Building 3 - 4 storeys of Commercial including retail, wholesale, personal services, eating establishments and Office spaces

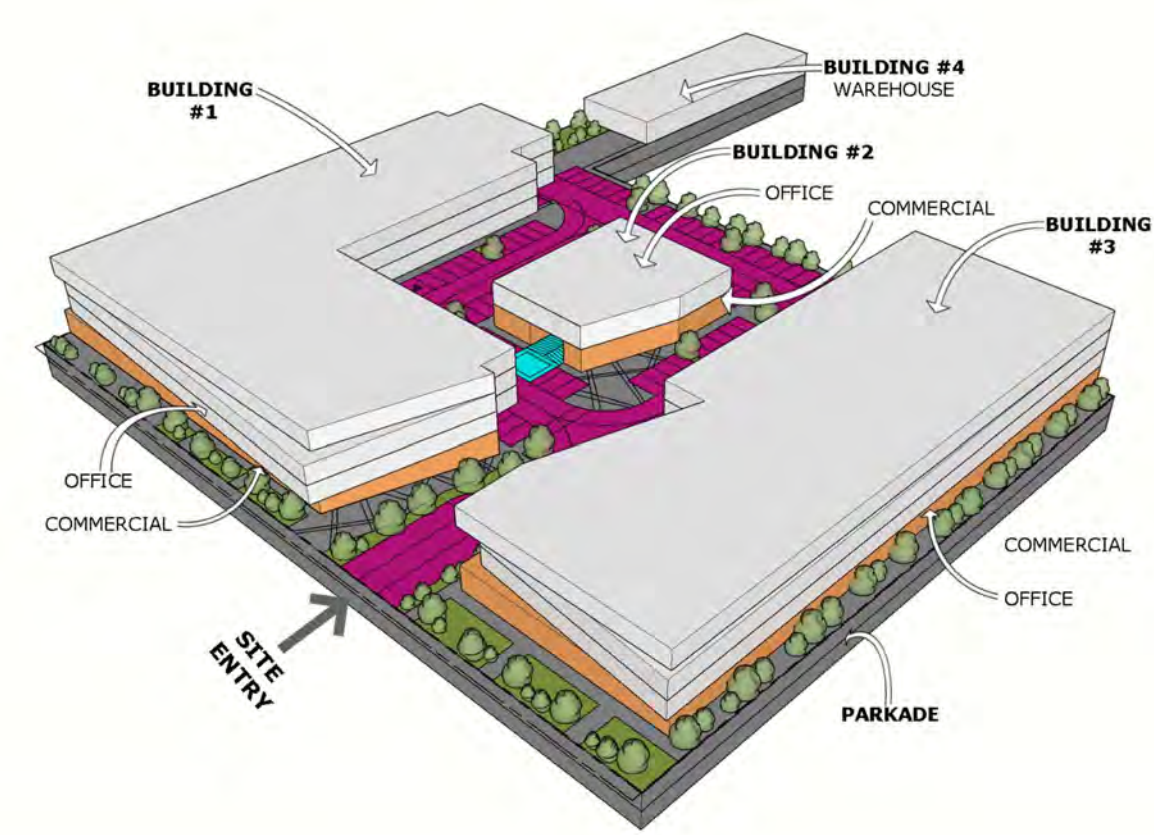
Building 4 – 1 storey warehouse use.

Overall, we are proposing 60,860 sqft Commercial usage area (including retail, wholesale, personal services, eating establishments), 213,835 sqft Business and Personal service occupancies and 11,270 sqft warehouse space. We hope to provide ample space with a varied portfolio to the rapidly growing City of Surrey Businesses.

As per the parking requirement per City Bylaws, we are proposing 2 levels of UG parkade spread through the site, providing 676 spaces in response to requirement of 676 spaces, specifically, 169 spaces for commercial use based on 3/100 sqm, 497 spaces for Office use based on 2.5/ 100 sqm and 10 for Industrial use based on 1/100 sqm.

All public entrances are accessible. There are multiple opportunities for users to come together in the pedestrian-friendly plazas with interesting and stimulating landscapes. Landscape design will promote inviting green spaces and aesthetic pedestrian linkages to the public transportation nodes and neighboring lots as well. In working through the detailed development design, we will provide bike parking to encourage alternative transportation.

Proposed Built form is a U-shaped form made by 2 buildings encompassing Building 2. The Proposal will also incorporate principles of Crime prevention through environmental design (CPTED).



We feel quite excited about what this development and design will do for the area, to hopefully set a precedent towards a compelling design ethic, while still fitting in the neighborhood. We hope to bring a "fresh face" embracing the current vibrancy of the City of Surrey.

Rationale

What *are your reasons for amending the OCP designated land use from Industrial to Mixed Employment and for Amending the Regional Growth Strategy (RGS) from Industrial Usage to another use?*

The key goals of the RGS are:

1. Promote Economic Growth
2. Promote Complete Communities
3. Promote Sustainable Businesses
4. Accommodate Growth
5. Create Vibrant Centres of Cultural Activities

By amending the subject lands from Industrial to Mixed Employment, it better aligns with the goals stated in the RSG. Mixed Employment will allow for a wider diversity of uses, giving the community greater business and employment opportunities. The benefit of this is a greater utilization of skills, knowledge, and abilities beyond what is allowed under the Industrial use. The subject lands are also within walking distances to residential communities to the east and west and can also serve businesses to the north and south. Industrial uses tend to bring large trucks, noisier / less clean uses, and offer fewer employment opportunities which given its proximity to residential communities, will not serve to benefit the residents.

The change to Mixed Employment will allow for the new development to compliment neighbouring properties and together, create a strong social hub for residents, businesses, and consumers to meet, interact, conduct business, and enjoy more amenities. Clustering of business will help improve the viability of local businesses. The development will allow for a greater diversity and complimentary businesses to co-exist that would typically not be seen in Industrial uses.

The Lower Mainland and Fraser Valley are land locked so bringing more intensive usage of lands will be key to accommodating a growing economy and population. There is a need to provide greater and more accessible employment lands and given the site's location and proximity to residential communities, the land will be better suited for more intensive and higher employment uses as is already evident in the neighborhood.

Furthermore, the subject lands sit within an existing community of cultural activities with businesses servicing that need. The current Industrial classification does not support this, and the change will support greater social gatherings and connectiveness. It will allow for complementary growth for the overall community.

H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

2. Planning Report – Application No. 7923-0090-00
7880 - 128 Street

Owner: 0850795 B.C. Ltd. (Director Information: L. Brar, G. Brar, R. Khaira, J. Khaira)
Agent: L. Kwan

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21170"
To amend OCP Figure 3: General Land Use Designations and Figure 42: Major Employment Areas from Industrial to Mixed Employment and to amend Table 7a: Land Use Designation Exceptions to allow a FAR of up to 2.00.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21170" pass its third reading.

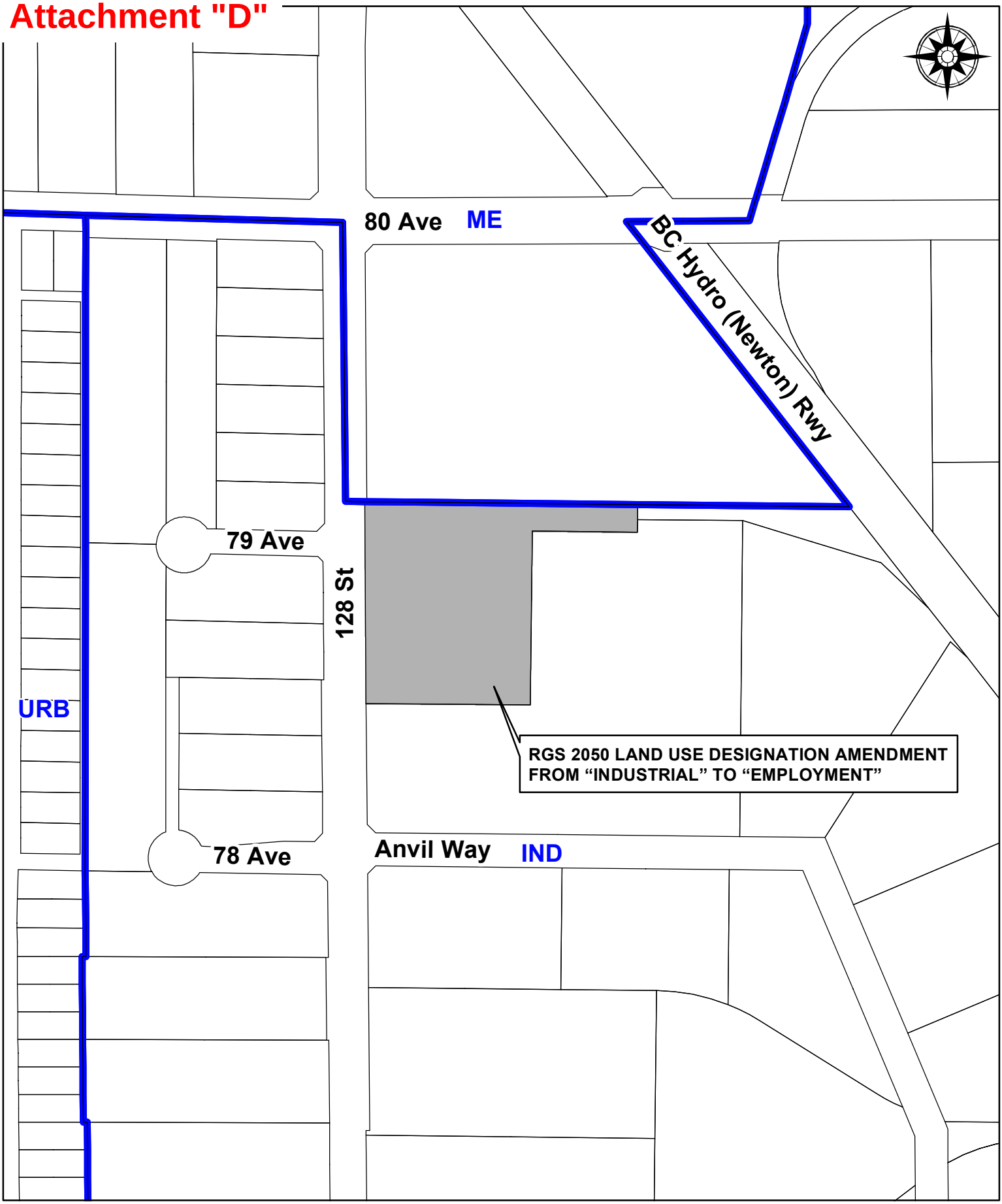
RES.R24-380 Carried

"Surrey Comprehensive Development Zone 177 (CD 177), Bylaw, 2024, No. 21171"
IL to CD – to develop three commercial buildings and a child care building.

It was Moved by Councillor Bose
Seconded by Councillor Stutt
That "Surrey Comprehensive Development Zone 177 (CD 177), Bylaw, 2024, No. 21171" pass its third reading.

RES.R24-381 Carried

Attachment "D"



CITY OF SURREY
the future lives here.

SURREY FILE NO. 23-0090-00
RGS 2050 LAND USE DESIGNATION AMENDMENT
FROM "INDUSTRIAL" TO "EMPLOYMENT"

N

METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1392, 2024
A bylaw to amend "Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022"

WHEREAS:

A. The Metro Vancouver Regional District Board (the "Board") adopted "Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022" on February 24, 2023; and

B. The Board wishes to amend "Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022".

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

Citation

1. The official citation of this bylaw is "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1392, 2024".

Schedule

2. The following Schedule is attached to and forms part of the bylaw:
    - Schedule "A", Subject Properties.

Amendment of Bylaw

3.1 "Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022" is amended as follows:

(a) Re-designating the subject properties, as listed in the table below:

PID	Legal Description
005-581-036	LOT 97, SECTION 20, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN 57353

from 'Industrial' to 'Employment', as shown in Schedule "A" of this bylaw; and

3.2 "Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022" is further amended by amending maps numbered 2, 7, and 12 to incorporate the changes outlined in section 3.1 of this bylaw.

Read a first, second, and third time this _____ day of _____, _____.

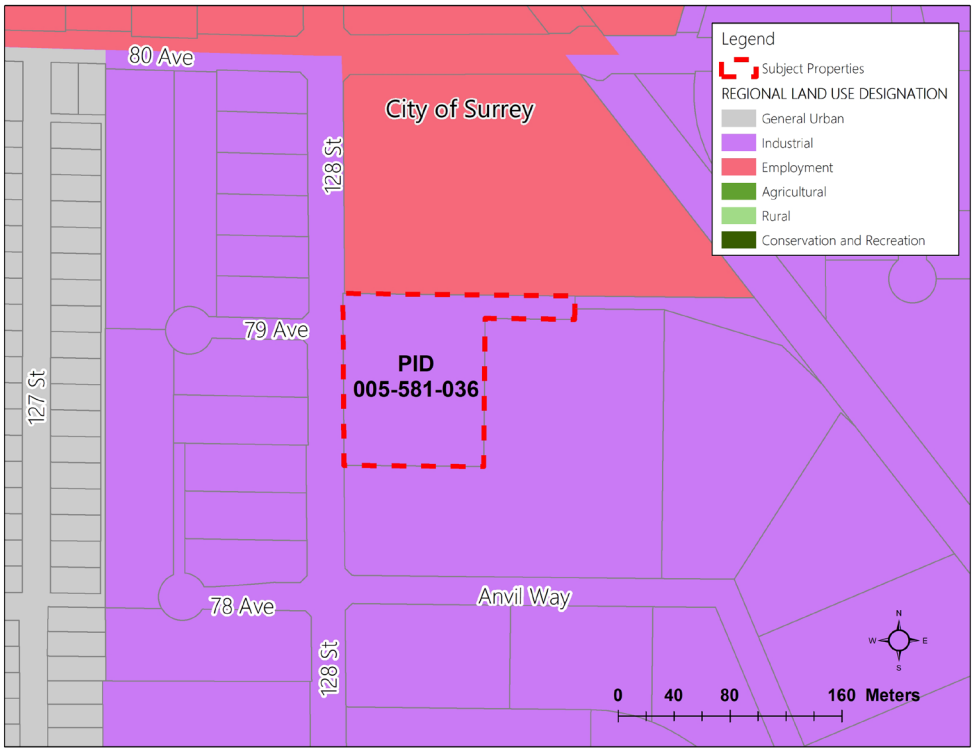
Adopted this _____ day of _____, _____.

Mike Hurley, Chair

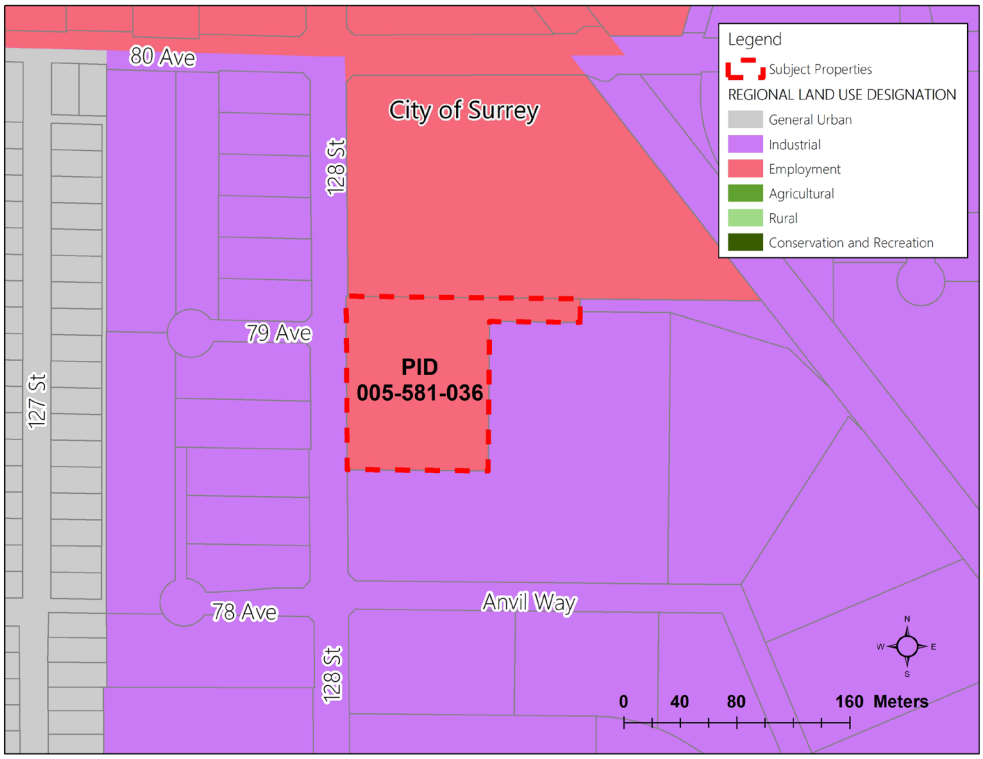
Dorothy Shermer, Corporate Officer

Schedule A
Subject Properties

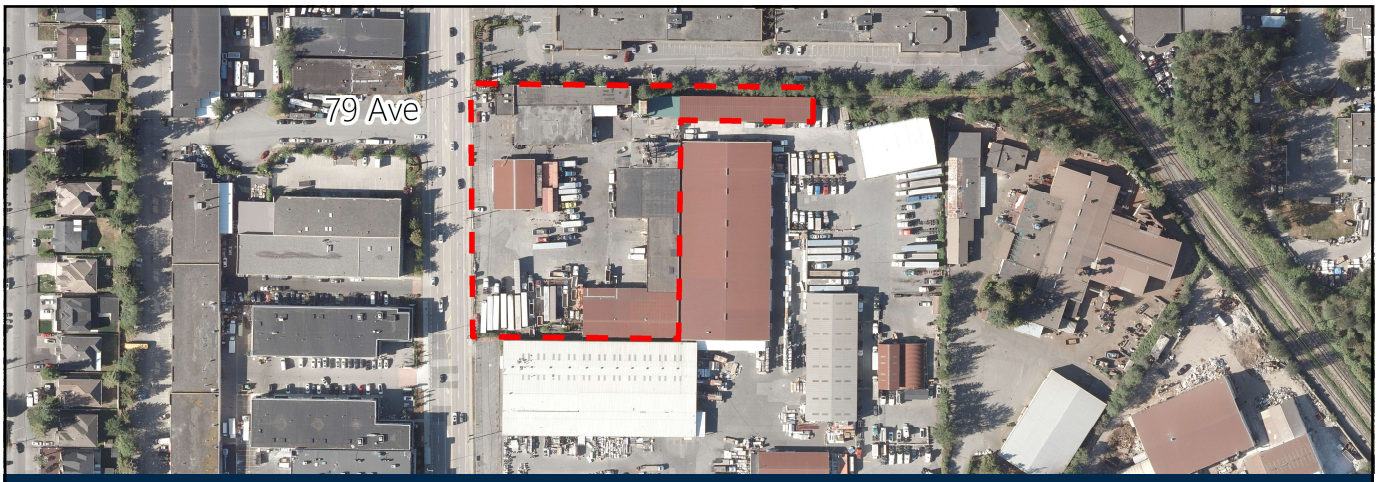
Prior to Amendment



Post Amendment



Attachment 3



Metro 2050 Type 3 Proposed Regional Land Use Amendment

CITY OF SURREY - 7880-128 ST

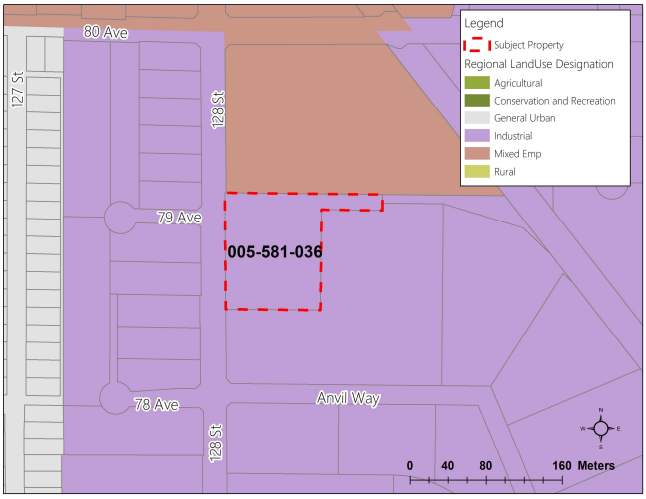
Mikayla Tinsley
Senior Policy & Planning Analyst, Regional Planning and Housing Services

metrovancouver

Regional Planning Committee, July 4, 2024

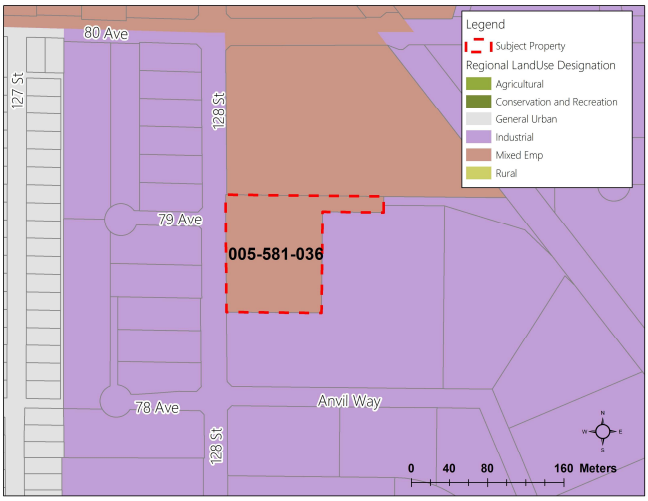
REGIONAL LAND USE DESIGNATIONS

- Designated Industrial in *Metro 2050*
- Lands to the north are designated Mixed Employment
- Lands east, west, and south are designated Industrial

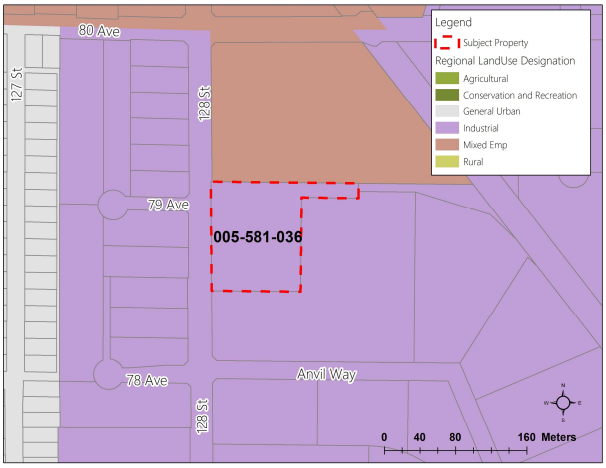


PROPOSED AMENDMENT

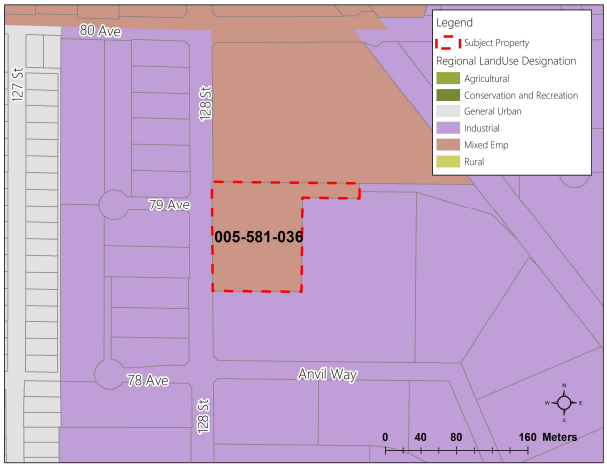
- Amend the regional land use from Industrial to Employment to accommodate commercial uses, including retail, office space, and a childcare facility
- No change to the Urban Containment Boundary
- Type 3 amendment



REGIONAL LAND USE DESIGNATION



Current regional designation



Proposed regional designation


SITE PHOTO
LeftLane
ALPI'S TIRE DEPOT


SITE PHOTO
TIRE DEPOT

METRO 2050 CONSISTENCY ANALYSIS

- Loss of 1.3 hectares of Industrial land
- Addition of Employment land (job creation)
- Not within an Urban Centre or Frequent Transit Development Area, but near bus routes and a greenway
- Increase in vehicle trip generation



RECOMMENDATION

That the MVRD Board:

a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Industrial to Employment for the lands located at 7880-128 Street;

b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1392, 2024"; and

c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.

NEXT STEPS

Should the amendment application proceed:

- Provided the bylaw receives readings by the MVRD Board, the amendment application will be referred to affected local governments for comment (45 day comment period)
- Receive comments from the referral process, convey comments to the Board
- Board will consider final reading and adoption of the amendment bylaw.



To: Finance Committee

From: Linda Sabatini, Director, Financial Operations

Date: June 28, 2024 Meeting Date: July 10, 2024

Subject: **MFA Fall 2024 Borrowing for the Township of Langley – MVRD Security Issuing Bylaw No. 1394, 2024**

RECOMMENDATION

That the MVRD Board:

a) give consent to the request for financing from the Township of Langley in the amount of $38,380,000 pursuant to Sections 182(1)(b) and 182(2)(a) of the *Community Charter*;
b) give first, second and third reading to *Metro Vancouver Regional District Security Issuing Bylaw No. 1394, 2024*; and
c) adopt *Metro Vancouver Regional District Security Issuing Bylaw No. 1394, 2024* and forward it to the Inspector of Municipalities for Certificate of Approval.

EXECUTIVE SUMMARY

As set out in the *Community Charter*, the Metro Vancouver Regional District (MVRD) must adopt a security issuing bylaw in order to enable the Township of Langley (the "Township") to proceed with their long term borrowing request of $38,380,000. This borrowing is to finance the construction of Strategic Land purchases. The Township's total estimated annual debt servicing costs for existing and new proposed debt combined is approximately $27,775,688 which is approximately 39.0% of their liability servicing limit of $71,219,000. The Township has met the regulatory requirements and has the legislative authority to undertake the planned borrowing. The proposed *Metro Vancouver District Security Issuing Bylaw No. 1394, 2024* will authorize the Township's borrowing request.

Staff recommends consenting to the Township's borrowing request and adopting the Security Issuing Bylaw as outlined in Alternative 1.

PURPOSE

To seek the adoption of a Security Issuing Bylaw to authorize a borrowing request from the Township of Langley in the amount of $38,380,000 for the Fall 2024 MFA long term debt issue.

BACKGROUND

Metro Vancouver received a request from the Township to borrow $38,380,000 to finance the construction of Strategic Land purchases. This request has been approved by their respective council by way of Loan Authorization Bylaw and Security Issuing Resolution as required under provincial legislation. This report is being brought forward to the MVRD Board to seek the adoption of *Metro Vancouver Security Issuing Bylaw No. 1394, 2024* which will authorize the borrowing request from the Township. The borrowing must be approved by the MVRD Board before the Security Issuing Bylaw can be issued and the request forwarded to the MFA for consideration.

MUNICIPAL BORROWING REQUEST

Borrowing Request Details

The Township has adopted the Loan Authorization Bylaws as outlined in Table 1 below. Their Council subsequently passed the required Security Issuing Resolution on January 15, 2024 to proceed with the Fall 2024 Borrowing for the requested amount within the authorized and outstanding balance of the bylaw. This request is within the parameters set out in the Township's Financial Plan Bylaw.

Table 1

Purpose: Strategic Land Purchases				
MVRD Bylaw	**Member Bylaw**	**Date Member Bylaw Passed**	**Term of Issue**	**Borrowing Request**
1394, 2024	5893, 2023	June 12, 2023	20 years	$38,380,000
Total Fall 2024 Borrowing Request				**$38,380,000**

The member's loan authorization bylaws identified above has been reviewed by the Inspector of Municipalities and have received the necessary Certificate of Approval on December 11, 2023. The certificate is included in Attachment 2 of this report.

Financial Analysis

Per the Liability Servicing Limit Certificate dated June 13, 2023, the Township had a liability servicing limit of $71,219,000. This limit represents the maximum amount, as prescribed by the Province, that the Township can annually pay for servicing debt. The estimated annual debt servicing costs proposed in this bylaw will be approximately $3,116,427. When combined with existing annual debt servicing costs, the total costs will be approximately $27,775,688 which is approximately 39.0% of their overall liability servicing limit.

Included, as an attachment, is the following information provided by the Township to assist in considering this request:

- Adopted Loan Authorization Bylaws along with Certificate(s) of Approval
- Copy of Security Issuing Resolution
- Liability Servicing Limit Certificate
- The 2024-2028 Financial Plan Bylaw
- 2023 Audited Consolidated Financial Statement

ALTERNATIVES

1. That the MVRD Board
    a) give consent to the request for financing from the Township in the amount of $38,380,000 pursuant to Sections 182(1)(b) and 182(2)(a) of the *Community Charter*;
    b) give first, second and third reading to *Metro Vancouver Regional District Security Issuing Bylaw No. 1394, 2024*; and
    c) adopt *Metro Vancouver Regional District Security Issuing Bylaw No. 1394, 2024*; and forward it to the Inspector of Municipalities for Certificate of Approval.

2. That the MVRD Board receive for information the report dated June 28, 2024, titled "MFA Fall 2024 Borrowing for the Township of Langley – MVRD Security Issuing Bylaw No. 1394, 2024".

FINANCIAL IMPLICATIONS

Although all member debt is a joint and shared liability of all member municipalities, there are no direct financial implications to Metro Vancouver with the adoption of the bylaw.

If the Board approves Alternative 1, the Township will proceed to borrow $38,380,000 to fund their infrastructure project.

If the Board approves Alternative 2, the Township would be unable to borrow funds as required for the purpose intended and would need to look for other funding sources, potentially causing the Township undue financial challenges.

CONCLUSION

The Township of Langley has requested to borrow $38,380,000 to finance the construction of Strategic Land purchases. The Township has met all regulatory requirements and has the legislative authority to undertake the borrowing. The proposed *Metro Vancouver District Security Issuing Bylaw No. 1394, 2024* will authorize the Township's borrowing request which will be forwarded to MFA for consideration upon approval. Staff recommends consenting to the Township's borrowing and adopting the Security Issuing Bylaw as outlined in Alternative 1.

ATTACHMENTS

1. "Metro Vancouver Regional District Security Issuing Bylaw No. 1394, 2024"
2. "Township of Langley – Additional Information"

68446559

METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1394, 2024
A bylaw to authorize a finance agreement with the Municipal Finance Authority of British Columbia in the amount of $38,380,000 (Canadian)

WHEREAS:

A. the Municipal Finance Authority of British Columbia (the "Authority") may provide financing of capital requirements for regional districts or for their member municipalities by the issue of debentures or other evidence of indebtedness of the Authority and lending the proceeds therefrom to the regional district on whose request the financing is undertaken;

B. the Corporation of the Township of Langley (the "Township") is a member municipality of the Metro Vancouver Regional District (the "Regional District") and has requested financing pursuant to Section 411 of the *Local Government Act* and the Township's *Strategic Land Loan Authorization Bylaw No. 5893* (the "Township's *Loan Authorization Bylaw*"); and

C. the Regional Board, by this bylaw, hereby requests such financing to be undertaken through the Authority.

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

Citation

1. The official citation of this bylaw is "Metro Vancouver Regional District Security Issuing Bylaw No. 1394, 2024".

Schedule(s)

2. The following Schedules are attached to and form part of the bylaw:
    - Schedule "A", Canada, Province of British Columbia Agreement

Security Issuing Request

3. The Regional District may finance from time to time on behalf of and at the sole cost of its member municipalities, under the provisions of Section 410 of the *Local Government Act*, an undertaking such as the one to be financed pursuant to the Township of Langley's *Loan Authorization Bylaw* as follows:

Member Municipality: Township of Langley					
Purpose: Construction of Strategic Land Purchases					
MSIR No. 5893 **MSIR Date:** January 15, 2024					
Member Loan Authorization Bylaw No.	**Amount of Borrowing Authorized**	**Amount Already Borrowed**	**Borrowing Authority Remaining**	**Term of Issue**	**Amount of Issue**
5893, 2023	$38,380,000	$0	$38,380,000	20 years	$38,380,000
Total 2024 Fall Borrowing Request					**$38,380,000**

4. The Regional Board hereby consents to financing the debt of the Township of Langley, as further described in the Township's *Loan Authorization Bylaw*, in the amount of thirty-eight million three hundred eighty thousand dollars ($38,380,000) in accordance with the following terms.

5. The Authority is hereby requested and authorized to finance from time to time the above described undertaking at the sole cost and on behalf of the Township up to, but not exceeding, thirty-eight million three hundred eighty thousand dollars ($38,380,000) in lawful money of Canada (provided that the Regional District may borrow all or part of such amount in such currency as the Trustees of the Authority shall determine but the aggregate amount in lawful money of Canada and in Canadian Dollar equivalents so borrowed shall not exceed $38,380,000 in Canadian Dollars) at such interest and with such discounts or premiums and expenses as the Authority may deem appropriate in consideration of the market and economic conditions pertaining.

6. Upon completion by the Authority of financing undertaken pursuant hereto, the Chair and Chief Financial Officer of the Regional District, on behalf of the Regional District and under its seal shall, at such time or times as the Trustees of the Authority may request, enter into and deliver to the Authority one or more agreements substantially in the form annexed hereto as Schedule "A" and made part of this bylaw (such agreement or agreements as may be entered into and delivered hereinafter referred to as the "Agreement") providing for payment by the Regional District to the Authority of the amounts required to meet the obligations of the Authority with respect to its borrowings undertaken pursuant hereto, which Agreement shall rank as debenture debt of the Regional District.

7. The Agreement shall be dated and payable in the principal amount or amounts of monies and in Canadian dollars or as the Authority shall determine and, subject to the *Local Government Act*, in such currency or currencies as shall be borrowed by the Authority under Section 4 and shall set out the schedule of repayment of the principal amount together with interest on unpaid amounts as shall be determined by the Treasurer of the Authority.

8. The obligation incurred under the said Agreement shall bear interest from a date specified therein, which date shall be determined by the Treasurer of the Authority, and shall bear interest at a rate to be determined by the Treasurer of the Authority.

9. The Agreement shall be sealed with the seal of the Regional District and shall bear the signature of the Chair and the Chief Financial Officer of the Regional District.

10. The obligations incurred under the said Agreement as to both principal and interest shall be payable at the Head Office of the Authority in Victoria and at such time or times as shall be determined by the Treasurer of the Authority.

11. During the currency of the obligation incurred under the said Agreement to secure borrowings in respect of the Township's *Loan Authorization Bylaw* there shall be requisitioned annually an amount sufficient to meet the annual payment of interest and the repayment of principal.

12. The Regional District shall provide and pay over to the Authority such sums as are required to discharge its obligations in accordance with the terms of the Agreement, provided, however, that if the sums provided for in the Agreement are not sufficient to meet the obligations of the Authority, any deficiency in meeting such obligations shall be a liability of the Regional District to the Authority and the Regional Board of the Regional District shall make due provision to discharge such liability.

13. The Regional District shall pay over to the Authority at such time or times as the Treasurer of the Authority so directs such sums as are required pursuant to Section 15 of the *Municipal Finance Authority Act* to be paid into the Debt Reserve Fund established by the Authority in connection with the financing undertaken by the Authority on behalf of the Regional District pursuant to the Agreement.

Read a first, second, and third time this _____ day of _____, _____.

Adopted this _____ day of _____, _____.

Approved by the Inspector of Municipalities this _____ day of _____, _____.

_____
Mike Hurley, Chair

_____
Dorothy Shermer, Corporate Officer

Schedule A

C A N A D A

PROVINCE OF BRITISH COLUMBIA

A G R E E M E N T

Metro Vancouver Regional District

The Metro Vancouver Regional District (the "Regional District") hereby promises to pay to the Municipal Finance Authority of British Columbia at its Head Office in Victoria, British Columbia, (the "Authority") the sum of thirty-eight million three hundred eighty thousand dollars ($38,380,000) in lawful money of Canada, together with interest from the ___ day of _____, 202__, at varying rates of interest, calculated semi-annually, in each and every year during the currency of this Agreement; and payments shall be as specified in the table appearing below hereof commencing on the ___ day of _____, 202__ provided that in the event the payments of principal and interest hereunder are insufficient to satisfy the obligations of the Authority undertaken on behalf of the Regional District, the Regional District shall pay over to the Authority further sums as are sufficient to discharge the obligations of the Regional District to the Authority.

DATED at _____, British Columbia, this day of _____, 2024.

IN TESTIMONY WHEREOF and under the authority of Bylaw No. 1394, 2024 cited as "Metro Vancouver Regional District Security Issuing Bylaw No. 1394, 2024", this Agreement is sealed with the Corporate Seal of the Metro Vancouver Regional District and signed by the Chair and Chief Financial Officer thereof.

_____
Chair

_____
Chief Financial Officer

Pursuant to the *Local Government Act*, I certify that this Agreement has been lawfully and validly made and issued and that its validity is not open to question on any ground whatsoever in any court of the Province of British Columbia.

Dated _____, 2024
(month, day)

_____
BC Inspector of Municipalities

PRINCIPAL AND/OR SINKING FUND DEPOSIT AND INTEREST PAYMENTS

Date of Payment	Total Payment	Principal and/or Sinking Fund Deposit	Interest
_____	$_____	$_____	$_____
_____	$_____	$_____	$_____

December 13, 2023

Ref: D12-29

Corporate Officer
Township of Langley
20338-65 Avenue
Langley BC V2Y 3J1

Enclosed is a Certificate of Approval for Bylaw No. 5893, cited as "Strategic Land Loan Authorization Bylaw No. 5893".

Sincerely,

Saskia Crawford
Program Analyst

Enclosure

Ministry of Municipal Affairs
Governance and Structure Branch
Local Government Division
Mailing Address:
PO Box 9839 Stn Prov Govt
Victoria BC V8W 9T1
Location:
4th Floor, 800 Johnson Street
Victoria BC V8W 9T1
Phone: 250 387-4020
Fax: 250 387-7972
http://www.gov.bc.ca/local-governments

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

STRATEGIC LAND LOAN AUTHORIZATION

BYLAW NO. 5893

WHEREAS it is deemed desirable and expedient to construction of Strategic Land servicing the Township of Langley.

AND WHEREAS the *Community Charter*, Section 179 authorizes local governments to borrow money for any purpose of a capital nature.

AND WHEREAS the estimated cost of the Strategic Land Purchases including incidental thereto is equal to the sum of $38.38 million (Thirty-eight million three hundred eighty thousand dollars) which is the amount of debt created by this bylaw.

NOW THEREFORE, the Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Strategic Land Loan Authorization Bylaw No. 5893".

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of the Strategic Land Purchases generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

    a. To borrow upon the credit of the Municipality a sum not exceeding $38,380,000 ((Thirty-eight million three hundred eighty thousand dollars).

    b. To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with construction of the said Strategic Land Purchases.

3. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.

READ A FIRST TIME the	12	day of	June	, 2023
READ A SECOND TIME the	12	day of	June	, 2023
READ A THIRD TIME the	12	day of	June	, 2023
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this		day of		, 2023
ADOPTED the		day of		, 2023

_____ Mayor _____ Township Clerk

CERTIFIED CORRECT AT THIRD READING

MUNICIPAL CLERK

WENDY BAUER
Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

STRATEGIC LAND LOAN AUTHORIZATION
BYLAW NO. 5893

EXPLANATORY NOTE

Bylaw No. 5893 authorizes the Township of Langley to borrow $38.38 million towards the estimated cost of the construction of Strategic Land purchases.

BRITISH COLUMBIA

Certificate of Approval

Under the authority of the *Local Government Act*, I certify that Bylaw No. 5893, cited as the "Strategic Land Loan Authorization Bylaw No. 5893" of the Township of Langley has been lawfully and validly made and enacted, and that its validity is not open to question on any ground in any court of British Columbia.

Dated this Eleventh *day*

Of December *, 2023*

M. Dann

Deputy Inspector of Municipalities of British Columbia

THE TOWNSHIP OF LANGLEY

The following is a certified correct copy of a resolution passed by Langley Township Council at its Regular Council Meeting held January 15, 2024:

Temporary Borrowing Bylaws (Strategic Land Loan) and
Municipal Security Issuing Resolution
Bylaw No. 5981
Report 24-05
File FIN 1760-30

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Fall 2024 long-term debt issue, $38.38 million as authorized through Strategic Land Loan Authorization Bylaw No. 5893.

That Metro Vancouver Regional District be requested to consent to our borrowing of $38.38 million as authorized through Strategic Land Loan Authorization Bylaw No. 5893 over a twenty (20) year term and include the borrowing in their security issuing bylaw.
CARRIED

CERTIFIED A CORRECT COPY:

Wendy Bauer
TOWNSHIP CLERK

LIABILITY SERVICING LIMIT CERTIFICATE

The *The Corporation of the Township of Langley* **(the "Municipality")**
In relation to *Strategic Land Loan Authorization Bylaw No. 5893*

The undersigned Financial Officer assigned responsibility for financial administration under section 149 of the Community Charter, SBC 2003, Chapter 26 (the "Charter") or Auditor appointed for the Municipality under section 169 of the Charter of the Charter hereby certifies as follows:

Calculation revenue for the previous year *(section 4 & 5, BC Reg 254/2004)*		$284,876,000.00 a	
Liability Servicing Limit (a x 25%) *(section 2, BC Reg 254/2004)*			$71,219,000.00 b
Annual Servicing cost for previous year		$17,338,627.00 c	

Plus: New liabilities incurred, other than current request

Liability Type and reference	Annual servicing cost	
LFS Bank of Montreal and Agreement	$1,000,000.00	d
CPO Improvement Agreement	$109,523.95	e
Jericho Agreeement	$4,091,573.00	f
Firehall - Bylaw 5880	$2,119,537.29	g
		h
		i
		j
		k
		l

Total of lines d through l	$7,320,634.24	m

Less: Liabilities which have matured

Liability type and reference	Annual servicing cost	
		n
		o
		p
		q
		r

Total of lines n through r		$0.00 s	
Amount of new liability *(section 3, BC Reg 254/2004)*	$38,380,000.00 t		
Annual servicing cost of new liability *(section 3, BC Reg 254/2004)*		$3,116,426.70 u	
Total liability servicing cost including current request (lines c+m-s+u)			$27,775,687.94 v

[X] which is less than the annual liability servicing limit stated on line b.

OR

[ ] which exceeds the annual liability servicing limit stated on line b, and the undersigned hereby requests approval of the Inspector of Municipalities under section 174 of the Charter to exceed the limit established under the section.

In accordance with section 179(5) or section 175(1)(b) of the Charter, as applicable, the debt to be contracted under the loan authorization bylaw, or other liability for which certification is being made, referred to above will not exceed the lesser of 30 years and the reasonable life expectancy of the capital asset, activity, work or service, or the remaining term of the applicable agreement, as the case may be, for which the debt is to be contracted.

The undersigned Financial Officer or Auditor also hereby authorizes the law firms of Farris, Vaughan, Wills & Murphy and Bryant & Company to rely on this Certificate in giving any opinion in connection with any borrowing by the Municipal Finance Authority of British Columbia ("MFA") and the issuance of bonds, debentures, and other securities by the MFA in respect of the loan authorization bylaw, or other liability for which certification is being made, referred to above.

DATED this 13 day of June, 2023.

Financial Officer

Samuel Nam
(Please print full name)

OR

Auditor

(Please print full name & company)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY 2024 – 2028 FIVE-YEAR FINANCIAL PLAN BYLAW NO. 5976

EXPLANATORY NOTE

The Langley 2024 - 2028 Five-Year Financial Plan Bylaw No. 5976 authorizes the expenditure of funds for the Municipality. The Langley 2024 - 2028 Five-Year Financial Plan Bylaw No. 5976 is prepared pursuant to Section 165 of the *Community Charter* and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2024.

An expenditure that is not provided for in the 2024 - 2028 Five-Year Financial Plan is not lawful.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY 2024 - 2028 FIVE-YEAR FINANCIAL PLAN BYLAW NO. 5976

A bylaw to establish the Five-Year Financial Plan from 2024 to 2028.

WHEREAS Section 165 of the "*Community Charter*" requires that the Corporation of the Township of Langley adopt a Five-Year Financial Plan prior to approval of the Tax Rates Bylaw and May 15, 2024:

NOW THEREFORE, the Local Government Council of The Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as the "Langley 2024 - 2028 Five-Year Financial Plan Bylaw No. 5976".

2. Schedule "A", being the Revenue Plan Objectives and Policies, attached hereto and forming part of this bylaw is hereby adopted as the 2024 – 2028 Five Year Financial Plan of The Corporation of the Township of Langley.

3. Schedule "B", being the Financial Plan, attached hereto and forming part of this bylaw is hereby adopted as the 2024 - 2028 Five Year Financial Plan of The Corporation of the Township of Langley.

READ A FIRST TIME the	18	day of	December	, 2023
READ A SECOND TIME the	18	day of	December	, 2023
READ A THIRD TIME the	18	day of	December	, 2023
ADOPTED the	15	day of	January	, 2024

Mayor

Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY 2024-2028 FIVE YEAR FINANCIAL PLAN BYLAW NO. 5976
SCHEDULE "A" – REVENUE PLAN OBJECTIVES AND POLICIES

In accordance with the *Community Charter* disclosure requirements, the Township of Langley discloses the following information.

1. The proportions of revenue proposed to come from the various funding sources.
2. The distribution of property taxes among property classes.
3. The use of permissive tax exemptions.

1. Proportion of total revenue from various funding sources

Revenue Source	Operating Budget Funding Sources	Capital Budget Funding Sources
Property taxes	52%	0%
Sale of Service – Utilities	20%	0%
Sale of Service - Other	8%	0%
Other sources	11%	37%
Transfer from own funds	9%	28%
Proceeds from borrowing	0%	35%
Total	**100%**	**100%**

The table above reflects Revenue raised from each funding source in 2024. Property Taxes form the greatest proportion of operating revenue for the Township, and they provide a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. Such services include parks, transportation, stormwater, fire protection, policing services, recreation and culture, facility maintenance and general government. For these reasons, property taxation will continue to be a major source of the Township revenue.

User fees and charges are the second largest portion of general operating revenue. Many Township services, such as water, sanitary sewer, and solid waste (including garbage and organics collection and disposal), are charged on a user-pay basis, which ensures they are paid for by taxpayers receiving these services.

The capital program is only partially funded from General and Utility Funds revenues, with most of the funding coming from sources such as reserves and surplus, development cost charges receipts, senior government grants, local area service funds and from debt financing.

2. Distribution of actual 2023 property taxes among the various property classes

Property Class	Property Class Description	2023 Property tax Revenue %
1	Residential	63.21%
2	Utilities	0.94%
4	Major Industry	0.18%
5	Light Industry	9.48%
6	Business	25.50%
8	Recreation	0.18%
9	Farm	0.51%
	Total	**100.00%**

The distribution of property tax revenue among the various property classes is presented in the table above. The practice of Council is to set tax rates in order to maintain reasonable tax stability in compliance with the *Community Charter*. This has been accomplished by maintaining the proportionate relationship provided above between property classes as impacted by annual average changes in assessed values of each class. (Property classes are defined and values determined by British Columbia Assessment).

3. Use of Permissive Tax Exemptions

The *Community Charter* provides Municipalities the ability to grant permissive exemptions under Sections 244, 225 and 226. The Township's permissive exemption policy sets the parameters under which Council considers applications for permissive exemptions from property taxes from organizations that are eligible for such exemptions.

The Township grants permissive exemptions for buildings for public worship; not-for-profit and charitable organizations and community halls; and heritage properties. Council supports, through permissive exemptions from property taxes, organizations that provide services that fulfill some basic need, improve the life of Township residents and are compatible with or are complementary to the services offered by the Township.

Per Council Report 23-177, dated September 11, 2023, Council approved permissive tax exemptions calculated to be approximately $1,466,703, which is a 0.9% property tax increase[1]

Value of Permissive Tax Exemptions	Actuals 2023	Estimated 2024 before additions and deletions
Places of Worship	$765,478	$803,752
Not-For-Profit Organizations	$608,449	$638,871
Heritage properties	$21,417	$22,488
Partnering Property	$1,516	$1,592
TOTAL	$1,396,860	$1,466,703

1 1% Universal Services Property Tax Increase for 2024 = $1,662,400

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY 2024 - 2028 FIVE YEAR FINANCIAL PLAN BYLAW NO. 5976
SCHEDULE "B" – FINANCIAL PLAN

	2024 $	2025 $	2026 $	2027 $	2028 $
REVENUE					
Operating Plan					
Property Taxes and Levies	194,070,814	220,776,630	246,641,468	267,081,053	282,993,173
Sale of Services-Utilities	74,354,387	83,828,166	93,862,570	101,628,651	109,218,864
Sale of Services-Other	29,793,876	29,801,003	29,802,758	31,388,673	32,946,265
Other Revenue	39,753,336	42,414,186	42,787,394	43,373,268	44,052,849
Transfer from Surplus and Reserves	35,280,518	33,123,480	37,279,511	36,788,599	36,613,599
Operating Plan Sub-total	**373,252,931**	**409,943,465**	**450,373,701**	**480,260,244**	**505,824,750**
Capital Plan					
Contribution from Current Year Revenue	1,550,000	1,550,000	1,550,000	1,550,000	1,550,000
Transfer from Prior Year's Surplus	290,500	150,000	150,000	150,000	150,000
Transfer from Development Cost Charge Reserves	176,273,795	30,000,000	30,000,000	30,000,000	30,000,000
Transfer from Capital Surplus and Reserves	269,005,529	73,950,000	73,950,000	73,950,000	73,950,000
Private Funds and Other Sources	177,121,052	30,600,000	30,600,000	30,600,000	25,000,000
Proceeds From Borrowing	333,187,628	305,744,000	50,000,000	50,000,000	50,000,000
Capital Plan Sub-Total	**957,428,504**	**441,994,000**	**186,250,000**	**186,250,000**	**180,650,000**
TOTAL FINANCIAL PLAN REVENUE	**1,330,681,435**	**851,937,465**	**636,623,701**	**666,510,244**	**686,474,750**
EXPENDITURE					
Operating Plan					
Municipal Services	306,151,620	319,033,064	336,415,780	350,503,572	363,955,689
Debt Service	33,468,454	60,543,644	80,665,690	91,175,927	95,530,844
Contribution to Funds and Reserves	33,632,857	30,366,757	33,292,231	38,580,745	46,338,217
Operating Plan Sub-Total	**373,252,931**	**409,943,465**	**450,373,701**	**480,260,244**	**505,824,750**
Capital Plan	**957,428,504**	**441,994,000**	**186,250,000**	**186,250,000**	**180,650,000**
TOTAL FINANCIAL PLAN EXPENDITURES	**1,330,681,435**	**851,937,465**	**636,623,701**	**666,510,244**	**686,474,750**



Annual Report 2023

For Fiscal Year Ending December 31 • Published June 2024

Township of Langley
Est. 1873

tol.ca



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Mayor's Message

A renewed Mayor and Council to serve Township of Langley residents.

2023 saw a fresh sense of purpose for our growing community, to get things done, with a new Mayor and Council getting underway with an updated plan and vision for the Township of Langley. Several work items were initiated as part of that plan, with many items completed, too.

With staff, Council continued to maintain one of the lowest property tax increases within Metro Vancouver, maintaining 5.3 per cent in a challenging, inflationary environment, all while expanding public safety with new firefighters, RCMP and bylaw officers. Council substantially increased road maintenance budgets, added resources for snow and ice removal, community events, and more staff for Community Development to address years of chronic underfunding, paid for with millions in offsetting operational savings.

2023 saw the funding and commencement of a number of capital upgrades and new projects, long overdue: 208 Street from 64 to 76 Avenue, new ice arenas and dry floor arenas at the Langley Events Centre, improvements to Noel Booth Community Park, the completion of Yorkson Community Park and 207A Street, a new fire hall for Brookswood-Fernridge, fire hall and facilities improvements, Donna Gabriel Robins and Northeast Latimer school and park sites, Jericho Water Booster Pump Station, with so many other large and small projects funded for preparations to be ready to go in 2024 and 2025.

For community planning and housing, Council, within 2023, also started a process to finally take real action on housing. Council endorsed preparing for multiple affordable housing sites and a new housing authority to keep those investments long-term within the Township of Langley. Council adopted Metro 2050, completed multiple common-sense reforms for housing development processes and requirements, reformed Community Amenity Contributions, updated Development Costs Charges for the next five years, and implemented a new Willoughby Development Phasing Policy to better manage our growth while road and recreation infrastructure can catch up, and a new plan for needed school and child care sites can be considered.

2023 demonstrated that we will continue to be challenged by the federal and provincial governments to do more on housing. New provincial housing legislation finalized within 2023 to allow four units by right in single-family neighbourhoods, mandated densities in transit-orientated areas, Amenity Cost Charges, and the demand for even more housing supply in all areas at the same time will continue to put significant financial and infrastructure pressure on the Township of Langley.

As this growth continues, we need to carefully consider what sort of community we want, and reconsider current plans. This past year, Council began to do just that with 200 Street 2040, updates to the Smith, Williams and Brookswood-Fernridge neighbourhood plans, and planning for more employment opportunities along Fraser Highway.

The Township of Langley grew again at record rates up to nearly 150,000 people, to remain the sixth largest within Metro Vancouver, the eighth largest within the Province of British Columbia. With that growth comes the need for Council leadership, vision, but also the opportunity to rethink a new plan, to do more, and catch up with our growth in roads, recreation, public safety, parks and so much more, with more to come to ensure a livable, balanced, amazing community in the years ahead.



Eric Woodward, Mayor

2022 – 2026 Council



Seated – left to right:

Councillor Kim Richter
Councillor Rob Rindt
Mayor Eric Woodward
Councillor Barb Martens
Councillor Misty vanPopta

Standing – left to right:

Councillor Margaret Kunst
Councillor Tim Baillie
Councillor Michael Pratt
Councillor Steve Ferguson

2023 Committees

Local and regional committees involving Council, employees, and community members are important for representing the Township of Langley on a variety of civic matters and emerging issues.

Council Advisory Committees

- Agricultural Advisory and Economic Enhancement Committee
- Heritage Advisory Committee
- Recreation, Culture, and Parks Advisory Committee
- Seniors Advisory Committee

Mayor's Standing Committee

- Standing Committee on Police Priorities and Initiatives

Legislative Requirement Appointments

- Board of Variance
- Parcel Tax Roll Review Panel

Governance Appointments

- The Mayors' Council on Regional Transportation

Organizational Appointments

- BC Farm Machinery and Agriculture Foundation (AGM only)
- E-Comm Board of Directors
- FCM Standing Committee
- Fraser Health Municipal Government Advisory Council
- Fraser Valley Regional Library Board
- Healthier Community Partnerships
- Joint School District No. 35/Municipal Liaison Committee
- Langley Local Immigrant Partnership
- Langley Supportive Housing Project Community Advisory Committee
- Langley Sustainable Agriculture Foundation
- Metro Vancouver Indigenous Relations Committee
- Metro Vancouver - Board
- Metro Vancouver - Climate Action
- Metro Vancouver - Electoral Area Committee
- Metro Vancouver - Finance and Intergovernment
- Metro Vancouver - Flood Resiliency Task Force
- Metro Vancouver - George Massey Crossing Task Force
- Metro Vancouver - Housing Committee
- Metro Vancouver - Liquid Waste
- Metro Vancouver - Mayors' Committee
- Metro Vancouver - Regional Parks Committee
- Metro Vancouver - Regional Planning Committee
- Metro Vancouver - Water
- Metro Vancouver - Zero Waste Committee
- Municipal Finance Authority
- Salvation Army Gateway of Hope Community Council
- Tourism Langley Board of Directors
- TransLink Board



Administrator's Message

Final reflections on the past and looking ahead to the future in the 2023 Annual Report.

Last year, we celebrated 150 years of Township history. You may have joined us at one of our community festivals last August to recognize this incredible milestone with your neighbours, enjoying the live music, activities, and local vendors.

2023 also brought more to celebrate: The Vancouver Football Club (VFC) had their inaugural season at Willoughby Park. We opened a new Community Police Office. We have a new ice and dry arenas facility, a new soccer campus, and a new fire hall all underway. There are significant improvements to the road network and transportation infrastructure such as the construction of the 208 Street corridor.

Mayor and Council advanced this ambitious portfolio of capital projects and infrastructure upgrades as well as numerous policy reforms. Our energetic and committed staff have responded quickly; in fact, during the summer break, we discovered that the number of reports to Council from January to July increased by 68 per cent in 2023, for a total of 155 reports, compared to the same period in 2022.

From the completion of new neighbourhood plans to the installation of new speed humps, the Township of Langley continues to be the best place to live, work, and play as we innovate and grow.

I was born and raised in this community, a large and diverse municipality with six distinct urban centres and an expansive rural area, and I've had the duty and honour of serving this community as we expanded from 75,000 to nearly 150,000 residents.

Now, after nearly 30 years as Chief Administrative Officer, it is time for me to pass the torch to the next generation.

Implementing the vision and decisions made by various mayors and councils over the years, leading a team of hundreds of employees, and serving Metro Vancouver's fastest growing municipality is a demanding job, one that is both challenging and extremely rewarding.

I feel much gratification seeing my hometown grow and thrive, and I am fortunate to have been able to contribute and work with Council, staff, and the community during this exciting time in Township history.

Looking back at the achievements we made demonstrates a record we can all be proud of. Collectively, we have made great strides to improve transportation networks, enhance sport and leisure opportunities, safeguard green spaces, and give those who want to live in the Township great options for housing, employment, and recreation.

The Township has a rich and enduring history, and I know that the next 150 years will be equally as bright. I look forward to what the future will bring.

As I sign off for a final time, all I have left to say is... a heartfelt thank you!



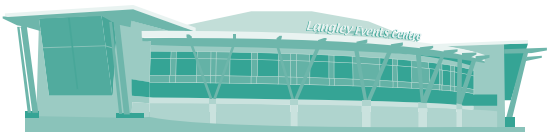
Mark A. Bakken, Chief Administrative Officer

Township at a Glance

The Township of Langley takes pride in offering world-class infrastructure, amenities, and services to provide an exceptional quality of life for those who live, work, play, learn, and do business here.

POPULATION
147,174

40.7
AVERAGE AGE

7


RECREATION CENTRES AND CULTURE FACILITIES

91
PARKS

90
SPORT FIELDS

85
PLAYGROUNDS

7,244
ACTIVE BUSINESS LICENCES

7 FIRE HALLS

46 BRIDGES

PERMISSIVE TAX EXEMPTIONS
$1,396,861

1,863
HOUSING STARTS

34
SANITARY SEWER LIFT STATIONS

45
ELECTRIC VEHICLE CHARGING PORTS
ACROSS THE TOWNSHIP

CONSTRUCTION VALUE IN BUILDING PERMITS
$688.5 MILLION

COMMUNITY AND CAPITAL IMPROVEMENT GRANTS
$500,776

915 KILOMETRES OF ROADWAYS

KILOMETRES OF WATER MAINS 577

Community Information

The Township of Langley acknowledges that we are on the traditional territories of the q̓ic̓əy̓ (Katzie), q̓ʷɑːn̓ƛ̓ən̓ (Kwantlen), Máthkwi (Matsqui), and Se'mya'me' (Semiahmoo) First Nations.

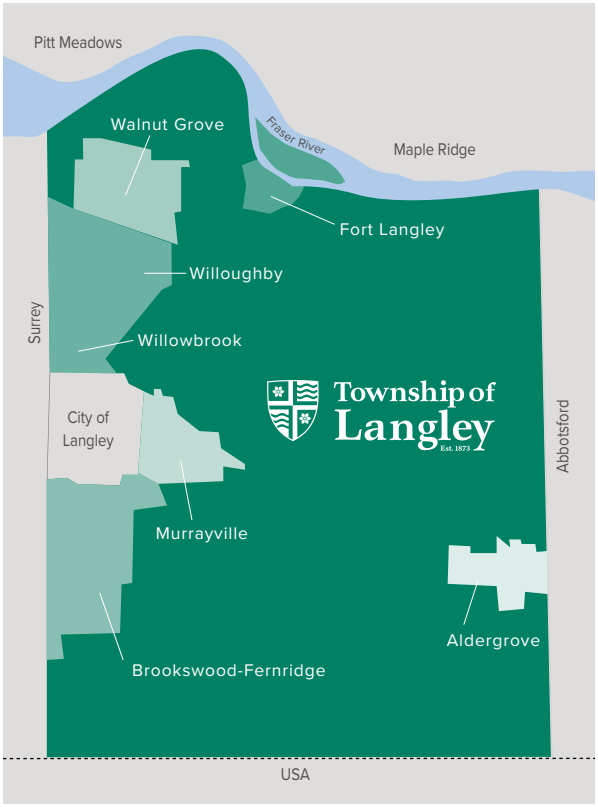
Incorporated in 1873, the Township of Langley has deep roots in our province's history. It was in Fort Langley – the Birthplace of BC – where Governor James Douglas made the proclamation which created the crown colony of British Columbia in 1858.

Bordered by the Fraser River to the north, the United States to the south, and crossed by the Trans-Canada Highway, the Township of Langley is centrally located 45 minutes east of Vancouver in southwestern British Columbia and is part of both the vibrant Lower Mainland and the agriculture-rich Fraser Valley.

We are one of the fastest growing municipalities in Metro Vancouver, with a unique mix of rural and urban lifestyles and landscapes. A "community of communities", the Township is home to six urban centres, all with distinct attractions to discover.

An exceptional place to live, work, play, learn, and do business, the Township of Langley truly provides something for everyone.

To learn more about the Township of Langley, visit **tol.ca**.



Aldergrove

Population: 13,911

Features:

Housing, border crossing, festivals, golf courses, highway access, hotels, industrial area, manufacturing, restaurants, shopping, rural land, tourist attractions

Recreation, Culture, and Library Facilities:

Aldergrove Community Centre, Aldergrove Kinsmen Community Centre, Aldergrove Library

Parks:

- Aldergrove Athletic Park
- Aldergrove Kinsmen Heritage Park
- Aldergrove Rotary Park
- Aldergrove Tot Lot
- Bertrand Creek Dog Park
- Creekside Park
- Fraser Greenway
- George E. Ross Park
- Jackman Wetlands Park
- Philip Jackman Park
- Springfield Park
- Vanetta Park



Brookswood-Fernridge

Population: 14,145

Features:

Housing, festivals, natural spaces and conservation areas, restaurants, service businesses, shopping, tourist attractions

Recreation, Culture, and Library Facilities:

Brookswood Library, BMX Bike Track, George Preston Recreation Centre

Parks:

- Bell Park
- Brookswood Park
- Brookswood Skateboard Park
- Dale Ball Passive Park
- East Brookswood Park
- Highpoint Park
- Noel Booth Community Park
- Rees-Callard Natural Park
- Wiser Natural Area
- Zazulak Park
- 197 and 30 Park
- 197 and 44B Park



Fort Langley

Population: 3,691

Features:

Housing, golf courses, historic landmarks, service businesses, shopping, restaurants, tourist attractions, trails

Recreation, Culture, and Library Facilities:

Fort Langley Library, Langley Centennial Museum, Langley Rowing and Paddling Centre

Parks:

- Bedford Landing Plaza
- Fort Langley Community Park
- Fort Langley Spirit Square
- Hudson Bay Park
- Marina Park
- Salmon River Natural Area



Murrayville

Population: 11,656

Features:

Housing, golf courses, historic landmarks, hospital, regional airport, restaurants, service businesses, shopping, tourist attractions

Recreation, Culture, and Library Facilities:

Murrayville Library, Rotary Club Interpretive Centre, W.C. Blair Recreation Centre

Parks:

- Arthur Rose Park
- Denny Ross Memorial Park
- Derek Doubleday Arboretum
- Five Corners Park
- James Hill Park
- Jubilee Parkette
- McLeod Athletic Park
- Murrays Corner Park
- Murrayville Outdoor Activity Park
- Old Yale Park
- Porter Park



Rural Area

Population: 27,433

Features:

Housing, agri-businesses, equestrian centres, farms, golf courses, tourist attractions, trails, cideries, distilleries, wineries

Parks:

- Bluff Park
- Brown Park
- Forest Knolls Park
- Gloucester Park
- Jackman Wetlands Park
- Kelly Lake
- McLellan Natural Forest Park
- McMillan Park
- Milaster Natural Park
- Milner Cairn
- Milner Park
- Municipal Natural Park
- Nathan Creek Wetlands Park
- Otter Park
- Ponder Park
- Steele Park
- Williams Park



Walnut Grove

Population: 25,707

Features:

Housing, entertainment, golf courses, highway access, hotels, office towers, restaurants, service businesses, shopping, tourist attractions

Recreation, Culture, and Library Facilities:

Dean Drysdale Library, Walnut Grove Community Centre

Parks:

- Alex Hope Park
- Derby Hills Park
- Discovery Town Park
- Walnut Grove Dog Off-Leash Park
- Dorothy Peacock Park
- East Munday Park
- Forest Hills Park
- Holmstead Park
- Hope Redwoods Natural Area
- James Kennedy Park
- McClughan Park
- Telegraph Trail Park
- Topham Park
- Walnut Grove Community Park
- West Langley Park
- Yeomens Heritage Parkette



Willoughby-Willowbrook

Population: 50,631

Features:

Housing, entertainment, highway access, hotels, office towers, restaurants, service businesses, shopping, transit exchange with parking

Recreation, Culture, and Library Facilities:

Langley Events Centre, Muriel Arnason Library, Willoughby Stadium, Willoughby Community Park Amphitheatre, The Tennis Centre

Parks:

- Ellens Park
- Goldenview Park
- James Anderson Park
- Langley Meadows Park
- Langley Skateboard Park
- Lynn Fripps Park
- Meadows Edge Park
- R.C. Garnett Park
- Richard Bulpitt Park
- Routley Park
- Warren Place Park
- West Willoughby Park
- Wiggins Place Park
- Willoughby Community Park
- Willowbrook Park
- Woodland Drive Park
- Yorkson Community Park



Community and Capital Improvement Grants

The total of all grants to non-profit organizations distributed in 2023 was $500,776.

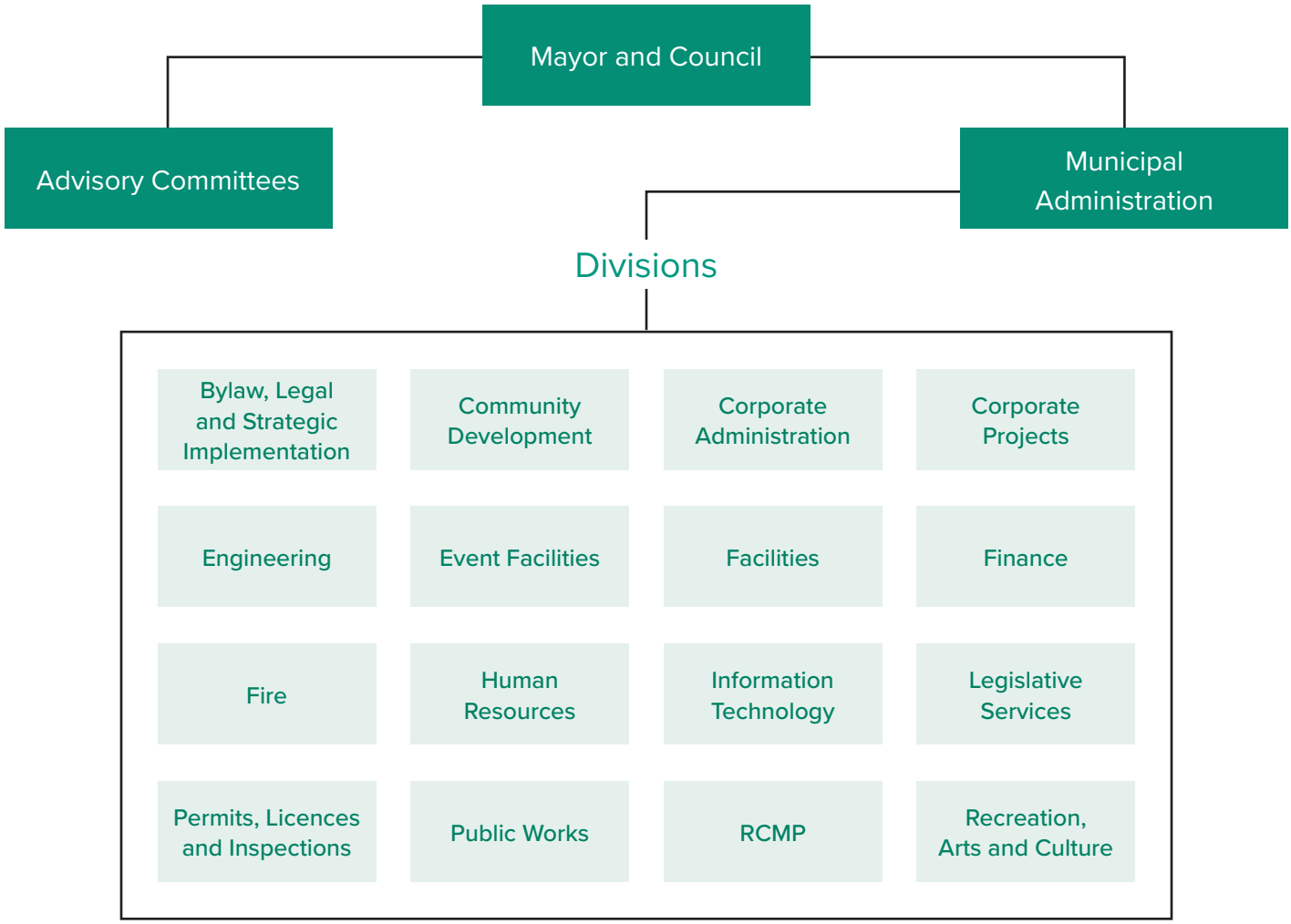
2023 Recipients

Alder Grove Heritage Society	Langley Fundamental School
Aldergrove Agricultural Fair and Festival Association	Langley Good Times Cruise-In
Aldergrove Business Association	Langley Gymnastics Foundation
Aldergrove Coghlan Hall Society	Langley Literacy Association
Aldergrove Community Association	Langley Little Theatre
Aldergrove Community Secondary School	Langley Meadows Community Association
Aldergrove Veterans & Seniors Society	Langley Mustangs Track and Field Club
Apex Secondary School	Langley Pos-Abilities Obstacle Course Repairs
Bard in the Valley	Langley Rotary Clubs Charitable Foundation
BC Farm Museum Association	Langley School District Foundation
BC School Sports	Langley Secondary School
BC Soccer Association	Langley Seniors Resources Society
Brookswood Secondary School	Langley Special Olympics
Brookswood Village Merchants' Association	Langley Ukulele Association
Creative Compass Society	Langley United Soccer Association
Credo Christian High School	Langley Volunteer Bureau
D.W. Poppy Secondary School	Lower Fraser Valley Aboriginal Society
Encompass Support Services Society	Milner Community Association
Fort Canoe and Kayak Club	Murrayville Cenotaph Remembrance Day Ceremony
Fort Langley Community Association	Murrayville Community Hall
Fort Langley Community Improvement Society	R.E. Mountain Secondary School
Fort Langley Lions	Rotary Club of Aldergrove
Fort Langley Remembrance Day Committee	Royal Canadian Legion #265 (Aldergrove)
Fraser Region Community Justice Initiatives	Tennis BC
Gateway of Hope	The King's School
Langley Animal Protection Society (LAPS)	Thunderbird Fast Draw Club
Langley Arts Council	Trinity Western University
Langley Care Society	Valley Therapeutic Equestrian Association
Langley Christian School	VK Basketball
Langley Community Chorus	Volunteer Cancer Drivers Society
Langley Community Farmers Market	Walnut Grove Secondary School
Langley Curling Club	Whytecliff Agile Learning Centre
Langley Fastball Association	Willoughby Community Hall Association
Langley Fine Arts School	



Organizational Structure

Running a municipality the size of the Township of Langley requires a skilled and committed workforce. As of December 2023, the Township employed 1,495 regular full-time, regular part-time, and auxiliary employees.



Bylaw, Legal and Strategic Implementation

At the centre of municipal governance, this division develops and upholds bylaws passed by Township Council and oversees strategic planning while maintaining the integrity of the Township's policies and properties.

Four departments make up this diverse division. Bylaw Enforcement leads education campaigns, organizes adjudication hearings and responds to various bylaw complaints. Community and Policy Planning designs neighbourhoods, updates land use policies to guide development within the municipality and prepares strategic policies. Legal Services provides legal advice to Township Council and staff, reviews proposed bylaws and contracts, and prepares legal documents. Property Services is responsible for the acquisition, maintenance and disposal of municipal lands and properties.

Community Development

Providing leadership for the development of a sustainable community, the Community Development Division is focused on creating neighbourhoods that meet the needs of the community now and in the future.

The four departments in the division are responsible for coordinating activities and services related to development proposals, ensuring that growth and development in the Township complies with adopted plans, bylaws, policies and standards, while encouraging the use of green features, establishing Development Cost Charges, and providing professional services and advice to the public, developers, consultants, staff and Council.

Corporate Administration

Strategic leadership and communication are keys to success. The Corporate Administration Division provides corporate leadership and a wide variety of business functions and services that create the link between Township Council, municipal divisions, and the public.

This division supports Mayor and Council, leads communications and marketing, supports and administers filming productions, provides logistical and planning support for corporate events, and administrates the Township's Community and Capital Grants program.

Corporate Projects

The Corporate Projects Division is developing the Township into a leading municipality by bringing together and supporting the right teams to plan, design and construct better facilities and parks in the Township, which in turn build a better community for residents and visitors to enjoy.

Working with consultants, user groups and others, this division is responsible for the development of new playgrounds, playing services, buildings, public art, and landscape features; overseeing the renovations of existing parks and recreation infrastructure; setting and maintaining standards for parks, trails and public spaces; and collaborating with planning and construction staff to ensure the Township is in line with the pace and scale of growth in the community.

Engineering

The Engineering Division is responsible for a broad scope of projects and services throughout the Township of Langley. It provides customer service for Township residents and administrative support for the Engineering and Public Works Divisions, which are staffed at the Civic Facility, Operations Centre, Langley Lawn Cemetery and Langley Airport.

Five integrated departments are responsible for managing the Township's roads, bus stops, sidewalks, bridges and traffic control systems, cycling routes, and crosswalks, as well as capital project delivery, and local area service projects. This division's diverse roles also include traffic safety, environmental protection through education and public programs, and project management for major infrastructure installations.

Event Facilities

The Event Facilities Division oversees the Langley Events Centre, Willoughby Stadium and other event-driven facilities in the Township, in addition to the programming and coordination of numerous events at those facilities.

From setting standards across multiple venues to ensure a consistent presentation and experience, to assisting private and community groups who host events there, this division is committed to providing a first-class experience for both patrons and organizers. The Event Facilities Division also creates competitive bid packages that highlight the Township as an ideal host location for local, regional, provincial, national, and international events.

Facilities

The Facilities Division oversees the maintenance and operations of the Township's administration offices, recreation and community centres, fire halls, RCMP buildings and other municipal facilities, ensuring they are running safely and efficiently, while seeking opportunities to reduce carbon emissions through energy management.

Preventative maintenance of critical electrical and mechanical systems, ice resurfacing, pool maintenance, building repairs and improvements, and more are looked after by Facilities staff.

In collaboration with other divisions, Facilities is involved in the planning, design and delivery of capital projects, ensuring they are carried out efficiently and meet the needs of the community.

Finance

Money matters and no one understands this better than the Finance Division, which manages the Township's fiscal affairs, monitors expenditures, ensures that internal financial systems operate effectively, and constantly looks for ways to deliver services more efficiently.

Finance staff ensure that taxes and utility charges are collected, goods and services are purchased, and suppliers and customers get paid. Finance also develops operating and capital budgets, manages liability claims and insurance, and generates annual and quarterly financial statements and reports.

Fire

The Township of Langley Fire Department, also referred to as Protective Services – Fire Division, protects life, property and the environment.

This division is a composite fire service made up of career and paid call staff. As of December 31, 2023, the Township of Langley Fire Department had 91 IAFF career suppression firefighters, 101 paid call suppression firefighters, 11 administrative staff, and 7 chief officers.

Fire protection and backup emergency medical services are carried out from seven fire halls located throughout the Township. In addition, this division coordinates emergency planning, prevents fires through education and proactive planning, conducts fire inspections and investigations, and trains staff, the public and other agencies.

Human Resources

This division takes care of one of our most important assets: our people. Human Resources provides services and resources to Township employees who are members of the Canadian Union of Public Employees Local 403, the International Association of Firefighters Local 4550, and our exempt team.

HR provides expertise on people-related issues, recruits employees, provides training and development, and ensures that a healthy and safe work environment for all employees is maintained. Human Resources also oversees collective bargaining and labour relations, provides job evaluations, organizes wellness initiatives, and processes payroll, T4s, and benefits.

Information Technology

From hardware to software, fibre networks to telecommunications, and internal applications to the public-facing website, the IT Division supports all aspects of corporate technology at Township facilities, ensuring all systems are operating efficiently, effectively, and safely.

Four departments make up this division: Geomatic Services manages the Township's Geographic Information System (GIS) requirements, the corporate spatial database, maps production, and data analysis; IT Applications integrates, maintains and supports software applications and solutions; IT Operations responds to thousands of incidents and requests, and supports all technology hardware and infrastructure in Township facilities; IT Security protects information, systems and networks against unauthorized access, breaches and cyber threats.

Legislative Services

The Legislative Services Division provides administration support to Council and Council Advisory Committees, and is responsible for creating and maintaining Council and Committee Agendas, Minutes, Township Bylaws, and their related inquiries. This Division's staff serve as Township leads for records and archives, and freedom of information and privacy programs.

Permits, Licences and Inspections

The Permits, Licences and Inspections Division oversees the application processes for building permits, business licences, and secondary suite licences, ensuring compliance with Township bylaws and safety standards. They also coordinate permits for pools, hot tubs, wood stoves, demolitions, and sign installations.

In line with energy efficiency goals, the Building Energy Department ensures the Township follows the BC Energy Step Code for new residential buildings. The Licences and Policies Department approves various business licences, including those for home-based, commercial, and industrial businesses. The Permits and Inspections Department ensures that all proposed buildings meet accepted standards through permit issuance and inspections and requires that all businesses hold a valid licence to operate in the Township.

Public Works

Public Works staff ensure that quality and excellence are at the forefront of this division's operations, which range from delivering clean water to homes and flushing away wastewater, to collecting garbage, organics and recycling, as well as conserving our urban tree canopy.

The division is made up of seven integrated departments that are responsible for the maintenance of municipal parks and cemeteries, roads, roadway flooding concerns, snow and ice control, and the Township's sanitary sewer and stormwater systems.

RCMP

Langley RCMP focuses on four major priorities: policing visibility and safety in the community; collaborating with community partners to support individuals who are unhoused and/or experiencing a mental health crisis; optimizing cross-jurisdictional response to major incidents; and strengthening the detachment's capacity to respond to Langley's growing and diverse population.

The detachment follows up on over 150 daily calls for service and investigates over 50,000 incidents each year, employing education and enforcement to reduce deaths and collisions. The detachment holds dedicated, uniformed front-line Watches that are supported by a Community Policing team. They also partner with schools and maintain strong ties with the q̓ic̓əy̓ (Katzie) and q̓ʷɑːn̓ƛ̓ən̓ (Kwantlen) First Nations.

Recreation, Arts and Culture

The Recreation, Arts and Culture Division creates and promotes opportunities for people to learn, play and grow. Whether it is mastering a new skill, reflecting on our history, experiencing the thrill of sports, or striving for a healthier lifestyle, the Township has something for everyone.

This division manages museum collections, public art initiatives, the operation of salishan Place by the River, library services provided through Fraser Valley Regional Library, community and recreation centres, indoor and outdoor swimming pools, ice rinks and other facilities.

Dedicated staff collaborate with and support a wide range of volunteer-based not-for-profit stakeholders and community partners to deliver innovative programming to support the arts, culture, multiculturalism, heritage and recreation in the Township.



Strategic Outcomes

We Enhance Our Communities

The Township of Langley is a growing, thriving community that more people are choosing to call home. Plans are constantly being made and projects identified to meet the needs of our growing community and lay the foundation for the future.

In 2023, ideas were put into action and work was undertaken throughout the Township to create and update facilities, enhance infrastructure, and upgrade road networks and utilities to ensure residents stay safe, active and on the move.

In Aldergrove, the skateboard park at Aldergrove Athletic Park was resurfaced and upgraded following public consultation with the local skateboarding community. Intersection improvements at Fraser Highway and 272 Street were completed, as well as watermain upgrades on Fraser Highway at 264 Street.

In Brookswood-Fernridge, following a comprehensive public consultation process with the local community, Council adopted the Booth, Fernridge and Rinn Neighbourhood Plans; however, these will be further updated as a result of the new provincial legislation introduced in late 2023.

In Fort Langley, public engagement was initiated to gather feedback to help guide a vision for the community's waterfront lands. Intersection improvements were completed at Glover Road and Rawlison Crescent.

In Murrayville, the secondary Metro Vancouver water connection between 224 Street and Brawn Pump Station was completed, as were intersection improvements at 216 Street and 52 Avenue, and road widening on 56 Avenue at 213A Street. W.C. Blair Recreation Centre re-opened with upgraded amenities including an expanded fitness area and new steam room.

In the Rural Area, fibre optic installation along Glover Road was completed. Fraser Highway from 24600 to 25000 block was widened, the culvert at the 4800 block of 232 Street was replaced, and drainage improvements at the 9100 block of 272 Street were undertaken. Nathan Creek Sediment Pond improvements, and bank stabilization of the 56 Avenue bridge crossing over the Salmon River, were also completed.

In Walnut Grove, playground equipment at McClughan Neighbourhood Park and Walnut Grove Community Park was upgraded to allow for better accessibility and play opportunities. The 96 Avenue Cycling Connector – a multi-use pathway that runs from Telegraph Trail to 201 Street and connects to Golden Ears Bridge – was completed.

In Willoughby-Willowbrook, two full-size and one half-size grass sports fields at Donna Gabriel Robins Park and Northeast Latimer Park were constructed and will open in 2024 following their grass establishment period. The new Willoughby Stadium at Langley Events Centre was completed, as were upgrades to the public plaza at the northwest corner of the stadium featuring Indigenous artwork. To enhance safety, a signal was installed on 203 Street at 62 Avenue.

We Invest in Our Infrastructure



Every year, more people are choosing to live and do business in the Township of Langley, and it is easy to see why. The Globe and Mail's list of Most Liveable Cities in 2023 ranked the Township 5th in British Columbia and 15th in Canada, and BC Business magazine graded the Township as the 7th Most Economically Resilient City in the province.

To serve our growing economy and population, Township Council announced numerous investments and capital projects in 2023 to create safer neighbourhoods, robust commercial districts, and various opportunities and options for people of all ages and abilities to live, work, play, learn and do business.

Exciting upgrades are coming to the Langley Events Centre, with Council's announcement of adding three new ice arenas and two new dry floor arenas, which will give athletes and residents more space to gather, compete and get active.

Enhancements to a number of Township parks are moving ahead, including Aldergrove Athletic Park, Willoughby Community Park and Yorkson Community Park, providing more amenities for families to enjoy.

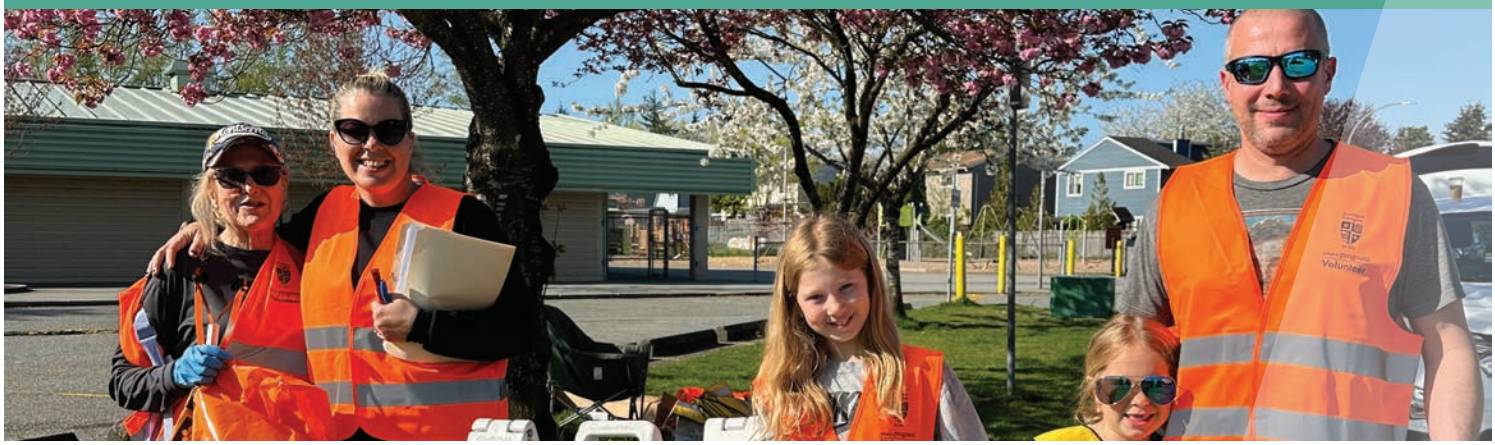
To keep people and goods moving through the Township, Council approved funds to upgrade several road networks, including the widening of 208 Street and the Willowbrook Connector, and the detailed design of the reconstruction option for Old Yale Road. Council also requested reports on widening 202 and 203 Streets, to improve traffic issues along that north-south corridor.

A corridor planning process called "200 Street 2040" launched in spring 2023 with an aim to establish a vision and policies to guide sustainable transit-oriented development in the 200 Street Corridor over the next 20 years. In the fall, the 200 Street Corridor was identified as one of three priority corridors for TransLink to advance Metro Vancouver's first new Bus Rapid Transit routes. Council supported this selection that will connect the Carvolth Transit Exchange with Willowbrook and the future Surrey-Langley Skytrain line.

For the second consecutive year, the Township hosted the Bell Canadian Track and Field Championships at McLeod Athletic Park, attracting over 2,000 visitors – a testament to the world-class facilities that our municipality has to offer.

The Township remains committed to providing a high level of service delivery for existing, new and future residents, while making long needed improvements in infrastructure and public safety.

We Care for Our Home



Our people. Our land. Our history and the future. We envision a Township that is well connected and resilient – a place where all can enjoy and contribute to a great quality of life. Several initiatives were undertaken in 2023 to work towards that thriving future.

Committed to open and inclusive community consultation, the Township launched and completed many public engagement activities throughout the year, such as information sessions, open houses, surveys and more. Community members were invited to share ideas and provide feedback on various major projects, including the replacement of the Glover Road and Highway 1 crossing, an assessment of our municipality's agricultural inventory, and updates to several neighbourhood plans which will help shape development in those communities in the years to come.

Public feedback was also gathered to help guide the locations of potential new child care facilities, as part of a project launched in late 2023 in partnership with the Province of BC's New Spaces Fund. This was to address the need for more quality child care spaces across the Township and make them more convenient and affordable for families.

The Township recognized BC Youth Week in May and BC Seniors Week in June by offering recreational and social activities designed for those age groups.

Upholding our status as an age-friendly community, the Township continued to put our Age- and Dementia-friendly Action Plan in motion to encourage seniors to stay active and engaged. Our work earned a nomination in the Dementia-Friendly Municipality category for the Alzheimer Society of Canada's inaugural Dementia-Friendly Communities Awards.

With funding from BC Healthy Communities, the Township worked with community partners to organize programs for Aboriginal seniors to share in cultural practices with young families and youth, as well as a series of Repair Cafes to bring seniors and young people together to fix household items and reduce waste.

Grants were awarded by Township Council under the UBCM Strengthening Communities' Services Program to support the work of three local community organizations that provide meal programs, housing navigation and other outreach services to our most vulnerable populations.

To inspire and beautify our community, outdoor public art structures were installed at various Township parks and facilities, highlighting themes of social connection, diversity, urban ecology and heritage.

Construction at salishan Place by the River continued in 2023. Envisioned in partnership with the q̓ic̓əy̓ (Katzie), q̓ʷɑːn̓ƛ̓ən̓ (Kwantlen), Máthkwi (Matsqui), and Se'myɑ'me' (Semiahmoo) First Nations, we look forward to welcoming visitors to this brand new arts, culture and heritage centre.

We Protect Our Environment



In the Township of Langley, we are building a sustainable community. Balance is top of mind as we work to build a thriving future for generations to come.

In 2023, Township of Langley Council continued to act to reduce greenhouse gas (GHG) emissions by 45 per cent by 2030 and achieve net zero GHG emissions by 2050.

Towards that goal, Council unanimously adopted BC Energy Step Code requirements along with Zero Carbon Step Code requirements for Part 9 residential buildings – moves that will pay dividends in cost savings and reduced GHG emissions for the Township, and also benefit the construction industry.

To further support the local construction community, more Builder Forum Series workshops and webinars were delivered, featuring industry leaders presenting high-performance building strategies.

An expanded Green Homes webpage was launched on **tol.ca** in 2023 to provide information and ideas for Township residents to make energy efficient upgrades to their homes, emit less carbon pollution and learn about money-saving rebates.

The Township continued to expand access to efficient and reliable electric vehicle charging options, with the installation of sixty Level 2 EV chargers and one fast charger at multiple locations throughout the municipality.

The Township also completed the conversion of approximately 7,000 LED streetlights to make roads and sidewalks safer at night. This shift is expected to reduce streetlight energy requirements and save an anticipated $380,000 per year in utility and maintenance costs.

The annual Household Hazardous Waste Plus Collection Event was held at the George Preston Recreation Centre and was attended by hundreds of residents who dropped off 22,486 kg of household hazardous waste items for safe processing, including 10,500 litres of used oil, 2,000 litres of used antifreeze, and more.

Several other community sustainability events and initiatives took place in 2023, including the Township-wide Garage Sale to keep items out of the landfill; Clean Up Langley Day where volunteers pick up litter to beautify their neighbourhoods; Adopt-a-Program where residents commit to clearing litter from a street, park, trail, or creek for a set period; and WaterWeeks to encourage engagement in local environmental stewardship.

In collaboration with Metro Vancouver, the Township rolled out campaigns throughout the year to educate and encourage everyone to conserve water, generate less waste, and play an active part in protecting our environment.

We Serve and Protect - Fire



When emergencies arise, the Township of Langley's firefighters, RCMP officers, Bylaw Enforcement officers, and Emergency Program members are ready to respond.

Fire safety continues to be a top priority. In 2023, the Township implemented a Community Wildfire Resilience Plan, a strategic blueprint and action plan for enhancing emergency preparedness to safeguard our communities against wildfires.

During extreme hot and dry weather in the summer months, Township staff and first responders worked hard to mitigate impacts and shared tips to help community members stay cool, be safe and remain vigilant to prevent fires.

Following the retirements of Fire Chief Stephen Gamble and Acting Fire Chief Bruce Ferguson in 2023, the Township swore in Jason de Roy as the new Fire Chief at a Change of Command ceremony.

To keep firefighters and community members safe, Township Council approved $1.4 million for several fire protection infrastructure and support needs. The funding investments included Fire Hall 4 renovations, replacing the vehicle exhaust extraction system at Fire Hall 6, future facility improvements and more.

Township Council also approved funds to build a replacement fire hall to serve the citizens of Brookswood-Fernridge.

In 2023, the Township of Langley Fire Department hired four career firefighters and completed one paid call recruit class, resulting in 16 paid call members joining the department. They also added a Mini Pumper (Squad 4), which will be stationed at Fire Hall 4 in Willoughby in early 2024, providing the department with the operational agility and versatility for any call type.

In June, Fire Hall Family Nights offered an exciting opportunity for community members to explore our community fire halls, meet firefighters, climb aboard fire trucks, and join hands-on demonstrations of firefighting equipment. In August, our fire department co-hosted Camp Ignite, an inspiring youth firefighting mentorship program for female Grade 11 and 12 students.

Ongoing and annual initiatives to educate the public about FireSmart information and fire safety included Burn Awareness Week in February which focused on preventing scald injuries and learning about burn hazards in the home; wildfire preparation and prevention tips in the spring and summer; Fire Prevention Week in October which focused on actions that everyone can take to prevent cooking-related fires and burns; and Carbon Monoxide Awareness Week in November, among others.

We Serve and Protect - RCMP



High visibility policing; working to improve homelessness, mental health, or drug addiction issues; aligning with community safety partners; and supporting a diverse community remain top priorities for the Langley RCMP. The detachment strongly values its relationships with the Township of Langley, Langley School District, Indigenous communities, fire department, bylaw enforcement, BC Ambulance, local hospital, and business community, to name only a few.

The Langley RCMP Mental Health Unit took a leading role in the creation of the Langley Inter-agency Front-line Table, bringing together 15 community-based support groups to create long-term solutions for individuals facing substance abuse, health concerns, housing, and other challenges.

A Vulnerable Persons Unit was developed this year, which will specialize in addressing child sexual and physical abuse.

The Langley RCMP took part in the Repeat Violent Offending Intervention Initiative, utilizing the BC Prosecution Service, BC Corrections and police to identify repeat violent offenders and initiate enhanced police enforcement.

Through the provincial Special Investigation and Targeted Enforcement funding program, the Langley RCMP secured several hundred thousand dollars to support targeted policing in “hot spot” locations. To support projects focused on high-level organized crime or gang targets, another several hundred thousand dollars was received through the provincial Combined Forces Special Enforcement Unit’s Provincial Targeted Enforcement Program, in which the detachment’s plainclothes teams were heavily involved.

Acting on their commitment to staying engaged with the community, the Langley RCMP’s Community Policing and Management teams attended upwards of 100 events over the past year and endeavour to keep up the momentum.

q̓ʷɑ:n̓ƛ̓ən̓ (Kwantlen) First Nation graciously invited the Langley RCMP to participate in regular meetings with their Chief to establish protocols, assure better service delivery, and create a learning environment for the RCMP.

Amongst other initiatives, the Langley RCMP continues to focus on their “Etch It” Junior Police Youth Program, “Project Bar Code” anti-shoplifting campaign, and expanding their Mental Health Unit.

This year, Township of Langley Council approved much-needed upgrades to the detachment, which was built over 30 years ago to house what was then one-third of its current employees. A modernized Dispatch Centre, new security cameras, remodelled parking area, and internal office expansion will go a long way to maintain effective operations in supporting the community.

We Celebrate and Pay Tribute



The Township of Langley is proud to recognize and commemorate our heritage and history, the arts and active living, and the incredible people who make up this community.

A significant milestone was marked in 2023, with the Township's 150th anniversary of incorporation (April 26, 1873). A summer festival, spread across three days of fun and free events and activities, was held at various locations to feature our outstanding facilities, amenities, and celebrate 150 years of Township history and our amazing community. Highlights included a Coast Salish art unveiling; sports, recreation and culture activities; a movie under the stars; musical entertainment; and a commemorative ceremony.

Canada Day festivities brought crowds out to Aldergrove Athletic Park and Fort Langley. Other events attracted residents and visitors to the Township, such as the 101st May Day parade and festival, Summer Festival Series outdoor performances, weekly Music on the Plaza concerts, and Pop'd Arts exhibitions showcasing works by local artists in our communities.

The 61st annual Langley Walk got citizens from the Township and City of Langley out to Douglas Park for a 5 or 10 km trek.

The Township also marked occasions of remembrance and reflection during the year.

On the National Day for Truth and Reconciliation, Township staff and community members took time to recognize, reflect and commemorate the longstanding effects of the residential school system. A gathering to honour survivors and those who did not make it home was held at Derek Doubleday Arboretum.

Remembrance Day ceremonies to honour our fallen soldiers were held at the Aldergrove Royal Canadian Legion and the Cenotaphs at Fort Langley and Murrayville.

Township employees observed the National Day of Mourning to remember those who died or were injured in the workplace.

Volunteers contributed to the well-being of our community, and the Township recognized outstanding volunteers and their contributions through the annual Volunteer Awards. In 2023, the Township presented the Eric Flowerdew Volunteer Award, the John and Muriel Arnason Award, and the Pete Swensson Outstanding Community Youth Award to two individuals and a husband-and-wife duo at the Langley Events Centre in April.

Future Priority Projects

To meet the needs of our growing population, the Township of Langley is planning for the future. Many projects are being planned, studied, designed, or are already underway throughout our municipality, to improve amenities, recreation, safety, transportation and more.

Project	Status
200 Street 2040, Visioning for 200 Street for Rapid Transit	Planning
202 and 203 Street Widening	Planning
208 Street, 64 to 72 Avenue	In Progress
208 Street, 72 to 76 Avenue	Study/Design
212 Street Corridor	Study/Design
216 Street Dieting and Corridor Improvements	Study/Design
Aldergrove Athletic Park	Study/Design
Aldergrove Community Centre Expansion	Planning
Bus Rapid Transit on 200 Street	Planning
Completion of Neighbourhood Planning for Booth, Rinn and Fernridge	In Progress
Donna Gabriel Robins Park	In Progress
Fort Langley Community Park	Planning
Fort Langley Waterfront, Marina Park and Haldi House Project	Planning
Fraser Highway Employment Lands Area Plan	In Progress
Glen Valley Marina Park	Planning
New Ice Arenas and Dry Floors Facility at the Langley Events Centre	In Progress
Noel Booth Community Park Upgrades	In Progress
Northeast Latimer Park	In Progress
Old Yale Road Improvements	Study/Design
Plaza Upgrades at Willoughby Stadium	In Progress
Replacement Fire Hall 5 in Brookswood-Fernridge	Planning
RCMP Detachment Capital Improvements	In Progress
River Road and 252 Street Intersection and Rail Crossing Improvements	Study/Design
Smith Athletic Park	Study/Design
Snow and Ice Control Improvements	In Progress
Updates to the Williams and Smith Neighbourhood Plans	In Progress
Walnut Grove Community Park Upgrades	Study/Design
Willoughby Community Centre/Indoor Pool at Yorkson Community Park	Study/Design
Willoughby Community Park – Improvements at Southwest Field	In Progress
Yorkson Community Park	In Progress



Property Tax Exemptions

The Community Charter Sections 224, 225, and 226 grants Council the discretion to provide exemption from property taxes for places of worship, charitable and not-for-profit organizations, in accordance with regulations set out in those sections and subject to the Township's budgetary constraints.

Community halls, facilities, charitable and not-for-profit organizations

Aldergrove Festival Days Society	$1,885
Aldergrove Food Bank	$3,777
Aldergrove Legion (Pacific #265)	$18,734
Aldergrove Old Age Pensioners Association	$8,171
Aldergrove Veterans & Seniors Society	$5,031
Basketball BC	$2,493
BC Amateur Softball Association	$1,902
BC Farm Museum	$38,074
Brookswood Senior Citizens	$10,738
Campbell Valley House of Hope	$12,778
Canadian Museum of Flight	$2,815
City of Surrey	$27,902
Critter Care Wildlife Society	$2,582
Encompass Support Services Society	$4,982
Fernridge Community Hall	$4,233
Flip City Gymnastics	$30,589
Fort Langley Community Improvement Society	$24,403
Fort Langley Lions Club	$1,865
Girl Guides of Canada	$135
Governing Council of the Salvation Army	$5,571
Greater Vancouver Regional District - Pacific Parklands	$6,082
Happy Herd Farm Sanctuary Society	$2,382
Harmsworth Community Association	$2,612
Horse Council of BC	$3,663
Inclusion Langley Society	$43,736
Langley Animal Protection Society	$25,394
Langley BMX	$561
Langley Community Services Society	$10,509
Langley Elks Lodge #259 Foundation	$3,581
Langley Good Times Cruise-In	$4,088
Langley Gymnastics Foundation	$26,244
Langley Lions Society - West Langley Hall	$2,577
Langley Memorial Hospital	$93,450
Langley Players Drama Club	$2,331
Langley Quarter Midget Association	$5,755
Langley Riders Society	$7,235
Langley Rod and Gun Club	$12,769
Langley Rugby Club	$5,100
Meals on Wheels	$31,701
Milner Community Association	$2,232
Murrayville Community Hall	$8,774
National Trust for Land and Culture (BC) Society	$8,402
Nicomekl Enhancement Society	$6,737
Pacific Riding for Developing Abilities	$6,004
Pacificsport Foundation	$1,056
Salvation Army - Gateway of Hope	$15,716
Scouts Canada	$34,434
Sources Community Resources Society	$725

Community halls, facilities, charitable and not-for-profit organizations *continued*

Spartans Foundation	$327
Tourism Langley	$1,516
Wagner Hills Farm Society	$11,317
Willoughby Community Hall	$15,021

Places of worship

Aldergrove United Church	$2,146
Aldergrove Vineyard Fellowship	$2,551
Anglican Church Anglican Synod Office	$1,818
Apostolic Faith Mission	$3,673
Apostolic Church of God	$2,330
BC Conf Mennonite Brethren Churches	$10,117
Brookswood Baptist Church	$5,948
Christ Covenant Church	$16,666
Christian & Missionary Alliance-Canadian Pacific District	$47,756
Christian Life Assembly	$75,337
Christian Gospel Society	$26,874
Church of Jesus Christ of Latter-Day Saints	$69,978
Congregation of the Assembly of Christians	$2,863
Fort Langley Evangelical Free Church	$6,778
Harvest Baptist Church	$3,328
Hebron Presbyterian Church	$11,451
Holy Nativity Antiochian Orthodox Church	$1,595
Immanuel Lutheran Church	$11,582
Kalgidhar Darbar Sahib Society	$2,288
Langley Christian Assembly Society	$8,490
Langley Immanuel Christ Ref Church	$10,056
Life Tabernacle of Langley	$3,662
Living Waters Church	$2,333
Living Word Fellowship	$4,952
Mennonite Church of BC	$4,243
North Langley Community Church	$31,600
Parish of St. Dunstan	$24,468
Priestly Society of St. Pius X	$2,461
Riverside Calvary Church	$11,412
Roman Catholic Archbishop of Vancouver	$41,120
Rose of Sharon Baptist Church	$23,359
Saint Herman of Alaska Orthodox Church Archdiocese of Canada	$5,438
Seventh-Day Adventist Church (BC Conference)	$2,587
Seventh-Day Adventist Church	$22,466
Shepherd of the Valley Lutheran Church	$9,218
Southridge Fellowship Baptist Church	$40,582
Trustees of the Congregation of the United Church	$4,750
Trustees Free Reformed Church	$35,840
Trustees of Aldergrove Congregation of Jehovah's Witnesses	$4,513
Trustees of Congregation of Northwest Langley Baptist Church	$22,282
Trustees of the Congregation of Langley Presbyterian Church	$7,348
Trustees of the Congregation of the Canadian Reformed Church of Aldergrove	$6,709
Trustees of the Congregation of the Canadian Reformed Church of Langley	$21,442
Trustees of the Congregation of the Canadian Reformed Church Port Kells	$17,979
Trustees of The Congregation of United Churches of Langley	$696
Trustees of Murrayville Congregation of Jehovah's Witnesses	$3,142
Trustees of the Walnut Grove Congregation of Jehovah's Witnesses	$11,223
Truth Tabernacle of Greater Vancouver	$2,751
United Churches of Langley	$7,818
Vietnamese Unified Buddhist	$2,409
Walnut Grove Baptist Church	$11,945
Walnut Grove Lutheran Church of Langley BC	$12,851
Willoughby Christian Reformed Church	$35,575
Windword Ministries	$2,680

Heritage

Alder Grove Heritage Society	$3,290
Langley Heritage Society	$17,072
Langley Meadows Community Association	$1,055



Development Cost Charges

For the year ended December 31, 2023 (in thousands of dollars)

Bill 27 (Green Communities), introduced in 2008 by the provincial government, gives municipalities the option to waive or reduce Development Cost Charges (DCC) for certain types of development, such as not-for-profit rental housing, for-profit affordable rental housing, small lot subdivisions designed for low greenhouse gas (GHG) emissions, and development designed to result in low environmental impact.

At present, the Township of Langley has not waived DCCs in 2023 as a result of Bill 27.

The following provides some information about DCC collections and expenditures from 2023 for each of the infrastructure types:

	Roads	Water	Drainage	Sewer	Parks and Parkland	Total
Opening Balances	**$50,402**	**$16,744**	**$7,357**	**$3,444**	**$44,751**	**$122,698**
Receipts	14,318	1,485	1,361	515	15,863	33,542
Interest	1,565	534	257	120	1,632	4,108
Expenditures	(19,541)	(1,640)	(1,156)	(85)	(12,344)	(34,766)
Closing Balances	**$46,744**	**$17,123**	**$7,819**	**$3,994**	**$49,902**	**$125,582**



Financial Report

For the year ended December 31, 2023

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Report from the Director, Finance Division

To Mayor Eric Woodward and Members of Council;

I am pleased to present the 2023 Financial Statements and the audit report of our external auditors, KPMG LLP. Pursuant to Section 167 of the *Community Charter*, these statements are prepared and presented to provide sufficient information for readers to understand the consolidated financial position and consolidated results of Township of Langley ("the Township") operations.

The consolidated financial statements are the responsibility of the management of the Township and its Council. The financial statements and related information have been prepared in accordance with Canadian public sector accounting Standards as prescribed by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada (CPA).

Management is responsible for the accuracy, integrity, and objectivity of these statements and for implementing and maintaining a system of internal controls to safeguard Township assets and provide reasonable assurance that financial information is reliable.

The role of our external auditors, KPMG LLP, is to conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and to express their opinion on the consolidated financial statements. To provide reasonable assurance that the consolidated financial statements are presented fairly, their examination includes consideration of Township systems of internal control and appropriate tests and procedures. The external auditors have full and free access to Township Council and staff.

KPMG LLP has given the Township an unmodified audit opinion on the Township's consolidated financial statements. In their opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Township as at December 31, 2023, and its consolidated results of operations, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

The Township's Consolidated Net Financial Assets decreased by $49.8 million to $74.9 million at December 31, 2023. The acquisition of tangible capital assets and increases in operating expenses contributed to the decrease in consolidated net financial assets. This was partially offset by the increase in grants revenue, DCC contribution revenue, and property taxes revenue.

Debt and Agreements Payable balance decreased by $9.8 million to $167.3 million. Debt and Agreements Payable is repayable from a combination of Development Cost Charges, utility revenue, and operating revenue.

Total Tangible Capital Assets for the Township, at historical cost, net of accumulated amortization expense, amounts to $2.4 billion.

Capital asset additions for 2023 are $242.3 million. Each year developers construct capital infrastructure that are contributed to the Township. For 2023, this contribution by developers amounts to $78.1 million or 32% of total capital asset additions. As a percentage of total capital additions, 12% or $29.8 million was funded from Development Cost Charges.

Under PSAB requirements, the annual surplus of $143.9 million includes surplus from operations and additional surplus from current investments in capital assets as follows:

- Surplus as a result of recognizing funds received for capital projects as income, net of amortization expense, without recognizing the related capital expense and
- Surplus as a result of recognizing the value of contributed capital assets from developers as revenue in the year the assets are put into service

Accumulated Surplus balance of $2.5 billion (2022 - $2.3 billion) is comprised of four categories as follows:

- Operating Surplus $147.3 million (2022 - $174.3 million)
- Capital Surplus $8.9 million (2022 - $29.8 million)
- Statutory Reserve $91.5 million (2022 - $99.3 million)
- Investment in Tangible Capital Assets $2.24 billion (2022 - $2.04 billion)

In 2023, the Township continued to manage through economic pressures from supply chain shortages, labour market conditions, and high inflation. Despite these challenges, the Township's ongoing economic goals include achieving fiscal stability and health, strengthening our economy, and investing in effective infrastructure. Our financial plans reflect these goals and this year's financial results are in line with financial plans approved by Council.

Sandra Ruff
S. Ruff CPA, CA
Director of Finance

AUDITED

Consolidated Financial Statements

2023

And Independent Auditor's Report thereon

KPMG LLP
PO Box 10426 777 Dunsmuir Street
Vancouver BC V7Y 1K3
Canada
Telephone (604) 691-3000
Fax (604) 691-3031

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Council of Corporation of the Township of Langley

Opinion

We have audited the consolidated financial statements of Corporation of the Township of Langley (the "Township"), which comprise:

- the consolidated statement of financial position as at December 31, 2023
- the consolidated statement of operations for the year then ended
- the consolidated statement of change in net financial assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes and schedules to the consolidated financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the Township as at December 31, 2023, and its consolidated results of operations, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our auditor's report.

We are independent of the Township in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

Management is responsible for the other information. Other information comprises the information, other than the financial statements and the auditor's report thereon, included in a document entitled "Annual Report 2023".

Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit and remain alert for indications that the other information appears to be materially misstated.

We obtained the information, other than the financial statements and the auditor's report thereon, included in the Annual Report 2023 as at the date of this auditor's report.

If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in the auditor's report.

We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Township's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Township or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Township's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Township's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Township's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Township to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group entity to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

KPMG LLP

Chartered Professional Accountants

Vancouver, Canada
June 10, 2024

Consolidated Statement of Financial Position

As at December 31, 2023 *(in thousands of dollars)*

	2023	2022
FINANCIAL ASSETS		
Cash and cash equivalents (Note 3)	$ **147,017**	$ 157,950
Investments (Note 3)	**328,483**	399,900
Accounts receivable (Note 4)	**98,103**	78,723
Assets held for sale	**2,044**	2,178
	575,647	638,751
LIABILITIES		
Accounts payable and accrued liabilities (Note 5)	**98,955**	100,426
Employee future benefits (Note 18)	**5,462**	5,514
Deposits and prepayments (Note 6)	**77,405**	87,269
Deferred revenue (Note 7)	**22,705**	21,037
Development cost charges (Note 8)	**125,582**	122,698
Debt and agreements payable (Note 9)	**167,263**	177,091
Asset retirement obligations (Note 10)	**3,328**	-
	500,700	514,035
NET FINANCIAL ASSETS	**74,947**	124,716
NON-FINANCIAL ASSETS		
Inventories of supplies	**2,025**	1,875
Prepaid expenses	**2,659**	2,478
Tangible capital assets (Note 11)	**2,405,015**	2,211,639
	2,409,699	2,215,992
ACCUMULATED SURPLUS (Note 12)	**$ 2,484,646**	$ 2,340,708

Contingencies and commitments (Note 15)
Contractual rights (Note 23)

See accompanying Notes and Schedules to the Consolidated Financial Statements

Sandra Ruff, CPA, CA
Director of Finance

Eric Woodward
Mayor, Township of Langley

Consolidated Statement of Operations

For the year ended December 31, 2023 *(in thousands of dollars)*

	Budget 2023 (Note 1(a) and 21)	**2023**	2022
REVENUE			
Property taxes	$ 174,759	**$ 175,090**	$ 162,833
Fees, rates and service charges	95,963	**101,762**	117,806
Grants and grants in lieu of taxes	25,241	**49,341**	20,334
Service cost recoveries	4,761	**6,574**	4,590
Gain on disposal of assets	-	**-**	44,645
Investment income	1,657	**22,727**	13,721
Local area service contributions	10,327	**251**	-
Contribution from development cost charges (Note 8)	111,507	**34,766**	12,923
Other developer contributions (Note 11(b))	690	**78,130**	86,058
Other income	121,962	**9,640**	7,990
	546,867	**478,281**	470,900
EXPENSES			
General government	34,092	**37,669**	32,364
Police protection	48,129	**44,581**	39,545
Fire protection	21,744	**23,176**	23,229
Facilities maintenance	16,239	**16,427**	15,665
Community planning and development	16,930	**13,212**	13,095
Recreation and culture	32,811	**36,001**	36,154
Parks	16,047	**20,210**	19,346
Transportation	38,603	**58,200**	49,231
Stormwater	9,551	**14,318**	12,596
Water	37,409	**41,162**	33,048
Sewer	19,187	**20,713**	18,025
Solid waste	8,698	**8,674**	8,374
	299,440	**334,343**	300,672
ANNUAL SURPLUS	247,427	**143,938**	170,228
ACCUMULATED SURPLUS, beginning of year	2,340,708	**2,340,708**	2,170,480
ACCUMULATED SURPLUS, end of year	$ 2,588,135	**$ 2,484,646**	$ 2,340,708

See accompanying Notes and Schedules to the Consolidated Financial Statements

Consolidated Statement of Change in Net Financial Assets

For the year ended December 31, 2023 (in thousands of dollars)

	Budget 2023 (Note 1(a) and 21)	**2023**	2022
ANNUAL SURPLUS	**$** 247,427	**$ 143,938**	$ 170,228
Acquisition of tangible capital assets	(502,117)	**(161,445)**	(70,909)
Increase in asset retirement obligations	-	**(3,328)**	-
Developer contributed tangible capital assets	(690)	**(77,576)**	(85,166)
Reclassification of assets held for sale	-	**-**	337
Amortization of tangible capital assets	-	**46,240**	42,684
Loss (gain) on disposal of tangible capital assets	-	**2,457**	(37,344)
Proceeds on disposal of tangible capital assets	-	**276**	48,928
	(255,380)	**(49,438)**	68,758
Acquisition of inventories of supplies	(1,600)	**(2,025)**	(1,875)
Acquisition of prepaid expenses	(2,295)	**(2,659)**	(2,478)
Consumption of inventories of supplies	1,600	**1,875**	1,404
Use of prepaid expenses	2,295	**2,478**	2,389
	-	**(331)**	(560)
CHANGE IN NET FINANCIAL ASSETS	(255,380)	**(49,769)**	68,198
NET FINANCIAL ASSETS, beginning of year	124,716	**124,716**	56,518
NET FINANCIAL ASSETS, end of year	**$** (130,664)	**$ 74,947**	$ 124,716

See accompanying Notes and Schedules to the Consolidated Financial Statements

Consolidated Statement of Cash Flows

For the year ended December 31, 2023 (in thousands of dollars)

	2023	2022
CASH PROVIDED BY (USED IN)		
OPERATING ACTIVITIES		
Annual surplus	**$ 143,938**	$ 170,228
Items not involving cash:		
Amortization of tangible capital assets	**46,240**	42,684
Loss (gain) on disposal of tangible capital assets	**2,457**	(37,344)
Developer contributed tangible capital assets	**(77,576)**	(85,166)
Change in non-cash operating working capital:		
Accounts receivable	**(19,380)**	(5,159)
Assets held for sale	**134**	457
Accounts payable and accrued liabilities	**(1,471)**	24,706
Employee future benefits	**(52)**	103
Deposits and prepayments	**(9,864)**	(46)
Deferred revenue	**1,668**	632
Development cost charges	**2,884**	7,087
Inventories of supplies	**(150)**	(471)
Prepaid expenses	**(181)**	(89)
Net change in cash from operating activities	**88,647**	117,622
CAPITAL ACTIVITIES		
Cash used to acquire tangible capital assets	**(161,445)**	(70,909)
Proceeds on disposal of tangible capital assets	**276**	48,928
Net change in cash from capital activities	**(161,169)**	(21,981)
FINANCING ACTIVITIES		
Repayment of debt and agreements payable	**(9,828)**	(11,819)
Net change in cash from financing activities	**(9,828)**	(11,819)
INVESTING ACTIVITIES		
Change in investments	**71,417**	(187,335)
Net change in cash from investing activities	**71,417**	(187,335)
CHANGE IN CASH AND CASH EQUIVALENTS	**(10,933)**	(103,513)
CASH AND CASH EQUIVALENTS, beginning of year	**157,950**	261,463
CASH AND CASH EQUIVALENTS, end of year	**$ 147,017**	$ 157,950

See accompanying Notes and Schedules to the Consolidated Financial Statements

Notes to the Consolidated Financial Statements

For the year ended December 31, 2023

Notes to the Consolidated Financial Statements

For the year ended December 31, 2023 (*in thousands of dollars*)

Notes to the consolidated financial statements are an integral part of the consolidated financial statements and explain significant accounting policies and principles underlying the consolidated financial statements. They also provide relevant explanatory information.

The Corporation of the Township of Langley (the "Township") is incorporated under the Local Government Act of British Columbia. The Township's principal activities include the provision of local government services to residents and businesses in the Township of Langley. These services include administrative, protective, transportation, recreational, parks, library, water, sewer, stormwater, solid waste disposal, and recycling. General resources and operations of the Township are segregated into operating, capital, and reserve funds. The Community Charter of British Columbia requires revenue and expenses to be in accordance with the five-year financial plan adopted annually by Council. The budget for each year of the plan must be balanced so that annual expenses do not exceed the total of revenue, transfers from reserves and surplus, and proceeds from debt.

1. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements of the Township are prepared in accordance with Public Sector Accounting Standards as prescribed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada.

a) Basis of Consolidation

The consolidated financial statements include the Township's Operating, Capital and Reserve Funds consolidated with Langley Facilities Society (the "Society") and Bedford House Rehabilitation Society ("Bedford House").

The Society, which is wholly-controlled by the Township, was incorporated on March 12, 2009, and was formed to operate the Langley Events Centre and other Township facilities. Other purposes of the Society include promotion and/or sponsorship of educational, recreational, heritage, cultural, airport operations and assisted housing activities and events within the Township of Langley.

Bedford House, which is wholly-controlled by the Township, was incorporated on January 23, 2017 and was formed to preserve the heritage elements of the building formerly known as the Bedford House Restaurant in Fort Langley, in particular the Jacob Haldi House, through restoration of buildings in the former location of the Bedford House Restaurant, in the vicinity thereof, or otherwise within the Township of Langley. Another purpose of this society is to advocate for the preservation and maintenance of historically significant buildings in local communities. Bedford House has had no transactions, fund balances or activities.

Ten Feet Sports and Entertainment Ltd (the "Subsidiary"), a wholly-owned subsidiary of the Society, was incorporated on April 26, 2010. The purpose of the Subsidiary is to operate the Langley Events Centre and facilitate other events throughout the community.

The University District Housing Society ("UDHS"), which is controlled by the Society, was incorporated on September 17, 2018, and was formed to assist with the application for funding from other levels of government. The UDHS has had no transactions, fund balances or activities to date.

The TOL Facilities and Development Housing Society ("TFDHS"), which is controlled by the Society, was incorporated on April 3, 2019, and was formed to facilitate, acquire, construct, hold, supply, operate, manage and/or maintain affordable housing accommodations and incidental facilities for low and moderate income household and to advocate for legislative and policy change relating to affordable housing accommodations.

Interfund and inter-entity transactions, fund balances, and activities between the above-related entities have been eliminated on consolidation.

Budget Reporting

The budget information presented in the consolidated financial statements reflects the 2023 budget component of the Township's 2023 – 2027 Five-Year Financial Plan adopted by Council Bylaw No. 5867 on April 17, 2023. The operating budgets of all consolidated entities are reflected in the total budget figures for the year.

Operating Funds

These funds include the General, Parks, Transportation, Stormwater, Water, Sewer, and Solid Waste Operating Funds. They are used to record operating costs of services provided by the Township.

Capital Funds

These funds include the General, Parks, Transportation, Stormwater, Water, Solid Waste, and Sewer Capital Funds. They are used to record acquisition costs of tangible and non-tangible capital assets.

Reserve Funds

Under the Community Charter, Township Council may, by bylaw, establish reserve funds for specified purposes. Money in a reserve fund, and interest earned thereon, must be expended by bylaw only for the purposes for which the fund was established. If the amount in a reserve is greater than required, Township Council may, by bylaw, transfer all or part of the amount to another reserve.

Trust Funds

These funds account for assets which must be administered as directed by agreement or statute for certain beneficiaries. In accordance with PSAB guidance on financial statement presentation for local governments, trust funds are not included in the Township's consolidated financial statements. Trust funds administrated by the Township are presented in Note 20.

b) Basis of Accounting

The Township follows the accrual method of accounting for revenue and expenses. Revenue is recognized in the year in which it is earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods and services and/or the creation of a legal obligation to pay.

c) Cash and Cash Equivalents

Cash and cash equivalents consist of cash, highly liquid money market investments, and short-term deposits with maturities of less than 90 days at acquisition.

d) Financial Instruments

The Township's financial instruments include cash and cash equivalents, investments, accounts receivable, accounts payable and accrued liabilities, and debt and agreements payable.

Financial instruments are recorded at fair value on initial recognition. Equity instruments and derivatives that are quoted in an active market are subsequently recorded at fair value as at the reporting date. All other financial instruments are subsequently recorded at cost or amortized cost unless the Township elects to carry the instruments at fair value. The Township has not elected to carry any other financial instruments at fair value.

Unrealized changes in fair value are recognized on the consolidated statement of remeasurement gains and losses. They are recorded in the consolidated statement of operations when they are realized. There are no significant unrealized gains or losses as at December 31, 2023. As a result, the Township does not have a consolidated statement of remeasurement gains and losses.

Transaction costs incurred on the acquisition of financial instruments subsequently measured at fair value are expensed as incurred.

Sales and purchases of investments are recorded on the trade date.

All financial assets held at amortized cost are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the consolidated statement of operations.

e) Assets Held for Sale

Assets held for sale include inventories held for sale and properties which are ready and available to be sold and for which there is a market. They are valued at the lower of cost or expected net realizable value.

f) Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

i) Tangible Capital Assets

Tangible capital assets are initially recorded at cost which includes amounts directly attributable to acquisition, construction, development, or betterment of the asset. The costs of tangible capital assets are amortized on a straight line basis over their estimated useful lives as follows:

Assets	Useful Life (Years)
Land improvements	20–100
Building and building improvements	10–60
Vehicles	8–25
Machinery and equipment	4–30
Roads infrastructure:	
- Base	75–100
- Surface	20–40
Stormwater infrastructure	40-100
Water infrastructure	15-78
Sewer infrastructure	41-78

Gravel pits are treated as land and as such are not amortized.

Tangible capital assets are amortized in the year the asset is acquired or constructed and/or in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

ii) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and the fair value of contributions are recorded as revenue at the date of receipt.

f) Non-Financial Assets (continued)

iii) Natural resources

Natural resources that have not been purchased are not recognized as assets in the consolidated financial statements.

iv) Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in the consolidated financial statements.

v) Interest capitalization

The Township does not capitalize interest costs associated with acquisition or construction of a tangible capital asset.

vi) Inventories of supplies

Inventories of supplies held for consumption are recorded at the lower of cost and replacement cost.

g) Deferred revenue

Deferred revenue represents licenses, permits, and other fees collected, where related services or inspections have yet to be performed. Revenue will be recognized in the fiscal year the services are performed.

h) Government Transfers

Restricted transfers from governments are deferred and recognized as revenue as related expenditures are incurred or the stipulations in the related agreement are met. Unrestricted transfers are recognized as revenue when received or if the amount to be received can be reasonably estimated and collection is reasonably assured.

i) Employee Future Benefits

The Township and its employees contribute to the Municipal Pension Plan. These contributions are expensed as incurred. Sick leave and post-employment benefits accrue to some Township employees. Accrued liabilities related to sick leave benefits are estimated based on actuarial calculations of years of service, retirement ages, and expected future salary and wage increases. These liabilities are accrued based on projected benefits as employees render qualifying years of service. Other post-employment benefit liabilities are recognized as a liability and expensed in the period when the event occurs that obligates the Township to provide the benefit.

j) Debt and Agreements Payable

Municipal Finance Authority ("MFA") debt is recorded net of related sinking fund balances. Interest on debt is recorded on an accrual basis. Land acquisition and development agreement debt is valued using a present value calculation of total future payments using a discount percentage that approximates the cost of borrowing through the MFA.

k) Liability for Contaminated Sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic, radioactive material or live organism that exceeds an environmental standard. Liabilities are recorded net of any expected recoveries.

A liability for remediation of contaminated sites is recognized when a site is not in productive use and the following criteria are met:

i) An environmental standard exists;

ii) Contamination exceeds environmental standards;

iii) The Township is directly responsible or accepts responsibility;

iv) It is expected that future economic benefits will be given up; and

v) A reasonable estimate of the amount can be made.

The liability is recognized as the Township's estimate of the cost of post-remediation including operation, maintenance, and monitoring that are an integral part of the remediation strategy for a contaminated site.

l) Asset Retirement Obligation

An asset retirement obligation ("ARO") is recognized when, as at the financial reporting date, all of the following criteria are met:

i) There is a legal obligation to incur retirement costs in relation to a tangible capital asset;

ii) The past transaction or event giving rise to the liability has occurred;

iii) It is expected that future economic benefits will be given up; and,

iv) A reasonable estimate of the amount can be made.

The liability is initially recorded at the best estimate of the expenditures required to retire a tangible capital asset, and the resulting costs are capitalized as part of the carrying amount of the related tangible capital asset if the asset is recognized and in productive use. This cost is amortized over the remaining useful life of the tangible capital asset from the date of adoption. If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed. The ARO liability is subsequently reviewed at each financial reporting date and adjusted for any revisions to the timing or amount required to settle the obligation.

The ARO liability estimate is not discounted due to short or unknown timeframe of expenditures.

l) Asset Retirement Obligation (continued)

Recoveries related to AROs are recognized when the recovery can be appropriately measured, a reasonable estimate of the amount can be made and it is expected that future economic benefits will be obtained. A recovery is recognized on a gross basis from the ARO liability.

m) Use of Estimates

The preparation of these consolidated financial statements requires the Township to make estimates and assumptions that affect amounts reported. Revised estimates may be required, and adjustments will be made in the period that a change in estimate is made. Actual results could differ from estimates, and the impact will be recorded in future periods when the difference becomes known.

n) Segmented Information

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the related accounting standard. Financial information is presented in segmented format in Note 22 and the Segmented Information Schedule.

2. ADOPTION OF ACCOUNTING POLICIES

a) PS 3450 Financial Instruments and related standards

On January 1, 2023, the Township adopted Canadian public sector accounting standard PS 3450 Financial Instruments. Under this standard, all financial instruments are included on the statement of financial position and are measured at either fair value or cost or amortized cost based on the characteristics of the instrument and the Township's accounting policy choices (see Note 1d).

The standard was adopted prospectively from the date of adoption. The adoption of this standard did not have any impact on the amounts presented in these financial statements.

b) PS 3280 Asset Retirement Obligations

On January 1, 2023, the Township adopted Canadian public sector accounting standard PS 3280 Asset Retirement Obligations. The standard requires the reporting of legal obligations associated with the retirement of certain tangible capital assets by public sector entities. The standard was adopted prospectively from the date of adoption. Financial results for the year ended December 31, 2022 have not been restated.

3. CASH, CASH EQUIVALENTS, AND INVESTMENTS

Cash and cash equivalents are recorded at a cost of $147,017 (2022 - $157,950).

Investments with an initial maturity beyond three months are recorded at amortized cost of $328,483 with a market value of $327,228 (2022 – amortized cost of $399,900 with a market value of $397,843).

Investments maturing within one year of December 31, 2023 have interest rates ranging from 1.46% to 6.75% (2022 - 1.35% to 6.15%); within two to four years have interest rates ranging from 2.87% to 6.65% (2022 – 1.46% to 5.99%); beyond eight years has interest rate at 5.15% (2022 – 5.15%).

The following amounts are exclusive of Cemetery Funds (Note 20).

		2023		2022
Cash and cash equivalents	**$**	**147,017**	$	157,950
Investments		**328,483**		399,900
	$	**475,500**	$	557,850

4. ACCOUNTS RECEIVABLE

		2023		2022
Taxes	**$**	**12,323**	$	8,816
Federal Government		**1,854**		1,802
Provincial Government		**3,676**		2,403
Municipal Finance Authority		**2,427**		2,354
Other local governments		**8,769**		3,980
Other accounts		**13,797**		13,619
Accrued interest and others		**18,523**		11,218
Recoverable work in progress		**6,621**		4,712
Receivables secured letters of credit (a)		**23,666**		23,053
Local Area Service levies receivable (b)		**6,447**		6,766
	$	**98,103**	$	78,723

4. ACCOUNTS RECEIVABLE (CONTINUED)

a) Receivables secured letters of credit balance represents non-interest bearing securities for Development Cost Charge ("DCC") amounts due from developers within two years of inception. Monies collected upon negotiation of the letters of credit are restricted and can only be expended for DCC purposes (Note 8).

b) Local Area Service levies receivable balance represents amounts due from property owners for specific local improvement projects in their neighborhood. Amounts realized upon collection of these receivables are restricted to repayment of Local Area Service loan balances outstanding.

5. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

		2023		2022
Trade and other liabilities	**$**	**77,680**	$	76,198
Payroll liabilities		**14,869**		18,425
Collections for other authorities		**6,406**		5,803
	$	**98,955**	$	100,426

6. DEPOSITS AND PREPAYMENTS

The Township holds cash deposits as security to ensure the satisfactory completion of works and other obligations. The Township also encourages prepayment of property taxes and pays interest at rates prescribed by the provincial government.

		2023		2022
Cash deposits held as security	**$**	**55,493**	$	66,746
Prepaid property tax		**21,912**		20,523
	$	**77,405**	$	87,269

The Township also holds irrevocable letters of credit in the amount of $147,637 (2022 - $164,011) as security to ensure satisfactory completion of works within the Township. These letters of credit amounts are not reflected in the consolidated financial statements.

7. DEFERRED REVENUE

		2023		2022
Future works deposit	**$**	**12,422**	$	11,269
South Coast BC Transportation Authority grant		**661**		1,408
Government grant		**1,219**		1,095
Langley School Board contribution		**800**		950
Trinity Western University contribution		**933**		1,108
Other		**6,670**		5,207
	$	**22,705**	$	21,037

8. DEVELOPMENT COST CHARGES

DCC are collected from developers to contribute to capital costs associated with development. In accordance with the Local Government Act, these funds must be deposited into a separate DCC Reserve Fund. DCC amounts collected are deferred and recognized as revenue in the year that related costs are incurred.

		2023		2022
Roads	**$**	**46,744**	$	50,402
Drainage		**7,819**		7,357
Park Land/Development		**49,902**		44,751
Water		**17,123**		16,744
Sewer		**3,994**		3,444
	$	**125,582**	$	122,698
Beginning of year	**$**	**122,698**	$	115,611
Expenditures in Operating		**(4,952)**		(4,712)
Expenditures in Capital		**(29,814)**		(8,211)
Receipts		**33,542**		17,937
Interest		**4,108**		2,073
End of year	**$**	**125,582**	$	122,698

DCC funds consists of restricted investments as well as restricted accounts receivable.

		2023		2022
Investments	**$**	**101,916**	$	99,645
Receivables secured letters of credit (Note 4)		**23,666**		23,053
	$	**125,582**	$	122,698

9. DEBT AND AGREEMENTS PAYABLE

		2023		2022
MFA debt, net of sinking fund deposits	a) **$**	**161,095**	$	169,042
Agreements payable	b)	**6,168**		8,049
	$	**167,263**	$	177,091

Estimated future payments on debt and agreements payable for the next five years and thereafter are:

	Principal	Interest	Total
2024	**$** 9,288	**$** 4,814	**$** 14,102
2025	9,472	4,774	14,246
2026	9,651	4,586	14,237
2027	9,898	4,540	14,438
2028	9,206	3,934	13,140
Thereafter	119,748		
	$ 167,263		

9. DEBT AND AGREEMENTS PAYABLE (CONTINUED)

a) MFA Debt

The Township obtains debt instruments through the MFA pursuant to security issuing bylaws under authority of the Community Charter to finance certain expenditures. Sinking fund balances managed by MFA are netted against related debt.

	Interest Rate	Gross Debt	Sinking Fund and Actuarial Adjustments	Net Debt **2023**	Net Debt 2022
General, Bylaw 4455, due 2027	3.90%	$ 3,250	$ 2,391	**$ 859**	$ 1,058
General, Bylaw 4556, due 2027	3.90%	11,000	8,092	**2,908**	3,582
General, Bylaw 5346, due 2039	2.24%	7,000	1,097	**5,903**	6,190
General, Bylaw 5507, due 2040	1.28%	1,919	245	**1,674**	1,757
General, Bylaw 5508, due 2050	1.28%	16,398	1,251	**15,147**	15,572
General, Bylaw 5509, due 2050	1.28%	67,670	5,167	**62,503**	64,260
Sewer, Bylaw 4750, due 2030	1.28%	8,500	4,891	**3,609**	4,083
Stormwater, Bylaw 4752, due 2030	1.28%	1,800	1,035	**765**	865
Stormwater, Bylaw 4829, due 2031	1.47%	2,292	1,190	**1,102**	1,225
Transportation, Bylaw 4751, due 2035	2.20%	8,700	2,857	**5,843**	6,245
Transportation, Bylaw 5232, due 2037	3.15%	11,716	2,841	**8,875**	9,384
Transportation, Bylaw 5233, due 2037	3.15%	13,744	3,332	**10,412**	11,009
Transportation, Bylaw 5347, due 2039	2.24%	12,950	2,030	**10,920**	11,450
Water, Bylaw 4919, due 2037	2.80%	33,535	8,250	**25,285**	26,763
Water, Bylaw 4920, due 2037	2.80%	7,015	1,725	**5,290**	5,599
		$ 207,489	$ 46,394	**$ 161,095**	$ 169,042

b) Agreements payable

	2023	2022
Parkland, due 2026	**$ 228**	$ 343
Recreation facility, due 2029	**5,940**	6,940
General, due 2032	**-**	766
	$ 6,168	$ 8,049

10. ASSET RETIREMENT OBLIGATIONS

The Township owns and operates various buildings and infrastructure assets that are known or assumed to have hazardous materials, which represent health hazards upon demolition, and the Township has legal obligations to remove them. The Township recognizes the obligations relating to the removal and post-removal care of the hazardous materials in these buildings and infrastructure assets. These costs have been capitalized as part of the tangible capital assets' carrying value and are amortized over the remaining useful life on a straight-line basis. Settlement of asset retirement obligations is estimated to be between 1 and 48 years.

Changes in the asset retirement obligation in the year are as follows:

	2023
Balance, beginning of year	**$ -**
Additions	**3,741**
Retired	**(413)**
Balance, end of year	$ **3,328**

11. TANGIBLE CAPITAL ASSETS

Cost	Balance at December 31 2022	Additions (net of transfers)	Disposals and Reclassification of Assets Held for Sale	**Balance at December 31 2023**
Land and improvements	$ 1,135,067	$ 118,223	$ 6	$ **1,253,284**
Building and building improvements	238,340	18,973	2,920	**254,393**
Vehicles, machinery and equipment	76,257	3,981	1,426	**78,812**
Parks infrastructure	111,955	912	-	**112,867**
Information technology	14,966	1,626	444	**16,148**
Roads	606,433	40,028	2,245	**644,216**
Stormwater	312,901	17,780	536	**330,145**
Sewer	161,706	5,891	167	**167,430**
Water	240,084	10,382	1,216	**249,250**
Assets under construction	61,617	24,553	-	**86,170**
Total	$ 2,959,326	$ 242,349	$ 8,960	$ **3,192,715**

Accumulated amortization	Balance at December 31 2022	Amortization	Accumulated Amortization on Disposals	**Balance at December 31 2023**
Land and improvements	$ 2,406	$ 115	$ -	$ **2,521**
Building and building improvements	103,733	9,639	920	**112,452**
Vehicles, machinery and equipment	42,787	4,555	1,377	**45,965**
Parks infrastructure	60,608	4,198	-	**64,806**
Information technology	11,807	855	442	**12,220**
Roads	296,878	15,352	2,174	**310,056**
Stormwater	95,034	5,011	245	**99,800**
Sewer	45,868	2,527	92	**48,303**
Water	88,566	3,988	977	**91,577**
Total	$ 747,687	$ 46,240	$ 6,227	$ **787,700**

Net book value	Balance at December 31 2022	**Balance at December 31 2023**
Land and improvements	$ 1,132,661	$ **1,250,763**
Building and building improvements	134,607	**141,941**
Vehicles, machinery and equipment	33,470	**32,847**
Parks infrastructure	51,347	**48,061**
Information technology	3,159	**3,928**
Roads	309,555	**334,160**
Stormwater	217,867	**230,345**
Sewer	115,838	**119,127**
Water	151,518	**157,673**
Assets under construction	61,617	**86,170**
Total	$ 2,211,639	$ **2,405,015**

11. TANGIBLE CAPITAL ASSETS (CONTINUED)

Cost	Balance at December 31 2021	Additions (net of transfers)	Disposals and Reclassification of Assets Held for Sale	Balance at December 31 2022
Land and improvements	$ 1,082,593	$ 63,230	$ 10,756	$ 1,135,067
Building and building improvements	235,173	3,860	693	238,340
Vehicles, machinery and equipment	73,526	3,788	1,057	76,257
Parks infrastructure	108,354	3,601	-	111,955
Information technology	14,683	578	295	14,966
Roads	581,921	26,051	1,539	606,433
Stormwater	298,646	14,508	253	312,901
Sewer	156,088	5,902	284	161,706
Water	236,884	4,361	1,161	240,084
Assets under construction	31,421	30,196	-	61,617
Total	$ 2,819,289	$ 156,075	$ 16,038	$ 2,959,326

Accumulated amortization	Balance at December 31 2021	Amortization	Accumulated Amortization on Disposals	Balance at December 31 2022
Land and improvements	$ 2,365	$ 41	$ -	$ 2,406
Building and building improvements	95,739	8,133	139	103,733
Vehicles, machinery and equipment	39,419	4,353	985	42,787
Parks infrastructure	56,608	4,000	-	60,608
Information technology	11,256	846	295	11,807
Roads	283,912	14,500	1,534	296,878
Stormwater	90,402	4,750	118	95,034
Sewer	43,642	2,447	221	45,868
Water	85,777	3,614	825	88,566
Total	$ 709,120	$ 42,684	$ 4,117	$ 747,687

Net book value	Balance at December 31 2021	Balance at December 31 2022
Land and improvements	$ 1,080,228	$ 1,132,661
Building and building improvements	139,434	134,607
Vehicles, machinery and equipment	34,107	33,470
Parks infrastructure	51,746	51,347
Information technology	3,427	3,159
Roads	298,009	309,555
Stormwater	208,244	217,867
Sewer	112,446	115,838
Water	151,107	151,518
Assets under construction	31,421	61,617
Total	$ 2,110,169	$ 2,211,639

11. TANGIBLE CAPITAL ASSETS (CONTINUED)

a) Assets under construction

Assets under construction having a value of $86,170 (2022 - $61,617) have not been amortized. Amortization of these assets will commence when the asset is available for productive use.

b) Other Developer Contributions

Other developer contributions include contributed tangible capital assets and non-refundable deposit contributions used to fund capital. Contributed tangible capital assets have been recognized at fair value at the date of contribution. Other developer contributions received during the year are as follows:

		2023		2022
Land and improvements	$	**30,058**	$	46,787
Building and building improvements		**-**		682
Road infrastructure		**25,623**		18,894
Parks infrastructure		**221**		102
Stormwater infrastructure		**12,149**		13,041
Water infrastructure		**5,244**		2,439
Sewer infrastructure		**4,835**		4,113
Total	$	**78,130**	$	86,058
Developer contributed tangible capital assets	$	**77,576**	$	85,166
Non-refundable deposit contributions to tangible capital assets		**554**		892
Total	$	**78,130**	$	86,058

c) Works of Art and Historical Treasures

The Township manages and controls various works of art and non-operational historical cultural assets including buildings, artifacts, paintings, and sculptures located at Township sites and public display areas. These assets are not recorded as tangible capital assets and are not amortized.

d) Write-down of Tangible Capital Assets

There was no write-down of tangible capital assets during the year (2022 - nil).

12. ACCUMULATED SURPLUS

Accumulated surplus consists of individual fund surplus, reserves and reserve funds as follows:

	Operating Funds	**Capital Funds**	**Statutory Reserve Funds (Note 13)**	**Investment in Tangible Capital Assets (Note 14)**	**Total**
General Fund	$ 88,152	$ -	$ -	$ 1,129,210	$ 1,217,362
Parks Utility	36,782	-	-	273,363	310,145
Transportation Utility	3,768	-	-	355,918	359,686
Stormwater Utility	(2,986)	-	-	230,111	227,125
Solid Waste	1,862	52	-	537	2,451
Sewer Utility	10,782	3,452	-	116,469	130,703
Water Utility	8,906	5,374	-	131,345	145,625
Statutory Reserve Funds	-	-	91,549	-	91,549
Total for 2023	**$ 147,266**	**$ 8,878**	**$ 91,549**	**$ 2,236,953**	**$ 2,484,646**
Total for 2022	**$** 174,295	$ 29,784	$ 99,330	$ 2,037,299	$ 2,340,708

13. STATUTORY RESERVE FUNDS

Statutory reserve funds are used for the replacement or improvement of capital assets. The Local Area Service Reserve Fund is used to fund upfront costs of capital improvement projects initiated by property owners or Council and is repayable with interest by the property owners.

		2023		2022
General Capital	$	**176**	$	148
Stormwater Capital		**1,035**		993
Sewer Capital		**25,545**		22,542
Water Capital		**28,321**		36,724
Infrastructure Renewal & Replacement		**4,324**		1,134
Fire Equipment Capital		**4,872**		3,895
Land Capital Reserve		**2,489**		10,644
Tax Sale Land		**304**		291
Local Area Service		**16,865**		16,177
Off-Street Parking		**15**		15
Debt Retirement		**7,603**		6,767
	$	**91,549**	$	99,330
Reserve funds, beginning of year	$	**99,330**	$	67,292
Contribution from operations		**11,491**		11,772
Other gains, revenue and contributions		**3,221**		60,637
Interest allocated		**4,022**		2,735
Used for capital and operating expenses		**(26,515)**		(43,106)
Reserve funds, end of year	$	**91,549**	$	99,330

14. INVESTMENT IN TANGIBLE CAPITAL ASSETS

	2023	2022
Balance, beginning of year	$ **2,037,299**	$ 1,935,802
Additions of tangible capital assets	**242,349**	156,075
Asset retirement obligations	**(3,328)**	-
Reclassification of assets held for sale	**-**	(337)
Proceeds on disposal of tangible capital assets	**(276)**	(48,928)
(Loss) gain on disposal of tangible capital assets	**(2,457)**	37,344
Recognition of deferred revenue related to tangible capital assets	**325**	325
Amortization expense	**(46,240)**	(42,684)
Cash spent from debt and agreements payable issued	**(422)**	(11,996)
Repayment of debt and agreements payable	**9,703**	11,698
Balance, end of year	$ **2,236,953**	$ 2,037,299

	2023	2022
Net book value of tangible capital assets	$ **2,405,015**	$ 2,211,639
Less:		
Debt and agreements payable	**(167,263)**	(177,091)
Deferred revenue – Trinity Western University	**(933)**	(1,108)
Deferred revenue – Langley School Board	**(800)**	(950)
Asset retirement obligations	**(3,328)**	-
Add:		
Debt for non-capital expenses	**1,100**	1,224
Debt not spent on tangible capital assets	**3,162**	3,585
Investment in tangible capital assets	$ **2,236,953**	$ 2,037,299

15. CONTINGENCIES AND COMMITMENTS

a) Loan agreements with Metro Vancouver Regional District provide that if at any time scheduled payments provided for in the agreements are not sufficient to meet MFA's obligations in respect of such borrowing, the resulting deficiency becomes the joint and several liability of the Township and all other participants of the MFA.

b) Various lawsuits and claims are pending against the Township. Applicable insured claims have been referred to the Township's insurers. The Township believes the resolution of insured and non-insured claims will not materially affect its consolidated financial position.

c) The Township has significant future contractual commitments for capital acquisitions and completion of capital construction projects in progress.

The Township records capital costs incurred to the end of the year as tangible capital assets. To provide for completion of capital projects in progress, unexpended money is set aside as a capital appropriation.

d) The Township has entered into various agreements and contracts with other governments and businesses that extend beyond one year for the provision of operating services and supplies and facility rentals. Agreements and contracts may provide for annual increases or additional payments that may arise due to usage levels or other factors. The Township's five-year financial plan, updated and adopted annually by bylaw following public consultation, provides funding for these obligations. Services provided include policing, fire dispatch, emergency communications, library, animal protection and control, sewage disposal, solid waste and recycling, arena operations, planted area maintenance, tourism, economic development, photocopying, environmental, emergency preparedness and education, and the Society (Langley Events Centre) operations management.

e) The Township, as a member of the Greater Vancouver Water District, the Greater Vancouver Sewerage and Drainage District, and Metro Vancouver Regional District, is directly, jointly, and severally liable with other member municipalities for net capital liabilities of those authorities.

f) The Township is a shareholder of E-COMM Emergency Communications for British Columbia Incorporated ("E-COMM") whose services include: regional 9-1-1 call centre for Metro Vancouver Regional District; Wide Area Radio network; dispatch operations; and records management. The Township has one Class B share and two Class A Shares for a total of three shares. E-Comm has 26 Class A shareholders holding 37 Class A shares and has 16 Class B shareholders holding 18 Class B shares. Class A shareholders are part of the E-COMM radio network and are bound by terms and conditions of the Members' Agreement (Special Users Agreement for the RCMP). Class B shareholders are not required to cover E-COMM's financial obligations.

16. COLLECTIONS FOR OTHER GOVERNMENTS

The Township collected and remitted the following amounts on behalf of other government organizations. These amounts are recorded on a net basis in the consolidated financial statements.

		2023		2022
Province of BC for School Taxes	$	**121,270**	$	105,381
Municipal Finance Authority		**20**		17
B.C. Assessment Authority		**3,482**		3,097
Metro Vancouver Regional District		**5,108**		4,356
South Coast British Columbia Transportation Authority		**23,091**		20,889
	$	**152,971**	$	133,740

17. MUNICIPAL PENSION PLAN

The Township and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trusteed pension plan. The board of trustees, representing Plan members and employers, is responsible for administering the Plan, including investment of assets and administration of benefits. The Plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2022, the Plan has about 240,000 active members and approximately 124,000 retired members. Active members include approximately 43,000 contributors from local governments of which approximately 1,096 are contributors from the Township.

Every three years, an actuarial valuation is performed to assess the financial position of the Plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability. The most recent actuarial valuation for the Plan as at December 31, 2021 indicated a $3,761,000 funding surplus for basic pension benefits on a going concern basis. The next valuation will be as at December 31, 2024, with results available in 2025.

Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

The Township paid $7,634 (2022 - $6,261) for employer contributions to the Plan, while employees contributed $6,735 (2022 - $5,533) to the Plan in fiscal 2023.

18. EMPLOYEE FUTURE BENEFITS

The Township provides certain benefits to its employees upon retirement. A sick leave benefit accrues to eligible employees who retire from service with the Township at the age of 65. Eligible employees shall be paid all their sick leave credit to a maximum of 75 days multiplied by the daily rate of pay at retirement. Employees who retire before the age of 60 shall have their benefit factored by the percentage of full pension awarded by the Municipal Superannuation Commission. Other post-employment benefits accrue to eligible employees as compensation related to additional hours worked beyond their contractual arrangement that are not payable until retirement, resignation or termination.

		2023		2022
Accrued benefit obligation, beginning of year	$	**3,875**	$	4,453
Current service cost		**258**		311
Interest cost		**167**		108
Long-term disability expense (recovery)		**113**		(36)
Actual benefits paid		**(284)**		(191)
Actuarial loss		**(443)**		(770)
Accrued benefit obligation, end of year		**3,686**		3,875
Unamortized actuarial gain		**1,776**		1,484
Accrued benefit liability, end of year		**5,462**		5,359
Other post-employment benefit liability		**-**		155
Total Employee Future Benefits	$	**5,462**	$	5,514

The actuarial adjustment will be amortized over a period of 13 years (2022 – 13 years) which is equal to the employee's expected average remaining service lifetime.

Other post-employment benefit liability was calculated based on hours worked and accrued interest for 2023 at 4.45% (2022 – 3.50%). The Township's accrued benefit liability is supported by a report from an independent actuarial consulting firm, and calculated as at December 31, 2023. The actuary report is based on standard assumptions concerning salary scales, mortality rates, retirement age, and withdrawal rates at the following rates:

	2023	2022
Discount rate	**4.10%**	4.50%
Expected future inflation rate	**2.50% - 4.50%**	2.50%
Expected wage and salary inflation	**2.50% - 4.50%**	2.50%
Expected wage and salary increases	**2.50% - 7.90%**	2.58% - 4.63%

19. SIGNIFICANT TAXPAYERS

The Township has a diverse residential, commercial, industrial, and agricultural property tax base and is not significantly reliant upon property tax revenue from any one large taxpayer.

20. TRUST FUNDS

The Cemetery Care Trust Fund must be administered in accordance with the Cemetery and Funeral Services Act. In accordance with PSAB guidance, trust funds are not included in the Township's consolidated financial statements.

Assets		**2023**		2022
Cash and investments	$	**3,277**	$	2,943
Accrued interest receivable		**30**		22
	$	**3,307**	$	2,965
Equity				
Balance, beginning of year	$	**2,965**	$	2,677
Contributions		**188**		234
Interest revenue		**154**		54
Balance, end of year	$	**3,307**	$	2,965

21. BUDGET DATA

The budget data presented in these consolidated financial statements is based upon the 2023 operating and capital budgets approved by Township Council on April 17, 2023. Amortization was not contemplated on development of the budget and, as such, has not been included. Other entities included are the Society and its subsidiaries, excluding inter-entity transactions. The chart below reconciles the approved budget to the budget figures reported in these consolidated financial statements.

		2023 Budget
Revenue		
Operating Budget Bylaw	$	321,727
Capital Budget Bylaw		516,041
Other entities		8,056
Less:		
Transfer from other funds		(179,368)
Proceeds from new debt		(119,589)
Total Revenue		**546,867**
Expenses		
Operating Budget Bylaw		321,727
Capital Budget Bylaw		516,041
Other entities		6,508
Less:		
Transfer from other funds		(28,271)
Capital expenditures		(502,117)
Debt principal payments		(14,448)
Total Expenses		**299,440**
Annual Surplus	$	**247,427**

22. SEGMENTED INFORMATION

The Township is a diversified municipal government that provides a wide range of services to its citizens, including:

- General Government Services
- Protective Services
- Facilities Maintenance Services
- Community Planning and Development Services
- Recreation, Culture, and Parks Services
- Engineering Services

For reporting purposes, the Township's operations and activities are organized and reported by service areas. Service areas were created for the purpose of recording specific activities to attain certain objectives in accordance with regulations, restrictions, or limitations.

Township services are provided by departments and their activities are reported in these service areas. Departments disclosed in the Segmented Information Schedule, along with the services they provide, are as follows:

General Government Services

General Government Services includes Corporate Administration, Legislative Services, Human Resources, and Finance. Corporate Administration is responsible for carrying out the direction, policies, and priorities set by Council and for providing recommendations to Council consistent with the needs of the community. Legislative Services department provides a secretariat for Council and its Committees. Human Resources provide assistance, advice, and guidance to both managers and employees in fulfilling roles and achieving and accomplishing their goals. The Finance Division manages the Township's financial resources and provides expert financial information, advice, and services while complying with the Community Charter and other legislated services.

Protective Services

Protective Services includes the RCMP and Fire Departments. The RCMP protects and serves the citizens of Langley through the prevention and reduction of crime in partnership with the community.

The Fire Department operates through seven fire halls located throughout the Township. Services are delivered through four main branches of the Fire Service. Professional expertise is provided in the area of fire prevention, emergency operations, fire safety, and emergency planning.

Facilities Maintenance Services

The Facilities Maintenance Division of Engineering is responsible for maintenance on all Township facilities. Centralization of this function facilitates more effective prioritization of maintenance to protect significant assets critical for service delivery.

Community Planning and Development Services

The Community Planning and Development Division provides Council, internal divisions, and the general public with professional advice on community planning and development issues Community Development is also responsible for Bylaw Enforcement.

Recreation, Culture, and Parks Services

Recreation, Culture, and Parks is responsible for the management and provision of leisure services within the Township.

Engineering Services

The Engineering Division delivers municipal transportation, water, sewer, solid waste, and stormwater services. Transportation manages traffic and transportation systems to ensure safe, efficient mobility for pedestrians, cyclists, and vehicles. Water, Sewer, and Drainage Utilities operate and distribute water and network sewer mains, storm sewers, and pump stations. Solid Waste includes waste management including recycling, collection, and disposal.

23. CONTRACTUAL RIGHTS

Contractual rights are rights to economic resources arising from contracts or agreements that will result in revenue and assets in the future. The Township enters into contracts or agreements for various services, and long term leases in the normal course of operations that it expects will result in the realization of assets and revenue in future fiscal years. Contractual rights are not recorded in the consolidated financial statements.

At December 31, 2023, the Township has contractual rights in the following amounts:

Year		Total Contractual Rights
2024	$	22,620
2025		7,850
2026		7,670
2027		888
2028		720
Thereafter		8,895
	$	**48,643**

The Township has cost sharing agreements with other government agencies that are not reflected in the above figures as they cannot be quantified. The Township is the recipient of grants from various government agencies. These grants do not guarantee the right to future funding and have not been included in the above figures.

24. FINANCIAL RISK MANAGEMENT

The Township has exposure to the following risks from its use of financial instruments:

(a) Credit risk:

Credit risk is the risk of financial loss to the Township if a counterparty to a financial instrument fails to meet its contractual obligations. The Township's credit risk is primarily from its cash and cash equivalents, investments and accounts receivable.

Cash and cash equivalents are held with financial institutions who have high credit ratings. Given these high credit ratings, the Township does not expect any counterparty to fail to meet its obligations.

The Township minimizes credit risk in its investments by diversifying the investments portfolio across various financial institutions and the MFA and investing in high credit rating government bonds or Guaranteed Investment Certificates (GICs).

Development cost charges receivable are secured by letters of credit. The Township can collect the outstanding property tax and utility receivables through the municipal property tax sale process. The Township also monitors and assesses the collectability of its accounts receivable balance on an ongoing basis.

(b) Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the market interest rates. The Township’s interest rate risk relates to its investments (Note 3) and debt and agreements payable (Note 9).

Investments are purchased with the intention to hold until maturity or for the long-term and not driven by speculative fluctuations in interest rates.

Interest rates on debt are fixed for 1 to 12 year terms.

24. FINANCIAL RISK MANAGEMENT (CONTINUED)

(c) Liquidity risk:

Liquidity risk is the risk that the Township will not be able to meet its financial obligations as they become due. The Township manages liquidity risk by monitoring actual and forecasted cash flows and anticipated investing and financing activities to ensure that it will have sufficient liquidity to meet its liabilities when due. The Township maintains strong liquidity from its cash and cash equivalents and investments (Note 3). The Township structures its investment portfolio to align with planned liquidity requirements for on-going operations and capital requirements.

There have been no significant changes to the risk exposure related to financial instruments from the prior period.

25. COMPARATIVE FIGURES

Certain 2022 figures have been reclassified to conform to the 2023 consolidated financial statement presentation. There is no impact on accumulated surplus or annual surplus in 2022 from these reclassifications.

AUDITED

Segmented Information Schedule

2023

Consolidated Financial Activities - Segmented

For the year ended December 31, 2023 *(in thousands of dollars)*
(Refer to Note 22 Segmented Information)

	Protective Service					Recreation, Culture & Parks		Engineering							
	General Government	Police Protection	Fire Protection	Facilities Maintenance	Community Planning and Development	Recreation and Culture	Parks	Transportation	Stormwater	Water	Sewer	Solid Waste	Reserve Funds	**2023 Consolidated**	2022 Consolidated
Revenue															
Property taxes	$ 28,121	$ 38,383	$ 20,674	$ 16,727	$ 1,167	$ 17,795	$ 13,952	$ 29,831	$ 8,440	$ -	$ -	$ -	$ -	**$ 175,090**	$ 162,833
Fees, rates and service charges	10,520	322	157	84	11,953	12,078	(8,313)	3,663	440	35,731	25,627	9,500	-	**101,762**	117,806
Grants and grants in lieu of taxes	27,347	1,419	17	-	961	277	608	17,520	1,169	18	5	-	-	**49,341**	20,334
Service cost recoveries	489	5,361	156	137	117	9	-	305	-	-	-	-	-	**6,574**	4,590
Gain on disposal of assets	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**	44,645
Investment income	16,073	-	-	-	-	-	413	317	76	389	697	85	4,677	**22,727**	13,721
Local area service contributions	-	-	-	-	-	-	-	-	-	-	251	-	-	**251**	-
Contribution from development cost charges	-	-	-	-	-	-	12,344	19,541	1,156	1,640	85	-	-	**34,766**	12,923
Other developer contributions	25,567	-	-	-	-	-	4,805	25,541	12,149	5,233	4,835	-	-	**78,130**	86,058
Other income	(4,263)	3,012	2,000	1,300	352	7,030	719	(777)	253	12	-	1	1	**9,640**	7,990
	103,854	48,497	23,004	18,248	14,550	37,189	24,528	95,941	23,683	43,023	31,500	9,586	4,678	**478,281**	470,900
Expenses															
Salaries, wages and benefits	$ 20,894	$ 8,175	$ 19,151	$ 7,919	$ 10,147	$ 15,108	$ 7,368	$ 13,699	$ 3,913	$ 5,963	$ 2,959	$ 626	$ -	**$ 115,922**	$ 107,321
Service and maintenance contracts	1,250	585	1,025	3,515	806	6,710	3,274	15,613	1,622	1,280	1,147	8,001	-	**44,828**	39,872
RCMP contract	-	34,193	-	-	-	-	-	-	-	-	-	-	-	**34,193**	29,918
Consulting & professional services	2,366	20	12	343	947	132	525	3,594	1,055	10,544	877	13	-	**20,428**	13,960
Insurance	1,669	20	71	3	-	192	-	351	-	15	15	-	-	**2,336**	2,089
Material supplies & equipment	500	151	970	1,850	320	439	2,515	8,949	1,842	2,610	853	20	-	**21,019**	20,619
Information systems maintenance	2,794	9	45	38	40	33	29	235	13	65	9	3	-	**3,313**	3,177
Aviation and vehicle fuel	-	523	223	8	28	-	20	2,425	13	11	6	-	-	**3,257**	3,391
Advertising publications	105	-	2	-	3	3	-	11	1	5	-	2	-	**132**	139
Utilities	20	-	-	2,690	1	-	703	898	63	341	157	-	-	**4,873**	4,857
Sundry	2,290	39	156	154	238	704	548	598	321	310	175	8	-	**5,541**	5,017
Telephone & communications	311	63	64	41	69	39	34	71	19	42	18	1	-	**772**	790
Regional district charges	-	-	-	-	-	4,874	-	-	-	14,514	11,681	-	-	**31,069**	26,381
Municipal grants	1,139	-	-	-	595	-	-	-	-	-	-	-	-	**1,734**	2,667
Debt interest payments	765	4	-	34	-	330	1,014	1,283	57	1,135	109	-	-	**4,731**	4,479
Fiscal and other debt charges	219	7	-	-	-	172	-	55	-	-	-	-	-	**453**	447
Internal cost charges (recoveries)	(446)	391	169	(168)	18	152	(36)	(7,649)	98	100	105	-	-	**(7,266)**	(7,136)
Loss (gain) on disposal of assets	187	-	-	-	-	-	(26)	3	290	239	75	-	-	**768**	-
Amortization Expense	3,606	401	1,288	-	-	7,113	4,242	18,064	5,011	3,988	2,527	-	-	**46,240**	42,684
	37,669	44,581	23,176	16,427	13,212	36,001	20,210	58,200	14,318	41,162	20,713	8,674	-	**334,343**	300,672
ANNUAL SURPLUS (DEFICIT)	$ 66,185	$ 3,916	$ (172)	$ 1,821	$ 1,338	$ 1,188	$ 4,318	$ 37,741	$ 9,365	$ 1,861	$ 10,787	$ 912	$ 4,678	**$ 143,938**	$ 170,228

AUDITED

Schedules

2023

Schedule 1

Debt and Agreements Payable

For the year ended December 31, 2023 *(in thousands of dollars)*

MFA DEBT

By-law	Date of Issue	Issued by	Purpose	Issue	Rate	Maturity	Gross Debt	Sinking Fund and Actuarial Adjustments	**Net Debt 2023**	**Net Sinking Fund Earnings 2023**	**Principal Repayments 2023**	**Interest Expense 2023**	Net Debt 2022
DEBENTURE DEBT													
GENERAL:													
5346	October 9, 2019	M.F.A.	Facility Capital Works	149	2.24%	October 9, 2039	1,500	236	**1,264**	**6**	**56**	**34**	1,326
5508	June 1, 2020	M.F.A.	Land Acquisition	151	1.28%	June 1, 2050	16,398	1,251	**15,147**	**21**	**404**	**210**	15,572
5509	June 1, 2020	M.F.A.	Strategic Land Acquisition	151	1.28%	June 1, 2050	43,430	3,317	**40,113**	**56**	**1,071**	**556**	41,240
							61,328	4,804	**56,524**	**83**	**1,531**	**800**	58,138
STORMWATER:													
4752	April 8, 2010	M.F.A.	Drainage	110	1.28%	April 8, 2030	1,800	1,035	**765**	**34**	**66**	**23**	865
4829	April 4, 2011	M.F.A.	Drainage	116	1.47%	April 4, 2031	2,292	1,190	**1,102**	**39**	**84**	**34**	1,225
							4,092	2,225	**1,867**	**73**	**150**	**57**	2,090
WATER:													
4919	April 7, 2017	M.F.A.	Langley Water Utility	141	2.80%	April 7, 2037	33,535	8,250	**25,285**	**230**	**1,248**	**938**	26,763
4920	April 7, 2017	M.F.A.	Langley Water Utility	141	2.80%	April 7, 2037	7,015	1,725	**5,290**	**48**	**261**	**196**	5,599
							40,550	9,975	**30,575**	**278**	**1,509**	**1,134**	32,362
TRANSPORTATION:													
4751	April 8, 2015	M.F.A.	Transportation	131	2.20%	April 8, 2035	8,700	2,857	**5,843**	**94**	**308**	**191**	6,245
5232	October 4, 2017	M.F.A.	Transportation	142	3.15%	October 4, 2037	11,716	2,841	**8,875**	**73**	**436**	**369**	9,384
5233	October 4, 2017	M.F.A.	Transportation	142	3.15%	October 4, 2037	13,744	3,332	**10,412**	**86**	**511**	**433**	11,009
5347	October 9, 2019	M.F.A.	Transportation	149	2.24%	October 9, 2039	12,950	2,030	**10,920**	**48**	**482**	**290**	11,450
							47,110	11,060	**36,050**	**301**	**1,737**	**1,283**	38,088
SEWER:													
4750	April 8, 2010	M.F.A.	Sewer	110	1.28%	April 8, 2030	8,500	4,891	**3,609**	**162**	**312**	**109**	4,083
							8,500	4,891	**3,609**	**162**	**312**	**109**	4,083
PARKS:													
4455	November 2, 2007	M.F.A.	Land Acquisition	102	3.90%	December 1, 2027	3,250	2,391	**859**	**77**	**122**	**127**	1,058
4556	November 2, 2007	M.F.A.	Land Acquisition	102	3.90%	December 1, 2027	11,000	8,092	**2,908**	**261**	**413**	**429**	3,582
5346	October 4, 2019	M.F.A.	Facility	149	2.24%	October 4, 2039	5,500	861	**4,639**	**20**	**205**	**123**	4,864
5507	June 1, 2020	M.F.A.	Park Capital Works	150	1.28%	June 1, 2040	1,919	245	**1,674**	**4**	**79**	**25**	1,757
5509	June 1, 2020	M.F.A.	Strategic Land Acquisition	151	1.28%	June 1, 2050	24,240	1,850	**22,390**	**31**	**598**	**310**	23,020
							45,909	13,439	**32,470**	**393**	**1,417**	**1,014**	34,281
						Total debenture debt	207,489	46,394	**161,095**	**1,290**	**6,656**	**4,397**	169,042
PROPERTY ACQUISITION AGREEMENTS													
GENERAL CAPITAL FUND:													
*	Langley Facilities Society		Recreation Centre			August 7, 2029			**5,940**	**-**	**1,000**	**330**	6,940
									5,940	**-**	**1,000**	**330**	6,940
GENERAL FUND:													
	December 31, 2021		Facility			February 1, 2032			**-**	**-**	**766**	**4**	766
									-	**-**	**766**	**4**	766
PARKS UTILITY FUND:													
**	January 3, 2006		Land Acquisition			January 3, 2026			**228**	**-**	**115**	**-**	343
									228	**-**	**115**	**-**	343
									6,168	**-**	**1,881**	**334**	8,049
									$ 167,263	**$ 1,290**	**$ 8,537**	**$ 4,731**	$ 177,091

The Township issues long-term debenture debt instruments through the Municipal Finance Authority (MFA) pursuant to security issuing bylaws. Sinking Fund Reserve balances are managed by the MFA and are used to retire the debt instruments. For reporting purposes, the Township nets Sinking Fund Reserve balances against related gross debt.

The MFA Debt Reserve is composed of Cash Reserves and Demand Note Reserves. The MFA retains these reserves in case any municipality defaults on their debt repayment obligations. Upon retirement of the debt and if no municipality has defaulted, the cash will be returned to the Municipality and the demand notes will be cancelled.

*The Society has a Canadian commercial bank loan pertaining to the construction of the Langley Events Centre. The bank loan was refinanced with a fixed rate structure in 2022. The rate will expire in 2024. For estimation purposes, future principal and interest payments assume constant 2022 rates in effect for the duration of the loan.

**Under this agreement, the vendors retained the right to operate the Redwoods Golf Course for 20 years (2 years remain). The vendors must contribute $100 annually to maintain and improve the property. The Township must contribute $50 annually. The Township is also required to make annual repayments at an amount that is variable based on annual property taxes. Interest rates on related debt are approximately 4% to 6%.

Schedule 2

Langley Centennial Museum

Statement of Financial Activities

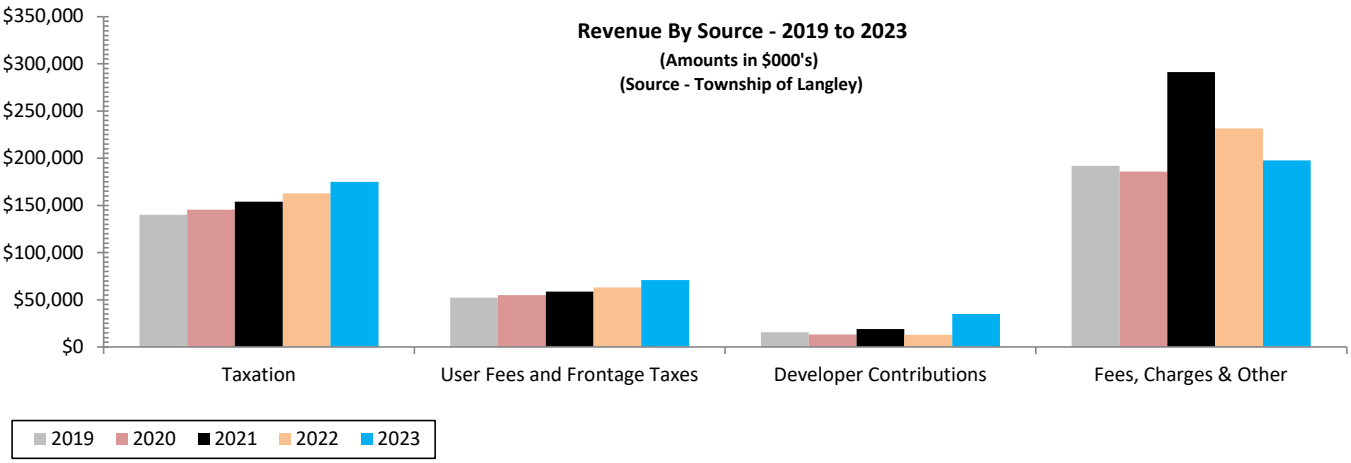
For the year ended December 31, 2023 *(in thousands of dollars)*

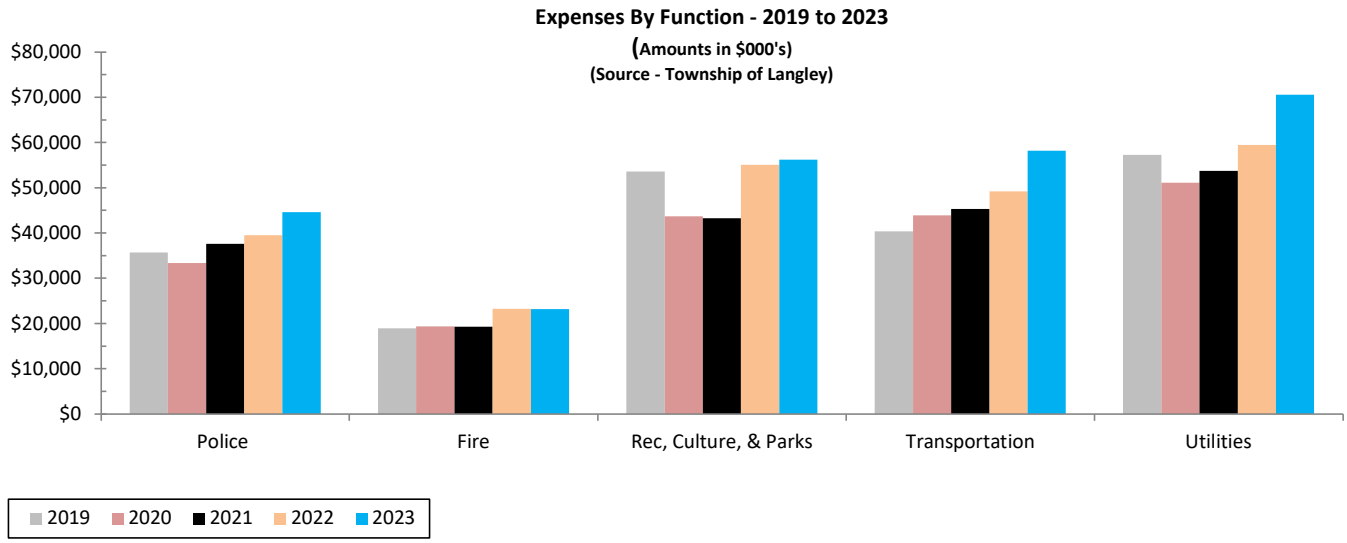
		2023		2022
REVENUE				
Donations, sales and programs	$	**3**	$	79
BC Arts Council grant		**115**		106
Transfer from Reserve		**13**		60
Federal grants - other		**115**		38
Provincial grants - other		**-**		12
Township of Langley funding		**579**		592
	$	**825**	$	887
EXPENSE				
Salaries and benefits		**585**		592
Program and events		**27**		80
Exhibit maintenance		**38**		52
Insurance		**20**		15
Purchases for resale		**-**		2
Office supplies and sundry		**9**		13
Utilities		**58**		16
Telephone and internet		**1**		2
Amortization expense		**13**		12
Grounds maintenance		**9**		16
Advertising		**1**		5
Travel		**3**		1
Building maintenance		**60**		11
Artifact additions		**9**		-
Total operating expense		**833**		817
Transfer to Museum Reserve		**(8)**		70
	$	**825**	$	887
MUSEUM RESERVE				
Balance, beginning of year	$	**407**	$	831
Contribution from Museum operations		**16**		91
Operating expense funded by the Reserve Fund		**(10)**		(1)
Capital expenditure funded by the Reserve Fund		**(120)**		(514)
Balance, end of year	$	**293**	$	407

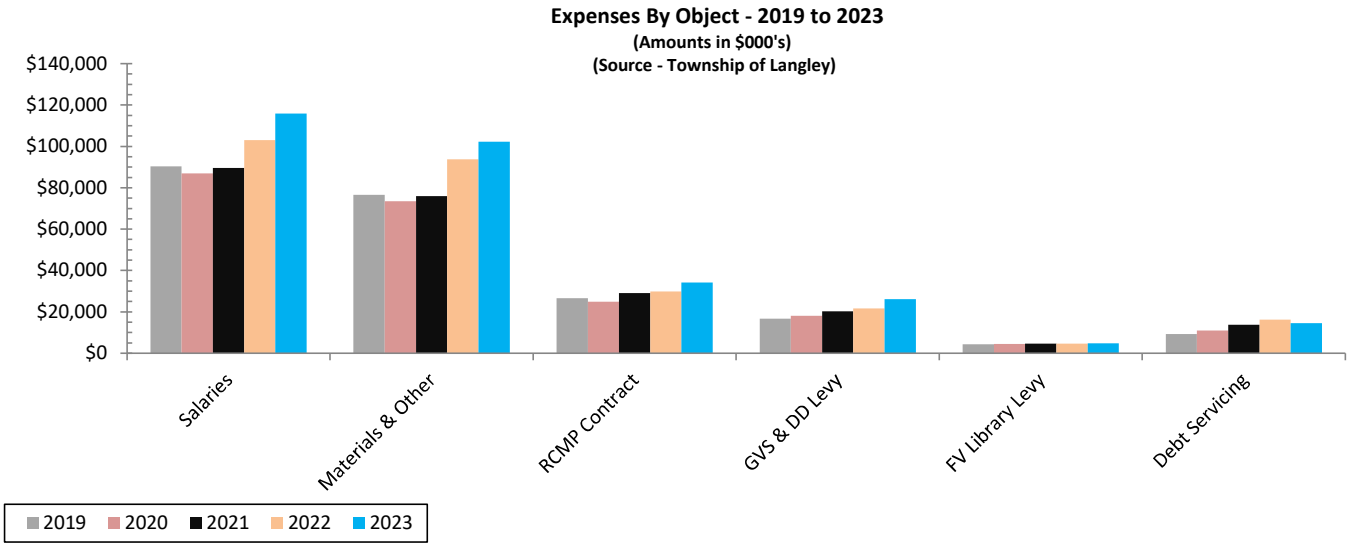
UNAUDITED

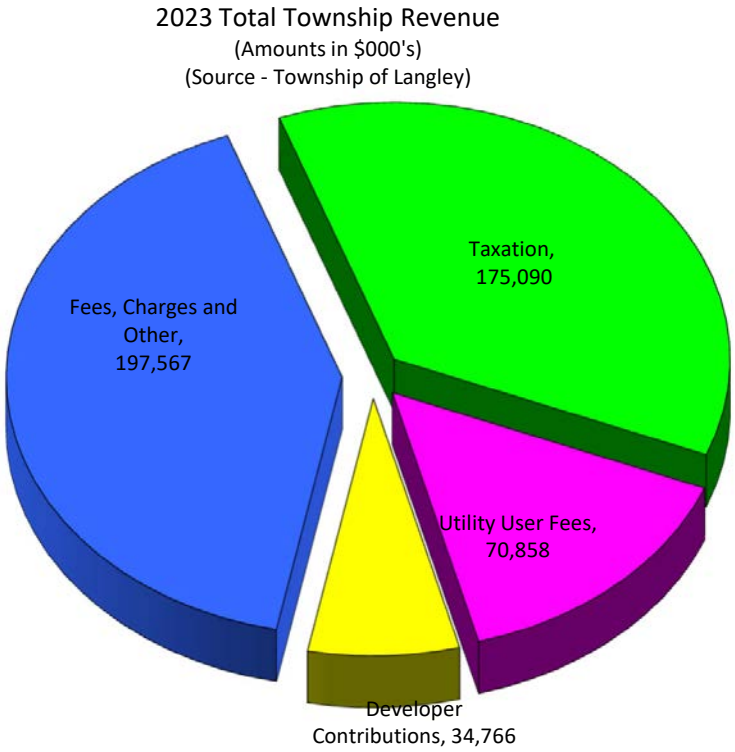
Statistical and Other Information

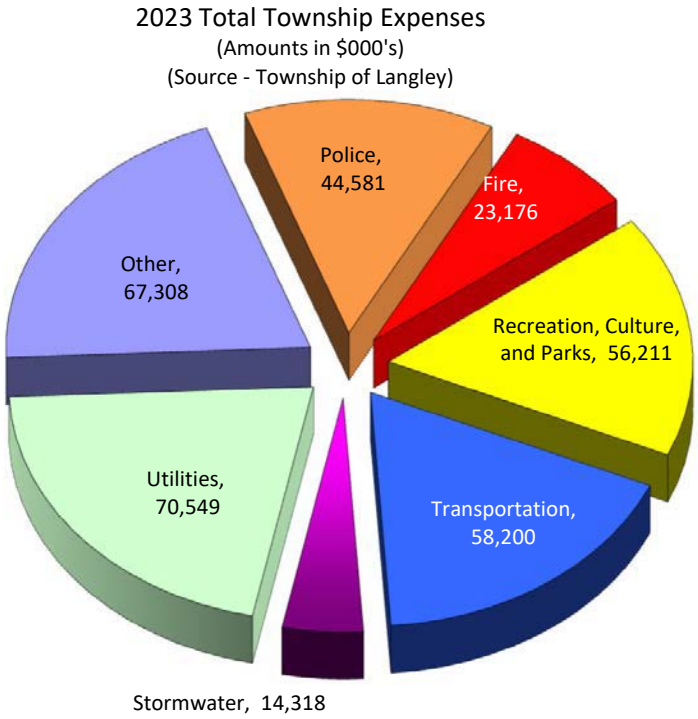
2023


Revenue By Source - 2019 to 2023
(Amounts in $000's)
(Source - Township of Langley)
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Taxation
User Fees and Frontage Taxes
Developer Contributions
Fees, Charges & Other
2019
2020
2021
2022
2023

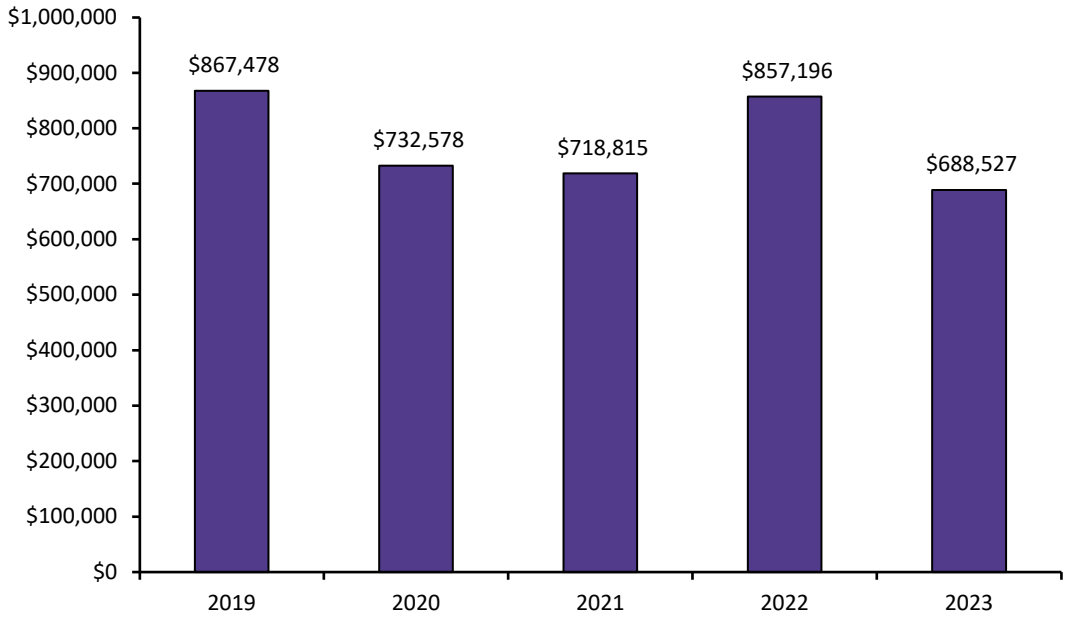

Expenses By Function - 2019 to 2023
(Amounts in $000's)
(Source - Township of Langley)
$80,000
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
Police
Fire
Rec, Culture, & Parks
Transportation
Utilities
2019
2020
2021
2022
2023


Expenses By Object - 2019 to 2023
(Amounts in $000's)
(Source - Township of Langley)
$140,000
$120,000
$100,000
$80,000
$60,000
$40,000
$20,000
$0
Salaries
Materials & Other
RCMP Contract
GVS & DD Levy
FV Library Levy
Debt Servicing
2019
2020
2021
2022
2023

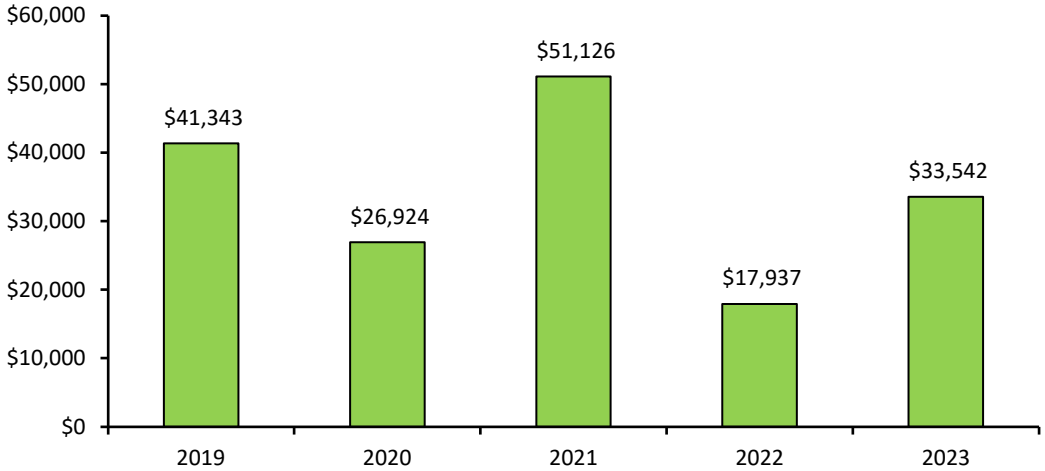

2023 Total Township Revenue
(Amounts in $000's)
(Source - Township of Langley)
Taxation, 175,090
Fees, Charges and Other, 197,567
Utility User Fees, 70,858
Developer Contributions, 34,766

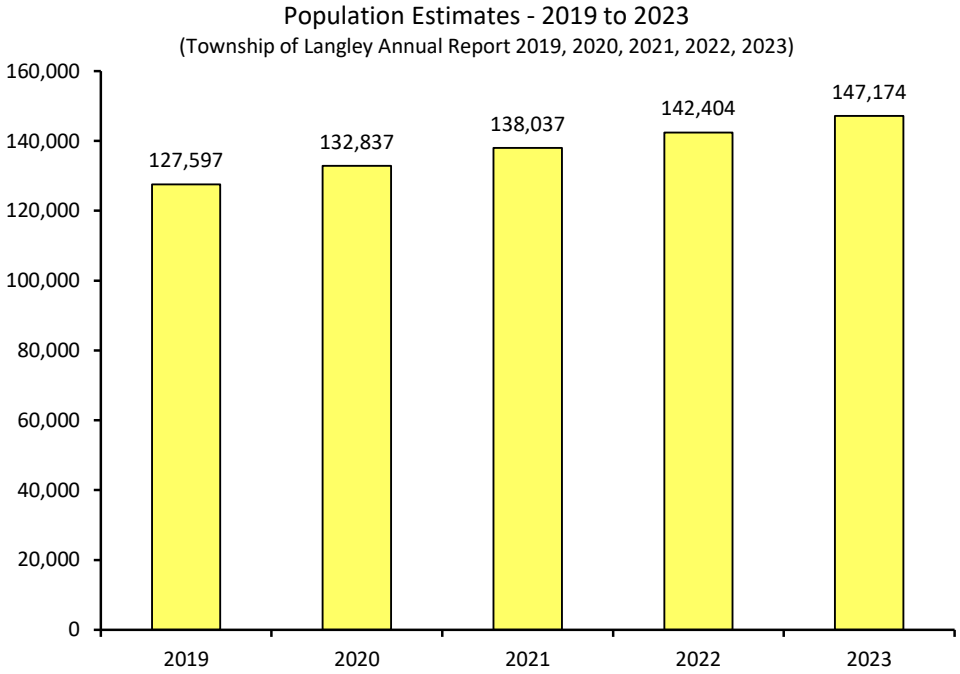

2023 Total Township Expenses
(Amounts in $000's)
(Source - Township of Langley)
Police, 44,581
Fire, 23,176
Other, 67,308
Recreation, Culture, and Parks, 56,211
Utilities, 70,549
Transportation, 58,200
Stormwater, 14,318

Building Permit Values - 2019 to 2023
(Amounts in $000's)
(Source - Township of Langley)



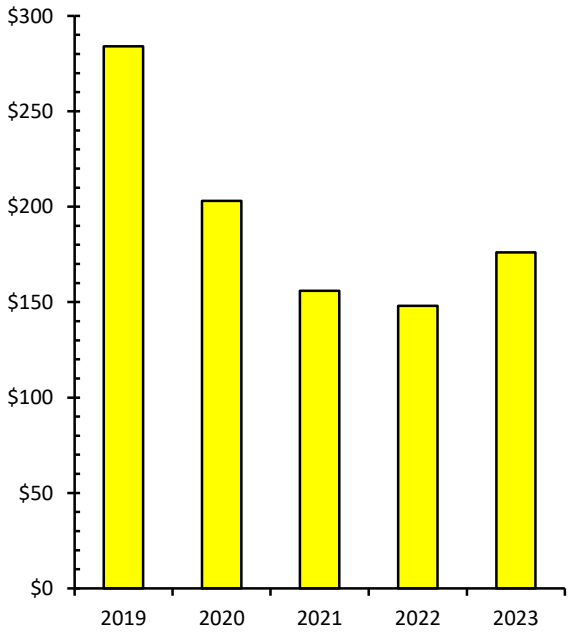
Net Development Cost Charge Receipts - 2019 to 2023
(Amounts in $000's)
(Source - Township of Langley)



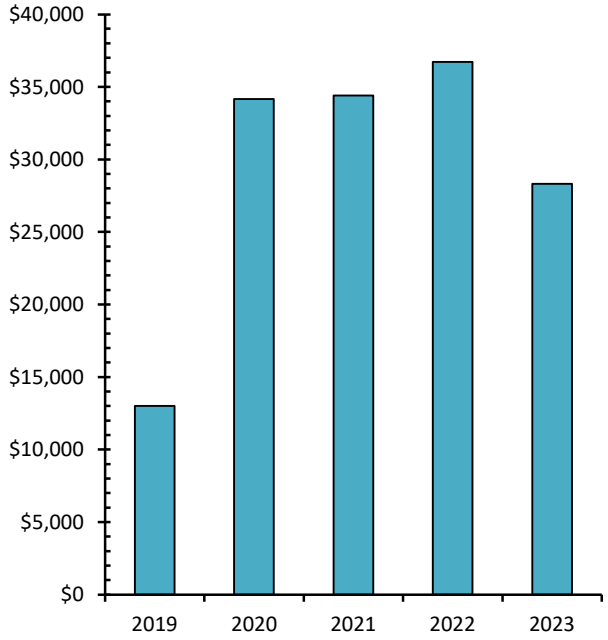


Note: 2019-2022 population estimates were updated using new Census data and population modelling.

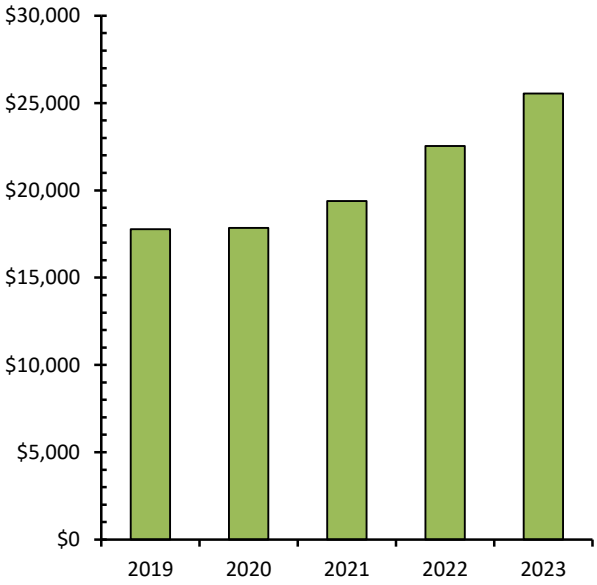
General Capital Reserve
2019 to 2023
(Amounts in $000's)



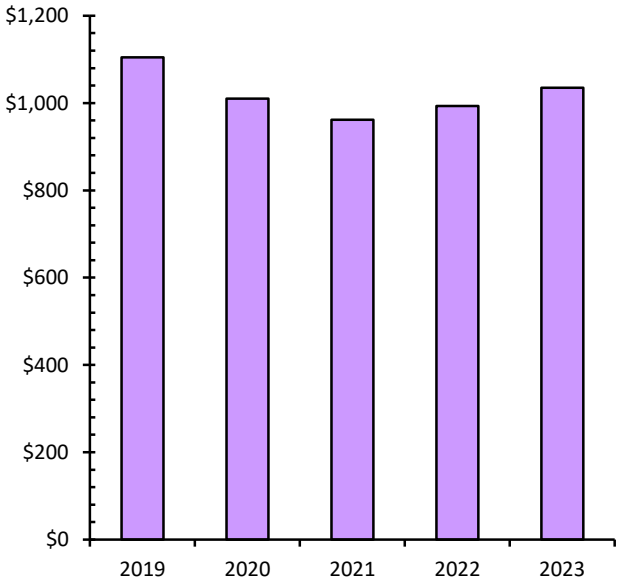
Water Capital Reserve
2019 to 2023
(Amounts in $000's)

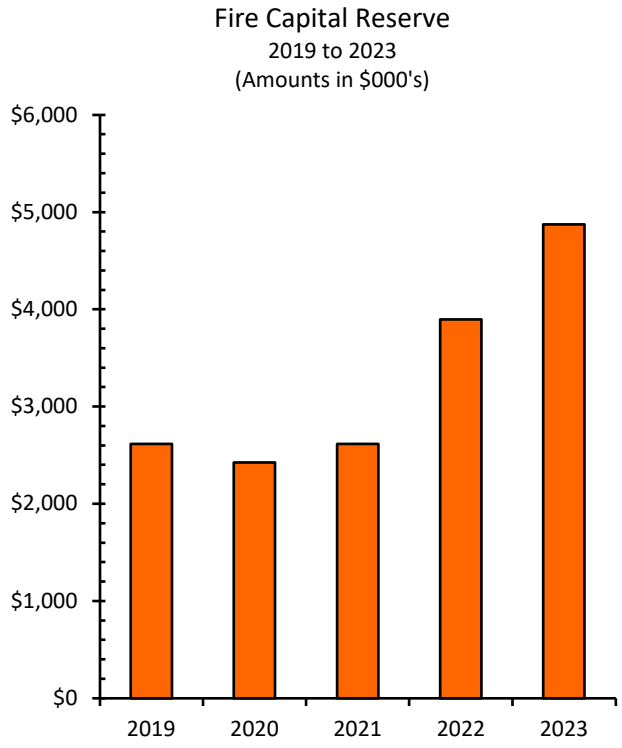


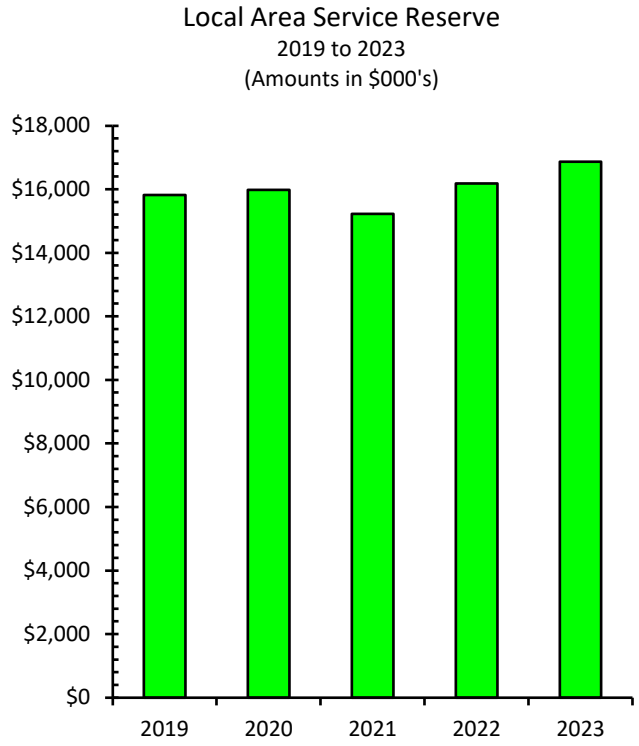
Sewer Capital Reserve
2019 to 2023
(Amounts in $000's)

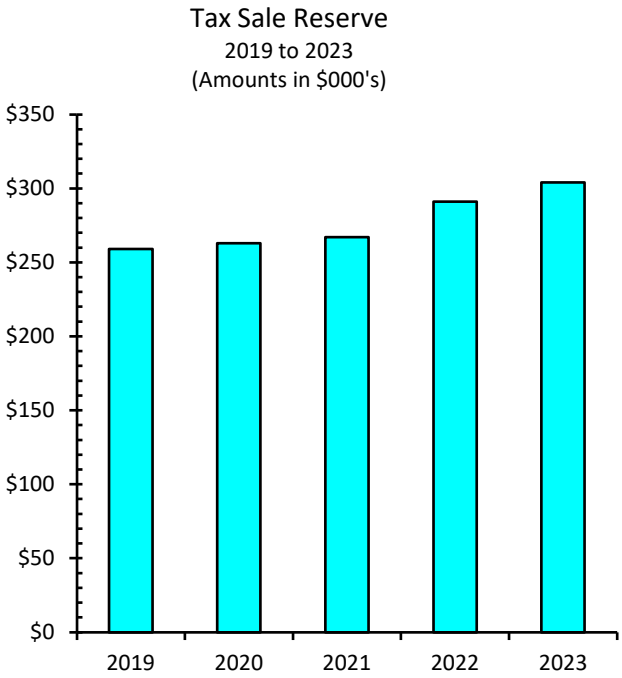


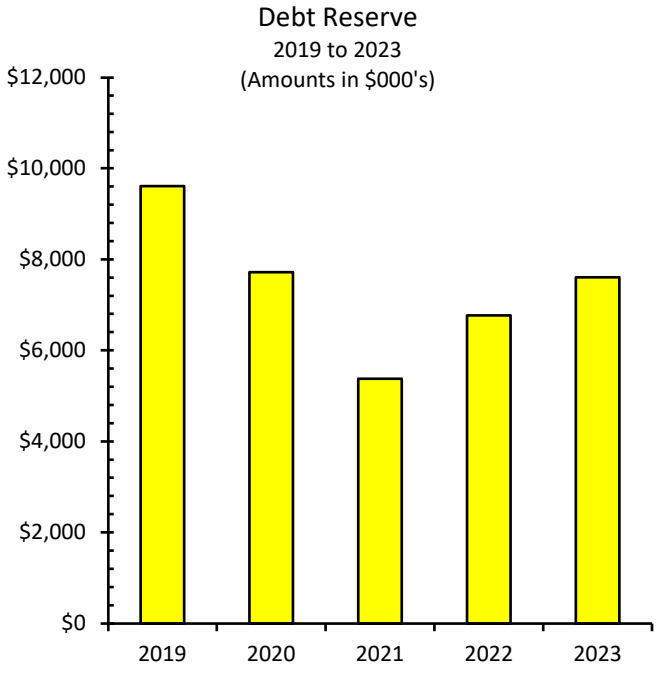
Stormwater Capital Reserve
2019 to 2023
(Amounts in $000's)




Fire Capital Reserve
2019 to 2023
(Amounts in $000's)
$6,000
$5,000
$4,000
$3,000
$2,000
$1,000
$0
2019
2020
2021
2022
2023


Local Area Service Reserve
2019 to 2023
(Amounts in $000's)
$18,000
$16,000
$14,000
$12,000
$10,000
$8,000
$6,000
$4,000
$2,000
$0
2019
2020
2021
2022
2023


Tax Sale Reserve
2019 to 2023
(Amounts in $000's)
$350
$300
$250
$200
$150
$100
$50
$0
2019
2020
2021
2022
2023


Debt Reserve
2019 to 2023
(Amounts in $000's)
$12,000
$10,000
$8,000
$6,000
$4,000
$2,000
$0
2019
2020
2021
2022
2023

GROWING COMMUNITIES FUND

For the year ended December 31, 2023 *(in thousands of dollars)*

The Province of British Columbia distributed conditional Growing Communities Fund (GCF) grants to communities at the end of March 2023 to help local governments build community infrastructure and amenities to meet the demands of population growth. The Township received $24,306 of GCF funding in March 2023. The grant was partially drawn in 2023 as shown in the schedule below:

Growing Communities Fund		**2023**
Balance, beginning of year	$	-
GCF Grant Received		24,306
Interest Income Allocated		479
Eligible costs incurred		
Langley Events Center - Ice and Dry Arenas Facility		(1,576)
Willoughby Community Park - Bocce Court Covers		(151)
Balance, end of year	**$**	**23,058**

To: Finance Committee

From: Linda Sabatini, Director, Financial Operations

Date: June 28, 2024 Meeting Date: July 10, 2024

Subject: **MFA Fall 2024 Borrowing for the District of North Vancouver – MVRD Security Issuing Bylaw No. 1395, 2024**

RECOMMENDATION

That the MVRD Board:

a) give consent to the request for financing from the District of North Vancouver in the amount of $20,000,000 pursuant to Sections 182(1)(b) and 182(2)(a) of the *Community Charter*;
b) give first, second and third reading to *Metro Vancouver Regional District Security Issuing Bylaw No. 1395, 2024*; and
c) adopt *Metro Vancouver Regional District Security Issuing Bylaw No. 1395, 2024* and forward it to the Inspector of Municipalities for Certificate of Approval

EXECUTIVE SUMMARY

As set out in the *Community Charter*, the Metro Vancouver Regional District (MVRD) must adopt a security issuing bylaw in order to enable the District of North Vancouver (the "District") to proceed with their long term borrowing request of $20,000,000. This borrowing is to finance the construction of the new Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field. The District's total estimated annual debt servicing costs for existing and new proposed debt combined is approximately $4,340,934 which is approximately 6.9% of their liability servicing limit of $63,003,980. The District has met the regulatory requirements and has the legislative authority to undertake the planned borrowing. The proposed *Metro Vancouver District Security Issuing Bylaw No. 1395, 2024* will authorize the District's borrowing request.

Staff recommends consenting to the District's borrowing request and adopting the Security Issuing Bylaw as outlined in Alternative 1.

PURPOSE

To seek the adoption of a Security Issuing Bylaw to authorize a borrowing request from the District in the amount of $20,000,000 for the Fall 2024 MFA long term debt issue.

BACKGROUND

Metro Vancouver received a request from the District to borrow $20,000,000 to finance the construction of the new Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field. This request has been approved by their respective council by way of Loan Authorization Bylaw and Security Issuing Resolution as required under provincial legislation. This report is being brought forward to the MVRD Board to seek the adoption of *Metro Vancouver Security Issuing Bylaw No. 1395, 2024* which will authorize the borrowing request from the District. The borrowing must be

approved by the MVRD Board before the Security Issuing Bylaw can be issued and the request forwarded to the MFA for consideration.

MUNICIPAL BORROWING REQUEST

Borrowing Request Details

The District has adopted the Loan Authorization Bylaws as outlined in Table 1 below. Their Council subsequently passed the required Security Issuing Resolution on May 27, 2024 to proceed with the Fall 2024 Borrowing for the requested amount within the authorized and outstanding balance of the bylaw. This request is within the parameters set out in the District's Financial Plan Bylaw.

Table 1

Purpose: Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field				
MVRD Bylaw	**Member Bylaw**	**Date Member Bylaw Passed**	**Term of Issue**	**Borrowing Request**
1395, 2024	8649, 2023	January 5, 2024	20 years	$20,000,000
Total Fall 2024 Borrowing Request				**$20,000,000**

The member's loan authorization bylaws identified above has been reviewed by the Inspector of Municipalities and have received the necessary Certificate of Approval on January 24, 2024. The certificate is included in Attachment 2 of this report.

Financial Analysis

Per the Liability Servicing Limit Certificate dated May 28, 2024, the District had a liability servicing limit of $63,003,980. This limit represents the maximum amount, as prescribed by the Province, that the District can annually pay for servicing debt. The estimated annual debt servicing costs proposed in this bylaw will be approximately $1,522,808. When combined with existing annual debt servicing costs, the total costs will be approximately $4,340,934 which is approximately 6.9% of their overall liability servicing limit.

Included, as an attachment, is the following information provided by the District to assist in considering this request:

- Adopted Loan Authorization Bylaws along with Certificate(s) of Approval
- Copy of Security Issuing Resolution
- Liability Servicing Limit Certificate
- The 2024-2028 Financial Plan Bylaw
- 2023 Audited Consolidated Financial Statement

ALTERNATIVES

1. That the MVRD Board
    a) give consent to the request for financing from the District in the amount of $20,000,000 pursuant to Sections 182(1)(b) and 182(2)(a) of the *Community Charter*;
    b) give first, second and third reading to *Metro Vancouver Regional District Security Issuing Bylaw No. 1395, 2024*; and

c) adopt *Metro Vancouver Regional District Security Issuing Bylaw No. 1395, 2024*; and forward it to the Inspector of Municipalities for Certificate of Approval.

2. That the MVRD Board receive for information the report dated June 28, 2024, titled "MFA Fall 2024 Borrowing for the District of North Vancouver – MVRD Security Issuing Bylaw No. 1395, 2024".

FINANCIAL IMPLICATIONS

Although all member debt is a joint and shared liability of all member municipalities, there are no direct financial implications to Metro Vancouver with the adoption of the bylaw.

If the Board approves Alternative 1, the District will proceed to borrow $20,000,000 to fund their infrastructure project.

If the Board approves Alternative 2, the District would be unable to borrow funds as required for the purpose intended and would need to look for other funding sources, potentially causing the District undue financial challenges.

CONCLUSION

The District of North Vancouver has requested to borrow $20,000,000 to finance the construction of the new Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field. The District has met all regulatory requirements and has the legislative authority to undertake the borrowing. The proposed *Metro Vancouver District Security Issuing Bylaw No. 1395, 2024* will authorize the District's borrowing request which will be forwarded to MFA for consideration upon approval. Staff recommends consenting to the District's borrowing and adopting the Security Issuing Bylaw as outlined in Alternative 1.

ATTACHMENTS

1. "Metro Vancouver Regional District Security Issuing Bylaw No. 1395, 2024"
2. "District of North Vancouver – Additional Information"

68302241

METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1395, 2024
A bylaw to authorize a finance agreement with the Municipal Finance Authority of British Columbia in the amount of $20,000,000 (Canadian)

WHEREAS:

A. the Municipal Finance Authority of British Columbia (the "Authority") may provide financing of capital requirements for regional districts or for their member municipalities by the issue of debentures or other evidence of indebtedness of the Authority and lending the proceeds therefrom to the regional district on whose request the financing is undertaken;

B. the Corporation of the District of North Vancouver (the "District") is a member municipality of the Metro Vancouver Regional District (the "Regional District") and has requested financing pursuant to Section 411 of the *Local Government Act* and the District's *Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field Loan Authorization Bylaw 8649, 2023* (the "District's *Loan Authorization Bylaw*"); and

C. the Regional Board, by this bylaw, hereby requests such financing to be undertaken through the Authority.

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

Citation

1. The official citation of this bylaw is "Metro Vancouver Regional District Security Issuing Bylaw No. 1395, 2024".

Schedule(s)

2. The following Schedules are attached to and form part of the bylaw:
    - Schedule "A", Canada, Province of British Columbia Agreement

Security Issuing Request

3. The Regional District may finance from time to time on behalf of and at the sole cost of its member municipalities, under the provisions of Section 410 of the *Local Government Act*, an undertaking such as the one to be financed pursuant to the District of North Vancouver's *Loan Authorization Bylaw* as follows:

Member Municipality: District of North Vancouver					
Purpose: Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field					
MSIR No. 8649 **MSIR Date:** May 28, 2024					
Member Loan Authorization Bylaw No.	**Amount of Borrowing Authorized**	**Amount Already Borrowed**	**Borrowing Authority Remaining**	**Term of Issue**	**Amount of Issue**
8649, 2023	$47,800,000	$0	$47,800,000	20 years	$20,000,000
Total Fall 2024 Borrowing Request					**$20,000,000**

4. The Regional Board hereby consents to financing the debt of the District of North Vancouver, as further described in the District's *Loan Authorization Bylaw*, in the amount of twenty million dollars ($20,000,000) in accordance with the following terms.

5. The Authority is hereby requested and authorized to finance from time to time the above described undertaking at the sole cost and on behalf of the District up to, but not exceeding, twenty million dollars ($20,000,000) in lawful money of Canada (provided that the Regional District may borrow all or part of such amount in such currency as the Trustees of the Authority shall determine but the aggregate amount in lawful money of Canada and in Canadian Dollar equivalents so borrowed shall not exceed $20,000,000 in Canadian Dollars) at such interest and with such discounts or premiums and expenses as the Authority may deem appropriate in consideration of the market and economic conditions pertaining.

6. Upon completion by the Authority of financing undertaken pursuant hereto, the Chair and Chief Financial Officer of the Regional District, on behalf of the Regional District and under its seal shall, at such time or times as the Trustees of the Authority may request, enter into and deliver to the Authority one or more agreements substantially in the form annexed hereto as Schedule "A" and made part of this bylaw (such agreement or agreements as may be entered into and delivered hereinafter referred to as the "Agreement") providing for payment by the Regional District to the Authority of the amounts required to meet the obligations of the Authority with respect to its borrowings undertaken pursuant hereto, which Agreement shall rank as debenture debt of the Regional District.

7. The Agreement shall be dated and payable in the principal amount or amounts of monies and in Canadian dollars or as the Authority shall determine and, subject to the *Local Government Act*, in such currency or currencies as shall be borrowed by the Authority under Section 4 and shall set out the schedule of repayment of the principal amount together with interest on unpaid amounts as shall be determined by the Treasurer of the Authority.

8. The obligation incurred under the said Agreement shall bear interest from a date specified therein, which date shall be determined by the Treasurer of the Authority, and shall bear interest at a rate to be determined by the Treasurer of the Authority.

9. The Agreement shall be sealed with the seal of the Regional District and shall bear the signature of the Chair and the Chief Financial Officer of the Regional District.

10. The obligations incurred under the said Agreement as to both principal and interest shall be payable at the Head Office of the Authority in Victoria and at such time or times as shall be determined by the Treasurer of the Authority.

11. During the currency of the obligation incurred under the said Agreement to secure borrowings in respect of the District's *Loan Authorization Bylaw* there shall be requisitioned annually an amount sufficient to meet the annual payment of interest and the repayment of principal.

12. The Regional District shall provide and pay over to the Authority such sums as are required to discharge its obligations in accordance with the terms of the Agreement, provided, however, that if the sums provided for in the Agreement are not sufficient to meet the obligations of the Authority, any deficiency in meeting such obligations shall be a liability of the Regional District to the Authority and the Regional Board of the Regional District shall make due provision to discharge such liability.

13. The Regional District shall pay over to the Authority at such time or times as the Treasurer of the Authority so directs such sums as are required pursuant to Section 15 of the *Municipal Finance Authority Act* to be paid into the Debt Reserve Fund established by the Authority in connection with the financing undertaken by the Authority on behalf of the Regional District pursuant to the Agreement.

Read a first, second, and third time this _____ day of _____, _____.

Adopted this _____ day of _____, _____.

Approved by the Inspector of Municipalities this _____ day of _____, _____.

_____
Mike Hurley, Chair

_____
Dorothy Shermer, Corporate Officer

C A N A D A

PROVINCE OF BRITISH COLUMBIA

A G R E E M E N T

Metro Vancouver Regional District

The Metro Vancouver Regional District (the "Regional District") hereby promises to pay to the Municipal Finance Authority of British Columbia at its Head Office in Victoria, British Columbia, (the "Authority") the sum of twenty million dollars ($20,000,000) in lawful money of Canada, together with interest from the ___ day of _____, 202__, at varying rates of interest, calculated semi-annually, in each and every year during the currency of this Agreement; and payments shall be as specified in the table appearing below hereof commencing on the ___ day of _____, 202__ provided that in the event the payments of principal and interest hereunder are insufficient to satisfy the obligations of the Authority undertaken on behalf of the Regional District, the Regional District shall pay over to the Authority further sums as are sufficient to discharge the obligations of the Regional District to the Authority.

DATED at _____, British Columbia, this day of _____, 2024.

IN TESTIMONY WHEREOF and under the authority of Bylaw No. 1395, 2024 cited as "Metro Vancouver Regional District Security Issuing Bylaw No. 1395, 2024", this Agreement is sealed with the Corporate Seal of the Metro Vancouver Regional District and signed by the Chair and Chief Financial Officer thereof.

_____
Chair

_____
Chief Financial Officer

Pursuant to the *Local Government Act*, I certify that this Agreement has been lawfully and validly made and issued and that its validity is not open to question on any ground whatsoever in any court of the Province of British Columbia.

Dated _____, 2024
(month, day)

_____
BC Inspector of Municipalities

PRINCIPAL AND/OR SINKING FUND DEPOSIT AND INTEREST PAYMENTS

Date of Payment	Total Payment	Principal and/or Sinking Fund Deposit	Interest
_____	$_____	$_____	$_____
_____	$_____	$_____	$_____

Attachment 2

355 West Queens Road
North Vancouver BC
V7N 4N5

www.dnv.org

NORTH VANCOUVER
DISTRICT

Financial Services Department
Phone: 604 990 2311

May 29, 2024
File: Debt Management

By email: treasury@metrovancouver.org

Linda Sabatini
Director, Financial Operations
Metro Vancouver
4515 Central Boulevard,
Burnaby, BC
V5H 0C6

Dear Ms. Sabatini:

Re: MFA Fall 2024 Long Term Borrowing

Please find enclosed documentation in support of our application for the MFA Fall 2024 Long-Term Borrowing issue.

Documentation included in support of the application:

- Adopted Loan Authorization Bylaw (signed)
- Certificate of Approval
- Approved Security Issuing Resolution
- Completed Liability Servicing Limit Statement
- 2024-2028 Five-Year financial plan, including annual debt servicing costs, source, and amount of revenues to fund these costs.
- 2023 Audited Consolidated Financial Statements
- Schedule of statutory and non-statutory reserves (see 2023 Financial Statements)

Thank you for your assistance in this process. Should you require further information please contact us at your convenience.

Sincerely,

Elio Iorio
Manager, Financial Services
604-990-2225

Encls.

The Corporation of the District of North Vancouver

Bylaw 8649

A bylaw to authorize borrowing for the construction of the new Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field

---

WHEREAS Council has approved the construction of the Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field;

AND WHEREAS the estimated cost of constructing the Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field is $66,485,363 including debt issuing costs and interest during construction;

AND WHEREAS the total sum of $47,800,000 is the amount of debt intended to be borrowed by this bylaw for constructing a new Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field;

NOW THEREFORE, the Council of the Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as "Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field Loan Authorization Bylaw 8649, 2023".

2. General

2.1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of the Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field and to do all things necessary in connection there with and without limiting the generality of the foregoing:

a) To borrow upon the credit of the Municipality a sum not exceeding $47,800,000 for the purposes of the following two projects;

b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with construction of the Maplewood Fire and Rescue Centre with allocated funding of $45,000,000; and,

c) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with construction of the Argyle Artificial Turf Field with allocated funding of $2,800,000.

2.2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.

READ a first time October 3, 2023

READ a second time October 3, 2023

READ a third time October 3, 2023

Third reading repealed on November 20, 2023

READ a third time as amended on November 20, 2023

Certified a true copy of "Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field Loan Authorization Bylaw 8649, 2023" as at Third Reading.

Municipal Clerk

RECEIVED the approval of the Inspector of Municipalities November 21, 2023

Note: Approval of the Electors not required pursuant to s.7 of BC Reg. 254/2004

ADOPTED December 4, 2023

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

James A. Gordon
Municipal Clerk
January 5, 2024

Document: 6114798

BRITISH COLUMBIA

Certificate of Approval

Under the authority of the *Local Government Act*, I certify that Bylaw No. 8649, cited as the " Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field Loan Authorization Bylaw 8649, 2023" of the District of North Vancouver has been lawfully and validly made and enacted, and that its validity is not open to question on any ground in any court of British Columbia.

Dated this Twenty-fourth *day*

Of January *, 2024*

M. Dana

Deputy Inspector of Municipalities of British Columbia

355 West Queens Road
North Vancouver BC
V7N 4N5
www.dnv.org

NORTH VANCOUVER DISTRICT

Genevieve Lanz
Corporate Officer
Phone: 604 990 2212
lanzg@dnv.org

May 28, 2024

EXCERPT of the Regular Meeting of the Council for The Corporation of the District of North Vancouver held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Monday, May 27, 2024 commencing at 7:01 p.m.

8.2 Loan Authorization Bylaw, 8649, Security Issuing Resolution File No.

MOVED by Councillor MURI
SECONDED by Councillor BACK
THAT Council approve borrowing from the Municipal Finance Authority of British Columbia, as part of the 2024 Fall Long-Term Borrowing issue, $20,000,000 as authorized through the Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field Loan Authorization Bylaw 8649, 2023, and that the Metro Vancouver Regional District are requested to consent to our borrowing over a twenty (20) year term and include the borrowing in a Security Issuing Bylaw.

CARRIED

Certified a true copy:

Genevieve Lanz
Corporate Officer

Document: 6302649

LIABILITY SERVICING LIMIT CERTIFICATE

The *Corporation of the District of North Vancouver* **(the "Municipality")**
In relation to ***Maplewood Fire and Rescue Centre and Argyle Artificial Turf Field Loan Authorization Bylaw 8649, 2023***

The undersigned Financial Officer assigned responsibility for financial administration under section 149 of the Community Charter, SBC 2003, Chapter 26 (the "Charter") or Auditor appointed for the Municipality under section 169 of the Charter hereby certifies as follows:

Calculation revenue for the previous year *(section 4 & 5, BC Reg 254/2004)*	$252,015,918.00 a	
Liability Servicing Limit (a x 25%) *(section 2, BC Reg 254/2004)*		$63,003,979.50 b
Annual Servicing cost for previous year	$2,818,126.00 c	

Plus: New liabilities incurred, other than current request

Liability Type and reference	Annual servicing cost	
	d	
	e	
	f	
	g	
	h	
	i	
	j	
	k	
	l	
Total of lines d through l		$0.00 m

Less: Liabilities which have matured

Liability type and reference	Annual servicing cost	
	n	
	o	
	p	
	q	
	r	
Total of lines n through r		$0.00 s
Amount of new liability *(section 3, BC Reg 254/2004)*	$20,000,000.00 t	
Annual servicing cost of new liability *(section 3, BC Reg 254/2004)*		$1,522,807.92 u
Total liability servicing cost including current request (lines c+m-s+u)		$4,340,933.92 v

[X] which is less than the annual liability servicing limit stated on line b.

OR

[-] which exceeds the annual liability servicing limit stated on line b, and the undersigned hereby requests approval of the Inspector of Municipalities under section 174 of the Charter to exceed the limit established under the section.

In accordance with section 179(5) or section 175(1)(b) of the Charter, as applicable, the debt to be contracted under the loan authorization bylaw, or other liability for which certification is being made, referred to above will not exceed the lesser of 30 years and the reasonable life expectancy of the capital asset, activity, work or service, or the remaining term of the applicable agreement, as the case may be, for which the debt is to be contracted.

The undersigned Financial Officer or Auditor also hereby authorizes Legal Counsel of the Municipal Finance Authority of British Columbia to rely on this Certificate in giving any opinion in connection with any borrowing by the Municipal Finance Authority of British Columbia ("MFA") and the issuance of bonds, debentures, and other securities by the MFA in respect of the loan authorization bylaw, or other liability for which certification is being made, referred to above.

DATED this 28th day of May, 2024.

Financial Officer OR **Auditor**

Rick Danyluk, Acting GM and CFO
(Please print full name)

(Please print full name & company)

Document: 5937463

The Corporation of the District of North Vancouver

Bylaw 8669

A bylaw to approve the 2024 Financial Plan for the five years ending December 31, 2028 pursuant to section 165 of the *Community Charter*

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "2024–2028 Financial Plan Approval Bylaw 8669, 2024".

Approval of Financial Plan

2. The 2024-2028 Financial Plan, as set out in Schedule A, for the five years ending December 31, 2028 is approved.

Reserve Fund Appropriations

3. The 2024-2028 Financial Plan Reserve Fund Appropriations, as set out in Schedule C, are approved.

READ a first time February 5, 2024

READ a second time February 5, 2024

READ a third time February 5, 2024

ADOPTED February 26, 2024

Mayor

Municipal Clerk (acting)

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8669
District of North Vancouver
2024 - 2028 Financial Plan
($000's)

	2023	2024	2025	2026	2027	2028
Revenue						
Taxation	128,964	141,062	149,322	158,563	168,751	180,900
Sales, Fees, and Other User Charges	112,538	121,383	127,044	136,367	141,021	225,763
Developer Contributions	14,938	19,728	30,076	35,893	28,706	5,334
Grants and Other Contributions	13,758	13,024	11,788	7,558	9,421	4,851
Investment Income	10,529	8,469	7,012	5,577	5,619	5,573
Penalties & Interest on Taxes	1,075	1,128	1,164	1,188	1,211	1,236
	281,802	304,795	326,405	345,146	354,729	423,657
Proceeds from Borrowing	21,460	5,121	17,099	8,193	2,065	1,839
Appropriations from:						
Operating Reserves	10,844	4,865	1,026	689	1,013	2,275
Capital and New Initiatives Reserves	65,639	72,811	84,172	90,841	92,729	80,022
	76,483	77,675	85,197	91,530	93,742	82,297
Source of Funds	**379,745**	**387,591**	**428,702**	**444,869**	**450,537**	**507,794**
Operating Expenditures						
Community Services	47,339	50,524	51,790	52,355	53,434	54,523
Planning and Development	18,235	19,066	18,473	18,337	18,712	18,989
Protective Services	50,783	52,444	53,852	55,575	57,621	59,753
Transportation and Engineering	11,351	13,072	13,097	13,010	12,867	13,093
Utilities	55,860	61,560	71,802	79,965	85,351	87,612
Governance and Admin	24,640	24,008	21,120	21,452	21,243	22,531
	208,208	220,674	230,133	240,695	249,228	256,500
Capital Expenditures	96,227	85,308	107,592	99,751	103,549	154,334
Debt Service	2,762	6,326	8,038	9,130	9,571	8,465
Contributions to:						
Operating Reserves	1,145	603	548	3,218	546	547
Capital and New Initiatives Reserves	71,403	74,681	82,391	92,075	87,643	87,948
	72,548	75,283	82,938	95,293	88,189	88,495
Use of Funds	**379,745**	**387,591**	**428,702**	**444,869**	**450,537**	**507,794**

Schedule B to Bylaw 8669
District of North Vancouver
2024 Revenue Disclosure Statement

Revenue from each Funding Source

The proportion of total revenue to be raised from each funding source in 2024 is shown in the table to the right. Property tax is an indirect tax on wealth and accounts for the greatest proportion of municipal revenues. The system of property taxation is relatively easy to administer and understand. It provides a stable and consistent source of revenue for services that provide general community benefits that can be often difficult to fund on a user-pay basis.

Funding Source	% Revenues	
	2023	2024
Taxation	42.5%	45.5%
Sales, Fees and User Charges	37.1%	39.2%
Other Sources	13.3%	13.7%
Proceeds From Borrowing	7.1%	1.7%
TOTAL	100%	100%

Sales, fees and user charges form the second largest portion of planned revenue. Many municipal services, such as water and sewer usage, can be measured and charged on a user-pay basis. This methodology strives to fairly distribute the costs of a municipal service to those who make use of it. Other services (e.g. recreation) which have both private and community benefits are funded through both user fees and municipal taxes.

Other sources of revenue include developer contributions, government grants and other external contributions. These sources of revenue are difficult to predict and can fluctuate significantly from year to year. In 2024, government grants are expected to decrease slightly, while developer contributions in the form of community amenity contributions and development cost charges are expected to increase.

Proceeds from borrowing make up the last source of funding and is used for asset replacement or acquisition of new assets.

Property Class	% Property Tax	
	2023	2024
Residential	72.1%	72.2%
Utilities	0.2%	0.2%
Major Industry	10.1%	10.0%
Light Industry	0.9%	0.9%
Business	16.4%	16.4%
Recreation	0.3%	0.3%
TOTAL	100.0%	100.0%

Property Tax Burden

The property tax burden for each property class is shown in the table on the left. The tax distribution detailed for 2024 is consistent with the current tax strategy approved by Council in 2009 that aligns the District tax rates with the average for Metro Vancouver, or the capped rate (if applicable) and relevant Ports Property Tax Act impacts. This strategy considers some shifting of the tax burden between classes if the tax base for a property class is not sufficient to be corrected by investment alone. It is expected that the competitiveness of the municipality as a place to do business will benefit from this policy. Ensuring policy objectives continue to support the taxpayers, the District continues to work with the Province to achieve solutions to inequalities presented in Provincial Port regulations as well as attaining workable solutions to assessment valuation issues affecting the success of select small businesses. Council's tax strategy is based on the principles of equity, fairness, and responsiveness to

community goals. Proportionate relationships between property classes can be affected by Council's economic policies, provincially legislated tax incentive programs and new permissive and statutory exemptions.

Permissive Tax Exemptions

Permissive tax exemptions represent approximately $510,066 in foregone tax revenues. Council grants permissive tax exemptions based on Section 224 of the Community Charter on "use of property" not based upon the charitable status of the organization as a whole. Organizations that contribute to the well-being of citizens within the municipality by improving their quality of life and effectively enhancing community services are eligible.

Schedule C to Bylaw 8669
District of North Vancouver
2024 Capital Plan Reserve Fund Appropriations
($000's)

		DISTRICT RESERVES								DEVELOPER / PRIVATE			OTHERS		
		EXISTING CAPITAL			LAND AND HOUSING		NEW CAPITAL								
Program	Cost	Infrast. Reserve	Fleet & Equip-ment	Utilities	Land	Housing	Transp. & Mobility	Comm. Health & Safety	Climate and Innovation	Develop. Cost Charges	Comm. Amenity Contrib.	Offsite/ Private	Borrow-ing	Grants	General Surplus
NEW CAPITAL AND INITIATIVES															
Transportation															
Active Transportation															
Cycling - Edgemont- Lions Gate	50	-	-	-	-	-	38	-	-	12	-	-	-	-	-
Cycling - LVTC - LCTC (East)	100	-	-	-	-	-	27	-	-	9	-	-	-	64	-
Cycling - Lynn Creek to CNV	1,500	-	-	-	-	-	-	-	-	98	-	-	-	1,402	-
Cycling - Marine Dr (EB)	400	-	-	-	-	-	-	-	-	-	-	-	-	400	-
Cycling improvement	50	-	-	-	-	-	45	-	-	5	-	-	-	-	-
LVTC - LCTC Bike Route West	1,485	-	-	-	-	-	743	-	-	-	-	-	-	743	-
Safe Routes to School	50	-	-	-	-	-	46	-	-	4	-	-	-	-	-
Sidewalks Capilano	100	-	-	-	-	-	90	-	-	10	-	-	-	-	-
Sidewalks Seymour	976	-	-	-	-	-	929	-	-	47	-	-	-	-	-
Spirit Trail (Eastern Segment)	2,859	-	-	-	-	-	-	-	-	-	-	-	1,001	1,858	-
Traffic Safety	200	-	-	-	-	-	180	-	-	20	-	-	-	-	-
Urban Trails - Inside Town Centres	500	-	-	-	-	-	-	-	-	-	-	500	-	-	-
Mtn. Highway: Arborlynn - Highway 1	1,300	-	-	-	-	-	-	-	-	-	-	-	-	1,300	-
Roads & Bridges															
Dollarton Highway Tsleil-Waututh Nation	131	-	-	-	-	-	-	-	-	-	-	131	-	-	-
Local Improvement Program	675	125	-	-	-	-	-	-	-	-	-	550	-	-	-
Road Safety and Monitoring	600	-	-	-	-	-	543	-	-	57	-	-	-	-	-
RoadUpgrades - Maplewood	3,000	-	-	-	-	-	-	-	-	-	-	3,000	-	-	-
Vehicle Bridges Edgemont Over	375	237	-	-	-	-	101	-	-	37	-	-	-	-	-
Vehicle Bridges Over Mackay Creek	280	175	-	-	-	-	77	-	-	28	-	-	-	-	-
Transit															
Transit Stops	200	-	-	-	-	-	180	-	-	20	-	-	-	-	-
Contingency	1,300	700	100	-	-	-	200	-	-	-	-	300	-	-	-
Climate Action															
Adaptation															
Biodiversity	200	-	-	-	-	-	-	-	200	-	-	-	-	-	-
Channel Upgrade	460	-	-	206	-	-	-	-	-	46	-	208	-	-	-
Culvert & Debris Upgrades	850	-	-	616	-	-	-	-	-	84	-	150	-	-	-
Forest Resiliency	700	-	-	-	-	-	-	550	-	-	-	-	-	150	-
Mitigation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public EV Charging Stations	1,100	-	-	-	-	-	-	-	300	-	-	-	-	800	-
Utilities	4,232	-	-	763	-	-	-	-	-	2,138	-	209	-	1,122	-
Utility Mains															
Culvert & Debris Upgrades	75	-	-	68	-	-	-	-	-	7	-	-	-	-	-
Sewer Inflow & Infiltration	1,537	-	-	415	-	-	-	-	-	-	-	-	-	1,122	-
Convert Gravel Fields to ATF (provision for two fields)	85	-	-	1	-	-	-	-	-	84	-	-	-	-	-
Storm Main Upgrade & Expansion	1,657	-	-	49	-	-	-	-	-	1,503	-	105	-	-	-
Water Main Upgrade & Expansion	629	-	-	5	-	-	-	-	-	519	-	105	-	-	-
UT - PRV Stations Upgrade & Expansion	250	-	-	225	-	-	-	-	-	25	-	-	-	-	-
Community Facilities, Arts & Culture	4,367	2,947	-	-	-	-	-	398	-	-	1,022	-	-	-	-
Community Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lynn Creek Community Centre	250	250	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Strategies	398	-	-	-	-	-	-	398	-	-	-	-	-	-	-
Library, Archives & Exhibits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parkgate Library	3,204	2,392	-	-	-	-	-	-	-	-	812	-	-	-	-
Lynn Valley Library Upgrade	115	81	-	-	-	-	-	-	-	-	35	-	-	-	-
Capilano Library Upgrade	300	225	-	-	-	-	-	-	-	-	75	-	-	-	-
Public Art & Heritage															
Public Art Provided Outside TCs	100	-	-	-	-	-	-	-	-	-	100	-	-	-	-

Document: 6215554

		DISTRICT RESERVES								DEVELOPER / PRIVATE			OTHERS		
		EXISTING CAPITAL			LAND AND HOUSING		NEW CAPITAL								
Program	Cost	Infrast. Reserve	Fleet & Equipment	Utilities	Land	Housing	Transp. & Mobility	Comm. Health & Safety	Climate and Innovation	Develop. Cost Charges	Comm. Amenity Contrib.	Offsite/ Private	Borrow-ing	Grants	General Surplus
Parks and Open Spaces	8,145	2,305	-	-	-	-	-	396	-	3,013	-	237	1,078	1,116	-
Community Parks															
Community Parks - Lions Gate	2,695	-	-	-	-	-	-	27	-	2,668	-	-	-	-	-
Sports Court Upgrade	100	-	-	-	-	-	-	100	-	-	-	-	-	-	-
Community Parks - District wide	65	-	-	-	-	-	-	59	-	6	-	-	-	-	-
District Level Parks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cates Park Facility Expansion	250	110	-	-	-	-	-	110	-	30	-	-	-	-	-
Paid Parking In Parks	650	-	-	-	-	-	-	-	-	-	-	-	650	-	-
Cates Park Shoreline Restoration	1,000	-	-	-	-	-	-	-	-	-	-	-	-	1,000	-
Natural Parkland & Alpine Trails	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Alpine Trail Facilities - Fromme	200	100	-	-	-	-	-	100	-	-	-	-	-	-	-
Sport Fields	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Convert Gravel Fields to ATF	100	-	-	-	-	-	-	-	-	-	-	10	40	50	-
Inter River Park ATF	2,555	2,095	-	-	-	-	-	-	-	256	-	139	-	66	-
Convert Gravel Fields to ATF (provision fo	530	-	-	-	-	-	-	-	-	53	-	88	389	-	-
Public Safety	2,855	-	-	-	-	-	-	145	-	-	268	-	2,442	-	-
Emergency Response Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Emergency Preemption Signal	50	-	-	-	-	-	-	50	-	-	-	-	-	-	-
Fire & Rescue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire Hall #4	2,180	-	-	-	-	-	-	-	-	-	218	-	1,962	-	-
Fire Hall #5	500	-	-	-	-	-	-	-	-	-	50	-	450	-	-
Maplewood Fire & Rescue Centre	30	-	-	-	-	-	-	-	-	-	-	-	30	-	-
Minor Fire Facility Equipment	95	-	-	-	-	-	-	95	-	-	-	-	-	-	-
Civic Facilities and Equipment	1,140	540	-	-	-	-	-	-	-	-	-	-	600	-	-
Operations Facilities & Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DNV Hall	500	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Operations Centre Expansion	600	-	-	-	-	-	-	-	-	-	-	-	600	-	-
Store Improvement	40	40	-	-	-	-	-	-	-	-	-	-	-	-	-
Technology															
Applications & Hardware															
Cyber Security	180	180	-	-	-	-	-	-	-	-	-	-	-	-	-
Library IT Integration	35	35	-	-	-	-	-	-	-	-	-	-	-	-	-
Fibre Optic Network	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fiber Optics Addition	600	-	-	-	-	-	-	600	-	-	-	-	-	-	-
New Capital and Initiatives Total	40,995	7,244	100	1,584	-	-	3,199	2,089	500	5,628	1,290	5,286	5,121	8,954	-

Program	Cost	DISTRICT RESERVES								DEVELOPER / PRIVATE			OTHERS		
		EXISTING CAPITAL			LAND AND HOUSING		NEW CAPITAL								
		Infrast. Reserve	Fleet & Equip-ment	Utilities	Land	Housing	Transp. & Mobility	Comm. Health & Safety	Climate and Innovation	Develop. Cost Charges	Comm. Amenity Contrib.	Offsite/ Private	Borrow-ing	Grants	General Surplus
EXISTING CAPITAL															
Transportation															
Roads & Bridges															
Overhead	617	617	-	-	-	-	-	-	-	-	-	-	-	-	-
Road Paving - Renewal	4,330	3,675	-	-	-	-	-	-	-	-	-	-	-	655	-
Street Lighting Renewal	190	190	-	-	-	-	-	-	-	-	-	-	-	-	-
Traffic Operations Renewal	770	770	-	-	-	-	-	-	-	-	-	-	-	-	-
Street Retaining Wall Renewal	300	300	-	-	-	-	-	-	-	-	-	-	-	-	-
Lands and Real Estate															
Community Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lynn Valley Village Renewal	200	200	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Lands	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lynn Valley Village Renewal	115	-	-	-	-	-	-	-	-	-	115	-	-	-	-
Public Lands & Properties															
Residential Properties	80	80	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities															
Storm Water Utility															
Drainage Upgrades	40	-	-	36	-	-	-	-	-	4	-	-	-	-	-
Major Culvert Replacement	1,525	-	-	1,361	-	-	-	-	-	164	-	-	-	-	-
Overhead	139	-	-	125	-	-	-	-	-	14	-	-	-	-	-
Utility Mains	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equipment - Utilities Renewal	250	-	-	225	-	-	-	-	-	25	-	-	-	-	-
Overhead	1,470	-	-	1,324	-	-	-	-	-	146	-	-	-	-	-
Sewer Mains	800	-	-	721	-	-	-	-	-	79	-	-	-	-	-
Storm Mains	928	-	-	836	-	-	-	-	-	92	-	-	-	-	-
UT - Lift Stations Renewal	1,400	-	-	1,261	-	-	-	-	-	139	-	-	-	-	-
UT - PRV Stations Renewal	1,000	-	-	901	-	-	-	-	-	99	-	-	-	-	-
UT - Pump Stations Renewal	200	-	-	180	-	-	-	-	-	20	-	-	-	-	-
UT - Water Reservoirs Renewal	100	-	-	90	-	-	-	-	-	10	-	-	-	-	-
Water Mains	6,300	-	-	5,676	-	-	-	-	-	624	-	-	-	-	-
Child and Seniors Care															
Child Care															
Lynnmour Jaycee House Renewal	50	50	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Facilities, Arts & Culture															
Community Facilities															
Mollie Nye House Renewal	125	125	-	-	-	-	-	-	-	-	-	-	-	-	-
Parkgate CRC Mech Upgrade	3,555	3,555	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Equipment Renewal	575	575	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Facilities Renewal	3,050	3,050	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Technology Renewal	250	250	-	-	-	-	-	-	-	-	-	-	-	-	-
Library, Archives & Exhibits															
Library Collection Rerenewal	622	622	-	-	-	-	-	-	-	-	-	-	-	-	-
Library Technology Renewal	16	16	-	-	-	-	-	-	-	-	-	-	-	-	-
Museum Equipment Renewal	20	20	-	-	-	-	-	-	-	-	-	-	-	-	-
Museum Facilities Renewal	90	90	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Art & Heritage															
Public Art Annual Program	50	50	-	-	-	-	-	-	-	-	-	-	-	-	-

		DISTRICT RESERVES								DEVELOPER / PRIVATE			OTHERS		
		EXISTING CAPITAL			LAND AND HOUSING		NEW CAPITAL								
Program	Cost	Infrast. Reserve	Fleet & Equip ment	Utilities	Land	Housing	Transp. & Mobility	Comm. Health & Safety	Climate and Innovation	Develop. Cost Charges	Comm. Amenity Contrib.	Offsite/ Private	Borrow- ing	Grants	General Surplus
Parks and Open Spaces															
Community Parks															
Public Golf Renewal	1,594	-	1,594	-	-	-	-	-	-	-	-	-	-	-	-
Urban Parkland Renewal	860	860	-	-	-	-	-	-	-	-	-	-	-	-	-
District Level Parks															
Cates Park Renewal	300	300	-	-	-	-	-	-	-	-	-	-	-	-	-
Lynn Canyon Park Renewal	770	770	-	-	-	-	-	-	-	-	-	-	-	-	-
Maplewood Farm Renewal	440	440	-	-	-	-	-	-	-	-	-	-	-	-	-
Natural Parkland & Alpine Trails															
Natural Parkland Renewal	284	284	-	-	-	-	-	-	-	-	-	-	-	-	-
Sport Fields															
Fieldhouse Upgrade & Expansion	2,000	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Sport Fields Renewal	150	150	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Safety															
Fire & Rescue															
Fire Facilities & Equipment Renewal	275	275	-	-	-	-	-	-	-	-	-	-	-	-	-
Police Services															
Police Facility & Equipment Renewal	214	214	-	-	-	-	-	-	-	-	-	-	-	-	-
Civic Facilities and Equipment															
Operations Facilities & Equipment															
Dnv Municipal Hall Renewal	2,433	2,433	-	-	-	-	-	-	-	-	-	-	-	-	-
Fleet Services Renewal	2,035	-	2,035	-	-	-	-	-	-	-	-	-	-	-	-
Operations Centre Renewal	310	310	-	-	-	-	-	-	-	-	-	-	-	-	-
Overhead	542	542	-	-	-	-	-	-	-	-	-	-	-	-	-
Corporate Equipment Renewal	19	-	19	-	-	-	-	-	-	-	-	-	-	-	-
Technology															
Applications & Hardware															
Application Enhancements	750	750	-	-	-	-	-	-	-	-	-	-	-	-	-
Business Systems Specialists	330	330	-	-	-	-	-	-	-	-	-	-	-	-	-
Corporate Hardware Refresh	1,100	-	1,100	-	-	-	-	-	-	-	-	-	-	-	-
Digital Transformation	750	750	-	-	-	-	-	-	-	-	-	-	-	-	-
Existing Capital Total	**44,313**	**24,643**	**4,748**	**12,738**	**-**	**-**	**-**	**-**	**-**	**1,414**	**115**	**-**	**-**	**655**	**-**
2024 Capital Budget	85,308	31,887	4,848	14,322			3,199	2,089	500	7,043	1,405	5,286	5,121	9,609	

Consolidated Financial Statements of

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

And Independent Auditor's Report thereon

Year ended December 31, 2023

KPMG LLP
PO Box 10426 777 Dunsmuir Street
Vancouver BC V7Y 1K3
Canada
Telephone (604) 691-3000
Fax (604) 691-3031

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Councillors of The Corporation of the District of North Vancouver

Opinion

We have audited the consolidated financial statements of The Corporation of the District of North Vancouver (the "District"), which comprise:

- the consolidated statement of financial position as at December 31, 2023
- the consolidated statement of operations for the year then ended
- the consolidated statement of cash flows for the year then ended
- the consolidated statement of changes in net financial assets for the year then ended
- notes to the consolidated financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the District as at December 31, 2023 and its consolidated results of operations, its consolidated changes in net financial assets, and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the ***"Auditor's Responsibilities for the Audit of the Financial Statements"*** section of our auditor's report.

We are independent of the District in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the District's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the District or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the District's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report and includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosure made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the District's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the District to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a matter that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings including any significant deficiencies in internal control that we identify during our audit.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group entity to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

KPMG LLP

Chartered Professional Accountants

Vancouver, Canada
May 6, 2024

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

Consolidated Statement of Financial Position

December 31, 2023, with comparative information for 2022

	2023	2022
Financial assets:		
Cash and cash equivalents (note 3)	$ 32,291,065	$ 18,462,084
Taxes receivable	5,829,148	5,809,670
Accounts receivable	8,450,166	5,543,245
Due from governments (note 4)	4,060,487	2,449,936
Investments (note 5)	302,849,275	306,894,380
Municipal Finance Authority ("MFA") debt reserve deposit	638,423	619,179
Inventories held for resale	225,801	215,303
	354,344,365	339,993,797
Liabilities:		
Accounts payable and accrued liabilities	28,350,669	25,105,933
Due to governments (note 6)	31,509,549	26,261,461
Restricted revenue (note 7)	27,007,197	21,623,299
Deferred revenue (note 8)	30,051,937	27,036,157
Debt (note 9)	25,730,403	28,166,939
Post-employment benefits (note 10)	11,187,524	10,947,000
Asset retirement obligations (note 12)	5,306,934	-
Deposits and other liabilities	31,782,404	27,469,818
	190,926,617	166,610,607
Net financial assets	163,417,748	173,383,190
Non-financial assets:		
Prepaid expenses	2,558,308	1,719,295
Inventories held for consumption	1,616,508	1,850,660
Tangible capital assets (note 11)	908,154,260	841,017,850
Other assets	16,276	25,443
	912,345,352	844,613,248
Accumulated surplus (note 13)	$ 1,075,763,100	$ 1,017,996,438

Commitments and contingencies (note 15)
Contractual rights (note 19)

See accompanying notes to consolidated financial statements.

Rick Danyluk, CPA, CMA
Acting GM, Finance & CFO

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

Consolidated Statement of Operations

Year ended December 31, 2023, with comparative information for 2022

	2023 Budget (note 18)	2023	2022
Revenue:			
Taxation (note 14)	$ 127,726,906	$ 128,651,525	$ 126,992,313
Sales, fees, and user charges:			
Water	34,814,200	34,430,113	32,453,993
Sewer	31,823,243	32,132,303	29,103,943
Solid waste	8,617,510	8,551,970	8,192,341
Parks, recreation and culture	14,842,534	15,093,814	13,215,062
Other	30,868,389	30,413,763	33,480,086
Transfer from governments:			
Federal Government	3,645,523	1,208,873	291,843
Provincial Government	6,629,343	14,012,350	3,469,552
Regional Government	1,362,213	4,527,601	1,972,565
Investment income	9,532,935	14,467,649	7,821,803
Land sales and other contributions	7,026,171	12,482,943	25,438,995
	276,888,967	295,972,904	282,432,496
Expenses (note 17):			
General government	32,436,190	57,330,762	49,240,093
Protective services	58,835,165	58,697,888	53,337,672
Solid waste removal services	8,068,032	7,800,758	7,376,014
Social services	4,996,751	4,437,259	3,606,411
Development services	7,111,526	6,811,345	4,185,083
Transport and other services	10,647,326	11,239,872	13,532,435
Parks, recreation and cultural services	46,510,095	48,418,718	41,880,911
Water utility services	22,275,835	21,555,456	20,549,220
Sewer utility services	22,474,382	21,914,184	20,715,053
	213,355,302	238,206,242	214,422,892
Annual surplus	63,533,665	57,766,662	68,009,604
Accumulated surplus, beginning of year	1,017,996,438	1,017,996,438	949,986,834
Accumulated surplus, end of year (note 13)	$ 1,081,530,103	$ 1,075,763,100	$ 1,017,996,438

See accompanying notes to consolidated financial statements.

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

Consolidated Statement of Cash Flows

Year ended December 31, 2023, with comparative information for 2022

	2023	2022
Operating transactions:		
Annual surplus	$ 57,766,662	$ 68,009,604
Non-cash items:		
Depreciation	23,626,074	22,036,260
Accretion expense	185,707	-
Loss on disposal of tangible capital assets	505,048	1,077,673
Amortization of other assets	9,167	11,329
Contributed tangible capital assets	(5,841,488)	(20,202,924)
Changes in operating assets and liabilities (note 20)	16,274,059	(7,783,543)
Cash applied to operating transactions	92,525,229	63,148,399
Capital transactions:		
Cash used to acquire tangible capital assets	(80,304,817)	(68,647,947)
Cash applied to capital transactions	(80,304,817)	(68,647,947)
Investing transactions:		
Net change in investments	4,045,105	(90,199,025)
Cash applied to investment transactions	4,045,105	(90,199,025)
Financing transactions:		
Debt repayment	(2,436,536)	(2,336,943)
Cash applied to financing transactions	(2,436,536)	(2,336,943)
Increase (decrease) in cash and cash equivalents	13,828,981	(98,035,516)
Cash and cash equivalents, beginning of year	18,462,084	116,497,600
Cash and cash equivalents, end of year	$ 32,291,065	$ 18,462,084
Non-cash transactions, related to asset retirement obligations:		
Tangible capital asset additions	$ 5,121,227	$ -

See accompanying notes to consolidated financial statements.

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

Consolidated Statement of Changes in Net Financial Assets

Year ended December 31, 2023, with comparative information for 2022

	2023 Budget (note 18)	2023	2022
Annual surplus	$ 63,533,667	$ 57,766,662	$ 68,009,604
Contributed tangible capital assets (note 11(a))	-	(5,841,488)	(20,202,924)
Tangible capital assets additions	-	(5,121,227)	-
Acquisition of tangible capital assets	(87,830,455)	(80,304,817)	(68,647,947)
Depreciation of tangible capital assets	-	23,626,074	22,036,260
Loss on disposal of tangible capital assets	-	505,048	1,077,673
	(87,830,455)	(67,136,410)	(65,736,938)
Amortization of other assets	-	9,167	11,329
Acquisition of inventories held for consumption	-	(1,616,508)	(1,850,660)
Acquisition of prepaid expenses	-	(2,558,308)	(1,719,295)
Use of inventories held for consumption	-	1,850,660	1,645,680
Use of prepaid expenses	-	1,719,295	1,402,071
		(595,694)	(510,875)
Change in net financial assets	$ (24,296,788)	$ (9,965,442)	$ 1,761,791
Net financial assets, beginning of year	173,383,190	173,383,190	171,621,399
Net financial assets, end of year	$ 149,086,402	$ 163,417,748	$ 173,383,190

See accompanying notes to consolidated financial statements.

The Corporation of the District of North Vancouver (the “District”) was incorporated in 1891 and operates under the provision of the Community Charter and the Local Government Act of British Columbia. The District's principal activities include the provision of local government services to residents and businesses of the incorporated area. These include administrative, protective, transportation, environmental, recreational, water and sewer services.

1. Significant accounting policies:

(a) Basis of presentation:

The consolidated financial statements have been prepared in accordance with the Canadian public sector accounting standards.

(b) Basis of consolidation:

The consolidated financial statements reflect the assets, liabilities, revenues, expenses and changes in net financial assets of the reporting entity.

The reporting entity is comprised of all organizations that are controlled by the District. The consolidated financial statements reflect the consolidation of the District's funds with the financial position and results of operations of the District of North Vancouver Municipal Public Library and the District's proportionate interest in the North Vancouver Recreation & Culture Commission, North Vancouver Museum and Archives Commission, and North Shore Emergency Management Office.

Inter-entity and inter-fund balances and transactions have been eliminated on consolidation.

(c) Segment disclosures:

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information. Consolidated financial statements report financial activities by major service. Segment disclosures provide information on the District's services delivered by department.

(d) Revenue recognition:

Revenue is recorded on the accrual basis and is recognized when it is earned. Unearned revenue is reported on the consolidated statement of financial position as either deferred revenue or deposits and other liabilities. Property tax revenue is recognized on the accrual basis using approved tax rates and the tax class assessments related to each year.

(e) Expense recognition:

Expenses are recognized on an accrual basis by the receipt of goods and services or the creation of an obligation to pay.

1. Significant accounting policies (continued):

(f) Fund accounting:

Funds within the consolidated financial statements consist of operating, capital and reserve funds. Transfers between funds are recorded as adjustments to the appropriate fund balance. All inter- fund assets and liabilities and financial operations have been eliminated in the consolidated financial statements. The funds consist of the following:

(*i*) Operating fund:

These funds include the General, Water and Sewer Operating funds as well as the operating fund of the District of North Vancouver Municipal Public Library and the District's interest in the operating fund of the North Vancouver Recreation & Culture Commission, North Vancouver Museum and Archives Commission, and North Shore Emergency Management Office. They are used to record the consolidated operating assets, liabilities, revenue and expenses of the District.

(*ii*) Capital fund:

These funds include the General, Water and Sewer Capital funds as well as the Capital fund of the District of North Vancouver Municipal Public Library. They are used to record the acquisition and construction costs of tangible capital assets and any related debt outstanding.

(*iii*) Reserve fund:

These funds have been established for a specific purpose and include the following types:

(1) Existing Capital Reserves, to enable the District to maintain existing assets in a state of good repair;

(2) New Capital, Initiatives and Growth Reserves, to support investments in transportation and mobility, community health and safety, climate mitigation and innovation, and to help smooth financial impacts as the community grows;

(3) Land and Housing Reserves, to preserve the value of the District’s lands, acquire new lands and support investments in social and supportive housing.

(g) Other taxing jurisdictions:

The assets, liabilities, taxation, other revenue and expenses with respect to the operations of other taxing jurisdictions including the provincial school system and the Metro Vancouver Regional District (the “MVRD”) are not reflected in these consolidated financial statements.

(h) Cash and cash equivalents:

Cash and cash equivalents consist of cash, highly liquid money market investments and short- term investments with maturities of less than 90 days from the date of acquisition.

(i) Investments:

Investments are recorded at cost plus accrued interest receivable and net of amortized discounts or premiums.

1. Significant accounting policies (continued):

(j) Inventories held for resale:

Inventories held for resale are valued at the lower of cost or net realizable value. Net realizable value is determined by estimating the selling price of these goods, minus the cost of their sale or disposal. Cost is determined on a weighted average basis.

(k) Restricted revenue:

Revenues which are restricted by legislation or by agreement with external parties are deferred and reported as restricted revenue. When qualifying expenses are incurred, restricted revenue is recognized as revenue at amounts equal to the qualifying expenses.

(l) Deferred revenue:

Revenues received in advance of services to be provided are deferred until they are earned by the provision of those services.

(m) Non-financial assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations. They include prepaid expenses, inventories held for consumption, tangible capital assets and other assets.

(*i*) Inventories held for consumption:

Inventories of supplies held for consumption are recorded at the lower of cost and replacement cost. Cost is determined on a weighted average basis.

(*ii*) Tangible capital assets:

Tangible capital assets are initially recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of assets. The cost, less residual value, of the tangible capital assets, excluding land, is depreciated on a straight-line basis over their estimated useful lives as follows:

Asset category	Useful lives (years)
Land improvements	5 - 100
Buildings and building improvements	2 - 50
Vehicles	2 - 25
Furniture and equipment	4 - 30
Water and waste water infrastructure	15 - 100
Road infrastructure:	
Base	75
Surface	16 - 80
Other infrastructure	12 - 100
Library collection	2 - 10

1. Significant accounting policies (continued):

(m) Non-financial assets (continued):

(*ii*) Tangible capital assets (continued):

Assets under construction are not depreciated until the asset is placed in service.

(A) Contributions of tangible capital assets:

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue when received.

(B) Natural resources:

Natural resources are not recognized as assets in these consolidated financial statements. These assets may include wetlands, riparian areas, forests, freshwater ecosystems, coastal marine areas, and urban green spaces and parks. The District acknowledges the need to manage natural resources in conjunction with engineered infrastructure.

(C) Works of art and historic assets:

The District manages and controls various works of art and non-operational historical cultural assets including artifacts, paintings and sculptures located at District sites and public display areas. These assets are not recorded as tangible capital assets and are not depreciated.

(D) Leased tangible capital assets:

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

(*iii*) Other assets:

Commissions, free rent and lease inducements are deferred and amortized over the first term of the lease agreement, which is typically five years. Any expenses related to a tenant that vacates prior to the end of their lease are written off immediately.

(n) Capitalization of interest:

Interest is capitalized whenever external debt is issued to finance the construction of assets.

(o) Contaminated sites:

A liability for contaminated sites is recognized when a site is not in productive use and the following criteria are met:

(i) An environmental standard exists;

(ii) Contamination exceeds the environmental standard;

(iii) The District is directly responsible or accepts responsibility;

(iv) It is expected that future economic benefits will be given up; and

(v) A reasonable estimate of the amount can be made.

1. Significant accounting policies (continued):

(o) Contaminated sites (continued):

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site. As at December 31, 2023, no liability for contaminated sites was recognized.

(p) Government transfers:

Government transfers that are restricted are deferred as restricted revenue and then recognized as revenue as the related expenditures are incurred or the stipulations in the related agreements are met. Unrestricted transfers are recognized as revenue when received or if the amount to be received can be reasonably estimated and collection is reasonably assured.

(q) Post-employment benefits:

Post-employment benefits also accrue to the District's employees. The liabilities related to these benefits are actuarially determined based on the service and best estimates of retirement ages and expected future salary and wages increases. The liabilities under these benefits plans are accrued based on projected benefits prorated as employees render services necessary to earn the future benefits.

(r) Financial Instruments:

Financial instruments include cash and cash equivalents, investments, accounts receivables, accounts payable and accrued liabilities and debt.

Financial instruments are recorded at fair value on initial recognition. Equity instruments quoted in an active market and derivatives are subsequently measured at fair value as at the reporting date. All other financial instruments are subsequently recorded at cost or amortized cost unless management elects to carry the financial instrument at fair value. The District has not elected to carry any other financial instruments at fair value.

Unrealized changes in fair value are recognized in the Consolidated Statement of Remeasurement Gains and Losses. They are recorded in the Consolidated Statement of Operations when they are realized. There are no unrealized changes in fair value as at December 31, 2023 and December 31, 2022. As a result, the District does not have a Consolidated Statement of Remeasurement Gains and Losses.

Transaction costs incurred on the acquisition of financial instruments recorded at cost are expensed as incurred.

Sales and purchases of investments are recorded on the trade date.

Accounts receivables, investments, accounts payable and accrued liabilities, and debt are measured at amortized cost using the effective interest rate method.

All financial assets measured at amortized cost are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the Consolidated Statement of Operations.

1. Significant accounting policies (continued):

(s) Asset retirement obligations:

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up; and,
- A reasonable estimate of the amount can be made.

The liability is initially recorded at the best estimate of the expenditures required to retire a tangible capital asset, and the resulting costs are capitalized as part of the carrying amount of the related tangible capital asset if the asset is recognized and in productive use. This liability is subsequently reviewed at each financial reporting date and adjusted for any revisions to the timing or amount required to settle the obligation.

The changes in the liability for the passage of time are recorded as accretion expense in the Consolidated Statement of Operations and all other changes are adjusted to the tangible capital asset. The cost is amortized over the remaining useful life of the tangible capital asset (Note 1 (m)(ii) and remaining term of the lease agreement for ground leases. If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

Recoveries related to asset retirement obligations are recognized when the recovery can be appropriately measured, a reasonable estimate of the amount can be made and it is expected that future economic benefits will be obtained. A recovery is recognized on a gross basis from the asset retirement obligations liability.

(t) Pension fund:

The District and its employees make contributions to the Municipal Pension Plan. As this plan is a multi-employer plan, contributions are expensed as incurred.

(u) Use of accounting estimates:

The preparation of the consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant areas requiring the use of management estimates relate to the determination of post-employment benefits and amounts to settle asset retirement obligations.

Actual results could differ from those estimates. Adjustments, if any, will be reflected in the consolidated financial statements in the year that the change in estimate is made, as well as in the year of settlement if the amount is different.

2. Adoption of new accounting standards:

(a) PS 3280 Asset Retirement Obligations:

On January 1, 2023, the District adopted Canadian public sector accounting standard PS 3280 Asset Retirement Obligations ("PS 3280"). The standard requires the reporting of legal obligations associated with the retirement of tangible capital assets by public sector entities.

The District has adopted this standard on a prospective basis.

(b) PS 3450 Financial Instruments and related standards:

On January 1, 2023, the District adopted Canadian public sector accounting standard PS 3450 Financial Instruments, PS 2601 Foreign Currency Translation, PS 1201 Financial Statement Presentation and PS 3041 Portfolio Investments. The standards were adopted prospectively from the date of adoption. The new standards provide comprehensive requirements for the recognition, measurement, presentation and disclosure of financial instruments and foreign currency transactions.

Under PS 3450 Financial Instruments, all financial instruments are included on the Consolidated Statement of Financial Position and are measured at either fair value or amortized cost based on the characteristics of the instrument and the District's accounting policy choices (see note 1(r)).

The adoption of these standards did not have any impact on the amounts presented in these consolidated financial statements.

3. Cash and cash equivalents:

	2023	2022
Cash	$ 6,352,596	$ 12,183,135
Business Investment Savings Account	1,412,090	1,394,152
Pooled High Interest Saving Account	24,526,379	4,884,797
	$ 32,291,065	$ 18,462,084

4. Due from governments:

	2023	2022
Due from Federal Government	$ 2,927,047	$ 1,205,759
Due from Provincial Government	532,279	654,478
Due from Regional Government	601,161	589,699
	$ 4,060,487	$ 2,449,936

5. Investments:

	2023	2022
Investments consist of:		
(average rate of return 4.45% (2022 - 2.51%))		
Bank and Credit Union notes & deposits	$ 292,389,612	$ 296,484,610
Provincial Government Notes	10,459,663	10,409,770
	$ 302,849,275	$ 306,894,380

6. Due to governments:

	2023	2022
Due to Federal Government:		
RCMP police contract	$ 11,205,348	$ 10,930,382
Other	154,628	707,965
	11,359,976	11,638,347
Due to Provincial Government:		
Taxes collected on behalf of other jurisdictions	2,077,949	1,951,665
Ministry of Transportation & Infrastructure Capital Project	1,795,608	-
Payroll liability	396,479	225,617
Other	14,576	125,507
	4,284,612	2,302,789
Due to Other Regional Entities:		
Metro Vancouver	9,211,101	9,004,089
Due to partner organizations	2,769,816	2,192,842
Municipal Pension Plan	572,063	-
District of West Vancouver	506,990	-
City of North Vancouver	957,769	562,409
City of Vancouver	33,718	25,725
Development Cost Charges (DCC) collected on behalf of other jurisdictions	1,630,491	495,741
Taxes collected on behalf of other jurisdictions	24,580	19,696
Other	158,433	19,823
	15,864,961	12,320,325
	$ 31,509,549	$ 26,261,461

7. Restricted revenue:

(a) Restricted revenue are comprised mainly of DCC that are collected to pay for the general capital and utility expenses due to development. In accordance with the Community Charter, these funds are deposited into separate accounts. When the related expenses are incurred, the DCC are then recognized as revenue.

	2023	2022
Development cost charges (i):		
Water	$ 403,914	$ 360
Sewer	923,046	3,232,021
Drainage	693,508	37,091
Roads	8,135,812	4,775,366
Parks	13,634,583	10,706,983
	23,790,863	18,751,821
Restricted donations and other	2,342,211	2,034,596
Community amenity contribution	558,867	535,057
Developer parkland reserve contributions	315,256	301,825
	$ 27,007,197	$ 21,623,299

(*i*) Development cost charges:

In accordance with section 569 of the Local Government Act, 2023 Annual Development Cost Charges include the following, reported for each purpose under sections 559(2) and 559(3) for which the local government imposes the DCC in the applicable year:

(A) The amount of DCC received;

(B) The expenditures from the DCC reserve funds;

(C) The balance in the DCC reserve fund at the start and at the end of the applicable year;

(D) Any waivers and reductions under section 533(2).

	Water	Sewer	Drainage	Roads	Park	Total
Balance, beginning of year	$ 360	$ 3,232,021	$ 37,091	$ 4,775,366	$ 10,706,983	$ 18,751,821
Add:						
Interest income	8,799	90,438	15,902	281,021	529,812	925,972
DCC collected	1,223,662	606,147	899,961	3,401,803	2,404,654	8,536,227
Deduct:						
Acquisition of tangible capital assets	828,907	3,005,560	259,446	322,378	6,866	4,423,157
Balance, end of year	$ 403,914	$ 923,046	$ 693,508	$ 8,135,812	$ 13,634,583	$ 23,790,863
DCC Waivers provided in 2023:						
Bylaw 8508	$ 488,395	$ 241,923	$ 140,398	$ 1,312,174	$ 1,017,110	$ 3,200,000
	$ 488,395	$ 241,923	$ 140,398	$ 1,312,174	$ 1,017,110	$ 3,200,000

8. Deferred revenue:

	2023	2022
Prepaid taxes	$ 20,134,680	$ 19,168,138
Contributions for future use	2,548,384	2,121,246
Deferred permit fees	3,495,188	2,848,510
Prepaid membership fees	1,318,881	1,133,568
Prepaid connection fees	717,310	172,560
Other	1,837,494	1,592,135
	$ 30,051,937	$ 27,036,157

9. Debt:

The District finances certain tangible capital asset acquisitions through the MFA in accordance with the Community Charter. The District makes payments to sinking funds related to its debt. Sinking fund balances, managed by the MFA, are netted against related debt.

	Gross amount borrowed	Repayments and actuarial adjustments	Net debt 2023	Net debt 2022
General fund	$ 47,745,000	$ 22,014,597	$ 25,730,403	$ 28,166,939

Repayments on net outstanding debt over the next five years and thereafter are as follows:

2024	$ 2,481,185
2025	2,574,480
2026	2,664,587
2027	2,757,848
2028	1,755,583
Thereafter	13,496,720
	$ 25,730,403

The District paid $1,358,455 (2022 - $1,129,102) in interest on long-debt during the year. Interest rates on debt range from 2.20% to 3.90% (2022 – 2.20% to 3.90%).

10. Post-employment benefits:

As per the terms of the various collective agreements and compensation policies, the District provides its employees with sick days and certain employee benefits on termination and retirement. These include service severance pay based on years of service and a full year's vacation entitlement in the year of retirement.

The District uses an actuarial valuation to determine the estimated value of post-employment benefits. The most recent full actuarial valuation was completed as at December 31, 2023.

Accrued benefit obligation	2023	2022
Balance, beginning of year	$ 10,279,321	$ 11,809,107
Current service cost	900,591	1,079,228
Interest cost	477,616	305,600
Benefits paid	(1,050,434)	(1,185,416)
Actuarial loss (gain)	1,510,877	(1,729,198)
Balance, end of year	$ 12,117,971	$ 10,279,321

Actuarial gains and losses are amortized over 10 years, being the expected average remaining service period of the related employee group, commencing the year after the gain or loss arises.

	2023	2022
Accrued benefit obligation balance, end of year	$ 12,117,971	$ 10,279,321
Unamortized actuarial gain (loss)	(928,130)	647,330
Other employee benefit liabilities	(2,317)	20,349
Accrued benefit liability, end of year	$ 11,187,524	$ 10,947,000

The significant actuarial assumptions used in estimating the District's accrued benefit obligation are as follows:

	2023	2022
Discount rate	4.10%	4.50%
Expected future inflation rates	2.50%	2.50%
Expected cost of living and other increases	2.50% - 5.90%	2.58% - 4.63%

11. Tangible capital assets:

Cost	Balance at December 31, 2022	Additions, net of Transfers	Disposals	Balance at December 31. 2023
Land and improvements	$ 243,561,102	$ 4,771,361	$ (155,016)	$ 248,177,447
Buildings	217,793,806	12,687,388	-	230,481,194
Furniture, equipment	-			-
and vehicles	61,953,919	4,944,171	(1,420,492)	65,477,598
Roads	268,540,016	10,490,144	(1,357,930)	277,672,230
Water	165,144,519	13,479,298	(234,627)	178,389,190
Sewer	78,288,974	1,097,527	(46,670)	79,339,831
Drainage	131,496,624	3,253,476	(10,368)	134,739,732
Library collection	4,688,596	637,414	(614,598)	4,711,412
Assets under construction	77,841,956	39,906,753	-	117,748,709
Total	$ 1,249,309,512	$ 91,267,532	$ (3,839,701)	$ 1,336,737,343

Accumulated depreciation	Balance at December 31, 2022	Additions	Disposals	Balance at December 31, 2023
Land and improvements	$ 43,670,817	$ 2,201,040	$ (155,016)	$ 45,716,841
Buildings	93,293,835	5,669,835	-	98,963,670
Furniture, equipment and vehicles	33,619,406	4,052,220	(1,368,405)	36,303,221
Roads	119,688,256	6,541,595	(1,106,992)	125,122,859
Water	33,993,497	1,979,714	(199,998)	35,773,213
Sewer	33,375,462	1,109,449	(30,469)	34,454,442
Drainage	47,901,666	1,602,089	(8,832)	49,494,923
Library collection	2,748,723	470,132	(464,941)	2,753,914
Total	$ 408,291,662	$ 23,626,074	$ (3,334,653)	$ 428,583,083

	Net book value December 31, 2022	Net book value December 31, 2023
Land and improvements	$ 199,890,285	$ 202,460,606
Buildings	124,499,971	131,517,524
Furniture, equipment and vehicles	28,334,513	29,174,377
Roads	148,851,760	152,549,371
Water	131,151,022	142,615,977
Sewer	44,913,512	44,885,389
Drainage	83,594,958	85,244,809
Library collection	1,939,873	1,957,498
Assets under construction	77,841,956	117,748,709
Total	$ 841,017,850	$ 908,154,260

11. Tangible capital assets (continued):

(a) Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair value at the date of contribution and are recorded in land sales and other contributions on the Consolidated Statement of Operations. The value of contributed assets received during the year is as follows:

	2023	2022
Land and improvements	$ 1,304,381	$ 8,728,409
Buildings	-	7,897,591
Roads	2,676,418	1,985,775
Water	965,820	280,809
Sewer	253,889	381,904
Drainage	640,980	928,436
	$ 5,841,488	$ 20,202,924

(b) Tangible capital assets disclosed at nominal value:

Where an estimate of fair value can not be made, the tangible capital asset is recognized at a nominal value.

(c) Write-down of tangible capital assets:

The write-down of tangible capital assets during the year was nil (2022 - nil).

12. Asset retirement obligations:

Following the adoption of PS3280, the District owns and leases some buildings that are known to contain asbestos and other hazardous materials, which represents a health hazard when undergoing certain repairs and maintenance work and upon demolition of the building. Additionally, some sites owned by the District contain underground fuel tanks. As there is a legal obligation to remove hazardous materials, the District has recognized a liability relating to the asset retirement obligations, as estimated at December 31, 2023.

Opening balance	$ -
Adoption of asset retirement obligations	5,121,227
Accretion expense	185,707
Total	$ 5,306,934

The liability has been estimated using a net present value technique with a discount rate of 5.41% and inflation rate of 3.22%. The estimated total undiscounted future expenditures are $19,554,540 which are to be incurred over 58 years from 2024 to 2082.

13. Accumulated surplus:

		2023	2022
(a)	Reserves are comprised of the following:		
	Operating and risk management:		
	Assessment appeal and property tax	$ 6,533,014	$ 6,352,550
	Development stabilization	4,086,184	6,630,664
	General municipal operations	5,016,898	6,251,299
	Utilities – Water working capital	3,311,065	3,170,000
	Utilities – Sewer working capital	3,008,160	2,880,000
	Human Resources	612,344	511,714
	Auto, fire and liability insurance	1,548,390	1,482,423
	Operating projects in progress (future expenditures)	3,305,466	3,212,117
		27,421,521	30,490,767
	Partner Organizations:		
	District of North Vancouver Municipal Public Library	903,737	525,008
	North Vancouver Museum and Archives	(24,912)	(60,320)
	North Shore Emergency Management Office	119,656	109,500
		998,481	574,188
	Existing Capital:		
	Infrastructure	12,959,629	11,834,467
	Utilities – water	14,652,769	12,451,308
	Utilities – sewer and drainage	28,817,403	20,750,757
	Utilities – solid waste	7,641,496	6,561,206
	Vehicles and equipment	7,257,953	5,873,229
		71,329,250	57,470,967
	New capital, initiatives and growth:		
	Transportation and mobility	1,975,911	3,578,445
	Community health and safety	258,727	2,308,124
	Climate and innovation	627,246	915,522
	Heritage retention and conservation	137,941	132,064
	Other development charges	741,289	837,584
	Community amenity contributions	19,643,129	18,576,334
	Growing communities grant	10,353,205	-
	Local improvement	328,439	314,446
	Tax growth	9,115,317	7,825,613
		43,181,204	34,488,132
	Land and housing:		
	Land	4,198,230	5,685,906
	Land income	7,175,834	3,966,433
	Housing	5,029,828	4,383,062
		16,403,892	14,035,401
(b)	Capital projects in progress:		
	Land and improvements	3,895,363	8,798,014
	Buildings	(4,482,226)	11,881,709
	Furniture, equipment and vehicle	10,911,250	13,673,578
	Roads	(994,464)	1,052,649
	Water	2,406,123	279,161
	Sewer	3,696,646	11,023,709
	Drainage	553,182	2,840,589
	Future major repair and maintenance	10,459,007	13,632,964
	Other	10,992,139	4,903,699
		37,437,020	68,086,072
(c)	Equity in tangible capital assets	878,991,732	812,850,911
Accumulated surplus		$ 1,075,763,100	$ 1,017,996,438

14. Taxation:

In addition to levying and collecting property tax for municipal purposes, the District is required to levy and collect taxes on behalf of other jurisdictions.

	2023 Budget	2023 Actual	2022 Actual
Gross taxes levied on property	$ 216,267,167	$ 216,728,964	$ 211,035,730
Deduct: Taxes levied and collected on behalf of other jurisdictions:			
Province of B.C. – school taxes	72,330,035	72,012,546	68,053,608
Translink	16,723,747	16,647,535	16,208,704
B.C. Assessment	2,694,247	2,683,004	2,607,277
MVRD	3,651,628	3,635,018	3,413,539
MFA	14,177	14,112	13,128
	95,413,834	94,992,215	90,296,256
Add:			
Payment in lieu of taxes	6,873,573	6,914,776	6,252,839
Net taxes for municipal purposes	$ 127,726,906	$ 128,651,525	$ 126,992,313

15. Commitments and contingencies:

(a) Contingent liabilities:

As a member of the MVRD, the Greater Vancouver Sewerage and Drainage District and the Greater Vancouver Water District, the District is jointly and severally liable for the net capital liabilities of these districts. Any liability which may arise as a result will be accounted for in the period in which the required payment is made.

(b) Municipal Pension Plan:

The District and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula.

As at December 31, 2022, the plan has about 240,000 active members and approximately 124,000 retired members. Active members include approximately 918 contributors (2022 – 854 contributors) from the District.

15. Commitments and contingencies (continued):

(b) Municipal Pension Plan (continued):

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as of December 31, 2021, indicated a $3,761 million funding surplus for basic pension benefits on a going concern basis.

The next valuation will be as at December 31, 2024, with results available in 2025.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the plan.

The District paid $7,634,108 (2022 - $6,990,358) for employer contributions to the plan in fiscal 2023.

(c) Third party claims and property tax appeals:

Several claims have been initiated against the District in varying or unspecified amounts. In addition, several property tax appeals have been filed with BC Assessment and are pending at December 31, 2023. Any amounts payable in addition to the accrued amounts, if any, arising from the claims and the appeals will be recorded in the year in which the amount is determinable.

Reserves have been established to fund potential additional unfavourable results.

(d) Insurance:

In the ordinary course of business, claims are asserted or made against the District, and the District is currently involved in various legal actions. The outcome of these actions cannot be determined at this time. A provision has been made in the accounts for any possible unfavourable outcome of these actions. The amount of any loss in excess of the provision and insurance coverage will be recorded when determinable.

15. Commitments and contingencies (continued):

(e) Contractual obligations:

The District has entered into an agreement with a facility manager to manage a recreational facility for a period of 5 years commencing September 1, 1998 and renewable at the option of the facility manager for further 5-year terms to August 31, 2048. As part of the agreement the District has committed to the payment of 2,800 hours of facility rental for each year ended August 31st. For the year ended December 31, 2023, the District's liability is estimated at $731,473. For succeeding years, this amount will be adjusted by any change in the Vancouver average all-in consumer price index for the previous year.

(f) MFA demand notes:

The District issues its debt instruments through the MFA. The District also executes demand notes in connection with each debenture whereby the District may be required to lend certain amounts to the MFA. Demand notes have been executed in the amount of $1,099,485 (2022 - $1,099,485). These demand notes are contingent in nature and are therefore not recorded as liabilities.

(g) E-Comm Emergency Communications for British Columbia Incorporated (“E-Comm”):

The District is a shareholder and member of E-Comm Emergency Communications for British Columbia Incorporated (E-Comm), whose services include: regional 911 call centre for the Greater Vancouver Regional District, Area Wide Radio emergency communications network, dispatch operations and records management. The District holds 1 Class A share and 1 Class B share (of a total 36 Class A and 19 Class B shares issued and outstanding at December 31, 2023). As a Class A shareholder, the District is committed to paying levies for services received under a cost- sharing formula to fund operating and capital costs of the E-Comm operations. In addition, the District is contingently liable to cover its proportionate share of such costs should any member be unable to fulfill its funding obligations. Annual levy amounts fluctuate based on various factors under the cost-sharing formula, and amounted to $342,511 during 2023 (2022 - $333,059).

16. Performance deposits:

In addition to cash deposits, the District is holding irrevocable Letters of Credit in the amount of $74,291,021 (2022 - $73,305,345), which were received from depositors to ensure their performance of works to be undertaken within the District. These amounts are not reflected in these consolidated financial statements.

17. Segment disclosures:

District services are provided by departments and their activities are reported in the District's funds as described in Note 1(f). The accounting policies used in these segments are consistent with those followed in the preparation of the consolidated financial statements as disclosed in Note 1.

Revenues not directly attributable to a specific segment are included in General Government & Admin.

Amounts shown for operating expenses are the gross amounts including interfund eliminations incurred by departments for all segmented activity.

The segments include the following:

(a) **General Government and Administration** provides support services to Council, the community and other departments providing direct services to residents and businesses. These internal departments include the City Manager's Office, Corporate Services, Finance and Climate Action. Various corporate expenses not directly attributable to a specific segment are included in General Government, including but not limited to depreciation, climate related events, interest on long term debt and third-party claims.

(b) **Utility Services** provides planning, design, construction and maintenance for water distribution, sewage collection, drainage, neighbourhood energy utilities and refuse removal services.

(c) **Transportation and Engineering** provides planning, design, construction and maintenance of the District's streets, street lighting, traffic control, transportation planning, utility and communication corridors and project delivery services.

(d) **Protective Services** includes Police, Fire and Rescue, Natural Hazards, Bylaws and Emergency Management. Emergency Management is a shared service provided by the District, the District of West Vancouver and the City of North Vancouver.

(e) **Community Services** includes Parks and Community Grants as well as the North Vancouver Museum and Archives Commission (NVMA) and North Vancouver Recreation & Cultural Commission (NVRC) which are shared services provided by the District and the City of North Vancouver.

(f) **Planning and Development** creates plans, programs and policies required for District wide community planning, zoning, subdivision and permitting. It also includes Real Estate and Properties, Business Services and Economic Development.

(g) **Library Services** includes the District of North Vancouver Municipal Public Library (the "Library") which enriches our community by connecting people, sharing knowledge and inspiring stories. The Library is a welcoming community hub that provides free access to a wide range of public resources and services to the residents of the District of North Vancouver.

17. Segment disclosures (continued):

	General Government and Administration	Utility Services	Transportation and Engineering	Protective Services	Community Services	Planning and Development	Library Services	Adjustments and Transfers	2023 Consolidated	2022 Consolidated
Revenues:										
Taxation	$ 128,651,525	$ -	$ -	$ -	$ -	$ -	$ -	$	$ 128,651,525	$ 126,992,313
Sales, fees and user charges:										
Water	-	35,000,985	2,831	-	-	-	-	(573,703)	34,430,113	32,453,993
Sewer	-	32,150,298	-	-	-	-	-	(17,995)	32,132,303	29,103,943
Solid waste	-	8,858,263	-	-	-	-	-	(306,293)	8,551,970	8,192,341
Parks, recreation and culture	-	-	-	-	14,969,471	-	124,343	-	15,093,814	13,215,062
Other	4,113,648	2,730,683	3,764,790	2,311,183	3,112,611	17,616,904	-	(3,236,056)	30,413,763	33,480,086
Transfers from government:										
Federal Government	-	-	-	-	-	-	5,772	1,203,101	1,208,873	291,843
Provincial Government	10,651,092	77,609	341,372	946,585	177,008	484,525	703,960	630,199	14,012,350	3,469,552
Regional Government	57,742	25,448	708,291	3,152	33,791	-	8,419,203	(4,720,026)	4,527,601	1,972,565
Investment income	7,889,009	2,047,959	411,899	-	1,058,028	1,544,280	-	1,516,474	14,467,649	7,821,803
Land, sales & other contributions	-	-	-	648,663	619,936	5,645,919	19,718	5,548,707	12,482,943	25,438,995
	151,363,016	80,891,245	5,229,183	3,909,583	19,970,845	25,291,628	9,272,996	44,408	295,972,904	282,432,496
Expenses:										
Salaries and benefits	20,214,258	7,950,532	9,026,282	26,641,063	26,837,253	12,287,046	5,843,674	-	108,800,108	96,279,523
Goods and materials	2,312,089	1,444,456	(76,610)	206,961	1,243,914	1,500,366	782	-	6,631,958	6,578,655
Building and grounds	2,978,982	996,897	944,833	1,296,919	5,496,424	174,707	754,252	(898,001)	11,745,013	11,200,046
Equipment costs	(668,527)	3,798,787	1,182,900	1,332,432	1,870,751	370,171	319,679	-	8,206,193	5,515,672
Service costs	-	-	681,390	-	-	-	-	-	681,390	752,662
Administrative costs	4,976,408	1,907,309	98,137	900,025	5,326,634	1,619,583	732,296	(197,241)	15,363,151	13,824,333
Contract services	143,038	35,172,417	12,097	21,763,623	9,037,260	1,020,490	41,918	(8,349,648)	58,841,195	54,003,723
Grants	36,000	-	6,000	1,454	2,778,888	39,546	-	-	2,861,888	3,033,891
Debt interest	1,449,272	-	-	-	-	-	-	-	1,449,272	1,198,127
	31,441,520	51,270,398	11,875,029	52,142,477	52,591,124	17,011,909	7,692,601	(9,444,890)	214,580,168	192,386,632
Depreciation	8,380,808	5,169,768	6,376,269	500,386	2,606,450	-	592,393	-	23,626,074	22,036,260
	39,822,328	56,440,166	18,251,298	52,642,863	55,197,574	17,011,909	8,284,994	(9,444,890)	238,206,242	214,422,892
Annual (surplus) deficit	$ 111,540,688	$ 24,451,079	$ (13,022,115)	$ (48,733,280)	$ (35,226,729)	$ 8,279,719	$ 988,002	$ 9,489,298	$ 57,766,662	$ 68,009,604

18. Budget figures:

The operating and capital budget figures, presented on a basis consistent with that used for actual results, were approved by Council as the "2023-2027 Financial Plan Approval Bylaw 8619 on April 3, 2023 and the 2023 Amendment Bylaw 8658 (Amendment 1)" on November 6, 2023. Depreciation was not included in the development of the budget and, as such, has not been included.

	Original Budget	Amended Budget	Change
Revenue:			
Taxation	$ 128,963,907	$ 128,963,907	$ -
Sales, fees, and other user charges	111,603,702	112,538,346	934,644
Developer contributions	14,963,040	14,938,040	(25,000)
Grants and other contributions	11,890,005	13,757,605	1,867,600
Investment income	10,529,318	10,529,318	-
Penalties and interest on taxes	1,074,600	1,074,600	-
	279,024,572	281,801,816	2,777,244
Proceeds from borrowing	23,772,000	21,460,223	(2,311,777)
Appropriations from:			
Operating reserves	7,596,654	8,098,510	501,856
Capital reserves	61,134,277	68,661,184	7,526,907
	68,730,931	76,759,694	8,028,763
Source of funds	371,527,503	380,021,733	8,494,230
Operating expenditures:			
Community services	46,372,888	47,018,132	645,244
Planning and development	16,505,155	17,853,930	1,348,775
Protective services	48,790,840	50,198,263	1,407,423
Transportation and engineering	9,684,710	10,999,846	1,315,136
Utilities	53,969,078	55,859,584	1,890,506
Governance and administration	24,868,277	26,358,721	1,490,444
	200,190,948	208,288,476	8,097,528
Capital expenditures	95,959,043	96,212,527	253,484
Debt service	2,761,745	2,761,745	-
Contributions to:			
Operating reserves	1,098,967	1,098,967	-
Capital reserves	71,516,800	71,660,018	143,218
	72,615,767	72,758,985	143,218
Use of funds	$ 371,527,503	$ 380,021,733	$ 8,494,230

18. Budget figures (continued):

The chart below reconciles the amended budget to the budget figures reported in these consolidated financial statements.

Revenue:	
Operating budget	$ 370,167,981
Capital budget	9,853,752
Total revenue per approved budget	380,021,733
Less:	
Transfers from other funds	(76,759,694)
Capital funding less repair and maintenance:	
Inter-agency eliminations	(4,912,849)
Proceeds from debt	(21,460,223)
Total revenues, as reported	276,888,967
Expenses:	
Operating budget	283,809,206
Capital budget	96,212,527
Total expenses per approved budget	380,021,733
Less:	
Transfers to other funds	(72,758,985)
Inter-agency eliminations	(3,315,246)
Capital expenses, including major repair and maintenance	(96,212,527)
Debt principal repayment	(2,761,745)
Operating repair and maintenance funded as capital expenses	8,382,072
Total expenses as reported	213,355,302
Annual surplus, per Consolidated Statement of Operations	$ 63,533,665

19. Contractual rights:

The District has entered into contracts or agreements in the normal course of operations that it expects will result in the realization of revenue and assets in future fiscal years. The District's contractual rights arise because of contracts entered into for leases, and various agreements. The following table summarizes the expected revenue from the contractual rights of the District for future assets for the next four years:

	2024	2025	2026	2027	Total
Development agreements	$ 5,134,069	$ 4,937,820	$ 8,818,019	$ -	$ 18,889,908
Leases	3,464,408	2,286,055	905,534	423,633	7,079,630
	$ 8,598,477	$ 7,223,875	$ 9,723,553	$ 423,633	$ 25,969,538

20. Supplemental cash flow information:

Changes in operating assets and liabilities, as presented in the Consolidated Statement of Cash Flows is as follows:

	2023	2022
Cash provided from (used in):		
Taxes and accounts receivable	$ (2,945,643)	$ 2,143,638
Inventories held for consumption/resale	223,654	(261,070)
Prepaid expenses	(839,013)	(317,224)
Due to/from Governments	3,637,537	2,737,470
Accounts payable and accrued liabilities	7,797,846	(5,329,163)
Deferred revenue	8,399,678	(6,757,194)
Change in operating assets and liabilities	$ 16,274,059	$ (7,783,543)

21. Financial risk management:

The District has exposure to certain risks from its financial instruments:

(a) Credit risk:

Credit risk is the risk of economic loss should the counterparty to a transaction default or otherwise fail to meet its obligation. The District is exposed to credit risk through its cash and cash equivalents, accounts receivables, and investments. The maximum exposure to credit risk on these instruments is their carrying value.

Credit risk associated with cash and cash equivalents is minimized by ensuring that these assets are held at financial institutions with a high credit quality. The District has deposited cash with reputable financial institutions, from which management believes the risk of loss to be remote.

The District assess, on a continuous basis, accounts receivables and provides for any amounts that are not collectible.

(b) Market risk:

Market risk is the risk that changes in market prices, as a result of changes in foreign exchange rates or interest rate will affect the District's value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters while optimizing return on investments.

(*i*) Interest rate risk:

Interest rate risk relates to the risk that changes in interest rates will affect the fair value or future cash flows of financial instruments held by the District.

The District is exposed to interest rate risk related to its long-term debt issued by the MFA which is subject to fixed interest rate. Fluctuations in rates could impact future payments upon renewal.

21. Financial risk management (continued):

(b) Market risk (continued):

(ii) Currency risk:

Investments in foreign securities are exposed to currency risk due to fluctuations in foreign exchange rates. The District does not hold investments in foreign currencies.

(c) Liquidity risk:

Liquidity risk is the risk that the District will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The District manages its liquidity risk by monitoring its operating and capital requirements. The District prepares budget and cash flow forecasts to ensure it has sufficient funds to fulfill its obligations.

There has been no significant change to the risk exposure from 2022.

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

Unaudited Statement of Growing Communities Fund

Year ended December 31, 2023

Growing Communities Grant – (Unaudited):

In 2023, the Provincial Government announced funding of up to $1 billion in direct grants provided to local governments to help support all B.C. communities. The objective of this funding is to help local government to invest into infrastructure and amenities that will help facilitate the increase in housing supply throughout the community. In 2023, the District received a Growing Communities Grant of $10,254,000. A requirement of the Growing Communities Fund is to include a schedule to the financial statements presenting the amount of funding received, use of funds, and year-end balance of unused funds. A schedule will continue to be reported annually until funds are fully drawn down.

	2023
Growing Communities Fund received	$ 10,254,000
Less capital costs:	
Local road improvement and upgrades	(126,140)
Add: interest earned	225,345
Ending balance	$ 10,353,205

To: Finance Committee

From: Linda Sabatini, Director, Financial Operations

Date: June 28, 2024 Meeting Date: July 10, 2024

Subject: **MFA Fall 2024 Borrowing for the City of Langley – MVRD Security Issuing Bylaw No. 1391, 2024**

RECOMMENDATION

That the MVRD Board:

a) give consent to the request for financing from the City of Langley in the amount of $15,000,000 pursuant to Sections 182(1)(b) and 182(2)(a) of the *Community Charter*;
b) give first, second and third reading to *Metro Vancouver Regional District Security Issuing Bylaw No. 1391, 2024*; and
c) adopt *Metro Vancouver Regional District Security Issuing Bylaw No. 1391, 2024* and forward it to the Inspector of Municipalities for Certificate of Approval

EXECUTIVE SUMMARY

As set out in the *Community Charter*, the Metro Vancouver Regional District (MVRD) must adopt a security issuing bylaw in order to enable the City of Langley (the "City") to proceed with their long term borrowing request of $15,000,000. This borrowing is to finance strategic land improvement acquisitions and undertake infrastructure upgrades. The City's total estimated annual debt servicing costs for existing and new proposed debt combined is approximately $2,081,158 which is approximately 12.1% of their liability servicing limit of $17,163,405. The City has met the regulatory requirements and has the legislative authority to undertake the planned borrowing. The proposed *Metro Vancouver District Security Issuing Bylaw No. 1391, 2024* will authorize the City's borrowing request.

Staff recommends consenting to the City's borrowing request and adopting the Security Issuing Bylaw as outlined in Alternative 1.

PURPOSE

To seek the adoption of a Security Issuing Bylaw to authorize a borrowing request from the City in the amount of $15,000,000 for the Fall 2024 MFA long term debt issue.

BACKGROUND

Metro Vancouver received a request from the City to borrow $15,000,000 to finance the property acquisition, infrastructure upgrade and improvement. This request has been approved by their respective council by way of Loan Authorization Bylaw and Security Issuing Resolution as required under provincial legislation. This report is being brought forward to the MVRD Board to seek the adoption of *Metro Vancouver Security Issuing Bylaw No. 1391, 2024* which will authorize the borrowing request from the City. The borrowing must be approved by the MVRD Board before the Security Issuing Bylaw can be issued and the request forwarded to the MFA for consideration.

MUNICIPAL BORROWING REQUEST

Borrowing Request Details

The City has adopted the Loan Authorization Bylaws as outlined in Table 1 below. Their Council subsequently passed the required Security Issuing Resolution on April 29, 2024 to proceed with the Fall 2024 Borrowing for the requested amount within the authorized and outstanding balance of the bylaw. This request is within the parameters set out in the City's Financial Plan Bylaw.

Table 1

Purpose: Property Acquisition, Infrastructure Upgrade and Improvement				
MVRD Bylaw	**Member Bylaw**	**Date Member Bylaw Passed**	**Term of Issue**	**Borrowing Request**
1391, 2024	3234, 2023	July 24, 2023	20 years	$15,000,000
Total Fall 2024 Borrowing Request				**$15,000,000**

The member's loan authorization bylaws identified above has been reviewed by the Inspector of Municipalities and have received the necessary Certificate of Approval on September 25, 2023. The certificate is included in Attachment 2 of this report.

Financial Analysis

Per the Liability Servicing Limit Certificate dated May 15, 2024, the City had a liability servicing limit of $17,163,405. This limit represents the maximum amount, as prescribed by the Province, that the City can annually pay for servicing debt. The estimated annual debt servicing costs proposed in this bylaw will be approximately $1,274,989. When combined with existing annual debt servicing costs, the total costs will be approximately $2,081,158 which is approximately 12.1% of their overall liability servicing limit.

Included, as an attachment, is the following information provided by the City to assist in considering this request:

- Adopted Loan Authorization Bylaws along with Certificate(s) of Approval
- Copy of Security Issuing Resolution
- Liability Servicing Limit Certificate
- The 2024-2028 Financial Plan Bylaw
- 2023 Audited Consolidated Financial Statement

ALTERNATIVES

1. That the MVRD Board
    a) give consent to the request for financing from the City in the amount of $15,000,000 pursuant to Sections 182(1)(b) and 182(2)(a) of the *Community Charter*;
    b) give first, second and third reading to *Metro Vancouver Regional District Security Issuing Bylaw No. 1391, 2024*; and
    c) adopt *Metro Vancouver Regional District Security Issuing Bylaw No. 1391, 2024*; and forward it to the Inspector of Municipalities for Certificate of Approval.

2. That the MVRD Board receive for information the report dated June 28, 2024, titled "MFA Fall 2024 Borrowing for the City of Langley – MVRD Security Issuing Bylaw No. 1391, 2024".

FINANCIAL IMPLICATIONS

Although all member debt is a joint and shared liability of all member municipalities, there are no direct financial implications to Metro Vancouver with the adoption of the bylaw.

If the Board approves Alternative 1, the City will proceed to borrow $15,000,000 to fund their infrastructure project.

If the Board approves Alternative 2, the City would be unable to borrow funds as required for the purpose intended and would need to look for other funding sources, potentially causing the City undue financial challenges.

CONCLUSION

The City of Langley has requested to borrow $15,000,000 to finance the Property Acquisition, Infrastructure Upgrade and Improvement. The City has met all regulatory requirements and has the legislative authority to undertake the borrowing. The proposed *Metro Vancouver District Security Issuing Bylaw No. 1391, 2024* will authorize the City's borrowing request which will be forwarded to MFA for consideration upon approval. Staff recommends consenting to the City's borrowing and adopting the Security Issuing Bylaw as outlined in Alternative 1.

ATTACHMENTS

1. "Metro Vancouver Regional District Security Issuing Bylaw No. 1391, 2024"
2. "City of Langley – Additional Information"

68291881

METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1391, 2024
A bylaw to authorize a finance agreement with the Municipal Finance Authority of British Columbia in the amount of $15,000,000 (Canadian)

WHEREAS:

A. the Municipal Finance Authority of British Columbia (the "Authority") may provide financing of capital requirements for regional districts or for their member municipalities by the issue of debentures or other evidence of indebtedness of the Authority and lending the proceeds therefrom to the regional district on whose request the financing is undertaken;

B. the City of Langley (the "City") is a member municipality of the Metro Vancouver Regional District (the "Regional District") and has requested financing pursuant to Section 411 of the *Local Government Act* and the City's *Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234* (the "City's *Loan Authorization Bylaw*"); and

C. the Regional Board, by this bylaw, hereby requests such financing to be undertaken through the Authority.

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

Citation

1. The official citation of this bylaw is "Metro Vancouver Regional District Security Issuing Bylaw No. 1391, 2024".

Schedule(s)

2. The following Schedules are attached to and form part of the bylaw:
    - Schedule "A", Canada, Province of British Columbia Agreement

Security Issuing Request

3. The Regional District may finance from time to time on behalf of and at the sole cost of its member municipalities, under the provisions of Section 410 of the *Local Government Act*, an undertaking such as the one to be financed pursuant to the City of Langley's *Loan Authorization Bylaw* as follows:

Member Municipality: City of Langley					
Purpose: Property Acquisition, Infrastructure Upgrade and Improvement					
MSIR No. 3234 **MSIR Date:** May 3, 2024					
Member Loan Authorization Bylaw No.	**Amount of Borrowing Authorized**	**Amount Already Borrowed**	**Borrowing Authority Remaining**	**Term of Issue**	**Amount of Issue**
3234, 2023	$15,000,000	$0	$15,000,000	20 years	$15,000,000
Total 2024 Fall Borrowing Request					**$15,000,000**

4. The Regional Board hereby consents to financing the debt of the City of Langley, as further described in the City's *Loan Authorization Bylaw*, in the amount of fifteen million dollars ($15,000,000) in accordance with the following terms.

5. The Authority is hereby requested and authorized to finance from time to time the above described undertaking at the sole cost and on behalf of the City up to, but not exceeding, fifteen million dollars ($15,000,000) in lawful money of Canada (provided that the Regional District may borrow all or part of such amount in such currency as the Trustees of the Authority shall determine but the aggregate amount in lawful money of Canada and in Canadian Dollar equivalents so borrowed shall not exceed $15,000,000 in Canadian Dollars) at such interest and with such discounts or premiums and expenses as the Authority may deem appropriate in consideration of the market and economic conditions pertaining.

6. Upon completion by the Authority of financing undertaken pursuant hereto, the Chair and Chief Financial Officer of the Regional District, on behalf of the Regional District and under its seal shall, at such time or times as the Trustees of the Authority may request, enter into and deliver to the Authority one or more agreements substantially in the form annexed hereto as Schedule "A" and made part of this bylaw (such agreement or agreements as may be entered into and delivered hereinafter referred to as the "Agreement") providing for payment by the Regional District to the Authority of the amounts required to meet the obligations of the Authority with respect to its borrowings undertaken pursuant hereto, which Agreement shall rank as debenture debt of the Regional District.

7. The Agreement shall be dated and payable in the principal amount or amounts of monies and in Canadian dollars or as the Authority shall determine and, subject to the *Local Government Act*, in such currency or currencies as shall be borrowed by the Authority under Section 4 and shall set out the schedule of repayment of the principal amount together with interest on unpaid amounts as shall be determined by the Treasurer of the Authority.

8. The obligation incurred under the said Agreement shall bear interest from a date specified therein, which date shall be determined by the Treasurer of the Authority, and shall bear interest at a rate to be determined by the Treasurer of the Authority.

9. The Agreement shall be sealed with the seal of the Regional District and shall bear the signature of the Chair and the Chief Financial Officer of the Regional District.

10. The obligations incurred under the said Agreement as to both principal and interest shall be payable at the Head Office of the Authority in Victoria and at such time or times as shall be determined by the Treasurer of the Authority.

11. During the currency of the obligation incurred under the said Agreement to secure borrowings in respect of the City's *Loan Authorization Bylaw* there shall be requisitioned annually an amount sufficient to meet the annual payment of interest and the repayment of principal.

12. The Regional District shall provide and pay over to the Authority such sums as are required to discharge its obligations in accordance with the terms of the Agreement, provided, however, that if the sums provided for in the Agreement are not sufficient to meet the obligations of the Authority, any deficiency in meeting such obligations shall be a liability of the Regional District to the Authority and the Regional Board of the Regional District shall make due provision to discharge such liability.

13. The Regional District shall pay over to the Authority at such time or times as the Treasurer of the Authority so directs such sums as are required pursuant to Section 15 of the *Municipal Finance Authority Act* to be paid into the Debt Reserve Fund established by the Authority in connection with the financing undertaken by the Authority on behalf of the Regional District pursuant to the Agreement.

Read a first, second, and third time this _____ day of _____, _____.

Adopted this _____ day of _____, _____.

Approved by the Inspector of Municipalities this _____ day of _____, _____.

_____
Mike Hurley, Chair

_____
Dorothy Shermer, Corporate Officer

C A N A D A

PROVINCE OF BRITISH COLUMBIA

A G R E E M E N T

Metro Vancouver Regional District

The Metro Vancouver Regional District (the "Regional District") hereby promises to pay to the Municipal Finance Authority of British Columbia at its Head Office in Victoria, British Columbia, (the "Authority") the sum of fifteen million dollars ($15,000,000) in lawful money of Canada, together with interest from the ___ day of _____, 202__, at varying rates of interest, calculated semi-annually, in each and every year during the currency of this Agreement; and payments shall be as specified in the table appearing below hereof commencing on the ___ day of _____, 202__ provided that in the event the payments of principal and interest hereunder are insufficient to satisfy the obligations of the Authority undertaken on behalf of the Regional District, the Regional District shall pay over to the Authority further sums as are sufficient to discharge the obligations of the Regional District to the Authority.

DATED at _____, British Columbia, this day of _____, 2024.

IN TESTIMONY WHEREOF and under the authority of Bylaw No. 1391, 2024 cited as "Metro Vancouver Regional District Security Issuing Bylaw No. 1391, 2024", this Agreement is sealed with the Corporate Seal of the Metro Vancouver Regional District and signed by the Chair and Chief Financial Officer thereof.

_____
Chair

_____
Chief Financial Officer

Pursuant to the *Local Government Act*, I certify that this Agreement has been lawfully and validly made and issued and that its validity is not open to question on any ground whatsoever in any court of the Province of British Columbia.

Dated _____, 2024
(month, day)

_____
BC Inspector of Municipalities

PRINCIPAL AND/OR SINKING FUND DEPOSIT AND INTEREST PAYMENTS

Date of Payment	Total Payment	Principal and/or Sinking Fund Deposit	Interest
_____	$_____	$_____	$_____
_____	$_____	$_____	$_____

CITY OF LANGLEY

Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234

A bylaw to authorize the borrowing up to $15 million, the estimated cost to make strategic land and improvement acquisitions and undertake infrastructure upgrades.

WHEREAS it is deemed desirable and expedient to acquire strategic parcels of land and improvements and undertake infrastructure upgrades;

WHEREAS the estimated cost of the land and improvements to be acquired including expenses incidental thereto is $15 million of which the sum of $4,486,055 is the amount of debt intended to be borrowed by this bylaw;

AND WHEREAS the estimated cost of the infrastructure upgrades on Fraser Highway between 204 Street and 206 Street is $18.2 million, of which the sum of $10,513,945 is the amount of debt intended to be borrowed by this bylaw;

NOW THEREFORE, the Council of the City of Langley in open meeting assembled, enacts as follows:

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the acquisition of strategic parcels of land and improvements and undertake infrastructure upgrades ($15 million), generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:

    a) To borrow upon the credit of the Municipality a sum not exceeding $15 million.
    b) To acquire all such real property and improvements, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the projects and undertake infrastructure upgrades.

2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 20 years.

3. This bylaw may be cited as “Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234”.

I hereby certify this is a true copy of the original document Bylaw No. 3234.

Date: May 3, 2024

Paula Kusack, Deputy Corporate Officer

Document Number: 186161

READ A FIRST, SECOND AND THIRD TIME this sixth day of March, 2023.

RECEIVED THE APPROVAL OF THE INSPECTOR OF MUNICIPALITIES this seventeenth day of May, 2023.

RECEIVED THE APPROVAL OF THE ELECTORS OF CITY OF LANGLEY this eighteenth day of July, 2023.

FINALLY ADOPTED this twenty-fourth day of July, 2023.

_____
MAYOR

_____
CORPORATE OFFICER

I hereby certify this is a true copy of the original document Bylaw No. 3234.

Date: May 3, 2024

Paula Kusack, Deputy Corporate Officer

BRITISH COLUMBIA

Certificate of Approval

Under the authority of the *Local Government Act*, I certify that Bylaw No. 3234, cited as the "Property Acquisition, Infrastructure Upgrade and Improvement Loan Authorization Bylaw 2023, No. 3234" of the City of Langley has been lawfully and validly made and enacted, and that its validity is not open to question on any ground in any court of British Columbia.

Dated this Twenty fifth *day*

Of September *, 2023*

M. Dana

Deputy Inspector of Municipalities of British Columbia

CITY OF LANGLEY

CERTIFIED RESOLUTION

This is to certify that Langley City Council adopted the following resolution at its April 29, 2024 Regular Council Meeting:

Certified Resolution:

Municipal Security Issuing Resolution – Bylaw No. 3234

THAT City Council approve borrowing from the Municipal Finance Authority of British Columbia, as part of the 2024 Fall Borrowing Session, $15 million as authorized through the Property Acquisition Loan Authorization Bylaw 2023, No. 3234 and that the Metro Vancouver Regional District be requested to consent to our borrowing over a 20 year term and include the borrowing in their Security Issuing Bylaw.

_____

Kelly Kenney
Corporate Officer, City of Langley

Dated: May 3, 2024

Document Number: 194062

LIABILITY SERVICING LIMIT CERTIFICATE

The City of Langley **(the "Municipality")**
In relation to Property and Improvement Acquisition Loan Authorization Bylaw 2023, No. 3234

The undersigned Financial Officer assigned responsibility for financial administration under section 149 of the Community Charter, SBC 2003, Chapter 26 (the "Charter") or Auditor appointed for the Municipality under section 169 of the Charter hereby certifies as follows:

Calculation revenue for the previous year *(section 4 & 5, BC Reg 254/2004)*	$68,653,618.00 a	
Liability Servicing Limit (a x 25%) *(section 2, BC Reg 254/2004)*		$17,163,404.50 b
Annual Servicing cost for previous year	$806,169.00 c	

Plus: New liabilities incurred, other than current request

Liability Type and reference	Annual servicing cost	
	d	
	e	
	f	
	g	
	h	
	i	
	j	
	k	
	l	
Total of lines d through l		$0.00 m

Less: Liabilities which have matured

Liability type and reference	Annual servicing cost	
	n	
	o	
	p	
	q	
	r	
Total of lines n through r		$0.00 s
Amount of new liability *(section 3, BC Reg 254/2004)*	$15,000,000.00 t	
Annual servicing cost of new liability *(section 3, BC Reg 254/2004)*		$1,274,989.00 u
Total liability servicing cost including current request (lines c+m-s+u)		$2,081,158.00 v

[X] which is less than the annual liability servicing limit stated on line b.

OR

[-] which exceeds the annual liability servicing limit stated on line b, and the undersigned hereby requests approval of the Inspector of Municipalities under section 174 of the Charter to exceed the limit established under the section.

In accordance with section 179(5) or section 175(1)(b) of the Charter, as applicable, the debt to be contracted under the loan authorization bylaw, or other liability for which certification is being made, referred to above will not exceed the lesser of 30 years and the reasonable life expectancy of the capital asset, activity, work or service, or the remaining term of the applicable agreement, as the case may be, for which the debt is to be contracted.

The undersigned Financial Officer or Auditor also hereby authorizes Legal Counsel of the Municipal Finance Authority of British Columbia to rely on this Certificate in giving any opinion in connection with any borrowing by the Municipal Finance Authority of British Columbia ("MFA") and the issuance of bonds, debentures, and other securities by the MFA in respect of the loan authorization bylaw, or other liability for which certification is being made, referred to above.

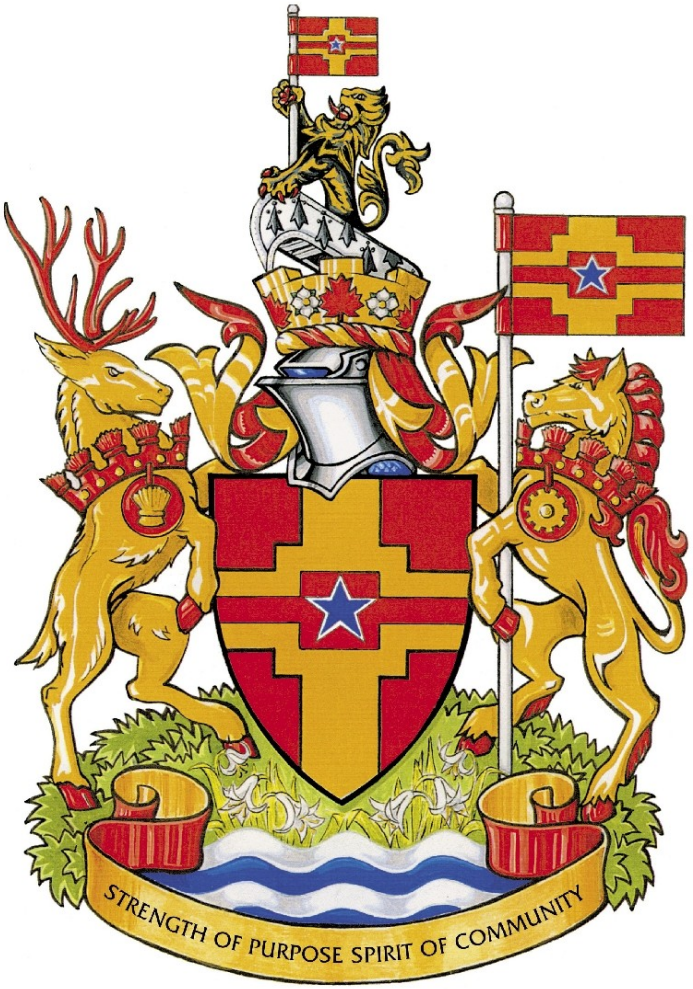
DATED this 15th day of May, 2024.

Financial Officer
Darrin Leite, CPA, CA
Director of Corporate Services

OR

Auditor

(Please print full name & company)



CITY OF LANGLEY

2024 – 2028 Financial Plan

Fiscal Period January 1, 2024 to December 31, 2028

Bylaw 3266

Budget Message

January 11, 2024

Message from the Director of Corporate Services

Mayor and City Council
Langley City

2024-2028 Financial Plan

There are two key areas of concentration within the Financial Plan:

- Enhancing Public Safety
- Investing in the Basics

Enhancing Public Safety
The City is navigating the de-integration of the joint RCMP detachment that the City has shared with the Township of Langley since the building was built in 1990. In May of 2023, the Township Council advised the City that they were actioning a clause in the police sharing agreement, forcing the City to provide it's own detachment building to house the 51.35 City RCMP members and hire the City's own civilian support staff. Currently, the civilian support staff are Township of Langley employees and the City pays the Township our proportionate share to support the operations of the detachment.

The City will be purchasing land in 2024 and undertake the planning to build the City's own RCMP detachment.

The City will be hiring 3 new RCMP members to bring our contract strength up to 54.35 RCMP members. This is the number of members the City and Township had agreed to share in 2023 based 75% on the 5 year rolling average criminal code cases and 25% on the relative population statistics.

The City will add a bylaw enforcement officer to address bylaw infractions such as unsightly properties, graffiti, illegal signage, parking infractions as well as perform bike patrols in the trails and parks.

The City will hire 3 additional firefighters to keep pace with the growth of the community and an Emergency Management Program Advisor.

Investing in the Basics
Council has recognized that infrastructure renewal is important. There is currently an infrastructure funding gap between the total cost of replacements and the available annual capital funding. In order to replace aging infrastructure, more tax dollars have been allocated to build up reserve funds.

Each year, the City allocates approximately 8.4% of the tax and utility fees collected, towards capital infrastructure renewal. The City proposes to add $375,000 or 1% of the overall property tax increase, bringing the annual allocation to Capital Works Reserve to $1.7 million.

The reserve allocations will allow $1.0 million in sanitary and storm sewer repairs to be undertaken and $2.2 million in asbestos cement water main replacements along Fraser Highway between 201A St and 203 St. An additional $1.1 million will also be allocated to the 200 St culvert replacements that was initially planned in 2023 but due to cost escalations had to be postponed until 2024. These important projects help to ensure continued high quality service to residents and businesses while minimizing long term repair and maintenance costs.

Outdoor and recreational amenities are important. We will be making improvements in the Nicomekl floodplain replacing a pedestrian bridge at 206A St which will cost $1 million. The City purchased property behind the City Hall / Timms Community Centre for a future Performing Arts and Cultural Centre. While this dream may not come to fruition for a decade or more securing the land was important. Older building like the Langley Hotel are being demolished and in the interim more parking and public space and amenities will be created.

There are plans to enhance community events like the annual Community Day, Remembrance Day and Magic of Christmas event that brings the community together in celebration and remembrance.

Public Process
A Financial Plan presentation will be made at the Monday, January 22, 2024 Council meeting to introduce the budget to the public which will be recorded and streamed on the City's website.

A Financial Plan public input and open house meeting will be held on Tuesday, February 6, 2024 from 6:00 pm – 7:30 pm for the public to learn more about the budget and ask questions.

The open house will be followed by a Financial Plan presentation at the February 12, 2024 Committee of the Whole Council meeting where comments from the public will be invited.

The Five Year Financial Plan
The five year financial plan presented in this document is a financial planning tool and not a multi-year budget. The primary focus of the Financial Plan is the current budget year under consideration (2024) with a new five year plan being created for each successive budget cycle.

The revenue and expenditure forecasts of the out years (2025-2028) reflect estimated wage and benefit costs, estimated Metro Vancouver rate increases and RCMP contract increments. We have not attempted to include an estimate of inflation in the out years in this document.

The 2023 Actual column is reflecting the current year to date expenditures rather than an estimate of the amount anticipated after the end of the year which will be higher after all the December purchase invoices and year end reconciliations have been reflected.

2023 Council Goals and Strategic Plan
A new strategic plan prepared in 2023, the Nexus of Community Plan, and the Financial Plan includes a series of goals and actions in each department that support these strategic planning documents. The current Strategic Plan has seven core focus areas as follows:

Core Focus Areas
In this plan, we have seven areas that describe where we believe we most need to move forward and achieve better results. Making progress in these Core Focus Areas will define our success over the next five years, and anchor our accountability to our individual and corporate citizens.

1. **Cultivate an Inclusive Community**: We are a community that is an ideal place to raise a family, offers a welcoming and diverse living environment, boasts great leisure and recreational opportunities, and supports healthy and safe neighbourhoods.

2. **Provide Reliable Municipal Infrastructure:** We recognize the need for, and are committed to, establishing a long-term, financially-responsible infrastructure renewal plan for all municipal assets.

3. **Support a Vibrant Economy:** We will continue to revitalize our community to ensure that it is vibrant, clean, and safe, is a desirable location for industry, and our policies and strategies create a vibrant economy that position the City as the Regional Hub in the Fraser Valley for innovation, education, technology, shopping, health industry, leisure and entertainment.

4. **Integrate Holistic Approach to Community Safety:** Implement a Citizen Assembly on Community Safety to maintain and foster partnerships with law enforcement agencies, community groups, neighbourhoods, and citizens to address public safety and socio-economic issues in the community.

5. **Build Climate Resiliency:** We continue to focus on protecting, promoting and enhancing environmental assets in the community and active in achieving the Zero Waste goals.

6. **Strengthen Communication and Public Engagement:** We communicate effectively with our citizens, customers, partners, and stakeholders, involving them in decisions which impact and interest them, and engaging them in public life.

7. **Achieve Organizational Excellence:** We stand out as a results-oriented, engaged and innovative work force with a strong service ethic and high level of customer service, and a City Council that is accessible to its citizens.

Budget Highlights

General Operating Fund

The Consumer Price Index (CPI) % increase in Vancouver for the year ended December 31, 2023 was 3.6%. Additionally, wages through collective agreements, fuel costs and supply chain interruptions have all had a significant impact on municipal expenditures.

The gap between total expenditures and total revenues in the general fund is $3,760,460 and would require a total tax revenue increase of 9.97%.

2024 Property Tax Impact		
Status Quo Inflationary Increase	$ 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 Taxation Shortfall	**$ 3,760,460**	**9.97%**

Summary of the Larger Changes Affecting the 2024 General Fund Budget	
Revenues:	
New tax growth increase	$ (450,000)
Supplementary assessment reductions	190,000
Solid waste fee increase	(67,650)
Permit / Licensing fee increase	(102,190)
Interfund Utility Allocation	(195,250)
Hotel Tax	(145,000)
Interest Income and tax penalties income	(285,000)
Twp cost share – Emergency Program	43,105
Transfers from Other Governments	(132,680)
Misc. fees and revenue	(14,900)
Expenditures:	
Employee wages and benefits	1,005,145
Bylaw Enforcement	108,500
Insurance Premium	39,150
IT security and software support	87,500
Utilities & Communication	28,460
RCMP contract and detachment	1,877,750
Firefighters / Public safety	510,500
Fire training, maintenance supplies, dispatch	67,800
Emergency Management	117,270
Engineering infrastructure maintenance	41,150
Discover Langley City – Hotel Tax	145,000
Solid waste services	67,980
Library services	95,685
Community events	35,000
Parks Maintenance	49,000
Bank charges and tax prepayment interest	64,750
Various supplies and contracted services	196,715
Transfer to/from reserves – Infrastructure renewal	382,670
Net 2024 budget expenditure increase	**$ 3,760,460**

Revenue Changes:

The new taxation growth from new construction is estimated by the BC Assessment Authority at $450,000 or 1.19% property tax revenue.

Supplemental property assessment reductions due to successful appeals and corrections will reduce 2024 taxation revenue by $190,000 or 0.50%.

Solid waste fees have increased $67,650 to offset the increase in disposal and collection charges for garbage and green waste. Permit/licensing fees have been increased $102,190 to reflect annual inflationary fee adjustments.

A portion of General Fund operating costs are attributed to the operation of the Sewer & Drainage Fund and the Water Fund. In 2024, these allocations increased by $195,250.

Hotel tax revenues are collected and remitted to Discover Langley City to fund tourism promotion in the community. The revenues are increasing $145,000 reflecting the recovery of the tourism sector from the impact of COVID-19 on local hotel occupancy.

Interest income and tax penalties have been increased $285,000 to reflect higher interest rates in 2024. Prime rates have increased from 2.7% to 6.7% in the last two years.

The Township of Langley has severed the joint emergency management program so the annual cost sharing revenue has been removed.

Transfers from other governments, including grants, has increased $132,680.

Other miscellaneous fees and revenue have increased by $14,900 based on historical trends and fee & other revenue increases.

Expenditure Changes:

An estimated provision of $1,005,145 has been included for the CUPE, IAFF, and management staff contract increases as well as increases due to staff moving through steps in their pay grades.

The City will invest $108,500 to add a bylaw enforcement officer to address bylaw infractions such as unsightly properties, graffiti, illegal signage, parking infractions as well as perform bike patrols in the trails and parks.

Property and liability insurance is purchased to protect the City from economic loss as the result of litigation, accident or natural disaster, the premiums increased $39,150.

IT security and software support requires an increase of $87,500. Additional resources are being implemented to help protect the City from cybercrime and software

subscription costs are increasing predominantly to support the use of MS Office 365 and Adobe. Utility and telecommunication fees have increased necessitating a budget increase of $28,460.

In 2024, the City of Langley is adding 3 RCMP officers at a cost of $460,000. Collective agreements and cost inflation necessitates an increase of $1,295,220 for our RCMP members at the local detachment and our share of integrated teams. In addition, the cost for centralized support services, billed by the Township of Langley for municipal employees at the RCMP detachment, is increasing $122,530 to reflect wage increases.

The Fire Department will add three additional firefighters at a cost of $510,500 to the suppression crews to address growth within the community and the associated increased calls.

The Fire Department has experienced an increase in costs due to new training, an increase in maintenance costs, and additional supplies. As well, dispatch costs paid to the City of Surrey and ECOMM are increasing due to an increase in call volume overall increasing the budget by $67,800.

After the Township of Langley severed our joint emergency management program, the City has hired a Emergency Management Program Advisor to help organize and facilitate our emergency preparedness, planning and responses. The additional costs to the program are $117,270.

An additional allocation of $41,150 has been added to allow for sufficient maintenance of engineering infrastructure including bicycle lanes and traffic signals.

Discover Langley City is transferred all hotel tax proceeds received by the City, revenues are anticipated to be $145,000 more for 2024.

Solid waste service fees have increased $67,980 due to increases in contract costs and disposal fees.

The FVRL levy is increasing $95,685 covering wages and benefit cost increases and an increase in material costs.

The City is allocating an additional $35,000 to enhance community events like the annual Community Day, Remembrance Day and Magic of Christmas event that brings the community together in celebration and remembrance.

An additional $49,000 has been added to the parks maintenance budget to provide increased maintenance to the parkour and playground equipment, invest in electric equipment to reduce pollution and noise and provide funding to maintain the seasonal aerial displays at McBurney Lane.

Bank charges and interest payable to city tax payers who participate in our property tax prepayment program have increased $64,750 due to increase in interest rates.

Various inflationary increases to supplies and contracted services budgets throughout the organization resulted in an increase of $196,715.

There was a net increase in transfers to reserves amounting to $382,670 or a 1% property tax increase to build up reserve contributions to help fund future capital infrastructure renewal.

Sewer and Drainage Operating Fund

The sewer rate structure will increase $0.26 per cubic meter bringing the total to $1.82 per cubic meter (80% of water consumption) with a flat rate of $75 per dwelling unit. The increase for the average single family residential customer using 330 cubic meters of water, used to determine the sewer charge, will be $68.64 in 2024.

The proposed increase is to fund an increased allocation of administrative costs from the general fund, additional system testing and an increase in wages and supplies.

The sewer treatment levy cost from the GVS&DD is $2.9 million which makes up 56.6% of the expenditures in the sewer fund. The GVS&DD has indicated that there will be annual increases in sewer costs between 17% - 30% per year over the next five years to allow for expanded and improved sewer collection and treatment in the region.

Water Operating Fund

The water rate structure will increase $0.17 per cubic meter to $1.79 per cubic meter, with a flat rate of $75 per dwelling unit. The increase for the average single family residential customer using 330 cubic meters of water will be $56.10 in 2024.

In addition to increased costs of labour and services, the cost of water purchased from GVWD is increasing 17%. The water purchase cost of $3.7 million makes up 63.9% of the expenditures in the water fund.

The GVWD has indicated that there will be annual increases in water costs of approximately 13.2% per year over the next five years to allow for improved water filtration and infrastructure replacement.

Capital Improvement Plan

The Financial Plan includes a 10 year Capital Improvement Plan (CIP). The proposed expenditures in 2024 total $25,700,335. Some of the larger projects in the plan includes land acquisition of $11 million, purchase of a $3 million fire ladder truck, replacing a $1 million pedestrian bridge in the Nicomkel floodplain, replacing and upsizing the $400,000 generator at the Timms Community Centre for operation in emergency scenarios, $1.1 million for culvert repairs on 200 St., and $2.2 million for water main replacements.

Capital projects are funded through money the City has placed in reserves, funds received from developers when new construction is undertaken by way of Development Cost Charges (DCC's), grants, casino proceeds and borrowing.

Each year the City allocates a portion of the money collected through property taxation and utility fees into the reserves. The planned reserve contributions in 2024 are presented on the table below.

Tax and Utility Funded Reserve Contributions	
Capital Works Reserve	$ 1,713,100
Fire Equipment Replacement	55,000
Machinery Replacement	492,530
Off Street Parking	11,520
Office Equipment	46,500
Parks & Recreation	177,500
Sewer Future Capital	1,040,000
Water Future Capital	1,040,000
Total Contributions	**$ 4,576,150**

The work being planned to accommodate the tangible capital asset requirements and resulting asset management benefits will highlight the infrastructure deficit faced by the City of Langley. We are not currently putting enough funding towards infrastructure renewal to meet projected needs. It will take a concerted effort by Council to balance between allocating adequate funding for infrastructure, that is primarily underground, and other infrastructure needs for the community.

The 2020/2021 closure of the casino due to the pandemic, and associated drop in gaming proceeds, has highlighted the City's over reliance on gaming proceeds as one of the main funding sources in our capital improvement plan. This reduced funding has necessitated delaying of projects. Going forward, the City needs to take a balanced, conservative approach to capital funding. In 2024 the City continues phasing in increased reserve fund transfers to address these needs.

Prior Year's Surplus

The City is required to prepare a balanced budget each year under provincial legislation. Each dollar expended has to be approved by Council in the Financial Plan. At the end of the previous year, the actual financial numbers may result in revenues being higher than anticipated or expenditures lower than planned which is called a surplus. It is proposed that any surplus generated in 2023 be allocated to the Capital Works Reserve to augment the capital works undertaken in future years.

Casino Proceeds

Casino proceeds are a significant funding source for the Capital Improvement Plan. It is estimated that the casino proceeds will be $7.5 million in 2024.

By using casino proceeds rather than borrowing, the City is reducing operating debt servicing costs. Every $1.00 borrowed requires $1.02 to be paid in interest over the 20 year term of the borrowing. Debt avoidance has reduced the taxes otherwise payable by 22% since the casino has been open.

Issues Affecting Future Years' Budgets

New growth revenues are not sufficient to fund inflationary increases in the City's budget. Wage settlements and the ability to attract and retain staff, without any new service levels being considered, will continue to put pressure on the budget.

Local governments are increasingly feeling the effects of downloading by other levels of government. The City is struggling with its ability to address social issues like homelessness where individuals suffering from mental health and substance abuse concerns are evident. Historically, social welfare has been a Provincial mandate however, municipalities are now facing the effects of this growing issue.

The Surrey Langley SkyTrain (SLS) project will transform our community. There may be expectations placed upon the municipality to contribute to aspects of the SLS project as well as other priorities, that are unknown at this time. This may impact the timing of other major Capital Improvement Plan projects such as the Public Safety Building, and Operation Centre replacement that are in the planning stages.

Our contracted service partners like the RCMP, Fraser Valley Regional Library and Metro Vancouver have increases in their respective budgets which are beyond the City's control and can have significant effects on the overall City of Langley Financial Plan.

Our Financial Plan for 2024 – 2028 will set our spending priorities to ensure that the City of Langley continues as the Place to Be!



Darrin Leite, CPA, CA
Director of Corporate Services

CONSOLIDATED FINANCIAL PLAN SUMMARY

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Consolidated Revenues								
Property Value Taxes	$ 33,285,224	$ 37,724,095	$ 37,536,270	$ 41,744,555	$ 43,275,790	$ 44,797,670	$ 46,374,290	$ 48,011,860
Fees and Charges	14,719,854	14,952,120	14,664,838	16,647,250	17,878,110	19,361,000	21,228,820	23,263,910
Revenue Other Services	13,161,807	12,469,220	11,928,588	13,023,365	12,930,585	12,936,425	12,942,475	12,948,735
	61,166,885	65,145,435	64,129,696	71,415,170	74,084,485	77,095,095	80,545,585	84,224,505
ConsolidatedExpenditures								
General Government Services	5,510,888	6,317,515	5,812,588	6,887,080	7,104,870	7,338,560	7,579,370	7,830,690
Policing Service	14,475,054	15,564,740	8,802,724	17,445,290	18,039,600	18,654,720	19,291,330	19,950,240
Fire Rescue Service	5,437,892	6,578,040	5,533,016	7,377,140	7,598,710	7,828,410	8,066,010	8,313,010
Other Protective Services	779,915	934,945	721,083	986,835	1,029,450	1,064,080	1,099,950	1,137,060
Engineering and Operations	3,621,742	3,889,485	3,427,923	4,089,085	4,196,615	4,307,915	4,423,145	4,542,445
Development Services	1,535,655	1,603,450	1,639,842	1,921,300	1,968,040	2,016,390	2,066,420	2,118,200
Solid Waste	747,432	819,130	786,540	888,660	907,700	952,460	999,450	1,048,790
Recreation	4,701,984	5,021,310	4,316,564	5,359,230	5,505,210	5,694,870	5,892,440	6,098,160
Parks	2,367,073	2,610,605	2,288,998	2,857,205	2,923,895	2,992,865	3,064,305	3,138,175
Sewer & Drainage	3,137,562	3,577,570	3,238,202	4,311,580	4,826,960	5,498,630	6,436,940	7,450,220
Water	4,324,969	4,228,420	4,021,312	4,814,120	5,305,790	5,868,550	6,548,580	7,319,870
Interest	55,293	180,650	195,996	245,400	245,400	245,400	245,400	245,400
Amortization	6,377,562	6,400,000	-	6,400,000	6,500,000	6,600,000	6,700,000	6,800,000
	53,073,021	57,725,860	40,784,788	63,582,925	66,152,240	69,062,850	72,413,340	75,992,260
Excess of revenue over expenditures	**8,093,864**	**7,419,575**	**23,344,908**	**7,832,245**	**7,932,245**	**8,032,245**	**8,132,245**	**8,232,245**
Add:								
Transfer from Reserve Accounts	653,368	927,565	-	927,565	927,565	927,565	927,565	927,565
Transfer from Statutory Reserves	-	-	-	-	-	-	-	-
Transfer from General Surplus	-	-	-	-	-	-	-	-
Transfer from Equity	6,377,562	6,400,000	-	6,400,000	6,500,000	6,600,000	6,700,000	6,800,000
	7,030,930	7,327,565	-	7,327,565	7,427,565	7,527,565	7,627,565	7,727,565
Deduct:								
Debt Servicing	184,154	1,949,180	670,248	1,949,180	1,949,180	1,949,180	1,949,180	1,949,180
Transfer to Reserve Accounts	12,446,711	10,676,810	8,137,901	10,714,480	10,914,480	11,114,480	11,314,480	11,514,480
Transfer to Statutory Reserves	2,464,561	2,121,150	1,229,021	2,496,150	2,496,150	2,496,150	2,496,150	2,496,150
	15,095,426	14,747,140	10,037,170	15,159,810	15,359,810	15,559,810	15,759,810	15,959,810
Surplus (Deficit)	**$ 29,368**	**$ -**	**$ 13,307,738**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

STAFFING SUMMARY (F.T.E.)

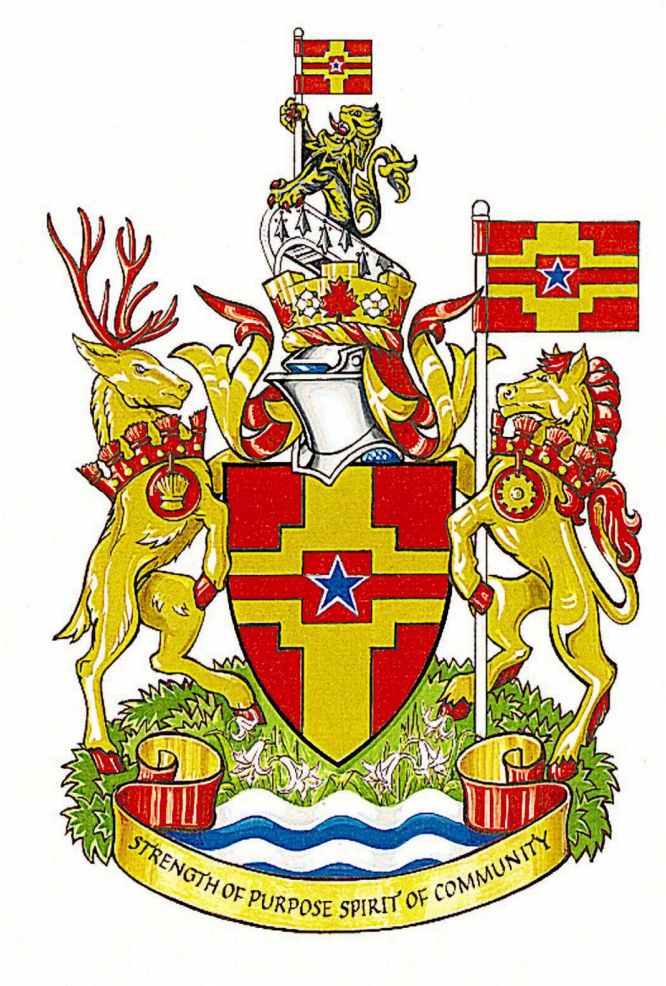
DEPARTMENT	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
General Government Services	30.6	34.3	31.4	35.3	35.3	35.3	35.3	35.3
Policing Services - note 1	51.5	51.5	51.5	54.5	54.5	54.5	54.5	54.5
Fire Rescue Service	26.5	31.9	27.9	34.9	34.9	34.9	34.9	34.9
Other Protective Services	1.7	2.0	1.7	2.0	2.0	2.0	2.0	2.0
Engineering and Operations	19.6	22.2	18.1	22.2	22.2	22.2	22.2	22.2
Development Services	7.6	8.2	7.4	9.2	9.2	9.2	9.2	9.2
Solid Waste	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Recreation	33.6	35.4	34.5	35.4	35.4	35.4	35.4	35.4
Parks	12.6	16.0	12.8	16.1	16.1	16.1	16.1	16.1
Sewer Utility	4.3	4.8	3.9	4.8	4.8	4.8	4.8	4.8
Water Utility	4.9	5.1	4.7	5.1	5.1	5.1	5.1	5.1
TOTAL F.T.E.'s	**193.1**	**211.6**	**194.1**	**219.7**	**219.7**	**219.7**	**219.7**	**219.7**

Note 1 - RCMP member are under contract from the RCMP

*****It is important to note that FTE's represent a full-time equivalent of a staff member. In many instances, particularly in Parks and Recreation which consists of many part-time or seasonal positions, this is not a accurate reflection of the actual number of employees.**

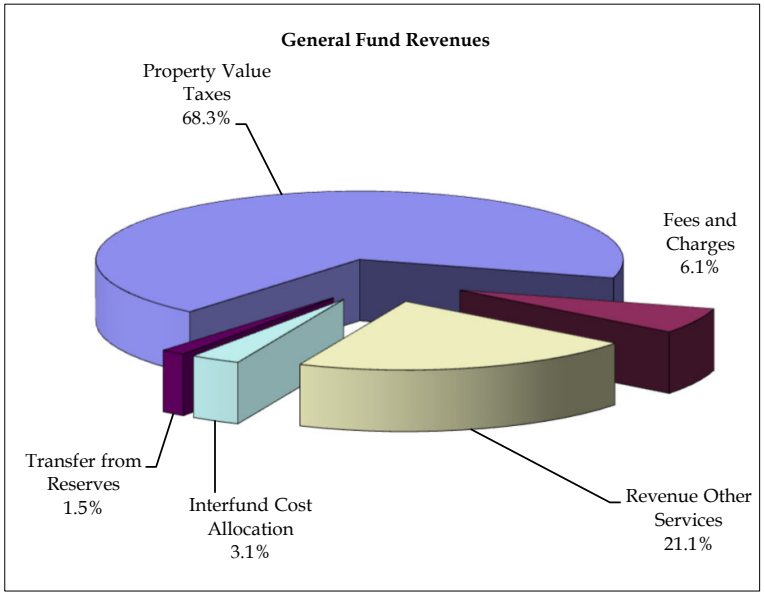
General Operating Fund

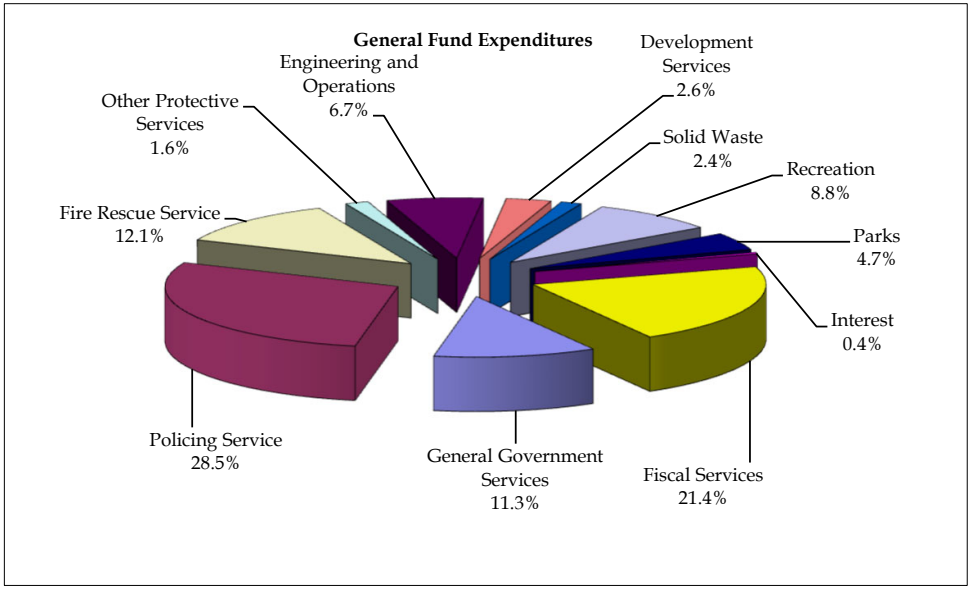
2024-2028

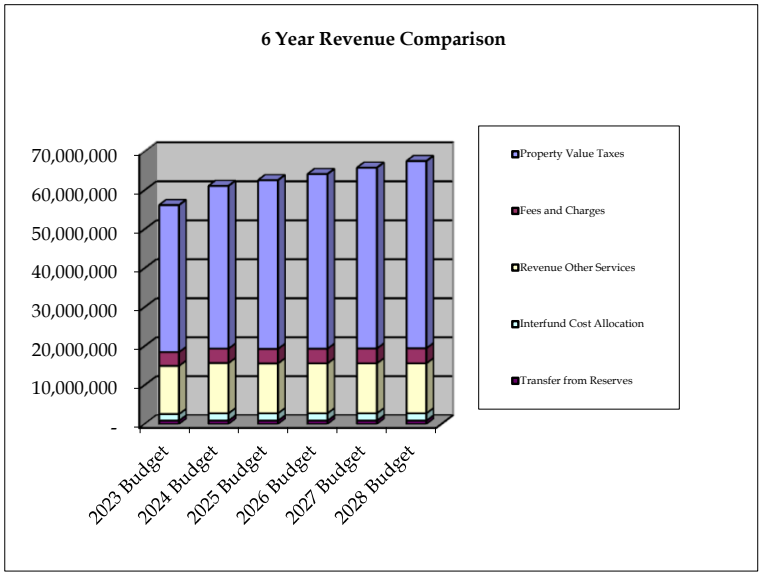


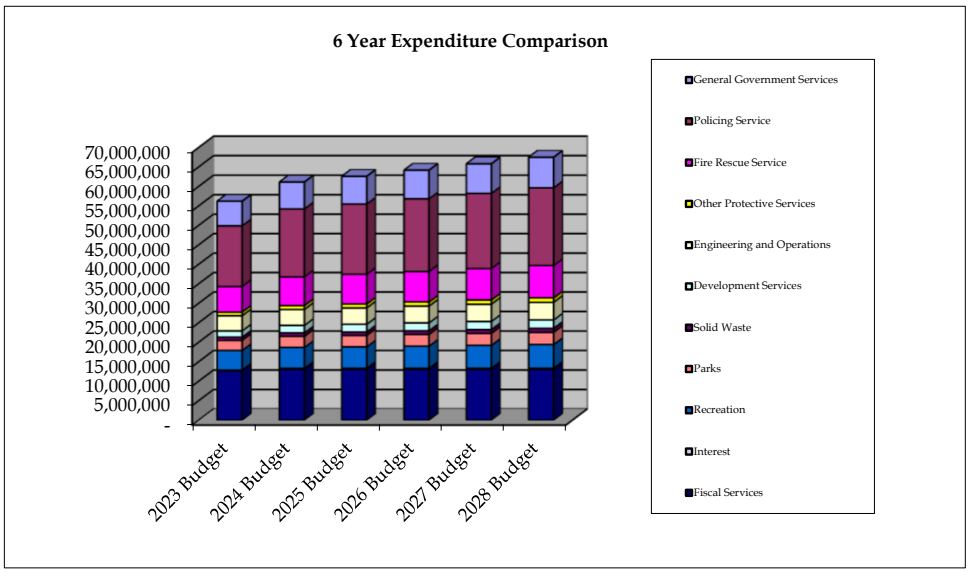
GENERAL OPERATING FUND

The General Operating Fund is the primary operating fund of the City. It is used to account for all of the financial resources and expenditures of the City of Langley, except Water Utility, Sewer & Drainage Utilities, and the 10-year Capital Improvement Plan. This section details the 2024-2028 Financial Plan, as well as showing comparative figures for 2022 Actual Results, 2023 Budget, and the 2023 Year to Date (YTD) expenditures. (The 2023 YTD figures are highly dependent on when billings are received and processed and may not acurately reflect actual expenses to date.)


General Fund Revenues
Property Value Taxes 68.3%
Fees and Charges 6.1%
Revenue Other Services 21.1%
Interfund Cost Allocation 3.1%
Transfer from Reserves 1.5%


General Fund Expenditures
Development Services 2.6%
Engineering and Operations 6.7%
Other Protective Services 1.6%
Solid Waste 2.4%
Recreation 8.8%
Fire Rescue Service 12.1%
Parks 4.7%
Interest 0.4%
Policing Service 28.5%
General Government Services 11.3%
Fiscal Services 21.4%


6 Year Revenue Comparison
70,000,000
60,000,000
50,000,000
40,000,000
30,000,000
20,000,000
10,000,000
-
2023 Budget
2024 Budget
2025 Budget
2026 Budget
2027 Budget
2028 Budget
Property Value Taxes
Fees and Charges
Revenue Other Services
Interfund Cost Allocation
Transfer from Reserves


6 Year Expenditure Comparison
70,000,000
65,000,000
60,000,000
55,000,000
50,000,000
45,000,000
40,000,000
35,000,000
30,000,000
25,000,000
20,000,000
15,000,000
10,000,000
5,000,000
-
2023 Budget
2024 Budget
2025 Budget
2026 Budget
2027 Budget
2028 Budget
General Government Services
Policing Service
Fire Rescue Service
Other Protective Services
Engineering and Operations
Development Services
Solid Waste
Parks
Recreation
Interest
Fiscal Services

GENERAL FUND SUMMARY

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Revenues								
Property Value Taxes	$ 33,285,224	$ 37,724,095	$ 37,536,270	$ 41,744,555	$ 43,275,790	$ 44,797,670	$ 46,374,290	$ 48,011,860
Fees and Charges	3,524,421	3,521,630	3,796,551	3,701,800	3,725,610	3,774,070	3,823,550	3,874,070
Revenue Other Services	13,045,543	12,368,720	11,886,953	12,892,865	12,800,085	12,805,925	12,811,975	12,818,235
Interfund Cost Allocation	1,555,160	1,675,000	1,256,250	1,870,250	1,870,250	1,870,250	1,870,250	1,870,250
	51,410,348	55,289,445	54,476,024	60,209,470	61,671,735	63,247,915	64,880,065	66,574,415
Expenditures								
General Government Services	5,510,888	6,317,515	5,812,588	6,887,080	7,104,870	7,338,560	7,579,370	7,830,690
Policing Service	14,475,054	15,564,740	8,802,724	17,445,290	18,039,600	18,654,720	19,291,330	19,950,240
Fire Rescue Service	5,437,892	6,578,040	5,533,016	7,377,140	7,598,710	7,828,410	8,066,010	8,313,010
Other Protective Services	779,915	934,945	721,083	986,835	1,029,450	1,064,080	1,099,950	1,137,060
Engineering and Operations	3,621,742	3,889,485	3,427,923	4,089,085	4,196,615	4,307,915	4,423,145	4,542,445
Development Services	1,535,655	1,603,450	1,639,842	1,921,300	1,968,040	2,016,390	2,066,420	2,118,200
Solid Waste	747,432	819,130	786,540	888,660	907,700	952,460	999,450	1,048,790
Recreation	4,701,984	5,021,310	4,316,564	5,359,230	5,505,210	5,694,870	5,892,440	6,098,160
Parks	2,367,073	2,610,605	2,288,998	2,857,205	2,923,895	2,992,865	3,064,305	3,138,175
Interest	55,293	180,650	195,996	245,400	245,400	245,400	245,400	245,400
	39,232,928	43,519,870	33,525,274	48,057,225	49,519,490	51,095,670	52,727,820	54,422,170
	12,177,420	**11,769,575**	**20,950,750**	**12,152,245**	**12,152,245**	**12,152,245**	**12,152,245**	**12,152,245**
Add:								
Transfer from Reserve Accounts	653,368	927,565	-	927,565	927,565	927,565	927,565	927,565
Transfer from Statutory Reserves	-	-	-	-	-	-	-	-
Transfer from Surplus	-	-	-	-	-	-	-	-
	653,368	927,565	-	927,565	927,565	927,565	927,565	927,565
Deduct:								
Debt Servicing	184,154	1,949,180	670,248	1,949,180	1,949,180	1,949,180	1,949,180	1,949,180
Transfer to Reserve Accounts	10,171,937	8,626,810	6,137,901	8,634,480	8,634,480	8,634,480	8,634,480	8,634,480
Transfer to Statutory Reserves	2,464,561	2,121,150	1,229,021	2,496,150	2,496,150	2,496,150	2,496,150	2,496,150
	12,820,652	12,697,140	8,037,170	13,079,810	13,079,810	13,079,810	13,079,810	13,079,810
Surplus (Deficit)	**$ 10,136**	**$ -**	**$ 12,913,580**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

DEPT. BUDGET SUMMARY	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**155.7**	**167.8**	**155.9**	**172.9**	**172.9**	**172.9**	**172.9**	**172.9**
Operating Cost Summary								
Revenues	$ (53,023,522)	$ (57,118,470)	$ (55,566,255)	$ (62,038,495)	$ (63,500,760)	$ (65,076,940)	$ (66,709,090)	$ (68,403,440)
Personnel & Benefits	15,813,826	18,730,025	15,868,555	20,421,440	21,111,750	21,826,240	22,565,710	23,331,050
Equipment	512,828	313,930	450,585	475,350	475,350	475,350	475,350	475,350
Contracted Services	20,515,268	21,798,560	14,982,130	24,162,780	24,896,580	25,710,510	26,554,740	27,431,500
Materials & Supplies	16,171,464	16,275,955	11,351,405	16,978,925	17,017,080	17,064,840	17,113,290	17,165,540
Total Operating Cost	$ (10,136)	$ -	$ (12,913,580)	$ -	$ -	$ -	$ -	$ -

Property Taxation

PROPERTY TAXATION

Property Taxation and Assessment

Property tax is the largest single General Fund revenue source in the City of Langley and will account for 67% of total revenues in 2023.

Property taxes are billed to each legal property in the City. The property tax bill is calculated by multiplying the current years tax rate by the assessment values of each property.

Property Tax Assessment Base
Property assessment in the Province of British Columbia is the function of the British Columbia Assessment Authority (BCAA). The BCAA's purpose is to establish and maintain assessments that are uniform in the whole of the Province in accordance with the Assessment Act.

The Assessment Act requires that the BCAA produce an annual roll with assessments at actual value. Actual value is defined by statute as being synonymous with market value. A commonly accepted definition of market value is: "that price a property might reasonably be expected to bring if offered for sale by a willing vendor to a willing purchaser after adequate time and exposure to the market".

In addition to determining market value, BCAA also decides upon the appropriate classification for each property.

The provincial Government has prescribed nine classes of property, as follows:

Class 1: Residential includes land or improvements, or both, used for residential purposes, including single-family residences, duplexes, multi-family residences, apartments, condominiums, manufactured homes and some vacant land.

Class 2: Utilities includes land or improvements, or both used for the purpose of providing utilities; E.G. Telus, BC Hydro.

Class 3: Supportive Housing - funded by the Province, a property which combines on-site support services with housing for persons who were previously homeless, at risk of homelessness, have mental or physical disabilities, or who are recovering drugs or alcohol addictions.

Class 4: Major Industry which is non applicable in the City of Langley.

Class 5: Light Industry includes properties used for extracting, processing and manufacturing, not falling within the Major Industry Class.

Class 6: Business and Other comprises all land and improvements not included in classes 1 to 5 and 7 to 9.

Class 7: Managed Forest Land which is non applicable in the City of Langley

PROPERTY TAXATION

Class 8: Recreational property/Non-profit Organizations includes land used solely as an outdoor recreational facility for a specific use or activity together with property used or set aside for use as a meeting hall by a non-profit fraternal organization.

The **2024** property classes and their respective assessment values for general municipal purposes are:

Class 1 Residential	$9,842,403,803
Class 2 Utility	8,907,030
Class 3 Supportive Housing	4
Class 5 Light Industry	669,923,800
Class 6 Business Other	3,062,682,101
Class 8 Recreational/Non-profit	18,740,100
Total	$13,097,773,056

City Council has the ability to set a tax rate for each class of property.

The key dates in the assessment cycle are as follows:

July 1, 2023 – is the date at which the market value is determined for the 2024 Assessment Roll.
October 31, 2023 – Deadline date for municipal Council to adopt tax exemption bylaws for the 2024 Assessment Roll
October 31, 2023 – The 2024 Assessment Roll reflects the physical condition and permitted use of each property on this date
November 30, 2023 – Deadline for ownership changes to the 2024 Assessment Roll
December 31, 2023 – Deadline for Completed Roll totals, and mailing date for Assessment Notices.
January 31, 2024– Deadline for requesting a formal assessment review.
March 31, 2024– Deadline date for the Revised Roll

Assessment Growth
In the last decade, 1,567 new living units have been constructed in the City of Langley. The growth over the decade has been in multi-family type housing with 1,721 new units being constructed. This was offset by a reduction in single family units over the same time frame.

2024 New Growth and Market Value Change

Property Class	2024 New Assessment	Percent New Growth	2024 Market Value Change	Percent Market Change	2024 Completed Roll	2024 Tax Rates	2024 Tax Ratios	2024 Tax Revenues Before Growth
1. Residential	$ 167,416,900	1.7%	$ (74,833,300)	-0.8%	$ 9,842,403,803	1.9605	1.000	$ 18,968,187
2. Utilities	-	0.0%	1,407,630	18.8%	8,907,030	40.0000	20.403	356,281
3. Supportive Housing	-	0.0%	-	0.0%	4	1.9605	1.000	0
5. Light Industry	(10,946,000)	-1.9%	101,639,900	17.5%	669,923,800	4.4700	2.280	3,043,507
6. Business/Other	28,450,000	1.0%	288,493,252	10.5%	3,062,682,101	4.9798	2.540	15,109,773
8. Rec/Non-Profit	2,292,000	14.0%	68,300	0.4%	18,740,100	5.3915	2.750	88,680
9. Farm	-	0.0%	-	0.0%	-	1.9605	1.000	0
	$ 187,212,900	1.4%	$ 316,775,782	2.4%	$ 13,602,656,838			$ 37,566,428

	2023 Supp Roll	2023 Tax Rates	2023 Tax Ratios	2023 Tax Revenues
1. Residential	$9,749,820,203	1.9915	1.0000	$ 19,416,767
2. Utilities	7,499,400	40.0000	20.0854	$ 299,976
3. Supportive Housing	4	1.9915	1.0000	$ -
5. Light Industry	579,229,900	4.1024	2.0600	$ 2,376,233
6. Business/Other	2,745,738,849	5.5960	2.8099	$ 15,365,155
8. Rec/Non-Profit	16,379,800	6.6116	3.3199	$ 108,297
9. Farm	-	1.9915	1.0000	$ -
	$ 13,098,668,156			$ 37,566,428

Property Class	2023 Tax Revenues	2024 Tax Revenues Before Growth	Market Caused Tax Shift	Percent Shift
1. Residential	$ 19,416,767	$ 18,968,187	$ (448,580)	-2.3%
2. Utilities	299,976	356,281	56,305	18.8%
3. Supportive Housing	-	-	-	0.0%
5. Light Industry	2,376,233	3,043,507	667,274	28.1%
6. Business/Other	15,365,155	15,109,773	(255,382)	-1.7%
8. Rec/Non-Profit	108,297	88,680	(19,617)	-18.1%
9. Farm	-	-	-	0.0%
	$ 37,566,428	$ 37,566,428	$ -	

Ratio Adjusted for Market Shift

	ASSESSMENTS			PERCENT ASSESSMENTS			ABSOLUTE TAX SHARE			PERCENTAGE TAX SHARE		
Property Class	*2022*	*2023*	*2024***	*2022*	*2023*	*2024***	*2022*	*2023*	*2024***	*2022*	*2023*	*2024***
1. Residential	$6,098,558,503	$9,749,820,203	$9,674,986,903	74.7%	74.4%	72.1%	$12,578,277	$19,416,767	$19,032,708	51.1%	51.7%	50.7%
2. Utilities	3,737,950	7,499,400	8,907,030	0.0%	0.1%	0.1%	149,518	299,976	356,281	0.6%	0.8%	0.9%
3. Supportive Housi	4	4	4	0.0%	0.0%	0.0%	-	-	-	0.0%	0.0%	0.0%
5. Light Industry	247,681,600	579,229,900	680,869,800	3.0%	4.4%	5.1%	1,228,600	2,376,233	2,544,883	5.0%	6.3%	6.8%
6. Business/Other	1,804,085,500	2,745,738,849	3,034,232,101	22.1%	21.0%	22.6%	10,623,357	15,365,155	15,519,307	43.1%	40.9%	41.3%
8. Rec/Non-profit	9,302,500	16,379,800	16,448,100	0.1%	0.1%	0.1%	58,136	108,297	113,249	0.2%	0.3%	0.3%
9. Farm	11,936	-	-	0.0%	0.0%	0.0%	25	-	-	0.0%	0.0%	0.0%
	$8,163,377,993	$13,098,668,156	$13,415,443,938	100.0%	100.0%	100.0%	$24,637,913	$37,566,428	$37,566,428	100.0%	100.0%	100.0%

	TAX RATES			TAX RATIOS		
Property Class	*2022*	*2023*	*2024***	*2022*	*2023*	*2024***
1. Residential	2.0625	1.9915	1.9672	1.000	1.000	1.000
2. Utilities	40.0000	40.0000	40.0000	19.394	20.085	20.333
3. Supportive Housi	2.0625	1.9915	1.9672	1.000	1.000	1.000
5. Light Industry	4.9604	4.1024	3.7377	2.405	2.060	1.900
6. Business/Other	5.8885	5.5960	5.1147	2.855	2.810	2.600
8. Rec/Non-profit	6.2495	6.6116	6.8852	3.030	3.320	3.500
9. Farm	2.0625	1.9915	1.9672	1.000	1.000	1.000

NOTE: **2024 assessments persented are not including new growth.

DISTRIBUTION OF TAXATION INCREASE

2023	*2024***	*Change*	*Percent*
$19,416,767	$19,032,708	$ (384,059)	-1.98%
299,976	356,281	56,305	18.77%
-	-	-	0.00%
2,376,233	2,544,883	168,650	7.10%
15,365,155	15,519,307	154,152	1.00%
108,297	113,249	4,952	4.57%
-	-	-	0.00%
$37,566,428	$37,566,428	$ -	0.00%

Ratio Adjusted for Market Shift

		ASSESSMENTS				TAXATION LEVELS				
	Address	2022	2023	2024	Percent Change	2022	2023	2024	Change	Percent Change
Residential Samples										
101320	20881 45A Ave	$1,114,000	$1,264,000	$1,232,000	-2.53%	$2,298	$2,517	$2,424	($94)	-3.72%
101920	4718 209 St	$1,163,000	$1,334,000	$1,301,000	-2.47%	$2,399	$2,657	$2,559	($97)	-3.66%
150770	19700 50A Ave	$1,138,000	$1,274,000	$1,345,000	5.57%	$2,347	$2,537	$2,646	$109	4.29%
150470	19640 51 Ave	$1,381,000	$1,457,000	$1,544,000	5.97%	$2,848	$2,902	$3,037	$136	4.68%
040510	Rental Apartment Blk	$16,368,000	$19,768,000	$19,776,000	0.04%	$33,759	$39,368	$38,903	($464)	-1.18%
Strata Units										
008410	Parkway Estates	$319,000	$485,000	$440,000	-9.28%	$658	$966	$866	($100)	-10.38%
008710	Cassola Court	$477,000	$536,000	$545,000	1.68%	$984	$1,067	$1,072	$5	0.44%
000650	Riverwynde	$802,000	$843,000	$774,800	-8.09%	$1,654	$1,679	$1,524	($155)	-9.21%
030210	Park Place	$475,000	$484,000	$567,000	17.15%	$980	$964	$1,115	$152	15.72%
Average Single Family		$1,211,033	$1,402,472	$1,370,853	-2.25%	$2,498	$2,793	$2,697	($96)	-3.45%
Average Strata		$488,332	$575,189	$584,997	1.71%	$1,007	$1,145	$1,151	$5	0.46%
Average Residential		$779,941	$905,360	$921,062	1.73%	$1,609	$1,803	$1,812	$9	0.49%
Business/Other Samples										
000270	20504 Fraser Hwy	$2,359,000	$2,529,000	$2,662,000	5.26%	$13,891	$14,152	$13,615	($537)	-3.79%
021151	5666 Glover Rd	$15,528,500	$18,105,700	$18,108,500	0.02%	$91,440	$101,319	$92,620	($8,699)	-8.59%
035410	20316 56 Ave	$8,697,000	$9,320,000	$10,564,000	13.35%	$51,212	$52,155	$54,032	$1,877	3.60%
038431	#2-5521 203 St	$357,400	$432,400	$432,400	0.00%	$2,105	$2,420	$2,212	($208)	-8.60%
040080	20622 Langley Bypass	$16,192,000	$17,566,000	$22,116,000	25.90%	$95,347	$98,299	$113,118	$14,818	15.07%
040261	20667 Langley Bypass	$12,550,000	$17,292,000	$19,727,000	14.08%	$73,901	$96,766	$100,898	$4,132	4.27%
040331	20260 Logan Ave	$6,956,000	$8,131,000	$8,140,000	0.11%	$40,960	$45,501	$41,634	($3,867)	-8.50%
051982	5716 198 St	$2,000,500	$2,832,800	$3,499,400	23.53%	$11,780	$15,852	$17,899	$2,046	12.91%
135305	#3-5755 Glover Rd	$1,847,000	$2,032,000	$2,134,000	5.02%	$10,876	$11,371	$10,915	($456)	-4.01%
Average Business / Other		$3,794,603	$4,421,480	$4,785,441	8.23%	$22,345	$24,743	$24,476	($266)	-1.08%
Statistical Average		$3,272,217	$3,912,092	$4,334,763	10.80%	$19,268	$21,892	$22,171	$279	1.27%
Light Industry Samples										
042168	#5-20688 Duncan Way	$1,128,000	$1,438,000	$1,801,000	25.24%	$5,595	$5,899	$6,732	$832	14.11%
042695	#105-20081 Industrial Av	$515,300	$658,100	$825,000	25.36%	$2,556	$2,700	$3,084	$384	14.22%
051480	5701 Production Way	$5,484,000	$7,252,000	$9,138,000	26.01%	$27,203	$29,751	$34,155	$4,404	14.80%
052010	5744 198 St	$12,193,000	$16,892,000	$19,337,000	14.47%	$60,482	$69,298	$72,276	$2,978	4.30%
Average Light Industry		$5,385,530	$7,332,024	$8,480,048	15.66%	$26,714	$30,079	$31,696	$1,617	5.38%
Statistical Average		$3,162,352	$3,745,648	$4,167,040	11.25%	$15,687	$15,366	$15,575	$209	1.36%

2024 TAX LOAD DISTRIBUTION

	ASSESSMENTS			PERCENT ASSESSMENTS			ABSOLUTE TAX SHARE			PERCENTAGE TAX SHARE		
Property Class	*2022*	*2023*	*2024*	*2022*	*2023*	*2024*	*2022*	*2023*	*2024*	*2022*	*2023*	*2024*
1. Residential	$6,098,558,503	$9,749,820,203	$9,842,403,803	74.7%	74.4%	72.4%	$12,578,277	$19,416,767	$21,462,394	51.1%	51.7%	51.4%
2. Utilities	3,737,950	7,499,400	8,907,030	0.0%	0.1%	0.1%	149,518	299,976	356,281	0.6%	0.8%	0.9%
3. Supportive Housi	4	4	4	0.0%	0.0%	0.0%	-	-	0	0.0%	0.0%	0.0%
5. Light Industry	247,681,600	579,229,900	669,923,800	3.0%	4.4%	4.9%	1,228,600	2,376,233	2,784,755	5.0%	6.3%	6.7%
6. Business/Other	1,804,085,500	2,745,738,849	3,062,682,101	22.1%	21.0%	22.5%	10,623,357	15,365,155	16,999,590	43.1%	40.9%	40.7%
8. Rec/Non-profit	9,302,500	16,379,800	18,740,100	0.1%	0.1%	0.1%	58,136	108,297	141,535	0.2%	0.3%	0.3%
9. Farm	11,936	-	-	0.0%	0.0%	0.0%	25	-	-	0.0%	0.0%	0.0%
	$8,163,377,993	$13,098,668,156	$13,602,656,838	100.0%	100.0%	100.0%	$24,637,913	$37,566,428	$41,744,555	100.0%	100.0%	100.00%

Less new Growth	$450,000
Tax Revenues before new growth	$41,294,555

	TAX RATES			TAX RATIOS		
Property Class	*2022*	*2023*	*2024*	*2022*	*2023*	*2024*
1. Residential	2.0625	1.9915	2.1843	1.000	1.000	1.000
2. Utilities	40.0000	40.0000	40.0000	19.394	20.085	18.313
3. Supportive Housi	2.0625	1.9915	2.1843	1.000	1.000	1.000
5. Light Industry	4.9604	4.1024	4.1501	2.405	2.060	1.900
6. Business/Other	5.8885	5.5960	5.5546	2.855	2.810	2.543
8. Rec/Non-profit	6.2495	6.6116	7.6450	3.030	3.320	3.500
9. Farm	2.0625	1.9915	2.1843	1.000	1.000	1.000

DISTRIBUTION OF TAXATION INCREASE

2023	*2024*	*Change*	*Percent*
$19,416,767	$21,132,844	1,716,077	8.84%
299,976	356,281	56,305	18.77%
-	-	-	N/A
2,376,233	2,825,695	449,462	18.91%
15,365,155	16,853,990	1,488,835	9.69%
108,297	125,745	17,448	16.11%
-	-	-	N/A
$37,566,428	$41,294,555	$ 3,728,127	9.92%

2024 TAX LOAD DISTRIBUTION

		ASSESSMENTS				TAXATION LEVELS				
	Address	2022	2023	2024	Percent Change	2022	2023	2024	Change	Percent Change
Residential Samples										
101320	20881 45A Ave	$1,114,000	$1,264,000	$1,232,000	-2.53%	$2,298	$2,517	$2,691	$174	6.90%
101920	4718 209 St	$1,163,000	$1,334,000	$1,301,000	-2.47%	$2,399	$2,657	$2,842	$185	6.97%
150770	19700 50A Ave	$1,138,000	$1,274,000	$1,345,000	5.57%	$2,347	$2,537	$2,938	$401	15.79%
150470	19640 51 Ave	$1,381,000	$1,457,000	$1,544,000	5.97%	$2,848	$2,902	$3,373	$471	16.23%
040510	Rental Apartment Blk	$16,368,000	$19,768,000	$19,776,000	0.04%	$33,759	$39,368	$43,196	$3,828	9.72%
Strata Units										
008410	Parkway Estates	$319,000	$485,000	$440,000	-9.28%	$658	$966	$961	($5)	-0.50%
008710	Cassola Court	$477,000	$536,000	$545,000	1.68%	$984	$1,067	$1,190	$123	11.52%
000650	Riverwynde	$802,000	$843,000	$774,800	-8.09%	$1,654	$1,679	$1,692	$14	0.81%
030210	Park Place	$475,000	$484,000	$567,000	17.15%	$980	$964	$1,238	$275	28.49%
Average Single Family		$1,211,033	$1,402,472	$1,370,853	-2.25%	$2,498	$2,793	$2,994	$201	7.21%
Average Strata		$488,332	$575,189	$584,997	1.71%	$1,007	$1,145	$1,278	$132	11.55%
Average Residential		$779,941	$905,360	$921,062	1.73%	$1,609	$1,803	$2,012	$209	11.58%
Business/Other Samples										
000270	20504 Fraser Hwy	$2,359,000	$2,529,000	$2,662,000	5.26%	$13,891	$14,152	$14,786	$634	4.48%
021151	5666 Glover Rd	$15,528,500	$18,105,700	$18,108,500	0.02%	$91,440	$101,319	$100,586	($734)	-0.72%
035410	20316 56 Ave	$8,697,000	$9,320,000	$10,564,000	13.35%	$51,212	$52,155	$58,679	$6,524	12.51%
038431	#2-5521 203 St	$357,400	$432,400	$432,400	0.00%	$2,105	$2,420	$2,402	($18)	-0.74%
040080	20622 Langley Bypass	$16,192,000	$17,566,000	$22,116,000	25.90%	$95,347	$98,299	$122,846	$24,547	24.97%
040261	20667 Langley Bypass	$12,550,000	$17,292,000	$19,727,000	14.08%	$73,901	$96,766	$109,576	$12,810	13.24%
040331	20260 Logan Ave	$6,956,000	$8,131,000	$8,140,000	0.11%	$40,960	$45,501	$45,215	($287)	-0.63%
051982	5716 198 St	$2,000,500	$2,832,800	$3,499,400	23.53%	$11,780	$15,852	$19,438	$3,585	22.62%
135305	#3-5755 Glover Rd	$1,847,000	$2,032,000	$2,134,000	5.02%	$10,876	$11,371	$11,854	$482	4.24%
Average Business / Other		$3,794,603	$4,421,480	$4,785,441	8.23%	$22,345	$24,743	$26,581	$1,839	7.43%
Statistical Average		$3,272,217	$3,912,092	$4,334,763	10.80%	$19,268	$21,892	$24,078	$2,186	9.98%
Light Industry Samples										
042168	#5-20688 Duncan Way	$1,128,000	$1,438,000	$1,801,000	25.24%	$5,595	$5,899	$7,474	$1,575	26.70%
042695	#105-20081 Industrial Ave	$515,300	$658,100	$825,000	25.36%	$2,556	$2,700	$3,424	$724	26.82%
051480	5701 Production Way	$5,484,000	$7,252,000	$9,138,000	26.01%	$27,203	$29,751	$37,924	$8,173	27.47%
052010	5744 198 St	$12,193,000	$16,892,000	$19,337,000	14.47%	$60,482	$69,298	$80,251	$10,953	15.81%
Average Light Industry		$5,385,530	$7,332,024	$8,480,048	15.66%	$26,714	$30,079	$35,193	$5,114	17.00%
Statistical Average		$3,162,352	$3,745,648	$4,167,040	11.25%	$15,687	$15,366	$17,294	$1,928	12.54%

PROPERTY TAXES

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Revenues								
Property Value Taxes	$ 33,285,224	$ 37,724,095	$ 37,536,270	$ 41,744,555	$ 43,275,790	$ 44,797,670	$ 46,374,290	$ 48,011,860
Total Revenues	$ 33,285,224	$ 37,724,095	$ 37,536,270	$ 41,744,555	$ 43,275,790	$ 44,797,670	$ 46,374,290	$ 48,011,860

2023 Municipal Property Tax Levy Survey

Average Single Family Dwelling

	Average SFD Assessment	Municipal Taxes
Langle Township	1,485,086	2,488
Port Coquitlam	1,391,842	2,717
Pitt Meadows	1,193,494	2,732
Langley City	1,402,905	2,794
Delta	1,496,290	2,895
Surrey	1,736,158	2,902
Burnaby	1,991,503	2,914
Maple Ridge	1,257,076	2,938
Coquitlam	1,695,540	3,135
City of North Vancouver	2,053,215	3,184
Richmond	1,968,786	3,202
District of North Vancouv	2,179,877	3,403
New Westminster	1,580,400	3,952
Port Moody	1,864,671	4,154
Vancouver	2,589,338	4,229
White Rock	2,009,536	4,404
West Vancouver	3,755,568	5,681
AVERAGE	$ 1,861,840	$ 3,396

Average Strata Family Dwelling

	MFD Assessment	Municipal Taxes
Burnaby	755,593	1,106
Langley City	575,218	1,146
Langley Township	782,667	1,311
Richmond	811,538	1,320
Surrey	714,782	1,371
Port Coquitlam	709,900	1,386
District of North Vancouver	890,164	1,390
Coquitlam	768,351	1,420
City of North Vancouver	929,275	1,441
Delta	783,395	1,516
Maple Ridge	652,682	1,525
Pitt Meadows	691,805	1,583
New Westminster	647,433	1,619
Vancouver	995,141	1,625
White Rock	771,312	1,690
Port Moody	861,906	1,920
West Vancouver	1,690,768	2,558
AVERAGE	$ 825,408	$ 1,525

Fees & Charges

FEES & CHARGES DESCRIPTIONS

The revenue category of Fees and Charges was established by the Bill 88 revisions to the Local Government Act in 1999. The category includes all revenues that are imposed, by bylaw, in respect of all or part of a service the municipality provides or the exercise of regulatory authority.

ADMIN/INSPECTION FEES: These revenues are intended to compensate the City for administration and inspection costs that the City must expend as part of a land development project. The revenues are estimated by using a trend analysis approach then adjusted to reflect the level of construction and development anticipated in the community.

SOLID WASTE USER FEES: This revenue represents the total user fees levied on single family residences for bi-weekly door to door garbage collection service as well as weekly curbside organic waste disposal. The revenue is calculated by dividing the cost of the service by the number of residential units serviced.

LICENCES & PERMITS: The revenue generated from building and plumbing permits is levied to monitor construction projects within the City to ensure compliance with the BC Building Code and City Bylaws as and when required. The revenues are estimated by using a trend analysis approach then adjusted to reflect the level of construction and development anticipated in the community.

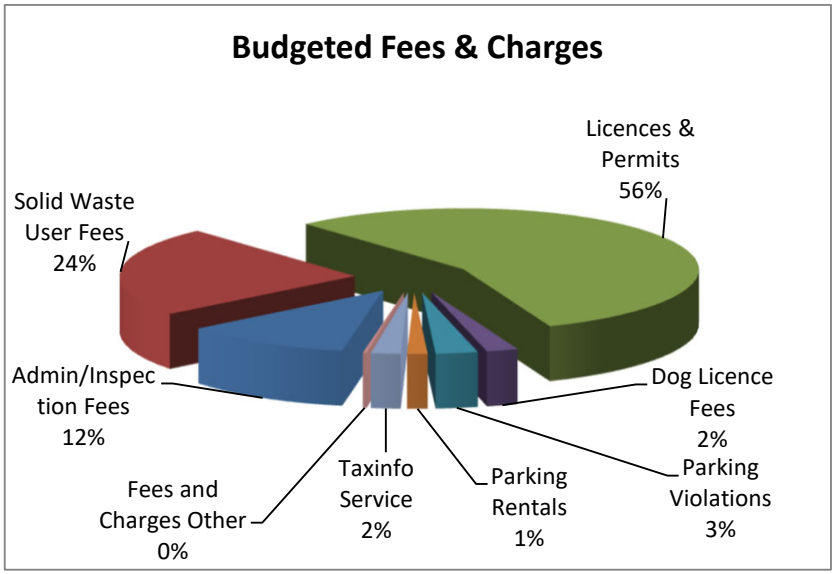
DOG LICENCE FEES: These fees are levied on the owners of dogs to partially offset the cost of providing dog control services. The revenues are projected based on the number of dogs licensed in the prior year.

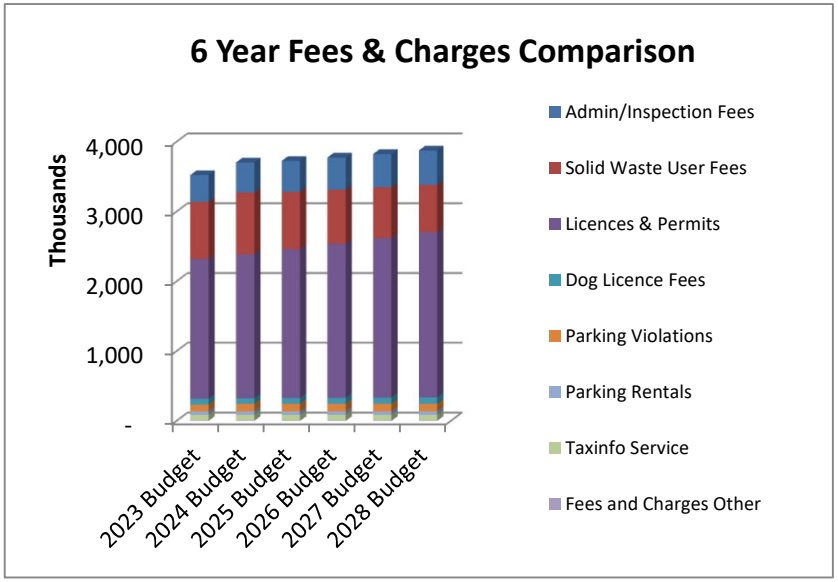
PARKING VIOLATIONS: This revenue represents fines received from motorists who are parked illegally within the Downtown core of the City.

PARKING RENTALS: This revenue represents the monthly rental fees received for supplying reserved parking spaces in within the City. Revenue is projected using the current occupancy rate.

TAXINFO SERVICE: This revenue represents the fees received for providing legal offices and mortgage companies with information regarding outstanding taxes on properties. The revenue estimate is based on the prior year's experience and adjusted for the current state of the real estate sales market.

FEES & CHARGES OTHER: This program includes budget allocations for revenue generated from banner installations and other miscellaneous fees.


Budgeted Fees & Charges
Licences & Permits 56%
Solid Waste User Fees 24%
Admin/Inspection Fees 12%
Dog Licence Fees 2%
Parking Violations 3%
Parking Rentals 1%
Taxinfo Service 2%
Fees and Charges Other 0%


6 Year Fees & Charges Comparison
Thousands
4,000
3,000
2,000
1,000
-
2023 Budget
2024 Budget
2025 Budget
2026 Budget
2027 Budget
2028 Budget
Admin/Inspection Fees
Solid Waste User Fees
Licences & Permits
Dog Licence Fees
Parking Violations
Parking Rentals
Taxinfo Service
Fees and Charges Other

FEES & CHARGES

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Revenues								
Admin/Inspection Fees	$ 613,238	$ 384,000	$ 549,740	$ 428,500	$ 443,500	$ 459,030	$ 475,100	$ 491,730
Solid Waste User Fees	772,112	819,130	816,250	886,780	820,570	775,880	728,950	679,680
Licences & Permits	1,868,665	2,002,000	1,987,370	2,063,000	2,135,210	2,209,930	2,287,270	2,367,330
Dog Licence Fees	49,755	83,310	161,488	80,000	82,810	85,710	88,710	91,810
Parking Violations	89,091	96,670	94,365	107,000	107,000	107,000	107,000	107,000
Parking Rentals	30,953	51,520	96,258	51,520	51,520	51,520	51,520	51,520
Taxinfo Service	90,457	75,000	82,305	75,000	75,000	75,000	75,000	75,000
Fees and Charges Other	10,150	10,000	8,775	10,000	10,000	10,000	10,000	10,000
Total Revenues	$ 3,524,421	$ 3,521,630	$ 3,796,551	$ 3,701,800	$ 3,725,610	$ 3,774,070	$ 3,823,550	$ 3,874,070

Revenue Other Sources

REVENUE FROM OTHER SOURCES DESCRIPTIONS

The revenue category of Revenues from Other Sources includes all those revenue sources not included in Property Taxes or Fees and Charges.

RCMP FEES & CHARGES: These revenues represent various fees charged by the RCMP for services rendered to the public, a commission from the Province of BC to offset the cost of serving criminal documents and revenues from false alarm fees which offset the cost of the RCMP in responding to false alarms. Revenue projections are based on the historic trend.

TAX PENALTY & INTEREST: This revenue source includes penalty and interest charged on past due taxes. Penalties of 5% are applied on all unpaid current taxes on the tax due date and a second penalty is applied after a reminder notice is sent an additional grace period has completed. Interest is applied on all taxes in arrears (one year past due) and all delinquent taxes (two years past due). The revenue is forecast based on past trends and any significant events affecting properties in this category.

RENTALS OF CITY PROPERTY: The City has a number of bare land leases and a few improved property leases. The lease revenue is calculated using the rates included in lease documents as well as historical maintenance costs.

INTERNAL EQUIPMENT RENTALS: This revenue item represents the difference between equipment operating expenditures and the amount expended to operations via equipment charge-out (rental) rates. The revenue generated is meant to cover depreciation or obsolescence and is transferred annually to the Machinery Replacement Reserve where it is held and used to replace equipment and vehicles as required.

MISCELLANEOUS INCOME: This revenue includes a number of revenues that can not be classified within another revenue category. These revenues included such things as grants, sale of assets and towing contract revenues. The budget estimates are calculated using trend analysis modified for factors that the City is aware of.

INTEREST INCOME: This represents interest earned on surplus funds in the General Operating Fund. The estimate is based on a similar cash flow and cash level as the previous year, and uses a projected 5.75% interest rate for 2024.

REVENUE FROM OTHER SOURCES DESCRIPTIONS

GRANTS IN LIEU OF TAXES:

Federal/Provincial Government

All senior levels of government are exempted from paying property taxes on the annual assessment role. Both levels of Government, however, do recognize that the respective properties do cause a demand for municipal services provided through property taxation. As a result a grant in lieu is paid to the City. Provincial Grants are equal to full taxes and are estimated in that manner. Federal Grants are based on a deemed property valuation which does not provide a grant equal to full taxes, and the revenue stream is forecast accordingly.

Utility Companies

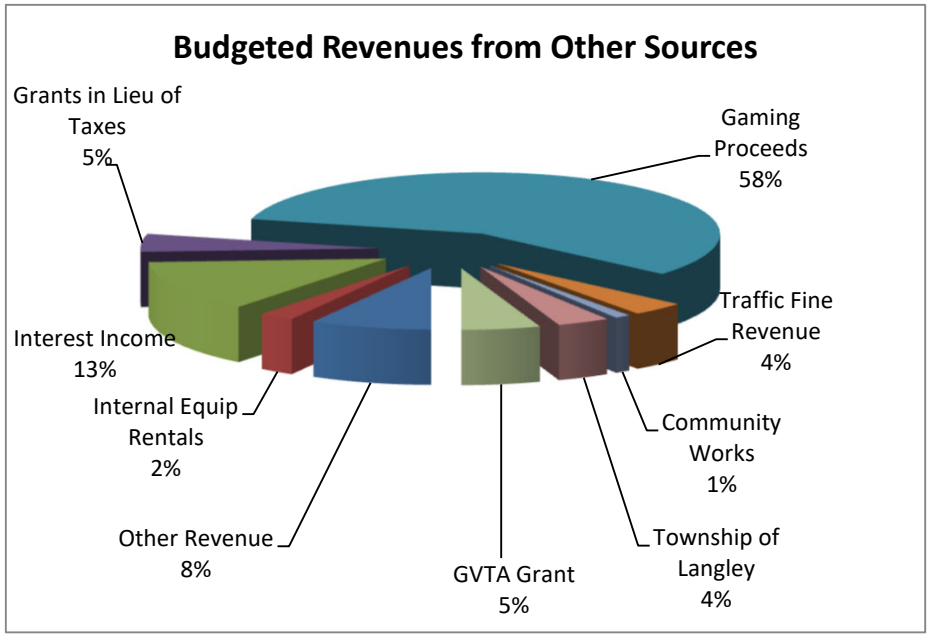
Utility companies do not pay municipal taxes on the value of their transmission lines or other equipment and structures, except buildings. In lieu of taxes, they pay a grant calculated at 1% of the utility revenue generated within the City during the previous year. These revenues are reported to the City and budget estimates are based on reported revenues.

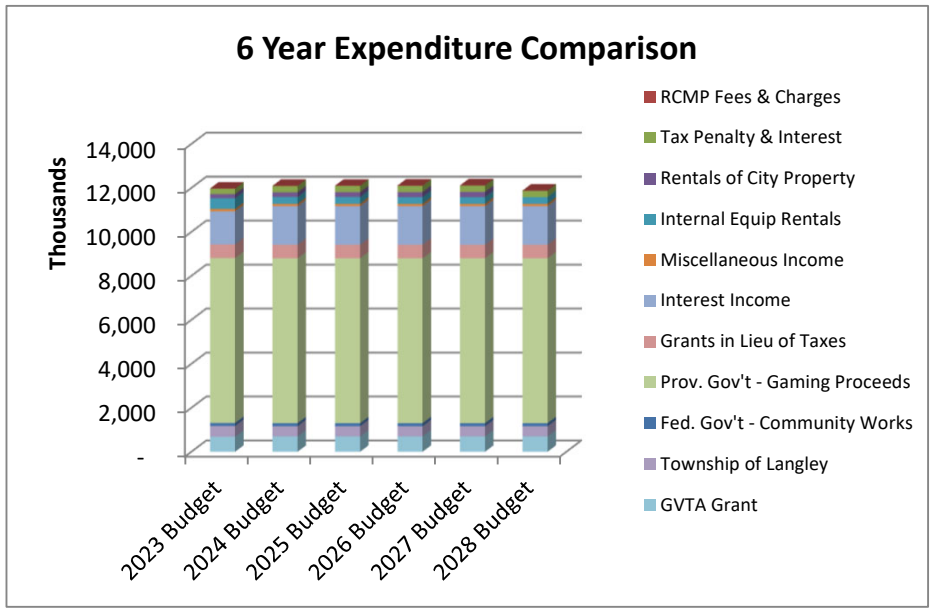
PROVINCE OF BC: The majority of this revenue is the City's portion of Casino Gaming Revenues which has been estimated using the actual payments received in prior years. This budget also consists of the local government's share of traffic fine revenues generated by the Province of BC. Budget estimates are based on the prior year's grant level until notification of the grant amount is received in the spring of the budget year. Finally this budget include the 2% hotel tax which is transferred to Discover Langley City for tourism promotion.

FEDERAL GOVERNMENT: This revenue represents funds received from the Government of Canada in relation to the Gas Tax Agreement for Community Works. These funds are transferred to reserves for capital investment.

TOWNSHIP OF LANGLEY: This revenue represents funds received from the Township of Langley under the Langley Youth and Family Services cost sharing agreement, the Emergency Planning service agreement and the RCMP building cost sharing agreement. Budget estimates are based on these agreements and budgeted expediture increases.

GVTA GRANT: This revenue represents the GVTA's grant to the City for the annual maintenance of Major Municipal Network Roads. The grant is based on the lane kilometers of Major Municipal Network Roads.

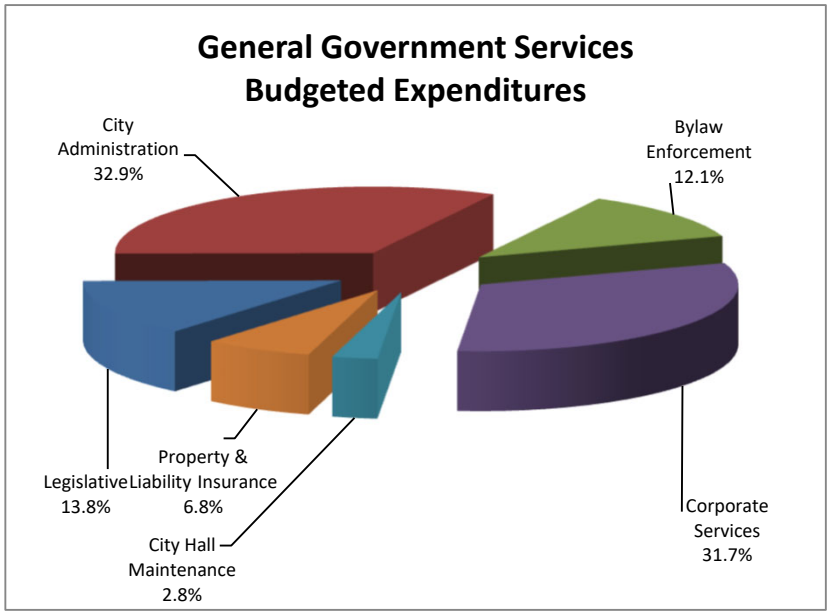

Budgeted Revenues from Other Sources
Grants in Lieu of Taxes 5%
Gaming Proceeds 58%
Traffic Fine Revenue 4%
Community Works 1%
Township of Langley 4%
GVTA Grant 5%
Other Revenue 8%
Internal Equip Rentals 2%
Interest Income 13%

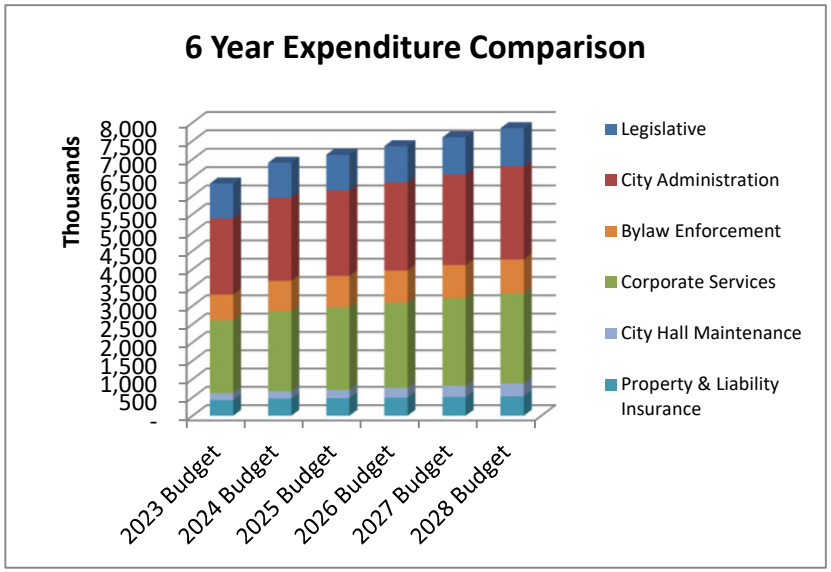

6 Year Expenditure Comparison
Thousands
14,000
12,000
10,000
8,000
6,000
4,000
2,000
-
2023 Budget
2024 Budget
2025 Budget
2026 Budget
2027 Budget
2028 Budget
RCMP Fees & Charges
Tax Penalty & Interest
Rentals of City Property
Internal Equip Rentals
Miscellaneous Income
Interest Income
Grants in Lieu of Taxes
Prov. Gov't - Gaming Proceeds
Fed. Gov't - Community Works
Township of Langley
GVTA Grant

REVENUE FROM OTHER SOURCES

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Revenues								
RCMP Fees & Charges	$ 6,750	$ 8,000	$ 7,480	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 8,000
Tax Penalty & Interest	255,505	250,000	325,683	290,000	290,000	290,000	290,000	290,000
Rentals of City Property	182,150	186,600	203,393	203,475	210,620	217,980	225,610	233,500
Internal Equip Rentals	269,679	487,450	154,967	313,010	311,540	310,020	308,440	306,810
Miscellaneous Income	119,824	104,395	88,906	105,730	104,395	104,395	104,395	104,395
Interest Income	1,656,835	1,510,000	2,430,402	1,755,000	1,755,000	1,755,000	1,755,000	1,755,000
Grants in Lieu of Taxes	581,028	620,650	624,423	616,250	618,230	618,230	618,230	618,230
Prov. Gov't - Gaming Proceeds	8,070,079	7,500,000	6,137,901	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000
Prov. Gov't - Traffic Fine Revenue	453,396	475,000	473,000	475,000	475,000	475,000	475,000	475,000
Prov. Gov't - Hotel Tax	294,018	220,000	365,452	365,000	365,000	365,000	365,000	365,000
Prov. Gov't - Other	-	-	170,082	99,100	-	-	-	-
Fed. Gov't - Community Works	138,864	133,880	145,375	138,800	138,800	138,800	138,800	138,800
Township of Langley	435,451	491,995	304,639	465,550	465,550	465,550	465,550	465,550
GVTA Grant	684,000	684,000	455,250	696,000	696,000	696,000	696,000	696,000
Departmental Adjustments	(102,036)	(303,250)	-	(138,050)	(138,050)	(138,050)	(138,050)	(138,050)
Total Revenues	$ 13,045,543	$ 12,368,720	$ 11,886,953	$ 12,892,865	$ 12,800,085	$ 12,805,925	$ 12,811,975	$ 12,818,235
Interfund Cost Allocation	$ 1,555,160	$ 1,675,000	$ 1,256,250	$ 1,870,250	$ 1,870,250	$ 1,870,250	$ 1,870,250	$ 1,870,250
Total Revenues and Allocations	$ 14,600,703	$ 14,043,720	$ 13,143,203	$ 14,763,115	$ 14,670,335	$ 14,676,175	$ 14,682,225	$ 14,688,485

General Government Services





Cost Centre Description:
General Government Services performs the core administrative functions of the City. The services provided help in supplying leadership, guidance, information and administrative support to the entire organization.



GENERAL GOVERNMENT SERVICES

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Expenditures								
Legislative	$ 840,074	$ 959,515	$ 716,804	$ 950,220	$ 970,330	$ 991,140	$ 1,012,680	$ 1,034,960
City Administration	1,702,760	2,074,330	1,797,711	2,268,600	2,334,000	2,401,670	2,471,700	2,544,200
Bylaw Enforcement	650,407	703,090	620,925	832,020	855,420	879,630	904,670	930,600
Corporate Services	1,765,992	1,984,730	1,839,103	2,187,030	2,251,560	2,318,280	2,387,350	2,458,860
City Hall Maintenance	147,255	186,950	400,396	194,760	231,130	268,750	307,680	348,010
Property & Liability Insurance	411,936	432,300	437,649	471,450	479,430	496,090	512,290	531,060
Departmental Adjustments	(7,536)	(23,400)	-	(17,000)	(17,000)	(17,000)	(17,000)	(17,000)
Total Expenditures	$ 5,510,888	$ 6,317,515	$ 5,812,588	$ 6,887,080	$ 7,104,870	$ 7,338,560	$ 7,579,370	$ 7,830,690

DEPT. BUDGET SUMMARY

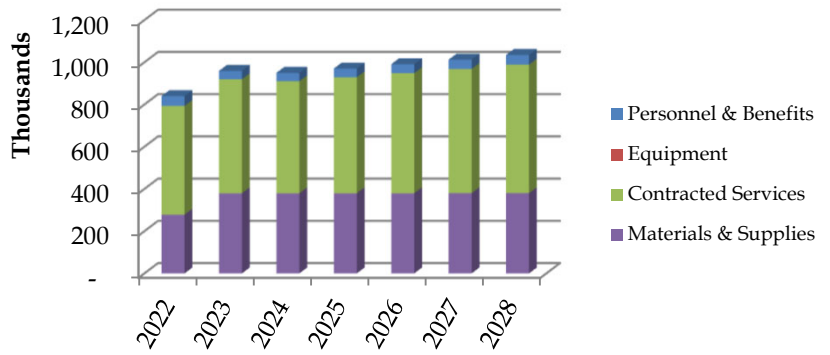
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**30.6**	**34.3**	**31.4**	**35.3**	**35.3**	**35.3**	**35.3**	**35.3**
Operating Cost Summary								
Personnel & Benefits	$ 3,701,092	$ 4,495,110	$ 3,911,452	$ 4,857,700	$ 5,023,940	$ 5,195,960	$ 5,374,020	$ 5,558,290
Equipment	48,934	19,570	55,450	40,000	40,000	40,000	40,000	40,000
Contracted Services	518,105	447,635	701,867	491,560	528,560	566,820	606,390	647,370
Materials & Supplies	1,242,757	1,355,200	1,143,819	1,497,820	1,512,370	1,535,780	1,558,960	1,585,030
Total Operating Cost	$ 5,510,888	$ 6,317,515	$ 5,812,588	$ 6,887,080	$ 7,104,870	$ 7,338,560	$ 7,579,370	$ 7,830,690

LEGISLATIVE

Program Description: This program accounts for all expenses associated with the direct activities of City Council. City Council, made up of the Mayor and six Councillors, represents the citizens by providing community leadership in serving as the legislative and policy making body of municipal government. This program also contains the Enterprise funding and Community Grants which are funded solely by gaming proceeds.

Output: City Council holds approximately 25 Council meetings a year, about every two weeks at Langley City Hall. Elected representatives from City Council represent the City of Langley on many regional and provincial boards and committees. Council also attend many community meetings and events, workshops and policy meetings throughout the year.

6 Year Expenditure Comparison



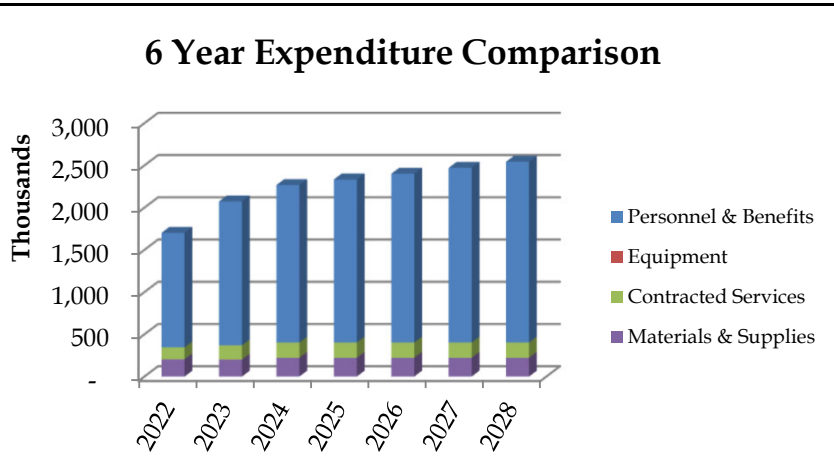
Key Program Statistics	2022	2023	2024
Cost per Capita	$ 27.50	$ 30.99	$ 30.30

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
Legislative								
Personnel & Benefits	46,854	39,960	-	39,960	41,360	42,810	44,310	45,860
Equipment	-	-	-	-	-	-	-	-
Contracted Services	514,603	539,675	550,823	530,660	549,240	568,470	588,370	608,960
Materials & Supplies	278,617	379,880	165,981	379,600	379,730	379,860	380,000	380,140
Legislative Total	840,074	959,515	716,804	950,220	970,330	991,140	1,012,680	1,034,960

CITY ADMINISTRATION

Program Description: The primary responsibilities of this program are to lead the overall conduct of the City in pursuing the City's goals and objectives, the provision of advice to City Council and serving the will of City Council. To safekeep and preserve meeting minutes, bylaws, civic agreements and other related official documents. Administer responsibilities under the Freedom of Information and Protection of Privacy Act. To plan and coordinate official civic functions, visits and events. Prepare agenda packages for meetings of Council, standing and special committees. Record meeting proceedings. Prepare and supervise the conduct of general local elections, referenda and by-elections. To provide human resource advice and support to City staff.#To plan and coordinate social services in the community.

Output: To plan, lead, and direct the overall business affairs and activities of the City in accordance with Council's directions, together with various bylaws, policies and statutory requirements. Provide advice, assistance and recommendations to City Council and assist in formulating long term goals and objectives. Provide advice, direction and policy interpretation to staff. Sustain a highly motivated organization. Implement policies and procedures. Provide administrative services to City Council, its committees and boards and is responsible for the statutory requirements in the Community Charter. Prepare the schedule, minutes, and agenda for Council meetings. Respond to FOI requests and other Council correspondance.



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 55.74	$ 67.00	$ 72.33

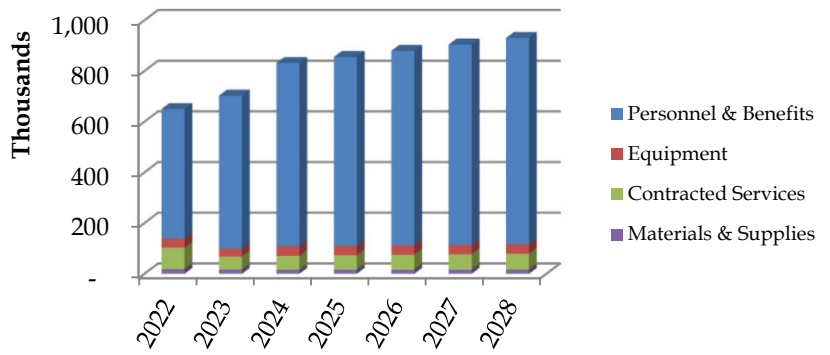
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**9.4**	**10.8**	**9.6**	**10.8**	**10.8**	**10.8**	**10.8**	**10.8**
City Administration								
Personnel & Benefits	1,356,275	1,705,110	1,465,842	1,865,950	1,931,260	1,998,840	2,068,780	2,141,180
Equipment	-	-	-	-	-	-	-	-
Contracted Services	141,187	167,250	170,980	180,000	180,000	180,000	180,000	180,000
Materials & Supplies	205,298	201,970	160,889	222,650	222,740	222,830	222,920	223,020
City Administration Total	1,702,760	2,074,330	1,797,711	2,268,600	2,334,000	2,401,670	2,471,700	2,544,200

BYLAW ENFORCEMENT

Program Description: This program funds the following bylaw enforcement activities: parking enforcement, community standards/graffiti, park regulation offences, noise control and barking dog complaints, sign offences, sprinkler offences, business licensing offences.

Output: The main expenditure for this program is for the wages and associated vehicle costs of the Bylaw Enforcement Officers.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 21.29	$ 22.71	$ 26.53

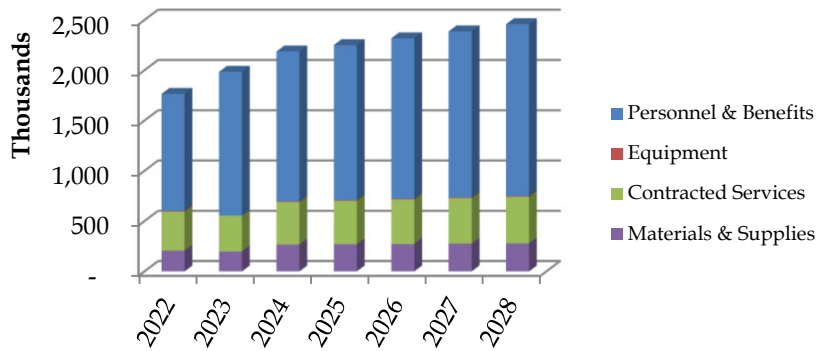
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**4.4**	**5.0**	**4.5**	**6.0**	**6.0**	**6.0**	**6.0**	**6.0**
Bylaw Enforcement								
Personnel & Benefits	510,614	602,800	516,577	722,900	744,420	766,690	789,720	813,560
Equipment	36,720	32,050	37,296	38,000	38,000	38,000	38,000	38,000
Contracted Services	84,008	51,180	58,327	54,510	56,300	58,150	60,070	62,060
Materials & Supplies	19,065	17,060	8,725	16,610	16,700	16,790	16,880	16,980
Bylaw Enforcement Total	650,407	703,090	620,925	832,020	855,420	879,630	904,670	930,600

CORPORATE SERVICES

Program Description: This program supplies all of the City's accounting, financial management and information technology requirements which include payroll, accounts payable, tax/utility billing & collection, cost control reporting, financial reporting, cash management, annual budget preparation and maintenance of our information technology services. This program has funding allocated for supplies and services to support the functioning of clerical and management staff for the City's entire operation.

Output: Corporate accounting and financial policies. Compiling and reporting bi-weekly, quarterly, annual, ad-hoc and statutory financial information. Manage the wages and benefits of the city's employees and ensure payment every second week. Process supplier payments on a weekly basis. Effectively manage the billing, collection and management of taxes, utilities and all other fees & charges for the City's property folios. The main source of expenditure is Personnel & Benefits which includes 9 full time positions.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 57.80	$ 64.11	$ 69.73

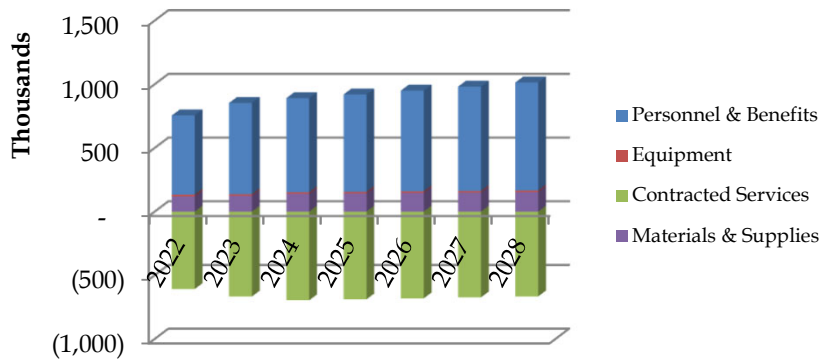
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**9.5**	**10.5**	**10.0**	**10.5**	**10.5**	**10.5**	**10.5**	**10.5**
Corporate Services								
Personnel & Benefits	1,164,680	1,429,820	1,273,360	1,489,730	1,541,880	1,595,820	1,651,680	1,709,480
Equipment	7,140	-	7,252	7,500	7,500	7,500	7,500	7,500
Contracted Services	386,123	355,800	312,519	422,300	431,710	441,450	451,500	461,900
Materials & Supplies	208,049	199,110	245,972	267,500	270,470	273,510	276,670	279,980
Corporate Services Total	1,765,992	1,984,730	1,839,103	2,187,030	2,251,560	2,318,280	2,387,350	2,458,860

CITY HALL MAINTENANCE

Program Description: This budget provides funding to maintain City Hall, Timms Community Centre and Library. City Hall maintenance includes budget allocations for janitorial service, electricity and gas, water and sewer, security and alarm monitoring, along with general repairs and mantenance.

Output: The City Hall building is maintained by Building Service workers and includes work at the City Hall, Timms Centre, Library and LYFS The grounds surrounding the hall are maintained by the City Parks & Engineering crews. Security is also onsite seven days a week. All costs associated with the maintenance of City Hall are shared based on floor area with the Timms centre, library and LYFS.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 3.92	$ 4.02	$ 4.46

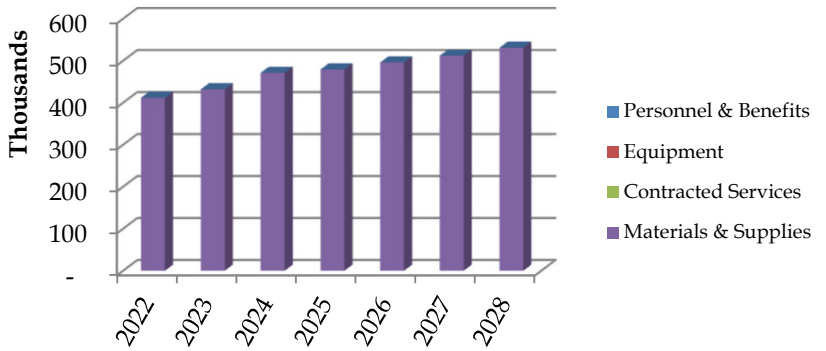
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**7.3**	**8.0**	**7.3**	**8.0**	**8.0**	**8.0**	**8.0**	**8.0**
City Hall Maintenance								
Personnel & Benefits	622,669	717,420	655,673	739,160	765,020	791,800	819,530	848,210
Equipment	12,610	10,920	10,902	11,500	11,500	11,500	11,500	11,500
Contracted Services	(607,816)	(666,270)	(390,782)	(695,910)	(688,690)	(681,250)	(673,550)	(665,550)
Materials & Supplies	119,792	124,880	124,603	140,010	143,300	146,700	150,200	153,850
City Hall Maintenance Total	147,255	186,950	400,396	194,760	231,130	268,750	307,680	348,010

PROPERTY & LIABILITY INSURANCE

Program Description: The main source of insurance for the City is through the Municipal Insurance Association. Property and liability insurance is purchased to protect the City from economic loss as the result of litigation, accident or natural disaster.

Output: Our current policy protects the City up to $35 Million of liability with a deductible of $25,000.

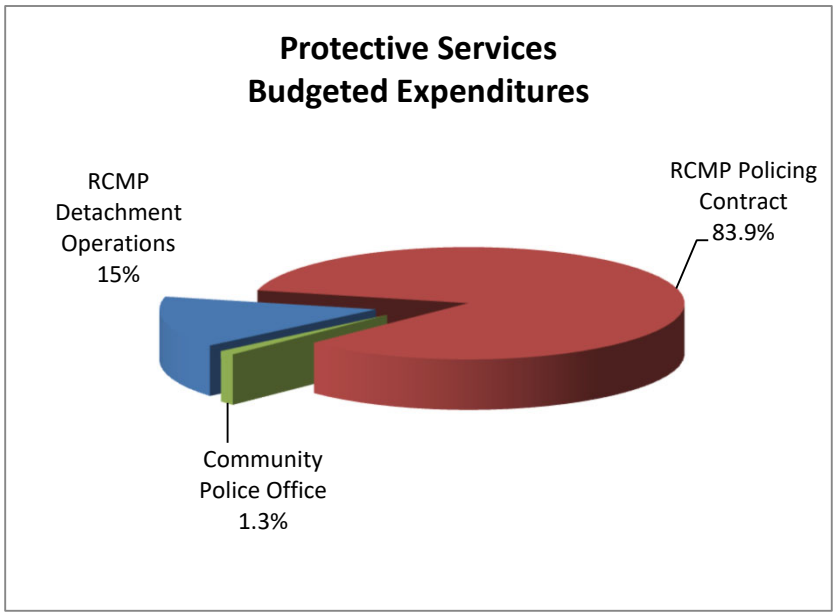
6 Year Expenditure Comparison

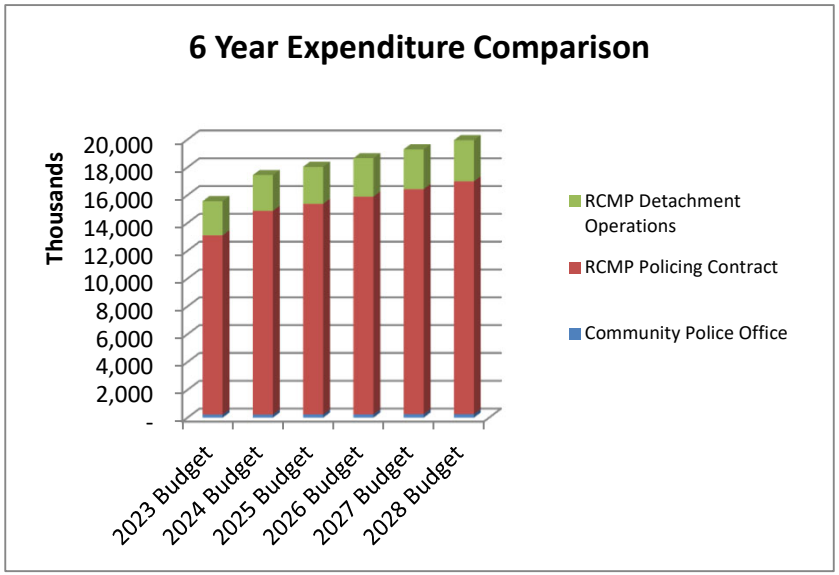


Key Program Statistics	2022	2023	2024
Cost per Capita	$ 13.48	$ 13.96	$ 15.03

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
Property & Liability Insurance								
Personnel & Benefits	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-
Contracted Services	-	-	-	-	-	-	-	-
Materials & Supplies	411,936	432,300	437,649	471,450	479,430	496,090	512,290	531,060
Property & Liability Insurance To	411,936	432,300	437,649	471,450	479,430	496,090	512,290	531,060

Policing Services





Cost Centre Description:
The Langley RCMP is dedicated to protect and serve the citizens of Langley through the prevention and reduction of crime, in partnership with our community.

POLICING SERVICES

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Expenditures								
RCMP Detachment Operations	$ 1,946,764	$ 2,455,595	$ 926,778	$ 2,578,125	$ 2,668,370	$ 2,761,770	$ 2,858,410	$ 2,958,450
RCMP Policing Contract	12,374,803	12,886,910	7,724,610	14,642,130	15,138,510	15,652,260	16,183,990	16,734,330
Community Police Office	153,487	222,235	151,336	225,035	232,720	240,690	248,930	257,460
Departmental Adjustments	-	-	-	-	-	-	-	-
Total Expenditures	$ 14,475,054	$ 15,564,740	$ 8,802,724	$ 17,445,290	$ 18,039,600	$ 18,654,720	$ 19,291,330	$ 19,950,240

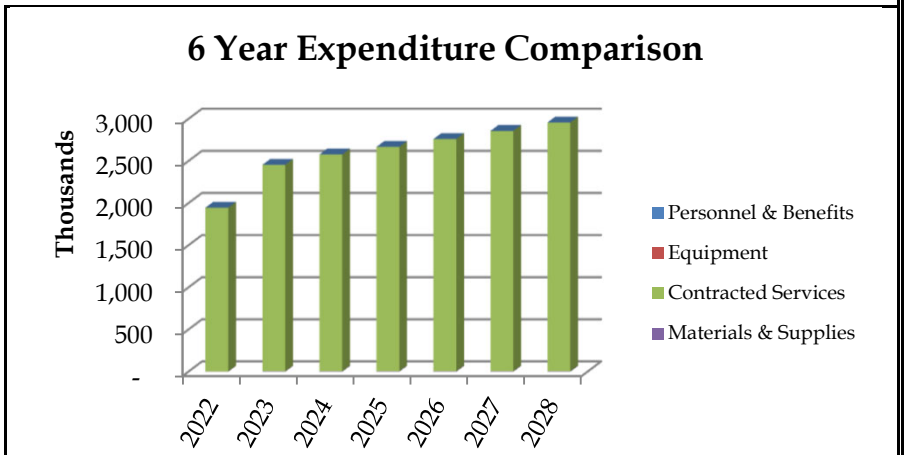
DEPT. BUDGET SUMMARY

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**51.5**	**51.5**	**51.5**	**54.5**	**54.5**	**54.5**	**54.5**	**54.5**
Operating Cost Summary								
Personnel & Benefits	$ 9,390	$ 18,660	$ 10,157	$ 19,230	$ 19,900	$ 20,590	$ 21,310	$ 22,060
Equipment	-	-	-	-	-	-	-	-
Contracted Services	14,369,880	15,439,790	8,692,161	17,322,510	17,912,670	18,523,490	19,155,670	19,809,970
Materials & Supplies	95,784	106,290	100,406	103,550	107,030	110,640	114,350	118,210
Total Operating Cost	$ 14,475,054	$ 15,564,740	$ 8,802,724	$ 17,445,290	$ 18,039,600	$ 18,654,720	$ 19,291,330	$ 19,950,240

RCMP DETACHMENT OPERATIONS

Program Description: This budget item provides for RCMP support staff in the form of administration, clerical and jail guards and the related office costs associated to these functions. It also provides maintenance to the RCMP building. These services are all performed in partnership with the Township of Langley and are cost shared based on formulas of 25% of the polulation and 75% of the 5 year rolling average of crime statistics. The City also pays an additional 8% administration charge to the Township for administering this function.

Output:



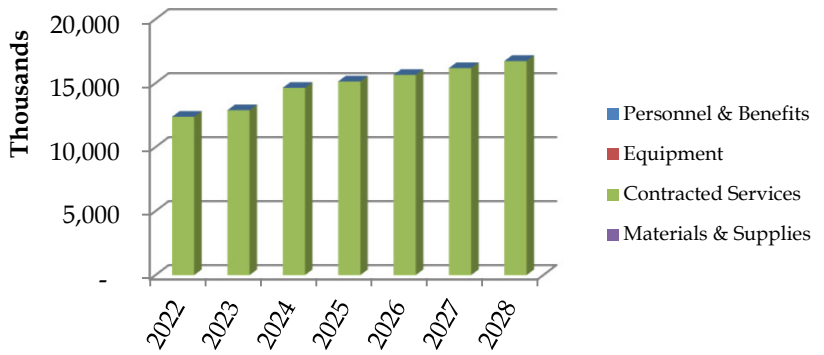
Key Program Statistics	2022	2023	2024
Cost per Capita	$ 63.72	$ 79.32	$ 82.20

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
RCMP Detachment Operations								
Personnel & Benefits	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-
Contracted Services	1,943,464	2,450,595	923,478	2,573,125	2,663,190	2,756,410	2,852,870	2,952,710
Materials & Supplies	3,300	5,000	3,300	5,000	5,180	5,360	5,540	5,740
RCMP Detachment Operations Tota	1,946,764	2,455,595	926,778	2,578,125	2,668,370	2,761,770	2,858,410	2,958,450

RCMP POLICING CONTRACT

Program Description: Police service for the City is provided by the Royal Canadian Mounted Police. This program is to provide a feeling of security to the citizens of Langley; through the proper management of available resources and with the support of the community as a whole, by the protection of life and property, the apprehension of criminals and crime prevention.

Output: The budget provides for a total contract strength to 54.4 members. It also includes a share in the Integrated Homicide Investigation Team (IHIT), Emergency Response Team and Forensics/Traffic Reconstructionist/Dog Patrol. The RCMP uphold the principles of the Canadian Charter of Rights & Freedoms and provide a professional standard of service.



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 405.05	$ 416.27	$ 466.83
Cost per Member	$ 240,755	$ 250,718	$ 269,157

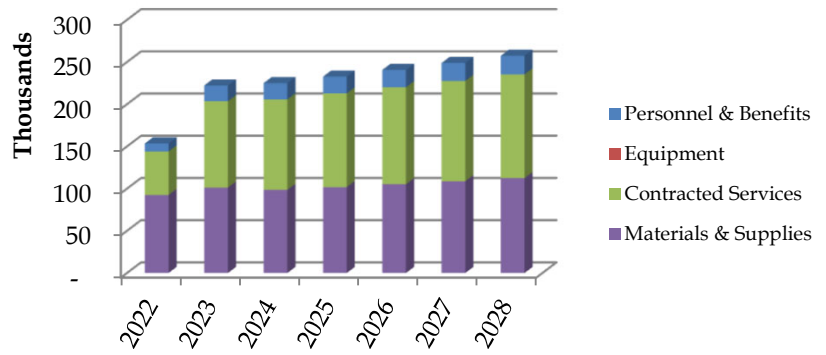
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**51.4**	**51.4**	**51.4**	**54.4**	**54.4**	**54.4**	**54.4**	**54.4**
RCMP Policing Contract								
Personnel & Benefits	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-
Contracted Services	12,374,803	12,886,910	7,724,610	14,642,130	15,138,510	15,652,260	16,183,990	16,734,330
Materials & Supplies	-	-	-	-	-	-	-	-
RCMP Policing Contract Total	12,374,803	12,886,910	7,724,610	14,642,130	15,138,510	15,652,260	16,183,990	16,734,330

COMMUNITY POLICE OFFICE

Program Description: The purpose of the Community Police Office is to bring the police closer to the community making it more convenient for citizens to report incidents and it promotes the development of a closer police community relationship which is consistant with the RCMP's committment to community policing. It also allows the community to play an active role in policing the community through involvement in various volunteer programs.

Output: Community Policing is about preventing crime. RCMP members work interactively with the community to mutually identify and resolve community problems. This budget provides for the funding of a Information Officer at the CPO to coordinate volunteers and liase between the public and RCMP. The Community Police Office is open between 8:30am & 4:30pm Monday to Friday at the office located at 20408 Douglas Crescent.

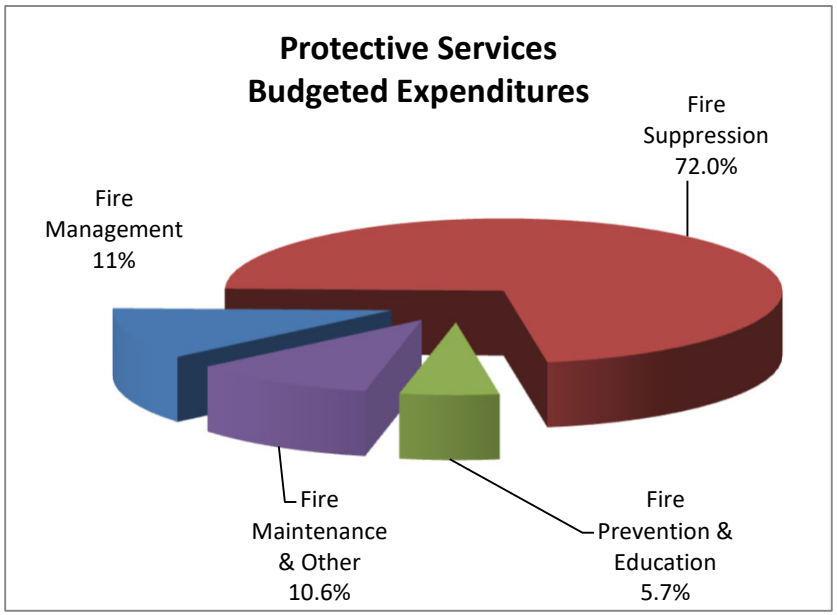
6 Year Expenditure Comparison

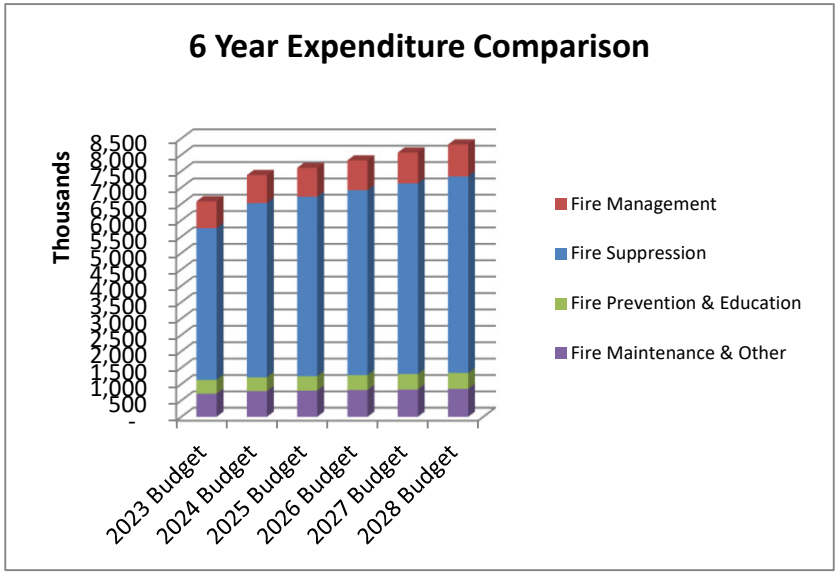


Key Program Statistics	2022	2023	2024
Cost per Capita	$ 5.02	$ 7.18	$ 7.17

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**
Community Police Office								
Personnel & Benefits	9,390	18,660	10,157	19,230	19,900	20,590	21,310	22,060
Equipment	-	-	-	-	-	-	-	-
Contracted Services	51,613	102,285	44,073	107,255	110,970	114,820	118,810	122,930
Materials & Supplies	92,484	101,290	97,106	98,550	101,850	105,280	108,810	112,470
Community Police Office Total	153,487	222,235	151,336	225,035	232,720	240,690	248,930	257,460

Fire Rescue Service





Cost Centre Description:
Our First Response Team consists of twenty (23) staff who maintain coverage twenty-four hours per day. This First Response Team backed up by a compliment of twenty-four paid-on-call firefighters provides for a five minute response time to any fire or medical emergency anywhere within the City of Langley boundaries.

In addition to our Emergency Response Programs, we have a Public Education and Fire Prevention Program under the direction of our Fire Prevention Officer. The FPO and our on-duty crews are out each and every day inspecting retail, commercial and industrial businesses within the City of Langley to ensure that when you enter into those premises as a customer or an employee, that you are operating under a fire safe environment. We also inspect all multi-family residential buildings to ensure safety for residents and visitors.

FIRE RESCUE SERVICE

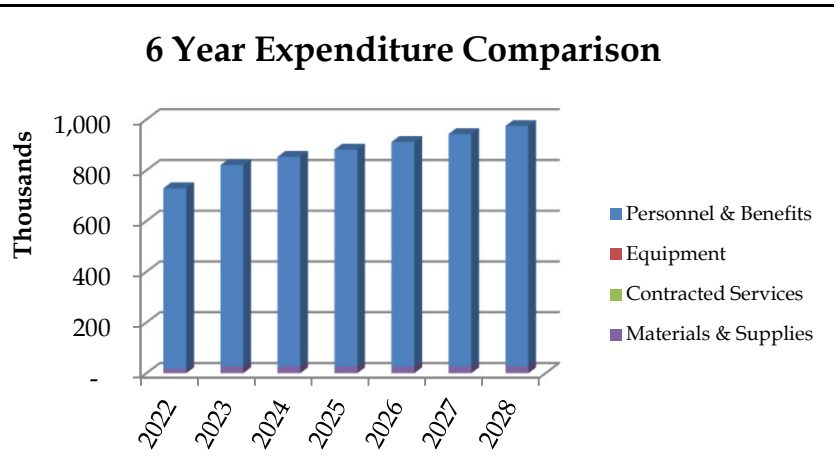
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Expenditures								
Fire Management	729,395	820,280	720,516	852,830	881,720	911,640	942,580	974,610
Fire Suppression	3,911,874	4,629,490	3,936,286	5,314,830	5,477,180	5,645,290	5,819,200	5,999,260
Fire Prevention & Education	174,215	420,440	200,053	424,100	438,520	453,440	468,880	484,860
Fire Maintenance & Other	622,408	707,830	676,161	785,380	801,290	818,040	835,350	854,280
Departmental Adjustments	-	-	-	-	-	-	-	-
Total Expenditures	$ 5,437,892	$ 6,578,040	$ 5,533,016	$ 7,377,140	$ 7,598,710	$ 7,828,410	$ 8,066,010	$ 8,313,010

DEPT. BUDGET SUMMARY	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**26.5**	**31.9**	**27.9**	**34.9**	**34.9**	**34.9**	**34.9**	**34.9**
Operating Cost Summary								
Personnel & Benefits	$ 4,698,075	$ 5,660,710	$ 4,665,278	$ 6,367,260	$ 6,572,920	$ 6,785,870	$ 7,006,160	$ 7,234,230
Equipment	-	-	38	-	-	-	-	-
Contracted Services	277,028	374,660	376,762	404,960	418,930	433,680	448,900	465,640
Materials & Supplies	462,789	542,670	490,938	604,920	606,860	608,860	610,950	613,140
Total Operating Cost	$ 5,437,892	$ 6,578,040	$ 5,533,016	$ 7,377,140	$ 7,598,710	$ 7,828,410	$ 8,066,010	$ 8,313,010

FIRE ADMINISTRATION

Program Description: Fire Administration is responsible for administration and technical planning, organizing and directing fire fighting, fire prevention and fire fighter training. Other responsibilities include providing initial human resources support in hiring and promotions, budgeting for annual and future requirements, and managing the day to day response of the department. Management is also responsible for maintaining a functional fire fighting team consisting of career and Paid-on-call staff.

Output: The main source of expenditure for fire management is Personnel & Benefits which includes the following positions: Fire Chief, Depuy Fire Chief, Asst Fire Chief and an Administrative Assistant. Training is held as needed with the Fire Chiefs involved in Metro Vancouver and Provincial focus groups to stay current.



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 23.87	$ 26.50	$ 27.19
Cost per Fire Fighter	$ 34,733.10	$ 32,811.20	$ 30,458.21

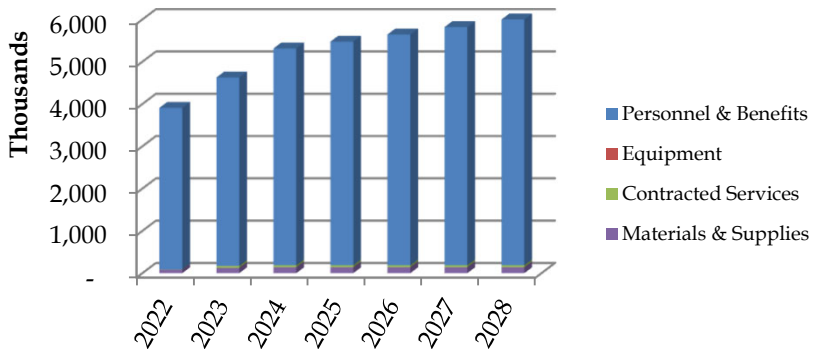
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**4.5**	**4.8**	**4.5**	**4.8**	**4.8**	**4.8**	**4.8**	**4.8**
Fire Administration								
Personnel & Benefits	711,941	793,280	700,441	825,830	854,720	884,640	915,580	947,610
Equipment	-	-	-	-	-	-	-	-
Contracted Services	-	-	200	-	-	-	-	-
Materials & Supplies	17,454	27,000	19,875	27,000	27,000	27,000	27,000	27,000
Fire Administration Total	729,395	820,280	720,516	852,830	881,720	911,640	942,580	974,610

FIRE SUPPRESSION

Program Description: The suppression crews are responsible for providing an efficient and timely response to emergencies for residents of the City of Langley. In addition to fire suppression, these crews assist with pre-hospital emergencies, and maintain an aggressive fire inspection program of local commercial and retail businesses. This program includes career staff wages and benefits as well as paid-on-call training and alarm responses. Also included are the annual costs for dispatching by the Surrey Fire Dept.

Output: Service is provided by 4 crews which provide fire suppression service 24 hours a day 7 days a week. Crews work 2 days 2 nights. Each crew consists of 5 firefighters which provide the necessary requirements to do daily inspections, public safety lectures, train on shift to approved national standards. These firefighters respond to every emergency type and provide a 24 hrs day/ 7 days a week service to the community.

6 Year Expenditure Comparison



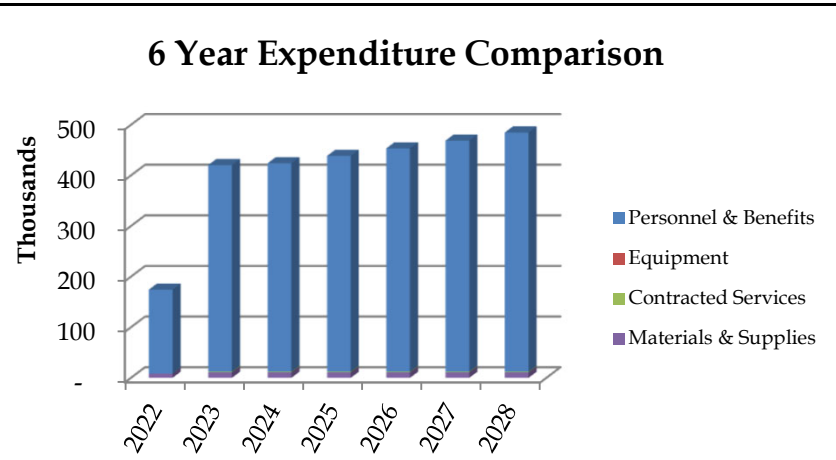
Key Program Statistics	2022	2023	2024
Cost per Capita	$ 128.04	$ 149.54	$ 169.45

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**21.0**	**25.0**	**22.4**	**28.0**	**28.0**	**28.0**	**28.0**	**28.0**
Fire Suppression								
Personnel & Benefits	3,820,485	4,459,190	3,771,642	5,129,530	5,291,880	5,459,990	5,633,900	5,813,960
Equipment	-	-	-	-	-	-	-	-
Contracted Services	4,267	44,500	55,938	44,500	44,500	44,500	44,500	44,500
Materials & Supplies	87,122	125,800	108,706	140,800	140,800	140,800	140,800	140,800
Fire Suppression Total	3,911,874	4,629,490	3,936,286	5,314,830	5,477,180	5,645,290	5,819,200	5,999,260

PREVENTION & EDUCATION

Program Description: This program provides funding for all fire prevention and public education programs; these include: inspections, school programs, community days, fire prevention week activities, and juvenile fire setter programs; the education component provides funding for developing standards, purchase of manuals and audio- visual training aids, administering exams and funding seminars. This program also provides for the Training .

Output: Program provides funding for one fire prevention officer Monday to Friday 8:30 - 4:30. Visits each Langley city school twice a year to conduct fire drills, safety lectures and teach children how to deal with fire. The Fire Prevention Officer conducts safety lectures to strata coucils, apartment blocks and the general public. This program and its materials give the Langley Firefighters a visable presence in the community and are found present at most community events.



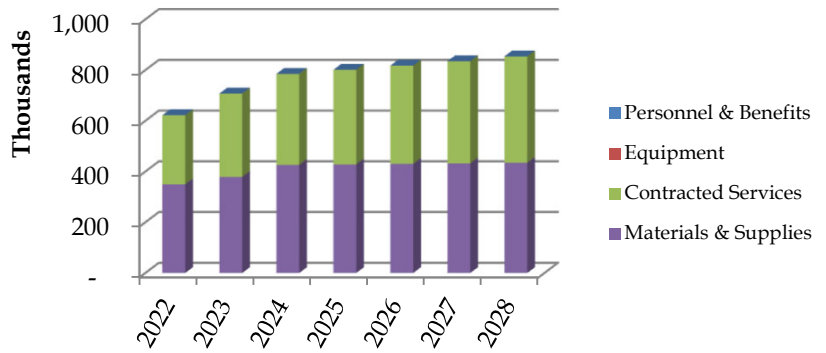
Key Program Statistics	2022	2023	2024
Cost per Capita	$ 5.70	$ 13.58	$ 13.52

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**1.0**	**2.0**	**1.0**	**2.0**	**2.0**	**2.0**	**2.0**	**2.0**
Prevention & Education								
Personnel & Benefits	165,649	408,240	193,048	411,900	426,320	441,240	456,680	472,660
Equipment	-	-	-	-	-	-	-	-
Contracted Services	178	1,400	-	1,400	1,400	1,400	1,400	1,400
Materials & Supplies	8,388	10,800	7,005	10,800	10,800	10,800	10,800	10,800
Prevention & Education Total	174,215	420,440	200,053	424,100	438,520	453,440	468,880	484,860

FIRE MAINTENANCE & OTHER

Program Description: This program provides funding for the maintenance of grounds, building and equipment, as well as all office expenses. It also provides funding for the annual dispatch operations currently being provided by the City of Surrey.

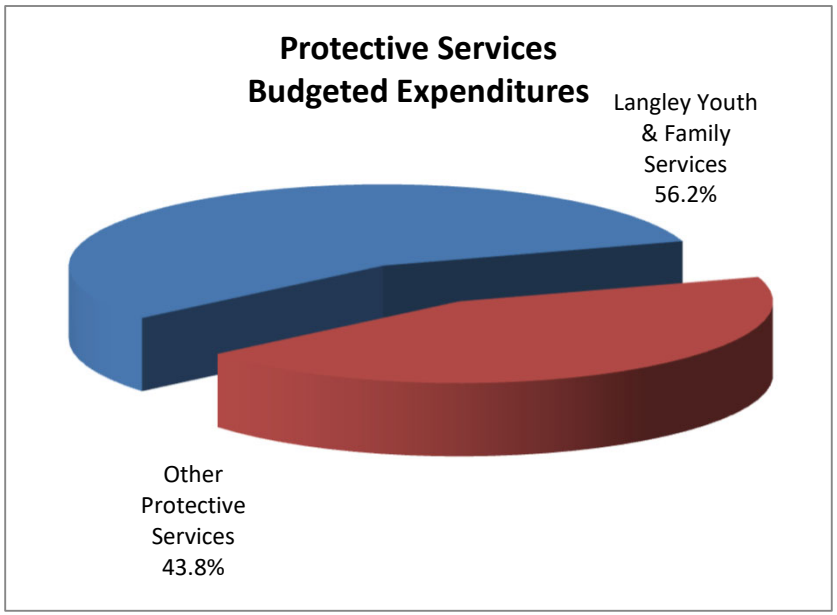
Output:

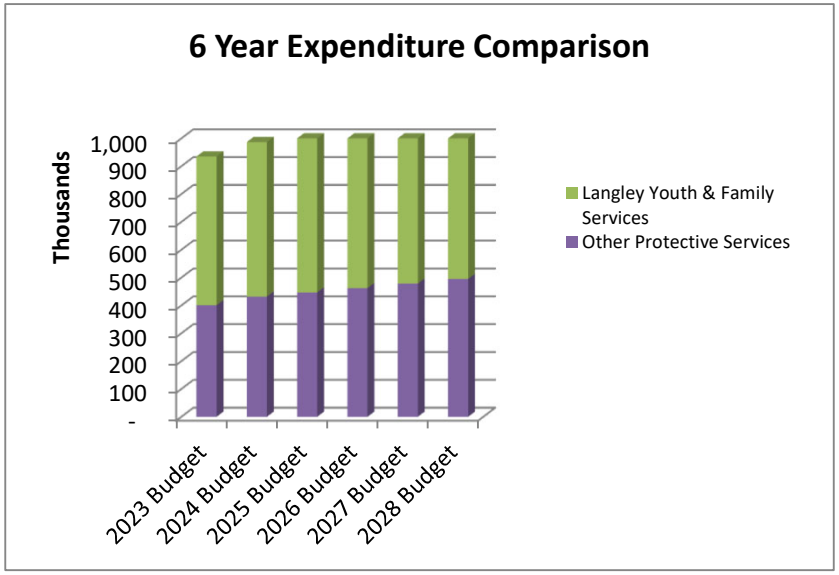


Key Program Statistics	2022	2023	2024
Cost per Capita	$ 20.37	$ 22.86	$ 25.04

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.0**	**0.1**	**0.0**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**
Fire Maintenance & Other								
Personnel & Benefits	-	-	147	-	-	-	-	-
Equipment	-	-	38	-	-	-	-	-
Contracted Services	272,583	328,760	320,624	359,060	373,030	387,780	403,000	419,740
Materials & Supplies	349,825	379,070	355,352	426,320	428,260	430,260	432,350	434,540
Fire Maintenance & Other Total	622,408	707,830	676,161	785,380	801,290	818,040	835,350	854,280

Other Protective Services





Cost Centre Description:
Other Protective Services provides funding for, Youth & Family Srevices, Emergency Planning, Victim/Witness Protection, Search and Rescue, Dog Control as well as Youth & Family Services.

LAPS
Langley Animal Protection Society

SEARCH AND RESCUE

EMERGENCY PROGRAM
LANGLEY

PROTECTIVE SERVICES

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Expenditures								
Langley Youth & Family Services	483,157	534,295	495,489	555,085	582,670	601,770	621,570	642,050
Other Protective Services	296,758	400,650	225,594	431,750	446,780	462,310	478,380	495,010
Departmental Adjustments	-	-	-	-	-	-	-	-
Total Expenditures	$ 779,915	$ 934,945	$ 721,083	$ 986,835	$ 1,029,450	$ 1,064,080	$ 1,099,950	$ 1,137,060

DEPT. BUDGET SUMMARY

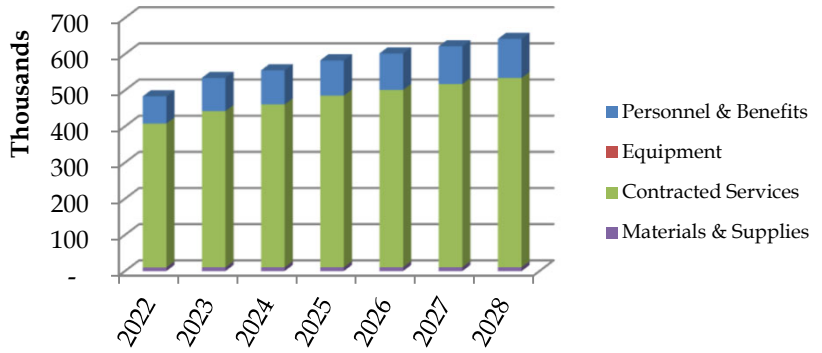
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**1.7**	**2.0**	**1.7**	**2.0**	**2.0**	**2.0**	**2.0**	**2.0**
Operating Cost Summary								
Personnel & Benefits	$ 141,892	$ 174,710	$ 136,604	$ 263,300	$ 272,520	$ 282,060	$ 291,940	$ 302,160
Equipment	-	-	-	-	-	-	-	-
Contracted Services	623,909	749,650	571,259	709,350	742,630	767,610	793,480	820,250
Materials & Supplies	14,114	10,585	13,220	14,185	14,300	14,410	14,530	14,650
Total Operating Cost	$ 779,915	$ 934,945	$ 721,083	$ 986,835	$ 1,029,450	$ 1,064,080	$ 1,099,950	$ 1,137,060

LANGLEY YOUTH & FAMILY SERVICES

Program Description: The service is supplied to assist the RCMP in attempting to minimize the entry of youth into the criminal justice system. The mandate of the service is to: coordinate efforts between police, schools and other agencies; provide education and counseling to parents to gain control of their children; provide training and assistance to RCMP members to improve their effectiveness in deal with juveniles and family problems; assist in developing community programs to facilitate crime prevention; work with the school district to identify pre-delinquent behavior; in conjunction with the RCMP Crime Prevention Unit, set up programs aimed at crime prevention.

Output: This service has approximately 600 clients with 2000 client visits for counselling services made each year. The budget includes approximately 7,000 hours of counselling services.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 15.81	$ 17.26	$ 17.70

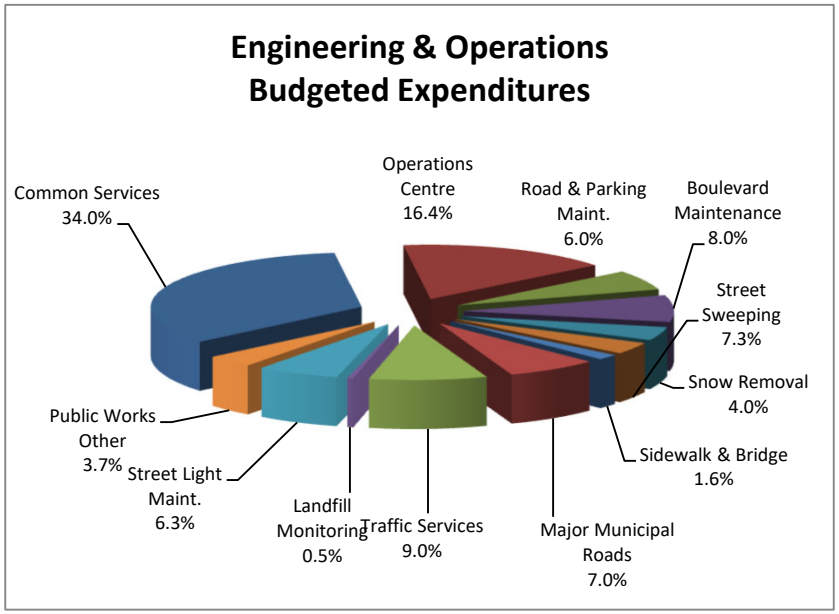
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.9**	**1.0**	**0.9**	**1.0**	**1.0**	**1.0**	**1.0**	**1.0**
Langley Youth & Family Services								
Personnel & Benefits	75,265	91,950	75,658	94,220	97,520	100,930	104,470	108,130
Equipment	-	-	-	-	-	-	-	-
Contracted Services	397,735	432,020	408,396	450,540	474,740	490,350	506,520	523,250
Materials & Supplies	10,157	10,325	11,435	10,325	10,410	10,490	10,580	10,670
Langley Youth & Family Services T	483,157	534,295	495,489	555,085	582,670	601,770	621,570	642,050

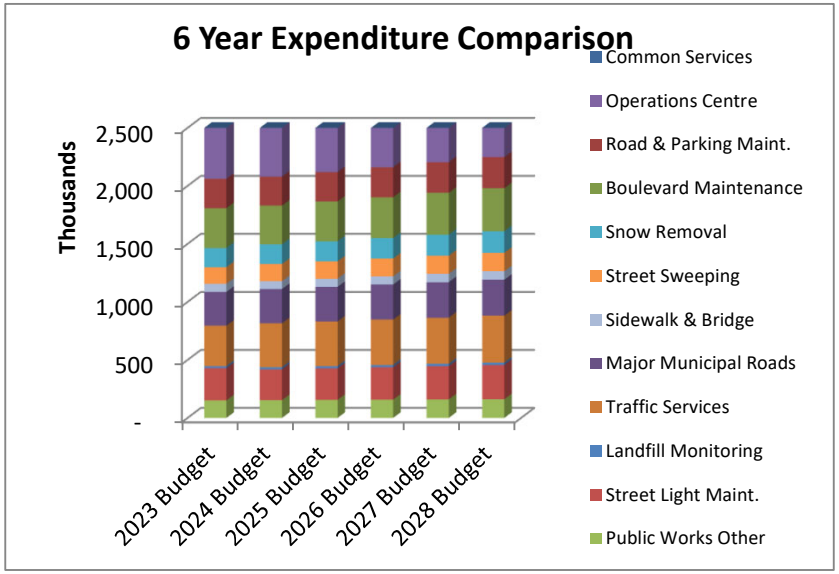
OTHER PROTECTIVE SERVICES

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Expenditures								
Dog Control	$ 109,166	$ 119,830	$ 113,863	$ 122,480	$ 126,780	$ 131,210	$ 135,800	$ 140,550
Emergency Planning	76,334	150,820	63,239	172,940	178,890	185,050	191,420	198,010
Search & Rescue	5,215	5,500	-	5,600	5,800	6,000	6,210	6,430
Victim/Witness Program	106,042	124,500	48,492	130,730	135,310	140,050	144,950	150,020
Total Expenditures	$ 296,757	$ 400,650	$ 225,594	$ 431,750	$ 446,780	$ 462,310	$ 478,380	$ 495,010

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.8**	**1.0**	**0.8**	**1.0**	**1.0**	**1.0**	**1.0**	**1.0**
Other Protective Services								
Personnel & Benefits	66,627	82,760	60,946	169,080	175,000	181,130	187,470	194,030
Equipment	-	-	-	-	-	-	-	-
Contracted Services	226,174	317,630	162,863	258,810	267,890	277,260	286,960	297,000
Materials & Supplies	3,957	260	1,785	3,860	3,890	3,920	3,950	3,980
Other Protective Services Total	296,758	400,650	225,594	431,750	446,780	462,310	478,380	495,010

Engineering & Operations





Cost Centre Description:
The Engineering and Operations Department is responsible for the 'hidden' services that we have all come to rely on as part of our daily lives, whether at work or play. We strive to ensure that our infrastructure is planned and upgraded appropriately and timely to meet the current and future demands of the City; ensure that the roads and sidewalks are maintained in a safe condition to drive and walk on; ensure that our streetlights and traffic signals are properly maintained for safety and traffic flow reasons; ensure that the streets are swept regularly to remove dirt and debris; and ensure that the signage and lane markings are maintained to provide accurate and direct guidance to all road users.







ENGINEERING & OPERATIONS

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Expenditures								
Common Services	$ 920,789	$ 1,286,730	$ 1,028,234	$ 1,427,730	$ 1,475,140	$ 1,524,240	$ 1,575,070	$ 1,627,680
Operations Centre	705,001	632,500	567,081	686,630	706,800	727,640	749,250	771,590
Road & Parking Maint.	251,471	252,845	227,244	249,605	254,075	258,705	263,495	268,455
Boulevard Maintenance	292,621	343,170	325,193	334,350	342,930	351,810	361,000	370,510
Snow Removal	286,553	165,760	128,237	168,990	172,860	176,860	181,000	185,290
Street Sweeping	133,581	143,100	134,796	147,240	150,050	152,960	155,970	159,090
Sidewalk & Bridge	46,771	70,220	58,518	68,210	69,390	70,610	71,870	73,180
Major Municipal Roads	299,702	290,910	178,462	295,480	298,870	302,400	306,020	309,850
Traffic Services	318,888	348,050	333,700	378,030	384,290	390,760	397,470	404,400
Landfill Monitoring	17,346	18,220	13,974	19,530	19,750	19,970	20,200	20,440
Street Light Maint.	269,459	277,510	278,821	264,450	271,620	279,040	286,720	294,660
Public Works Other	108,295	151,470	153,663	153,820	155,820	157,900	160,060	162,280
Departmental Adjustments	(28,735)	(91,000)	-	(104,980)	(104,980)	(104,980)	(104,980)	(104,980)
Total Expenditures	$ 3,621,742	$ 3,889,485	$ 3,427,923	$ 4,089,085	$ 4,196,615	$ 4,307,915	$ 4,423,145	$ 4,542,445

DEPT. BUDGET SUMMARY

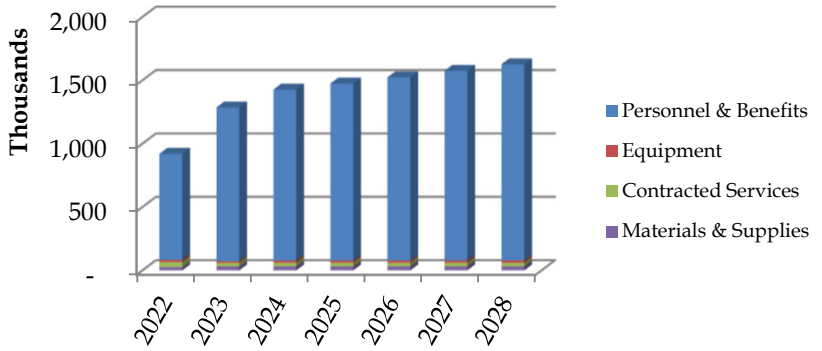
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**19.6**	**22.2**	**18.1**	**22.2**	**22.2**	**22.2**	**22.2**	**22.2**
Operating Cost Summary								
Personnel & Benefits	$ 2,167,016	$ 2,622,550	$ 2,084,738	$ 2,815,730	$ 2,914,230	$ 3,016,200	$ 3,121,730	$ 3,231,020
Equipment	186,592	185,400	152,007	160,000	160,000	160,000	160,000	160,000
Contracted Services	598,143	606,610	557,448	642,760	642,760	642,760	642,760	642,760
Materials & Supplies	669,991	474,925	633,730	470,595	479,625	488,955	498,655	508,665
Total Operating Cost	$ 3,621,742	$ 3,889,485	$ 3,427,923	$ 4,089,085	$ 4,196,615	$ 4,307,915	$ 4,423,145	$ 4,542,445

COMMON SERVICES

Program Description: This program provides engineering administration and management for various functions and activities within the Engineering and Operations Department.

Output: Provides office management and support services including record keeping, and work order controls. Performs survey work and inspection services, prepares engineering studies, ensures City maps are accurate and up to date, prepares conceptual designs and cost estimates for projects, performs capital project management, provides engineering review for all building and rezoning applications and permits.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 30.14	$ 41.56	$ 45.52

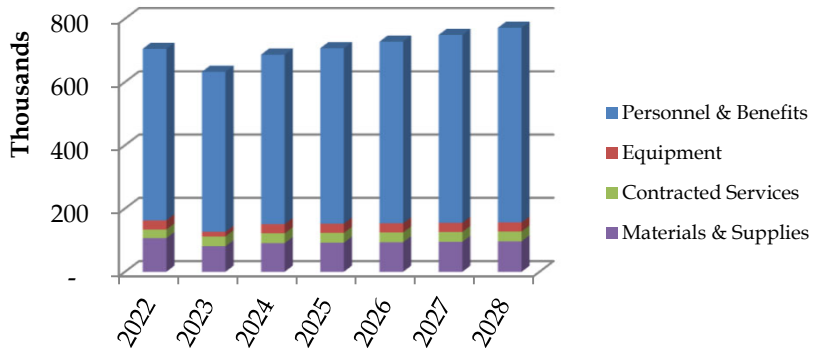
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**6.5**	**8.6**	**6.9**	**8.6**	**8.6**	**8.6**	**8.6**	**8.6**
Common Services								
Personnel & Benefits	836,829	1,214,410	951,039	1,349,660	1,396,870	1,445,770	1,496,380	1,548,770
Equipment	17,430	12,250	18,130	18,000	18,000	18,000	18,000	18,000
Contracted Services	40,708	26,910	48,006	26,910	26,910	26,910	26,910	26,910
Materials & Supplies	25,822	33,160	11,059	33,160	33,360	33,560	33,780	34,000
Common Services Total	920,789	1,286,730	1,028,234	1,427,730	1,475,140	1,524,240	1,575,070	1,627,680

OPERATIONS CENTRE

Program Description: To provide for the day to day cost of operating the Operations Centre including the cost of the Buyer/Storeskeeper and partial salaries of management and shop labour. Also included in this program are ancillary costs such as hydro, gas, telephone, janitorial services, and supplies.

Output: The Operations Centre provides an area to store the maintenance machinery, some water and sewer appurtenances, road salt and sand, and construction aggregate materials, all of which form an essential part of the overall maintenance of the city.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 23.08	$ 20.43	$ 21.89

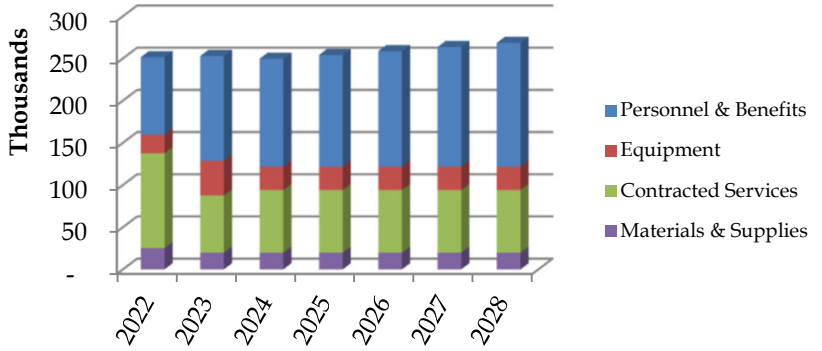
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**4.6**	**4.5**	**3.7**	**4.5**	**4.5**	**4.5**	**4.5**	**4.5**
Operations Centre								
Personnel & Benefits	542,249	506,060	416,259	536,080	554,860	574,260	594,360	615,150
Equipment	29,248	14,690	26,764	29,000	29,000	29,000	29,000	29,000
Contracted Services	27,116	30,940	30,197	30,940	30,940	30,940	30,940	30,940
Materials & Supplies	106,388	80,810	93,861	90,610	92,000	93,440	94,950	96,500
Operations Centre Total	705,001	632,500	567,081	686,630	706,800	727,640	749,250	771,590

ROAD & PARKING MAINT.

Program Description: The Road and Parking Maintenance Program includes the maintenance of the road network and parking lot areas to ensure the safe and effective movement of traffic within our city.

Output: To ensure vehicles can operate safely while travelling within the city it is necessary for all roads to be structurally sound and free of defects. Some of the strategies that contribute to the road maintenance program include pot-hole repairs, crack sealing, lane grading, shoulder grading, shoulder gravelling, slot grinding and patching, and milling and paving. As well as addressing safety concerns a soundly designed road and parking lot maintenance program can extend the useful service life of some of the pavements, thus delaying capital costs needed for replacement.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 8.23	$ 8.17	$ 7.96

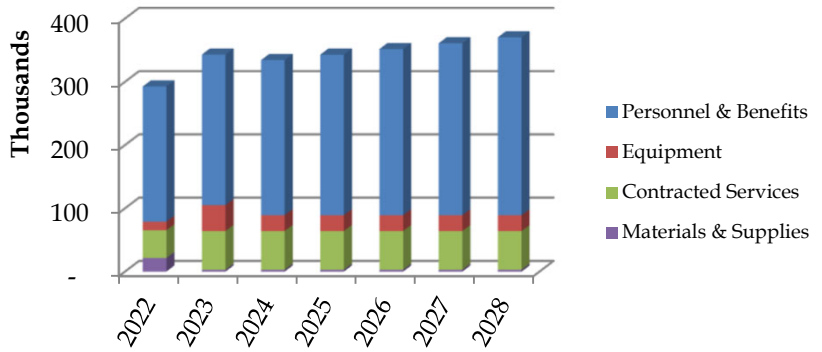
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**1.0**	**1.2**	**0.9**	**1.2**	**1.2**	**1.2**	**1.2**	**1.2**
Road & Parking Maint.								
Personnel & Benefits	91,818	124,020	75,609	127,760	132,230	136,860	141,650	146,610
Equipment	22,046	41,280	16,893	27,880	27,880	27,880	27,880	27,880
Contracted Services	112,483	67,745	52,334	74,165	74,165	74,165	74,165	74,165
Materials & Supplies	25,124	19,800	82,408	19,800	19,800	19,800	19,800	19,800
Road & Parking Maint. Total	251,471	252,845	227,244	249,605	254,075	258,705	263,495	268,455

BOULEVARD MAINTENANCE

Program Description: The Boulevard Maintenance Program includes the removal of debris, unwanted vegetation, filling of depressions, repairs to curbs and gutters, and suppression of dust.

Output: Routine maintenance to boulevards contributes to the overall aesthetic appearance of the city and sets an example for our businesses and residents to follow. Addressing specific shortcomings within the boulevards demonstrates due diligence on our part respecting claims from accidents.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 9.58	$ 11.09	$ 10.66

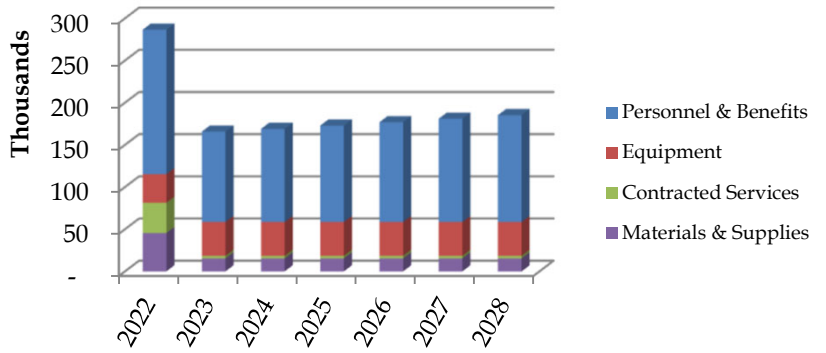
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**2.3**	**2.4**	**2.5**	**2.4**	**2.4**	**2.4**	**2.4**	**2.4**
Boulevard Maintenance								
Personnel & Benefits	213,660	238,040	258,168	245,190	253,770	262,650	271,840	281,350
Equipment	13,690	40,970	14,038	25,000	25,000	25,000	25,000	25,000
Contracted Services	43,785	61,160	39,457	61,160	61,160	61,160	61,160	61,160
Materials & Supplies	21,486	3,000	13,530	3,000	3,000	3,000	3,000	3,000
Boulevard Maintenance Total	292,621	343,170	325,193	334,350	342,930	351,810	361,000	370,510

SNOW REMOVAL

Program Description: The Snow Removal Program includes the salting and sanding of every street within the city during a snow event. As well as ensuring our residents can move safely within the city it also demonstrates our commitment to them to provide a level of service that is superior to the other lower mainland municipalities.

Output: The intent of the Snow Removal Program is to keep the snow from preventing our residents from the free and safe movement within our city.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 9.38	$ 5.35	$ 5.39

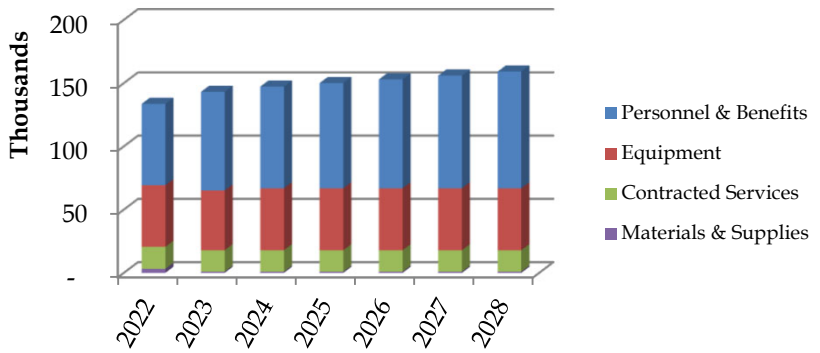
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**1.8**	**1.1**	**0.7**	**1.1**	**1.1**	**1.1**	**1.1**	**1.1**
Snow Removal								
Personnel & Benefits	171,166	107,220	67,630	110,450	114,320	118,320	122,460	126,750
Equipment	34,045	40,000	13,636	40,000	40,000	40,000	40,000	40,000
Contracted Services	35,959	3,100	3,639	3,100	3,100	3,100	3,100	3,100
Materials & Supplies	45,383	15,440	43,332	15,440	15,440	15,440	15,440	15,440
Snow Removal Total	286,553	165,760	128,237	168,990	172,860	176,860	181,000	185,290

STREET SWEEPING

Program Description: The Street Sweeping Program, which includes the sweeping of the primary streets in the downtown core 3 days per week, the sweeping of the secondary streets such as 200th and 208th every 10 days, the sweeping of the residential streets on a semi-annual basis, the collection of litter, and the emptying of the garbage containers contributes to the overall aesthetic appearance of the city. A regular sweeping program also shows that we are being diligent with respect to eliminating some of the possible causes of accidents. As well, because the sweeper operates on an early morning shift it allows us to be aware of and react to conditions such as ice and snow or infrastructure failure prior to the morning rush.

Output: To ensure the streets are clean, free of debris, the garbage bins are emptied routinely, and litter is picked up on a daily basis.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 4.37	$ 4.62	$ 4.69

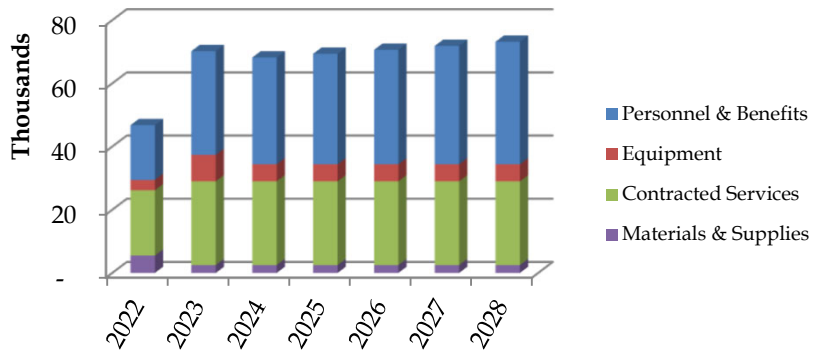
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.7**	**0.8**	**0.6**	**0.8**	**0.8**	**0.8**	**0.8**	**0.8**
Street Sweeping								
Personnel & Benefits	64,316	77,990	54,710	80,330	83,140	86,050	89,060	92,180
Equipment	48,718	47,200	25,760	49,000	49,000	49,000	49,000	49,000
Contracted Services	17,322	16,910	54,326	16,910	16,910	16,910	16,910	16,910
Materials & Supplies	3,225	1,000	-	1,000	1,000	1,000	1,000	1,000
Street Sweeping Total	133,581	143,100	134,796	147,240	150,050	152,960	155,970	159,090

SIDEWALK & BRIDGE

Program Description: Sidewalk and bridge maintenance includes undertaking the repairs necessary to remedy trip hazards when identified by the public, sidewalk panel replacement due to excessive cracking or other failure, minor repairs to bridges, repairs to handrails, and installation and repair of wheel chair letdowns and other related infrastructure components.

Output: Properly maintained sidewalks and bridges allow for the free and safe movement of pedestrian and vehicle traffic throughout the city.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 1.53	$ 2.27	$ 2.17

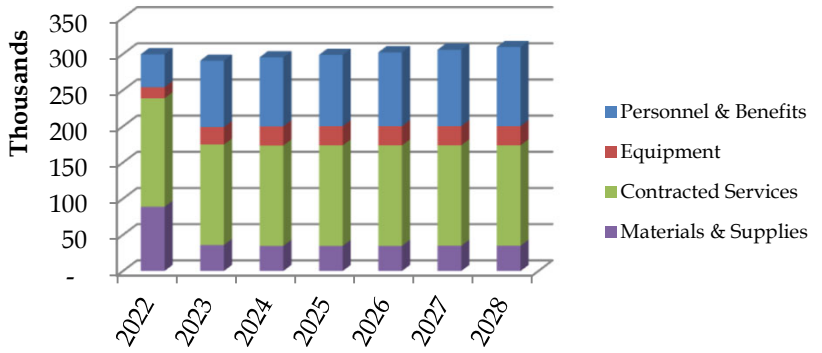
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.2**	**0.3**	**0.2**	**0.3**	**0.3**	**0.3**	**0.3**	**0.3**
Sidewalk & Bridge								
Personnel & Benefits	17,297	32,820	17,157	33,810	34,990	36,210	37,470	38,780
Equipment	3,308	8,400	3,218	5,400	5,400	5,400	5,400	5,400
Contracted Services	20,662	26,500	33,404	26,500	26,500	26,500	26,500	26,500
Materials & Supplies	5,504	2,500	4,739	2,500	2,500	2,500	2,500	2,500
Sidewalk & Bridge Total	46,771	70,220	58,518	68,210	69,390	70,610	71,870	73,180

MAJOR MUNICIPAL ROADS

Program Description: Some of the services included in the Major Municipal Roads Program are road milling and paving, asphalt patching, snow removal, boulevard maintenance, curb and gutter repairs, crack sealing, minor bridge repairs, and repairs to sidewalks. Roads included in the program include 200 St, Fraser Hwy (West Municipal border to 203ST), Fraser Hwy (Langley Bypass to Municipal border), portions of Mufford Crescent, 203 Street, from Fraser Highway to Logan Avenue and the 204 St Overpass. Funding to maintain these roads is provided from Translink based on lane Km.

Output: An effective maintenance program will help ensure the safe and effective movement of pedestrian, pedestrian handicapped, and vehicle traffic throughout the city.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 9.81	$ 9.40	$ 9.42

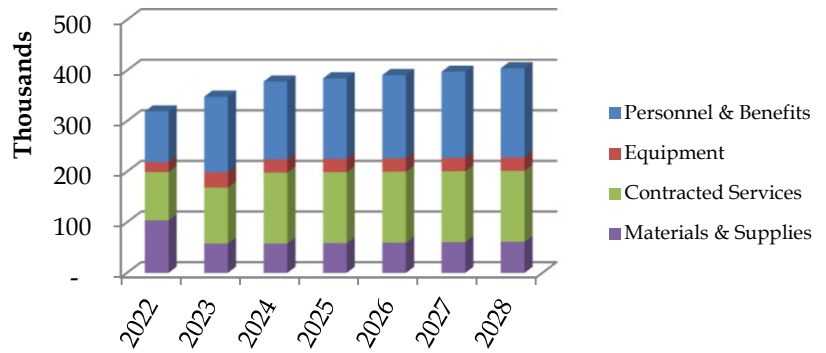
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.5**	**0.9**	**0.5**	**0.9**	**0.9**	**0.9**	**0.9**	**0.9**
Major Municipal Roads								
Personnel & Benefits	45,447	91,910	51,538	95,400	98,720	102,180	105,730	109,480
Equipment	15,370	24,160	10,174	26,500	26,500	26,500	26,500	26,500
Contracted Services	150,058	138,865	71,945	138,865	138,865	138,865	138,865	138,865
Materials & Supplies	88,827	35,975	44,805	34,715	34,785	34,855	34,925	35,005
Major Municipal Roads Total	299,702	290,910	178,462	295,480	298,870	302,400	306,020	309,850

TRAFFIC SERVICES

Program Description: The Traffic Services Program includes the maintenance of all traffic control devices, street signs, lane marking, curb painting, and crosswalk marking. The proper operation of traffic control devices enables traffic to travel within the city in a safe and expeditious manner. Signs are maintained to ensure they properly display information and are visible in all weather conditions. Curb marking is routinely repainted to discourage parking in front of fire hydrants or in proximity to stop signs. Routine crosswalk marking painting is required to facilitate the safe crossing of roads by pedestrians.

Output: To enable the safe and effective movement of vehicular, pedestrian, and pedestrian handicapped traffic throughout the city.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 10.44	$ 11.24	$ 12.05

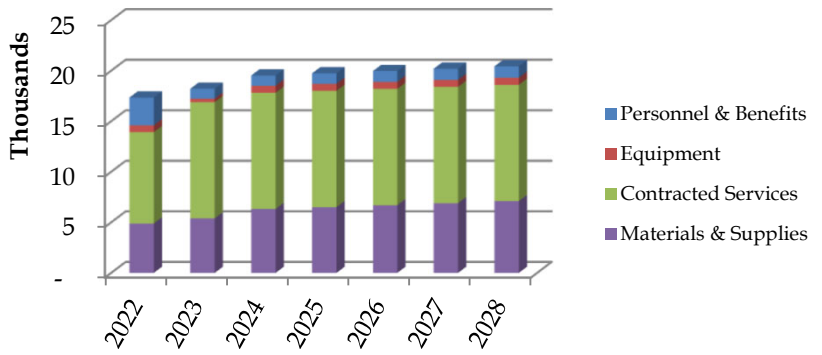
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**1.1**	**1.5**	**1.1**	**1.5**	**1.5**	**1.5**	**1.5**	**1.5**
Traffic Services								
Personnel & Benefits	99,833	149,190	102,678	153,740	159,120	164,680	170,440	176,390
Equipment	19,922	30,500	17,196	26,200	26,200	26,200	26,200	26,200
Contracted Services	95,452	110,470	129,334	140,200	140,200	140,200	140,200	140,200
Materials & Supplies	103,681	57,890	84,492	57,890	58,770	59,680	60,630	61,610
Traffic Services Total	318,888	348,050	333,700	378,030	384,290	390,760	397,470	404,400

LANDFILL MONITORING

Program Description: The city is required to monitor the groundwater leachage levels from the old landfill site. It is tested monthly for organic constituents, dissolved metals, inorganic nonmetallics, and trace metals. Although the samples are collected and submitted by city staff the testing is conducted by a private laboratory.

Output: To meet the Provincial requirements the Landfill Monitoring program is essential to our operation.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 0.57	$ 0.59	$ 0.62

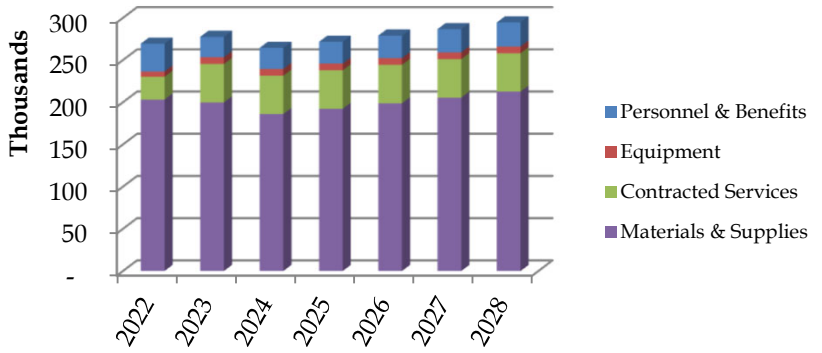
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**
Landfill Monitoring								
Personnel & Benefits	2,747	980	2,970	1,010	1,040	1,070	1,100	1,140
Equipment	674	350	396	700	700	700	700	700
Contracted Services	9,037	11,500	8,302	11,500	11,500	11,500	11,500	11,500
Materials & Supplies	4,888	5,390	2,306	6,320	6,510	6,700	6,900	7,100
Landfill Monitoring Total	17,346	18,220	13,974	19,530	19,750	19,970	20,200	20,440

STREET LIGHT MAINT.

Program Description: The Street Light Maintenance Program includes the replacement of street light bulbs, poles, ballast, and light heads to ensure adequate levels of illumination throughout the city.

Output: A properly designed and executed street light program will ensure the streets and sidewalks are adequately illuminated so that our residents can safely navigate the streets and sidewalks after dark

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 8.82	$ 8.96	$ 8.43

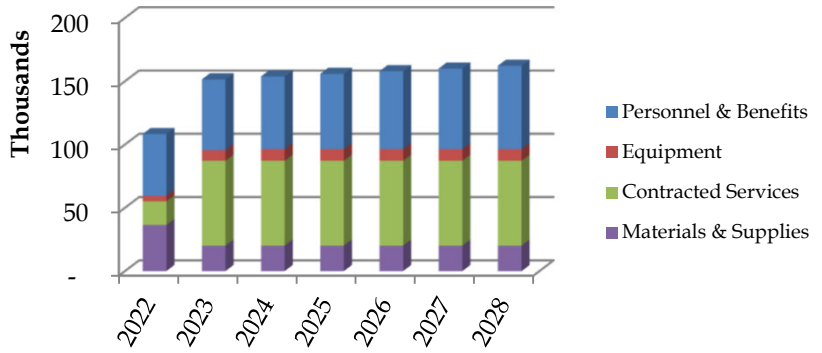
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.3**	**0.2**	**0.3**	**0.2**	**0.2**	**0.2**	**0.2**	**0.2**
Street Light Maint.								
Personnel & Benefits	33,029	24,180	27,362	24,920	25,790	26,690	27,620	28,580
Equipment	6,268	8,000	3,182	8,000	8,000	8,000	8,000	8,000
Contracted Services	26,985	45,530	35,153	45,530	45,530	45,530	45,530	45,530
Materials & Supplies	203,177	199,800	213,124	186,000	192,300	198,820	205,570	212,550
Street Light Maint. Total	269,459	277,510	278,821	264,450	271,620	279,040	286,720	294,660

PUBLIC WORKS OTHER

Program Description: The Public Works Other program includes the training of staff so that they meet the current standards respecting safety and system operation, the supply of safety equipment necessary to perform their duties, the repair to city owned property damaged by vandalism, the installation of banners and signs for non-profit organizations, the maintenance of the city bus shelters, fence repairs, and the testing of our potable water as required in the Drinking Water Protection Act.

Output: This program helps to ensure we are meeting all regulatory requirements and that our staff are performing their duties in a safe and healthy environment.

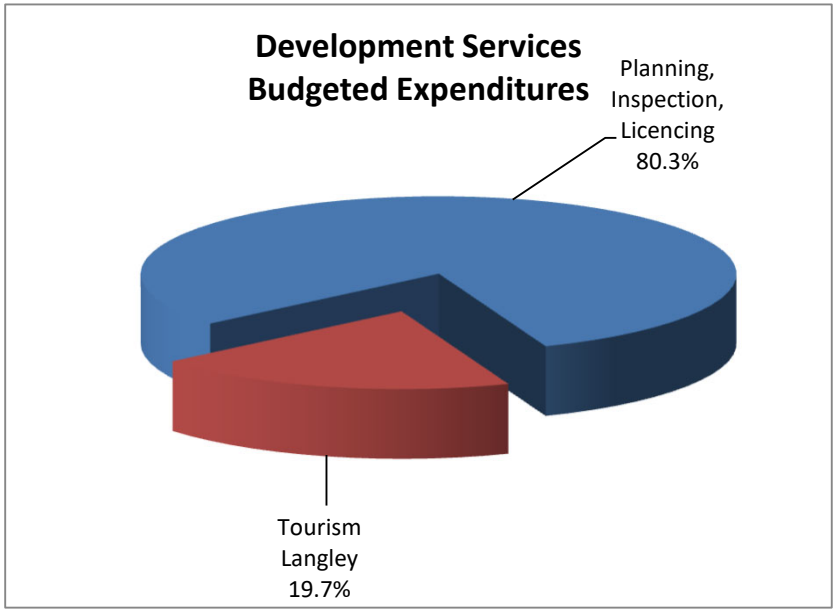
6 Year Expenditure Comparison

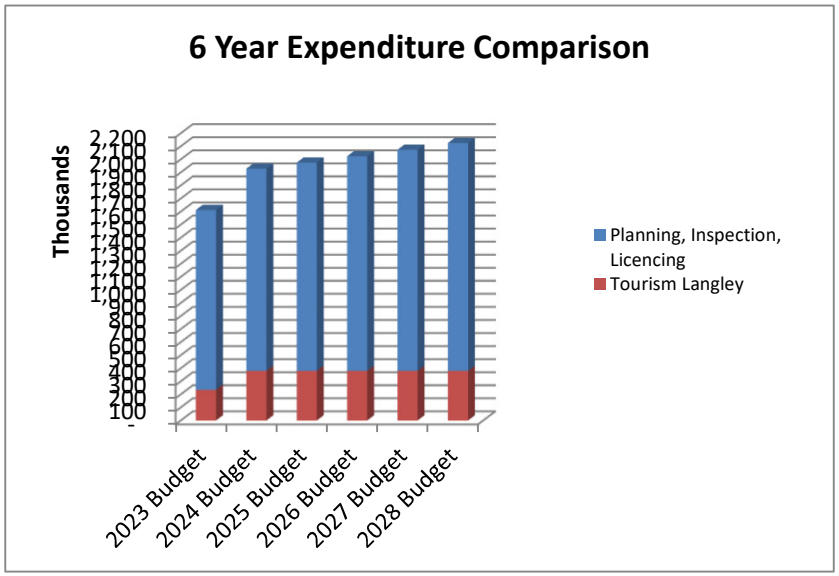


Key Program Statistics	2022	2023	2024
Cost per Capita	$ 3.54	$ 4.89	$ 4.90

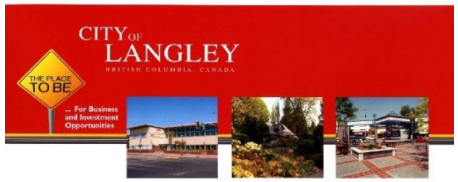
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.5**	**0.6**	**0.6**	**0.6**	**0.6**	**0.6**	**0.6**	**0.6**
Public Works Other								
Personnel & Benefits	48,625	55,730	59,618	57,380	59,380	61,460	63,620	65,840
Equipment	4,608	8,600	2,620	9,300	9,300	9,300	9,300	9,300
Contracted Services	18,576	66,980	51,351	66,980	66,980	66,980	66,980	66,980
Materials & Supplies	36,486	20,160	40,074	20,160	20,160	20,160	20,160	20,160
Public Works Other Total	108,295	151,470	153,663	153,820	155,820	157,900	160,060	162,280

Development Services

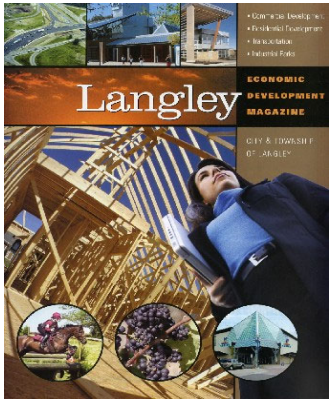


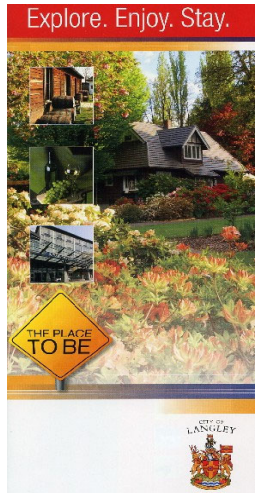


Cost Centre Description:
The Development Services Department (Planning, Building, Business Licence) is responsible for the management and operation of the following activities: 1)Development Application Processing: to ensure development applications comply with City bylaws, policies, and Provincial regulations. 2) Long Range Planning: including research, formulation of strategies and concepts which eventually are reflected in the Official Community Plan. 3) Special Project Planning.



community profile
site selector database





DEVELOPMENT SERVICES

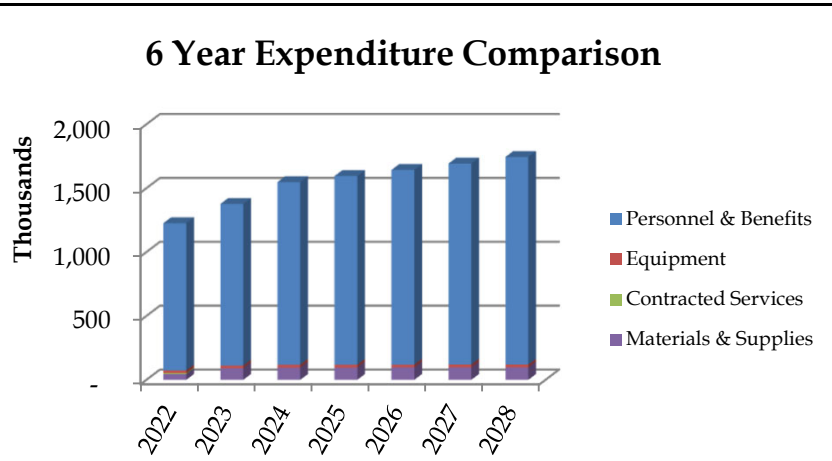
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Expenditures								
Planning, Inspection, Licencing	$ 1,227,005	$ 1,377,310	$ 1,237,414	$ 1,548,030	$ 1,594,770	$ 1,643,120	$ 1,693,150	$ 1,744,930
Tourism Langley	311,520	235,270	402,428	380,270	380,270	380,270	380,270	380,270
Departmental Adjustments	(2,870)	(9,130)	-	(7,000)	(7,000)	(7,000)	(7,000)	(7,000)
Total Expenditures	$ 1,535,655	$ 1,603,450	$ 1,639,842	$ 1,921,300	$ 1,968,040	$ 2,016,390	$ 2,066,420	$ 2,118,200

DEPT. BUDGET SUMMARY	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**7.6**	**8.2**	**7.4**	**9.2**	**9.2**	**9.2**	**9.2**	**9.2**
Operating Cost Summary								
Personnel & Benefits	$ 1,152,843	$ 1,265,820	$ 1,131,623	$ 1,429,140	$ 1,475,710	$ 1,523,880	$ 1,573,730	$ 1,625,320
Equipment	18,634	10,470	21,756	15,000	15,000	15,000	15,000	15,000
Contracted Services	318,686	235,270	402,428	380,270	380,270	380,270	380,270	380,270
Materials & Supplies	45,492	91,890	84,035	96,890	97,060	97,240	97,420	97,610
Total Operating Cost	$ 1,535,655	$ 1,603,450	$ 1,639,842	$ 1,921,300	$ 1,968,040	$ 2,016,390	$ 2,066,420	$ 2,118,200

PLANNING, INSPECTION, LICENCING

Program Description: This program supplies services related to the planning and development of the City. The program's activities are directed in four main areas: Community Planning; Building Inspection, Permits and Licenses.

Output: The Department is responsible for providing professional planning advice to Council including the preparation of the Official Community Plan (OCP) and other planning policy documents. The Department is also responsible for processing a variety of development applications to ensure effective land-use planning and conformance with regulatory bylaws, policies and legislation, including: OCP Amendments, Zoning Bylaw Amendments, Development Permits, Development Variance Permits, Subdivisions, Land Use Contract Amendments, Building Permits, Plumbing Permits and Sign Permits. In addition, the Department is responsible for Business Licensing to ensure compliance with City bylaws as well as provincial standards and legislation.



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 40.16	$ 44.49	$ 49.36

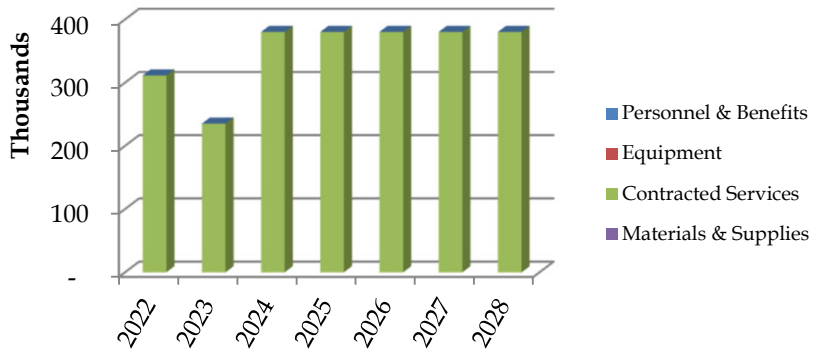
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**7.6**	**8.2**	**7.4**	**9.2**	**9.2**	**9.2**	**9.2**	**9.2**
Planning, Inspection, Licencing								
Personnel & Benefits	1,152,843	1,265,820	1,131,623	1,429,140	1,475,710	1,523,880	1,573,730	1,625,320
Equipment	21,504	19,600	21,756	22,000	22,000	22,000	22,000	22,000
Contracted Services	7,166	-	-	-	-	-	-	-
Materials & Supplies	45,492	91,890	84,035	96,890	97,060	97,240	97,420	97,610
Planning, Inspection, Licencing Tot	1,227,005	1,377,310	1,237,414	1,548,030	1,594,770	1,643,120	1,693,150	1,744,930

TOURISM PROMOTION

Program Description: This program provides the funding for an annual allocation to Discover Langley City which provides tourism and promotion services to the City.

Output: The City of Langley's commitment to fund the Discover Langley City is limited to reallocating the revenue from the City's 2% Hotel Tax Revenue and a base operating fee.

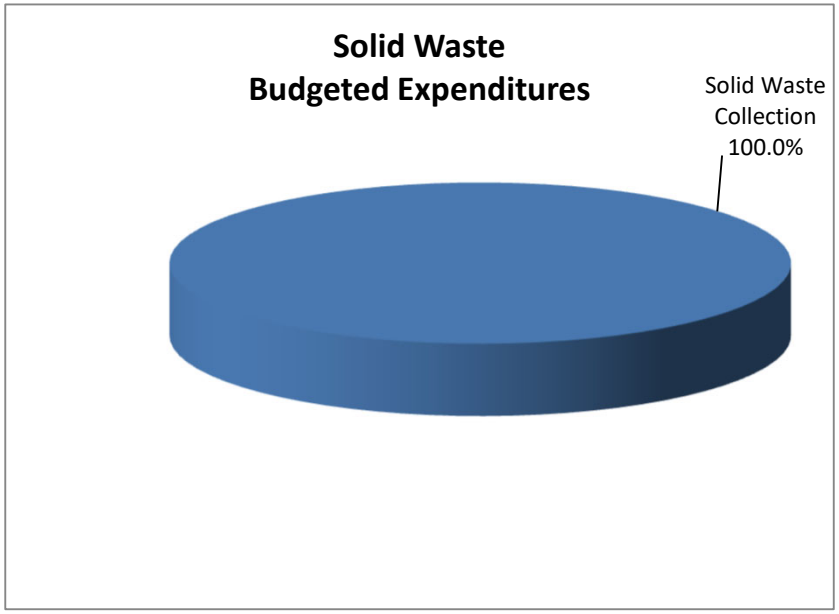
6 Year Expenditure Comparison

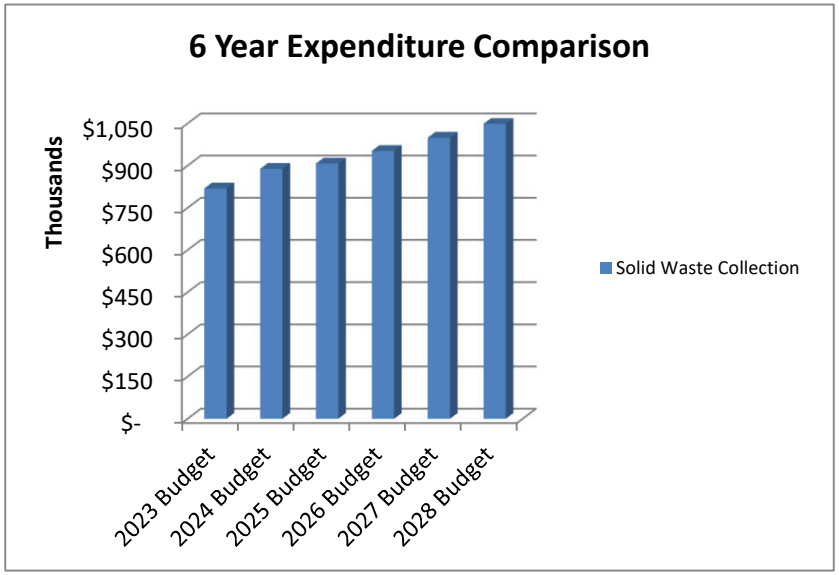


Key Program Statistics	2022	2023	2024

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
Tourism Promotion								
Personnel & Benefits	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-
Contracted Services	311,520	235,270	402,428	380,270	380,270	380,270	380,270	380,270
Materials & Supplies	-	-	-	-	-	-	-	-
Tourism Promotion Total	311,520	235,270	402,428	380,270	380,270	380,270	380,270	380,270

Solid Waste





Cost Centre Description:
The City strives to provide reliable bi-weekly garbage and weekly curbside green wate collection and disposal services to the residents of the City. The curbside greenwaste collection program offers our residents an environmental friendly alternative to dispose their greenwaste while reducing the cost of garbage disposal. The City also provides 4 large items to be picked up throughout the year.



SOLID WASTE

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Expenditures								
Solid Waste Collection	$ 747,432	$ 819,130	$ 786,540	$ 888,660	$ 907,700	$ 952,460	$ 999,450	$ 1,048,790
Departmental Adjustments	-	-	-	-	-	-	-	-
Total Expenditures	$ 747,432	$ 819,130	$ 786,540	$ 888,660	$ 907,700	$ 952,460	$ 999,450	$ 1,048,790

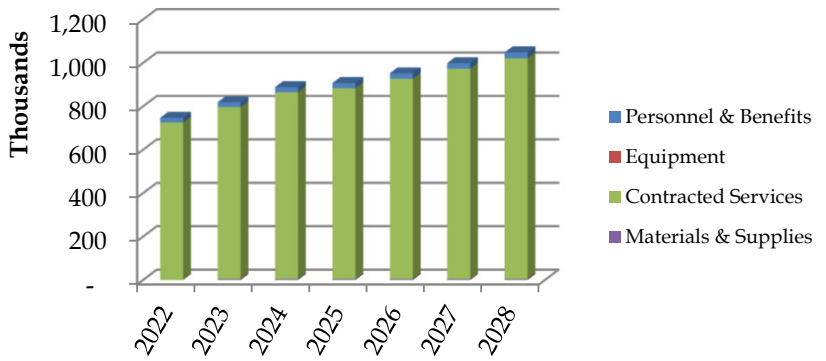
DEPT. BUDGET SUMMARY	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Operating Cost Summary								
Personnel & Benefits	$ 21,645	$ 22,190	$ 19,125	$ 23,740	$ 24,570	$ 25,430	$ 26,320	$ 27,240
Equipment	-	-	-	-	-	-	-	-
Contracted Services	725,787	791,940	767,415	859,920	878,130	922,030	968,130	1,016,550
Materials & Supplies	-	5,000	-	5,000	5,000	5,000	5,000	5,000
Total Operating Cost	$ 747,432	$ 819,130	$ 786,540	$ 888,660	$ 907,700	$ 952,460	$ 999,450	$ 1,048,790

SOLID WASTE COLLECTION

Program Description: Provision for City contractors to collect garbage from the City's residential users on a bi-weekly basis and green watse collection on a weekly basis. This program also provides funding for the large item pickup available to residences up to 4 times per year.

Output: To maintain garbage collection for approximately 3381 single family homes on a two can/bag limit every two weeks. Residential Strata units and Commercial users are responsible for their own garbage disposal.

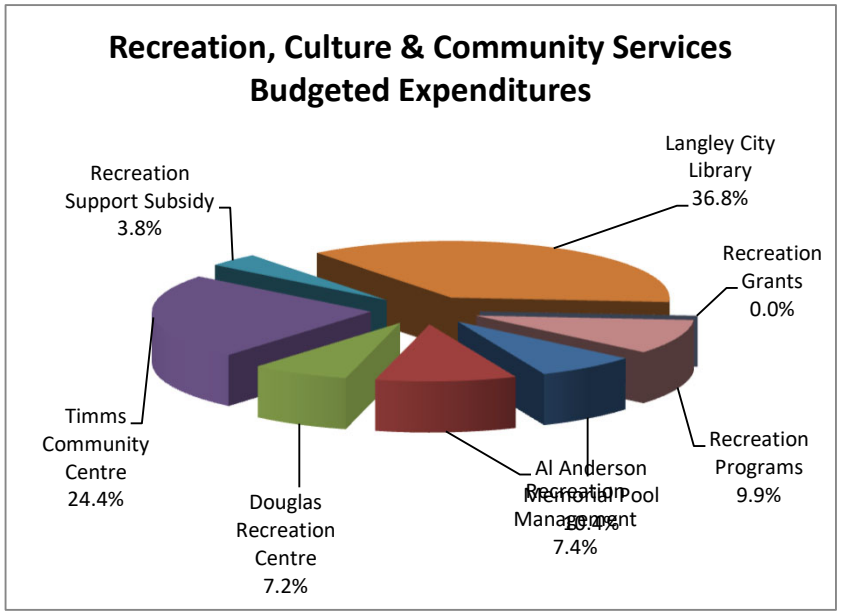
6 Year Expenditure Comparison

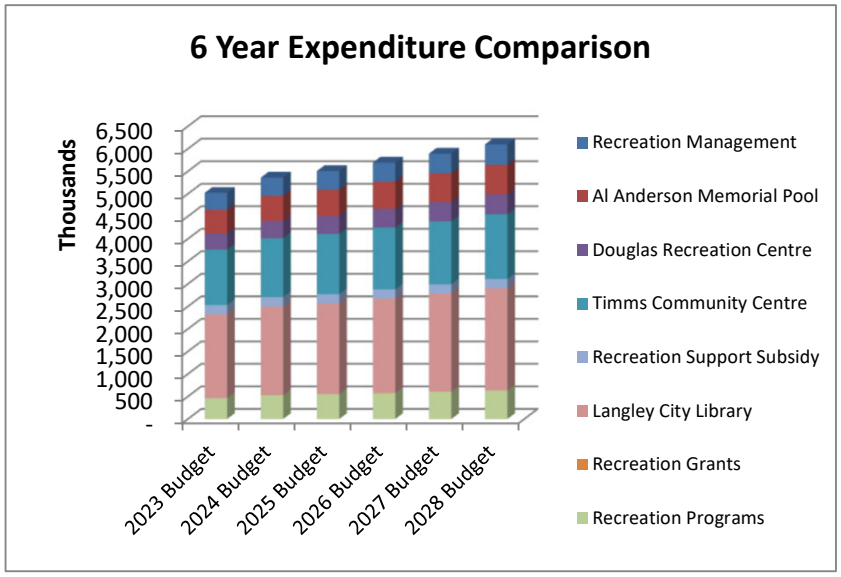


Key Program Statistics	2022	2023	2024
Cost per Capita	$ 24.47	$ 26.46	$ 28.33

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.2**	**0.2**	**0.2**	**0.2**	**0.2**	**0.2**	**0.2**	**0.2**
Solid Waste Collection								
Personnel & Benefits	21,645	22,190	19,125	23,740	24,570	25,430	26,320	27,240
Equipment	-	-	-	-	-	-	-	-
Contracted Services	725,787	791,940	767,415	859,920	878,130	922,030	968,130	1,016,550
Materials & Supplies	-	5,000	-	5,000	5,000	5,000	5,000	5,000
Solid Waste Collection Total	747,432	819,130	786,540	888,660	907,700	952,460	999,450	1,048,790

Recreation, Culture & Community Services





Cost Centre Description:
The Recreation, Culture and Community Services Department strives to provide leisure opportunities for all the citizens of the City; to encourage community pride; to promote a sense of community belonging; to promote a sense of self-worth; to encourage family development; and to develop healthy lifestyles through active living and healthy life choices. We strive to create unique and enjoyable programs in as wide a range of activities as possible.



RECREATION, CULTURE & COMMUNITY SERVICES

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Expenditures								
Recreation Management	$ 351,552	$ 369,695	$ 357,522	$ 399,135	$ 411,325	$ 423,935	$ 436,995	$ 450,495
Al Anderson Memorial Pool	467,525	530,430	428,360	558,810	581,800	605,590	630,230	655,710
Douglas Recreation Centre	307,981	357,940	313,865	388,140	402,540	417,430	432,870	448,850
Timms Community Centre	1,158,068	1,232,750	935,056	1,307,730	1,337,760	1,368,820	1,400,970	1,434,250
Recreation Support Subsidy	206,140	206,140	206,740	206,140	206,140	206,140	206,140	206,140
Langley City Library	1,806,243	1,855,960	1,735,442	1,970,865	2,012,215	2,093,615	2,179,095	2,268,835
Recreation Grants	1,010	460	(422)	460	460	460	460	460
Recreation Programs	403,531	468,105	340,001	528,700	553,720	579,630	606,430	634,170
Departmental Adjustments	(66)	(170)	-	(750)	(750)	(750)	(750)	(750)
Total Expenditures	$ 4,701,984	$ 5,021,310	$ 4,316,564	$ 5,359,230	$ 5,505,210	$ 5,694,870	$ 5,892,440	$ 6,098,160

DEPT. BUDGET SUMMARY

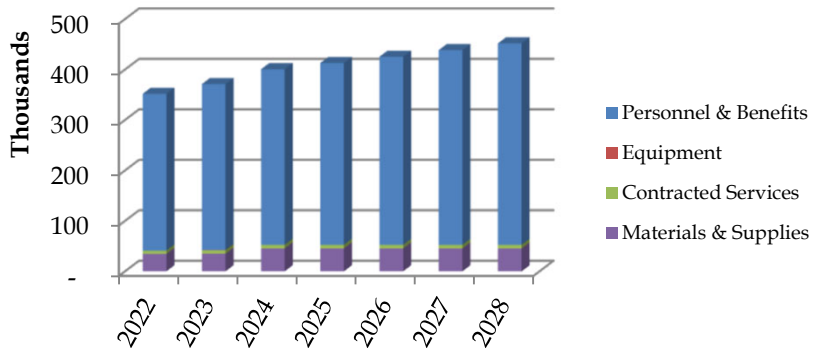
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**33.6**	**35.4**	**34.5**	**35.4**	**35.4**	**35.4**	**35.4**	**35.4**
Operating Cost Summary								
Program Revenues	(959,806)	(901,460)	(1,090,231)	(901,460)	(901,460)	(901,460)	(901,460)	(901,460)
Personnel & Benefits	$ 2,582,945	$ 2,765,405	$ 2,569,022	$ 2,907,070	$ 3,008,830	$ 3,114,140	$ 3,223,170	$ 3,335,970
Equipment	425	1,650	1,201	350	350	350	350	350
Contracted Services	2,683,993	2,744,335	2,482,790	2,918,780	2,959,960	3,041,180	3,126,470	3,216,020
Materials & Supplies	394,427	411,380	353,782	434,490	437,530	440,660	443,910	447,280
Total Operating Cost	$ 4,701,984	$ 5,021,310	$ 4,316,564	$ 5,359,230	$ 5,505,210	$ 5,694,870	$ 5,892,440	$ 6,098,160

RECREATION MANAGEMENT

Program Description: This program supplies the City's Recreation, Culture and Community Services Department's management requirements which include overall supervision of Douglas Recreation Centre; Al Anderson Memorial Pool; Timms Community Centre; Nicomekl Community Multipurpose Room; the Parks and Recreation Commission & the Public Art Advisory Committee. The management requirements also include budget preparation for the department, daily cash management, staff scheduling, Point of Pride Programs; community development and event planning.

Output: Manage the department's budget including staff timesheets; daily and biweekly cash reports; issuance and approval of purchase orders; weekly staff schedules for 3 facilities; staff training and communication; Leisure Access Grant management; departmental policy and procedures and community development and liaising. The main source of expenditure is Personnel & Benefits for Director of Recreation, Culture and Community Services. Provision for Market in the Park on a weekly basis for 3 months of the year.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 11.51	$ 11.94	$ 12.73

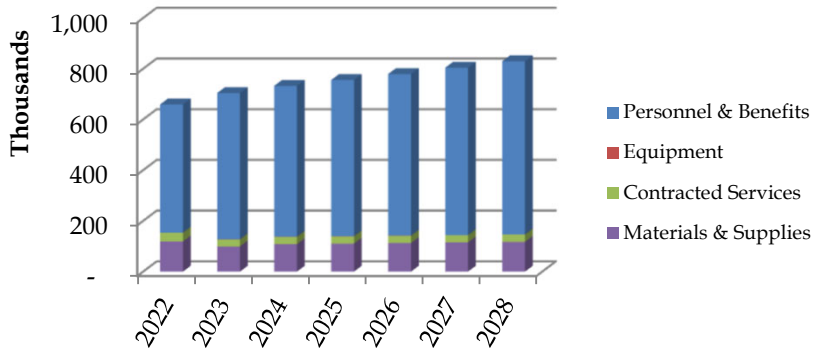
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**2.0**	**2.0**	**2.0**	**2.0**	**2.0**	**2.0**	**2.0**	**2.0**
Recreation Management								
Program Revenues	(430)	(1,530)	(585)	(1,530)	(1,530)	(1,530)	(1,530)	(1,530)
Personnel & Benefits	310,789	328,760	317,200	348,120	360,310	372,920	385,980	399,480
Equipment	-	420	-	-	-	-	-	-
Contracted Services	6,540	7,000	6,129	7,000	7,000	7,000	7,000	7,000
Materials & Supplies	34,653	35,045	34,778	45,545	45,545	45,545	45,545	45,545
Recreation Management Total	351,552	369,695	357,522	399,135	411,325	423,935	436,995	450,495

AL ANDERSON MEMORIAL POOL

Program Description: This program supplies the entire City with its outdoor aquatic recreation from swimming lessons to public swims to special events. This program has funding allocated for program supplies, facility maintenance, aquatic staff, clerical staff and janitorial staff.

Output: 20-week operation open to the public. Over 2500 participants in swimming lessons. Approximately 1400 Operation Waterproof Grade Five swim participants; 8 special events; 1300 hours of public swimming; 24 volunteer positions and 110 season pass holders. The main source of expenditure is Personnel and Benefits which includes the following positions: a Recreation Programmer; 4 Shift Supervisors; 20+ Lifeguards/Instructors; 3 reception staff and 2 Building Service Workers.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 15.30	$ 17.13	$ 17.82

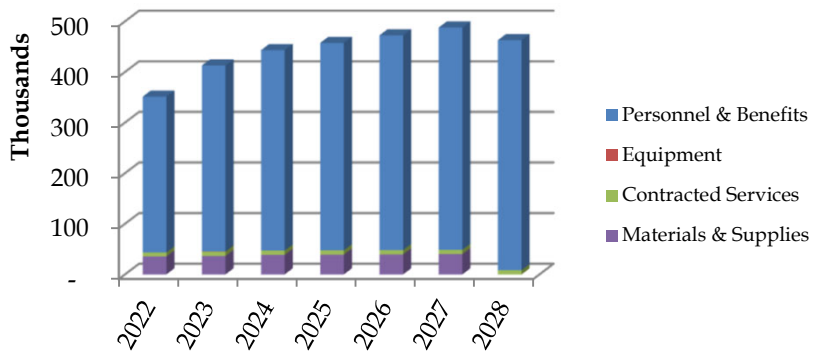
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**7.3**	**8.2**	**7.3**	**8.2**	**8.2**	**8.2**	**8.2**	**8.2**
Al Anderson Memorial Pool								
Program Revenues	(192,081)	(173,920)	(219,688)	(173,920)	(173,920)	(173,920)	(173,920)	(173,920)
Personnel & Benefits	505,686	576,790	513,601	595,020	615,840	637,390	659,710	682,800
Equipment	479	600	413	600	600	600	600	600
Contracted Services	34,194	27,300	32,371	28,500	28,500	28,500	28,500	28,500
Materials & Supplies	119,247	99,660	101,663	108,610	110,780	113,020	115,340	117,730
Al Anderson Memorial Pool Total	467,525	530,430	428,360	558,810	581,800	605,590	630,230	655,710

DOUGLAS RECREATION CENTRE

Program Description: This program supplies the entire City with leisure programs, special events, facility rentals and volunteer opportunities. This program also provides reception duties, departmental promotions and flyer development; Building Service and Maintenance. This program has funding allocated for supplies to support the functioning of clerical and management staff, building supplies and operating needs such as power, heat and light.

Output: Staffing of the facility 6 days a week. Office hours are Monday to Friday 8:30am to 7pm; Saturday 8:30am to 4:30pm. In addition the facility is open on Sundays 8:30am to 4:30pm May through August. Provides a clean, safe environment in which to recreate. Weekly drop-in activities for preschoolers. Instructor recruitment, hiring and training, program development; program supervision and program evaluation. Brochure development, design and distribution on a seasonal basis. Parties in the Park; Summer/Winter Camps and Pro-D Day programming.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 10.08	$ 11.56	$ 12.37

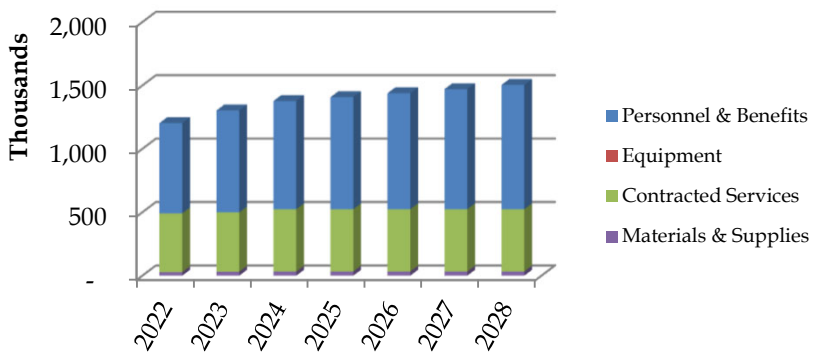
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**3.1**	**3.8**	**3.1**	**3.8**	**3.8**	**3.8**	**3.8**	**3.8**
Douglas Recreation Centre								
Program Revenues	(43,374)	(55,000)	(33,544)	(55,000)	(55,000)	(55,000)	(55,000)	(55,000)
Personnel & Benefits	308,138	367,600	302,777	396,070	409,930	424,270	439,130	454,500
Equipment	-	300	-	-	-	-	-	-
Contracted Services	7,699	8,500	16,804	8,500	8,500	8,500	8,500	8,500
Materials & Supplies	35,518	36,540	27,828	38,570	39,110	39,660	40,240	40,850
Douglas Recreation Centre Total	307,981	357,940	313,865	388,140	402,540	417,430	432,870	448,850

TIMMS COMMUNITY CENTRE

Program Description: This program supplies the entire City with leisure programs, special events, facility rentals and volunteer opportunities. This program also provides reception duties, departmental promotions and flyer development; Building Service and Maintenance. This program has funding allocated for supplies to support the functioning of clerical and management staff, building supplies and operating needs such as power, heat and light. In addition, this program has funding for the maintenance and operating needs of Nicomekl Multipurpose Room.

Output: Staffing of the facility 7 days a week. Office hours are Monday to Friday 6:00am to 10:00pm, Saturdays 8:00am to 10:00pm, Sundays and Holidays 8:00am to 8:00pm. Provides a clean, safe environment in which to recreate. Weekly drop-in activities for all age groups. Instructor recruitment, hiring and training, program development; program supervision and program evaluation. Brochure development, design and distribution on a seasonal basis. Maintenance and supervision of a weight room and games rooms. Special events include: Concerts in the Park, TRI-IT Triathlon, Youth Week Celebrations, Youth Odyssey Conference.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 37.91	$ 39.82	$ 41.69

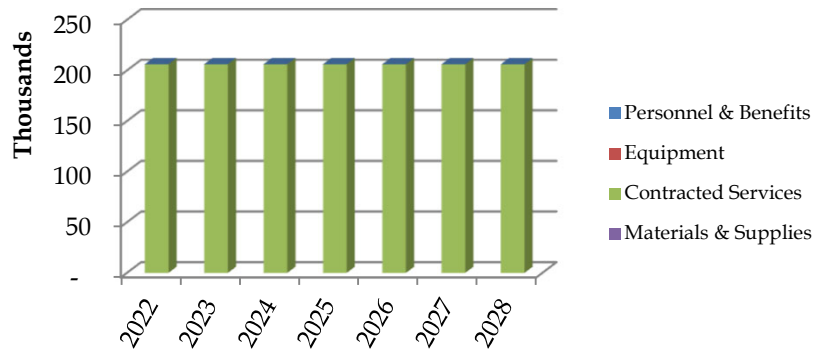
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**7.7**	**8.8**	**7.1**	**8.8**	**8.8**	**8.8**	**8.8**	**8.8**
Timms Community Centre								
Program Revenues	(45,382)	(70,000)	(49,839)	(70,000)	(70,000)	(70,000)	(70,000)	(70,000)
Personnel & Benefits	712,140	803,750	653,091	853,760	883,650	914,570	946,580	979,700
Equipment	-	-	-	-	-	-	-	-
Contracted Services	463,112	467,230	313,752	491,170	491,170	491,170	491,170	491,170
Materials & Supplies	28,198	31,770	18,052	32,800	32,940	33,080	33,220	33,380
Timms Community Centre Total	1,158,068	1,232,750	935,056	1,307,730	1,337,760	1,368,820	1,400,970	1,434,250

RECREATION SUPPORT SUBSIDY

Program Description: This program supports the recreation subsidy for minor ice users at Canlan Ice Sports.

Output: Provision of 10 weeks of spring ice time and 16 weeks of fall ice time.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 6.75	$ 6.66	$ 6.57
# of Hours Rented	1,367	1,391	1,390

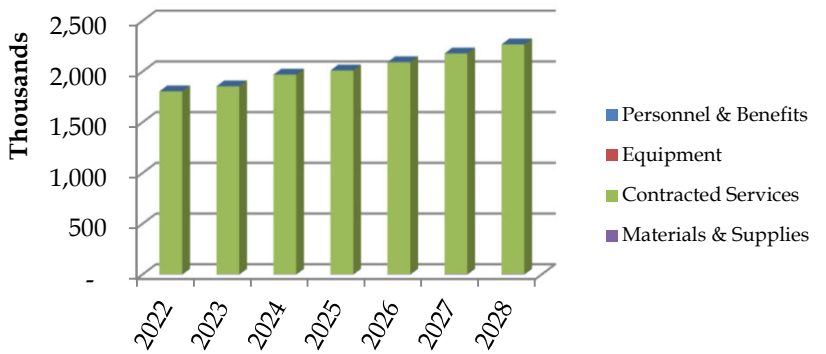
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
Recreation Support Subsidy								
Program Revenues	-	-	-	-	-	-	-	-
Personnel & Benefits	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-
Contracted Services	206,140	206,140	206,740	206,140	206,140	206,140	206,140	206,140
Materials & Supplies	-	-	-	-	-	-	-	-
Recreation Support Subsidy Total	206,140	206,140	206,740	206,140	206,140	206,140	206,140	206,140

LANGLEY CITY LIBRARY

Program Description: This program supplies City residents with all their library services which includes the facility, book/material borrowing, reference material, computer access, library programs, meeting rooms and concession. Library service is contracted through the FVRL (Fraser Valley Regional Library) which allows City residents to access books from the entire region instead of being limited to only the content within the individual library.

Output: Facility is open 7 days a week. Hours of operation are Monday to Thursday 9am to 9pm; Friday 9am to 5pm; Saturday 10am to 5pm; and Sunday 1pm to 5pm. Approximately 300,000 books are borrowed on an annual basis with about 200,000 visits to the library each year. Since the Library resides in the same building as City Hall, the costs for maintenance and operations are proportionately shared based on floor area.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 59.12	$ 59.95	$ 62.84

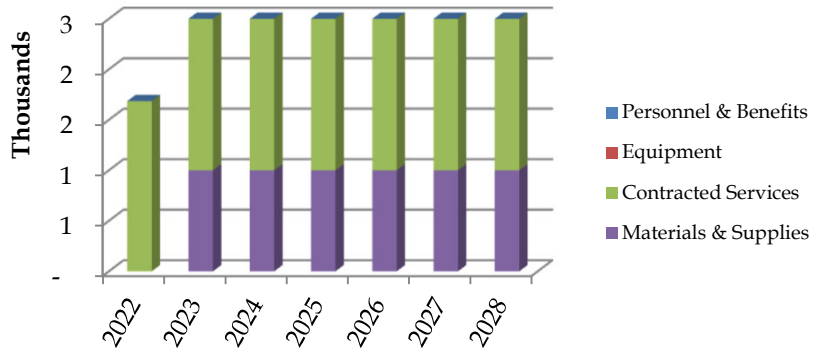
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
Langley City Library								
Program Revenues	-	-	-	-	-	-	-	-
Personnel & Benefits	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-
Contracted Services	1,801,248	1,851,065	1,731,136	1,965,370	2,006,550	2,087,770	2,173,060	2,262,610
Materials & Supplies	4,995	4,895	4,306	5,495	5,665	5,845	6,035	6,225
Langley City Library Total	1,806,243	1,855,960	1,735,442	1,970,865	2,012,215	2,093,615	2,179,095	2,268,835

RECREATION GRANTS

Program Description: This program provides the Community Stage to community based non profit groups free of charge. IN 2014 the City of Langley made its final contribution to the Langley Seniors Resource Society's mortgage.

Output: Supply of the Community Stage to non-profit groups.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 0.03	$ 0.01	$ 0.01

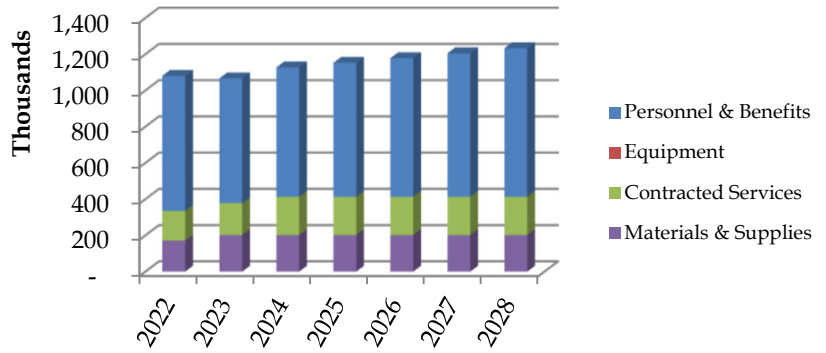
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
Recreation Grants								
Program Revenues	(675)	(2,040)	(450)	(2,040)	(2,040)	(2,040)	(2,040)	(2,040)
Personnel & Benefits	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-
Contracted Services	1,685	1,500	-	1,500	1,500	1,500	1,500	1,500
Materials & Supplies	-	1,000	28	1,000	1,000	1,000	1,000	1,000
Recreation Grants Total	1,010	460	(422)	460	460	460	460	460

RECREATION PROGRAMS

Program Description: This program provides all the City's land based recreation instructors. In addition, this program supplies the funds for the printing of the quarterly recreation guide, staff training and program supplies.

Output: Recreation programs for preschoolers, children, youth, adult, seniors and fitness. Production of the quarterly recreation guide. Approximately 2500 recreation programs offered for registration plus hundreds of drop-in programs for people of all ages. Youth drop-in opportunities 4 nights a week based around crime prevention and youth at risk.

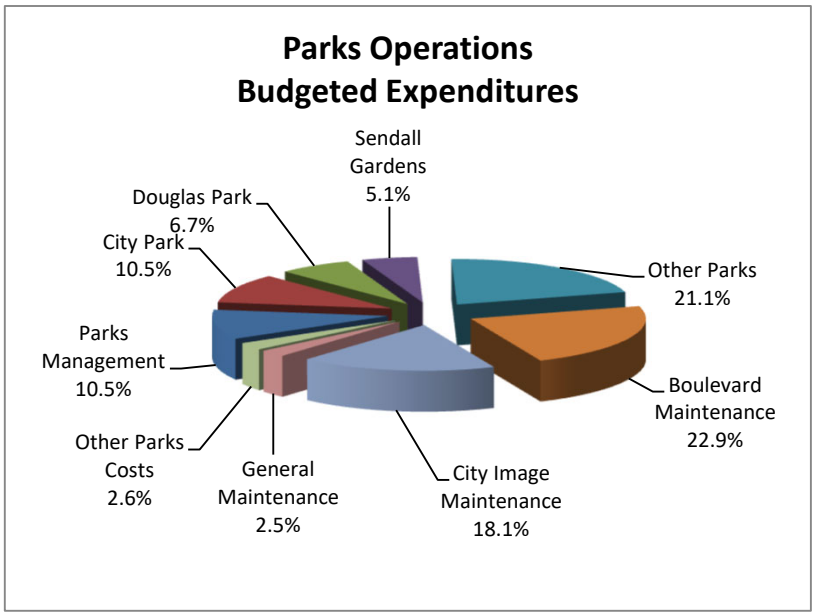
6 Year Expenditure Comparison

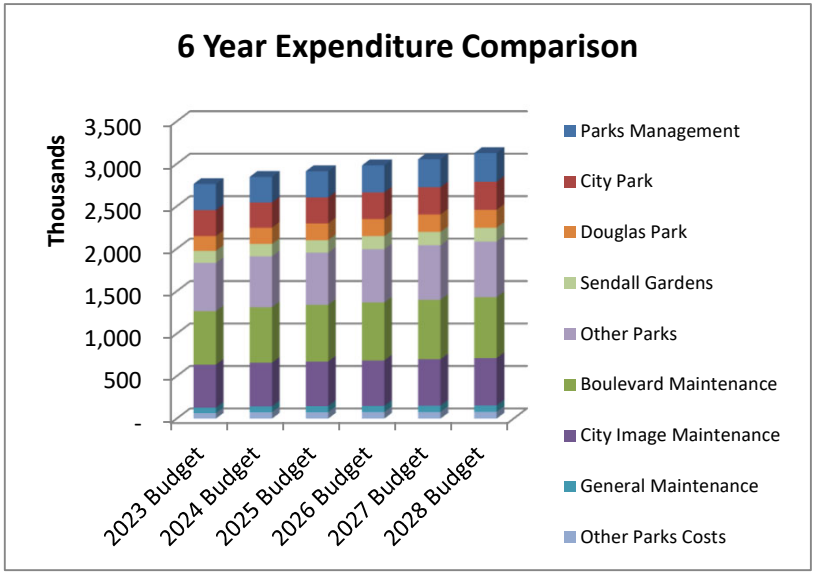


Key Program Statistics	2022	2023	2024
Cost per Capita	$ 13.21	$ 15.12	$ 16.86

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**13.5**	**12.6**	**15.0**	**12.6**	**12.6**	**12.6**	**12.6**	**12.6**
Recreation Programs								
Program Revenues	(677,864)	(598,970)	(786,125)	(598,970)	(598,970)	(598,970)	(598,970)	(598,970)
Personnel & Benefits	746,192	688,505	782,353	714,100	739,100	764,990	791,770	819,490
Equipment	12	500	788	500	500	500	500	500
Contracted Services	163,375	175,600	175,858	210,600	210,600	210,600	210,600	210,600
Materials & Supplies	171,816	202,470	167,127	202,470	202,490	202,510	202,530	202,550
Recreation Programs Total	403,531	468,105	340,001	528,700	553,720	579,630	606,430	634,170

Parks Operations





Cost Centre Description:
The Parks Operations Division strives to provide a high quality of playing condition at our sportsfields for all park users; create an visually attractive environment at our parks with abundance and well-designed floral and landscape displays; maintain our natural trail systems in a safe and welcoming condition; develop play structures at our parks that promote social, physical fitness, and creativity opportunities for children; and develop community pride. We strive to create an environment in our park systems that promote active living and participation.





PARKS OPERATIONS

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Expenditures								
Parks Management	$ 286,656	$ 308,030	$ 247,438	$ 299,860	$ 308,910	$ 318,270	$ 327,980	$ 338,020
City Park	237,713	306,465	232,040	298,005	305,605	313,475	321,625	330,055
Douglas Park	177,928	174,875	119,610	191,990	196,710	201,580	206,620	211,830
Sendall Gardens	163,399	141,360	132,268	144,970	148,790	152,730	156,810	161,050
Other Parks	474,436	567,455	450,484	599,810	613,550	627,790	642,520	657,740
Boulevard Maintenance	515,623	628,470	475,682	652,390	667,460	683,020	699,160	715,840
City Image Maintenance	426,116	507,150	514,854	514,280	524,460	534,990	545,900	557,180
General Maintenance	60,984	64,700	51,682	69,990	71,540	73,150	74,830	76,540
Other Parks Costs	63,986	64,600	64,940	75,250	76,210	77,200	78,200	79,260
Departmental Adjustments	(39,768)	(152,500)	-	10,660	10,660	10,660	10,660	10,660
Total Expenditures	$ 2,367,073	$ 2,610,605	$ 2,288,998	$ 2,857,205	$ 2,923,895	$ 2,992,865	$ 3,064,305	$ 3,138,175

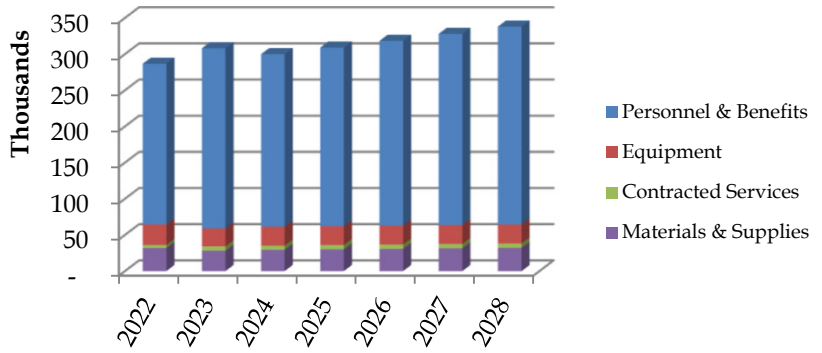
DEPT. BUDGET SUMMARY	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**12.6**	**16.0**	**12.8**	**16.1**	**16.1**	**16.1**	**16.1**	**16.1**
Operating Cost Summary								
Personnel & Benefits	$ 1,338,928	$ 1,704,870	$ 1,340,556	$ 1,738,270	$ 1,799,130	$ 1,862,110	$ 1,927,330	$ 1,994,760
Equipment	258,243	96,840	220,133	260,000	260,000	260,000	260,000	260,000
Contracted Services	399,737	408,670	430,000	432,670	432,670	432,670	432,670	432,670
Materials & Supplies	370,165	400,225	298,309	426,265	432,095	438,085	444,305	450,745
Total Operating Cost	$ 2,367,073	$ 2,610,605	$ 2,288,998	$ 2,857,205	$ 2,923,895	$ 2,992,865	$ 3,064,305	$ 3,138,175

PARKS MANAGEMENT

Program Description: The administration of the Parks Operational and Capital Budgets, by directing the work force. Plan and schedule staff development with in-house training, seminars, and night school. Liaise with sports user groups and provide high quality service and recreational facilities.

Output: See staff on a daily basis, meet with Chargehands bi-weekly to review work and plan upcoming projects. Through the summer this includes 1 Construction and Structural Maintenance Chargehand, 1 Horticultural Maintenance Chargehand, 1 Horticultural Gardener Chargehand, 1 Grass Cutting Chargehand and an Arborist.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 9.38	$ 9.95	$ 9.56

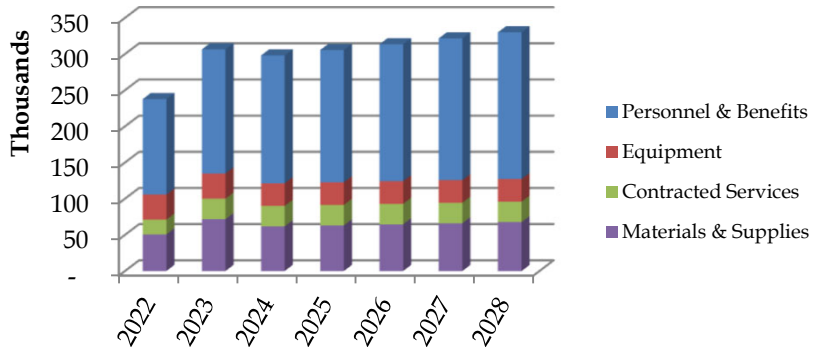
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**1.6**	**1.5**	**1.2**	**1.5**	**1.5**	**1.5**	**1.5**	**1.5**
Parks Management								
Personnel & Benefits	222,103	248,870	189,587	238,430	246,770	255,410	264,360	273,620
Equipment	28,343	25,000	24,980	26,100	26,100	26,100	26,100	26,100
Contracted Services	4,379	6,000	14,243	6,000	6,000	6,000	6,000	6,000
Materials & Supplies	31,831	28,160	18,628	29,330	30,040	30,760	31,520	32,300
Parks Management Total	286,656	308,030	247,438	299,860	308,910	318,270	327,980	338,020

CITY PARK

Program Description: To provide grass cutting and leaf collection, maintenance of sandbased soccer field, baseball diamonds, lights for football and baseball, lacrosse box, water park, picnic area, playground and two washroom buildings. Work with sports user groups in a cost share and work share relationship to best enhance the playfields.

Output: Provide a high level of maintenance to one of the premier sports parks, cut grass on sports fields every 7 days, cultural turf maintenance including aeration, fertilizing four times annually, liming, overseeding and topdressing annually, cut entire park every 10 days. Litter collection every Monday and Friday. Picnic shelter checked and cleaned every Friday. Ball diamonds receive major tune up each spring. Tree care including inspections, fertilization and pruning. Integrated Pest Management (IPM) practises applied to turf, trees and plantings. Irrigation system maintenance.

6 Year Expenditure Comparison



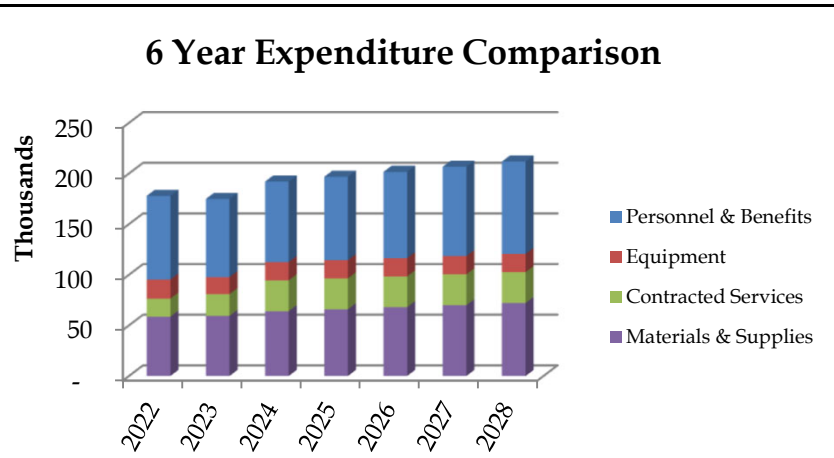
Key Program Statistics	2022	2023	2024
Cost per Capita	$ 7.78	$ 9.90	$ 9.50
Acres of Park	29.92	29.92	29.92
Cost per Acre	$ 7,945	$ 10,243	$ 9,960

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**1.3**	**1.6**	**1.4**	**1.7**	**1.7**	**1.7**	**1.7**	**1.7**
City Park								
Personnel & Benefits	131,974	171,570	146,434	176,760	182,940	189,340	195,970	202,830
Equipment	34,646	34,860	31,491	31,220	31,220	31,220	31,220	31,220
Contracted Services	20,434	28,325	15,691	28,325	28,325	28,325	28,325	28,325
Materials & Supplies	50,659	71,710	38,424	61,700	63,120	64,590	66,110	67,680
City Park Total	237,713	306,465	232,040	298,005	305,605	313,475	321,625	330,055

DOUGLAS PARK

Program Description: To provide grass cutting and leaf collection, maintenance of water park, maintenance of handicap accessible playground as well as the sand based playground, maintenance of sports box and tennis courts, planting and maintaining ornamental garden beds, maintenance of the cenotaph, maintenance of the spirit square, tree care and irrigation system maintenance. To coordinate and schedule park maintenance to fit the needs of special use groups such a Community Days, Cruise-In, Market in the Park, etc.

Output: Provide a high level of maintenance to a premier multi use park, cut grass every 7 days, fertilize,aerate 2-3 times as required for lush green turf, overseeding and liming annually. Garden beds receive watering deadheading and fertilizing 2-3 times weekly. Litter collection done twice per week. Zero tolerance to graffiti. Sports box checked bi-weekly, cleaned and repaired as required. Integrated Pest Management (IPM) practises applied to turf, trees and plantings. Tree care including inspections, fertilization and pruning. Irrigation system maintenance.



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 5.82	$ 5.65	$ 6.12
Acres of Park	8.24	8.24	8.24
Cost per Acre	$ 21,593	$ 21,223	$ 23,300

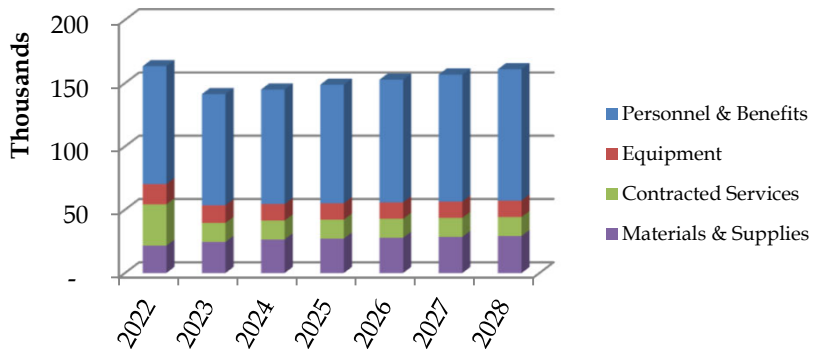
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.8**	**0.8**	**0.8**	**0.8**	**0.8**	**0.8**	**0.8**	**0.8**
Douglas Park								
Personnel & Benefits	82,594	77,150	77,380	79,490	82,280	85,160	88,140	91,220
Equipment	18,916	16,785	13,724	18,000	18,000	18,000	18,000	18,000
Contracted Services	17,806	21,500	10,635	30,500	30,500	30,500	30,500	30,500
Materials & Supplies	58,612	59,440	17,871	64,000	65,930	67,920	69,980	72,110
Douglas Park Total	177,928	174,875	119,610	191,990	196,710	201,580	206,620	211,830

SENDALL GARDENS

Program Description: To provide grass cutting and leaf collection, planting and maintaining botanical beds, maintenance of Tropical Greenhouse, Legacy Garden, washroom building and caretaker's house. To enhance the horticultural beauty of this park to suit the needs of wedding photography and the enjoyment of the general public.

Output: Provide a high level of maintenance to the botanical garden area. Cut grass every 7 days, fertilize 2-3 times as required for lush green turf. Due to its high usage, this park receives regular maintenance, 3-4 days per week. The Tropical Greenhouse is open daily to the public, pruned and monitored weekly. The fountain is checked and cleaned every Monday and Friday. Litter collection take place on every Monday and Friday. Integrated Pest Management (IPM) practises applied to turf, trees and plantings. Tree care including inspections, fertilization and pruning. Irrigation system maintenance.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 5.35	$ 4.57	$ 4.62
Acres of Park	4.00	4.00	4.00
Cost per Acre	$ 40,850	$ 35,340	$ 36,243

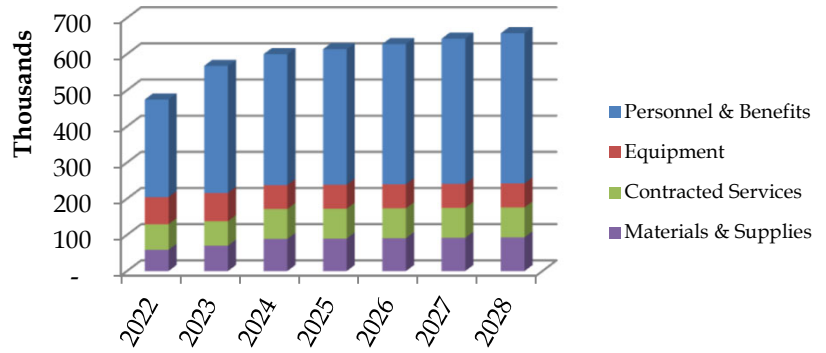
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.9**	**0.9**	**0.8**	**0.9**	**0.9**	**0.9**	**0.9**	**0.9**
Sendall Gardens								
Personnel & Benefits	93,121	87,770	80,081	90,440	93,610	96,880	100,270	103,780
Equipment	16,012	14,000	9,996	13,000	13,000	13,000	13,000	13,000
Contracted Services	32,682	14,970	19,179	14,970	14,970	14,970	14,970	14,970
Materials & Supplies	21,584	24,620	23,012	26,560	27,210	27,880	28,570	29,300
Sendall Gardens Total	163,399	141,360	132,268	144,970	148,790	152,730	156,810	161,050

OTHER PARKS

Program Description: To provide regular inspections and maintenance of all playgrounds, bi-weekly maintenance of fountain at Innes Corners, grass cutting and leaf collection and pruning. Maintenance and upgrading of the Nature Trail system and Nicomekl Floodplain system, clean and resurface trails as required. Install all donated items initiated through the Langley Parks Foundation Gift Program. Upgrade park amentities as required: Fountains, basketball hoops, etc.

Output: Regular bi-weekly inspections of all playground equipment, walking trails, park washrooms. Inspection and maintenance of all irrigation systems, and 3 Water Parks. Regular maintenance to softball diamonds and other soccer fields, fertilized once and aerated twice. Annually repair, sand and refinish the City's wooden benches and picnic tables. Tree assessments performed annually.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 15.53	$ 18.33	$ 19.12

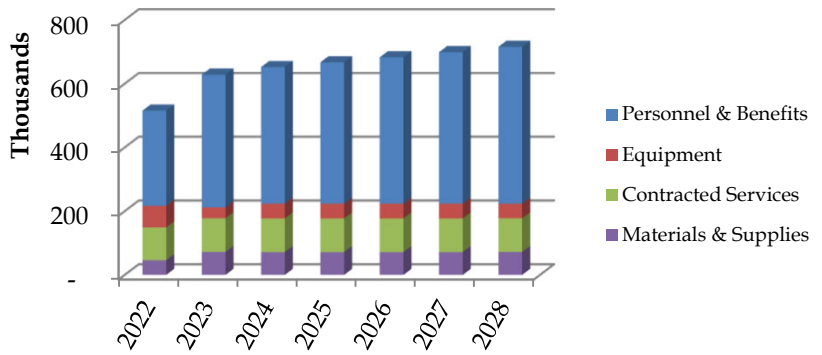
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**2.6**	**3.3**	**2.5**	**3.3**	**3.3**	**3.3**	**3.3**	**3.3**
Other Parks								
Personnel & Benefits	269,959	351,300	261,957	361,960	374,620	387,760	401,340	415,370
Equipment	74,704	78,415	56,681	66,300	66,300	66,300	66,300	66,300
Contracted Services	70,983	67,620	95,057	82,620	82,620	82,620	82,620	82,620
Materials & Supplies	58,790	70,120	36,789	88,930	90,010	91,110	92,260	93,450
Other Parks Total	474,436	567,455	450,484	599,810	613,550	627,790	642,520	657,740

BOULEVARD MAINTENANCE

Program Description: To plant, monitor, and maintain the City's street trees, implement and maintain hanging basket program, enhance and maintain boulevards and centre medians, Plant and maintain seasonal colour in Downtown planters. To implement and maintain the City's Integrated Pest Management Policy, the monitoring and initiating of new maintenance practices. This program also provides for the annual Christmas light displays.

Output: Regular maintenance to enhance the City's streetscapes, removal of weeds and debris from main thorough fares. Plant and maintain 30 planters in the Downtown area, water, fertilize and deadhead 3 times per week. Manage and maintain 1,800 Street Trees, includes monitoring for pests and regular pruning. Plan and plant additional 50 trees per year. Approximately 210 moss hanging baskets receive water and fertilizer 4 times per week, are monitored for pests, and deadheaded 3 times during the season. Safety and sightline work, hedging and maintenance to Boulevard plantings. Integrated Pest Management (IPM) practises applied to turf, trees and plantings. Irrigation system maintenance. Service request work performed.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 16.88	$ 20.30	$ 20.80

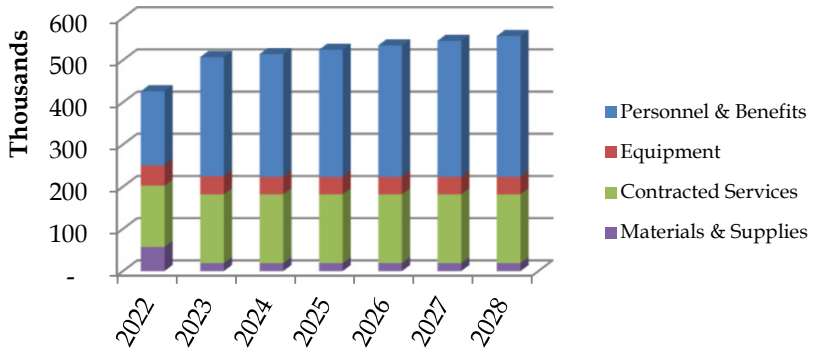
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**2.9**	**4.1**	**2.7**	**4.1**	**4.1**	**4.1**	**4.1**	**4.1**
Boulevard Maintenance								
Personnel & Benefits	298,686	416,440	271,249	428,800	443,830	459,350	475,450	492,090
Equipment	67,590	34,230	35,159	46,220	46,220	46,220	46,220	46,220
Contracted Services	103,055	105,550	122,712	105,550	105,550	105,550	105,550	105,550
Materials & Supplies	46,292	72,250	46,562	71,820	71,860	71,900	71,940	71,980
Boulevard Maintenance Total	515,623	628,470	475,682	652,390	667,460	683,020	699,160	715,840

CITY IMAGE MAINTENANCE

Program Description: Beautification of City using plantings and maintaining garden beds at various parks. Provide a high level of horticulture maintenance at Sendall Gardens for botanical beds and tropical greenhouse. Maintain and cut park turf on a regular basis. Remove graffiti and repair vandalism in an efficient and timely manner. Continually investigate new inovative methods to effeciently enhance the City.

Output: Grass cutting in most parks is done every 10 -12 days. Regular litter collection occurs every Monday and Friday, all Park garbage containers are emptied and stray litter is picked up in all parks. Routine graffiti and vandalism patrol on Mondays, graffiti removal and over painting are done as required in a timely and efficient manor. Plant 50 new trees annually. Innes corners fountain is cleaned and maintained every Monday and Friday. Innes Corners pressure washed twice annually.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 13.95	$ 16.38	$ 16.40

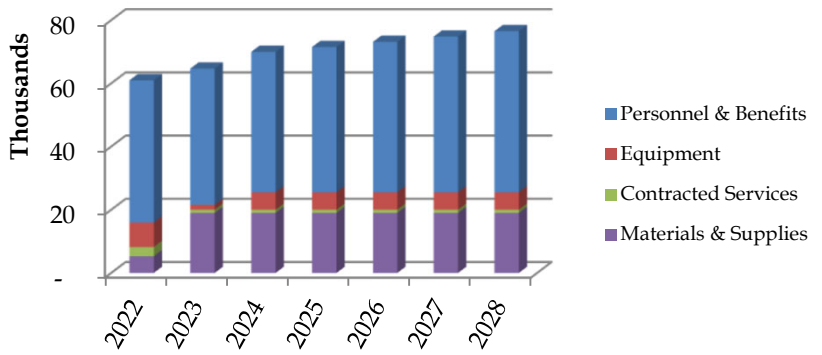
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**1.9**	**3.1**	**2.7**	**3.1**	**3.1**	**3.1**	**3.1**	**3.1**
City Image Maintenance								
Personnel & Benefits	175,497	282,250	243,640	290,780	300,960	311,490	322,400	333,680
Equipment	48,168	42,900	42,444	41,500	41,500	41,500	41,500	41,500
Contracted Services	145,331	163,000	150,395	163,000	163,000	163,000	163,000	163,000
Materials & Supplies	57,120	19,000	78,375	19,000	19,000	19,000	19,000	19,000
City Image Maintenance Total	426,116	507,150	514,854	514,280	524,460	534,990	545,900	557,180

GENERAL MAINTENANCE

Program Description: To plant around and enhance "Welcome to Langley" signs and to maintain all other parks signage. Purchase tools, equipment and supplies to perform tasks in an a cost effective manner. Cover dumping fees from excavation and park clean up.

Output: Clean and repair City signage as required. Purchase and install new signage as needed, such as Dog signs and Trail signs. Purchase replacement tools and equipment as required for the work force to perform their tasks in an efficient and timely manner. Purchase and distribute a variety of supplies, such as fertilizer, paint, lumber etc.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 2.00	$ 2.09	$ 2.23

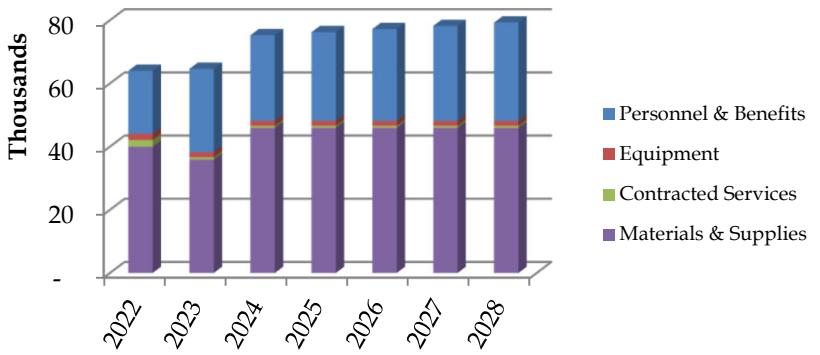
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.4**	**0.4**	**0.4**	**0.4**	**0.4**	**0.4**	**0.4**	**0.4**
General Maintenance								
Personnel & Benefits	45,020	43,170	42,555	44,460	46,010	47,620	49,300	51,010
Equipment	7,739	1,500	4,610	5,500	5,500	5,500	5,500	5,500
Contracted Services	2,908	1,000	-	1,000	1,000	1,000	1,000	1,000
Materials & Supplies	5,317	19,030	4,517	19,030	19,030	19,030	19,030	19,030
General Maintenance Total	60,984	64,700	51,682	69,990	71,540	73,150	74,830	76,540

OTHER PARKS COSTS

Program Description: To cover miscellaneous items, special events, unforeseen circumstances, new initiatives. Bi-annual clean up of all City walkways that interconnect neighbourhood and schools throughout the City.

Output: City Walkways receive regular maintenance and overall clean up, once in the Spring and again in the Fall. Travel costs and dumping fees from site excavations, tree and shrub removal, general park clean up and hauling to a dump site. Upgrades to school facilities that are being utilized by City user groups. Assist with volunteer initiatives within the City, such as the Point of Pride Program.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 2.09	$ 2.09	$ 2.40

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.2**	**0.3**	**0.3**	**0.3**	**0.3**	**0.3**	**0.3**	**0.3**
Other Parks Costs								
Personnel & Benefits	19,974	26,350	27,673	27,150	28,110	29,100	30,100	31,160
Equipment	1,893	1,650	1,048	1,500	1,500	1,500	1,500	1,500
Contracted Services	2,159	705	2,088	705	705	705	705	705
Materials & Supplies	39,960	35,895	34,131	45,895	45,895	45,895	45,895	45,895
Other Parks Costs Total	63,986	64,600	64,940	75,250	76,210	77,200	78,200	79,260

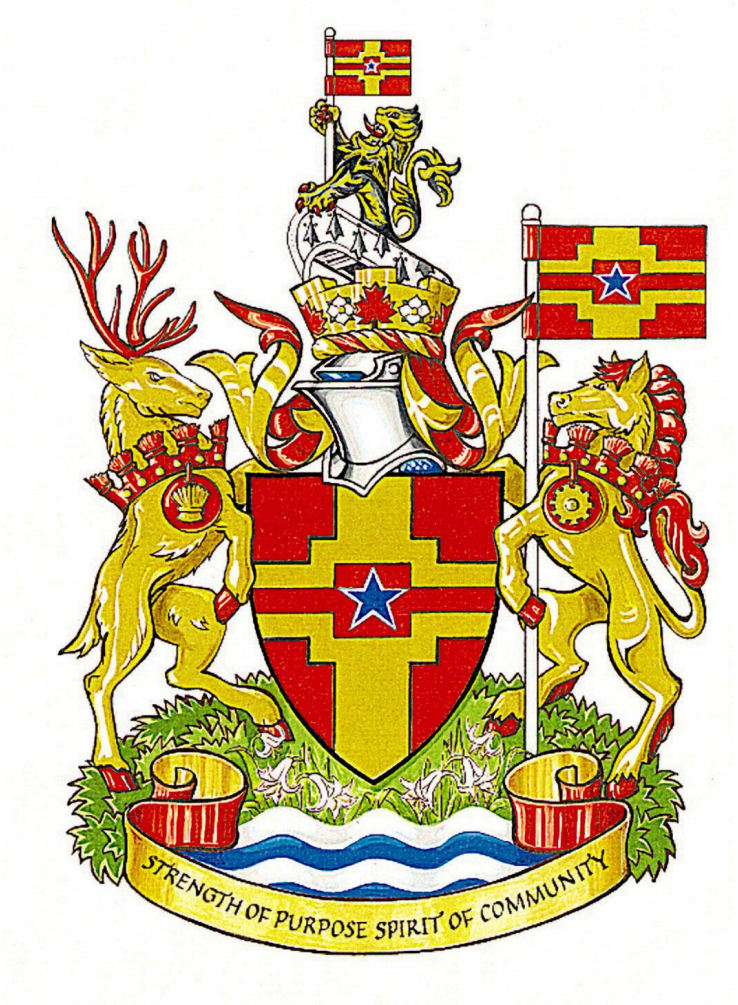
Reserve Transfers

RESERVE TRANSFERS

	2022 Actual	2023	2023 YTD	2024	2025	2026	2027	2028
Reserve Transfers								
Financial Services								
Banking Fees & Tax Prepayment Interest	55,293	180,650	195,996	245,400	245,400	245,400	245,400	245,400
	55,293	180,650	195,996	245,400	245,400	245,400	245,400	245,400
Debt Servicing								
Interest	184,154	1,014,000	252,000	1,014,000	1,014,000	1,014,000	1,014,000	1,014,000
Debt Repayment	-	935,180	418,248	935,180	935,180	935,180	935,180	935,180
	184,154	1,949,180	670,248	1,949,180	1,949,180	1,949,180	1,949,180	1,949,180
Transfer to Reserve Accounts								
Investment Income Reserve	696,219	600,000	-	600,000	600,000	600,000	600,000	600,000
Gaming Proceeds	8,070,079	7,500,000	6,137,901	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000
Tax Rate Stabalization	419,761	-	-	-	-	-	-	-
Future Policing Costs	462,716	-	-	-	-	-	-	-
Community Works Fund	138,864	133,880	-	133,880	133,880	133,880	133,880	133,880
Prosperity Fund	-	-	-	-	-	-	-	-
MRN Rehabilitation	384,298	392,930	-	400,600	400,600	400,600	400,600	400,600
	10,171,937	8,626,810	6,137,901	8,634,480	8,634,480	8,634,480	8,634,480	8,634,480
Transfer to Statutory Reserves								
Fire Department Equipment	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000
Capital Works	1,904,450	1,338,100	1,338,100	1,713,100	1,713,100	1,713,100	1,713,100	1,713,100
Machinery Replacement	270,176	492,530	(396,179)	492,530	492,530	492,530	492,530	492,530
Off Street Parking	10,935	11,520	8,100	11,520	11,520	11,520	11,520	11,520
Office Equipment Replacement	46,500	46,500	46,500	46,500	46,500	46,500	46,500	46,500
Parks and Recreation	177,500	177,500	177,500	177,500	177,500	177,500	177,500	177,500
	2,464,561	2,121,150	1,229,021	2,496,150	2,496,150	2,496,150	2,496,150	2,496,150
Transfer from Reserve Accounts								
Gaming Proceeds	653,368	792,565	-	792,565	792,565	792,565	792,565	792,565
Tax Rate Stabalization	-	-	-	-	-	-	-	-
Sewer Insurance Claim	-	-	-	-	-	-	-	-
Future Policing Costs	-	135,000	-	135,000	135,000	135,000	135,000	135,000
MRN Rehabilitation	-	-	-	-	-	-	-	-
	653,368	927,565	-	927,565	927,565	927,565	927,565	927,565
Transfer from Surplus								
Operating Surplus	-	-	-	-	-	-	-	-
Total Reserve Transfers	**$ 12,222,577**	**$11,950,225**	**$ 8,233,166**	**$12,397,645**	**$12,397,645**	**$12,397,645**	**$12,397,645**	**$12,397,645**

Sewerage & Drainage Fund

2024-2028 Financial Plan



SEWER & DRAINAGE FUND

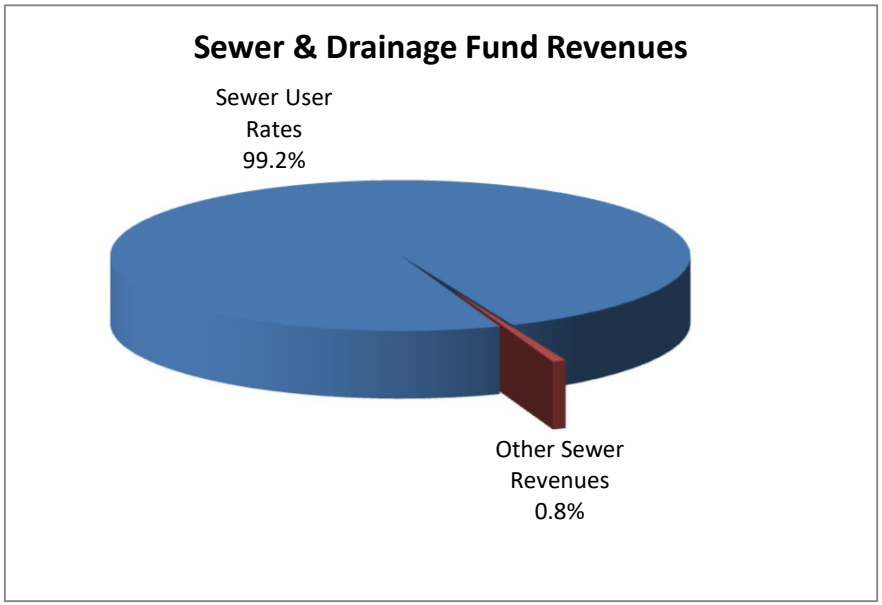
The sewer user rate structure in 2024 will increase by $0.26/CM. The sewer rate increase is to offset a 28% increase in the GVS&DD sewer treatment levy, increased allocation of administrative costs from the general fund and increases in wages and supplies. Future years volume based rates for customers for 2025-2028 are estimated to increase between 13.1-15.4% annually.

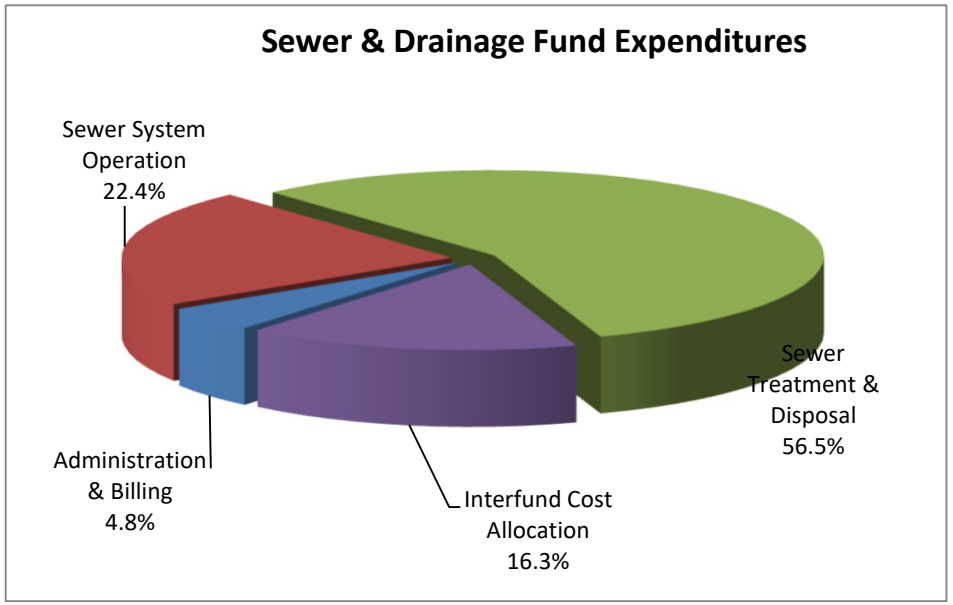
The consumption based charge will increase to $1.82 per cubic meter (based on 80% of water consumption) and the flat fee will remain at $75. Sewerage and Drainage rates are designed to attain a user pay system by charging customers for their actual use. The average total cost for a Single Family Home in 2024 will be $555.48 (an increase of $68.64 over 2023), and $351.64 (an increase of $39.52 over 2023) for a Strata Dwelling.

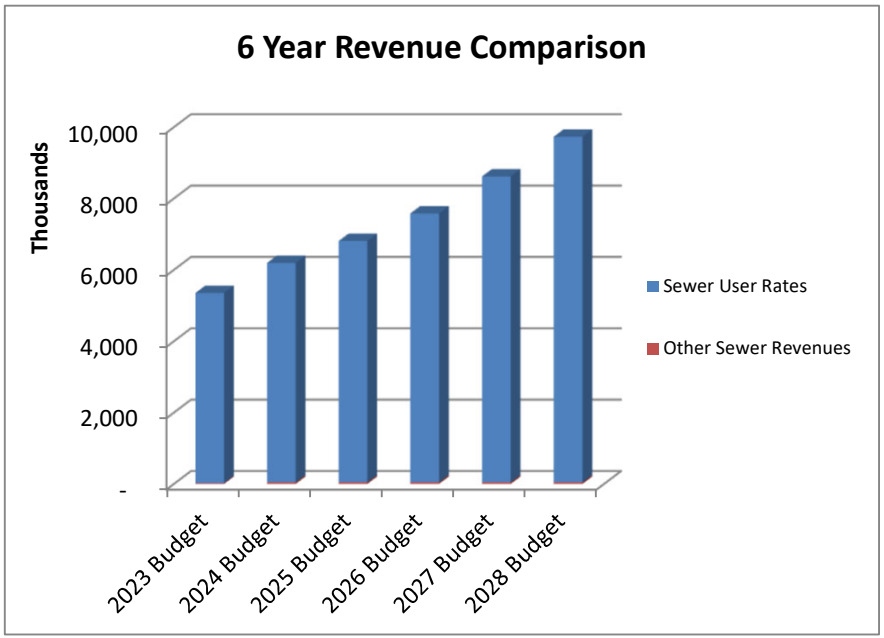
Other Sewer revenues consist of Interest Income from investments as well as a proportionate share of interest and penalties which have been generated from outstanding taxes.

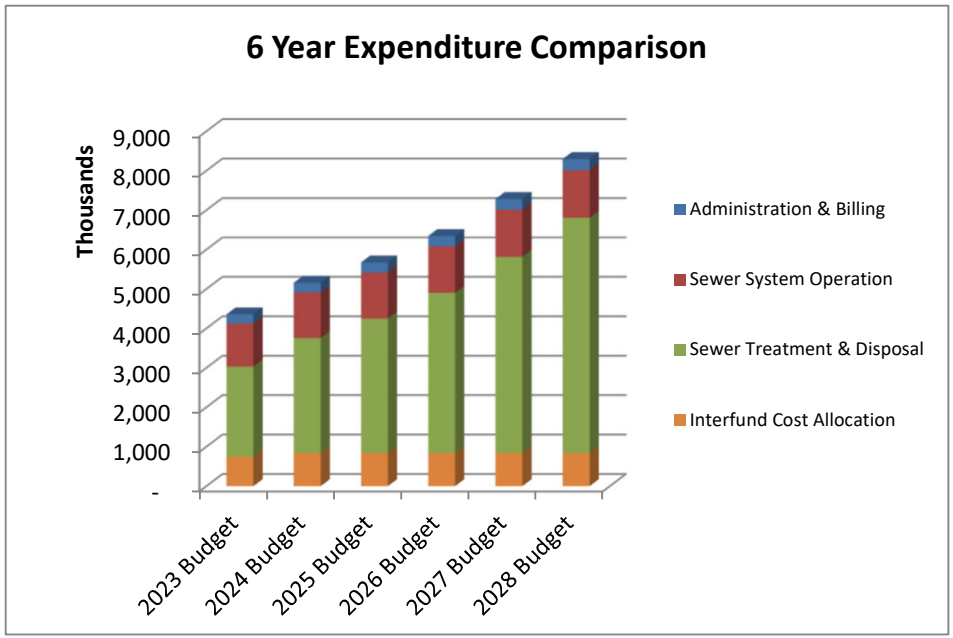
An annual levy from the GVS&DD for sewer treatment and disposal, accounts for over 56.6% of the expenditures in this fund. The GVS&DD has increased this levy by $635,530 in 2024. The GVS&DD has indicated that there will be annual increases in sewer costs between 17-30% over the next five years to allow for upgrades and improvements to treatment facilities.

Fiscal Services includes an annual "Interfund Cost Allocation" which is an allocation of expenses from the General Fund for Administration, Payroll, Purchasing, Customer Services, General Office Services, Insurance and claims.


Sewer & Drainage Fund Revenues
Sewer User Rates 99.2%
Other Sewer Revenues 0.8%


Sewer & Drainage Fund Expenditures
Sewer System Operation 22.4%
Sewer Treatment & Disposal 56.5%
Administration & Billing 4.8%
Interfund Cost Allocation 16.3%


6 Year Revenue Comparison
Thousands
10,000
8,000
6,000
4,000
2,000
-
2023 Budget
2024 Budget
2025 Budget
2026 Budget
2027 Budget
2028 Budget
Sewer User Rates
Other Sewer Revenues


6 Year Expenditure Comparison
Thousands
9,000
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
-
2023 Budget
2024 Budget
2025 Budget
2026 Budget
2027 Budget
2028 Budget
Administration & Billing
Sewer System Operation
Sewer Treatment & Disposal
Interfund Cost Allocation

SEWER & DRAINAGE FUND

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Revenues								
Sewer User Rates	$ 5,113,916	$ 5,324,820	$ 5,048,460	$ 6,146,690	$ 6,762,070	$ 7,533,740	$ 8,572,050	$ 9,685,330
Other Sewer Revenues	39,394	26,500	6,500	46,500	46,500	46,500	46,500	46,500
Total Revenues	$ 5,153,310	$ 5,351,320	$ 5,054,960	$ 6,193,190	$ 6,808,570	$ 7,580,240	$ 8,618,550	$ 9,731,830
Expenditures								
Administration & Billing	$ 185,019	$ 230,850	$ 187,071	$ 246,620	$ 254,980	$ 263,640	$ 272,600	$ 281,860
Sewer System Operation	902,115	1,093,140	783,950	1,153,540	1,166,510	1,179,940	1,193,840	1,208,210
Sewer Treatment & Disposal	2,061,212	2,280,970	2,267,181	2,916,500	3,410,550	4,060,130	4,975,580	5,965,230
Interfund Cost Allocation	699,820	753,750	565,312	841,610	841,610	841,610	841,610	841,610
Departmental Adjustments	(10,784)	(27,390)	-	(5,080)	(5,080)	(5,080)	(5,080)	(5,080)
Total Expenditures	$ 3,837,382	$ 4,331,320	$ 3,803,514	$ 5,153,190	$ 5,668,570	$ 6,340,240	$ 7,278,550	$ 8,291,830
	1,315,928	**1,020,000**	**1,251,446**	**1,040,000**	**1,140,000**	**1,240,000**	**1,340,000**	**1,440,000**
Add:								
Transfer from Reserve Accounts	-	-	-	-	-	-	-	-
Transfer from Statutory Reserves	-	-	-	-	-	-	-	-
Transfer from Surplus	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Deduct:								
Transfer to Reserve Accounts	1,307,894	1,020,000	1,000,000	1,040,000	1,140,000	1,240,000	1,340,000	1,440,000
Transfer to Statutory Reserves	-	-	-	-	-	-	-	-
	1,307,894	1,020,000	1,000,000	1,040,000	1,140,000	1,240,000	1,340,000	1,440,000
Surplus (Deficit)	**$ 8,034**	**$ -**	**$ 251,446**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

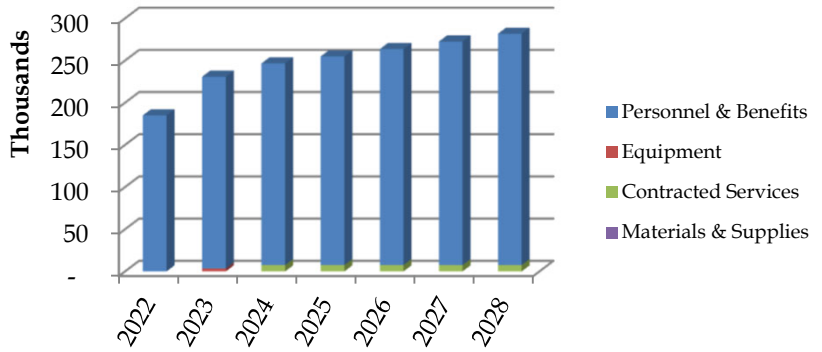
DEPT. BUDGET SUMMARY	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**4.3**	**4.8**	**3.9**	**4.8**	**4.8**	**4.8**	**4.8**	**4.8**
Operating Cost Summary								
Sewer & Drainage Revenues	$ (5,153,310)	$ (5,351,320)	$ (5,054,960)	$ (6,193,190)	$ (6,808,570)	$ (7,580,240)	$ (8,618,550)	$ (9,731,830)
Personnel & Benefits	493,728	573,280	454,459	587,450	608,010	629,300	651,330	674,100
Equipment	70,024	38,190	51,865	65,000	65,000	65,000	65,000	65,000
Contracted Services	2,493,012	2,887,470	2,652,164	3,580,500	4,074,550	4,724,130	5,639,580	6,629,230
Materials & Supplies	2,088,512	1,852,380	1,645,026	1,960,240	2,061,010	2,161,810	2,262,640	2,363,500
Total Operating Cost	$ (8,034)	$ -	$ (251,446)	$ -	$ -	$ -	$ -	$ -

ADMINISTRATION & BILLING

Program Description: Costs are for the provision of the following services: Administration of Sewerage & Drainage maintenance, Billing and Collection.

Output: The primary expenditure in this program is Personnel costs. These costs are associated with administering the mantenance of the sewer system, and other costs associated with billing and collection of sewerage revenues.

6 Year Expenditure Comparison



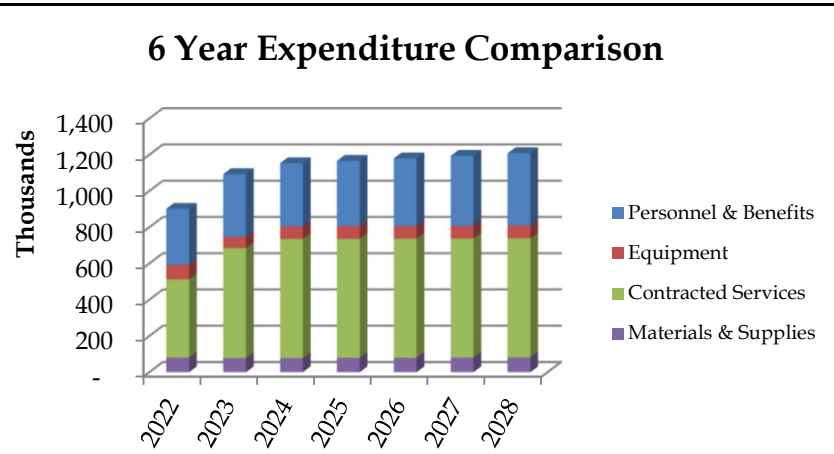
Key Program Statistics	2022	2023	2024
Cost per Capita	$ 6.06	$ 7.46	$ 7.86

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**1.2**	**1.4**	**1.2**	**1.4**	**1.4**	**1.4**	**1.4**	**1.4**
Administration & Billing								
Personnel & Benefits	185,019	227,350	187,071	239,120	247,480	256,140	265,100	274,360
Equipment	-	3,500	-	-	-	-	-	-
Contracted Services	-	-	-	7,500	7,500	7,500	7,500	7,500
Materials & Supplies	-	-	-	-	-	-	-	-
Administration & Billing Total	185,019	230,850	187,071	246,620	254,980	263,640	272,600	281,860

SEWER SYSTEM OPERATION

Program Description: Provides for the maintenance and repair of the community's sanitary sewer and drainage systems. Services include sanitary sewer flushing of mains, repairing plugged services, locating and adjusting manholes, repairing sanitary and drainage mains and manholes. There is also regular monitoring of the amount of flow in the sanitary sewer system to determine if there is an inflow and infiltration problem in the system.

Output: To maintain the drainage, storm sewer and santitary sewer system to remove impediments in order to operate effectively during peak demand and flood conditions. To maintain our four sanitary lift stations that form a key part of our sanitary sewerage distribution system. These stations convey liquid waste from some of the lower lying areas within the city, through a series of pumps, to the Greater Vancouver Sewer & Drainage District transmission mains. Regular maintenance to the pumps and other components of the lift station is required to minimize the threat of sanitary backups to businesses and residences in these areas.



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 29.53	$ 35.31	$ 36.78

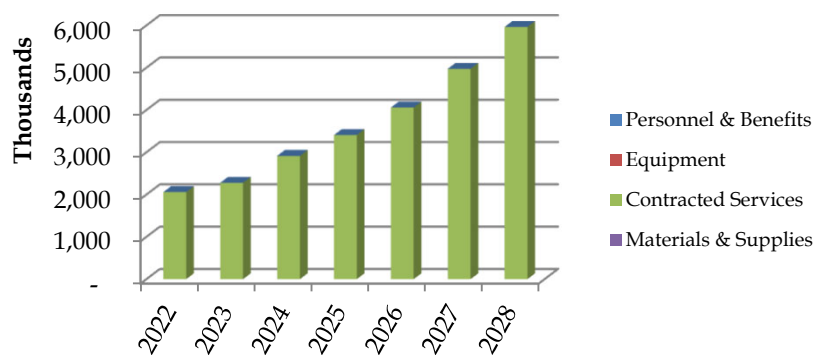
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**3.1**	**3.4**	**2.7**	**3.4**	**3.4**	**3.4**	**3.4**	**3.4**
Sewer System Operation								
Personnel & Benefits	308,709	345,930	267,388	348,330	360,530	373,160	386,230	399,740
Equipment	80,808	62,080	51,865	70,080	70,080	70,080	70,080	70,080
Contracted Services	431,800	606,500	384,983	656,500	656,500	656,500	656,500	656,500
Materials & Supplies	80,798	78,630	79,714	78,630	79,400	80,200	81,030	81,890
Sewer System Operation Total	902,115	1,093,140	783,950	1,153,540	1,166,510	1,179,940	1,193,840	1,208,210

SEWER AND DRAINAGE EXPENDITURES

SEWER TREATMENT & DISPOSAL

Program Description: The City's sanitary discharge is dumped to the Annasis Island treatment plant, which is operated by the GVS&DD. An annual levy is charged by the GVS&DD to recover the operating cost for the treatment plant. The GVS&DD will be starting to meter the actual sanitary discharge from the City, therefore the annual levy will be phased out over the next five years and the City will be charged on actual discharge volume.

Output:



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 67.47	$ 73.68	$ 92.99

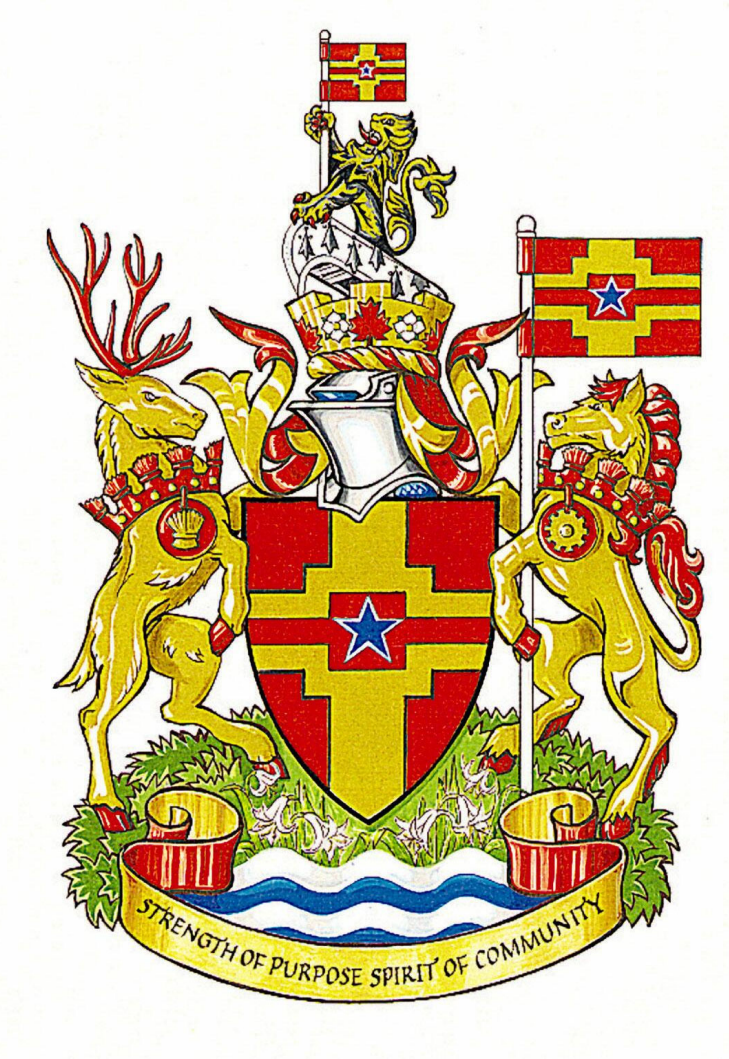
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
Sewer Treatment & Disposal								
Personnel & Benefits	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-
Contracted Services	2,061,212	2,280,970	2,267,181	2,916,500	3,410,550	4,060,130	4,975,580	5,965,230
Materials & Supplies	-	-	-	-	-	-	-	-
Sewer Treatment & Disposal Total	2,061,212	2,280,970	2,267,181	2,916,500	3,410,550	4,060,130	4,975,580	5,965,230

SEWER & DRAINAGE FUND RESERVE TRANSFERS

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Reserve Transfers								
Financial Services								
N/A	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Interfund Transfers								
Interfund Cost Allocation	699,820	753,750	565,312	841,610	841,610	841,610	841,610	841,610
	699,820	753,750	565,312	841,610	841,610	841,610	841,610	841,610
Allocation to Reserve Accounts								
Investment Income Reserve	32,894	20,000	-	40,000	40,000	40,000	40,000	40,000
Reserve - Sewer Future Capital	1,275,000	1,000,000	1,000,000	1,000,000	1,100,000	1,200,000	1,300,000	1,400,000
	1,307,894	1,020,000	1,000,000	1,040,000	1,140,000	1,240,000	1,340,000	1,440,000
Total Reserve Transfers	**$ 2,007,714**	**$ 1,773,750**	**$ 1,565,312**	**$ 1,881,610**	**$ 1,981,610**	**$ 2,081,610**	**$ 2,181,610**	**$2,281,610**

Water Fund

2024-2028 Financial Plan



WATER FUND

Water fees are made up of two components, a flat fee and a volume based fee. Volume is based on the property's metered water consumption, which is then billed on a annual basis for most residential properties and low consumption commercial properties. The consumption based charge will increase $0.17/CM in 2024. Future years volume based rates for customers for 2025-2028 are estimated to increase between 12.7-14.9% annually.

The rate increase is to offset an increased allocation of administrative costs from the general fund, increase in the GVWD water rates and an increases in wages and supplies.

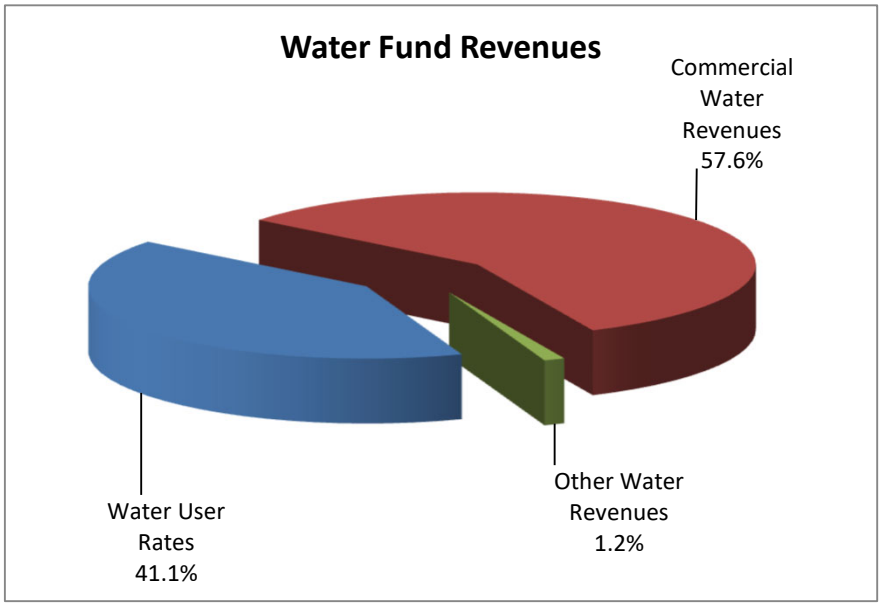
Water rates are designed to attain a user pay system by charging customers for their actual use. The average total cost for a Single Family Home in 2024 will be $665.70(an increase of $56.10 over 2023), and $415.10 (an increase of $32.30 over 2023) for a Strata Dwelling.

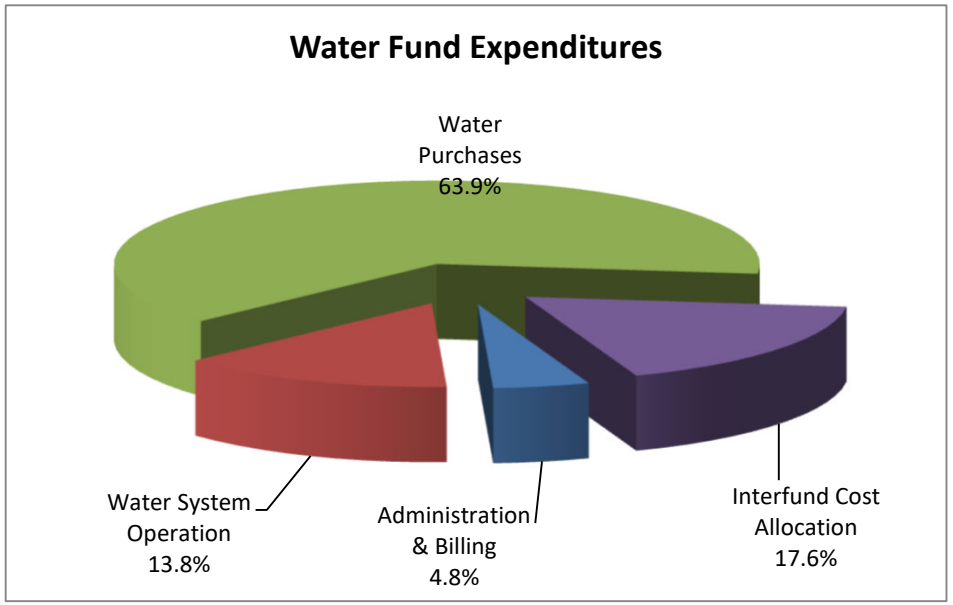
Commercial Water usage is also metered, but is billed on a bi-monthly basis instead of annually. If the bi-monthly bill is paid before the discount date the rates are comparable to residential rates, otherwise they are 10% higher.

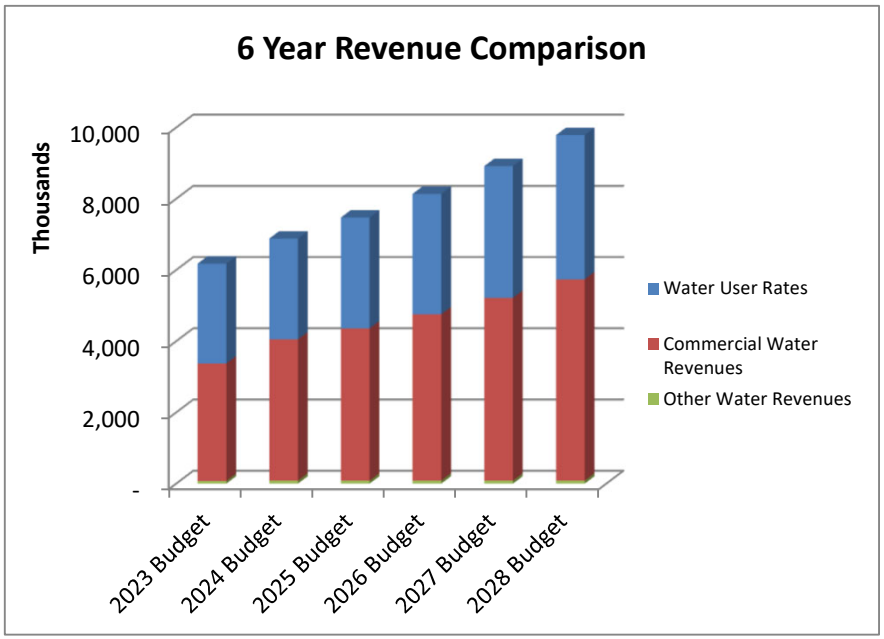
Other Water revenues consist of Interest Income from investments as well as a proportionate share of interest and penalties which have been generated from outstanding taxes. Also included is a recovery fee for the maintenance and operation of fire hydrants.

Fiscal Services includes an annual "Interfund Cost Allocation" which is an allocation of expenses from the General Fund for Administration, Payroll, Purchasing, Customer Services, General Office Services, Insurance and claims.

The GVWD has indicated that there will be increases in water costs over the next 5 years to allow for improved water infrastructure, the plan presented includes an increase of 17.0% in rates for 2024. The water purchase cost of $3.7 million makes up 63.9% of the expenditures in the water fund. The plan presented allows additional increases in the next four years (2025-2028) of an average of 13.2% annually.


Water Fund Revenues
Commercial Water Revenues 57.6%
Water User Rates 41.1%
Other Water Revenues 1.2%


Water Fund Expenditures
Water Purchases 63.9%
Water System Operation 13.8%
Administration & Billing 4.8%
Interfund Cost Allocation 17.6%


6 Year Revenue Comparison
Thousands
10,000
8,000
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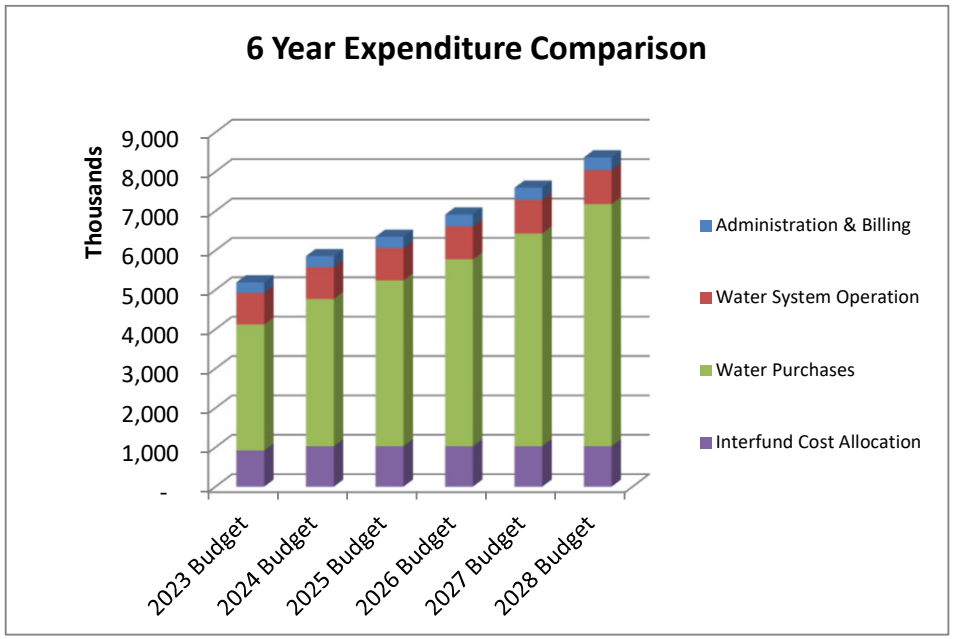
2023 Budget
2024 Budget
2025 Budget
2026 Budget
2027 Budget
2028 Budget
Water User Rates
Commercial Water Revenues
Other Water Revenues


6 Year Expenditure Comparison
Thousands
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2023 Budget
2024 Budget
2025 Budget
2026 Budget
2027 Budget
2028 Budget
Administration & Billing
Water System Operation
Water Purchases
Interfund Cost Allocation

WATER FUND

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Revenues								
Water User Rates	$ 2,843,778	$ 2,805,130	$ 2,613,354	$ 2,832,090	$ 3,115,390	$ 3,383,140	$ 3,698,280	$ 4,050,280
Commercial Water Revenues	3,237,739	3,300,540	3,206,473	3,966,670	4,275,040	4,670,050	5,134,940	5,654,230
Other Water Revenues	76,870	74,000	35,135	84,000	84,000	84,000	84,000	84,000
Total Revenues	$ 6,158,387	$ 6,179,670	$ 5,854,962	$ 6,882,760	$ 7,474,430	$ 8,137,190	$ 8,917,220	$ 9,788,510
Expenditures								
Administration & Billing	$ 211,421	$ 266,120	$ 215,872	$ 281,640	$ 290,750	$ 300,190	$ 309,960	$ 320,060
Water System Operation	845,677	803,510	703,547	806,210	820,410	835,100	850,320	866,070
Water Purchases	3,280,150	3,197,810	3,101,893	3,740,170	4,208,530	4,747,160	5,402,200	6,147,640
Interfund Cost Allocation	855,340	921,250	690,938	1,028,640	1,028,640	1,028,640	1,028,640	1,028,640
Departmental Adjustments	(12,279)	(39,020)	-	(13,900)	(13,900)	(13,900)	(13,900)	(13,900)
Total Expenditures	$ 5,180,309	$ 5,149,670	$ 4,712,250	$ 5,842,760	$ 6,334,430	$ 6,897,190	$ 7,577,220	$ 8,348,510
	978,078	**1,030,000**	**1,142,712**	**1,040,000**	**1,140,000**	**1,240,000**	**1,340,000**	**1,440,000**
Add:								
Transfer from Reserve Accounts	-	-	-	-	-	-	-	-
Transfer from Statutory Reserves	-	-	-	-	-	-	-	-
Transfer from Surplus	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Deduct:								
Transfer to Reserve Accounts	966,880	1,030,000	1,000,000	1,040,000	1,140,000	1,240,000	1,340,000	1,440,000
Transfer to Statutory Reserves	-	-	-	-	-	-	-	-
	966,880	1,030,000	1,000,000	1,040,000	1,140,000	1,240,000	1,340,000	1,440,000
Surplus (Deficit)	**$ 11,198**	**$ -**	**$ 142,712**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

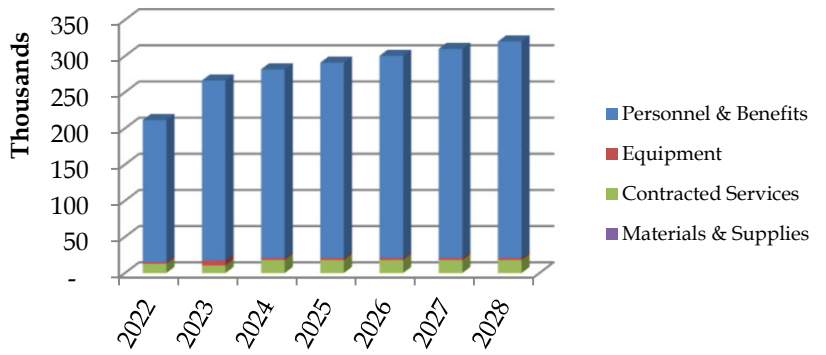
DEPT. BUDGET SUMMARY	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**4.9**	**5.1**	**4.7**	**5.1**	**5.1**	**5.1**	**5.1**	**5.1**
Operating Cost Summary								
Water Revenues	$ (6,158,387)	$ (6,179,670)	$ (5,854,962)	$ (6,882,760)	$ (7,474,430)	$ (8,137,190)	$ (8,917,220)	$ (9,788,510)
Personnel & Benefits	576,219	598,870	538,956	606,820	628,040	650,010	672,760	696,290
Equipment	79,733	43,460	58,814	80,000	80,000	80,000	80,000	80,000
Contracted Services	3,482,361	3,428,825	3,277,843	3,978,685	4,447,025	4,985,635	5,640,655	6,386,075
Materials & Supplies	2,008,876	2,108,515	1,836,637	2,217,255	2,319,365	2,421,545	2,523,805	2,626,145
Total Operating Cost	$ (11,198)	$ -	$ (142,712)	$ -	$ -	$ -	$ -	$ -

ADMINISTRATION & BILLING

Program Description: This program provides funding for Administration, as well as billing and collections of the City's water system. Provision for reading residential water meters once a year and reading commercial water meters once every two months. Water meter reading and maintenance is currently contracted to Neptune Technologies Inc.

Output: Water consumption is broken down into two categories, Residential and Commercial. Residential is currently read once a year and is billed on the annual property tax notice. Commercial accounts are read and billed on a bi-monthly basis. This program's main expenditure is for Wages & Benefits which includes a proportion of the Director of Engineering and the Manager of Engineering Operations.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 6.92	$ 8.60	$ 8.98

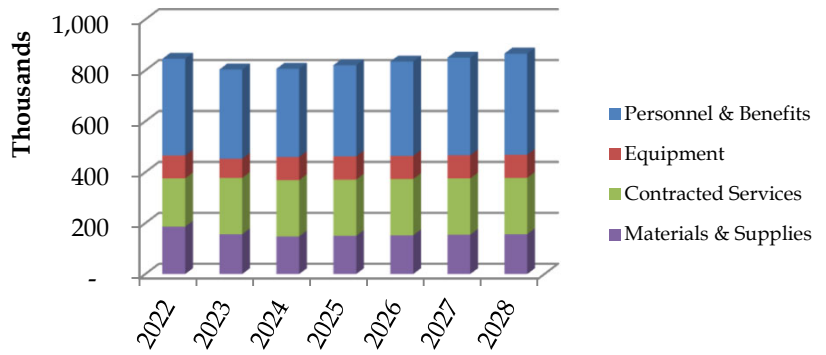
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**1.2**	**1.6**	**1.2**	**1.6**	**1.6**	**1.6**	**1.6**	**1.6**
Administration & Billing								
Personnel & Benefits	196,165	248,320	197,619	260,740	269,850	279,290	289,060	299,160
Equipment	2,406	7,300	1,842	2,900	2,900	2,900	2,900	2,900
Contracted Services	12,850	10,500	16,411	18,000	18,000	18,000	18,000	18,000
Materials & Supplies	-	-	-	-	-	-	-	-
Administration & Billing Total	211,421	266,120	215,872	281,640	290,750	300,190	309,960	320,060

WATER SYSTEM OPERATION

Program Description: To ensure proper operation of all facets of the water distribution system by undertaking a detailed maintenance program including: water mains, fire hydrants, line and lateral valves, PRV's, reservoir, pumps, backflow preventers, water meteres and air valves.

Output: To provide excellent quality water to residents of the City; adhere to requirements set out in the Drinking Water Protection Act; and to extend the useful life of distribution infrastructure. To ensure the supply of potable water to the residents is uninterrupted and the quality is safe for consumption. To maintain fire hydrants and line valves annually. Water mains require flushing at least once per year to remove bio-deposits that can negatively affect water quality and provide a growth medium for harmful micro-organisms in the event they are introduced into the system. PRVs require maintenance to ensure system pressures do not fluctuate excessively. Maintain reservoir and pump stations to provide water storage, additional supply and pressure during peak demand.

6 Year Expenditure Comparison



Key Program Statistics	2022	2023	2024
Cost per Capita	$ 27.68	$ 25.95	$ 25.70

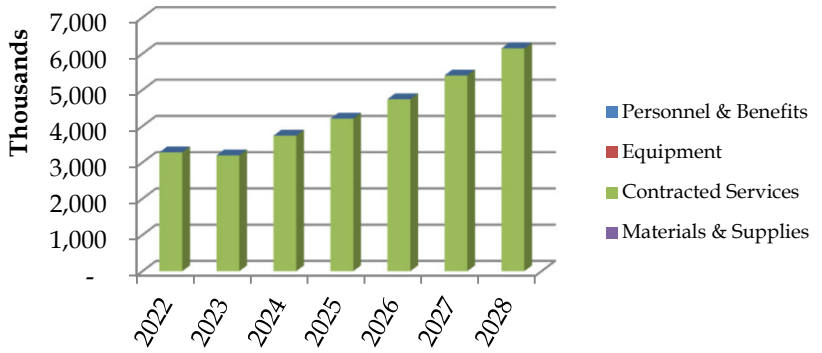
	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**3.7**	**3.5**	**3.5**	**3.5**	**3.5**	**3.5**	**3.5**	**3.5**
Water System Operation								
Personnel & Benefits	380,054	350,550	341,337	346,080	358,190	370,720	383,700	397,130
Equipment	89,606	75,180	56,972	91,000	91,000	91,000	91,000	91,000
Contracted Services	189,769	221,125	159,866	221,125	221,125	221,125	221,125	221,125
Materials & Supplies	186,248	156,655	145,372	148,005	150,095	152,255	154,495	156,815
Water System Operation Total	845,677	803,510	703,547	806,210	820,410	835,100	850,320	866,070

WATER PURCHASES

Program Description: The City purchases water from the GVWD (Greater Vancouver Water District) for all residential, industrial, commercial, and institutional properties. The City's water consumption is measured by a single meter from the GVWD and is billed on a monthly basis.

Output: All water is purchased from the GVWD to supply the residents of Langley. The City maintains a water reservoir to ensure supply of water to City residents in the case of any temporary stoppage in supply from the GVWD.

6 Year Expenditure Comparison



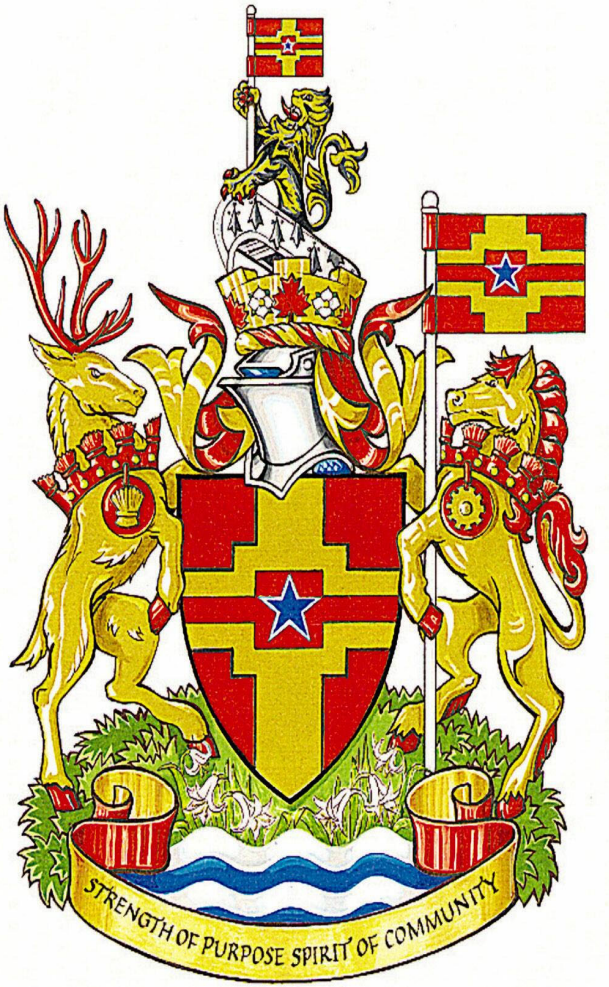
Key Program Statistics	2022	2023	2024
Cost per Capita	$ 107.37	$ 103.30	$ 119.25

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Staffing (F.T.E.'s)	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
Water Purchases								
Personnel & Benefits	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-
Contracted Services	3,279,742	3,197,200	3,101,566	3,739,560	4,207,900	4,746,510	5,401,530	6,146,950
Materials & Supplies	408	610	327	610	630	650	670	690
Water Purchases Total	3,280,150	3,197,810	3,101,893	3,740,170	4,208,530	4,747,160	5,402,200	6,147,640

WATER FUND RESERVE TRANSFERS

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Reserve Transfers								
Financial Services								
N/A	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Interfund Transfers								
Interfund Cost Allocation	855,340	921,250	690,938	1,028,640	1,028,640	1,028,640	1,028,640	1,028,640
	855,340	921,250	690,938	1,028,640	1,028,640	1,028,640	1,028,640	1,028,640
Allocation to Reserve Accounts								
Investment Income Reserve	36,880	30,000	-	40,000	40,000	40,000	40,000	40,000
Reserve - Water Future Capital	930,000	1,000,000	1,000,000	1,000,000	1,100,000	1,200,000	1,300,000	1,400,000
	966,880	1,030,000	1,000,000	1,040,000	1,140,000	1,240,000	1,340,000	1,440,000
Total Reserve Transfers	**$ 1,822,220**	**$ 1,951,250**	**$ 1,690,938**	**$ 2,068,640**	**$ 2,168,640**	**$ 2,268,640**	**$ 2,368,640**	**$ 2,468,640**

Capital Improvement Plan
2024 - 2033



CAPITAL IMPROVEMENT PLAN - SUMMARY

Capital Projects	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
General Government	1,039,290	420,000	290,000	95,000	305,000	95,000	245,000	270,000	165,000	285,000
Protective Services	14,437,370	221,440	30,886,440	31,196,440	12,050,000	50,000	50,000	50,000	50,000	50,000
Engineering Operations	2,878,800	34,972,000	2,406,000	3,948,000	2,524,000	4,925,000	5,615,000	7,949,000	5,563,000	6,442,000
Parks	1,408,125	375,375	250,000	1,802,500	1,842,550	2,262,715	12,139,155	347,500	1,437,500	12,105,780
Recreation	661,750	50,000	50,000	50,000	50,000	30,000	50,000	30,000	50,000	30,000
Sewer & Drainage Utility	2,550,000	2,780,000	3,254,250	5,421,750	5,802,500	6,492,500	1,644,000	2,962,000	1,064,000	4,568,000
Water Utility	2,725,000	3,590,400	5,660,000	5,534,000	1,106,000	1,812,740	1,800,560	2,483,225	2,011,000	1,150,000
Total Projects	25,700,335	42,409,215	42,796,690	48,047,690	23,680,050	15,667,955	21,543,715	14,091,725	10,340,500	24,630,780
Available funding										
Capital Works Reserve	10,691,590	1,194,338	659,069	2,350,527	1,283,822	1,069,247	1,383,457	1,368,844	1,317,977	1,333,953
Casino Revenues	8,495,160	5,807,435	7,817,435	7,680,435	6,007,435	7,407,435	3,587,435	5,407,435	3,707,435	9,640,000
Community Amenity Funds	879,385	30,000	20,000	930,000	40,000	-	40,000	-	40,000	-
Community Works (Gas Tax)	140,000	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800
DCC's	1,417,540	2,677,167	1,606,800	4,386,901	3,878,333	4,315,514	12,553,115	4,638,694	2,716,484	10,796,029
Fire Department Equipment	200,000	-	-	-	-	-	-	-	-	-
Future Police Cost Reserve	181,440	181,440	181,440	181,440	35,000	35,000	35,000	35,000	35,000	35,000
Grants	370,220	-	-	10,000,000	-	-	1,120,000	-	-	-
Machinery Replacement	595,000	180,000	180,000	180,000	205,000	430,000	230,000	530,000	230,000	230,000
Municipal Road Network Reserve	300,000	-	-	-	-	-	-	-	-	-
Office Equipment	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000
Parks & Recreation	181,750	230,573	156,935	197,971	172,264	181,059	183,713	175,702	158,504	181,818
Prosperity Fund	-	-	-	-	-	-	-	-	-	-
Sewer Future Capital	1,000,000	980,000	998,481	977,616	1,020,896	993,275	1,026,190	742,420	956,090	1,332,680
Special Bond Reserve	-	-	-	-	-	-	-	-	-	-
Water Future Capital	1,203,250	949,462	997,730	984,000	858,500	1,057,625	1,206,005	1,014,830	1,000,210	902,500
Total Funding	25,700,335	12,409,215	12,796,690	28,047,690	13,680,050	15,667,955	21,543,715	14,091,725	10,340,500	24,630,780
Project Specific Borrowing	-	30,000,000	30,000,000	20,000,000	10,000,000	-	-	-	-	-
Unfunded Projects	-	-	-	-	-	-	-	-	-	-
Debt Require to Fund Projects	-	30,000,000	30,000,000	20,000,000	10,000,000	-	-	-	-	-

Debt Cost										
Repayment @ 5.5% over 20 yrs	-	2,699,977	2,699,977	1,799,985	899,992	-	-	-	-	-
Cumulative Repayment	-	2,699,977	5,399,954	7,199,939	8,099,931	8,099,931	8,099,931	8,099,931	8,099,931	8,099,931
Cumulative Tax Impact Percentage	0.0%	7.2%	14.3%	19.1%	21.5%	21.5%	21.5%	21.5%	21.5%	21.5%

Casino Proceeds

	2017	2018	2019	2020	2021	2022	2023	2024
January 30	$ 1,669,856	$ 1,966,102	$ 1,871,869	$ 1,946,018	$ -	$ 1,839,492	$ 1,891,232	$ 1,875,000
April 30	1,835,615	1,945,901	1,693,364	1,533,582	-	$ 1,926,708	$ 2,173,395	$ 1,875,000
July 30	1,782,760	1,960,561	1,946,028	-	-	$ 2,123,100	$ 1,972,618	$ 1,875,000
October 30	1,992,956	1,974,265	1,905,577	-	2,263,885	$ 2,129,039	$ 1,991,888	$ 1,875,000
Casino Proceeds	$ 7,281,185	$ 7,846,828	$ 7,416,838	$ 3,479,600	$ 2,263,885	$ 8,018,339	$ 8,029,133	$ 7,500,000
Enterprise Allocation	$ 168,000	$ 168,000	$ 168,000	$ 168,000	$ 168,000	$ 168,000	$ 168,000	$ 168,000
Community Grants	517,790	608,565	608,565	624,565	624,565	624,565	624,565	624,565
Capital	6,595,395	7,070,263	6,640,273	2,687,035	1,471,320	7,225,774	7,236,568	6,707,435
	$ 7,281,185	$ 7,846,828	$ 7,416,838	$ 3,479,600	$ 2,263,885	$ 8,018,339	$ 8,029,133	$ 7,500,000

Casino Proceeds

Tax rate effect if debt is repaid over 20 years through MFA at 5.08% interest

	Projects Completed	Annual Interest	Principal Repayment	Total Annual Repayment	Property Tax Effect
Previous years Projects	$ 77,604,530	$ 3,942,310	$ 2,674,415	$ 6,616,725	19.83%
2024 projects	8,495,160	431,554	292,761	724,315	2.17%
	$ 86,099,690	$ 4,373,864	$ 2,967,176	$ 7,341,040	22.00%

Every $1 in debt generates another $1.02 in interest cost over 20 years. So if we borrow $1 million today we will repay $1.71 million in interest and principal over the next 20 years. If we avoid $1M in debt by using casino proceeds (as per the policy) we will have an additional $1,016,000 available for infrastructure renewal.

Capital Projects funded with Casino Proceeds in 2024		Projects Completed	Annual Interest	Principal Repayment	Total Annual Repayment	Property Tax Effect
RP3	RCMP City Detachment	$ 1,600,000	$ 81,280	$ 55,139	$ 136,419	**0.409%**
FD3	LCFRS Ladder Truck Replacement	$ 2,800,000	$ 142,240	$ 96,494	$ 238,734	**0.716%**
E5	Bicycle Facilities (DCC-T) 29%	$ 285,160	$ 14,486	$ 9,827	$ 24,313	**0.073%**
E7	Road Rehabilitation	$ 510,000	$ 25,908	$ 17,576	$ 43,484	**0.130%**
P5	Urban Park	$ 150,000	$ 7,620	$ 5,169	$ 12,789	**0.038%**
R12	City Hall/Timms Generator	$ 400,000	$ 20,320	$ 13,785	$ 34,105	**0.102%**
S1	Sewer Upgrades - Various	$ 450,000	$ 22,860	$ 15,508	$ 38,368	**0.115%**
S6	200 St Culvert, Brydon Cr & Michaud Cr	$ 1,100,000	$ 55,880	$ 37,908	$ 93,788	**0.281%**
W4	Fraser Hwy, 201A to 203 St	$ 1,200,000	$ 60,960	$ 41,355	$ 102,315	**0.307%**
			$ -	$ -	$ -	
		$ 8,495,160	$ 431,554	$ 292,761	$ 724,315	**2.171%**

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Description	Year	Budget Amount	Office Equipment Replacement 209	Capital Works Reserve 200	Grants	Casino Proceed 510	Machinery Equip 207	Borrowing
	General Government Services Projects								
GG1	IT Computer Workstation Upgrade	2024	50,000	30,000	20,000				
GG2	IT Infrastructure Upgrade	2024	160,000		160,000				
GG3	Office Equipment Replacement	2024	15,000	15,000					
GG4	Cyber Security (Managed Threat Detection & Respc	2024	20,000		20,000				
GG5	Sharepoint	2024	20,000		20,000				
GG6	CCTV	2024	30,000		30,000				
GG7	911 Next Generation	2024	45,000			45,000			
GG8	Freedom of Information & Protection of Privacy	2024	50,000		50,000				
GG9	Socio-Cultural & Economic Development Framewo	2024	50,000		50,000				
GG10	Intranet / Employee Portal Site	2024	20,000		20,000				
GG11	Tempest Prospero	2024	175,000		175,000				
GG12	Social Planning	2024	65,000		65,000				
GG13	Communication	2024	150,000		150,000				
GG14	Development Services Planning Projects	2024	189,290			189,290			
			1,039,290	45,000	760,000	234,290	-	-	-

General Government Services Capital Improvement Plan 2025 - 2033

Item	Description	2025	2026	2027	2028	2029	2030	2031	2032	2033
GG1	IT Computer Workstation Upgrade	30,000	30,000	30,000	30,000	30,000	30,000	30,000	40,000	40,000
GG2	IT Infrastructure Upgrade	125,000	210,000	-	-	50,000	185,000	225,000	110,000	175,000
GG3	Office Equipment Replacement	15,000	15,000	30,000	20,000	15,000	15,000	15,000	15,000	50,000
GG6	CCTV	40,000	20,000	20,000			15,000			20,000
GG12	Social Planning	65,000								
GG15	Tempest Software	40,000			200,000					
GG16	Tempest eApply Dashboard	15,000	15,000	15,000	15,000					
GG17	Unit 4 Agresso	50,000								
GG18	ActiveNet	40,000			40,000					
		420,000	290,000	95,000	305,000	95,000	245,000	270,000	165,000	285,000

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033
Office Equipment Replacement	405,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000
Capital Works Reserve	1,765,000	375,000	245,000	50,000	260,000	50,000	200,000	225,000	120,000	240,000
Parks & Recreation Reserve	-	-	-	-	-	-	-	-	-	-
Machinery Replacement	-	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-	-
Casino Proceeds	-		-	-	-	-	-	-	-	-
Borrowing	-						-	-	-	-
	2,170,000	420,000	290,000	95,000	305,000	95,000	245,000	270,000	165,000	285,000

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
General Government Services Projects				
GG1	IT Computer Workstation Upgrade	Workstations are replaced after five years of service.	50,000	None.
GG2	IT Infrastructure Upgrade	Various server and software upgrades	160,000	None.
GG3	Office Equipment Replacement	Ongoing office equipment replacements.	15,000	None.
GG4	Cyber Security (Managed Threat Detection & I	Undertake a cyber security audit of the managed threat detection & response system.	20,000	None.
GG5	Sharepoint	Implement Sharepoint and migrate the services to the cloud.	20,000	None.
GG6	CCTV	Enhance CCTV integration at City building facilities	30,000	None.
GG7	911 Next Generation	Public education on new generation 911 service to better determine location, mapping and GIS, training of new system for first responders	45,000	None.
GG8	Freedom of Information & Protection of Privac	Implement a Privacy Management Program and use a consultant to assist with complex freedom of information and protection of privacy requests.	50,000	None.
GG9	Socio-Cultural & Economic Development Fran	Create a socio-cultural & economic framework	50,000	None.
GG10	Intranet / Employee Portal Site	Enhance the internal employee portal site	20,000	None.
GG11	Tempest Prospero	Undertake a workflow and procedure efficiency audit to re-configure the Tempest Prospero module.	175,000	None.
GG12	Social Planning	Provide consulting fees to assist with the socio-cultural and commnity based asset development.	65,000	None.
GG13	Communication	Enhance the communication capacity of the organization.	150,000	None.
GG14	Development Services Planning Projects	The Province allocated funding to implement the legislative changes to support housing initiatives.	189,290	None.
GG15	Tempest Software	Upgrade the Tempest software	40,000	None.
GG16	Tempest eApply Dashboard	Inplement the Tempest eApply Dashboard	15,000	None.
GG17	Unit 4 Agresso	Upgrade the Unit 4 Agresso financial software	50,000	None.
GG18	ActiveNet	Upgrade the ActiveNet recreation software	40,000	None.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Description	Year	Budget Amount	Equipment Fire Dept. 212	Machinery Replacement Reserve 207	Future Police Costs Reserve 501	Borrowing	Grants	Capital Works 200	Casino Proceeds
	Protective Services Projects									
RP1	RCMP Office Equipment & Computers	2024	30,240			30,240				
RP2	RCMP Joint Detachment Repairs	2024	151,200			151,200				
RP3	RCMP City Detachment	2024	11,000,000						9,400,000	1,600,000
FD1	LCFRS Hose & Nozzles	2024	15,000						15,000	
FD2	Fire Station HVAC	2024	40,000						40,000	
FD3	LCFRS Ladder Truck Replacement	2024	3,000,000	200,000						2,800,000
FD4	Rail Notification System	2024	25,000						25,000	
FD5	Traffic Control Pre-emption System	2024	75,000						75,000	
FD6	Automatic External Defibrillators (AED)	2024	25,000						25,000	
FD7	Fire Station Exterior Lighting	2024	10,000						10,000	
FD8	Community Emergency Preparedness Project	2024	25,930					25,930		
FD9	Emergency Mgmt - Indigenous Engagement	2024	40,000					40,000		
			14,437,370	200,000	-	181,440	-	65,930	9,590,000	4,400,000

Protective Services Capital Improvement Plan 2025 - 2033

Item	Description	2025	2026	2027	2028	2029	2030	2031	2032	2033
RP1	RCMP Office Equipment & Computers	30,240	30,240	30,240	35,000	35,000	35,000	35,000	35,000	35,000
RP2	RCMP Joint Detachment Repairs	151,200	151,200	151,200						
RP3	RCMP City Detachment		30,000,000	30,000,000						
FD1	LCFRS Hose & Nozzles	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
FD10	Tablet Replacements	25,000								
FD11	Heavy Duty Washer/Extractor		60,000							
FD12	LCFRS Furniture		10,000							
FD13	2 Officer Vehicle Replacements		220,000							
FD14	Portable & Mobile Radio Replacement		400,000							
FD15	Rehab Vehicle Replacement			1,000,000						
FD16	Fire Hall Expansion				10,000,000					
FD17	Fire Engine Replacement				2,000,000					
		221,440	30,886,440	31,196,440	12,050,000	50,000	50,000	50,000	50,000	50,000

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033
Equipment Replacement Fire Dept.	-	-	-	-	-	-	-	-	-	-
Machinery Replacement Reserve	-	-	-	-	-	-	-	-	-	-
Capital Works Reserve	450,000	40,000	305,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Future Police Cost Reserve	754,320	181,440	181,440	181,440	35,000	35,000	35,000	35,000	35,000	35,000
Grants	10,000,000			10,000,000						
Casino Proceeds	3,400,000		400,000	1,000,000	2,000,000	-	-	-	-	-
Borrowing	60,000,000		30,000,000	20,000,000	10,000,000	-	-	-	-	-
	74,604,320	221,440	30,886,440	31,196,440	12,050,000	50,000	50,000	50,000	50,000	50,000

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
Protective Services Projects				
RP1	RCMP Office Equipment & Computers	To provide funding for computers, furniture and equipment replacements at the RCMP detachment, including hydraulic work stations for the Telecom (911 dispatch) room. Includes a $10,000 allowance for unanticipated purchases.	30,240	None.
RP2	RCMP Building Improvements	Repair the main RCMP detachment building	151,200	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
RP3	Public Safety Building Design	Purchase land and design a public safety building.	11,000,000	Incremental operating costs would be required to operate the new building.
FD1	LCFRS Hose & Nozzles	Replace hose and obsolete nozzles.	15,000	None.
FD2	Fire Station HVAC	Replace roof top HVAC units on Fire Station	40,000	None.
FD3	Fire Ladder Truck Replacement	Replace 20 year old fire truck	3,000,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD4	Rail Notification System	Implement a real time information system to determine trail location to select best route for emergency response.	25,000	Incremental operating costs would be required to annually licence the software.
FD5	Traffic Signal Control Preemption	Add traffic control pre-emption system recievers to 10 traffic signals in high traffic areas and add system to 4 existing fire support vehicles.	75,000	None.
FD6	Automatic External Defibrillators (AED)	Replace existing AED devices as the current models are reaching the end of useful life.	25,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD7	Fire Station Exterior Lighting	Replace exterior lighting with high efficiency lights to improve firehall security and lighting for night training exercises	10,000	None.
FD8	Community Emergency Preparedness Project	The UBCM has provided a grant to undertake community risk reduction through public education and wildfire training.	25,930	None.
FD9	Emergency Mgmt - Indigenous Engagement	Provincial grant funding to undertake consultation and coordination with Indigenous governing bodies with respect to emergency management plans to develop relationships and support collaboration.	40,000	None.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
FD10	Tablet Replacements	Replace existing CADD tablets and install tablets in the Duty Chief vehicles	25,000	Incremental operating costs would be required to annually licence the software.
FD11	Heavy Duty Washer/Extractor	Replace aging washer/extractor for firefighter Personal Protective Equipment (PPE).	60,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD12	LCFRS Furniture	Replace damaged and worn office and sleeping quarters furniture	10,000	None.
FD13	2 Officer Vehicle Replacements	Replace 10 year old pick up trucks used by the Dut	220,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD14	Portable & Mobile Radio Replacement	Replace existing portable and mobile radios	400,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD15	Rehab Vehicle Replacement	Replace 30 year old rehab unit	1,000,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.
FD16	Fire Hall Expansion	Expansion of the existing firehall to facilitate seismic upgrades and provide additional space for staff, apparatus and Emergency Operation Centre	10,000,000	Incremental operating costs would be required to maintain a larger building.
FD17	Fire Engine Replacement	Replace 25 year old fire engine	2,000,000	Operating costs of the equipment are ongoing and reflected in the current year financial plan.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Description	Year	Budget Amount	Capital Works Reserve 200	MRN Roads 511	DCC Transportation Unallocated 203	Machine Replace 207	Casino Proceeds 510	Grant	Community Amenity 2617	Community Works 502	Borrowing
	Engineering Projects											
E1	Equipment Replacement	2024	515,000				515,000					
E4	Pedestrian Facilities (DCC-T) 75%	2024	200,000	51,500		148,500						
E5	Bicycle Facilities (DCC-T) 29%	2024	400,000			114,840		285,160				
E6	Traffic Signal Upgrades (DCC-T095) 75%	2024	300,000	77,250		222,750						
E7	Road Rehabilitation	2024	650,000					510,000			140,000	
E8	Asset Management	2024	30,000	30,000								
E9	Street Boulevard Trees	2024	25,000	25,000								
E10	MRN Road Rehabilitation	2024	300,000		300,000							
E11	46 Ave, 196 St to 200 St (DCC-T046) 75%	2024	47,300	36,905		10,395						
E12	56 Ave & 208 St Intersection (DCC-T066) 50%	2024	7,500	3,785		3,715						
E13	200 St, Michaud & Brydon Cr Intersect (DCC-T08	2024	46,000	5,015		40,985						
E14	Transportation Plan Update (DCC-T094) 100%	2024	40,000	400		39,600						
E15	Arterial Left Turn Lanes (DCC-T096) 75%	2024	48,000	12,360		35,640						
E16	62 Ave Improvements (Design) (DCC-T083) 75%	2024	250,000	64,375		185,625						
E17	GIS Improvements	2024	20,000	20,000								
			2,878,800	326,590	300,000	802,050	515,000	795,160	-	-	140,000	-

Engineering Capital Improvement Plan 2025 - 2033

Item	Description	2025	2026	2027	2028	2029	2030	2031	2032	2033
E1	Equipment Replacement	100,000	100,000	100,000	125,000	350,000	150,000	450,000	150,000	150,000
E2	Misc Property Purchase	50,000		50,000		50,000	-	50,000		75,000
E3	Accessibility Improvements	150,000	100,000	50,000	-	80,000	250,000	100,000	250,000	250,000
E4	Pedestrian Facilities (DCC-T) 75%	400,000	200,000	200,000	100,000	1,000,000	570,000	530,000	1,000,000	600,000
E5	Bicycle Facilities (DCC-T) 29%	270,000	130,000	-	-	200,000	200,000	475,000	470,000	500,000
E6	Traffic Signal Upgrades (DCC-T095) 75%	450,000	350,000	350,000	350,000	400,000	375,000	400,000	375,000	375,000
E7	Road Rehabilitation (various locations)	1,500,000	1,391,000		500,000	1,311,000	1,400,000	2,500,000	3,000,000	2,500,000
E8	Asset Management Implementation	20,000	20,000			30,000	30,000	30,000	100,000	100,000
E9	Street Boulevard Trees	10,000	-	10,000		25,000	10,000	10,000	50,000	30,000
E18	Local Improvement & Traffic Calming	15,000	40,000	25,000	20,000	20,000	30,000	-	60,000	60,000
E19	Street Light Upgrades	25,000	25,000	25,000	20,000	25,000	27,000	30,000	30,000	30,000
E20	46 Ave, 196 St to 200 St (DCC-T046) 75%	251,000								
E21	56 Ave & 208 St Intersection (DCC-T066) 50%	70,000								
E22	200 St, Michaud & Brydon Cr Intersect (DCC-T082) 9	419,000								
E23	Arterial Left Turn Lanes (DCC-T096) 75%	912,000								
E24	Bridge Assessment and Repairs	100,000						100,000		1,220,000
E25	Operation Centre	30,000,000								
E26	Transit Shelter (DCC-T093) 75%	44,000						44,000		
E27	Grade Cres, 203 St to 205 St (MUP) (DCC-T060) 75%	96,000		3,098,000						
E28	Grade Cres, 200 St to 208 St Paving	90,000								
E29	Retaining Wall Inspection and Repair		50,000			30,000				30,000
E30	Transportation Plan Update (DCC-T094) 100%			40,000		240,000		40,000		40,000
E31	206 St, 53A Ave to Douglas Cres (MUP) (DCC-T033) 75%				353,000					
E32	206 St, 53A Ave to Douglas Cres Paving				935,000					
E33	Intersection Imp 56 Ave/203A St /Fraser Hwy				50,000	-				
E34	Intersection Imp Bypass / 56 Ave (DCC-T079) 75%				71,000	639,000				
E35	Langley Bypass Cycling Intersection Improvement					450,000	1,680,000	1,680,000		
E36	Douglas Cres, 204 St to 208 St Paving					75,000				
E37	Douglas Cres, 204 St to 208 St (Bike Lanes) (DCC-T057) 75%						803,000			
E38	Production Way						90,000	1,500,000		
E39	Crosswalk Upgrades (DCC-T097) 75%							10,000	70,000	205,000
E40	56 Ave, 203 St to Fraser Hwy (MUP) (DCC-T055) 75%								8,000	67,000
E41	205A St / 50 Ave									100,000
E42	Fuller Lane Extension (DCC-T092) 100%									79,000
E43	Intersection Imp 53 Ave/ 200 St (DCC-T078) 90%									31,000
		34,972,000	2,406,000	3,948,000	2,524,000	4,925,000	5,615,000	7,949,000	5,563,000	6,442,000

Engineering Capital Improvement Plan 2025 - 2033

Funding Sources	Total	2025	2026	2027	2028	2029	2030	2031	2032	2033
Machinery Replacement Reserve	1,675,000	100,000	100,000	100,000	125,000	350,000	150,000	450,000	150,000	150,000
Capital Works Reserve	7,896,234	779,338	109,069	435,527	1,008,822	1,004,247	1,168,457	1,128,844	1,182,977	1,078,953
DCC Roads	-	-	-	-	-	-	-	-	-	-
DCC Roads Unallocated	11,751,086	2,051,427	445,696	2,748,238	648,943	1,334,518	1,355,308	873,921	1,213,788	1,079,247
Major Road Network Rehabilitate	-						-		-	
Community Works Fund	1,204,200	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800
Community Amenity Fund	-									
Grants	1,120,000					-	1,120,000	-	-	-
Borrowing	30,000,000	30,000,000	-			-	-	-	-	-
Casino Proceeds/Taxation Rev/Debt	20,697,480	1,907,435	1,617,435	530,435	607,435	2,102,435	1,687,435	5,362,435	2,882,435	4,000,000
	74,344,000	34,972,000	2,406,000	3,948,000	2,524,000	4,925,000	5,615,000	7,949,000	5,563,000	6,442,000

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
Engineering Projects				
E1	Equipment Replacement	The street sweeper needs to be replaced for $500K. The line painting machine is also being replaced $15K.	515,000	None.
E2	Misc Property Purchase	To provide funding for possible future land acquisition and development	50,000	None.
E3	Accessibility Improvements	Construct wheelchair curb letdowns to facilitate access.	150,000	Marginal incremental maintenance costs will be required in future years.
E4	Pedestrian Facilities (DCC-R014)	Includes the procurement of land and construction activities associated with providing sidewalk, off-street multi-use pathways. Additional sidewalk priorities from Master Transportation Plan.	200,000	Marginal incremental maintenance costs will be required in future years.
E5	Bicycle Facilities (DCC-R013)	Includes the procurement of land and construction activities associated with providing bicycle lanes, shared lanes, bicycle storage facilities. Adding protected bike lane along the south side of Michaud Crescent and improving intersections for pedestrian and cyclist safety	400,000	Marginal incremental maintenance costs will be required in future years.
E6	Traffic Signal Upgrades (DCC-T095) 75%	Traffic signal equipment has a best practise life expectancy - 12 years for the cabinet and controller and 25 years for the signal heads, poles and wiring.	300,000	Current maintenance cost to maintain this traffic signal will be reallocated to maintain other aging signals.
E7	Road Rehabilitation	Rehabilitate roads and pavement to acceptable standards.	800,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E8	Asset Management	To develop an Asset Management Strategy that outlines target levels of service for sanitary, water, road and facilities within the City	30,000	None.
E9	Street Boulevard Trees	Enhance the street tree canopy.	25,000	Marginal incremental maintenance costs will be required in future years.
E10	MRN Road Rehabilitation	Rehabilitate roads and pavement to acceptable standards.	300,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E11	46 Ave, 196 St to 200 St (DCC-T046) 75%	Design road rehabilitation to accommodate growth for this DCC project	47,300	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
E12	56 Ave & 208 St Intersection (DCC-T066) 50%	Design intersection improvements to accommodate growth for this DCC project	7,500	None.
E13	200 St, Michaud & Brydon Cr Intersect (DCC-T	Design intersection improvements to accommodate growth for this DCC project	46,000	None.
E14	Transportation Plan Update (DCC-T094) 100%	Update the transportation plan	40,000	None.
E15	Arterial Left Turn Lanes (DCC-T096) 75%	Design of separate left turn lanes along arterial roads	48,000	None.
E16	62 Ave Improvements (Design) (DCC-T083) 75%	Design the widening of 62 Ave to add a second east bound lane	250,000	Marginal incremental maintenance costs will be required in future years.
E17	GIS Improvements	Upgrading existing software	20,000	None.
E18	Local Improvement & Traffic Calming	Traffic calming in residential neighbourhoods	15,000	None.
E19	Street Light Upgrades	Replacing street lights that are at the end of their life cycle	25,000	None.
E20	46 Ave, 196 St to 200 St (DCC-T046) 75%	Implementing neighbourhood Bikeway	251,000	Marginal incremental maintenance costs will be required in future years.
E21	56 Ave & 208 St Intersection (DCC-T066) 50%	Adding a separate left turn lane	70,000	Marginal incremental maintenance costs will be required in future years.
E22	200 St, Michaud & Brydon Cr Intersect (DCC-T082) 90%	Constructing a raised median and a separate left turn lane	419,000	None.
E23	Arterial Left Turn Lanes (DCC-T096) 75%	Constructing separate left turn lanes along arterial roads	912,000	Marginal incremental maintenance costs will be required in future years.
E24	Bridge Assessment and Repairs	Condition assessment and minor repairs	100,000	None.
E25	Operation Centre	Design and construction of the building	30,000,000	Incremental maintenance costs will be required in future years.
E26	Transit Shelter (DCC-T093) 75%	Installation of passenger shelters	44,000	Marginal incremental maintenance costs will be required in future years.
E27	Grade Cres, 203 St to 205 St (MUP) (DCC-T060)	Road rehab and active transportation implementation	3,194,000	Marginal incremental maintenance costs will be required in future years.
E28	Grade Cres, 200 St to 208 St Paving	Design of road rehab & bike lane	90,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E29	Retaining Wall Inspection and Repair	Condition assessment and repairs of retaining walls	50,000	None.
E30	Transportation Plan Update (DCC-T094) 100%	Datea collection and minor revision of Transportation Plan	40,000	None.
E31	206 St, 53A Ave to Douglas Cres (MUP) (DCC-	Adding active Transportation	353,000	Marginal incremental maintenance costs will be required in future years.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
E32	206 St, 53A Ave to Douglas Cres Paving	Paving the road after adding active transportation	935,000	Marginal incremental maintenance costs will be required in future years.
E33	Intersection Imp 56 Ave/203A St /Fraser Hwy	Design work to improve the intersection configuration	50,000	None.
E34	Intersection Imp Bypass / 56 Ave (DCC-T079)	Road geometric improvement for safety and capacity	710,000	Marginal incremental maintenance costs will be required in future years.
E35	Langley Bypass Cycling Intersection Improven	Active transportation improvements along Langley Bypass	3,810,000	Marginal incremental maintenance costs will be required in future years.
E36	Douglas Cres, 204 St to 208 St Paving	Design work for road rehabilitation and active transportation	75,000	Marginal incremental maintenance costs will be required in future years.
E37	Douglas Cres, 204 St to 208 St (Bike Lanes) (DC	Construction work for road rehabilitation and active transportation	803,000	Marginal incremental maintenance costs will be required in future years.
E38	Production Way	Road Rehab	1,590,000	Current maintenance cost to maintain this road will be reallocated to maintain other deteriorating roads.
E39	Crosswalk Upgrades (DCC-T097) 75%	Design of croasswalk upgrades	10,000	None.
E40	56 Ave, 203 St to Fraser Hwy (MUP) (DCC-T05	Design of protected Bike Lane	75,000	Marginal incremental maintenance costs will be required in future years.
E41	205A St / 50 Ave	Intersection improvements	100,000	Marginal incremental maintenance costs will be required in future years.
E42	Fuller Lane Extension (DCC-T092) 100%	Connecting Fuller Lane to 204 Street	79,000	Marginal incremental maintenance costs will be required in future years.
E43	Intersection Imp 53 Ave/ 200 St (DCC-T078) 9(	Adding east & west bound left turn lanes	31,000	Marginal incremental maintenance costs will be required in future years.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Description	Year	Budget Amount	DCC Parks Interest 202-890	DCC Parks Unallocated 202-899	Community Amenity Fund 2617	Parks & Recreation 210	Machine Replace 207	Casino Proceed	Grants	Capital Works Reserve
	Parks Projects										
P1	Equipment Replacement	2024	80,000					80,000			
P2	Neighbourhood Park Updates	2024	40,000			40,000					
P3	Pedestrian Bridge Replace (DCC-P020) 29%	2024	1,003,125		288,000	715,125					
P4	City Park Pathway (DCC-P002) 29%	2024	20,000		5,740	14,260					
P5	Urban Park	2024	250,000			80,000			150,000	20,000	
P6	Langley Lawn Bowling Shed	2024	15,000								15,000
			1,408,125	-	293,740	849,385	-	80,000	150,000	20,000	15,000

Parks Capital Improvement Plan 2025 - 2033

Item	Description	2025	2026	2027	2028	2029	2030	2031	2032	2033
P1	Equipment Replacement	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000
P2	Neighbourhood Park Upgrades (Amenity)		20,000		20,000		20,000		20,000	
P7	Linwood Park Shade Sails and Picnic Area (DCC-P008) 29%	175,000								
P8	Community Gardens (DCC-P013)	66,875								
P9	Nicomekl Floodplain Adventure Play (DCC-P015)	53,500								
P10	Brydon Park - Phase II (DCC - P007)		150,000	1,722,500						
P11	Douglas Park Upgrades (DCC-P004)				1,441,610					
P12	Park Additions - Picnic Tables and Benches (DCC-P014)				300,940					
P13	Conder Park Improvements (DCC-P021)					625,000				
P14	City Park Upgrades (DCC-P002)					1,357,090				
P15	Trail Infrastructure Expansion (DCC-017)					200,625				
P16	Buckley Park Upgrades (DCC-P003)						2,039,155			
P17	Increase Accessibility Penzer to Buckley (DCC-P016)							267,500		
P18	Nicomekl Park - Trails, Interpretive Signage, Viewing Platform (DCC-P019)								1,337,500	
P19	Penzer Park Improvements - (DCC-P005)									1,377,090
P20	Rotary Park									450,000
P21	Portage Park Upgrades (DCC-009)									267,500
P22	Douglas Park - Lawn Bowling Green and Clubhouse									1,000,000
P23	Linwood Park - Trees, Pathway, Drainage (DCC-P008)									381,190
P24	Linwood Park - Upgrade Park Amenities									650,000
P25	Sendall Gardens - Building Area (DCC-P006)									1,000,000
P26	Hydro ROW Greenway - Paved Trails, Community Gardens									1,400,000
P27	Brydon Park - Land Acquisition (DCC-P001)									2,500,000
P28	Parkland Acquisition (DCC-P001)						10,000,000			3,000,000
		375,375	250,000	1,802,500	1,842,550	2,262,715	12,139,155	347,500	1,437,500	12,105,780

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033
DCC Parks Interest	-	-	-	-	-	-	-	-	-	-
DCC Parks Unallocated	18,929,536	84,802	43,065	494,529	500,286	626,656	10,485,442	76,798	383,996	6,233,962
DCC Parks on Hand	-	-	-	-	-	-	-	-	-	-
Parks and Recreation Reserve	1,328,539	200,573	106,935	147,971	142,264	151,059	153,713	145,702	128,504	151,818
Future Major Parks and Rec	-	-	-	-	-	-	-	-	-	-
Machinery Replacement Reserve	720,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000
Community Amenity Funds	1,020,000	10,000	20,000	930,000	20,000		20,000		20,000	
Grants	-	-	-				-	-	-	
Casino Use Proceeds	10,565,000			150,000	1,100,000	1,405,000	1,400,000	45,000	825,000	5,640,000
Borrowing	-	-	-					-	-	-
	32,563,075	375,375	250,000	1,802,500	1,842,550	2,262,715	12,139,155	347,500	1,437,500	12,105,780

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
Parks Projects				
P1	Equipment Replacement	Replace a 2001 wood chipper & trailer	80,000	None.
P2	Neighbourhood Park Updates	Minor upgrades and equipment replacements for parks like Buckley Park, Conder Park and other neighbourhood parks and open space.	40,000	None.
P3	Pedestrian Bridge Replace (DCC-P020) 29%	Replace pedestrian bridges at 206A St in the Nicomekl Floodplain	1,003,125	Current maintenance cost to maintain this bridge will be reallocated to maintain other deteriorating bridges.
P4	City Park Pathway (DCC-P002) 29%	Pave pathway behind new diamond	14,260	None.
P5	Urban Park	Create an urban park behind the Timm's Community Centre	250,000	Additional operating dollars for maintenance will be required.
P6	Langley Lawn Bowling Shed	Replace the storage shed.	15,000	None.
P7	Linwood Park Shade Sails and Picnic Area DC	Install a shade structure and picnic area at Linwood Park	175,000	None.
P8	Community Gardens (DCC-P013)	Create a new community garden	66,875	None.
P9	Nicomekl Floodplain Adventure Play DCC-P0	Add an adventure play area in the Nicomekl Floodplain near Portage Park	53,500	Additional operating dollars for maintenance will be required.
P10	Brydon Park - Phase II (DCC - P007)	Complete Phase II including washrooms and outdoor fitness areas.	1,872,500	None.
P11	Douglas Park Upgrades (DCC-P004)	Drainage, pathways and field improvements.	1,441,610	None.
P12	Park Additions - Picnic Tables and Benches (D	Install picnic tables & benches at various parks.	300,940	None.
P13	Conder Park Improvements (DCC-P021)	Replace the oldest playground in the City	625,000	None.
P14	City Park Upgrades (DCC-P002)	Undertake improvements to washroom buildings.	1,357,090	None.
P15	Trail Infrastructure Expansion (DCC-017)	Make trail infrastructure improvements	200,625	Additional operating dollars for maintenance will be required.
P16	Buckley Park Upgrades (DCC-P003)	Upgrade the sports field in Buckley Park	2,039,155	Operating and maintenance costs will increase with the additional facility
P17	Increase Accessibility Penzer to Buckley (DCC	Improve pathway between parks.	267,500	Operating and maintenance costs will increase with the additional facility
P18	Nicomekl Park - Trails, Interpretive Signage, V	Trail and pathway improvements.	1,337,500	Additional operating dollars for maintenance will be required.
P19	Penzer Park Improvements - (DCC-P005)	Improvement anticipated in the DCC bylaw	1,377,090	Operating and maintenance costs will increase with the additional facility
P20	Rotary Park	Implement Phase 1 of the Masterplan	450,000	Operating and maintenance costs will increase with the additional facility

P21	Portage Park Upgrades (DCC-009)	Improvement anticipated in the DCC bylaw	267,500	Operating and maintenance costs will increase with the additional facility
P22	Douglas Park - Lawn Bowling Green and Club	Consider rebuilding the lawn bowling green in Douglas Park with artificial turf and rebuild the clubhouse as a multi-use facility, in partnership with the lawn bowling club and other user groups.	1,000,000	Operating and maintenance costs will increase with the additional facility
P23	Linwood Park - Trees, Pathway, Drainage (DC	Conduct moderate upgrades to the park as outlined in the planning process.	381,190	Additional operating dollars for maintenance will be required.
P24	Linwood Park - Upgrade Park Amenities	Upgrade park amenities	650,000	None.
P25	Sendall Gardens - Building Area (DCC-P006)	Make improvements anticipated in the DCC bylaw.	1,000,000	Operating and maintenance costs will increase with the additional facility
P26	Hydro ROW Greenway - Paved Trails, Commu	Improve pathway and trails.	1,400,000	Operating and maintenance costs will increase with the additional facility
P27	Brydon Park - Land Acquisition (DCC-P001)	Make improvements anticipated in the DCC bylaw	2,500,000	Operating and maintenance costs will increase with the additional facility
P28	Parkland Acquisition (DCC-P001)	Make improvements anticipated in the DCC bylaw	13,000,000	Operating and maintenance costs will increase with the additional facility

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Description	Year	Budget Amount	DCC Parks Interest 202-890	DCC Parks Unallocated 202-899	Community Amenity Fund 2617	Parks & Recreation 210	Capital Works 200	Machine Replace 207	Casino Proceed	Grants
	Recreation Projects										
R1	Timms Equipment	2024	55,250				55,250				
R2	DRC Equipment	2024	35,000				35,000				
R3	AAMP Equipment	2024	10,000				10,000				
R4	Public Art (Community Amenity Fund)	2024	10,000			10,000					
R5	Banner Installation	2024	20,000			20,000					
R6	Timms Fitness Rooms Refinish Flooring	2024	6,500				6,500				
R7	AAMP Outdoor Shower	2024	4,000				4,000				
R8	AAMP Washroom Ceiling Repairs	2024	8,000				8,000				
R9	AAMP Pool Basin Pot Lights	2024	4,000				4,000				
R10	AAMP Outside Washroom Door Automation	2024	4,000				4,000				
R11	Civic Facility Signage	2024	35,000				35,000				
R12	City Hall/Timms Generator	2024	400,000							400,000	
R13	Library Equipment	2024	20,000				20,000				
R14	Poverty Reduction Initiative	2024	50,000								50,000
			661,750	-	-	30,000	181,750	-	-	400,000	50,000

Recreation Capital Improvement Plan 2025 - 2033

Item	Description	2025	2026	2027	2028	2029	2030	2031	2032	2033
R1	Timm's Equipment	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
R2	DRC Equipment	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
R3	AAMP Equipment	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
R4	Public Art (Community Amenity Fund)	20,000		20,000						
R5	Banner Installation		20,000		20,000		20,000		20,000	
		50,000	50,000	50,000	50,000	30,000	50,000	30,000	50,000	30,000

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033
DCC Parks Interest	-	-	-	-	-	-	-	-	-	-
DCC Parks Unallocated	-									
DCC Parks on Hand	-	-	-	-	-	-	-	-	-	-
Parks and Recreation Reserve	310,000	30,000	50,000	50,000	30,000	30,000	30,000	30,000	30,000	30,000
Future Major Parks and Rec	-	-	-	-	-	-	-	-	-	-
Machinery Replacement Reserve	-									
Community Amenity Funds	80,000	20,000			20,000		20,000	-	20,000	-
Grants	-	-	-			-	-	-	-	
Casino Use Proceeds	-								-	
Borrowing	-	-	-					-	-	
	390,000	50,000	50,000	50,000	50,000	30,000	50,000	30,000	50,000	30,000

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
Recreation Projects				
R1	Timms Equipment	Replace aging equipment. Games room, Fitness & weightroom equipment.	55,250	None.
R2	DRC Equipment	Replacement of aging equipment.	35,000	None.
R3	AAMP Equipment	Replace equipment and teaching aids.	10,000	None.
R4	Public Art (Community Amenity Fund)	To provide amenities within the community funded by development (public art, street furniture, hydro box wraps and other beautification measures)	10,000	None.
R5	Banner Installation	Replace banners on a scheduled cyclical plan	20,000	None.
R6	Timms Fitness Rooms Refinish Flooring	Sand the hardwood floors in the Fitness room and MPR#3 and refinish with 2 coats of sealer and 2 coats of finish.	6,500	None.
R7	AAMP Outdoor Shower	Replace leaking shower pipes at the outside shower	4,000	None.
R8	AAMP Washroom Ceiling Repairs	Replace lighting fixtures and ceiling tiles in the washrooms at the pool	8,000	None.
R9	AAMP Pool Basin Pot Lights	Repair pool basin pot lights	4,000	None.
R10	AAMP Outside Washroom Door Automation	Install an automatic access control to outside washrooms at the pool to allow for openning and securing the facilities more easily.	4,000	None.
R11	Civic Facility Signage	Replace the City Crest on the Timms Centre / City Hall building with a City Logo and add the names of the three facilities including the FVRL	35,000	None.
R12	City Hall/Timms Generator	Replace the current generator with a new one to power the entire building.	400,000	None.
R13	Library Equipment	Replace book carts, shelving, camera and portable speakers for programming.	20,000	None.
R14	Poverty Reduction Initiative	Develop a pilot project to launch a social enterprise café located in the Timms Community Centre exploring food security and affordable access to food for everyone.	50,000	None.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Description	Year	Budget Amount	Sewer Future Capital 505	DCC Sewer 204	DCC Sewer Unallocated 204	DCC Drainage 201	DCC Drainage Unallocated 201	Casino Proceeds	Grant	Borrowing
	Sewer & Drainage Utility Projects										
S1	Sewer Upgrades - Various	2024	750,000	300,000					450,000		
S2	Infiltration Inflow Control Program	2024	50,000	50,000							
S3	Sanitary and Storm Sewer Point Repairs	2024	300,000	300,000							
S4	50 Ave, East of 197A St	2024	300,000	300,000							
S5	Culvert Inspection & Minor Repair	2024	50,000	50,000							
S6	200 St Culvert, Brydon Cr & Michaud Cr	2024	1,100,000						1,100,000		
			2,550,000	1,000,000	-	-	-	-	1,550,000	-	-

Sewer & Drainage Utility Capital Improvement Plan 2025 - 2033

Item	Description	2025	2026	2027	2028	2029	2030	2031	2032	2033
S1	Various Locations	1,900,000	1,960,000	515,000	500,000	2,000,000	225,000	370,000	500,000	650,000
S2	Infiltration Inflow Control Program	50,000	100,000	100,000	50,000	200,000	100,000	50,000	55,000	-
S3	Sanitary and Storm Sewer Point Repairs	500,000	700,000	500,000	450,000	1,000,000	1,000,000	200,000	400,000	550,000
S5	Culvert Inspection & Minor Repair	330,000	300,000		300,000		200,000		-	
S7	Culvert Replacement			500,000		490,000		100,000		100,000
S8	Grade Cr, 200 St to 208 St (DCC-D012)		194,250	3,690,750						
S9	206 St: 53A Ave to Douglas Crescent (DCC-D008)				1,905,000					
S10	56 Ave, Production Way to 198 St (DCC-S001)			116,000	2,200,000					
S11	Sanitary Servicing Plan (DCC-S010)				250,000					
S12	56 Ave, 203 St to Fraser Hwy (DCC-D005)				88,000	1,672,000				
S13	203 St, DQ Lane to Douglas Cr (DCC-S004)				59,500	1,130,500				
S14	199 St Lane (DCC-S006)						63,000	1,182,000		
S15	Production Way, 56 Ave to Fraser Hwy (DC-S005)						56,000	1,060,000		
S16	Eastleigh Cr, Glover Rd to 56 Ave (DCC-S007)								109,000	2,057,000
S17	Lane off Production Way (DCC-S008)									1,211,000
		2,780,000	3,254,250	5,421,750	5,802,500	6,492,500	1,644,000	2,962,000	1,064,000	4,568,000

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033
Sewer Future Capital	9,027,648	980,000	998,481	977,616	1,020,896	993,275	1,026,190	742,420	956,090	1,332,680
Capital Works Reserve	-	-	-	-	-	-	-	-	-	-
DCC Sewer	-	-	-	-	-	-	-	-	-	-
DCC Sewer Unallocated	8,793,748	-	-	84,520	1,909,413	1,119,195	117,810	2,219,580	107,910	3,235,320
DCC Drainage	-	-	-	-	-	-	-	-	-	-
DCC Drainage Unallocated	2,167,604		55,769	1,059,614	572,191	480,030	-		-	
Casino Revenues	14,000,000	1,800,000	2,200,000	3,300,000	2,300,000	3,900,000	500,000			
Grants	-			-	-	-	-	-	-	-
Borrowing	-	-	-	-	-	-	-	-	-	-
	33,989,000	2,780,000	3,254,250	5,421,750	5,802,500	6,492,500	1,644,000	2,962,000	1,064,000	4,568,000

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
Sewer & Drainage Utility Projects				
S1	Sewer Replacements - Various Locations (DCC-S020)	Small capacity upgrade to the sewer system in various locations.	750,000	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S2	Inflitration Inflow Control Program	Detect unnecessary rain water inflow into the sewer system.	50,000	None.
S3	Sanitary and Storm Sewer Point Repairs	Using the CCTV results to repair segments of storm & sanitary pipes that are cracked or broken.	300,000	Operating and maintenance costs will reduce with improvements in the storm & sanitary sewer systems.
S4	50 Ave, East of 197A St	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life.	300,000	Operating and maintenance costs will reduce with improvements in the sanitary sewer systems.
S5	Culvert Inspection & Minor Repair	To clean and inspect large diameter culverts in the City creek system to identify defects and reduce flood risk.	50,000	Operating and maintenance costs will reduce with repairs of identified defects in the storm sewer system.
S6	200 St Culvert, Brydon Cr & Michaud Cr	Reline existing deteriorating twin-pipe culverts to address corrosion	1,100,000	Operating and maintenance costs will reduce with repairs of identified defects in the storm sewer system.
S7	Culvert Replacement	Replace existing storm drainage to reduce risk, as it has reached the end of its useful life.	500,000	Operating and maintenance costs will reduce with repairs of identified defects in the storm sewer system.
S8	Grade Cr, 200 St to 208 St (DCC-D012)	Capacity upgrade to drainage for the residents as identified in storm sewer model.	3,885,000	Operating and maintenance costs will reduce with repairs of identified defects in the storm sewer system.
S9	206 St: 53A Ave to Douglas Crescent (DCC-D008)	Capacity upgrade to drainage for the residents as identified in storm sewer model.	1,905,000	Operating and maintenance costs will reduce with repairs of identified defects in the storm sewer system.
S10	56 Ave, Production Way to 198 St (DCC-S001)	Replace existing AC sewer main to reduce risk, as it has reached the end of its useful life. In conjunction with water upgrades.	2,316,000	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S11	Sanitary Servicing Plan (DCC-S010)	Create a sanitary servicing plan	250,000	None.
S12	56 Ave, 203 St to Fraser Hwy (DCC-D005)	Capacity upgrade to drainage for the residents as identified in storm sewer model.	1,760,000	Operating and maintenance costs will reduce with repairs of identified defects in the storm sewer system.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
S13	203 St, DQ Lane to Douglas Cr (DCC-S004)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	1,190,000	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S14	199 St Lane (DCC-S006)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	1,245,000	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S15	Production Way, 56 Ave to Fraser Hwy (DC-S005)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	2,361,000	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S16	Eastleigh Cr, Glover Rd to 56 Ave (DCC-S007)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	2,166,000	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.
S17	Lane off Production Way (DCC-S008)	Capacity upgrade to provide local sewerage for the residents as identified in sewer model.	1,211,000	Operating and maintenance costs will reduce with repairs of identified defects in the sewer system.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Description	Year	Budget Amount	Water Future Capital 509	DCC Water 205	DCC Water Unallocated 205	Special Bond	Community Works 502	Casino Proceeds	Borrowing
	Water Utility Projects									
W1	Water Meter Replacement Program	2024	15,000	15,000						
W2	Cast Iron & AC Watermain Replacement	2024	185,000	185,000						
W3	Watermain Valve Replacement DCC-W026	2024	300,000	3,000		297,000				
W4	Fraser Hwy, 201A to 203 St	2024	2,200,000	1,000,000					1,200,000	
W5	53A Ave, 199A St to 200 St DCC-W007	2024	8,000	80		7,920				
W6	45A Ave / 199 St / 199A St DCC-W004, DCC-W008	2024	17,000	170		16,830				
			2,725,000	1,203,250	-	321,750	-	-	1,200,000	-

Water Utility Capital Improvement Plan 2025 - 2033

Item	Description	2025	2026	2027	2028	2029	2030	2031	2032	2033
W1	Water Meter Replacement Program		50,000	250,000		50,000	200,000	100,000	140,000	-
W2	Cast Iron & AC Watermain Replacement	376,000	1,000,000	250,000	200,000	1,000,000	1,000,000	900,000	850,000	900,000
W5	53A Ave, 199A St to 200 St DCC-W007	143,400								
W6	45A Ave / 199 St / 199A St DCC-W004, DCC-W008	316,000								
W7	48 Ave, 196 St (City Boundry) to 200 St	2,500,000								
W8	Water Model Software Update DCC-W027	30,000								
W9	Duncan Way, Logan Ave to GloverRd	168,000	3,207,000							
W10	54 Ave, 201A St to 203 St DCC-W010	57,000	1,073,000							
W11	Grade Cr: 200 St to 208 St		330,000	5,000,000						
W12	198 St, 56 Ave to Production Way			34,000	656,000					
W13	Water Servicing Plan DCC-W027				250,000					250,000
W14	204 St N of 51A Ave DCC-W028					762,740				
W15	207A St: 44A Ave to 46A Ave DCC-W031						600,560			
W16	20771 Langley Bypass DCC-W032							289,225		
W17	206 St: 53A Ave to Douglas Crescent DCC-W013							1,140,000		
W18	53 Ave, 201A St to 203 St DCC-W011							54,000	1,021,000	
		3,590,400	5,660,000	5,534,000	1,106,000	1,812,740	1,800,560	2,483,225	2,011,000	1,150,000

Funding Sources		2025	2026	2027	2028	2029	2030	2031	2032	2033
Water Future Capital	8,970,862	949,462	997,730	984,000	858,500	1,057,625	1,206,005	1,014,830	1,000,210	902,500
DCC Water	-	-	-	-		-	-	-		-
DCC Water Unallocated	5,927,063	540,938	1,062,270		247,500	755,115	594,555	1,468,395	1,010,790	247,500
Capital Works Reserve	1,850,000	-	-	1,850,000		-	-	-	-	-
Casino Proceeds	8,400,000	2,100,000	3,600,000	2,700,000		-			-	
Grants	-	-		-	-	-	-	-	-	-
Borrowing	-	-			-	-	-	-	-	-
	25,147,925	3,590,400	5,660,000	5,534,000	1,106,000	1,812,740	1,800,560	2,483,225	2,011,000	1,150,000

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
Water Utility Projects				
W1	Water Meter Replacement Program	To replace aging water meters that read the water consumption inaccurately low.	15,000	Water consumption charges to consumers may increase with more accurate reading ability.
W2	Cast Iron & AC Watermain Replacement	Replace watermains at several locations based on their condition and asset management risk analysis.	185,000	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W3	Watermain Valve Replacement DCC-W026	Replace three water main valves in South Langley on 200 St to provide the required flow and pressure during fire events.	300,000	Improved pressure for fire flow.
W4	Fraser Hwy, 201A to 203 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	2,200,000	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W5	53A Ave, 199A St to 200 St DCC-W007	Upgrade AC water main to support growth and reduce risk, for older infrastructure.	151,400	Increase capacity and reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W6	45A Ave / 199 St / 199A St DCC-W004, DCC-W	Upgrade AC water main to support growth and reduce risk, for older infrastructure.	333,000	Increase capacity and reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W7	48 Ave, 196 St (City Boundry) to 200 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	2,500,000	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W8	Water Model Software Update DCC-W027	Prepare a Water Model Software Update	30,000	None.
W9	Duncan Way, Logan Ave to GloverRd	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	3,375,000	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W10	54 Ave, 201A St to 203 St DCC-W010	Upgrade AC water main to support growth and reduce risk, for older infrastructure.	1,130,000	Increase capacity and reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W11	Grade Cr: 200 St to 208 St	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	5,330,000	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W12	198 St, 56 Ave to Production Way	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	690,000	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W13	Water Servicing Plan DCC-W027	Prepare a Water Servicing Plan update	250,000	None.

CAPITAL IMPROVEMENT PLAN - PROJECT DETAILS

Item	Project Name	Description	Budget Amount	Financial Plan Impacts
W14	204 St N of 51A Ave DCC-W028	Upgrade AC water main to support growth and reduce risk, for older infrastructure.	762,740	Increase capacity and reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W15	207A St: 44A Ave to 46A Ave DCC-W031	Upgrade AC water main to support growth and reduce risk, for older infrastructure.	600,560	Increase capacity and reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W16	20771 Langley Bypass DCC-W032	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	289,225	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W17	206 St: 53A Ave to Douglas Crescent DCC-W01	Replace existing AC water main to reduce risk, as it has reached the end of its useful life.	1,140,000	Reduce on-going maintenance cost as well as repair cost associated with potential broken water main.
W19	53 Ave, 201A St to 203 St DCC-W011	Upgrade AC water main to support growth and reduce risk, for older infrastructure.	1,075,000	Increase capacity and reduce on-going maintenance cost as well as repair cost associated with potential broken water main.

CITY OF LANGLEY **CAPITAL IMPROVEMENT PLAN - RESERVE FORECAST**

	Estimated	Reserve Additions			Reserve	Balance Dec 31,
	Balance Dec 31, 2024	Amount	Source	Interest Addition	Expenditures	2024
Statutory Reserves						
Capital Works Reserve	8,987,440	1,713,100	General Revenues	471,841	10,691,590	480,791
Prosperity Fund	104,088	-		-	-	104,088
Equipment Replace Fire Dept	157,692	55,000	General Revenues	8,279	200,000	20,971
Lane Development	297,323	-		15,609	-	312,932
Machinery Replacement	625,200	400,000	General Revenues	32,823	595,000	463,023
Off Street Parking	387,680	11,520	General Revenues	20,353	-	419,553
Office Equipment	4,563	46,500	General Revenues	240	45,000	6,303
Parks & Recreation	87,388	177,500	General Revenues	4,588	181,750	87,726
	10,651,374	2,403,620	-	553,733	11,713,340	1,895,387
Reserve Accounts						
Community Works Fund (Gas Tax)	4,255	145,000	Gas Tax	223	140,000	9,478
Future Police Cost	1,874,744	-		98,424	516,440	1,456,728
Gaming Proceeds	1,837,124	6,707,435	Gaming	96,449	8,495,160	145,848
Major Road Network Rehab	2,021,327	277,105	GVTA Funding	106,120	300,000	2,104,552
Sewer Future Capital	2,281	1,000,000	Sewer Revenues	120	1,000,000	2,401
Special Bond Reserve	6,550,224	-		343,887	-	6,894,111
Tax Rate Stabilization	2,532,639	-		132,964	-	2,665,603
Water Future Capital	230,077	1,000,000	Water Revenues	12,079	1,203,250	38,906
	15,052,671	9,129,540	-	790,265	11,654,850	13,317,626
DCC Accounts						
DCC Drainage	6,169,132	420,000	Developer Contributions	323,879	-	6,913,011
DCC Parks	4,271,775	1,620,000	Developer Contributions	224,268	293,740	5,822,303
DCC Roads	9,751,382	1,500,000	Developer Contributions	511,948	802,050	10,961,279
DCC Sewer	6,754,840	306,000	Developer Contributions	354,629	-	7,415,470
DCC Water	3,081,291	410,000	Developer Contributions	161,768	321,750	3,331,309
	30,028,420	4,256,000	-	1,576,492	1,417,540	34,443,372
Total all Reserves	55,732,465	15,789,160	-	2,920,490	24,785,730	49,656,384

RESERVE TRANSFERS

	2022 Actual	2023	2023 YTD	2024	2025	2026	2027	2028
Reserve Transfers								
Financial Services								
Banking Fees & Tax Prepayment Interest	55,293	180,650	195,996	245,400	245,400	245,400	245,400	245,400
	55,293	180,650	195,996	245,400	245,400	245,400	245,400	245,400
Debt Servicing								
Interest	184,154	1,014,000	252,000	1,014,000	1,014,000	1,014,000	1,014,000	1,014,000
Debt Repayment	-	935,180	418,248	935,180	935,180	935,180	935,180	935,180
	184,154	1,949,180	670,248	1,949,180	1,949,180	1,949,180	1,949,180	1,949,180
Transfer to Reserve Accounts								
Investment Income Reserve	696,219	600,000	-	600,000	600,000	600,000	600,000	600,000
Gaming Proceeds	8,070,079	7,500,000	6,137,901	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000
Tax Rate Stabalization	419,761	-	-	-	-	-	-	-
Future Policing Costs	462,716	-	-	-	-	-	-	-
Community Works Fund	138,864	133,880	-	133,880	133,880	133,880	133,880	133,880
Prosperity Fund	-	-	-	-	-	-	-	-
MRN Rehabilitation	384,298	392,930	-	400,600	400,600	400,600	400,600	400,600
	10,171,937	8,626,810	6,137,901	8,634,480	8,634,480	8,634,480	8,634,480	8,634,480
Transfer to Statutory Reserves								
Fire Department Equipment	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000
Capital Works	1,904,450	1,338,100	1,338,100	1,713,100	1,713,100	1,713,100	1,713,100	1,713,100
Machinery Replacement	270,176	492,530	(396,179)	492,530	492,530	492,530	492,530	492,530
Off Street Parking	10,935	11,520	8,100	11,520	11,520	11,520	11,520	11,520
Office Equipment Replacement	46,500	46,500	46,500	46,500	46,500	46,500	46,500	46,500
Parks and Recreation	177,500	177,500	177,500	177,500	177,500	177,500	177,500	177,500
	2,464,561	2,121,150	1,229,021	2,496,150	2,496,150	2,496,150	2,496,150	2,496,150
Transfer from Reserve Accounts								
Gaming Proceeds	653,368	792,565	-	792,565	792,565	792,565	792,565	792,565
Tax Rate Stabalization	-	-	-	-	-	-	-	-
Sewer Insurance Claim	-	-	-	-	-	-	-	-
Future Policing Costs	-	135,000	-	135,000	135,000	135,000	135,000	135,000
MRN Rehabilitation	-	-	-	-	-	-	-	-
	653,368	927,565	-	927,565	927,565	927,565	927,565	927,565
Transfer from Surplus								
Operating Surplus	-	-	-	-	-	-	-	-
Total Reserve Transfers	**$ 12,222,577**	**$11,950,225**	**$ 8,233,166**	**$12,397,645**	**$12,397,645**	**$12,397,645**	**$12,397,645**	**$12,397,645**

CITY OF LANGLEY **CAPITAL IMPROVEMENT PLAN - RESERVE FORECAST**

	Estimated Balance Dec 31, 2023	Reserve Additions Amount	Source	Interest Addition	Reserve Expenditures	Balance Dec 31, 2024
Statutory Reserves						
Capital Works Reserve	8,312,478	1,713,100	General Revenues	436,405	10,384,325	77,659
Prosperity Fund	124,554	-		-	-	124,554
Equipment Replace Fire Dept	178,539	155,000	General Revenues	9,373	300,000	42,912
Lane Development	300,433	-		15,773	-	316,206
Machinery Replacement	724,101	400,000	General Revenues	38,015	515,000	647,117
Off Street Parking	392,005	11,520	General Revenues	20,580	-	424,105
Office Equipment	6,090	46,500	General Revenues	320	45,000	7,910
Parks & Recreation	176,704	177,500	General Revenues	9,277	181,750	181,731
	10,214,905	2,503,620	-	529,743	11,426,075	1,822,193
Reserve Accounts						
Community Works Fund (Gas Tax)	17,922	153,496	Gas Tax	941	171,420	939
Future Police Cost	2,175,104	-		114,193	516,440	1,772,857
Gaming Proceeds	1,485,263	6,707,435	Gaming	77,976	8,265,160	5,515
Major Road Network Rehab	2,292,762	277,105	GVTA Funding	120,370	1,300,000	1,390,237
Sewer Future Capital	433,176	1,000,000	Sewer Revenues	22,742	1,400,000	55,917
Special Bond Reserve	6,781,516	-		356,030	-	7,137,546
Tax Rate Stabilization	3,562,854	-		187,050	-	3,749,904
Water Future Capital	778,906	1,000,000	Water Revenues	40,893	1,730,371	89,427
	17,527,503	9,138,036	-	920,194	13,383,391	14,202,342
DCC Accounts						
DCC Drainage	6,499,699	420,000	Developer Contributions	341,234	-	7,260,933
DCC Parks	4,516,824	1,620,000	Developer Contributions	237,133	293,740	6,080,217
DCC Roads	10,992,811	1,500,000	Developer Contributions	577,123	756,015	12,313,919
DCC Sewer	9,276,002	306,000	Developer Contributions	486,990	-	10,068,993
DCC Water	3,384,408	410,000	Developer Contributions	177,681	321,750	3,650,339
	34,669,744	4,256,000	-	1,820,162	1,371,505	39,374,401
Total all Reserves	62,412,152	15,897,656	-	3,270,099	26,180,971	55,398,936

CONSOLIDATED FINANCIAL PLAN SUMMARY

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Consolidated Revenues								
Property Value Taxes	$ 33,285,224	$ 37,724,095	$ 37,536,270	$ 41,744,555	$ 43,275,790	$ 44,797,670	$ 46,374,290	$ 48,011,860
Fees and Charges	14,719,854	14,952,120	14,664,838	16,647,250	17,878,110	19,361,000	21,228,820	23,263,910
Revenue Other Services	13,161,807	12,469,220	11,928,588	13,023,365	12,930,585	12,936,425	12,942,475	12,948,735
	61,166,885	65,145,435	64,129,696	71,415,170	74,084,485	77,095,095	80,545,585	84,224,505
ConsolidatedExpenditures								
General Government Services	5,510,888	6,317,515	5,812,588	6,887,080	7,104,870	7,338,560	7,579,370	7,830,690
Policing Service	14,475,054	15,564,740	8,802,724	17,445,290	18,039,600	18,654,720	19,291,330	19,950,240
Fire Rescue Service	5,437,892	6,578,040	5,533,016	7,377,140	7,598,710	7,828,410	8,066,010	8,313,010
Other Protective Services	779,915	934,945	721,083	986,835	1,029,450	1,064,080	1,099,950	1,137,060
Engineering and Operations	3,621,742	3,889,485	3,427,923	4,089,085	4,196,615	4,307,915	4,423,145	4,542,445
Development Services	1,535,655	1,603,450	1,639,842	1,921,300	1,968,040	2,016,390	2,066,420	2,118,200
Solid Waste	747,432	819,130	786,540	888,660	907,700	952,460	999,450	1,048,790
Recreation	4,701,984	5,021,310	4,316,564	5,359,230	5,505,210	5,694,870	5,892,440	6,098,160
Parks	2,367,073	2,610,605	2,288,998	2,857,205	2,923,895	2,992,865	3,064,305	3,138,175
Sewer & Drainage	3,137,562	3,577,570	3,238,202	4,311,580	4,826,960	5,498,630	6,436,940	7,450,220
Water	4,324,969	4,228,420	4,021,312	4,814,120	5,305,790	5,868,550	6,548,580	7,319,870
Interest	55,293	180,650	195,996	245,400	245,400	245,400	245,400	245,400
Amortization	6,377,562	6,400,000	-	6,400,000	6,500,000	6,600,000	6,700,000	6,800,000
	53,073,021	57,725,860	40,784,788	63,582,925	66,152,240	69,062,850	72,413,340	75,992,260
Excess of revenue over expenditures	**8,093,864**	**7,419,575**	**23,344,908**	**7,832,245**	**7,932,245**	**8,032,245**	**8,132,245**	**8,232,245**
Add:								
Transfer from Reserve Accounts	653,368	927,565	-	927,565	927,565	927,565	927,565	927,565
Transfer from Statutory Reserves	-	-	-	-	-	-	-	-
Transfer from General Surplus	-	-	-	-	-	-	-	-
Transfer from Equity	6,377,562	6,400,000	-	6,400,000	6,500,000	6,600,000	6,700,000	6,800,000
	7,030,930	7,327,565	-	7,327,565	7,427,565	7,527,565	7,627,565	7,727,565
Deduct:								
Debt Servicing	184,154	1,949,180	670,248	1,949,180	1,949,180	1,949,180	1,949,180	1,949,180
Transfer to Reserve Accounts	12,446,711	10,676,810	8,137,901	10,714,480	10,914,480	11,114,480	11,314,480	11,514,480
Transfer to Statutory Reserves	2,464,561	2,121,150	1,229,021	2,496,150	2,496,150	2,496,150	2,496,150	2,496,150
	15,095,426	14,747,140	10,037,170	15,159,810	15,359,810	15,559,810	15,759,810	15,959,810
Surplus (Deficit)	**$ 29,368**	**$ -**	**$ 13,307,738**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

CITY OF LANGLEY

2024 – 2028 FINANCIAL PLAN, BYLAW 2024, NO. 3266, AMENDMENT NO. 1

BYLAW NO. 3283

A Bylaw to amend the Financial Plan for 2024 - 2028.

The Council of the City of Langley, in open meeting assembled, enacts as follows:

1. **Title**

   This bylaw shall be cited as the "Financial Plan 2024 – 2028 Bylaw, 2024, No. 3266, Amendment No. 1, Bylaw No. 3283".

2. **Amendment**

   (1) Financial Plan 2024 – 2028 Bylaw, 2024, No. 3266 is hereby amended by adding a Schedule "A" attached to and forming part of this bylaw.

   (2) Financial Plan 2024 – 2028 Bylaw, 2024, No. 3266 is hereby amended by deleting Schedule "B" and substituting a new Schedule "B" attached to and forming part of this bylaw.

READ A FIRST, SECOND, and THIRD TIME this thirteenth day of May, 2024.

AN OPPORTUNITY FOR PUBLIC COMMENT PROVIDED this twenty-seventh day of May, 2024.

RESCIND THIRD reading this twenty-seventh day of May, 2024.

READ a THIRD time as amended, this twenty-seventh day of May, 2024.

FINALLY ADOPTED this third day of June, 2024.

_____
MAYOR

_____
CORPORATE OFFICER

I hereby certify this is a true copy of the original document Bylaw No. 3283.

Date: June 6, 2024

Paula Kusack, Deputy Corporate

I hereby certify this is a true copy of the original document Bylaw No. 3283.
Date: June 6, 2024

Paula Kusack, Deputy Corporate Officer

Schedule "A"

	2022 Actual	2023 Budget	2023 YTD	2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
Consolidated Revenues								
Property Value Taxes	$ 33,285,224	$ 37,724,095	$ 37,414,169	$ 41,744,555	$ 45,975,767	$ 50,197,624	$ 53,574,229	$ 56,111,791
Fees and Charges	14,719,854	14,952,120	15,289,033	16,647,250	17,878,110	19,361,000	21,228,820	23,263,910
Revenue Other Services	13,161,807	12,469,220	15,810,346	13,023,365	12,930,585	12,936,425	12,942,475	12,948,735
	61,166,885	65,145,435	68,513,548	71,415,170	76,784,462	82,495,049	87,745,524	92,324,436
ConsolidatedExpenditures								
General Government Services	5,510,888	6,317,515	6,177,990	6,887,080	7,104,870	7,338,560	7,579,370	7,830,690
Policing Service	14,475,054	15,564,740	15,748,489	17,445,290	18,039,600	18,654,720	19,291,330	19,950,240
Fire Rescue Service	5,437,892	6,578,040	5,915,785	7,377,140	7,598,710	7,828,410	8,066,010	8,313,010
Other Protective Services	779,915	934,945	807,468	986,835	1,029,450	1,064,080	1,099,950	1,137,060
Engineering and Operations	3,621,742	3,889,485	3,554,899	4,089,085	4,196,615	4,307,915	4,423,145	4,542,445
Development Services	1,535,655	1,603,450	1,745,328	1,921,300	1,968,040	2,016,390	2,066,420	2,118,200
Solid Waste	747,432	819,130	815,521	888,660	907,700	952,460	999,450	1,048,790
Recreation	4,701,984	5,021,310	4,747,118	5,359,230	5,505,210	5,694,870	5,892,440	6,098,160
Parks	2,367,073	2,610,605	2,527,617	2,857,205	2,923,895	2,992,865	3,064,305	3,138,175
Sewer & Drainage	3,137,562	3,577,570	3,296,413	4,311,580	4,826,960	5,498,630	6,436,940	7,450,220
Water	4,324,969	4,228,420	4,485,502	4,814,120	5,305,790	5,868,550	6,548,580	7,319,870
Interest	55,293	180,650	196,230	245,400	245,400	245,400	245,400	245,400
Amortization	6,377,562	6,400,000	6,916,100	6,400,000	6,500,000	6,600,000	6,700,000	6,800,000
	53,073,021	57,725,860	56,934,460	63,582,925	66,152,240	69,062,850	72,413,340	75,992,260
Excess of revenue over expenditure	**8,093,864**	**7,419,575**	**11,579,088**	**7,832,245**	**10,632,222**	**13,432,199**	**15,332,184**	**16,332,176**
Add:								
Transfer from Reserve Accounts	653,368	927,565	744,019	927,565	927,565	927,565	927,565	927,565
Transfer from Statutory Reserves	-	-	-	-	-	-	-	-
Transfer from General Surplus	-	-	-	-	-	-	-	-
Transfer from Equity	6,377,562	6,400,000	6,916,100	6,400,000	6,500,000	6,600,000	6,700,000	6,800,000
	7,030,930	7,327,565	7,660,119	7,327,565	7,427,565	7,527,565	7,627,565	7,727,565
Deduct:								
Debt Servicing	184,154	1,949,180	670,248	1,949,180	4,649,157	7,349,134	9,149,119	10,049,111
Transfer to Reserve Accounts	12,446,711	10,676,810	13,748,893	10,714,480	10,914,480	11,114,480	11,314,480	11,514,480
Transfer to Statutory Reserves	2,464,561	2,121,150	5,000,562	2,496,150	2,496,150	2,496,150	2,496,150	2,496,150
	15,095,426	14,747,140	19,419,703	15,159,810	18,059,787	20,959,764	22,959,749	24,059,741
Surplus (Deficit)	**$ 29,368**	**$ -**	**$ (180,496)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

I hereby certify this is a true copy of the original document Bylaw No. 3283.
Date: June 6, 2024

Paula Kusack, Deputy Corporate Officer

Schedule "B"

CAPITAL IMPROVEMENT PLAN - SUMMARY

Capital Projects	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
General Government	2,503,110	420,000	290,000	95,000	305,000	95,000	245,000	270,000	165,000	285,000
Protective Services	15,169,370	221,440	30,886,440	31,196,440	12,050,000	50,000	50,000	50,000	50,000	50,000
Engineering Operations	7,909,920	34,972,000	6,217,000	3,948,000	2,524,000	4,475,000	3,935,000	6,269,000	5,563,000	6,442,000
Parks	1,353,125	375,375	250,000	1,802,500	1,842,550	2,262,715	12,139,155	347,500	1,437,500	12,105,780
Recreation	661,750	50,000	50,000	50,000	50,000	30,000	50,000	30,000	50,000	30,000
Sewer & Drainage Utility	2,950,000	2,780,000	3,254,250	5,421,750	5,802,500	6,492,500	1,644,000	2,962,000	1,064,000	4,568,000
Water Utility	2,322,121	3,590,400	5,660,000	5,534,000	1,106,000	1,812,740	1,800,560	2,483,225	2,011,000	1,150,000
Total Projects	32,869,396	42,409,215	46,607,690	48,047,690	23,680,050	15,217,955	19,863,715	12,411,725	10,340,500	24,630,780
Available funding										
Capital Works Reserve	10,384,325	1,194,338	660,069	2,462,527	1,283,822	1,069,247	1,383,457	1,368,844	1,317,977	1,333,953
Casino Revenues	8,265,160	5,807,435	7,817,435	7,568,435	6,007,435	6,957,435	3,027,435	3,727,435	3,707,435	9,640,000
Community Amenity Funds	879,385	30,000	20,000	930,000	40,000	-	40,000	-	40,000	-
Community Works (Gas Tax)	171,420	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800	133,800
DCC's	1,371,505	2,677,167	3,114,800	4,386,901	3,878,333	4,315,514	12,553,115	4,638,694	2,716,484	10,796,029
Fire Department Equipment	300,000	-	-	-	-	-	-	-	-	-
Future Police Cost Reserve	181,440	181,440	181,440	181,440	35,000	35,000	35,000	35,000	35,000	35,000
Grants	5,774,370	-	2,302,000	10,000,000	-	-	-	-	-	-
Growing Community Fund	270,000	-	-	-	-	-	-	-	-	-
Machinery Replacement	515,000	180,000	180,000	180,000	205,000	430,000	230,000	530,000	230,000	230,000
Municipal Road Network Reserve	1,300,000	-	-	-	-	-	-	-	-	-
Office Equipment	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000
Parks & Recreation	181,750	230,573	156,935	197,971	172,264	181,059	183,713	175,702	158,504	181,818
Prosperity Fund	99,670	-	-	-	-	-	-	-	-	-
Sewer Future Capital	1,400,000	980,000	998,481	977,616	1,020,896	993,275	1,026,190	742,420	956,090	1,332,680
Special Bond Reserve	-	-	-	-	-	-	-	-	-	-
Water Future Capital	1,730,371	949,462	997,730	984,000	858,500	1,057,625	1,206,005	1,014,830	1,000,210	902,500
Total Funding	32,869,396	12,409,215	16,607,690	28,047,690	13,680,050	15,217,955	19,863,715	12,411,725	10,340,500	24,630,780
Project Specific Borrowing	-	30,000,000	30,000,000	20,000,000	10,000,000	-	-	-	-	-
Unfunded Projects	-	-	-	-	-	-	-	-	-	-
Debt Require to Fund Projects	-	30,000,000	30,000,000	20,000,000	10,000,000	-	-	-	-	-

Consolidated Financial Statements
of
CITY OF LANGLEY

Year ended December 31, 2023

CITY OF LANGLEY
Consolidated Financial Statements
Year ended December 31, 2023

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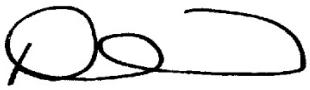
MANAGEMENT'S RESPONSIBILITY

The management of the City of Langley (the "City") is responsible for the preparation of the accompanying consolidated financial statements and the preparation and presentation of all information in the Financial Report. The consolidated financial statements have been prepared in accordance with Canadian public sector accounting standards and are considered by management to present fairly the financial position and operating results of the City. The City's accounting procedures and related systems of internal control are designed to provide reasonable assurance that its assets are safeguarded and its financial records are reliable.

City Council approves the consolidated financial statements and meets with management to determine that management has fulfilled its obligation in the preparation of the consolidated financial statements.

The City's independent auditor, BDO Canada LLP, has examined the consolidated financial statements and their report outlines the scope of their examination and their opinion on the consolidated financial statements of the City of Langley.



Darrin Leite, CPA, CA
Director of Corporate Services

Tel: 604 688 5421
Fax: 604 688 5132
vancouver@bdo.ca
www.bdo.ca

BDO Canada LLP
Unit 1100 – Royal Centre
1055 West Georgia Street
Vancouver BC V6E 3P3 Canada

Independent Auditor's Report

To the Mayor and Council of the City of Langley

Opinion

We have audited the consolidated financial statements of the City of Langley and its controlled entities (the "Entity"), which comprise the Consolidated Statement of Financial Position as at December 31, 2023 and the Consolidated Statements of Operations, Change in Net Financial Assets, and the Cash Flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies ("financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at December 31, 2023 and its results of operations, its changes in net financial assets, and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of this report. We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Unaudited Information

We have not audited, reviewed, or otherwise attempted to verify the accuracy or completeness of Schedule 5 of the City's consolidated financial statements.

Other Information

Management is responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in this auditor's report. We have nothing to report in this regard.

BDO Canada LLP, a Canadian limited liability partnership, is a member of BDO International Limited, a UK company limited by guarantee, and forms part of the international BDO network of independent member firms.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Entity to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

BDO Canada LLP

Chartered Professional Accountants
Vancouver, British Columbia

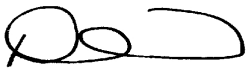
May 14, 2024

CITY OF LANGLEY

Consolidated Statement of Financial Position
at December 31, 2023 with comparative figures for 2022

	2023	2022
Financial Assets		
Cash & cash equivalents (Note 2)	$ 41,193,929	$ 41,385,985
Accounts receivable		
Taxes and utilities receivable	6,054,613	5,732,726
Receivables from other governments	3,366,145	5,991,926
Deferred development cost charges receivable	475,530	2,197,402
Other receivables	1,019,937	973,096
Portfolio investments (Note 2)	91,472,683	79,166,882
	143,582,837	135,448,017
Liabilities		
Prepaid property taxes	6,327,566	5,739,955
Employee future benefits (Note 3)	427,459	417,186
Asset retirement obligation (Note 4)	933,728	-
Accounts payable and accrued liabilities		
Payables to other governments	13,741,186	13,204,785
Refundable deposits	13,123,321	10,313,558
Other payables	6,071,308	4,953,898
Deferred revenue	6,067,163	5,013,186
Deferred development cost charges (Note 5)	37,040,252	33,390,529
Debt (Note 6)	7,081,752	7,500,000
	90,813,735	80,533,097
Net Financial Assets	52,769,102	54,914,920
Non-Financial Assets		
Prepaid expenses	198,103	210,320
Supplies inventory	335,331	303,612
Tangible capital assets (Schedule 4)	300,745,856	277,071,340
	301,279,290	277,585,272
Accumulated Surplus (Note 7)	$ 354,048,392	$ 332,500,192

See accompanying notes to consolidated financial statements.



Darrin Leite, CPA, CA
Director of Corporate Services

CITY OF LANGLEY

Consolidated Statement of Operations

Year ended December 31, 2023 with comparative figures for 2022

	2023 Financial Plan	2023	2022
	(Note 14)		
Revenues (Schedules 2 & 3)			
Property tax revenue (Note 9)	$ 38,344,745	$ 38,038,593	$ 33,866,252
User fees and other revenue	17,779,315	17,072,635	17,092,293
Gaming proceeds	7,500,000	7,990,632	8,070,079
Government transfers (Note 10)	5,149,665	10,155,913	3,584,648
Investment earnings	1,560,000	5,078,758	2,096,198
DCC revenue recognized (Note 5)	2,108,025	1,161,456	1,096,037
Gain (loss) on disposal of capital assets	-	13,247	(94,989)
Contributed tangible capital assets	-	1,439,277	870,342
	72,441,750	80,950,511	66,580,860
Expenses (Schedules 2 & 3)			
General government services	9,677,920	7,553,780	6,325,922
Police service	15,697,740	15,918,047	14,607,261
Fire service	6,938,040	6,286,793	5,795,066
Other protective services	934,945	807,467	779,914
Engineering operations	9,288,485	6,957,223	6,712,111
Water utility	6,826,420	5,197,381	5,119,111
Sewer and drainage utility	5,940,570	4,671,036	4,222,410
Development services	1,656,450	1,814,303	1,578,260
Solid waste	819,130	815,521	747,432
Recreation services	6,207,810	5,728,790	5,661,522
Parks	4,004,605	3,651,970	3,317,080
	67,992,115	59,402,311	54,866,089
Annual Surplus	4,449,635	21,548,200	11,714,771
Accumulated Surplus - beginning of year	332,500,192	332,500,192	320,785,421
Accumulated Surplus - end of year (Note 7)	$ 336,949,827	$ 354,048,392	$ 332,500,192

See accompanying notes to consolidated financial statements.

CITY OF LANGLEY

Consolidated Statement of Change in Net Financial Assets

Year ended December 31, 2023 with comparative figures for 2022

	2023 Financial Plan	2023	2022
	(Note 14)		
Annual Surplus	$ 4,449,635	$ 21,548,200	$ 11,714,771
Change in Capital Assets			
Acquisition of tangible capital assets	(37,645,740)	(29,186,808)	(10,420,600)
Contributed tangible capital assets	-	(1,439,277)	(870,342)
Amortization	6,400,000	6,916,100	6,377,562
Proceeds from sale of tangible capital assets	-	48,716	8,779
(Gain) loss on disposal of capital assets	-	(13,247)	94,989
	(31,245,740)	(23,674,516)	(4,809,612)
Change in Other Non Financial assets			
Decrease in prepaid expenses	-	12,217	17,427
Increase in supplies inventory	-	(31,719)	(66,182)
	-	(19,502)	(48,755)
Increase (Decrease) in Net Financial Assets	(26,796,105)	(2,145,818)	6,856,404
Net Financial Assets - beginning of year	54,914,920	54,914,920	48,058,516
Net Financial Assets - end of year	$ 28,118,815	$ 52,769,102	$ 54,914,920

See accompanying notes to consolidated financial statements.

CITY OF LANGLEY

Consolidated Statement of Cash Flows

Year ended December 31, 2023 with comparative figures for 2022

	2023	2022
Cash Provided By (Used For)		
Operating Transactions		
Annual surplus	$ 21,548,200	$ 11,714,771
Items not involving cash:		
DCC revenue recognized	(1,161,456)	(1,096,037)
Amortization	6,916,100	6,377,562
Contributed tangible capital assets	(1,439,277)	(870,342)
(Gain) loss on disposal of capital assets	(13,247)	94,989
Accrued investment interest earnings	(2,472,683)	(1,166,882)
Changes in non-cash working capital:		
Accounts receivable	3,978,925	(1,412,497)
Prepaid property taxes	587,611	27,133
Accounts payable and accrued liabilities	4,520,338	4,473,623
Deferred revenue	1,053,977	1,191,149
Prepaid expenses	12,217	17,427
Supplies inventory	(31,719)	(66,182)
	33,498,986	19,284,714
Capital Transactions		
Cash used to acquire tangible capital assets	(28,299,571)	(10,420,600)
Proceeds from sale of tangible capital assets	48,716	8,779
	(28,250,855)	(10,411,821)
Financing Transactions		
Proceeds from issuance of debt	-	7,500,000
Debt repayment	(418,248)	-
Receipt of deferred development cost charges and interest earned	4,811,179	4,450,875
	4,392,931	11,950,875
Investing Transactions		
Purchase of investments	(106,000,000)	(78,000,000)
Redemption of investments	96,166,882	59,347,288
	(9,833,118)	(18,652,712)
Increase (Decrease) in Cash and Cash Equivalents	(192,056)	2,171,056
Cash and Cash Equivalents - beginning of year	41,385,985	39,214,929
Cash and Cash Equivalents - end of year	$ 41,193,929	$ 41,385,985

Due to the implementation of PS 3280 (Note 4) the City also recorded an additional $887,237 as tangible capital additions and asset retirement obligations.

See accompanying notes to consolidated financial statements.

1. Significant accounting policies:

The City of Langley (the "City") is a municipality in the province of British Columbia and operates under the provisions of the Community Charter. The City provides municipal services such as policing, fire protection, public works, planning, parks, recreation and other general government services.

(A) Reporting Entity and Basis of Consolidation:

These financial statements have been prepared in accordance with Canadian public sector accounting standards using guidelines developed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. They consolidate the activities of all the funds of the City and the City's inactive wholly-owned subsidiary Langley City Development Corporation.

(B) Basis of Accounting:

The City follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

(C) Non Financial Assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year, and are not intended for sale in the ordinary course of operations.

(D) Tangible Capital Assets:

Tangible capital assets are recorded at cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation and installation costs, design and engineering fees, legal fees and site preparation costs. Interest costs associated with debt to acquire tangible capital assets are expensed and not capitalized. Amortization is recorded on a straight-line basis over the estimated life of the tangible capital asset, commencing once the asset is put into use. Assets under construction are not amortized. Contributed tangible capital assets are recorded at the estimated fair value at the time of contribution and are also recorded as revenue.

Estimated useful lives of tangible capital assets are as follows:

Land Improvements	5 to 30 years
Buildings	10 to 50 years
Vehicles	7 to 20 years
Furniture & Equipment	3 to 20 years
Transportation Infrastructure	10 to 100 years
Sewer & Drainage Infrastructure	10 to 80 years
Water Infrastructure	12 to 80 years

(E) Revenue Recognition:

Property tax revenue

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual levies for non-optional municipal services and general administrative services are recorded as property tax revenue in the year they are levied. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts. Levies imposed by other taxing authorities are not included as property tax revenue.

Through the British Columbia Assessment's appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are known and can be reasonably estimated.

User fees and other revenue

Charges for licences and permits, solid waste fees, and sewer and water usage are recorded as user fees and other revenue as services are utilized and revenue is earned.

(E) Revenue Recognition (Continued):

Gaming proceeds

Gaming proceeds, a specific type of government transfer, are recognized in the period in which they are earned.

Government transfers

Government transfers, which include legislative grants, are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

Collection of taxes on behalf of other taxing authorities

The City collects taxation revenue on behalf of other entities. Such levies, other revenues, expenses, assets and liabilities with respect to the operations of the entities are not reflected in these financial statements.

Investment earnings

Investment income is recorded on the accrual basis and recognized when earned.

Development cost charges (DCC)

Developers are required to pay funds to offset the cost of required infrastructure development. The amounts are recognized as a liability and accrue interest until spent on the required infrastructure. When qualifying expenditures are incurred, development cost charges are recognized as revenue.

Contributed tangible capital assets

Developers are required to provide subdivision infrastructure such as streets, lighting, sidewalks, and drainage etc. Upon completion, these assets are turned over to the City and recognized at the estimated fair market value.

(F) Use of Estimates/Measurement Uncertainty:

The preparation of financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenditures during the reporting period. Significant areas requiring use of management estimates relate to the determination of employee future benefit liabilities, provisions for litigation and claims, provisions for asset retirement obligation liabilities, collectability of accounts receivable and the useful lives of tangible capital assets. Actual results could differ from those estimates.

(G) Basis of Segmentation (Schedule 2 & 3):

Municipal services have been segmented by grouping services that have similar objectives (by function). Revenues that are directly related to the costs of the function have been attributed to each segment.

(H) Contaminated Sites:

Governments are required to accrue a liability for the costs to remediate a contaminated site. Liabilities are recognized when an environmental standard exists, contamination exceeds the standard, the government has responsibility for remediation, future economic benefits will be given up and a reasonable estimate can be made.

Management has assessed its potential liabilities, including sites that are no longer in productive use and sites for which the City accepts responsibility. There are no such sites that had contamination in excess of an environmental standard requiring remediation at this time. Therefore, no liability was recognized as at December 31, 2023 or December 31, 2022.

(I) Comparative Figures:

Certain comparative figures have been reclassified to conform with the presentation adopted in the current year. These changes did not have an impact on the annual surplus.

(J) Financial Instruments:

The City adopted Public Sector Accounting Standard 3450, Financial Instruments, effective January 1, 2023, on a prospective basis.

Cash and equity instruments quoted in an active market are measured at fair value. All of the City's financial instruments are recorded at cost or amortized cost.

If applicable, unrealized gains and losses from changes in the fair value of financial instruments are recognized in a Statement of Remeasurement Gains and Losses. Upon settlement, the cumulative gain or loss is reclassified from the statement of remeasurement gains and losses and recognized in the statement of operations. Interest and dividends attributable to financial instruments are reported in the Consolidated Statement of Operations.

When investment income and realized and unrealized gains and losses from changes in the fair value of financial instruments are externally restricted, the investment income and fair value changes are recognized as revenue in the period in which the resources are used for the purpose specified.

For financial instruments measured using amortized cost, the effective interest rate method is used to determine interest revenue or expense.

For portfolio measurements measured at cost, the cost method records the initial investment at cost and earnings from such investments are recognized only to the extent received or receivable. When an investment is written down to recognize an impairment loss, the new carrying value is deemed to be the new cost basis for subsequent accounting purposes.

All financial assets are tested annually for impairment. When financial assets are impaired, impairment losses are recorded in the Consolidated Statement of Operations.

Transaction costs are added to the carrying value for financial instruments measured using cost or amortized cost. Transaction costs are expensed for financial instruments measured at fair value.

(K) Asset Retirement Obligations:

The City adopted Public Sector Accounting Standard 3280, Asset Retirement Obligations, effective January 1, 2023, on a prospective basis. This new accounting standard addresses the reporting of legal obligations associated with the retirement of certain tangible capital assets such as asbestos removal in retired buildings which the City owns or will assume responsibility for.

A liability is recognized when, at the financial reporting date:

i) there is a legal obligation to incur retirement costs in relation to a tangible capital asset;
ii) the past transaction or event giving rise to the liability has occurred;
iii) it is expected that future economic benefits will be given up; and
iv) a reasonable estimate of the amount can be made.

The resulting costs have been capitalized into the carrying amount of the related tangible capital assets and are being amortized on the same basis as the related tangible capital asset. Assumptions used in the calculations are reviewed annually.

2. Cash, cash equivalents and portfolio investments:

	2023	2022
Cash and cash equivalents	$ 41,193,929	$ 41,385,985
Portfolio investments	91,472,683	79,166,882
	$ 132,666,612	$ 120,552,867
Amounts are held or restricted for the following purposes:		
Deferred development cost charges	$ 36,564,722	$ 31,193,127
Statutory reserves	20,021,802	15,785,133
Non-statutory reserves	37,525,401	35,692,402
Operating funds and working capital	38,554,687	37,882,205
	$ 132,666,612	$ 120,552,867

Cash and cash equivalents includes funds held in bank accounts at BMO Bank of Montreal earning interest of prime rate less 1.45% (2022 - prime rate less 1.45%).

Portfolio investments, which include term deposits, have effective interest rates between 2.93% and 6.55% (2022 - 1.65% and 5.80%) with varying maturity dates up to 12 months. Portfolio investments are recorded at amortized cost. The market value of the investments as at December 31, 2023 was $91,472,683 (2022 - $79,166,882). Investments are written down to net realizable value when there has been a decline other than a temporary one.

3. Employee future benefits:

The City provides employee future benefits in the form of non-vested sick leave to qualifying employees. These benefits are accrued as earned and paid when taken by employees.

Employee sick leave is credited annually at 18 days per full year of service. Unused days are banked to a maximum of 120 days. The City does not pay out the value of the cumulative sick plan bank at retirement or termination of employment; however, the City could experience usage of these banks in periods leading up to retirement, resulting in a non-vested liability.

An actuarial evaluation of these benefits was performed to determine the City's estimated liability and accrued benefit obligation as at December 31, 2023. The valuation resulted in an unamortized actuarial gain as of December 31, 2023 of $52,059 (2021 - loss of $63,314). Actuarial losses are amortized over the estimated average remaining service life of employees. The next valuation will be as at December 31, 2027.

The employee future benefit liability at December 31, 2023 is comprised as follows:

	2023	2022
Benefit liability - beginning of year	$ 417,186	$ 400,406
Current service cost	44,200	43,600
Interest cost	13,600	13,300
Benefits paid	(43,000)	(50,500)
Amortization of actuarial (gain) loss	(4,527)	10,380
Benefit liability - end of year	$ 427,459	$ 417,186
Accrued benefit obligation - end of year	$ 375,400	$ 480,500
Unamortized actuarial gain (loss)	52,059	(63,314)
Benefit liability - end of year	$ 427,459	$ 417,186

Actuarial assumptions used to determine the City's accrued benefit obligation are as follows:

	2023	2022
Discount rate	4.10%	2.70%
Expected future inflation rate	2.50%	2.50%
Merit and inflationary earnings increases	2.50-4.50%	2.58-4.63%
Estimated average remaining service life	12.5	10.1

4. Asset Retirement Obligations:

The City owns several buildings known to have asbestos, which represents a health risk upon demolition of the building, and there is a legal obligation to remove it. The buildings have remaining estimated useful lives of 25-50 years. Estimated costs have been discounted to the present value using a discount rate of 5.24% per annum. Estimated future remediation was projected using current costs and an inflation rate of 4.1%.

The transition and recognition of asset retirement obligations involved an increase to the buildings tangible capital assets and the establishment of the corresponding liability as noted below.

Changes to the asset retirement obligation in the year are as follows:

	2023
Balance - beginning of year	$ -
Recognition of Asset Retirement Obligation	887,237
Accretion expense	46,491
Balance - end of year	$ 933,728

5. Deferred development cost charges:

	2022	Contributions Received	Interest Earned	DCC Revenue Recognized	2023
Drainage	$ 5,913,185	$ 352,069	$ 298,281	$ (185,625)	$ 6,377,910
Public Open Spaces	4,534,232	161,345	224,592	(72,067)	4,848,102
Roads	10,660,731	1,246,716	558,502	(510,397)	11,955,552
Sewer	8,964,020	1,029,563	468,555	(393,367)	10,068,771
Water	3,318,361	300,651	170,905	-	3,789,917
	$33,390,529	$ 3,090,344	$ 1,720,835	$ (1,161,456)	$ 37,040,252

6. Debt:

The City obtains debt instruments through the Municipal Finance Authority (MFA), pursuant to security issuing bylaws under authority of the Community Charter, to finance certain capital expenditures. Debt is reported net of sinking fund balances and interest expense is reported net of sinking fund earnings. During the year, the City's outstanding debt balance was reduced by a combination of direct principal payments and sinking fund earnings totaling $418,248 (2022 - $0).

The gross amount of debt less sinking fund installments and actuarial adjustments is as follows:

Bylaw number/Purpose	Maturity Date	Interest Rate	Authorized	Cumulative Repayments	2023	2022
3145 - Property Acquisition	2037	3.36%	$ 7,500,000	$ 418,248	$ 7,081,752	$ 7,500,000
			$ 7,500,000	$ 418,248	$ 7,081,752	$ 7,500,000

Total interest on the debt for the year ended December 31, 2023 was $252,000 (2022 - $184,145)

6. Debt (continued):

As a condition of these borrowings, a portion of the debt proceeds is withheld by the MFA in a debt reserve fund. If at any time the City does not have the sufficient funds to meet payments due on its obligations, the payments shall be made from the debt reserve fund. Amounts withheld for this purpose are as follows:

Bylaw number/Purpose	Debt Reserve Fund
3145 - Property Acquisition	$ 75,000
	$ 75,000

These cash deposits are included as part of accounts receivable in the Statement of Financial Position.

The following debenture debt amounts plus projected sinking fund earnings are payable over the next five years and thereafter are as follows:

2024	$ 428,705
2025	439,422
2026	450,408
2027	461,668
2028	473,210
Thereafter	4,828,339
	$ 7,081,752

The City has the following authorized but unissued financing available as at December 31, 2023:

Loan authorization Bylaw 3234	$ 15,000,000

7. Accumulated surplus:

Accumulated surplus is distributed as follows:

	2023	2022
Operating surplus		
General	$ 1,445,380	$ 1,421,924
Sewer & Drainage	1,172,730	1,164,318
Water	1,152,703	1,365,075
	3,770,813	3,951,317
Equity in tangible capital assets (Note 8)		
General	230,131,914	216,792,154
Sewer & Drainage	36,359,126	35,613,091
Water	26,239,336	24,666,095
	292,730,376	277,071,340
Reserves (Schedule 1)		
Statutory reserves	20,021,802	15,785,133
Non-statutory reserves	37,525,401	35,692,402
	57,547,203	51,477,535
	$ 354,048,392	$ 332,500,192

8. Equity in tangible capital assets:

	2023	2022
Balance - beginning of year	$ 277,071,340	$ 272,261,728
Addition of tangible capital assets	30,626,085	11,290,942
Proceeds on disposal of tangible capital assets	(48,716)	(8,779)
Gain on disposal of tangible capital assets	13,247	(94,989)
Asset retirement obligation	(887,237)	-
Amortization expense	(6,916,100)	(6,377,562)
Accretion expense	(46,491)	-
Cash spent from debt	(7,500,000)	-
Repayment of debt	418,248	-
Balance - end of year	$ 292,730,376	$ 277,071,340
Net book value of tangible capital assets	$ 300,745,856	$ 277,071,340
Asset retirement obligation	$ (933,728)	$ -
Debt	$ (7,081,752)	$ -
Equity in tangible capital assets	$ 292,730,376	$ 277,071,340

9. Property tax revenue:

In addition to its own tax levies, the City is required to levy taxes on behalf of various other taxing authorities. These include the provincial government for local school taxes, and organizations providing regional services in which the Municipality has become a member. Total tax levies were comprised as follows:

	2023 Financial Plan	2023	2022
City property taxes	$ 37,724,095	$ 37,414,170	$ 33,285,224
Grants in lieu of taxes	620,650	624,423	581,028
	38,344,745	38,038,593	33,866,252
Levies for other organizations			
School taxes		21,230,228	18,462,997
TransLink		4,506,944	4,031,349
British Columbia Assessment Authority		656,356	579,284
Metro Vancouver		961,675	807,693
Downtown Langley Merchants Assoc.		610,041	553,621
Municipal Finance Authority		3,739	3,109
Total collections for others		27,968,983	24,438,053
		$ 66,007,576	$ 58,304,305

10. Government transfers:

	2023 Financial Plan	2023	2022
Federal Government			
Community works fund	$ 133,880	$ 145,375	$ 138,864
Infrastructure funding	254,955	161,948	783,971
	388,835	307,323	922,835
Provincial Government			
Hotel tax revenue	220,000	434,331	294,018
Growing communities fund	-	7,186,000	-
Traffic fine revenue sharing	475,000	473,000	453,396
Infrastructure funding	170,080	171,682	37,827
	865,080	8,265,013	785,241
Municipalities and Regional Authorities			
Police building capital adjustment	40,200	106,387	38,128
Langley Youth & Family Services	408,690	398,385	363,909
Emergency preparedness	43,105	27,805	33,414
Major road network	684,000	705,000	684,000
Infrastructure funding	2,719,755	346,000	757,121
	3,895,750	1,583,577	1,876,572
	$ 5,149,665	$ 10,155,913	$ 3,584,648

11. Expenditures and expenses by object (Schedules 2 & 3):

	2023			2022		
	Operations	Capital	**Total**	Operations	Capital	**Total**
Salaries & benefits	$17,947,803	$ 152,354	$ 18,100,157	$ 16,964,532	$ 198,236	$ 17,162,768
Goods and services	34,286,408	29,034,454	63,320,862	31,339,841	10,222,364	41,562,205
Debt servicing	252,000	-	252,000	184,154	-	184,154
Contributed tangible capital assets	-	1,439,277	1,439,277	-	870,342	870,342
Total expenditures	52,486,211	30,626,085	83,112,296	48,488,527	11,290,942	59,779,469
Amortization	6,916,100	-	6,916,100	6,377,562	-	6,377,562
Total expenditures & expenses	$59,402,311	$ 30,626,085	$ 90,028,396	$ 54,866,089	$ 11,290,942	$ 66,157,031

12. Municipal pension plan:

The employer and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2022, the plan has about 240,000 active members and approximately 124,000 retired members. Active members include approximately 43,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2021, indicated a $3,761 million funding surplus for basic pension benefits on a going concern basis.

The City of Langley paid $1,076,244 (2022 - $1,041,688) for employer contributions while employees contributed $930,573 (2022 - $905,735) to the plan in fiscal 2023.

The next valuation will be as at December 31, 2024, with results available in 2025.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

13. Contingent liabilities:

A number of legal claims have been initiated against the City in varying and unspecified amounts. As none of the claims are likely to be successful and/or can not be reasonably estimated, no provisions have been recorded in the financial statements.

14. Financial plan:

The financial plan reported on the Consolidated Statement of Operations represents the Financial Plan and Capital Improvement Plan bylaw adopted by City Council on March 6, 2023 and does not reflect any amendments approved after the original adoption.

The following reconciles the statutory financial plan and the financial plan surplus reported on the Consolidated Statement of Operations.

	Financial Plan
Surplus as per Financial Plan Bylaw No. 3233	$ -
Capital asset additions	37,645,740
Amortization expense	(6,400,000)
Debt repayment	935,180
Borrowing proceeds	(15,000,000)
Net use of reserves to balance financial plan	
Transfer to non-statutory reserves	10,676,810
Transfer to statutory reserves	2,121,150
Transfer from non-statutory reserves	(18,276,130)
Transfer from statutory reserves	(7,253,115)
	(12,731,285)
Financial Plan Surplus as per Consolidated Statement of Operations	$ 4,449,635

15. Contractual rights:

(A) Developer contributions:

The City has entered into a number of public works development agreements which require the developers to contribute various infrastructure assets to the City, including roads and underground utilities. The timing and extent of these future contributions vary depending on development activity and fair value of the assets received at time of contribution, which cannot be determined with certainty at this time.

(B) Gaming proceeds:

The City has a Host Financial Assistance Agreement with the Province of BC where the Province has agreed that 10% of the net gaming income from the Cascades Casino will be paid to the City of Langley, as financial assistance, for any purpose that would be of public benefit to the City. In 2023, the City recognized $7,990,632 (2022 - $8,070,079) in revenues from the Province.

16. Financial instrument risk management:

The City is exposed to credit risk, liquidity risk, and interest rate risk from its financial instruments. This note describes the City's objectives, policies, and processes for managing those risks and the methods used to measure them.

There have not been any changes from the prior year in the Municipality's exposure to above risks or the policies, procedures and methods it uses to manage and measure the risks.

(A) Credit risk:

Credit risk is the risk of financial loss to the City if a customer or counterparty to a financial instrument fails to meet the contractual obligations. Such risks arise principally from cash and portfolio investments, accounts receivable made up of property tax and utilities and other non-property tax related balances.

The City's operating bank accounts are held at the Bank of Montreal a highly rated schedule "1" bank. The City's portfolio investments, including term deposits and guaranteed income certificates, are held at multiple different financial institutions (FIs) to spread any risk arising from an FIs inability to return the original value of the investment and related interest proceeds. In addition, the investments are either insured by the Credit Union Deposit Insurance Corporation for 100% of their value, or are insured by the Canadian Deposit Insurance Corporation for up to $100,000 in value and restricted to highly rated schedule "1" banks or federal credit unions.

For property tax and utility balances, outstanding amounts are transferred to the property tax account associated with the invoiced real property at the end of each fiscal year and form all or part of the tax arrears for the property. The City is required by the Local Government Act to conduct an annual tax sale by offering for sale by public auction each parcel of real property on which taxes are delinquent. Registered charge holders have the full right to redeem the property. To redeem the property, the charge holder must remit the full upset price, plus interest on the purchase price at a rate set by the Province, within one year of the tax sale.

For other account receivable balances, the City maintains allowances for potential credit losses, with results to date within the City's expectations. In making estimates in respect of the allowance for doubtful accounts, current economic conditions, historical information, reasons for the accounts being past due, and operational nature of invoices are all considered in the determination.

(B) Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The City is exposed to interest rate risk through its long-term debt and the value of portfolio investments. The City manages interest rate risk on its long-term debt by holding all debt through MFA at a fixed rate, with refinancing typically being completed at the ten or fifteen year mark. Therefore, fluctuations in market interest rates would not impact short term future cash flows and operations relating to long-term debt. See Note 6 for interest rates and maturity dates for long term debt.

The City's investments are in fixed interest rate products including term deposits and guaranteed income certificates, risk is limited to reinvesting at lower rates at maturity due to the shorter terms of the investments.

(C) Liquidity risk:

Liquidity risk is the risk that the City will encounter difficulty in meeting obligations associated with financial liabilities. The City is exposed to liquidity risk through its accounts receivable, accounts payable, long-term debt, and investments.

The City manages liquidity risk by holding assets that can be readily converted into cash and by continually monitoring actual and forecasted cash flows from operations and anticipated investing and financing activities to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the City's reputation. If unforeseen events were to arise the City also maintains a credit facility with our primary banking institution to allow for short-term borrowing.

CITY OF LANGLEY

Schedule 1

Consolidated Schedule of Statutory and Non-statutory Reserves

Year ended December 31, 2023

Statutory Reserves	Balance at Dec. 31, 2022	Developer Contributions	Internal Transfer Additions	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2023
Capital Works	$ 12,219,435	$ -	$ 4,243,310	$ 596,710	$ (5,676,114)	$ (542,428)	$ (1,551,735)	$ 9,289,178
Equipment Replacement-Fire Dept.	794,067	-	55,000	27,812	-	(15,821)	(505,000)	356,058
Lane Development	286,577	-	-	13,857	-	-	-	300,434
Machinery Replacement	1,683,524	-	515,268	67,791	-	-	(482,124)	1,784,459
Off-Street Parking	362,563	-	11,700	17,741	-	-	-	392,004
Office Equipment Replacement	20,719	-	46,500	1,711	-	(8,000)	(53,743)	7,187
Parks and Recreation	376,663	-	177,500	21,170	-	(54,748)	(128,056)	392,529
P&R Future Projects	41,585	-	-	2,011	-	-	-	43,596
Growing Communities (Schedule 5)	-	-	7,186,000	270,357	-	-	-	7,456,357
Total	$ 15,785,133	$ -	$ 12,235,278	$1,019,160	$ (5,676,114)	$ (620,997)	$ (2,720,658)	$ 20,021,802

Non-statutory Reserves	Balance at Dec. 31, 2022	Developer Contributions	Internal Transfers Additions	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2023
Community Works	$ 283,210	$ -	$ 145,375	$ 13,713	$ -	$ -	$ -	$ 442,298
Future Policing Costs	3,755,796	-	-	181,604	(128,578)	(873)	-	3,807,949
Gaming Proceeds	17,095,301	-	7,990,632	800,551	-	(1,726,734)	(8,283,196)	15,876,554
Major Road Network Rehab	2,113,091	-	520,208	102,242	-	-	(10,007)	2,725,534
Prosperity Fund	604,088	-	-	20,466	-	(500,000)	-	124,554
Sewer Future Capital	1,502,286	-	1,350,000	93,812	-	(489,043)	(162,054)	2,295,001
Sewer Insurance Claims	35,244	-	-	1,704	-	-	-	36,948
Special Bonds	6,476,418	193,940	-	320,146	-	-	(46,039)	6,944,465
Tax Stabilization	2,441,097	-	1,003,722	118,035	-	-	-	3,562,854
Water Future Capital	1,385,871	-	1,000,000	86,683	-	(246,738)	(516,572)	1,709,244
Total	$ 35,692,402	$ 193,940	$ 12,009,937	$1,738,956	$ (128,578)	$ (2,963,388)	$ (9,017,868)	$ 37,525,401

CITY OF LANGLEY

Schedule 2

Consolidated Report of Segmented Revenues and Expenses

Year ended December 31, 2023

	General government	Police service	Fire service	Other protective services	Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	2023	2023 Financial Plan (Note 14)
Revenue													
Property tax revenue	$ 38,038,593	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 38,038,593	$ 38,344,745
User fees and other revenue	1,267,763	1,530	35,815	68,770	794,094	6,194,383	5,408,575	2,291,749	816,679	24,070	169,207	17,072,635	17,779,315
Gaming proceeds	7,990,632	-	-	-	-	-	-	-	-	-	-	7,990,632	7,500,000
Government transfers	7,394,573	579,387	-	426,190	1,051,000	-	-	434,331	-	270,432	-	10,155,913	5,149,665
Investment earnings	4,896,559	-	-	-	-	86,683	95,516	-	-	-	-	5,078,758	1,560,000
DCC revenue recognized	-	-	-	-	510,397	-	578,992	-	-	-	72,067	1,161,456	2,108,025
Gain (loss) on disposal of capital assets	-	-	-	-	-	(6,931)	(23,304)	4,481	-	-	39,001	13,247	-
Contributed tangible capital assets	-	-	-	-	624,136	185,040	630,101	-	-	-	-	1,439,277	-
Total Revenue	59,588,120	580,917	35,815	494,960	2,979,627	6,459,175	6,689,880	2,730,561	816,679	294,502	280,275	80,950,511	72,441,750
Expenses													
Operating													
Salaries & benefits	4,195,862	10,766	5,003,365	146,274	2,182,355	566,521	487,774	1,177,242	19,707	2,697,271	1,460,666	17,947,803	19,902,175
Goods and services	2,585,790	15,754,948	962,879	661,193	1,813,206	4,165,722	3,531,544	605,996	795,814	2,148,927	1,260,389	34,286,408	40,675,940
Debt servicing	252,000	-	-	-	-	-	-	-	-	-	-	252,000	1,014,000
	7,033,652	15,765,714	5,966,244	807,467	3,995,561	4,732,243	4,019,318	1,783,238	815,521	4,846,198	2,721,055	52,486,211	61,592,115
Amortization	520,128	152,333	320,549	-	2,961,662	465,138	651,718	31,065	-	882,592	930,915	6,916,100	6,400,000
Total Expenses	7,553,780	15,918,047	6,286,793	807,467	6,957,223	5,197,381	4,671,036	1,814,303	815,521	5,728,790	3,651,970	59,402,311	67,992,115
Annual Surplus (Deficit)	$ 52,034,340	$ (15,337,130)	$ (6,250,978)	$ (312,507)	$ (3,977,596)	$ 1,261,794	$ 2,018,844	$ 916,258	$ 1,158	$ (5,434,288)	$ (3,371,695)	$ 21,548,200	$ 4,449,635

CITY OF LANGLEY

Schedule 3

Consolidated Report of Segmented Revenues and Expenses

Year ended December 31, 2022

	General government	Police service	Fire service	Other protective services	Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	2022	2022 Financial Plan
Revenue													
Property tax revenue	$33,866,252	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$33,866,252	$33,943,035
User fees and other revenue	1,872,987	1,325	5,425	49,755	589,042	6,121,507	5,120,416	2,021,568	772,112	42,938	495,218	17,092,293	15,553,135
Gaming proceeds	8,070,079	-	-	-	-	-	-	-	-	-	-	8,070,079	7,000,000
Government transfers	138,864	491,524	-	397,323	1,406,121	-	33,971	294,018	-	37,827	785,000	3,584,648	1,910,385
Investment earnings	2,026,424	-	-	-	-	36,880	32,894	-	-	-	-	2,096,198	625,750
DCC revenue recognized	-	-	-	-	522,728	-	352,930	-	-	-	220,379	1,096,037	2,867,285
Gain (loss) on disposal of capital assets	-	-	6,179	-	-	(51,332)	(49,836)	-	-	-	-	(94,989)	-
Contributed tangible capital assets	-	-	-	-	680,242	20,000	170,100	-	-	-	-	870,342	-
Total Revenue	45,974,606	492,849	11,604	447,078	3,198,133	6,127,055	5,660,475	2,315,586	772,112	80,765	1,500,597	66,580,860	61,899,590
Expenses													
Operating													
Salaries & benefits	3,722,572	9,390	4,698,525	141,892	2,186,401	578,675	502,088	1,152,843	21,645	2,582,946	1,367,555	16,964,532	17,502,510
Goods and services	1,975,952	14,465,664	762,980	638,022	1,796,163	4,103,793	3,109,296	397,437	725,787	2,216,263	1,148,484	31,339,841	35,187,235
Debt servicing	184,154	-	-	-	-	-	-	-	-	-	-	184,154	178,500
	5,882,678	14,475,054	5,461,505	779,914	3,982,564	4,682,468	3,611,384	1,550,280	747,432	4,799,209	2,516,039	48,488,527	52,868,245
Amortization	443,244	132,207	333,561	-	2,729,547	436,643	611,026	27,980	-	862,313	801,041	6,377,562	6,000,000
Total Expenses	6,325,922	14,607,261	5,795,066	779,914	6,712,111	5,119,111	4,222,410	1,578,260	747,432	5,661,522	3,317,080	54,866,089	58,868,245
Annual Surplus (Deficit)	$39,648,684	$(14,114,412)	$ (5,783,462)	$ (332,836)	$ (3,513,978)	$ 1,007,944	$ 1,438,065	$ 737,326	$ 24,680	$ (5,580,757)	$ (1,816,483)	$11,714,771	$ 3,031,345

CITY OF LANGLEY

Schedule 4

Schedule of Tangible Capital Assets

Year ended December 31, 2023 with comparative figures for 2022

2023	Land	Land Improvements	Buildings	Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
Historical cost[1]									
Opening cost	$ 73,264,290	$ 18,500,255	$ 43,760,030	$ 9,268,008	$ 10,104,663	$ 154,206,297	$ 55,406,733	$ 36,448,417	$ 400,958,693
Additions	21,143,649	576,921	1,202,667	1,628,610	603,294	2,045,441	1,419,991	2,005,512	30,626,085
Disposals	-	-	-	(123,849)	-	(2,417)	(42,774)	(26,512)	(195,552)
	94,407,939	19,077,176	44,962,697	10,772,769	10,707,957	156,249,321	56,783,950	38,427,417	431,389,226
Accumulated amortization									
Opening balance	-	6,662,645	22,559,260	5,576,608	6,786,041	50,726,835	19,793,642	11,782,322	123,887,353
Amortization expense	-	712,604	1,509,532	480,850	496,244	2,640,878	650,652	425,340	6,916,100
Disposals	-			(118,615)		(2,417)	(19,470)	(19,581)	(160,083)
	-	7,375,249	24,068,792	5,938,843	7,282,285	53,365,296	20,424,824	12,188,081	130,643,370
Net book value	$ 94,407,939	$ 11,701,927	$ 20,893,905	$ 4,833,926	$ 3,425,672	$ 102,884,025	$ 36,359,126	$ 26,239,336	$ 300,745,856

2022	Land	Land Improvements	Buildings	Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
Historical cost[1]									
Opening cost	$ 71,911,405	$ 16,227,374	$ 43,489,013	$ 8,984,801	$ 9,548,262	$ 150,056,933	$ 53,795,212	$ 35,955,733	$ 389,968,733
Additions	1,352,885	2,272,881	271,017	309,921	556,401	4,157,846	1,772,841	597,150	11,290,942
Disposals	-	-	-	(26,714)	-	(8,482)	(161,320)	(104,466)	(300,982)
	73,264,290	18,500,255	43,760,030	9,268,008	10,104,663	154,206,297	55,406,733	36,448,417	400,958,693
Accumulated amortization									
Opening balance	-	6,039,621	21,110,466	5,109,502	6,406,832	48,339,473	19,295,167	11,405,944	117,707,005
Amortization expense	-	623,024	1,448,794	491,220	379,209	2,395,844	609,959	429,512	6,377,562
Disposals	-	-	-	(24,114)	-	(8,482)	(111,484)	(53,134)	(197,214)
	-	6,662,645	22,559,260	5,576,608	6,786,041	50,726,835	19,793,642	11,782,322	123,887,353
Net book value	$ 73,264,290	$ 11,837,610	$ 21,200,770	$ 3,691,400	$ 3,318,622	$ 103,479,462	$ 35,613,091	$ 24,666,095	$ 277,071,340

[1]Included in historical cost are assets under construction with a total cost of $33,763,794 (2022 - $42,867,610). No amortization has been recorded on these assets as they are in progress and not complete at year-end.

CITY OF LANGLEY

Schedule 5

Reserve Fund - Growing Communities - (Unaudited)

Year ended December 31, 2023

Growing Communities Fund (GCF)	2023	2022
Balance, beginning of year	$ -	$ -
GCF received March 2023	7,186,000	-
Interest	270,357	-
Eligible expenditures	-	-
Balance, end of year	$ 7,456,357	$ -

The Province of British Columbia distributed conditional Growing Community Fund (GCF) grants to communities at the end of March 2023 to help local governments build community infrastructure and amenities to meet the demands of population growth. The GCF provided a one-time total of $1 billion in grants to all 161 municipalities and 27 regional districts in British Columbia.

The City of Langley received $7,186,000 of GCF funding in March 2023.

To: MVRD Board of Directors

From: Jacque Killawee, Division Manager, Board Secretariat, Deputy Corporate Officer

Date: July 15, 2024 Meeting Date: July 26, 2024

Subject: **Results of Alternative Approval Process for Metro Vancouver Regional District Loan Authorization Bylaw No. 1381, 2024**

RECOMMENDATION

That the MVRD Board adopt *Metro Vancouver Regional District Loan Authorization Bylaw No. 1381, 2024*.

EXECUTIVE SUMMARY

Staff conducted an alternate approval process to determine if the electors approve of *Metro Vancouver Regional District Loan Authorization Bylaw No. 1381, 2024* (Bylaw No. 1381, 2024). This report documents the approval of Bylaw No. 1381, 2024 by electors through the formal certification of Bylaw No. 1381,2024 and seeks the adoption of *Metro Vancouver Regional District Loan Authorization Bylaw No. 1381, 2024*.

PURPOSE

To report the results of the alternative approval process for *Metro Vancouver Regional District Loan Authorization Bylaw No. 1381, 2024* (Bylaw No. 1381. 2024) and to seek adoption of Bylaw No. 1381, 2024.

BACKGROUND

At the MVRD Board meeting of March 13, 2024, the Board passed the following resolution:

That the MVRD:

a) approve that MVRD enter into an agreement with MVHC authorizing borrowing on behalf of MVHC from MFA in order to provide funding for MVHC's capital programs;

b) give first, second and third readings to the "Metro Vancouver Regional District Loan Authorization Bylaw No. 1381, 2024 (the "Bylaw") and forward to the Inspector of Municipalities for approval;

c) upon approval from the Inspector of Municipalities, direct the Corporate Officer to undertake an alternative approval process to obtain participating area approval for the Bylaw pursuant to section 407(3)(b) of the Local Government Act;

d) establish the deadline for receiving elector responses as 4:00pm, June 13, 2024;

e) establish that the electoral response shall be in the form set out in Attachment 3;

f) determine that a fair determination of the total number of electors in the area to which the approval process applies is 1,709,078; and

g) provide that the participating area approval be obtained for the entire service area under the Bylaw pursuant to section 407(3)(b) of the Local Government Act.

Further to this resolution, the MVRD Board passed the following resolution at its meeting of May 31, 2024:

That the MVRD Board:

a) re-establish the deadline for receiving elector responses for the alternate approval process for MVRD Loan Authorization Bylaw No. 1381, 2024 as 4:30pm, July 12, 2024; and

b) establish that the electoral response form for the alternate approval process for MVRD Loan Authorization Bylaw No. 1381, 2024 is to be in the form set out in Attachment 2 of the report dated May 7, 2024, titled "Alternative Approval Process for MVRD Loan Authorization Bylaw No. 1381, 2024".

The alternate approval process for Bylaw No. 1381, 2024 has been completed. Notice of the alternative approval process was advertised in the Vancouver Sun on June 4 and June 11, at the MVRD public posting location, and on the MVRD website, in compliance with *Procedure Bylaw No. 1368, 2024* and the *Local Government Act*.

CERTIFICATION OF THE ALTERNATE APPROVAL PROCESS

In accordance with Section 86(8) of the *Community Charter*, "*the corporate officer must determine and certify, on the basis of the elector response forms received before that deadline, whether elector approval in accordance with this section has been obtained*". Elector approval is obtained if the number of elector responses received is less than ten percent of the number of electors of the area to which the approval process applied.

For the alternate approval process for Bylaw No. 1381, 2024, the participating area was the entire geographic region of Metro Vancouver Regional District. A fair determination of the number of eligible electors was 1,709,078. Ten percent of eligible electors is 170,908. The number of elector responses before the deadline was 3, which equates to 0%. As this is less than ten percent of the number of electors in the area to which the approval process applies, approval of the electors through the alternative approval process for Bylaw No. 1381,2024 has been obtained. The formal certification that elector approval has been obtained in found in Attachment 1. The Board may now proceed with the adoption of Bylaw No. 1381, 2024 as presented in Attachment 2.

ALTERNATIVES

1) That the MVRD Board adopt *Metro Vancouver Regional District Loan Authorization Bylaw No. 1381, 2024*.
2) That the MVRD Board receive for information the report dated July 15, 2024, titled "Results of Alternative Approval Process for Metro Vancouver Regional District Loan Authorization Bylaw No. 1381, 2024".

FINANCIAL IMPLICATIONS

Under alternative 1, which is recommended, the MVRD will be provided with the necessary authority to provide financing to MVHC for rehabilitation work to ensure necessary repairs are performed and the investment in the properties is maintained. Should this authority not be granted as under alternative 2, the ability to make necessary repairs in a timely manner would be constrained, which may have a negative financial impact.

CONCLUSION

Staff have conducted the alternative approval process for Bylaw No. 1381, 2024 and determined that approval of the electors has been obtained. Bylaw No. 1381, 2024 is presented for adoption. Staff recommend alternative 1.

ATTACHMENTS

1. Certification that elector approval has been obtained - *Metro Vancouver Regional District Loan Authorization Bylaw No. 1381, 2024*.
2. *Metro Vancouver Regional District Loan Authorization Bylaw No. 1381, 2024*.

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Certification of Results for the Alternate Approval Process for
Metro Vancouver Regional District Loan Authorization Bylaw No. 1381, 2024

I, the undersigned Corporate Officer, as the person assigned responsibility for corporate administration under section 236 of the *Local Government Act*, certify the results of the alternative approval process that was conducted to obtain the approval of the electors for *Metro Vancouver Regional District Loan Authorization Bylaw No. 1381, 2024*, dated July 15, 2024, as follows:

1,709,078	Estimated number of eligible electors
170,908	10% of the estimated number of eligible electors
3	Number of Electors response forms submitted by the deadline
0	Number of electors response forms rejected
3	Number of electors response forms accepted
0%	Percentage of estimated electors who validly submitted elector response forms

And in accordance with Section 86 of the *Community Charter*, the approval of the electors was obtained.

Dated this 15th day of July, 2024

Dorothy Shermer
Corporate Officer

METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1381, 2024
A bylaw to authorize the borrowing of up to seventy million dollars ($70,000,000) for the purpose of lending to the Metro Vancouver Housing Corporation

WHEREAS:

A. Pursuant to the powers granted under 179 (1) of the *Community Charter of British Columbia* (the "Act"), Metro Vancouver Regional District ("MVRD"), through an adopted loan authorization bylaw, may lend to any person or public authority, under agreement, for the purpose of providing financing to the public authority, subject to certain conditions;

B. Pursuant to the Act, a public authority includes a corporation that is created or owned by a regional district;

C. The MVRD is authorized by Supplementary Letters Patent issued on January 18, 1971 to provide the function of Division IV – Public Housing and under Supplementary Letters Patent issued on April 30, 1974, and to cause to be incorporated one or more corporations for this purpose and to invest in, expend on and lend to one or more such corporations such moneys as it deemed necessary;

D. The MVRD caused to be incorporated the Metro Vancouver Housing Corporation ("MVHC") for the purpose of providing public housing;

E. The MVRD wishes to borrow a sum of not exceeding seventy million dollars ($70,000,000) for the purpose of lending such monies under an agreement to the MVHC for the purpose of funding capital projects;

F. The maximum term for which a debenture may be issued to secure the debt created by this bylaw is for a term not to exceed number of 30 years; and

G. Participating area approval is required under section 407(3)(b) of the *Local Government Act* and has been obtained by way of alternative approval process.

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

1. **Citation**
The official citation of this bylaw is "Metro Vancouver Regional District Loan Authorization Bylaw No. 1381, 2024".

2. The MVRD is authorized to borrow, from time to time and as required, a sum up to but not exceeding at any one time the aggregate principal amount of seventy million dollars ($70,000,000) in lawful money of Canada, for the purpose of lending such monies to the MVHC for capital projects, upon such terms and conditions specified under agreement dated March 22, 2024.

3. The maximum term for which debentures may be issued to secure the debt created by this bylaw is 30 years.

Read a first, second and third time this 22 day of March, 2024.

Approved by the Inspector of Municipalities this 26 day of April, 2024.

Approved by the Electors this 12 day of July, 2024.

Adopted this _____ day of _____, _____.

Mike Hurley, Chair

Dorothy Shermer, Corporate Officer

BRITISH COLUMBIA

Statutory Approval

Under the provisions of section 403

of the *Local Government Act* ***and***

of section 179 ***of the*** *Community Charter*

I hereby approve Bylaw No. 1381

of the Metro Vancouver Regional District ***,***

a copy of which is attached hereto.

Dated this ***Twenty sixth*** ***day***

of **April** ***, 2024***

M. Daar

Deputy Inspector of Municipalities

COMMITTEE INFORMATION ITEMS AND DELEGATION SUMMARIES

Metro Vancouver Regional District
Board Meeting Date – Friday, July 26, 2024

This information item, listing recent information received by committee, is provided for the MVRD Board's information. Please access a complete PDF package here.

Regional Planning Committee – July 4, 2024

Delegations:

C1 Keith Broersma, Senior Planner, City of Surrey
Metro 2050 Type 3 Proposed Amendment – City of Surrey (7880 128 St) & Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)
Executive Summary provided

C2 Joe Carreira, VP Development, Conwest
Manager's Report
No Executive Summary provided

Regional Parks Committee – July 17, 2024

Delegation Summaries:

No delegations presented

Information Items:

E3 Draft 2025 - 2029 Regional Parks Capital Plan
E4 Natural Resource Management Restoration Program Update