



Langley Hospice Society

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Providing compassionate care and support since 1983

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JAN 30 2019

January 30, 2019

MAYOR'S OFFICE

Mayor Jack Froese and Council
Township of Langley
20338 65 Avenue
Langley Twp, BC V2Y 3J1

**Re: Langley Hospice New 15-Bed Langley Hospice Residence (BP#139804)
Development Cost Charges**

Dear Mayor Froese,

Thank you again for taking the time to meet with myself and our Board Chair, Kathy Derksen, yesterday afternoon.

As discussed we have provided a formal letter of request for consideration by Mayor and Council, which we've attached here.

We hope that there may be room on the agenda for the upcoming February 4th Council Meeting, in light of the impending timelines surrounding the BP Process for the New 15-Bed Langley Community Hospice Residence.

11m STB

Sincerely,

Shannon Todd Booth, Interim Acting Executive Director
Langley Hospice Society
Email: shannontoddbooth@langleyhospice.com
Phone: 604-530-1115

Attachments

Request Letter for Mayor and Council, 3 pages
Township of Langley BP 139804 Summary of Charge
Council Motion (File No. 0400-20), 2 pages



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January 29, 2019

Mayor Jack Froese and Council
Township of Langley
20338 65 Avenue
Langley Twp, BC V2Y 3J1

**Re: Langley Hospice New 15-Bed Langley Hospice Residence (BP#139804)
Development Cost Charges**

Please accept the following as a formal request on behalf of the Langley Hospice Society, for Mayor and Council to review and consider financial assistance with reducing the direct costs to us of the DCC levy of (\$99,716.44 and GVS DD levy of \$42,816.12) totaling \$142,532.56. These costs have been added to our Building Permit Fees in regards to our project build for the **New 15-bed Langley Community Hospice Residence** (Alias Address: 22008 – 52nd Avenue, Langley, BC. (Please see attached Township of Langley Building Permit Summary).

We recognize that a motion approved by Council on June 27th, 2016 (see attached copy of motion) already provides support in the form of a TOL grant that will cover the BP permit fees of \$47,009.35, as well as some of the additional fees that we expected to incur (approximately \$15,000.00 to \$20,000.00 that include fees for the ESC, soil removal, plumbing permit, electrical permits, connect fees, etc.). This would see us utilizing most of the \$75,000.00 allocated. The significant DCC fees were, however, totally unexpected, as it was our understanding when we started our project more than two years ago that we would be eligible to apply to have these fees waived based on BC Local Government Act Section 563 which states:

Development for which charges may be waived or reduced (Extract)

563 (1) In this section, "**eligible development**" means a development that is eligible in accordance with an applicable bylaw or regulation under this section as being for one or more of the following categories:

- (a) not-for-profit rental housing, including supportive living housing;
- (b) for-profit affordable rental housing;
- (c) a subdivision of small lots that is designed to result in low greenhouse gas emissions;
- (d) a development that is designed to result in a low environmental impact.



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- (2) Subject to a bylaw under subsection (3) and an applicable regulation under subsection (6), a local government may waive or reduce a development cost charge for an eligible development.*
- (3) For the purposes of subsection (2), the local government, by bylaw,*
- (a) must establish what constitutes an eligible development or a class of eligible development for the purposes of one or more categories of eligible development described in subsection (1),*
 - (b) must establish the amount or rates of reduction for an eligible development, which may be different for different categories of eligible development described in subsection (1) or different classes of eligible development established in the bylaw, and*
 - (c) may establish the requirements that must be met in order to obtain a waiver or reduction under subsection (2) and the conditions on which such a waiver or reduction may be granted.*
- (4) The authority under subsection (2) is an exception to*
- (a) section 273 [prohibition against assistance to business] of this Act, and*
 - (b) section 25 (1) [prohibition against assistance to business] of the Community Charter.*
- (5) If a local government delegates the power under subsection (2), the person who is subject to the decision of the delegate is entitled to have the local government reconsider the matter.*
- (6) The minister may make regulations in relation to subsection (3)*
- (a) establishing,*
 - (b) restricting, or*
 - (c) establishing criteria for determining what constitutes an eligible development or a class of eligible development for the purposes of one or more categories of eligible development described in subsection (1).*

We now understand from our recent meeting on January 29, 2019, with Mayor Froese and Ramin Seifi, General Manager, Engineering and Community Development, that the Township of Langley recently approved a Bylaw that only allows Development Cost Charges to be waived for Affordable Housing, and does not allow for the broader description above which includes Supportive Housing and therefore consideration for waiving DCC's in our case was not possible.



In light of this information, our request is twofold,

Firstly, we would like to request that any of the remaining grant funds, be re-allocated by Mayor and council to assist with the significant Municipal DCC Fees of \$99,716.44.

Secondly, we would like to respectfully request that Mayor and Council consider approving additional grant dollars in the minimum amount of \$50,000.00 to assist with remaining DCC Fees in order to offset the significant municipal cost charges levied on our project, costs that will negatively impact our budget for the build and that will be borne by donors and supporters in our community to fund this important new 15-bed Langley Hospice Residence to ensure access to supportive housing for our most vulnerable, the palliative patients as they approach the end of life.

Respectfully Submitted

Langley Hospice Society

Shannon Todd Booth, Interim Acting Executive Director
Email: shannontoddbooth@langleyhospice.com
Phone: 604-530-1115

Langley Hospice Society

Kathy Derksen, Board President
Email: kathy@langleyhospice.com
Phone: 604-841-3069

Attachments

Township of Langley BP 139804 Summary of Charge
Council Motion (File No. 0400-20) 2 pages

TOWNSHIP OF LANGLEY

FEE SLIP



Please remit with payment.

Folder: BP139804

Date Printed: Jan 23, 2019

BUILDING PERMITS
COMMERCIAL - INS - NEW

Summary

Building
Gvs Dd
Damage Bond
D C C Fees
D C C Deposits
TOTAL

Outstanding

47,009.35
42,816.12
10,000.00
33,238.82
66,477.62
\$199,541.91

} TOTAL GVS DD \$ 42,816.12

} TOTAL DCC'S \$ 99,716.44

- LETTERS OF CREDIT

TOWNSHIP OF LANGLEY

FEE SLIP

20338 - 65 Ave
Langley, B.C. V2Y 3J1
Phone: 533-6018
Fax: 533-6182

Folder: BP139804

Date Printed: Jan 23, 2019

BUILDING PERMITS
COMMERCIAL - INS - NEW

Address: 22051 FRASER HWY

<u>Description</u>	<u>Quantity</u>	<u>Amount</u>	<u>Description</u>	<u>Quantity</u>	<u>Amount</u>
Backflow Prev.	4.00	210.00	Catch Basin	18.00	477.00
Gvsdd Nonres	16,036.00	42,816.12	Micro - Com/mf	4,500,000.00	250.00
Plbg Fix	118.00	2,167.00	Reduction Fee	4,500,000.00	-731.81
San. Line	10.30	39.00	San. Line Insp	1.00	68.25
Site Rev Com/mf	4,500,000.00	9,500.00	Stm. Line	101.70	84.41
Sustain Con New	4,500,000.00	553.05	Valuation	4,500,000.00	34,279.50
Water Line	39.00	44.70	Water Line Insp	1.00	68.25
Damage	1.00	10,000.00	Dcc-twp	1.00	99,716.44

<u>Summary</u>	<u>Amount</u>	<u>Received</u>	<u>Outstanding</u>
Building	47,009.35	0.00	47,009.35
Gvs Dd	42,816.12	0.00	42,816.12
Damage Bond	10,000.00	0.00	10,000.00
D C C Fees	33,238.82	0.00	33,238.82
D C C Deposits	66,477.62	0.00	66,477.62
TOTAL	199,541.91	0.00	199,541.91

Township of
Langley



Est. 1873

June 29, 2016

File No. 0400-20

Honourable Rich Coleman, MLA
Minister of Natural Gas Development and Minister Responsible for Housing
#130, 7888-200 Street
Langley, BC V2Y 3J4

Dear Minister Coleman:

Re: Support for Langley Hospice Facility

Township of Langley Council, at its June 27, 2016 Regular Evening Meeting, passed the following resolution:

Whereas the Langley Hospice is planning to build a 15 bed, free standing, wholly owned and managed hospice facility in the Township of Langley;

Whereas the Township of Langley seeks to indicate clear support to Langley Hospice in their efforts to provide this much needed service in our community; and

Whereas the Township of Langley seeks to demonstrate to the Provincial Government our investment and the importance of this facility;

Therefore be it resolved that Council direct staff to fund in the form of a grant from the 2016 Prior Years' Surplus, the Township permit and application fees for this new building to a maximum of \$75,000 (not including: DCC's and GVS&DD charges).

Yours truly,

Wendy Bauer, CRM
Deputy Township Clerk

Copy: Mary Polak, MLA
Shannon Todd Booth, Communication and Fund Development Manager, Langley Hospice Society



DELEGATION/PRESENTATION ACKNOWLEDGEMENT

Legislative Services Department
20338 - 65 Avenue
Langley, BC V2Y 3J1
Phone: 604.533.6100 Fax: 604.533.6054
Email: legservicesinfo@tol.ca

File No: _____

Date: June 29, 2016

Thank you for your Delegation/Presentation at the June 27 Regular Afternoon/Regular Evening Council meeting regarding Hospice Expansion.

Please be advised that Council appreciated the information provided, and:

☐ Council resolved to: Grant the Hospice Society \$75,000

☐ The matter was referred to _____ (604. _____).

☐ This matter is scheduled for the _____ Council Agenda; you will be notified of Council's action.

☐ We will take your concerns into consideration.

☐ Other: _____

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