

Township of Langley

Est. 1873

ANNUAL REPORT | 2019

For Fiscal Year Ending December 31 • Published July 2020

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See separate 2019 financial report booklet for audited financial statements.



MAYOR'S MESSAGE

As we enter a new decade and look back on 2019, it is clear that the Township of Langley is a thriving municipality that has truly come into its own.

Once seen as a bedroom community - a place in the country where people lived while commuting to the big city for work - there is nothing sleepy about the Township of Langley these days. While we still greatly value our country character, the importance of agriculture, our farms, and food producers, and the lifestyle that comes from being surrounded by fields, forests, and greenspaces, the Township has become a bustling region on its own.

Our community has experienced a transformation, and the result is a place with a lifestyle that is second to none, with housing options for people from all walks of life and plenty of opportunities for employment.

At the end of 2019, Langley Township was named number three in BCBusiness Magazine's Best Cities for Work in BC, the highest-ranking of all the municipalities in the Lower Mainland. It is easy to see why. With a diverse economic base, central location, direct access to US and international markets, and an educated and skilled workforce, this is an environment where businesses thrive.

To ensure these opportunities continue to flourish, and that the best possible services are provided to those seeking to build homes and businesses in the Township, a Mayor's Standing Committee on Development Management Process Review was established. The Committee was tasked with identifying opportunities for addressing challenges and developing an informed list of ideas about how to improve the efficiency and effectiveness of the process.

Our community is also an exceptional place to live, full of places to play, learn, shop, stroll, and explore, including fantastic facilities like the Langley Events Centre and the Aldergrove Credit Union Community Centre. In Langley Township, you can visit a winery or brewery, take in a world-class horse show or hockey game, go to a farm-to-table business for fresh produce, and walk along the waterfront, all in one day.

What truly makes our Township special is its people, those who live and work here, who are engaged and active, and make a difference. We are lucky to enjoy valuable partnerships with local First Nations and other levels of government, whose contributions are helping to improve Highway 1, create affordable housing for seniors, and build a new Museum Heritage Centre in Fort Langley.

There is a lot to be proud of in the Township of Langley, as evidenced by the many accomplishments, initiatives, and projects featured in the 2019 Annual Report. An opportunity to showcase our municipality's progress, this Report also outlines our plans and goals for the future, and I am pleased to present it on behalf of Township of Langley Council.

To learn more about the Township of Langley, visit us online at **tol.ca** or follow us on Facebook, Twitter, and Instagram.



Jack Froese, Mayor



2018-2022 COUNCIL

FRONT ROW – LEFT TO RIGHT:

Councillor Kim Richter
Councillor Margaret Kunst
Mayor Jack Froese
Councillor David Davis
Councillor Petrina Arnason

BACK ROW – LEFT TO RIGHT:

Councillor Blair Whitmarsh
Councillor Steve Ferguson
Councillor Eric Woodward
Councillor Bob Long

2019 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 Committees

- Mayor's Standing Committee on Development Management Process Review

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)
- CP Community Advisory Panel
- 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 Refugee and Immigrant Advisory Committee
- Langley Supportive Housing Project Community Advisory Committee
- Langley Sustainable Agriculture Foundation
- Metro Vancouver – Aboriginal Relations Committee
- Metro Vancouver – Climate Action
- Metro Vancouver – Finance and Intergovernment
- 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
- Salvation Army Gateway of Hope Community Council
- Tourism Langley Board of Directors



ADMINISTRATOR'S MESSAGE

Each year, the Township of Langley produces an Annual Report to highlight our successes and achievements, present our plans for the future, and provide a statistical and financial overview of our operations. As Chief Administrative Officer, it is my pleasure to introduce the 2019 Annual Report.

With our population nearing 135,000, and 7,000 businesses operating in more than 550 diverse industries in our community, managing a municipality of this size and scope has both its challenges and great rewards.

Providing the day-to-day necessities our residents depend on while fulfilling our commitment to the future through the guidelines provided in our Sustainability Charter takes dedication and vision. These are provided through a course of action set by Township Council and carried out by Township employees, who strive to adapt to our growing community's needs while remaining fiscally and environmentally responsible.

In 2019, the Township of Langley continued to provide quality services, programs, and infrastructure to ensure travel is efficient, excellent job opportunities exist, and our community is safe and protected.

To that end, the Township of Langley's Fire Department proudly became the first agency to earn international accreditation in the province of British Columbia. With a focus on self-improvement, accreditation will enhance the Fire Department's decision-making processes and raise its level of performance and professionalism when it comes to services provided, cost-effectiveness, resource deployment, and public reporting.

Another success story was found in the Aldergrove Credit Union Community Centre (ACUCC). Featuring the Otter Co-op Outdoor Experience, an ice arena, and fitness facilities, the centre was created to provide unique recreation experiences to the people of Aldergrove and throughout the region, while taking a meaningful step towards the revitalization of Aldergrove's Downtown Core.

In 2019, the BC Economic Development Association presented the Stan Rogers Memorial Award to the Township of Langley for the ACUCC. The award recognizes a private or public project that is making the most significant economic impact in a community, and we were thrilled to see this facility recognized provincially.

Additional accomplishments, along with snapshots of the strategies and goals that will keep us thriving in the years to come, are featured here in the 2019 Annual Report. Whether you are a long-time resident or new to the community, I hope you find this information useful.

Please visit **tol.ca**, **invest.tol.ca**, or follow us on Facebook, Twitter, and Instagram.



Mark Bakken, Administrator

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 to those who live, work, and play here.

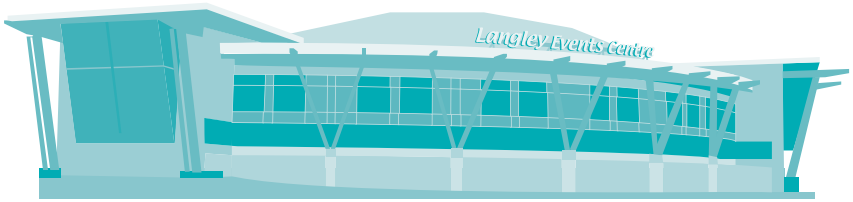
POPULATION
134,600

KILOMETRES OF WATER MAINS 548

971 KILOMETRES OF ROADWAYS

40.2
AVERAGE AGE

CONSTRUCTION VALUE IN BUILDING PERMITS
$867 MILLION



13 RECREATION **CENTRES** AND **CULTURE FACILITIES**

45 BRIDGES

34,000
SPORT FIELD USERS

COMMUNITY AND CAPITAL IMPROVEMENT GRANTS
$275,050

PARKS
84

83
SPORT FIELDS

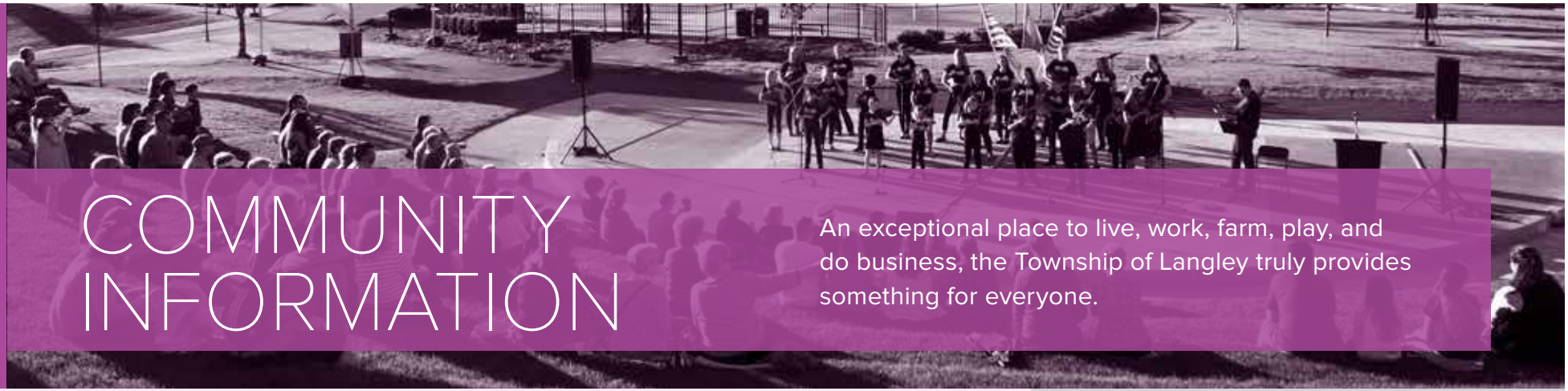
76
PLAYGROUNDS

7 FIRE HALLS

PERMISSIVE TAX EXEMPTIONS
$1,402,203

6,522
ACTIVE BUSINESS LICENCES

2,792
HOUSING STARTS



COMMUNITY INFORMATION

An exceptional place to live, work, farm, play, and do business, the Township of Langley truly provides something for everyone.

Regional Overview

The Township of Langley is the fastest growing municipality in Metro Vancouver, and it is easy to see why. With a unique mix of rural and urban lifestyles and landscapes, our community takes great pride in our past and honours our heritage as we create a thriving, sustainable future for generations to come.

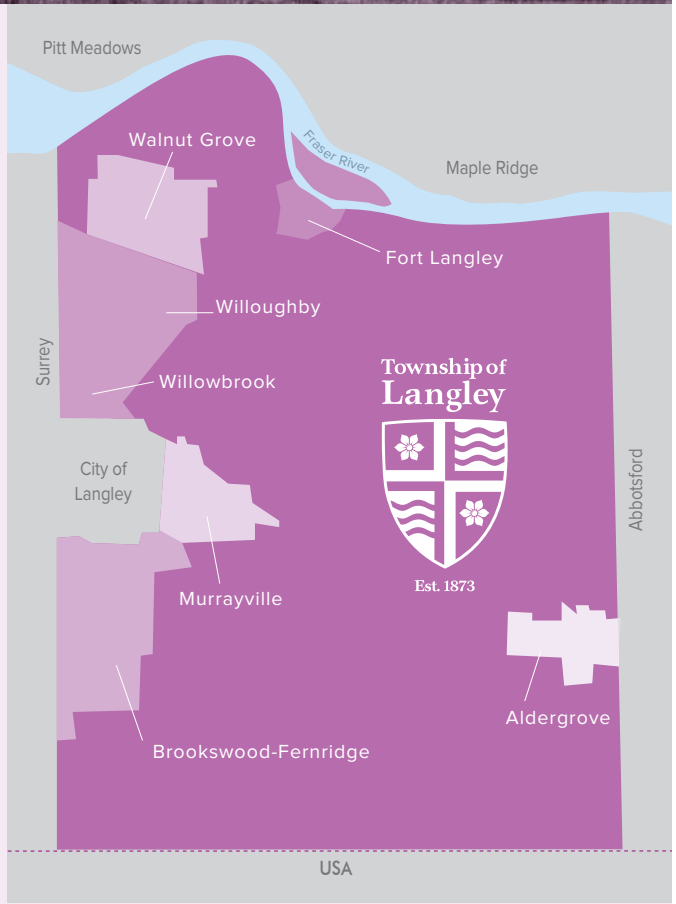
Centrally located 45 minutes east of Vancouver in southwestern British Columbia, Langley Township is part of both the vibrant Lower Mainland and the agriculture-rich Fraser Valley.

A "community of communities," it is home to six urban centres, all with distinct attractions to discover, and surrounded by natural beauty and rural areas. Bordered by the United States to the south and the Fraser River to the north, the Township of Langley is crossed by the Trans-Canada Highway.

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.

From agriculture and aviation, to filming and home-based businesses, our municipality is a sought-after centre for commerce, with a healthy economy and thriving commercial climate. Ranked #3 out of 46 municipalities in BCBusiness Magazine's Best Cities for Work in BC, Langley Township prides itself on its exceptional job opportunities and unique business advantages.

To learn more about the Township of Langley, visit **tol.ca**, **invest.tol.ca**, or follow us on Facebook, Twitter, and Instagram.



ALDERGROVE



Population: 12,700

Features:

Housing, border crossing, festivals, golf courses, highway access, hotels, industrial area, manufacturing, restaurants, shopping, rural land, and tourist attractions.

Recreation, Culture, and Library Facilities:

Aldergrove Credit Union Community Centre, Aldergrove Kinsmen Community Centre, Aldergrove Library

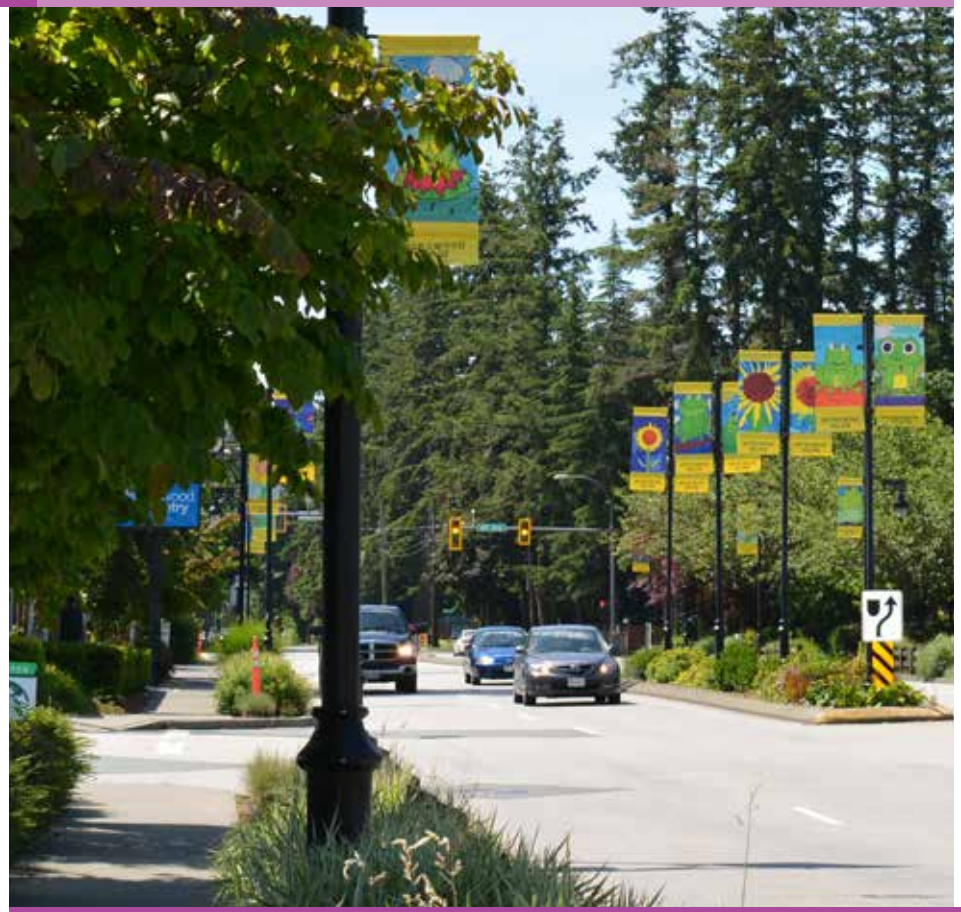
Parks:

- 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
- Philip Jackman Park
- Raptors Knoll Disc Golf Course
- Vanetta Park

Future Plans:

Aldergrove Rotary Park will be enhanced with new pickleball courts, parking, and a children's play area, and some skateboard park features will be reconstructed at Aldergrove Athletic Park. Upgrades will be made to the East Aldergrove Reservoir, including installation of a chlorinator and piping improvements, and the Gloucester force main on 272 Street is to be replaced. Redevelopment of Aldergrove's core area will continue to be a major focus, based on Council's Strategic Priorities.

BROOKSWOOD-FERNRIDGE



Population: 13,000

Features:

Housing, festivals, natural spaces and conservation areas, restaurants, service businesses, shopping, and 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

Future Plans:

Road and intersection improvements will be made to 24 Avenue from 196 Street to 200 Street. Water main will be extended along 28 Avenue from 196 Street to 200 Street, and a new lift station and force main will be constructed on 24 Avenue from 196 to 200 Street. Community engagement and technical analyses will continue as part of the planning process for the Booth, Fernridge, and Rinn neighbourhoods, under the Brookswood-Fernridge Community Plan. As well, safety upgrades will be made to the George Preston Recreation Centre.

FORT LANGLEY



Population: 3,600

Features:

Housing, golf courses, historic landmarks, service businesses, shopping, restaurants, tourist attractions, and trails

Recreation, Culture, and Library Facilities:

Fort Langley Library, Langley Centennial Museum, Langley Rowing and Paddling Centre

Parks:

- Bedford Landing Plaza
- Bluff Park
- Fort Langley Community Park
- Fort Langley Spirit Square
- Hudson Bay Park
- Marina Park
- Salmon River Natural Area

Future Plans:

A traffic signal will be installed at the intersection of Glover Road and 96 Avenue. Public input will be sought for the design of a new spray park to replace the outdoor pool at Fort Langley Community Park. Erosion control measures will be constructed along the Fort-to-Fort Trail.

MURRAYVILLE



Population: 10,700

Features:

Housing, golf courses, historic landmarks, hospital, regional airport, restaurants, service businesses, shopping, and tourist attractions

Recreation, Culture, and Library Facilities:

Murrayville Library, W.C. Blair Recreation Centre

Parks:

- Arthur Rose Park
- Denny Ross Memorial Park
- Derek Doubleday Arboretum
- James Hill Park
- Jubilee Parkette
- Macklin Corner Parkette
- McLeod Athletic Park
- Murrays Corner Park
- Murrayville Outdoor Activity Park
- Old Yale Park
- Porter Park

Future Plans:

Parking improvements, landscape enhancements, and new trail installation will take place at Derek Doubleday Arboretum. The motor control centre at the W.C. Blair Recreation Centre is to be replaced. Trunk water main will be installed on 224 Street between the 52 Avenue Pump Station and Old Yale Road.

RURAL AREA



Population: 25,000

Features:

Housing, agri-businesses, equestrian centres, farms, golf courses, tourist attractions, trails, cideries, distilleries, and wineries

Parks:

- Brown Park
- Jackman Wetlands Park
- Kelly Lake
- McLellan Natural Forest Park
- McMillan Park
- Milner Park
- Municipal Natural Park
- Otter Park
- Ponder Park
- Steele Park
- Williams Park

Future Plans:

A new children's play area will be constructed at Milner Park. Improvements will be made to the intersection of Rawlison Crescent and Glover Road, and the 24400 block of 56 Avenue at the Salmon River will be reconstructed. Howes Creek will be cleaned and the 272 Street culvert replaced. Culverts will also be replaced in the 22800 block of 16 Avenue and on 252A Crescent, and a Tall Timbers water main will be installed.

WALNUT GROVE



Population: 25,500

Features:

Housing, entertainment, golf courses, highway access, hotels, office towers, restaurants, service businesses, shopping, and tourist attractions

Recreation, Culture, and Library Facilities:

Walnut Grove Community Centre, Walnut Grove Library

Parks:

- Alex Hope Park
- Derby Hills Park
- Discovery Town Park
- Dog Off-Leash Park
- Dorothy Peacock 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

Future Plans:

Road widening will take place on 96 Avenue from 204 Street to 208 Street. Annual facility maintenance work will continue at the Walnut Grove Community Centre. Baseball safety netting will be installed at Walnut Grove Community Park and new playground equipment will be installed at Discovery Town Park. A new trail connection will be created east of Alex Hope Park.

WILLOUGHBY-WILLOWBROOK



Population: 44,100

Features:

Housing, entertainment, highway access, hotels, office towers, restaurants, service businesses, shopping, and transit exchange with parking

Recreation, Culture, and Library Facilities:

Langley Events Centre, Muriel Arnason Library, Willoughby Community Centre, Willoughby Community Park Amphitheatre, Willowbrook Recreation Centre

Parks:

- Ellens 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
- West Willoughby Park
- Willoughby Community Park
- Willowbrook Park
- Woodland Drive Park
- Yorkson Community Park

Future Plans:

A number of road widening projects will take place, including on the west half of 202A Street from the 7700 to the 7900 block, on the east side of 200 Street from the 7600 block to Langley Events Centre, and on the east side of 200 Street between 66 and 68 Avenues. 212 Street will be constructed between 76 and 83 Avenue. The Latimer Creek culvert in the 7700 block of 200 Street will be replaced and rehabilitated. Water utilities will be enhanced through the design and construction of the Jericho Booster Station at 73A Avenue and 204 Street. Construction of an indoor tennis facility will be completed at Yorkson Community Park, along with new parking areas, a washroom facility, and the design of a changeroom and concession building. As well, a policy framework to speed up the construction of arterial roads such as 208 Street and 80 Avenue prior to development will be explored.



COMMUNITY AND CAPITAL IMPROVEMENT GRANTS

The total of all Community and Capital Improvement Grants approved in 2019 was $250,550.

2019 Recipients

Alder Grove Heritage Society
Aldergrove Agricultural Fair and Festival Association
Aldergrove Business Association
Aldergrove Community Secondary School
Bard in the Valley Society
B.C. Farm Museum Association
Brookswood Secondary School
Brookswood Village Merchants Association
Brookswood-Fernridge Community Association
Canadian Animal Rescue and Extended Shelter Society
Canadian Red Cross
Credo Christian School
D.W. Poppy Secondary School
Encompass Support Services Society
Fort Gallery
Fort Langley Business Improvement Association
Fort Langley Community Improvement Association
Fort Langley Jazz and Arts Festival Society
Fort Langley Lions
Fraser Region Community Justice Initiatives Association
Harmsworth Community Association
Ishtar Women's Resources Society
Langley Animal Protection Society (LAPS)
Langley Arts Council
Langley Christian School
Langley Community Chorus
Langley Community Farmers Market Society
Langley Fine Arts School
Langley Fundamental School
Langley Good Times Cruise-In
Langley Hospice Society
Langley Literacy Association
Langley Meadows Community Association
Langley Meals on Wheels Services Society
Langley Players Drama Club
Langley Pos-Abilities Society
Langley Riders Society
Langley Rotary Clubs Charitable Foundation
Langley School District Foundation
Langley Secondary School
Langley Senior Resources Society
Langley Ukulele Association
Langley Volunteer Bureau
Live In Langley Chinese Association
Lower Fraser Valley Aboriginal Society
Milner Community Association
Murrayville Community Memorial Hall
R.E. Mountain Secondary School
Rotary Club of Aldergrove
Royal Canadian Legion 265 Aldergrove
The Learning Partnership Canada
Triple A Senior Housing Society
Valley Therapeutic Equestrian Association
Volunteer Cancer Drivers Society
Walnut Grove Secondary School
Willoughby Community Garden
Willoughby Community Hall Society
Willoughby Residents Association



SUSTAINABILITY CHARTER

The Sustainability Charter, adopted by Council on June 23, 2008, is the result of research, expert advice, and community input.

Our Sustainability Vision is to build a legacy for future generations by leading and committing the community to a lifestyle that is socially, culturally, economically, and environmentally balanced.

Sustainability Principles

- Leadership: Council will provide leadership for a sustainable future.
- Long Term Commitment: Council will focus on enhancing the quality of life of the current generation and leaving a sustainable legacy for future generations.
- Community Involvement: Council believes that open, inclusive, and consultative community involvement is vital to effective decision making.
- Regular Reporting: Council will implement a plan for the Sustainability Charter as part of its annual budget process and will report on the progress in achieving the Sustainability Goals on an annual basis.

Sustainability Goals

Social/Cultural Goals

- Celebrate our heritage
- Protect our people and properties
- Build corporate and community capacity
- Provide and support community-based leisure opportunities
- Nurture a mindset of sustainability

Economic Goals

- Achieve fiscal stability and fiscal health
- Develop livable and vibrant communities
- Strengthen our economy
- Invest in effective infrastructure
- Integrate transportation into community planning

Environmental Goals

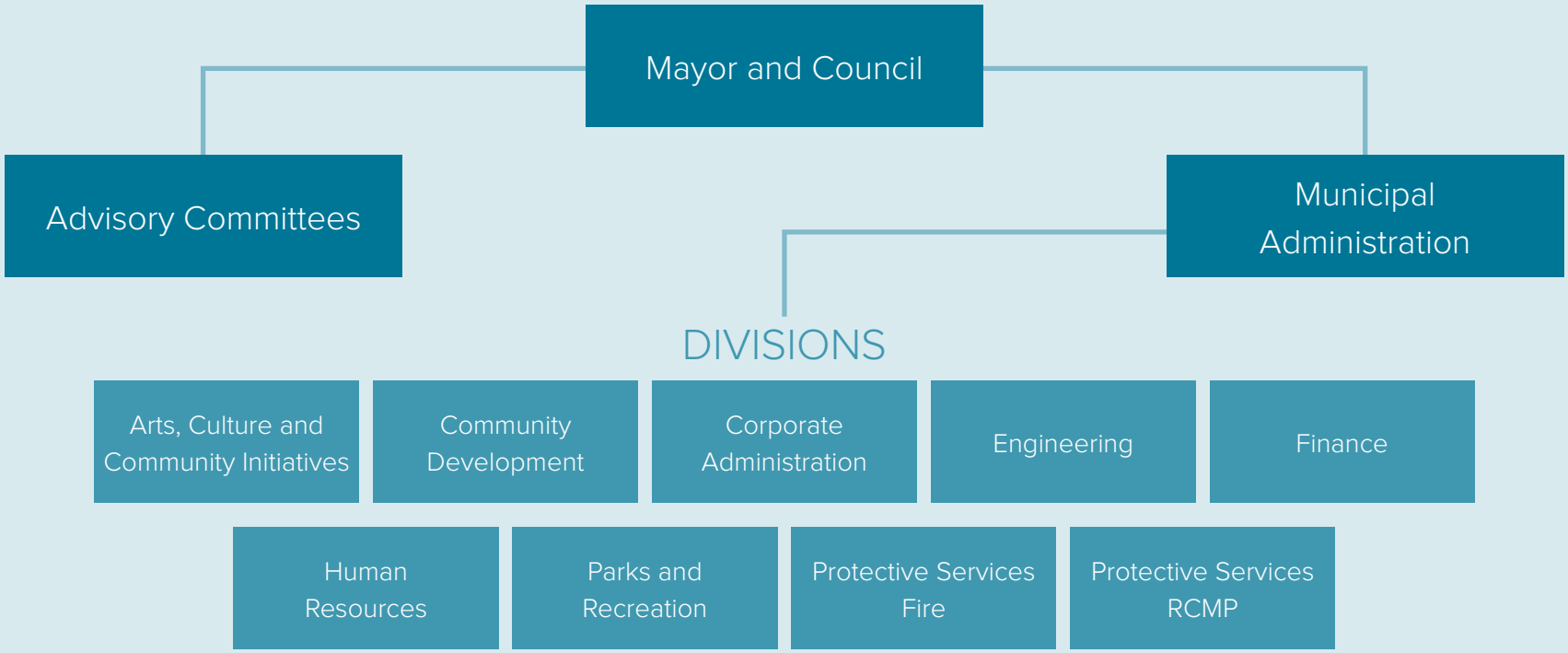
- Conserve and enhance our environment
- Increase biodiversity and natural capital
- Respect our rural character and rural heritage
- Reduce energy consumption
- Promote stewardship

For a full version of the Sustainability Charter, visit tol.ca.



ORGANIZATIONAL STRUCTURE

Running a municipality the size of the Township of Langley requires a skilled and committed workforce. As of December 2019, the Township employed 1,663 regular full-time, regular part-time, auxiliary, and casual employees.



Each and every employee is vital to ensuring the needs of our residents are met. Township employees' commitment to promoting a culture of exceptional service is supported by Expect Excellence, which inspires all employees to be public sector leaders in customer service.

expect excellence



ARTS, CULTURE AND COMMUNITY INITIATIVES

Working with various community groups, the ACCI division organizes and promotes opportunities in arts and culture that make the Township a vibrant and fun community. It is responsible for the coordination of several annual community events, public art initiatives, parks design and development, the operation of the Langley Centennial Museum, the administration of the community grants program, and the provision of library services through the Fraser Valley Regional Library System. ACCI is responsible for the planning, design, and construction of parks and public open space throughout the Township, including trails, greenways, and natural areas.

Staff work with and support numerous volunteer-based not-for-profit stakeholders and community partners to facilitate significant beneficial initiatives and projects in the community, promoting arts, culture, multiculturalism, and heritage. The division also plans and coordinates the Summer Festival Series at the Willoughby Community Park amphitheatre.

Contact Information: 604.532.7562 or artsinfo@tol.ca





COMMUNITY DEVELOPMENT

Providing leadership for the development of a sustainable community, Community Development is focused on creating neighbourhoods that meet the needs of residents and businesses now and in the future. This division helps manage growth while respecting the environment and protecting our heritage.

Seven departments provide professional services and advice to the public, developers, consultants, staff, and Council. Community Development plans communities, coordinates development and building permit applications, issues business licences, and provides bylaw enforcement services. This division also establishes Development Cost Charges, encourages the use of green features, and ensures new development and infrastructure complies with bylaws, codes, and standards.

Contact Information: 604.533.6034 or cdinfo@tol.ca

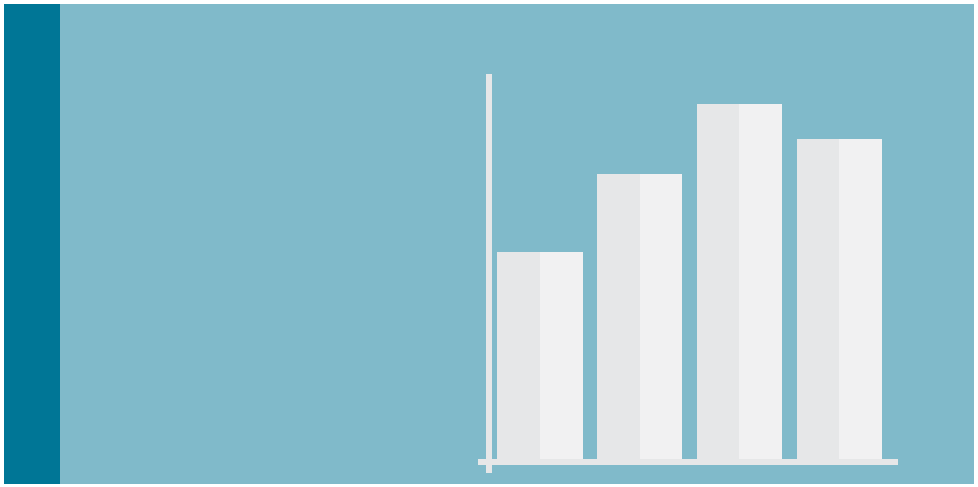
CORPORATE ADMINISTRATION

Strategic leadership and communication are keys to success. Corporate Administration 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, oversees legislative procedures and requirements, manages municipal land and properties, delivers and maintains technology, leads communications and marketing, facilitates economic investment and development, supports and administers filming productions, provides logistical and planning support for corporate events, oversees Freedom of Information requests, and manages corporate records.

Contact Information: 604.532.3528 or info@tol.ca





ENGINEERING

Regardless of where you look in the Township of Langley you will see projects and services provided by the Engineering Division. From clean water delivered to homes and waste water flushed away, to garbage, organics, and recycling collection and the conservation of our urban forest, this is only a portion of the work of this diversified team.

Staff in five integrated departments work in collaboration for the maintenance of the Township's water, sewer, stormwater, and roads systems, municipal buildings, airport, parks, trails, cemeteries, and fleet vehicles. Traffic safety, environmental protection through education and public programs, energy conservation, climate change planning, and project design and management for major infrastructure installation make up this division's diverse responsibilities.

Contact Information: 604.533.6006 or enginfo@tol.ca

FINANCE

Money matters and no one knows this better than the four departments within the Finance Division. In managing the Township's fiscal affairs, this division monitors expenditures, ensures internal financial systems operate effectively, and constantly looks at 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 prepares annual and quarterly financial statements and reports.

Contact Information: 604.533.6022 or fininfo@tol.ca



HUMAN RESOURCES

This division takes care of one of our most important assets: our people. Human Resources provides services and resources for employees who are members of the Canadian Union of Public Employees Local 403, the International Association of Firefighters Local 4550, and our exempt and casual employees.

The division provides expertise on people-related issues, recruits employees, provides training, 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 employee recognition and wellness programs, and processes payroll, T4s, and benefits.

Contact Information: 604.533.6061 or hrinfo@tol.ca



PARKS AND RECREATION

Those looking for a vibrant, healthy, active community will find it right here in the Township of Langley. Whether there is a desire to learn, play, or grow, Parks and Recreation has created an abundance of options.

Dedicated staff ensure quality and excellence are at the forefront of this division's operations. Each year, staff create unique options for residents, ensuring there are numerous programs and events for sport and recreation. Whether it is a love of nature, a thirst for fun and entertainment, or the quest for a healthy lifestyle, the Township can accommodate it all. Parks and Recreation has created an environment filled with community and recreation centres, indoor and outdoor swimming pools, ice rinks, and over one hundred parks, trails, and green spaces.

Contact Information: 604.533.6086 or prinfo@tol.ca



PROTECTIVE SERVICES – FIRE

The Township of Langley's Fire Department is a composite fire service made up of paid-call and career staff. As of December 31, 2019, there were 87 IAFF career suppression firefighters, 111 paid-call suppression firefighters, 11 administrative staff, and 8 chief officers. This division coordinates emergency planning, prevents fires through education and planning, conducts fire investigations, and trains staff, the public, and other agencies.

There are seven fire halls in the Township of Langley:

- Fire Hall 2 – Fort Langley: 23137 – 96 Avenue
- Fire Hall 3 – Aldergrove: 26316 – 30A Avenue
- Fire Hall 4 – Willoughby: 20253 – 72 Avenue
- Fire Hall 5 – Brookswood: 20355 – 32 Avenue
- Fire Hall 6 – Murrayville: 22170 – 50 Avenue
- Fire Hall 7 – Otter: 3876 – 248 Street
- Fire Hall 8 – Walnut Grove: 9580 – 208 Street

Contact Information: 604.532.7500 or fireinfo@tol.ca

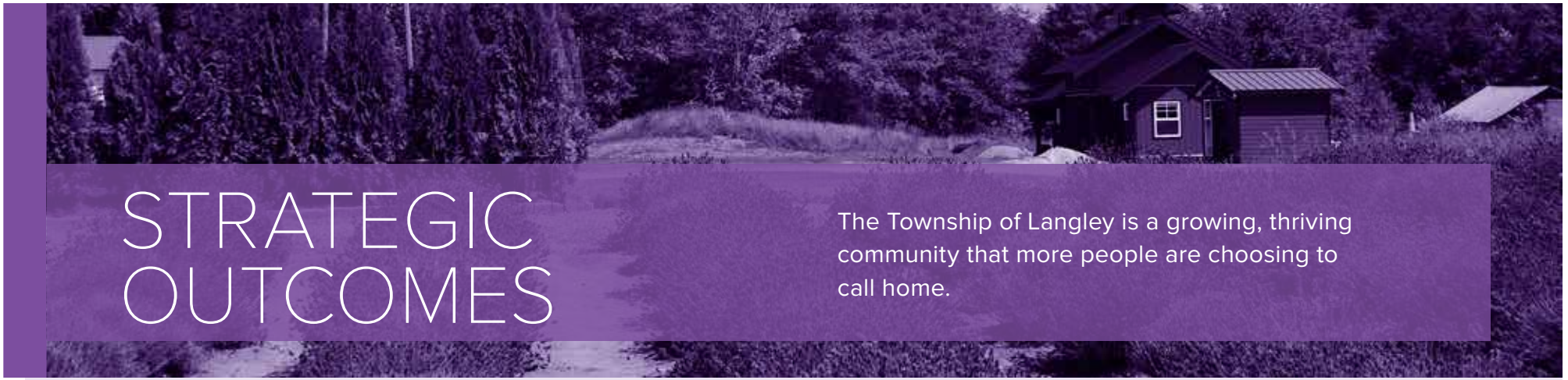


PROTECTIVE SERVICES – RCMP

These are the people we count on to keep our communities safe. The Langley RCMP creates safer communities through enforcement, education, and awareness. From investigating serious offences to working with residents and businesses to reduce crime, the RCMP targets hot spots, responds to public safety issues, and provides programs to solve problems.

Victims of crime and traumatic events are provided support through the RCMP, and staff members interact with the public, regional police organizations, and the media. General duty members follow up on over 150 calls per day, while the traffic section helps reduce collisions through education, enforcement, and engineering.

Contact Information: 604.532.3200 or langleyrcmp@rcmp-grc.gc.ca



STRATEGIC OUTCOMES

The Township of Langley is a growing, thriving community that more people are choosing to call home.

In the Township of Langley, plans are constantly being made and projects identified to meet the needs of our growing community and lay the foundation for the future. In 2019, ideas were put into action and work was undertaken in all Township communities to create and update facilities, enhance infrastructure, and upgrade road networks and utilities to ensure residents stay safe, active, and on the move.

We Enhance Our Communities

Aldergrove

Upgrades to implement a pedestrian-activated overhead flashing light at the pedestrian crossing at 271 Street and Fraser Highway got underway in 2019, as did an engineering services plan that will determine the road and utility improvements required as Aldergrove's core area is revitalized. Three-stream public waste receptacles were installed at Aldergrove Athletic Park and will also be placed in Philip Jackman and Creekside Parks. Work began to replace and upsize the water main at 30A Avenue and 262 Street and to upgrade the Aldergrove Water Treatment Plant. The Raptors Knoll Disc Golf Course was opened at Jackman Wetlands Park, and phase two of the spray park at Philip Jackman Park was completed.

Brookswood-Fernridge

Preparation of neighbourhood plans and public engagement for the Booth, Fernridge, and Rinn areas of Brookswood-Fernridge continued with the creation of a Neighbourhood Planning Team and opportunities for the public to provide input.

Enhanced landscape features and a new BMX pump track were constructed at the George Preston Recreation Centre and a walkway was constructed on the east side of 206 Street, north of 42 Avenue. Pedestrian improvements were made to the intersection of 40 Avenue and 200 Street and continue in the 3600 block of 200 Street.

Fort Langley

Creation of a new Fort Langley Museum Heritage Centre advanced with the announcement of three million dollars in federal funding in September. The Bedford Channel viewing deck was repaired and opened to public use, and plans are being finalized for boat launch improvements at Marina Park. A condition assessment was conducted on the Fort Langley Outdoor Pool. Road surfaces were upgraded and street lighting was installed along McBride Lane. Intersection and rail crossing improvements continue on Glover Road near Mavis Avenue, and a new water main is being installed on Mary Avenue between Glover Road and Royal Street.



Murrayville

A new parking and arrival area was completed in McLeod Athletic Park, along with upgraded track and field facilities. The new Rotary Interpretive Centre, a rose garden, and landscape features were opened at Derek Doubleday Arboretum. A pool lift was installed at W.C. Blair Recreation Centre and work continues on the 33-year-old facility through mechanical upgrades, roof work, hot tub retiling, and upgrades to the meeting and multi-purpose rooms and accessibility features.

Rural area

A new children's play area was constructed at Brown Park. Road culvert replacement work is progressing for the 26500 block of 16 Avenue, the 25100 block of 0 Avenue, and the 21700 block of 64 Avenue. Work continues to expand cycling routes along Telegraph Trail and 80 Avenue, and to improve the intersection at Fraser Highway and 248 Street.

Walnut Grove

Upgrades were made to the Walnut Grove Community Centre, including replacement of diving board stands, expansion joints, drain grates and frames, and tiling between the pool edge and skimmers. A pedestrian crosswalk with overhead flashing lights is being installed in the 9500 block of 216 Street, and work continues to widen 216 Street from 88 Avenue to Telegraph Trail. A corridor study is being undertaken on 216 Street north of Highway 1 to review traffic impacts on pedestrians and cyclists.

Willoughby-Willowbrook

A third baseball diamond, gravel parking lot, and two new sand turf fields were added to Yorkson Community Park, and a new synthetic turf playing field and extensive new parking areas were added to Willoughby Community Park. Improvements were made to 202A Street, north and south of the new R.E. Mountain Secondary School, and a traffic signal was installed at 202A Street and 76 Avenue. Construction of a portion of 76 Avenue east of 200 Street was completed, and work continues to widen 82 Avenue from 207 Street west to Yorkson Creek, fronting Yorkson Community Park. Three-stream public waste receptacles were placed in parks in the community and will be added to Willoughby Trail and Routley Park in 2020. Upgrades to the water system through construction of a new pressure reducing valve and station at 200 Street and 83 Avenue are in progress to service new development in the Latimer/Carvolth area.

WE CARE FOR OUR HOME



Our people. Our land. Our history and the future. There are many things we value in the Township of Langley, and several initiatives were undertaken in 2019 to support those in need and address issues that impact all of us, as we work towards a thriving future.

After a lengthy and involved process, the Township of Langley Fire Department became the first agency to become an internationally Accredited Agency in the province of British Columbia. Through accreditation, the Fire Department's performance and professionalism will be raised regarding its resources, services, cost-effectiveness, and how it reports to the public.

The second annual Mayor's Charitable Gala presented by Mayor Jack Froese, Township of Langley Council, and Township of Langley Firefighters IAFF Local 4550 was held at StandardAero at the Langley Regional Airport, raising $650,000 for Langley Hospice Society and the Township of Langley Firefighters' Charitable Society.

The Langley Sustainable Agriculture Foundation, working with several community partners, signed a licence agreement with the Township of Langley to use portions of the Derek Doubleday Arboretum for a Langley Learning Farm to demonstrate the community's agricultural heritage, current food production, and technology of future systems.

Early homes, places of heritage value, and sites that tell Langley's story were compiled at **tol.ca/langleyshistoricplaces**, an online showcase of the community's registered historic sites.

As the Township moved towards creating its first Social Sustainability Strategy, it also initiated the preparation of a Child Care Action Plan to improve access to affordable, quality child care in the community and a Housing Needs Report to help identify existing and projected gaps in housing supply.

WE PROTECT THE ENVIRONMENT



Caring for the world around us and looking after our natural resources is vital for our wildlife habitat, green spaces, forests, and watercourses, and for the generations to come.

The Township continued to develop its Climate Action Strategy, and in July of 2019, Council unanimously passed a motion recognizing the climate crisis and declaring an emergency exists. Throughout the year, the Township hosted a number of free public events for residents wanting to learn more about climate change, it's impact on the community and the planet, and how the Township is adapting.

A new Low Carbon Mobility Plan was adopted to move towards transportation systems that emit low or no greenhouse gas (GHG) emissions, focusing on electric vehicles.

Two inaugural events were presented to encourage residents to think about the environment. The Township-wide Garage Sale was held throughout the municipality on a single day in the spring to help once-loved items find a new home, give savvy shoppers numerous options, and encourage a cleaner, greener Langley. Later in the year, a Repair Café saw neighbours helping neighbours and volunteers showing residents how to fix items, rather than throw them out.

Residents were invited to make the Township's streets, parks, and streams sparkle and shine during Clean Up Langley Day in the spring, and safely dispose of potentially hazardous items at the annual Household Hazardous Waste Plus Collection Event in the fall.

Rivers Day, a celebration of water, nature, and the environment, was held at the Derek Doubleday Arboretum in September and followed by Water Weeks, featuring opportunities for residents to explore, engage, and experience the Township's natural environment.

A tree protection bylaw was adopted to retain the existing urban tree canopy, regulate cutting, and outline replanting requirements for trees on private property in the Township.

WE INVEST IN OUR ECONOMY



One of the best places for work in the province, the Township's central location, diverse business sectors, and highly competitive tax rates give our community numerous business advantages that allow us to grow business, attract investment, and ensure a healthy commercial climate.

The Township of Langley has made a solid showing on BCBusiness Magazine's Best Cities for Work in BC ranking since it was first introduced in 2014. At the end of 2019, the Township was named #3 on the list – the top-ranked community in the Lower Mainland – thanks to its average household income, lower commute time, and unemployment rate.

More than $235 million in joint funding was announced to upgrade Highway 1 with the addition of high-occupancy vehicle lanes between 216 Street and 264 Street, reconfiguration of the 232 Street interchange, and a new underpass at Glover Road and the CP Rail crossing. Funding for the project will be provided by the Government of Canada, the Government of British Columbia, and the Township of Langley.

As affordable housing and climate mitigation are now regularly addressed in the development process, a Mayor's Standing Committee on Development Management Process Review was established to provide recommendations on enhancing the application process for our growing community.

The 2019 Stan Rogers Memorial Award was presented to the Township of Langley by the BC Economic Development Association to recognize the success of the Aldergrove Credit Union Community Centre. The award honours a private or public project that is making the most significant economic impact in a community.

The third annual Advanced Business Match (ABM) Lower Mainland was presented by Kwantlen First Nation, Raven Events, and the Township of Langley in November to support economic reconciliation, increase shared prosperity, and promote business partnership opportunities.

The 2019 Business Walk was held by the Township's Economic Investment and Development Department during Small Business Month in October. Teams took to the commercial areas of North West Langley, Walnut Grove, and Willoughby to gather information on business successes, barriers, and opportunities.

WE CELEBRATE AND PAY TRIBUTE



Heritage and history, the arts and active living, and the people who make up this community are some of the many things Langley Township is proud to recognize and commemorate.

The Gapyeong Stone, a symbol of sacrifice, honour, and gratitude for the contributions Canadian soldiers made to the Korean War during the Battle of Kapyong, was presented to the Township of Langley by Gapyeong County, South Korea, and unveiled in the Derek Doubleday Arboretum.

A mosaic mural called stalə̓w̓, meaning “big river,” was installed in the Civic Facility’s Fraser River Presentation Theatre in the spring. Created by Indigenous artist qʷat̓ic̓a (Phyllis Atkins) of the Kwantlen First Nation, the unique work of art is made from tiny photos of community members, as a legacy project to recognize Canada’s 150th birthday.

To mark the anniversary of the Liberation of the Netherlands and honour the Langley residents and Canadians who served in the Second World War, 7,500 Liberation75 Tulips were planted in the Derek Doubleday Arboretum as part of a nation-wide initiative.

An Age-Friendly Community that values the contributions of all residents, the Township celebrated Youth Week in May and Seniors Week in June. Pioneers were honoured on Douglas Day and outstanding volunteers were recognized with the Eric Flowerdew, John and Muriel Arnason, and Pete Swensson Awards.

Residents who left a legacy in our community were recognized with commemorative tree plantings in Brookswood on Arbour Day. Our country was feted in Fort Langley and Willoughby on Canada Day, families spent quality time at free Family Day events, and residents got moving during the Langley Walk, held in Aldergrove.

Entertainers were spotlighted in Willoughby Community Park during the Township’s annual Summer Festival Series, and the public enjoyed community events including Aldergrove Fair Days, May Day, and the Cranberry Festival. Aldergrove welcomed the annual Langley Good Times Cruise-In car show, and Fort Langley held its second annual Jazz and Arts Festival.



2019 PROPERTY TAX EXEMPTIONS

The Community Charter Sections 224, 225, and 226 grants Council the discretion to provide exemption from property taxes for churches, 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	$2,449
Aldergrove Legion (Pacific #265)	$18,424
Aldergrove Old Age Pensioners Association	$6,977
Aldergrove Veterans & Seniors Society	$4,195
Basketball B.C.	$3,509
BC Amateur Softball Association	$2,271
BC Farm Museum	$18,421
Brookswood Senior Citizens	$9,781
Campbell Valley House of Hope	$12,417
Canadian Museum of Flight	$3,004
City of Surrey	$28,106
Critter Care Wildlife Society	$2,437
Encompass Support Services Society	$5,075
Fernridge Community Hall	$1,327
Flip City Gymnastics	$19,132
Fort Langley Community Improvement Society	$30,622
Fort Langley Lions Club	$1,769
Girl Guides of Canada	$128
Governing Council of the Salvation Army	$3,499
Greater Vancouver Regional District - Pacific Parklands	$7,897
Harmsworth Community Association	$2,232
Horse Council of BC	$3,055
Langley Animal Protection Society	$25,918
Langley Arts Council	$2,913
Langley Association for Community Living	$37,158
Langley BMX	$667
Langley Elks Lodge #259 Foundation	$2,811
Langley Gymnastics Foundation	$24,071
Langley Lions Society - West Langley Hall	$3,305
Langley Memorial Hospital	$77,970
Langley Players Drama Club	$4,793
Langley Quarter Midget Association	$5,168
Langley Riders Society	$2,937
Langley Rod and Gun Club	$161,353
Langley Rugby Club	$3,459
Milner Community Association	$2,424
Murrayville Community Hall	$2,912
Nicomekl Enhancement Society	$6,555
Pacific Riding for Developing Abilities	$6,006
Pacificsport Foundation	$1,483
Phelp Community Society	$1,766
Salvation Army - Gateway of Hope	$16,994
Scouts Canada	$37,073
Spartans Foundation	$460
The National Trust for Land & Culture (BC) Society	$6,824
Wagner Hills Farm Society	$4,291
Willoughby Community Hall	$15,389

Churches

Aldergrove Seventh Day Adventist Church	$27,946
Aldergrove Vineyard Fellowship	$3,452
Vietnamese Unified Buddhist	$2,673
Anglican Church Anglican Synod Office	$2,054
Apostolic Faith Mission	$3,847
Apostolic Church of God	$2,584
BC Conf Mennonite Brethren Churches	$13,627
Brookswood Baptist Church	$6,997
Christ Covenant Church	$9,136
Christian & Missionary Alliance-Canadian Pacific District	$29,699
Christian Life Assembly	$57,653
Christians Gospel Society	$25,028
Church of Jesus Christ of Latter-Day Saints	$71,725
Conference of Mennonites in BC	$6,353
Congregation of the Assembly of Christians	$2,706
First Christian Reformed Church of Langley	$34,487
Fort Langley Evangelical Free Church	$7,270
Harvest Baptist Church	$2,135
Hebron Presbyterian Church	$8,203
Holy Nativity Antiochian Orthodox Church	$1,659
Immanuel Lutheran Church	$8,337
Jericho Ridge Community Church	$1,626
Kalgidhar Darbar Sahib Society Inc	$2,775
Langley Christian Assembly Society	$12,156
Langley Immanuel Christ Ref Church	$19,715
Life Tabernacle of Langley	$3,835
Living Waters Church	$3,378
Living Word Christian Church	$2,873
Living Word Fellowship	$3,720
Mennonite Church BC	$4,389
North Langley Community Church	$36,273
Parish of St Dunstan	$13,553
Priestly Society of St Pius X	$2,844
Riverside Calvary Church	$11,997
Roman Catholic Archbishop of Vancouver	$52,776
Rose of Sharon Baptist Church	$12,938
Saint Herman of Alaska Orthodox Church Archdiocese of Canada	$8,378
Seventh-Day Adventist Church (BC Conference)	$2,845
Shepherd of the Valley Lutheran Church	$12,384
Southridge Fellowship Baptist Church	$35,970
Trustees of the Congregation of the United Church	$5,933
Trustees Free Reformed Church	$35,534
Trustees of Aldergrove Congregation of Jehovah's Witnesses	$3,411
Trustees of Congregation of North West Langley Baptist Church	$21,830
Trustees of the Congregation of Langley Presbyterian Church	$11,748
Trustees of the Congregation of the Canadian Reformed Church of Aldergrove	$4,980
Trustees of the Congregation of the Canadian Reformed Church of Langley	$17,738
Trustees of the Congregation of the Canadian Reformed Church Port Kells	$14,874
Trustees of The Langley South Congregation of Jehovah's Witnesses	$3,578
Trustees of The Walnut Grove Congregation of Jehovah's Witnesses	$11,968
Truth Tabernacle of Greater Vancouver BC	$2,956
United Churches of Langley	$8,232
Walnut Grove Baptist Church	$16,471
Walnut Grove Lutheran Church of Langley BC	$11,960
Wind Word Ministries	$2,531

Heritage

Alder Grove Heritage Society	$4,167
Langley Heritage Society	$10,013
Langley Meadows Community Association	$856



DEVELOPMENT COST CHARGES

For the year ending December 31, 2019
(in thousands of dollars)

Bill 27 (Green Communities), introduced in 2008 by the Province, gives municipalities the option to waive or reduce DCCs 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 has not waived any DCCs as a result of Bill 27.

The following provides some information about DCC collections and expenditures from 2019 for each of the infrastructure types:

	Roads	Water	Drainage	Sewer	Parks & Parkland	Total
Opening Balances	**$18,571**	**$10,972**	**$4,557**	**$3,212**	**$3,347**	**$40,659**
Receipts	17,441	4,125	1,852	945	16,980	41,343
Interest	411	217	54	60	212	954
Expenditures	(7,375)	(1,291)	(3,000)	(257)	(3,779)	(15,702)
Closing Balances	**$29,048**	**$14,023**	**$3,463**	**$3,960**	**$16,760**	**$67,254**



CA20-115

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