REGULAR MEETING OF COUNCIL

Monday, October 5, 2020 at 1:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Council Meeting - October 5, 2020

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Council meeting held October 5, 2020.

B. ADOPTION OF MINUTES

B.1 Regular Council Meeting - September 21, 2020

Recommendation: That Council adopt the Minutes of the Regular Council meeting held September 21, 2020.

Attachments: B.1 09_21 Regular Minutes.pdf

C. DELEGATIONS

D. PRESENTATIONS

D.1 Fire Prevention Week

Recommendation: That Council receive the presentation by staff regarding Fire Prevention Week.

D.2 Reopening Plan for Township of Langley Recreational Facilities

Recommendation: That Council receive the presentation by staff regarding the reopening plan for Township of Langley recreational facilities.

Clerk's Note: Council requested this presentation at the September 21, 2020 Regular Council meeting. Please refer to Item E.5.

D.3 Social Sustainability Strategy

Recommendation: That Council receive the presentation by the Social Sustainability Task Force, providing an overview of the proposed Social Sustainability Strategy.

Clerk's Note: Please refer to Item E.1.

E. REPORTS TO COUNCIL

E.1 **Social Sustainability Strategy**
Report 20-124
File CD LSP00006

Recommendation: That Council endorse the Social Sustainability Strategy, presented as Attachment A to this report; and further

That Council refer to 2021 budget deliberations consideration of annual operating funding in the amount of $50,000 to support implementation of the Social Sustainability Strategy.

Attachments: E.1 cd Social Sustainability Strategy.pdf

E.2 **Liquor Licence Amendment Application No. 000052**
(Smugglers Trail Caskworks / 140, 9339 - 200A Street)
Report 20-123
File CD 08-35-0259

Recommendation: That Council consider the endorsement request for a structural change (addition of a new licenced area) for Smugglers Trail Caskworks located at 140, 9339 - 200A Street; and further

That Council adopt the following resolution, should it decide to endorse Smugglers Trail Caskworks' request:

"That Council has considered and ENDORSED the request by Smugglers Trail Caskworks for the structural change (addition of a new licenced area) for the existing brewery lounge serving Smugglers Trail Caskworks located at 140, 9339 - 200A Street, Langley.

In ENDORSING this request, Council deems that it has considered and found acceptable the potential for noise and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on October 5, 2020 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 - 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."

Submissions from the public.

Explanation by the proponent.

Attachments: E.2 cd Smugglers Trail Caskworks.pdf

E.3 Temporary Expansion of Patio Seating
Report 20-126
File CD 7130-30-002

Recommendation: That Council receive this report for information confirming its decision to allow for temporary expansion of patio seating for existing restaurants, cafes, pubs, craft breweries, wineries, distilleries and cideries until October 31, 2021 in accordance with the Liquor and Cannabis Regulation Branch Policy, where applicable.

Attachments: E.3 cd Temporary Expansion of Patio Seating.pdf

E.4 Murrayville and Brookswood Water Quality Improvements
Report 20-125
File ENG 5330-27-82

Recommendation: That Council direct staff to include funding in the amount of $6,000,000 in the 2021 Water Utility budget for Council's consideration of approval to enable construction of the three (3) localized water treatment plants for the Murrayville and Brookswood areas, and authorize staff to proceed with the necessary detailed design work, utilizing funding currently available in the Water Utility account.

Attachments: E.4 en Murrayville Water Quality Improvements.pdf

E.5 Recreation Facility Update
Report 20-129
File PR 7900-01

Recommendation: That the Township of Langley's Additional Reopening Plan for Recreation Services and Facilities affected by COVID-19, included herein, be received by Council;

That as the next step in the Reopening Plan, Council approve the reopening of WC Blair Recreation Centre Swimming Pool, including a target opening date of early November of 2020, an approved additional expense of $174,000 in 2020, and a pre-approved budget increase of $873,000 for 2021;

That consideration of further steps in the Reopening Plan, including the reopening of Walnut Grove Community Centre Swimming Pools, be deferred and considered as part of the 2021 budget process;

That continued updates to the Township of Langley Reopening Plan be presented to Council as details are developed in consideration of recreation sector guidance, specific facility and program risk assessments; and all COVID-19 Safety plans are developed.

Attachments: E.5 pr REC Additional Reopening.pdf

F. BYLAWS FOR FIRST AND SECOND READING

F.1 **Official Community Plan Amendment and Rezoning Application No. 100173 and Heritage Alteration Permit Application No. 101031 (Grayrose / 21600 Block 48 Avenue) Bylaw No. 5640 Bylaw No. 5641 Report 20-127 File CD 10-31-0160**

Recommendation: That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Grayrose) Bylaw 2020 No. 5640 to change the designation of 0.2 ha (0.5 ac) of land located in the 21600 Block of 48 Avenue from "Single Family Two" to "Limited Commercial"; and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Grayrose) Bylaw 2020 No. 5641 to rezone the subject lands, from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-153 to provide for the development of two limited commercial / mixed use buildings, subject to the following prerequisites being satisfied to the acceptance of the General Manager Engineering and Community Development prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, including onsite detention, in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan and the Subdivision and Development Servicing Bylaw;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of final off-site servicing landscape design drawings including street trees, sidewalk materials and layout, fencing, signage, landscaping details and security;
5. Provision of a final tree management plan incorporating tree

retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Registration of restrictive covenants:
a. Prohibiting vehicular access to and from the site to 48 Avenue;
b. Prohibiting reliance on off-site parking; and,
c. Restricting access to the site to right in right out only from 216 Street;
7. Registration of an easement granting access to 21628 - 48 Avenue from 216 Street via the drive aisle and associated discharge of easements BL280567 and BL280569 from 4742 - 216 Street and 21617 - 47A Avenue;
8. Satisfaction of the conditions within and discharge of restrictive covenants BK99488 and BK99491;
9. Compliance with the Community Amenity Contributions Policy; and,
10. Payment of applicable supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Grayrose) Bylaw 2020 No. 5640 consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council authorize issuance of Heritage Alteration Permit No. 101031 at the time of final reading of Bylaws No. 5640 and 5641, subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy requirements;
c. All signage being in compliance with the Murrayville Heritage Conservation Area Guidelines (Bylaw 2661), Schedule "A", and the Township's Sign Bylaw;
d. Rooftop and ground level mechanical and service equipment to be screened from view by compatible architectural and landscape treatments;
e. All refuse areas to be located within a building in substantial

compliance with Schedule "A";

Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Payment of supplemental Heritage Alteration Permit application, Murrayville Pedestrian Overpass and Building Permit Administration Fees; and Development Cost Charges
b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
d. Submission of a site specific on-site servicing and stormwater management plan, including onsite detention, in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
e. Registration of a restrictive covenant requiring onsite detention; and further

That Council authorize staff to schedule the required public hearing for the Community Plan Amendment Bylaw No. 5640 and Rezoning Bylaw No. 5641 in conjunction with the hearing proposed for Heritage Alteration Permit No. 101031.

Explanation - Bylaw No. 5640

Bylaw 2020 No. 5640 amends the Murrayville Community Plan by changing the designation of 0.2 ha (0.5 ac) of vacant land located in the 21600 block of 48 Avenue from "Single Family Two" to "Limited Commercial". Bylaw 5640 also adds policy for the "Limited Commercial" land use designation.

Explanation - Bylaw No. 5641

Bylaw 2020 No. 5641 rezones 0.2 ha (0.5 ac) of vacant land located in the 21600 block of 48 Avenue from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-153 to permit a comprehensive development consisting of two mixed use buildings.

Attachments: F.1 cd Grayrose OCP RZ HAP.pdf

F.2 Rezoning Application No. 100527 and Development Permit Application No. 101189 (Isle of Mann Property Group / 20701 - 84 Avenue and 8400 Block of 207A Street)
Bylaw No. 5635
Report 20-128
File CD 08-26-0208

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw 2020 No. 5635, rezoning 0.92 ha (2.27 ac) of land located at 20701 - 84 Avenue and 8400 Block of 207A Street to Residential Zone R-1A, Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD), to facilitate the development of 21 lots (10 single family lots, 5 rowhouses and 6 semi-detached lots) subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless noted otherwise prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 206 and 207A Street, and 84 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
6. Registration of restrictive covenants acceptable to the Township:
a. Restricting development of rowhouse and semi-detached lots until a Development Permit is issued for the lots;
b. Prohibiting clearing of the rowhouse and semi-detached residential portion of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw

(Schedule I - Tree Protection), is accepted by the Township;
c. Prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within individual units zoned Residential Compact Lot Zone R-CL(RH) and R-CL(SD);
d. Prohibiting clearing and restricting building on proposed Lot 21 until future development in conjunction with 8440 - 206 Street;
e. Identifying the units (minimum 5% for single family and semi-detached units) required to incorporate the Adaptable Housing Requirements;
7. Registration of a 6 metre wide statutory right of way on the west portion of "Lot 16" to permit temporary access;
8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Yorkson Greenway Amenity Policy;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5635 authorize issuance of Development Permit No. 101189 (proposed single family lots) subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
c. Payment of supplemental development permit fees prior to issuance.

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5635 in conjunction with Development Permit No. 101189.

Explanation - Bylaw No. 5635

Bylaw 2020 No. 5635 rezones 0.92 ha (2.27 ac) of land at 20701 - 84 Avenue and 8400 Block of 207A Street from Suburban

Residential Zone SR-2 and Residential Compact Lot Zone R-CL to Residential Zone R-1A, Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD) to accommodate a mixed residential development consisting of 21 lots (10 single family lots, 5 rowhouses and 6 semi-detached lots).

Attachments: F.2 cd Isle of Mann.pdf

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

G.1 **2021 Permissive Tax Exemptions**
Bylaw No. 5644
Bylaw No. 5645
Report 20-122
File FIN 1970-04

Recommendation: That Council give first, second and third reading to the Permissive Tax Exemption Amending Bylaw 2020 No. 5644;

That Council give first, second and third reading to the Partnering Permissive Tax Exemption Bylaw 2020 No. 5645;

That Council approve the addition of the Langley Good Times Cruise-In located at 27173 Fraser Highway for 100% exemption for 2021;

That Council approve the addition of the Aldergrove Food Bank located at 27522 Fraser Highway for 1983 square feet of exemption of the improvement for 2021;

That Council approve the addition of Tourism Langley Association located at 50, 5385 - 216 Street for 694 square feet of exemption of the improvement and 2 parking stalls for 2021;

That Council approve a $75,000 limit on the 2021 exemption for the Langley Rod and Gun Club located at 3854 - 208 Street, calculated using 2020 assessed values and 2020 property tax rates plus 5%, pursuant to a 2019 policy revision implementing such a limit. This will result in an estimated payable amount for the municipal property tax portion of $90,000;

That Council approve a $75,000 limit on the 2021 exemption for the Langley Memorial Hospital Foundation located at 5122 - 221A Street, calculated using 2020 assessed values and 2020 property tax rates plus 5%, pursuant to a 2019 policy revision implementing such a limit. This will result in an estimated payable amount for the municipal property tax portion of $4,800;

That Council approve the name change from Langley Association for Community Living to Inclusion Langley Society for the following locations: 19669 - 44B Avenue, 23535 - 44 Avenue, 24156 - 56 Avenue, 103, 5171 - 221A Street, 202, 5171 - 221A Street, and 203, 5171 - 221A Street;

That Council approve the name change from Lutheran Church - Canada Financial Ministries to Wagner Hills Farm Society located at 8061 - 264 Street;

That Council approve the Vineyard Christian Fellowship Aldergrove located at 27522 Fraser Highway for 2718 square feet of the improvement for 2021;

That Council approve removal of Living Word Christian Church at 20178 - 72 Avenue as they no longer own or occupy the property;

That Council approve the removal of Vineyard Christian Fellowship Aldergrove located at 27309 Fraser Highway as they no longer occupy this location; and

That Council approve amendments to Property Taxation Policy, 03-837 requiring churches and not-for-profit and charitable organizations to apply annually and by June 1 through the Township of Langley online Permissive Tax Exemption application process.

Explanation - Bylaw No. 5644

Section 220 of the Community Charter provides for a mandatory tax exemption for buildings set apart for public worship.

Section 224 (2) (f), (g) and (h) of the Community Charter provide for a permissive tax exemption for the surrounding lands to these exempt buildings.

Section 225 (3) of the Community Charter authorizes exemption of eligible heritage property from taxation, including the building, improvement and surrounding lands.

Bylaw 2020 No. 5644 provides for amendments to the following Permissive Tax Exemption Bylaws:

Charitable and Not-For-Profit Bylaw 2014, No. 5117

- To add Langley Good Times Cruise-In - 27173 Fraser Highway
- To add the Aldergrove Food Bank - 27522 Fraser Highway

 To change the name from Langley Association for Community Living to Inclusion Langley Society - 19669 - 44B Avenue, 23535 - 44 Avenue, 24156 - 56 Avenue, 103, 5171 - 221 A Street, 202, 5171 -221A Street, and 203, 5171 - 221A Street
 To change the name from Lutheran Church - Canada Financial Ministries to Wagner Hills Farm Society - 8061 - 264 Street
 To reduce the exemption for the Langley Rod and Gun Club from 100% to 46% - 3854 - 208 Street
 To reduce the exemption for the Langley Memorial Hospital Foundation from 100% to 86% - 5122 - 221A Street

Churches Permissive Tax Exemption Bylaw 2014 No. 5118

 To add the Vineyard Christian Fellowship Aldergrove - 27522 Fraser Highway
 To remove the Vineyard Christian Fellowship Aldergrove - 27309 Fraser Highway
 To remove Living Word Christian Church - 20178 - 72 Avenue

Explanation - Bylaw No. 5645

Section 225(2)(a) of the Community Charter allows eligible partnering properties to be considered for exemption.

Attachments: G.1 fin 2020 Permissive Tax Exemptions.pdf

H. BYLAWS FOR CONSIDERATION AT THIRD READING

H.1 **Licence Bylaw Amendment**
Cannabis Processing, Research and Development and Non-Profit Businesses
Bylaw No. 5573
Report 20-115
File CD 3900-25-5130

Recommendation: That Council give third reading to "Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2020 No. 5573".

Explanation - Bylaw No. 5573

Bylaw 2020 No. 5573 amends the Township of Langley Licencing Bylaw 2016 No. 5192 to provide for the issuance of business licences for cannabis retail, processing, and research and development, and to provide requirements for non-profit entities.

Submissions from the public.

Attachments: H.1 cd Licencing Bylaw Amendment.pdf

H.2 **Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.**

Rezoning Application No. 100608
(Lehigh Hanson Materials Ltd. / 20111 - 102B Avenue)
Bylaw No. 5623
Report 20-120
File CD 09-02-0173

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lehigh Hanson Materials Ltd.) Bylaw 2020 No. 5623".

Explanation - Bylaw No. 5623

Bylaw 2020 No. 5623 amends the text of Heavy Industrial Zone M-3 to accommodate construction of an asphalt batch plant on a 7.5 ha (18.6 ac) property located at 20111 - 102B Avenue.

Attachments: H.2 cd Lehigh Hanson RZ.pdf

I. BYLAWS FOR CONSIDERATION AT THIRD READING AND FOR FINAL ADOPTION

I.1 **Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.**

Rezoning Application No. 100613
(Janda Group Holdings Inc. / 20178 - 96 Avenue)
Bylaw No. 5636
Report 20-117
File CD 08-35-0198

Recommendation: That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Janda Group Holdings Inc.) Bylaw 2020 No. 5636".

Explanation - Bylaw No. 5636

Bylaw 2020 No. 5636 amends the Comprehensive Development Zone CD-14 by adding pharmacy to the list of permitted uses to accommodate a pharmacy at 20178 - 96 Avenue.

Clerk's Note: As Bylaw No. 5636 (Janda Group Holdings Inc. / 20178 - 96 Ave) does not have any development prerequisites requiring completion between third and final readings, Council should be advised that they have the option to also grant final reading to the bylaw on the Council agenda of October 5, 2020.

Attachments: I.1 cd Janda RZ.pdf

J. BYLAWS FOR FINAL ADOPTION

J.1 **Highway Closure and Dedication Removal (Township - Fort Block Lane)**
Bylaw No. 5634
Report C20-25
File ADM PM002696

Recommendation: That Council give final reading to "Highway Closing and Dedication Removal (Township - Fort Block Lane) Bylaw 2020 No. 5634".

Explanation - Bylaw No. 5634

Bylaw 2020 No. 5634 authorizes the closure and highway dedication removal from a portion of lane between Royal Street and King Street at Mavis Avenue.

Attachments: J.1 adm Fort Block North Lane Only Road Closure.pdf

J.2 **LED Street Lighting Conversion Loan Authorization Bylaw 2020 and Alternative Approval Process**
Bylaw No. 5620
Report 20-70
File FIN 1760-20

Recommendation: That Council give final reading to "LED Street Lighting Conversion Loan Authorization Bylaw 2020 No. 5620".

Explanation - Bylaw No. 5620

Bylaw 2020 No. 5620 authorizes the Township of Langley to borrow $4.392 million towards the estimated cost of the LED Street Light Program: Multiple Locations Project.

Attachments: J.2 LED Street Lighting Conversion Loan Authorization.pdf

J.3 Official Community Plan Amendment and Rezoning Application No. 100194 and Development Permit Application No. 101164 (Essence Holdings (Parc Central 1) Inc. / 20261 - 72B Avenue)
Bylaw No. 5632
Bylaw No. 5633
Report 20-100
File CD 08-23-0200

Recommendation: That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Essence Holdings (Parc Central 1) Inc.) Bylaw No. 5632"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties (Parc Central 1) Inc,) Bylaw 2020 No. 5633".

Explanation - Bylaw No. 5632

Bylaw 2020 No. 5632 amends the Central Gordon Estate Neighbourhood Plan for a 0.8 ha (1.9 ac) of land located at 20261 - 72B Avenue to increase the density allowable in the Townhouse B land use designation. The amendment is required to facilitate the development of 30 townhouse units.

Explanation - Bylaw No. 5633

Bylaw 2020 No. 5633 amends the Comprehensive Development Zone CD-124 to change the number of permitted townhouses to 110 from 102.

Development Permit No. 101164

That Council authorize issuance of Development Permit No. 101164 (Essence Holdings (Parc Central 1) Inc. / 20261 - 72B Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Completion of an onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
b. On-site landscaping to be secured by letter of credit at building permit stage; and
c. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of July 27, 2020 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on September 14, 2020 with third reading given on September 14, 2020.

Attachments: J.3 cd Essence Holdings (Park Central 1).pdf

J.4 **Rezoning Application No. 100533 and**
Development Permit Application No. 101077
(Castlehill Homes (Carvolth) Ltd. / 20179 - 84 Avenue)
Bylaw No. 5499
Report 19-138
File CD 08-26-0185

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5499".

Explanation - Bylaw No. 5499

Bylaw 2019 No. 5499 rezones property located at 20179 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-139 to permit a comprehensive development consisting of 44 townhouse units.

Development Permit No. 101077

That Council authorize issuance of Development Permit No. 101077 (Castlehill Homes (Carvolth) Ltd. / 20179 - 84 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in compliance with Schedules "A" through "N";
b. Landscape plans being in substantial compliance with

Schedule "P" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
c. All signage being in compliance with Schedule "O" and the Township's Sign Bylaw;
d. Mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township; and,
e. All refuse areas to be located within the buildings to the acceptance of the Township.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Issuance of Energy Conservation and Greenhouse Gas Reduction Development Permit No. 101078;
b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
c. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
g. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of September 9, 2019 attached to the Bylaw has been satisfactorily addressed. The Public Hearing for the Bylaw was held on September 30, 2019 with third reading given on October 7, 2019.

Attachments: J.4 cd Castlehill Carvolth.pdf

J.5 Official Community Plan Amendment and Rezoning Application No. 100179 and Development Permit Application No. 100903 Development Variance Permit Application No. 100103 (Qualico Developments / 20544 and 20570 - 78 Avenue) Bylaw No. 5426 Bylaw No. 5461 Report 19-50 File CD 08-23-0155

Recommendation: That Council give final reading to "Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Developments (Vancouver) Inc. Bylaw 2019 No. 5426"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc. Bylaw 2019 No. 5461".

Explanation - Bylaw No. 5426

Bylaw 2019 No. 5426 amends Table 4.1 Residential Housing Mix and Densities of the Yorkson Neighbourhood Plan concerning the type mix provisions for lands designated Mixed Residential located at 20544 and 20570 - 78 Avenue. The amendment will allow the development of 39 lots (22 single family lots, 11 rowhouse lots and 6 semi-detached lots).

Explanation - Bylaw No. 5461

Bylaw 2019 No. 5461 rezones properties located at 20544 and 20570 - 78 Avenue from Suburban Residential Zone SR-2 to Residential Zone R-1 A, and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD) to permit a comprehensive development consisting of 39 lots (22 single family lots, 11 rowhouse and 6 semi-detached lots).

Development Permit No. 100903

That Council authorize issuance of Development Permit No. 100903 (Qualico Developments / 20544 and 20570 - 78 Avenue) in accordance with Attachment A subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site

development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Development Variance Permit No. 100103

That Council authorize issuance of Development Variance Permit No. 100103 (Qualico Developments / 20544 and 20570 - 78 Avenue) in accordance with Attachment E subject to the following conditions:

a. Section 401.5 (1) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lot 28;
b. Section 401.5 (3) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement for a detached garage from 0.9 metres to 0.6 metres on proposed Lot 15;
c. Section 401.5 (3) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement for a detached garage from 0.9 metres to 0.6 metres and to reduce the side lot line setback requirement for a detached garage abutting a street from 4.5 metres to 2.5 metres on proposed Lot 33.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of April 1, 2019 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on April 15, 2019 with third reading given on May 13, 2019. In accordance with Council policy, staff advise that the Public Hearing for the Bylaws was held more than a year prior to the proposed final reading date. During this period, resolution of the development prerequisite items, including finalization of securing the required neighbourhood park, was on-going.

Attachments: J.5 cd 08-23-155 Qualico.pdf

K. CORRESPONDENCE

L. MINUTES OF COMMITTEES

L.1 **Heritage Advisory Committee - September 2, 2020**
Seniors Advisory Committee - September 15, 2020
File 0540-20

Recommendation: That Council receive the Minutes of the Council Advisory Committee meetings as listed above.

Attachments: L.1 Committee Minutes.pdf

M. MAYOR AND COUNCIL REPORT

N. METRO VANCOUVER REPRESENTATIVES REPORT

O. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

The following information has been brought forward from the September 14, 2020 Special Closed Council meeting for public information:

O.1 **Tree Protection Advisory Committee (TPAC)**
Report C20-24
File CD 0540-20-TPAC-01

Recommendation: Council proceeded with the selection process for the Tree Protection Advisory Committee (TPAC).

MOTION
That the following individuals be appointed to the Tree Protection Advisory Committee (TPAC):

- Christine Bishop
- John Evanochko
- Catherine Grey
- Matt Muller
- Al Neufeld
- Hanae Sakurai
- Trevor Smith
- Amber Stewart
- John Turner

CARRIED

Section 90(1) (a) Personnel

The following information has been brought forward from the September 21, 2020 Special Closed Council meeting for public information:

O.2 **Tree Protection Advisory Committee Appointments**
File 0540-01

Recommendation: That Councillor Whitmarsh be appointed the Council Co-Chair of the Tree Protection Advisory Committee; and

That Councillor Arnason be appointed the Alternate Council Co-Chair of the Tree Protection Advisory Committee.
CARRIED

Section 90(1) (a) Personnel

P. OTHER BUSINESS

Councillor Richter presented the following Notice of Motion within the deadlines according to Council's policy:

P.1 **Appointment of Municipal Directors to the MetroVancouver Regional District Board**

Recommendation: Whereas the Township of Langley now has a population over 120,000;

Whereas based on its population, the Township of Langley is entitled to 2 voting members on the MetroVancouver Regional Board, each carrying an equal number of votes at the MetroVancouver Board;

Whereas the TOL Council elects by secret ballot its representatives to the MetroVancouver Board;

Whereas MetroVancouver Regional Board decisions have a significant impact on the Township of Langley via the regional taxes and user fees that TOL residents pay each year; and

Whereas the population of the Township of Langley is entitled to transparent and accountable local representation at the MetroVancouver Regional Board decision-making table;

Therefore be it resolved that:

1. All votes for Township of Langley representatives to the MetroVancouver Regional Board be held in open Council meetings following 2 minute public speeches about their eligibility for a MetroVancouver Regional Board seat;

2. The successful TOL candidates to the MetroVancouver Board can only be deemed elected if they receive a 50% plus 1 majority vote of Council; and

3. If MetroVancouver Board candidates receive less than a 50% plus 1 majority vote, then the lowest ranking candidates are dropped from the ballot and revotes are held until the 2 elected positions each receive at least a 50% plus 1 majority vote of Council.

Councillor Kunst presented the following Notice of Motion within the deadlines according to Council's policy:

P.2 Korean Mask Donation

Recommendation: Whereas the Gapyeong County of South Korea donated 10,000 Comet Disposable Masks to the Township of Langley;

Whereas the COVID-19 pandemic continues to affect our community, residents and staff; and

Whereas our local Fire Department and Langley Emergency Program uses masks routinely in order to conduct their daily work tasks such as fire inspection, public education, and emergency preparedness responses;

Therefore be it resolved that Council donate the 10,000 Comet Disposable Masks to the Township Fire Department and Langley Emergency Program for use in their day-to-day operations.

Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Recommendation: That Council now resolve into a Special Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration;
Item F.1 - Section 90(1) (b) Personal; and
Item F.2 - Section 90(1) (c) Labour Relations.

R. TERMINATE

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, September 21, 2020 at 2:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

Clerk's Note: The meeting was conducted with Council members and staff attending electronically as per Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw 2020 No. 5592.

PRESENT: Acting Mayor, P. Arnason and Mayor J. Froese

Councillors D. Davis, S. Ferguson, M. Kunst, B. Long, K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken, S. Gamble, S. Ruff, R. Seifi, P. Tulumello, and J. Winslade

W. Bauer, R. Cesaretti, S. Little, S. Nam, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – September 21, 2020

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held September 21, 2020, as amended.
CARRIED

Councillor Long opposed

Clerk's Note: Item O.5 was added to the agenda.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – September 14, 2020

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes of the Regular Council meeting held September 14, 2020.
CARRIED

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – September 14, 2020

Moved by Councillor
Seconded by Councillor
That Council adopt the Minutes of the Public Hearing meeting held September 14, 2020.
CARRIED

C. DELEGATIONS

1. Kristi McIntosh
File 0550-07

Kristi McIntosh appeared before Council to discuss opening of the Walnut Grove pool for user groups and the public. She commented that the Langley Olympians Swim Club would like to have the pool open as it is needed for elite aquatic training and sports. The Aldergrove Outdoor Pool will become too cold in the winter months for training use. Many other municipalities have opened their pools with COVID safety protocols in place. BC is now in Phase 3 of the viaSport Return to Sport Guidelines, allowing for a safe indoor facility opening. She asked Council to strongly consider opening the Walnut Grove pool.

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Woodward declared a Conflict of Interest under Section 100 of the Community, as he has a property interest, and left the meeting at 2:53pm.

2. Susan Mackenzie
File 0550-07

Susan Mackenzie appeared before Council to express concerns regarding removing the Fort Langley outdoor pool and replacing with a spray pad. She stated that many residents did not realize that a decision had already been made in regards to the pool. She commented that the large trees around the park may cause issue with the drainage of a spray pad, and that a spray pad may be disrespectful to the cemetery. She further stated that a spray pad cannot be used for older kids and teens, birthday parties, etc. She asked for public input into how to save the pool.

D. PRESENTATIONS

1. Expanded Patio Usage

Staff provided an update regarding expanded patio usage. On May 22, 2020 the Liquor and Cannabis Regulation Branch (LCRB) approved Policy Directive 20-13, “Temporary Expanded Service Area Authorization”, with an extension approved in September to October 31, 2021. On May 25, 2020, in line with the LCRB’s policy

D. PRESENTATIONS

directive and in recognition of the economic impact of the pandemic on the hospitality sector, Council approved the expanded patio service area for restaurants, cafes, pubs, craft breweries, wineries, distilleries, and cideries. Given the success of the program in the Township, staff recommend a continuation of the temporary expansion of patio seating until such time as the LCRB's authorization ends on October 31, 2021.

MOTION
Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council receive the presentation and direct staff to proceed with a report that authorizes the expansion of patio service to October 2021.
CARRIED

Councillor Kunst left the meeting at 3:29pm.

Councillor Woodward re-entered the meeting at 3:36pm.

MAYOR DECLARES CONFLICT OF INTEREST
Mayor Froese declared a Conflict of Interest under Section 100 of the Community Charter, as he has business interest in the area, and left the meeting at 3:36pm.

Councillor Arnason assumed the position of Chair.

Councillor Kunst re-entered the meeting at 3:47pm.

E. REPORTS TO COUNCIL

1. Winery Lounge and Special Event Area Endorsement Application No. 000050 (Otter Trail Winery / 5974 - 248 Street) Report 20-114

File CD 11-11-0040

Submissions from the public:

1. B. MacLeod, a Langley resident, was in attendance and commented that he and his wife support this winery proposal.
2. K. Van Spronsen, a Langley resident, was in attendance and commented that a 47-signature petition has been submitted opposing the winery expansion to 96 seats. 96 seats is a large increase from 30 seats.

The following written submissions were received from the public:

1. D. and J. Kormilo, Langley residents, expressing opposition to the winery as it will change the quietness and peacefulness of the neighbourhood. It will increase noise, traffic, and people.

E. REPORTS TO COUNCIL

2. M. and J. Thorpe, Langley residents, expressing concern regarding having their tranquility disrupted by a business running on ALR land.
3. S. and S. Scott, Langley residents, expressing concerns regarding increased noise, traffic, using ALR land, lack of parking, and too many wineries in the area.
4. K. Van Spronsen, a Langley resident, submitted a 47-signature petition opposing the winery.

Explanation by the proponent:
A. Chema and R. Slight, Otter Trail Wineries, were in attendance and commented that this will be a small winery, and that the 64 seats extra seats being requested will be in a lounge area so that food can also be offered. 30 seats will be used for wine tasting only. No outdoor parties will be offered and the noise level will be very low. This will be a very quiet, dignified venue with minimal outdoor lighting.

MOTION
Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council has considered and ENDORSED the request by Otter Trail Winery to locate a 96 seat winery lounge (64 seat interior bistro and 32 seasonal patio seats) and special event area serving the Otter Trail Winery located at 5974 - 248 Street, Langley, characterized as having liquor service from 11:00AM to 10:00PM Tuesday through Sunday.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the winery lounge; the proximity of the winery lounge to other special or recreational facilities and public buildings; the person capacity of the winery lounge; the hours of liquor service of the winery lounge; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on September 14 and 21, 2020 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That the motion be amended to change the 96 seat winery lounge to a 30 seat indoor tasting lounge and bistro.
AMENDMENT WITHDRAWN

E. REPORTS TO COUNCIL

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Davis,
That the hours of operation be changed from 11:00am to 10:00pm, to 11:00am to 6:00pm.
DEFEATED

Councillors Davis, Ferguson, Kunst, Long, Whitmarsh, and Woodward opposed

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That the endorsement be amended to eliminate the 32 seasonal patio seats.
DEFEATED

Councillors Davis, Ferguson, Kunst, Long, Whitmarsh, and Woodward opposed

MAIN MOTION
The question was called on the Main Motion, and it was
CARRIED

Councillors Arnason and Richter opposed

Mayor Froese re-entered the meeting at 4:56pm and resumed the position of Chair.

Councillor Kunst left the meeting at 5:00pm.

2. Financial Report Update – June 30, 2020
Report 20-121
File FIN 1830-03

Moved by Councillor Davis,
Seconded by Councillor Long,
That Council receive the Financial Report Update – June 30, 2020 No. 20-121 for information.
CARRIED

3. Non-medical Cannabis Retail Sales
Development Applications
Report 20-119
File CD BA000027

That Council direct staff to bring forward the following rezoning applications for Council's consideration of the required rezoning bylaws and accompanying endorsement to the provincial Liquor and Cannabis Regulations Branch, on the basis that they are the only applications having been submitted by the August 31 deadline established by Council for their

E. REPORTS TO COUNCIL

respective community plan areas, with respect to retail sales of non-medical cannabis:

- Murrayville: Central Langley Investments Ltd.: 200-4839 - 221 Street;
- Walnut Grove: North Langley Shopping Centers Ltd.: A401–8840 - 210 Street; and
- Willoughby: 1067418 BC Ltd.: 20826 - 72 Avenue; and further

That Council select applications, pursuant to Council Policy 07-410, from the full list of applications submitted by August 31, 2020, for the remaining communities of: Aldergrove, Carvolth, Fort Langley and Willowbrook, as outlined in this report, and direct staff to bring forward the relevant rezoning bylaws and endorsement to the provincial Liquor and Cannabis Regulations Branch.

MOTION DIVIDED
Mayor Froese requested the motion be divided.

MOTION 1
Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council direct staff to bring forward the following rezoning applications for Council's consideration of the required rezoning bylaws and accompanying endorsement to the provincial Liquor and Cannabis Regulations Branch, on the basis that they are the only applications having been submitted by the August 31 deadline established by Council for their respective community plan areas, with respect to retail sales of non-medical cannabis:

- Murrayville: Central Langley Investments Ltd.: 200-4839 - 221 Street;
- Walnut Grove: North Langley Shopping Centers Ltd.: A401–8840 - 210 Street; and
- Willoughby: 1067418 BC Ltd.: 20826 - 72 Avenue.

Councillor Kunst re-entered the meeting at the meeting at 5:21pm.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That this motion be referred to a special meeting of Council to review each application in detail.
CARRIED

Mayor Froese and Councillors Kunst, Long, Whitmarsh opposed

E. REPORTS TO COUNCIL

MOTION 2
Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council select applications, pursuant to Council Policy 07-410, from the full list of applications submitted by August 31, 2020, for the remaining communities of: Aldergrove, Carvolth, Fort Langley and Willowbrook, as outlined in this report, and direct staff to bring forward the relevant rezoning bylaws and endorsement to the provincial Liquor and Cannabis Regulations Branch.

REFERRAL
Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That this motion be referred to an open, Special Meeting of Council.
CARRIED

Councillor Long opposed

MOTION
Moved by Councillor Richter,
Seconded by Councillor Davis,
That the Special Meeting of Council be held on October 19, 2020, via Zoom; and

That new applications be processed only after the current applications submitted by August 31, 2020 in the areas identified in the report have been processed.
CARRIED

Councillor Long opposed

F. BYLAWS FOR FIRST AND SECOND READING

1. Rezoning Application No. 100608
(Lehigh Hanson Materials Ltd. / 20111 – 102B Avenue)
Bylaw No. 5623
Report 20-120
File CD 09-02-0173

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lehigh Hanson Materials Ltd.) Bylaw 2020 No. 5623 to amend Heavy Industrial Zone M-3, to allow for asphalt batch plant uses on a 7.5 ha (18.6 ac) industrial property, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development prior to final reading:

F. BYLAWS FOR FIRST AND SECOND READING

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements for 102B Avenue and 201 Street in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Provision of final landscape plans in compliance with the Township's Street Tree and Boulevard Planting Policy;
6. Protection of Streamside Protection and Enhancement Areas in a restrictive covenant and acceptance of the streamside enhancement plans, fencing, signage, and security;
7. Registration of the following restrictive covenants:
    a. Requiring onsite stormwater detention and infiltration; and
    b. Noting the subject property is located in a designated floodplain and saving harmless the Township of Langley from all claims relating to flooding or flood damage;
8. Payment of applicable supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges; and further

That Council authorize staff to proceed with the written submission opportunity.
CARRIED

Councillors Arnason and Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

J. CORRESPONDENCE

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council receive the correspondence, as presented.
CARRIED

1. Universal Access to No-cost Prescription Contraception
File 0400-60

Letter from Mayor Jonathan X. Cote, City of New Westminster, requesting the Township of Langley write to the Provincial Minister of Finance, the Provincial Minister of Health, the Premier of BC, and the local MLA, supporting universal no-cost access to all prescription contraception available in BC under the Medical Services Plan.

2. International Day of Older Persons
File 0630-20

Letter from Agnes Jackman, Board Member, Council of Senior Citizens' Organizations of BC, requesting October 1, 2020 be proclaimed as International Day of Older Persons and the UNIDOP flag be displayed.

3. Homelessness Action Week
File 0630-01

Letter from Jonquil Hallgate, Chair, Metro Vancouver and Fraser Valley Council of Community Homelessness Tables, requesting the week of October 11-17, 2020 be proclaimed as Homelessness Week.

K. MINUTES OF COMMITTEES

1. Recreation, Culture, and Parks Advisory Committee – September 9, 2020
File 0540-20

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council receive the Minutes of the Council Advisory Committee meeting as listed above.
CARRIED

L. MAYOR AND COUNCIL REPORT

Mayor and Council attended several events during the course of their duties.

M. METRO VANCOUVER REPRESENTATIVES REPORT

Councillor Ferguson commented that the Terry Fox fundraiser is being held virtually this year. He further reported that the Metro Vancouver Liquid Waste and Water groups have received awards for environmental and delivery services.

Councillor Richter reported that the Metro Vancouver Parks Board is working on the strategic framework for Campbell Valley Park and will have a plan available for review by the end of the year.

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter as he has a property interest, and left the meeting at 5:53pm.

O. OTHER BUSINESS

1. Fort Langley Outdoor Pool Replacement Decision

Moved by Councillor Richter,
Seconded by Councillor Davis,
Whereas this TOL Council recently made a decision to replace the Fort Langley Outdoor Pool with a Splash Park in a Special Closed Meeting of Township Council;

Whereas Council decisions concerning replacement of existing publicly-funded infrastructure should be transparent to the tax-paying public, and the tax-paying public should be allowed to have input on these decisions; and

Whereas the public was not allowed to have input on this particular decision before it was made in a Closed Council Meeting, and should have been;

Therefore be it resolved that:

1. Council ask staff to place any further action on the Fort Langley Outdoor Pool Replacement Plan on hold until an extensive public input opportunity on the merits of this plan has been held;

2. That a Public Input Opportunity be set up in a “Public Hearing Style Format” at the next open meeting of Township Council (October 5, 2020) to receive comments from the public about the Fort Langley Pool Replacement Plan;

3. That Council have a full discussion on this Fort Langley Pool Replacement Plan at an open Council meeting; and

O. OTHER BUSINESS

4. That Council reconsider at this open Council meeting whether or not to proceed further on the replacement of the Fort Langley Outdoor Pool with a Splash Park.

MOTION DIVIDED
Moved by Councillor Long,
Seconded by Councillor Ferguson,
That the motion be divided.
CARRIED

Councillor Richter opposed

MOTION 1
That Council ask staff to place any further action on the Fort Langley Outdoor Pool Replacement Plan on hold until an extensive public input opportunity on the merits of this plan has been held.

REFERRAL
Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That this motion be referred to staff for a report to include the process for public input opportunity and the cost of the various pool repair and replacement options.
CARRIED

Councillor Richter opposed

MOTION 2
That a Public Input Opportunity be set up in a “Public Hearing Style Format” at the next open meeting of Township Council (October 5, 2020) to receive comments from the public about the Fort Langley Pool Replacement Plan.

DEFERRAL
Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That this motion be deferred until after the staff report on public process and costing has been received
CARRIED

Councillor Richter opposed

MOTION 3
That Council have a full discussion on this Fort Langley Pool Replacement Plan at an open Council meeting.
CARRIED

Mayor Froese and Councillors Kunst and Whitmarsh opposed

O. OTHER BUSINESS

MOTION 4
That Council reconsider at this open Council meeting whether or not to proceed further on the replacement of the Fort Langley Outdoor Pool with a Splash Park.

AMENDMENT
Moved by Councillor Richter
Seconded by Councillor Davis,
That the word “reconsider” be changed to “revisit”.
CARRIED

MOTION 4, AS AMENDED
The question was called on Motion 4, as amended, and it was
CARRIED

MEETING RECESSED
The meeting recessed at 6:17pm.

MEETING RECONVENED
The meeting reconvened at 6:45pm.

Councillor Woodward re-entered the meeting at 6:45pm.

2. Consideration of a Township of Langley RCMP Detachment

Moved by Councillor Woodard,
Seconded by Councillor Richter,

Whereas:

A. The Township of Langley continues to endeavour to continually improve its provision of law enforcement services to the members of the community that is directed and relevant to the unique issues within the Township of Langley;

B. A RCMP detachment responsible solely to the Township of Langley would ensure that issues within and unique to the Township of Langley take first priority, and that all law enforcement resources and management attention would be dedicated only to Township of Langley residents, businesses and issues, not those within another municipality; and

C. The City and Township of Langley Policy Capital and Operations Cost Sharing Agreement includes terms for the eventual separation of the services of the RCMP for the Township of Langley and the City of Langley if reasonable and appropriate to do so.

O. OTHER BUSINESS

Therefore be it resolved that:

1. Council direct staff to prepare a report as soon as practical, but in time for 2021 budget deliberations, outlining the costs associated with terminating the Cost Sharing Agreement between the Township of Langley and City of Langley for the provision of law enforcement services;

2. The report include, but not be limited to, a review of the Termination Section of the City and Township of Langley Policy Capital and Operations Cost Sharing Agreement;

3. The review specifically outline, in accordance with the cost sharing agreement, the purchase costs to be potentially paid to the City of Langley as given in the Cost Sharing Agreement, including, but not limited to:

a. 35% of the replacement cost value of the Langley RCMP Detachment building, alterations and equipment;
b. Less 35% of the depreciation rates for the Langley RCMP Detachment building, alterations and equipment;
c. The determination of the depreciated replacement costs be calculated from 1993, the year of the signing of the Cost Sharing Agreement to the potential date of termination within 2020 or 2021; and
d. An assessment of the additional expense potentially to be incurred by the City of Langley as a result of the termination, not to exceed 2% of the depreciated replacement cost.

REFERRAL
Moved by Councillor Whitmarsh,
Seconded by Councillor Richter,
That this motion be referred to the next Council Priorities Session for further discussion.
CARRIED

Councillors Davis, Long, and Woodward opposed

3. Endorsement of Rainbow Crosswalk for SD35

Moved by Councillor Woodward,
Seconded by Councillor Richter,
Be it resolved that permission be granted for the installation of a rainbow crosswalk on Township of Langley property, by Township staff, as necessary, at the requested location of the existing crosswalk at 222 Street between SD35 and the Langley RCMP Detachment.

O. OTHER BUSINESS

AMENDMENT
Moved by Councillor Long,
Seconded by Councillor Richter,
That the motion be amended to include “at no cost to the Township of Langley”.
CARRIED

Councillors Davis, Ferguson and Woodward opposed

MOTION
Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That staff prepare a report on equity, dignity, and inclusion frameworks in other communities, and to provide Council with an outline of the steps that would be required to implement a framework in the Township of Langley.

MOTION TO DIVIDE
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That the original motion, as amended, be voted on separately from the additional motion.
CARRIED

Councillors Davis, Kunst, Whitmarsh opposed

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

Councillors Davis, Kunst and Whitmarsh opposed

MOTION
That staff prepare a report on equity, dignity, and inclusion frameworks in other communities, and to provide Council with an outline of the steps that would be required to implement a framework in the Township of Langley.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Arnason,
That the motion for staff to prepare a report be referred to the next Council Priorities Session for further discussion.
CARRIED

O. OTHER BUSINESS

4. Reopening Plan for Township of Langley Recreational Facilities

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
Whereas the COVID-19 pandemic resulted in the closure of various Township of Langley facilities, parks and fields;

Whereas not all Township facilities have reopened and staff continue to review the requirements, regulations, and financial implications for the safe reopening of Township facilities; and

Whereas members of the community are requesting information on the reopening plans for the Township recreation facilities that remain closed;

Therefore be it resolved that Council direct staff to provide a report or a presentation, to Council at the October 5, 2020 Regular Council meeting to advise Council on the recreational community needs and the next possible steps in the reopening plan for the recreational facilities that remain closed.
CARRIED

Councillor Richter opposed

5. 216 Street Overpass Update

Council discussed the 216 Street overpass.

P. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council now resolve into a Special Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration;
Item F.1 - Section 90(2) (c) Ombudsperson Act;
Item H.1 - Section 90(1) (a) Personnel;
Item H.2 - Section 90(1) (a) Personnel; and
Item H.3 - Section 90(1) (e) Property; (k) Negotiations;
Item H.3 - Section 90(1) (m) Another Enactment; and
Item H.3 - Section 90(1) (a) Personnel.
CARRIED

Q. TERMINATE

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That the meeting terminate at 8:28pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 5, 2020 - REGULAR MEETING	**REPORT:**	20-124
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	LSP00006
SUBJECT:	SOCIAL SUSTAINABILITY STRATEGY		

RECOMMENDATIONS:

That Council endorse the Social Sustainability Strategy, presented as Attachment A to this report; and further

That Council refer to 2021 budget deliberations consideration of annual operating funding in the amount of $50,000 to support implementation of the Social Sustainability Strategy.

EXECUTIVE SUMMARY:

On November 6, 2017, Council approved the Terms of Reference to guide the development of a Social Sustainability Strategy to provide the groundwork for action in the social realm over the next decade. The preparation of the Strategy was shaped by extensive community engagement, including the work of the Social Sustainability Task Force. The Task Force was comprised of residents and local stakeholders with diverse interests in social sustainability, and met ten times over the course of the planning process to help identify challenges, opportunities, priorities, and actions.

Our Thriving Community: Township of Langley Social Sustainability Strategy (Attachment A) envisions a connected, inclusive, and resilient community where everyone can enjoy and contribute to a great quality of life. With the key issues and trends influencing social sustainability in mind, the Strategy establishes three 10-year goals, and six 5-year priorities with related actions, which comprise the 2021-2025 Action Plan. The 5-year priorities are:

Priority 1 — Indigenous Relations: Build and sustain meaningful relationships between Indigenous and non-Indigenous people

Priority 2 — Belonging: Strengthen community belonging, social connections, and civic engagement

Priority 3 — Housing and Food: Promote equitable housing and local food security

Priority 4 — Learning: Encourage lifelong learning and social innovation

Priority 5 — Getting Around: Provide for accessible, healthy, and safe transportation choices

Priority 6 — Health and Safety: Nurture community health and safety

The actions are intended to reflect the Township's role, and community expectations, as a local government, and will be pursued in collaboration with other levels of government and local stakeholders. It is recommended that Council endorse the Strategy and refer to the 2021 budget deliberations consideration of annual funding in the amount of $50,000 to support implementation of the Social Sustainability Strategy. The requested annual funding represents an investment of $0.37 per person, based on the 2020 population estimate of 135,000.

PURPOSE:

This report is to provide information and recommendations concerning the proposed Social Sustainability Strategy.

BACKGROUND/HISTORY:

On November 6, 2017, Council approved the Terms of Reference to guide the development of a Social Sustainability Strategy to provide the groundwork for action in the social realm over the next decade. The creation of the Strategy responds to policy related to equity, health, and inclusion in the 2016 Official Community Plan, and was enabled by Council's 2017 decision to allocate municipal resources to social planning. The Strategy complements existing plans and initiatives, and advances the social aspirations of the Sustainability Charter by identifying clear goals, priorities, and actions to pursue over the next decade.

The preparation of the Strategy was informed by comprehensive community engagement and extensive research as well as input from the Social Sustainability Task Force, an interdivisional staff team, and external consultants with expertise in social sustainability. The community engagement program involved 45 engagement activities and 1,500 interactions with residents and stakeholders, including 58 local organizations. The engagement program for the Strategy was featured by PlanH as a "success story" on both its website and in its Healthy Community Engagement Action Guide.[1]

On October 7, 2019, Council received a report on the emerging vision, goals, and priorities for the Strategy, and authorized staff to undertake the next steps in drafting the Social Sustainability Strategy. Between October 2019 and July 2020, staff worked to draft the Strategy with continued input from the Task Force. Summary notes from Task Force meetings during this time are attached to this report (Attachment B). Staff note that summary notes from earlier meetings have previously been provided to Council under separate covers.

The finalization of the draft Strategy was paused between March and May 2020 to reassess and recalibrate the priorities and actions in light of the COVID-19 pandemic. A more detailed summary of the process to prepare the Strategy is included in Appendix A (see Attachment A).

In late August 2020, a draft Social Sustainability Strategy and summary document were made available on the Township website for public review and feedback, with email notifications sent to over 850 residents and stakeholders that had signed up for project updates. Three emails were received from community members between August 28 and September 21, all with positive feedback on the Strategy and planning process.

DISCUSSION/ANALYSIS:

Socially sustainable communities are safe, diverse, connected, and democratic. They are fair in the distribution of resources and opportunities, and support the ability of individuals and communities to create and maintain a good quality of life for current and future generations.[2] Although many people in the Township enjoy a great quality of life, not everyone in the community is thriving. Like other places throughout the region and around the world, the community is grappling with social challenges, and is facing global trends that are having a significant impact on the economy, environment, and society.

The Strategy establishes a clear vision for the future and sets a course to get there. It is intended to help sustain the positive qualities of the community, harness the opportunities to tackle social challenges, and thrive in the face of change. The Strategy includes:

- An overview of the role of the Township and other organizations in the social realm
- A summary of challenges and opportunities
- The proposed vision, 10-year goals, 5-year priorities, and related actions
- The proposed implementation framework

[1] PlanH is a partnership between BC Healthy Communities Society and the British Columbia Ministry of Health, and facilitates local government learning, partnership development, and planning for healthier communities.
[2] This definition of social sustainability was adapted from the commonly-used Western Australian Council of Social Service (as cited in Partridge, 2005).

Roles and Responsibilities:

Social sustainability is a shared responsibility among all levels of government and requires involvement from numerous organizations, groups, and individuals. The Township can play various roles in advancing social sustainability, in keeping with its mandate, powers, and resources. These roles, along with current examples, include:

Role	Current Examples
Advocacy	The Township advocates for improvements to the delivery of health and social services that fall outside of its jurisdiction
Convening/ Coordination	The Township, along with Langley City and Fraser Health, convene the Healthier Community Partnership to foster collaborative action
Education	The Township makes information available through its open data platform
Planning/ Regulation	The Township plans and regulates land uses to develop "complete communities" that promote healthy living and social well-being
Funding	The Township administers grants through various programs
Service Delivery	The Township provides fire, police, emergency management, parks, recreation, and cultural services

The Township can enhance social sustainability through collaboration with the following organizations, groups, and individuals:

- The Government of Canada
- The Province of BC
- Metro Vancouver Regional District
- Local First Nations[3] and neighbouring local governments
- Fraser Health Authority
- TransLink
- Langley School District
- Langley RCMP
- Fraser Valley Regional Library (FVRL)
- Local businesses and business organizations
- Post-secondary institutions
- Non-profits
- Community groups and faith-based organizations
- Local residents, employees, and students

Appendix C of the Strategy provides an overview of the role of these organizations, groups, and individuals.

Challenges and Opportunities:

The following summarizes the key issues and trends influencing social sustainability in the community. Many are not specific to the Township, but present local challenges and opportunities. It is with these issues and trends in mind that the Strategy has established its vision, goals, and priorities.

[3] Local First Nations refers to those First Nations with reserve lands and that have a historic and current connection to the territory that now includes the Township of Langley (i.e. the Katzie, Kwantlen, Matsqui, and Semiahmoo First Nations).

- **Population growth, aging and diversity:** The Township is one of the fastest growing municipalities in the Lower Mainland and is facing demographic shifts in relation to the aging and increasing cultural diversity of the population as well as the urbanization of areas that have been characteristically rural in the past.

- **Cost of living and poverty:** Average household income in the Township is notably higher than the regional average, but Township households face high costs of living. Working households in Langley face higher combined housing and transportation costs (relative to income) than most other parts of Metro Vancouver. Furthermore, one in ten Township residents is living in poverty, meaning these residents struggle to meet their most basic human needs.

- **Inequity and discrimination:** Inequities are avoidable inequalities that exist between groups of people. Health outcomes, for instance, are more influenced by socio-economic factors, like gender, race, and education, than biology. Inequities exist in part due to discrimination, including systemic discrimination, which can be described as patterns of behaviour, policies, or practices that create or perpetuate disadvantage. About one in six Metro Vancouver residents reports experiencing discrimination in their day-to-day lives.

- **Climate change:** Driven by human influence, Canada's climate has warmed and will continue to do so in the future. Climate change is expected to increasingly threaten natural ecosystems and municipal infrastructure, hinder economic growth, erode food security, and jeopardize human health and safety. The responses to climate change, mitigation and adaptation, may also present challenges and opportunities for the community.

- **Indigenous relations:** Indigenous and non-Indigenous communities across Canada are working together to establish new and respectful relationships, and close the socio-economic gaps caused by colonial and assimilationist policies. With four local First Nations having an established connection to this territory, and a growing Indigenous population, the Township and broader community can contribute to the national process of reconciliation.

- **Technological innovation:** Rapid technological advancement will increase the pace of change, creating new challenges and opportunities, with far-reaching effects that transform everything from retail business models and education to elections and dating. New communication methods allow people to easily connect with other like-minded individuals, and organize and effect change in new ways, but also create new challenges in terms of social fragmentation.

- **Human health:** BC is currently grappling with two public health emergencies: the COVID-19 pandemic and the overdose crisis. Global integration, climate change, and ecosystem decline, among other factors, may increase the likelihood of future pandemics. Overdoses due to illicit drug toxicity remain the leading cause of unnatural deaths in the province, surpassing homicides, suicides, and motor vehicle incidents combined. In addition to these present health emergencies, chronic diseases (e.g. cardiovascular diseases, cancers, and diabetes) will likely be the health burden of this century, as they are the greatest contributor to premature death in BC, and are likely to increase with an aging population.

Vision and Goals:

The Strategy consists of a long-term vision, three interrelated 10-year goals, and six 5-year priorities with associated actions. The six priorities help to achieve all three of the goals, which in turn make progress toward the long-term vision.

The vision statement is meant to inspire and give direction. It illustrates the long-term aspiration for a socially sustainable Township, providing a motivating stretch goal to work towards. The vision is:

> **The Township of Langley is a connected, inclusive, and resilient community where everyone can enjoy and contribute to a great quality of life.**

Three 10-year goals are established to advance the Township towards its social sustainability vision:

Goal 1 — Connected Community: We are connected to each other and to opportunities that help us thrive.
Goal 2 — Inclusive Community: We are and feel welcomed, safe, and valued.
Goal 3 — Resilient Community: We adapt and flourish in the face of change.

These goals are not independent pillars, but in fact are interrelated — advancing on one will foster achievement in the others.

Priorities and Actions:

To move towards the goals, six 5-year priorities have been established. Presented in no order of significance, the following priorities will guide the Township's focus in the social realm until 2025:

Priority 1 — Indigenous Relations: Build and sustain meaningful relationships between Indigenous and non-Indigenous people
Priority 2 — Belonging: Strengthen community belonging, social connections, and civic engagement
Priority 3 — Housing and Food: Promote equitable housing and local food security
Priority 4 — Learning: Encourage lifelong learning and social innovation
Priority 5 — Getting Around: Provide for accessible, healthy, and safe transportation choices
Priority 6 — Health and Safety: Nurture community health and safety

Like the goals, many of the priorities are interrelated. For example, engaging in lifelong learning (Priority 4) can be a way to foster social connections (Priority 2).

Within each priority, there are actions that address challenges and opportunities. There are a total of 31 actions, categorized as short-term (2021-2022) and medium-term (2023-2025), that comprise the Strategy's 2021-2025 Action Plan (see Attachment A – Appendix D). The actions are intended to reflect the Township's role as a local government, and will be pursued in collaboration with other organizations and groups.

Implementation:

The 2021 – 2025 Action Plan will inform the development of annual departmental work plans. Recognizing that priorities can change, the 5-year priorities will be reviewed and, as required, refreshed in 2025, and a new action plan (2026-2030) will be developed for Council's consideration. Implementation progress will be monitored annually in conjunction with the development of departmental work plans. A full progress report will be prepared in 2025 to inform the development of the 2026 — 2030 Action Plan.

To track progress on the priorities, 21 indicators have been established. The indicators have purposely been titled progress indicators rather than performance indicators, recognizing that the priorities in the Strategy are influenced by many factors beyond the Township's control. A publicly available digital dashboard will be created and used to monitor and report on the indicators, with updates made as new data becomes available.

Financial Implications:

Implementing the 2021 – 2025 Action Plan is estimated to cost $997,000 (see Attachment A – Appendix D). It is noted that $600,000 of this cost estimate is for the development of a Transportation and Mobility Strategy (Action 5A in the 2021-2025 Action Plan), which would update the 2009 Master Transportation Plan in support of social sustainability and other sustainability initiatives, including climate action as indicated in Report 20-108 (Climate Action Strategy Update).

To support the implementation of the Social Sustainability Strategy, it is recommended that Council refer consideration of annual operating funding in the amount of $50,000 to the 2021 budget deliberations. This recommended annual operating funding would be used with existing budgets,

potential external grants, and Development Cost Charge (DCC) budget requests to support the total cost of implementing the 2021 – 2025 Action Plan over the five-year period (see Table 1 below).

Table 1: Proposed Funding for 2021 – 2025 Action Plan over Five-Year Period

Recommended Annual Operating Funding (2021 budget request of $50,000 per year)	$250,000
Existing Budgets and Potential External Grants	$147,000
Transportation and Mobility Strategy – Phase 1 (2021 DCC budget request)	$300,000
Transportation and Mobility Strategy – Phase 2 (2022 DCC budget request)	$300,000
Total	$997,000

Based on the proposed funding in Table 1, the recommended annual operating funding of $50,000 would be the only source of funding with an additional impact on property taxes (approximately an additional $0.77 per year per representative residential household). The requested annual funding represents an investment of $0.37 per person, based on the 2020 population estimate of 135,000.

In addition, to support implementation and leverage potential grants from external sources, the following staffing resource enhancements are recommended within the timeframe of the 2021 – 2025 Action Plan. Staff will continue to explore external sources of funding to support these staffing resources, and may submit funding requests for Council consideration as part of future budgets (2022+).

- An Arts, Culture, and Community Initiatives resource (part-time) to support the implementation of the Indigenous Relations actions
- A Transportation resource to support the implementation of the Getting Around actions and actions in the proposed Climate Action Strategy, as indicated in Report 20-108 (Climate Action Strategy Update)
- A Protective Services – Fire resource to support the implementation of emergency preparedness actions in the Social Sustainability Strategy and the 2018 Fire Department Master Plan

CONCLUSION:

The purpose of the Social Sustainability Strategy is to help sustain the positive qualities of the community, harness the opportunities to tackle social challenges, and thrive in the face of change. As a broad, foundational Strategy, it lays the groundwork for action in the social realm through collaboration with other organizations and groups.

Respectfully submitted,

Patrick Ward
STRATEGIC/SOCIAL PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

This report has been prepared in consultation with the following listed divisions.

CONCURRENCES	
Division / Department	**Name**
ARTS, CULTURE, AND COMMUNITY INITIATIVES DIVISION	P. Tulumello
CORPORATE ADMINISTRATION DIVISION	S. Scheepmaker
FINANCE DIVISION	S. Ruff
HUMAN RESOURCES DIVISION	S. Harvey-Renner
PARKS AND RECREATION DIVISION	C. Blair
PROTECTIVE SERVICES - FIRE	S. Gamble
PROTECTIVE SERVICES - RCMP	J. Clelland

ATTACHMENT A Our Thriving Community: Township of Langley Social Sustainability Strategy

ATTACHMENT B Social Sustainability Task Force Meetings #7 – #10 Summary Notes



OUR THRIVING COMMUNITY

Township of Langley
Social Sustainability Strategy





Township of Langley Est. 1873

We envision a Township that is connected, inclusive, and resilient — a place where all can enjoy and contribute to a great quality of life.

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STRATEGY AT A GLANCE

The Social Sustainability Strategy establishes a clear vision for our future — a connected, inclusive, and resilient community where everyone can enjoy and contribute to a great quality of life — and sets a course to get there. While many people in the Township currently enjoy a great quality of life, not everyone is thriving. Rapid population growth, climate change, technological advancement, and unexpected events like the COVID-19 pandemic necessitate a strategy to guide us toward our vision.

Social sustainability is a shared responsibility involving all levels of government, and requires involvement from numerous organizations and groups. Within each priority, there are actions for the Township to undertake over the next five years that reflect its role as a local government. Each action identifies potential community partners.

By working more collaboratively, thinking big, and being open to doing things differently, together we can realize our social sustainability vision.

Keeping in mind the key issues and trends influencing our social sustainability, this strategy establishes three interrelated 10-year goals and six 5-year priorities:

10-year goals:

Goal 1	Connected Community: We are connected to each other and to the opportunities that help us thrive
Goal 2	Inclusive Community: We are and feel welcomed, safe, and valued
Goal 3	Resilient Community: We adapt and flourish in the face of change

5-year priorities:

Priority 1	Indigenous Relations: Build and sustain meaningful relationships between Indigenous and non-Indigenous people
Priority 2	Belonging: Strengthen community belonging, social connections, and civic engagement
Priority 3	Housing and Food: Promote equitable housing and local food security
Priority 4	Learning: Encourage lifelong learning and social innovation
Priority 5	Getting Around: Provide for accessible, healthy, and safe transportation choices
Priority 6	Health and Safety: Nurture community health and safety

INTRODUCTION



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ABOUT THE STRATEGY

The Township of Langley is an exceptional place to live, work, learn, visit, and play.

From our stunning natural setting and rural landscapes, to our abundant amenities and distinctive neighbourhoods, there is so much to celebrate. Although many people in the Township enjoy a great quality of life, not everyone in our community is thriving. Like other places throughout the region and around the world, our community is grappling with social challenges, and is facing global trends that are having a significant impact on the economy, environment, and society.

The purpose of this Strategy is to articulate a clear vision for the future and guide us toward that vision. It will help us sustain the qualities we all love today, harness opportunities to tackle our social challenges, and flourish in the face of change.

WHAT IS SOCIAL SUSTAINABILITY?

Social sustainability addresses the quality of life of both current and future generations and comprises three components:

- Meeting basic needs (the things people need to function, participate, and be productive in society)
- Enriching individual capacity (the attributes and resources, such as education, skills, health, values, and leadership, that individuals can contribute to their own well-being, and to the well-being of the community as a whole)
- Enhancing community capacity (the relationships, networks, and norms that facilitate collective action to improve upon quality of life)

Underpinning these components are the principles of social equity and social inclusion.[1] Social equity is the fair distribution of resources among individuals and communities to facilitate full participation in community life, recognizing that different individuals and communities require different levels of support in order to thrive. Social inclusion refers to the right and opportunity for all individuals to celebrate their diversity and fully participate in all aspects of community life.

[1] There is no universal definition of social sustainability. The three components of social sustainability and the social equity and inclusion underpinnings were drafted by the Metro Vancouver Social Issues Subcommittee in 2004 (as cited in Holden, 2012).
[2] This definition of social sustainability was adapted from the commonly-used Western Australian Council of Social Service (as cited in Partridge, 2005).

Socially sustainable communities are safe, diverse, connected, and democratic. They are fair in the distribution of resources and opportunities, and support the ability of individuals and communities to create and maintain a good quality of life for current and future generations.[2]



TOWARDS A SUSTAINABLE TOWNSHIP

In 2008, Township Council adopted the Sustainability Charter. The Charter presents a vision to build a legacy for future generations by leading and committing the community to a lifestyle that is socially, culturally, economically, and environmentally balanced. Inherent in this vision is that social sustainability is an essential component of sustainability.

As the Township's highest level policy document, the Sustainability Charter is implemented through a number of other Township plans and strategies. The Social Sustainability Strategy complements these existing plans and strategies, and advances the social aspirations of the Charter by identifying clear goals, priorities, and actions to pursue over the next decade.

Although the focus of this Strategy is social sustainability, a prosperous economy and healthy environment all need and sustain a community with a high level of social well-being. Given the interdependence of these sustainability pillars, economic and environmental imperatives were considered during the development of this Strategy, and the recommended actions aim to reflect a holistic approach to sustainability.

The 2030 Agenda for Sustainable Development, adopted by all United Nations Member States in 2015, provides a shared blueprint for peace and prosperity for people and the planet, now and into the future. At its heart are the 17 Sustainable Development Goals (SDGs), which are an urgent call for action by all countries — developed and developing — in a global partnership. The goals, priorities, and actions in this Strategy support a number of the UN's SDGs, and complement other Township plans and strategies addressing these and other SDGs.



CREATING THE STRATEGY

In 2017, we launched a comprehensive planning process to develop the Social Sustainability Strategy. The creation of the Strategy responds to policy related to equity, health, and inclusion in the Official Community Plan, which was updated in 2016, and was enabled by Council's 2017 decision to allocate municipal resources to social planning.

Being our first Social Sustainability Strategy, we invested two and a half years into the planning, research, and community engagement process (see Appendix A). It was important to take the time to listen to local residents and organizations, allowing us to learn more about our community's existing strengths and challenges, as well as hopes and fears for the future. It was also important to supplement this community input with other research – statistics focusing on the key issues influencing social sustainability in the Township, emerging trends, and best practices, among other things.

This Strategy — its vision, goals, priorities, and actions — is an outcome of this effort. As a result, this Strategy is soundly based in evidence and lays a solid foundation for the work ahead.



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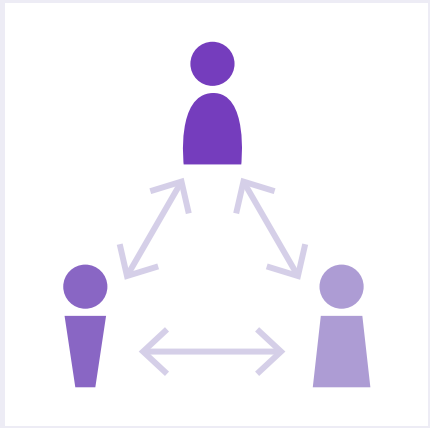
AN INCLUSIVE COMMUNITY ENGAGEMENT PROCESS

The Township's engagement process for the Social Sustainability Strategy was featured by PlanH as a "success story" on its website and in its Healthy Community Engagement Action Guide. In its August 2019 e-newsletter, PlanH described the process for the Social Sustainability Strategy as offering "a master class in equity-centred community engagement."[3]



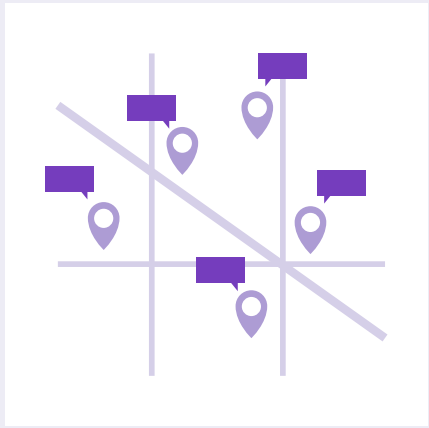
45

engagement activities



1,500

interactions with residents and stakeholders



58

local organizations engaged



1,100

hours of community input

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[3] PlanH is a partnership between BC Healthy Communities Society and the British Columbia Ministry of Health, and facilitates local government learning, partnership development, and planning for healthier communities.



CONTEXT

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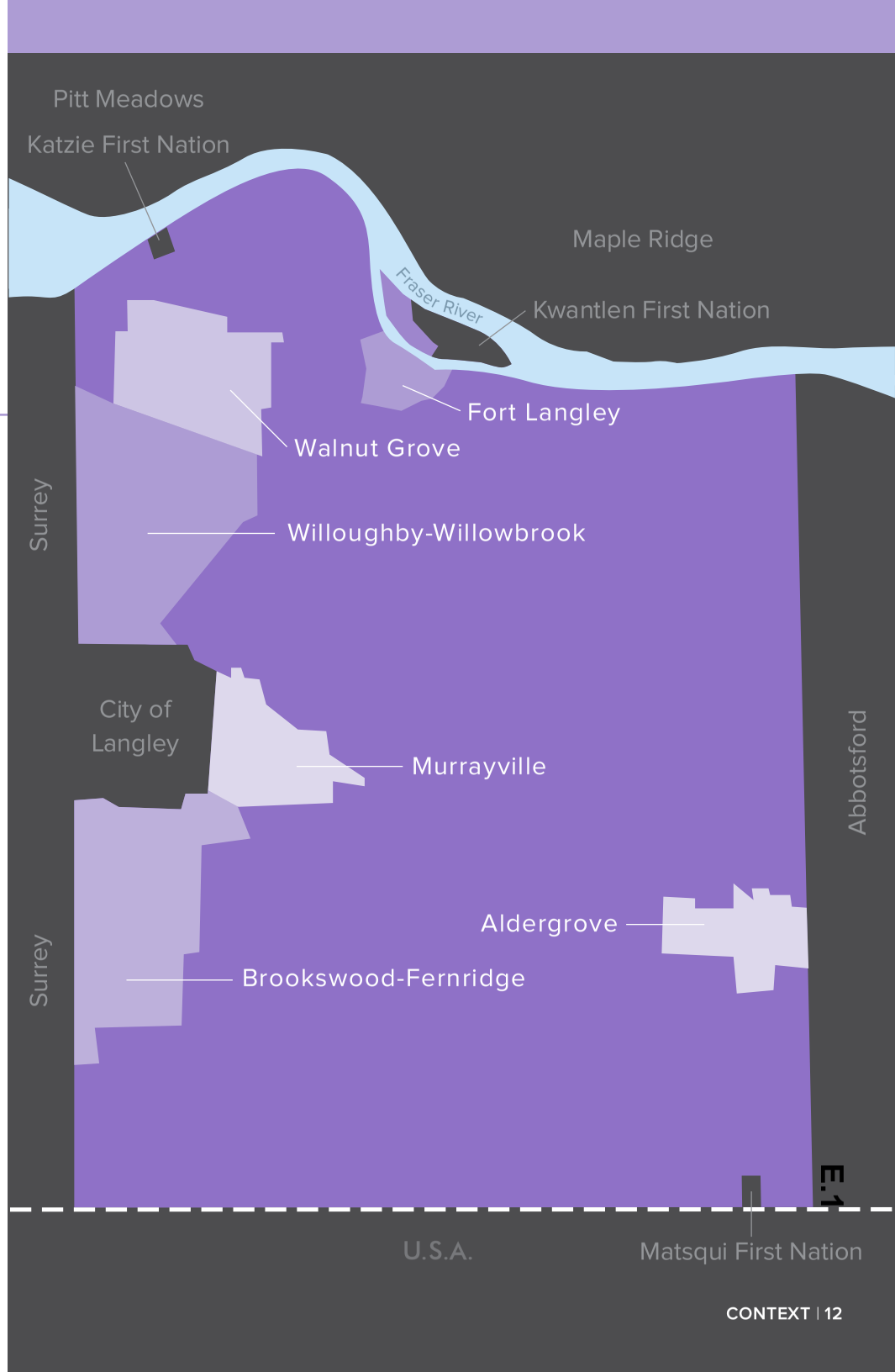
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LANGLEY TOWNSHIP

The Township is located on the traditional and unceded overlapping territories of the Katzie, Kwantlen, Matsqui, and Semiahmoo First Nations, and is in the eastern part of Metro Vancouver. A total of 316 square kilometers in area, the Township is geographically one of the largest municipalities in BC. With the rural area encompassing about 75% of its land base, agriculture continues to play an important role in the local economy. These rural landscapes are a significant part of our community character and source of pride. Urban areas of the Township are characterized by six communities, each with its own distinct characteristics and array of conveniences and amenities.

Our History

The story of the Township is a rich and varied narrative involving many cultures and activities. From First Nations origins through European settlement and the Hudson's Bay Company era, Langley has played a role in provincial and national consolidation, and made considerable contributions to resources, trade and agriculture within the region. To learn more about our history, visit **tol.ca/oursharedhistory.**



DEMOGRAPHIC PROFILE (2016 CENSUS)

		TOWNSHIP OF LANGLEY	METRO VANCOUVER
POPULATION	Total population	117,285	2,463,431
SEX[4]	Female	51%	51%
	Male	49%	49%
AGE	0 to 14	18%	15%
	15 to 24	12%	13%
	25 to 44	25%	28%
	45 to 64	29%	29%
	65+	16%	16%
PLACE OF BIRTH	Born in Canada	79%	56%
LEVEL OF EDUCATION (15+ years of age)	Secondary school diploma	33%	29%
	Postsecondary certificate, diploma or degree	52%	58%
INCOME	Average household income	$107,658	$96,423
MARITAL STATUS (15+ years of age)	Married or living in common law	63%	57%
FAMILY CHARACTERISTICS	Households with children	49%	44%
EMPLOYMENT (15+ years of age)	Unemployment rate	4%	6%
LANGUAGE	Knowledge of English	99%	94%
VISIBLE MINORITY	Visible minority population	19%	49%
ABORIGINAL IDENTITY	Population with aboriginal identity	4%	3%

[4] Like previous censuses, the 2016 Census asked about the sex of people, with male or female as response options. Statistics Canada is currently testing questions on sex at birth and gender for future censuses.

ROLES AND RESPONSIBILITIES

Social sustainability is a shared responsibility among all levels of government and requires involvement from numerous organizations, groups, and individuals. The Township can play various roles in advancing social sustainability, ranging from direct engagement – service delivery and funding – to indirect engagement – advocacy and convening/ coordination. The Township's role will reflect its mandate, powers, and resources.

In addition to these roles, as a major corporation and employer, the Township can advance and provide leadership in social sustainability through its corporate operations, such as hiring and purchasing practices.

See Appendix B for a more detailed summary of existing Township plans, strategies, programs, and initiatives related to social sustainability.

ROLE	ADVOCACY	CONVENING/ COORDINATION	EDUCATION	PLANNING/ REGULATION	FUNDING	SERVICE DELIVERY
DESCRIPTION	Engage other levels of government or organizations to influence policies and decisions	Foster relationships and support organizations and individuals in undertaking initiatives	Inform and inspire the actions of others by sharing data and identifying opportunities	Develop plans, policies, and regulations that affect Township actions and the actions of others	Support the work of other organizations through grants and funding	Provide services directly to residents and the community
CURRENT EXAMPLES	The Township advocates for improvements to the delivery of health and social services that fall outside of its jurisdiction	The Township, along with Langley City and Fraser Health, convene the Healthier Community Partnership to foster collaborative action	The Township makes information available through its open data platform	The Township plans and regulates land uses to develop "complete communities" that promote healthy living and social well-being	The Township administers grants through various programs	The Township provides fire, police, emergency management, parks, recreation, and cultural services
INCREASING INFLUENCE AND COST						

KEY PARTNERS

The Township can enhance social sustainability through collaboration with the following organizations, groups, and individuals:

- The Government of Canada
- The Province of BC
- Metro Vancouver Regional District
- Local First Nations[5] and neighbouring local governments
- Fraser Health Authority
- TransLink
- Langley School District
- Langley RCMP
- Fraser Valley Regional Library (FVRL)
- Local businesses and business organizations
- Post-secondary institutions
- Non-profits
- Community groups and faith-based organizations
- Local residents, employees, and students

See Appendix C for an overview of the role and responsibilities of these organizations, groups, and individuals.

[5] Local First Nations refers to those First Nations with reserve lands and that have a historic and current connection to the territory that now includes the Township of Langley (i.e. the Katzie, Kwantlen, Matsqui, and Semiahmoo First Nations).



Local governments are established under the legal framework of the Province of BC, including the Community Charter. The Charter states that the purpose of a local government includes fostering the social well-being of its community. Lacking a formal mandate and with limited resources, local governments need to collaborate with others to achieve their social sustainability goals.

Many organizations and groups in Langley are already collaborating on various initiatives, but we see opportunities to enhance collaboration, particularly across different sectors.

CHALLENGES AND OPPORTUNITIES

The following summarizes the key issues and trends influencing social sustainability in the Township of Langley.[6] Many are not specific to the Township, but present local challenges and opportunities.

- Population growth, aging and diversity: The Township is one of the fastest growing municipalities in the Lower Mainland and is facing demographic shifts in relation to the aging and increasing cultural diversity of the population as well as the urbanization of areas that have been characteristically rural in the past. These changes bring opportunities: further cultural and intergenerational exchange, greater resources, and increased volunteering, including from retired professionals. These changes also put pressure on community services and infrastructure, and may challenge community connectedness and social cohesion.
- Cost of living and poverty: Average household income in the Township is notably higher than the regional average, but Township households face high costs of living. Working households in Langley face higher combined housing and transportation costs (relative to income) than most other parts of Metro Vancouver. Furthermore, 1 in 10 Township residents is living in poverty (based on the low income measure), meaning these residents struggle to meet their most basic human needs. About 1 in 14 Township residents sometimes or often does not have enough to eat, and between 2014 and 2017, the number of people experiencing homelessness in Langley grew from 92 to 206.

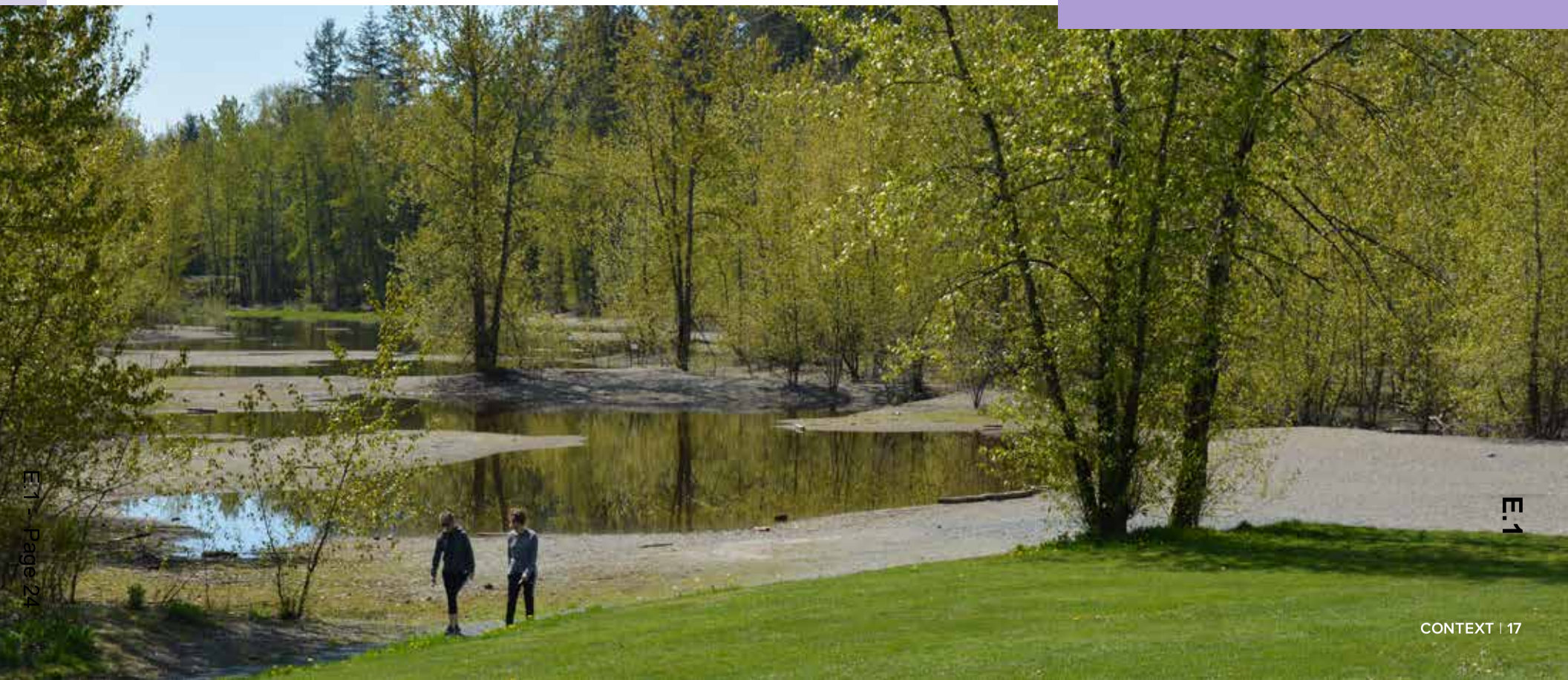


[6] Refer to the Township's Social Profile, January 2019 (tol.ca/socialstrategy) for further information and references, except the sources specifically referenced herein.

Challenges and Opportunities

- Inequity and discrimination: Inequities are avoidable inequalities that exist between groups of people. Health outcomes, for instance, are more influenced by socio-economic factors, like gender, race, and education, than biology. Inequities exist in part due to discrimination, including systemic discrimination, which can be described as patterns of behaviour, policies, or practices that create or perpetuate disadvantage. Systemic discrimination may be hidden or unintentional, but is built into the way society works. About 1 in 6 Metro Vancouver residents reports experiencing discrimination in their day-to-day lives.

- Climate change: Driven by human influence, Canada's climate has warmed and will continue to warm in the future. Climate change is expected to increasingly threaten natural ecosystems and municipal infrastructure, hinder economic growth, erode food security, and jeopardize human health and safety. Responses to climate change through mitigation and adaptation may also present challenges and opportunities for the community.



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Challenges and Opportunities

- Indigenous relations: Indigenous and non-Indigenous communities across Canada are working together to establish new and respectful relationships, and close the socio-economic gaps caused by colonial and assimilationist policies. With four local First Nations having an established connection to this territory, and a growing Indigenous population within the municipality, the Township and broader community can contribute to the national process of reconciliation by deepening our awareness of the past and building meaningful relationships with Indigenous people that respect their values, ways, and cultures.



Reconciliation

The Truth and Reconciliation Commission was formed in 2008 to document the experiences of survivors, families, and communities affected by the Indian Residential School system, and to teach all Canadians about its history and intergenerational impacts. The Commission released its final report in 2015 along with 94 Calls to Action to redress the legacy of residential schools and advance the process of reconciliation, which it defined as an ongoing process of establishing and maintaining respectful relationships so that future generations can live together in dignity, peace, and prosperity on the lands we now share. Although all Canadians and all levels of government share responsibility for taking action on reconciliation, 5 of the 94 Calls to Action specifically refer to municipal governments, and another 4 call on "all levels of government" to take particular action.



Challenges and Opportunities

- Technological innovation: Rapid technological advancement will increase the pace of change, creating new challenges and opportunities, with far-reaching effects that transform everything from retail business models and education to elections and dating. New technologies may enhance capacities for innovations that improve social conditions, and smart ways of connecting human behaviour to physical realms may improve the efficiency of systems like transportation and energy. Automation, however, may threaten to change industries faster than economies and people can adjust, while emerging gig work is expected to lead to more precarious work with less income security and no health or retirement benefits.[7] New communication methods allow people to easily connect with other like-minded individuals and organize and effect change in new ways, but also create new challenges in terms of social fragmentation.

- Human health: BC is currently grappling with two public health emergencies: the COVID-19 pandemic and the overdose crisis. Global integration, climate change, and ecosystem decline, among other factors, may increase the likelihood of future pandemics. Overdoses due to illicit drug toxicity remain the leading cause of unnatural deaths in the province, surpassing homicides, suicides, and motor vehicle incidents combined. In addition to these present health emergencies, chronic diseases (e.g. cardiovascular diseases, cancers, and diabetes) will likely be the health burden of this century, as they are the greatest contributor to premature death in BC, and are likely to increase with an aging population. Many of these diseases can be prevented by addressing risk factors such as tobacco use, unhealthy diet, and physical inactivity, which are influenced by physical environments and socio-economic conditions.[8] Mental health is also a growing health challenge, as the percentage of British Columbians (aged 12+) who experience positive mental health is trending down.[9] In the Township, obesity rates are higher than the regional average, and less than 2 in 3 residents report having excellent or very good mental health.

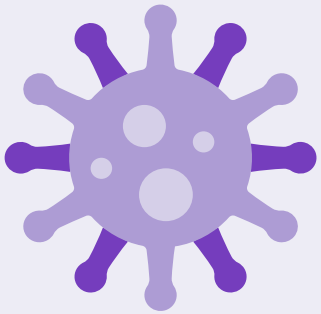


It is with these challenges and opportunities in mind that we have established our social sustainability goals and priorities.

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[7] Gig work is where organizations contract with independent workers through online platforms.
[8] Source: Province of BC, Investing in Prevention: Improving Health and Creating Sustainability, September 2010.
[9] Source: Province of BC, Taking the Pulse of the Population: An update on the Health of British Columbians, January 2019

COVID-19



The COVID-19 pandemic is a historic moment for modern society. As of August 2020, the number of deaths related to COVID-19 in Canada was more than 9,000, and the measures taken to protect public health have resulted in unprecedented social and economic disruption.

The COVID-19 disease can make anyone sick, but the health emergency has illuminated systemic weaknesses and inequities that existed before the pandemic. Many vulnerable populations, such as older adults, people with disabilities, and people facing economic barriers, are not only more at risk of getting infected and developing severe complications, but are also disproportionately impacted by the measures taken to reduce the spread of the virus. The examples below illustrate just some of the ways that some groups are disproportionately impacted by COVID-19:

- Individuals and families that do not have enough food are facing greater challenges, as a low-cost nutritious meal may no longer be accessible
- Migrant agricultural workers are at high risk of infection, as working and housing conditions can pose challenges to maintain physical distancing
- Women, particularly those in an abusive relationship, are in greater danger, as isolation can create an environment for domestic violence

At the same time, we have all seen acts of kindness throughout the crisis — people helping their neighbours, recognizing frontline workers, and sharing messages of hope, and businesses playing their part to support the community. As recovery from the crisis begins, this compassion can be used to build back an even stronger community.

Though some actions may support short-term recovery efforts, the Social Sustainability Strategy is not intended to serve as a pandemic recovery plan. Instead, the Strategy is positioned to build the Township as a more connected, inclusive, and resilient community, by harnessing the opportunity to adapt and innovate.

With the right actions, the COVID-19 pandemic can help catalyze the development of a community where everyone can enjoy and contribute to a great quality of life.



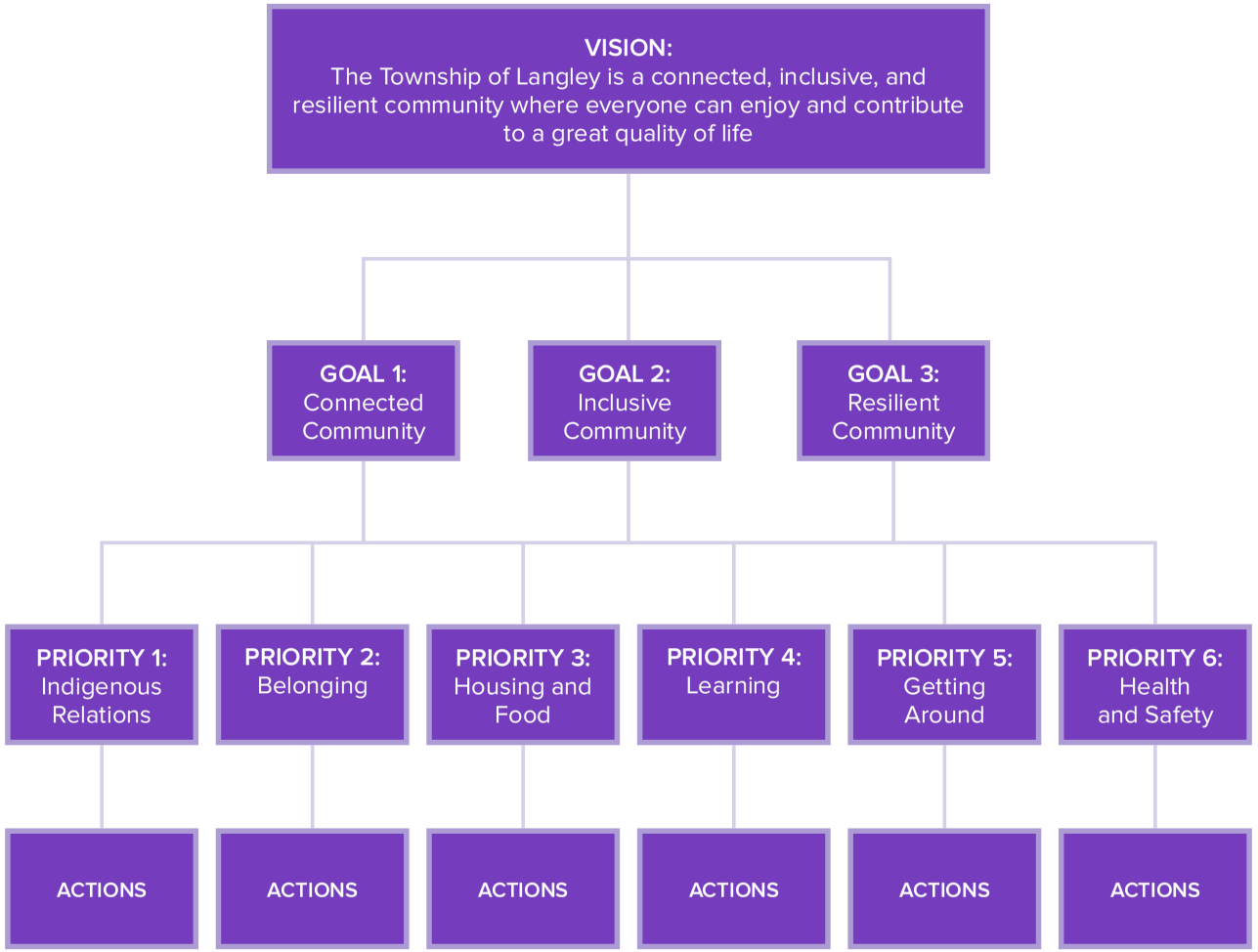
OUR STRATEGY

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OVERVIEW

The Social Sustainability Strategy consists of a long-term vision, three interrelated 10-year goals, and six 5-year priorities with associated actions. As shown below, the six priorities help to achieve all three of the goals, which in turn make progress toward the long-term vision.





VISION

OUR SOCIAL SUSTAINABILITY VISION IS:

The Township of Langley is a connected, inclusive, and resilient community where everyone can enjoy and contribute to a great quality of life.

A vision statement is meant to inspire and give direction. Our vision illustrates the long-term aspiration for a socially sustainable Township, providing a motivating stretch goal to work towards.

The cornerstone of the vision is three words – connected, inclusive, and resilient – that form the basis of the Strategy's three goals. Deliberately, the vision describes the Township as one community, rather than a community of communities. While the uniqueness of our local communities is rooted in our history and will continue to be a vital part of our character, this vision illustrates a cohesive community, one that celebrates its distinctiveness, but also affords everyone a common sense of belonging. In addition, recognizing that we all have the responsibility and should all be given the opportunity to participate in developing a socially sustainable community, the vision describes a state where everyone can not only enjoy but also contribute to a great quality of life.

Achieving the vision may take longer than the 10-year life of this Strategy – it may take as many as 25 years, the typical length of a generation. Nevertheless, it articulates where we are headed, and will encourage all of us to think big, be open to change, collaborate more, and tap into a deeper level of compassion.

GOALS

Three 10-year goals are established to advance the Township towards its social sustainability vision.

Goal 1

Connected Community: We are connected to each other and to the opportunities that help us thrive.

A connected community is a place where people know their neighbours, that helps build relationships between diverse groups of people, and that bridges divides. A connected community also means people are aware of and can access health and community services, along with opportunities for learning, employment, entertainment, recreation, and civic engagement. The benefits of social connectedness include improved health, increased neighbourhood safety, and a stronger sense of community pride, while access connects people to the supports and opportunities that contribute to a great quality of life. Connected communities also foster the relationships that enable collaborative problem-solving and can be called upon in turbulent times.

Goal 2

Inclusive Community: We are and feel welcomed, safe, and valued.

Inclusive communities are physically and socially accessible to diverse groups of people through the removal of systemic barriers so that all can live, play, learn, and work with dignity. An inclusive community ensures everyone is meeting their basic needs for food, shelter, security, and health, and affords everyone equitable opportunities to participate and engage in all aspects of community life. Being and feeling included has wide-ranging quality of life impacts, including a positive association with increased life expectancy and good mental health. Inclusive communities also promote innovation and better decision-making by including and celebrating different views and perspectives.

Goal 3

Resilient Community: We adapt and flourish in the face of change.

A resilient community adapts, recovers, and continues to thrive in the face of economic, environmental, and social change, or unexpected events. Resilient communities have strong social networks, work proactively and collaboratively across different sectors, and are always learning and innovating to turn challenges into opportunities. Resilient communities also ensure that people have the tools to cope with stress, which is associated with lower rates of depression and greater life satisfaction. With trends like technological advancement and climate change, an ability to learn and adapt will be critical in sustaining a great quality of life.

These goals are not independent pillars, but in fact are interrelated – advancing on one will foster achievement in the others. If one falls behind, the others will as well.

For the goal statements, "we" means Langley Township residents and organizations, and in the case of Goal 2 "we" also includes local employees, students, and visitors.

PRIORITIES AND ACTIONS

To move towards the goals, six 5-year priorities have been established. Together they address complex social issues and trends faced by the community where the Township sees an opportunity to strengthen its engagement in collaboration with other organizations and groups. The priorities were also established based on the extent to which they could make progress on more than one issue or trend, and address the root causes of the issue.

The priorities, which are presented in no order of significance, will guide the Township's focus in the social realm until 2025. The priorities are also meant to be a call to action for the broader community to help realize the social sustainability vision.

Complex social issues are shaped by many interdependent factors, constantly changing, and deeply rooted in fundamental economic and social structures. Addressing these issues requires a different approach and mindset than addressing past issues, including a focus on upstream interventions that address root causes rather than symptoms. Strengthening community belonging and social connections, for instance, is an upstream intervention to preventing poor health outcomes.

Priority 1

Indigenous Relations: Build and sustain meaningful relationships between Indigenous and non-Indigenous people.

Priority 2

Belonging: Strengthen community belonging, social connections, and civic engagement.

Priority 3

Housing and Food: Promote equitable housing and local food security.

Priority 4

Learning: Encourage lifelong learning and social innovation.

Priority 5

Getting Around: Provide for accessible, healthy, and safe transportation choices.

Priority 6

Health and Safety: Nurture community health and safety.

Like the goals, many of the priorities are interrelated. For example, engaging in lifelong learning (Priority 4) can be a way to foster social connections (Priority 2).

Priorities and Actions

Within each priority, there are actions that address challenges and opportunities. These actions comprise the Strategy's first 5-year Action Plan (Appendix D).

In developing the Action Plan, priority was given to actions that:

- Reflect the Township's role as a local government
- Have a high impact
- Are flexible, cost-effective, and able to leverage outside resources
- Can catalyze innovation and enhance community capacity
- Build on existing community assets, partnerships, and Township initiatives

Given the scope and foundational nature of the Strategy and the complexity of the issues, the majority of the actions are broad and exploratory in nature, necessitating further research, prototyping, or planning. Each are intended to be led or initiated by the Township, in collaboration with other organizations and groups.

Our Community Assets

Our community has an abundance of assets that can be mobilized on the goals and priorities, including dedicated community leaders, devoted volunteers, passionate youth, generous local businesses, engaged faith-based organizations, and a collaborative non-profit sector.



An Equity Lens

We recognize that differences in age, gender, ability, race, income, and sexual orientation, among others, mean that some people face more barriers than others in fully participating in community life. Social equity aims to achieve fair outcomes by giving people the support they need to participate and removing systemic barriers that cause avoidable inequalities (the second and third illustration in the figure below).

Advancing social equity is an important part of building an inclusive community (Goal 2). To ensure the actions in this Strategy are approached in an equitable way, we will prepare a social equity policy to serve as a lens through the implementation phase. The social equity policy is intended to recognize the diversity of our community, and acknowledge that deliberate measures may be needed to ensure fair processes and outcomes.

Equality versus Equity



In the first illustration, it is assumed that everyone will benefit from the same supports. They are being treated equally.



In the second illustration, individuals are given different supports to make it possible for them to have equal access to the game. They are being treated equitably.



In the third illustration, all three can see the game without any supports or accommodations because the cause of the inequity was addressed. The systemic barrier has been removed.

Adapted from the City for All Women Initiative, Advancing Equity and Inclusion: A Guide for Municipalities

PRIORITY 1: INDIGENOUS RELATIONS

Build and sustain meaningful relationships between Indigenous and non-Indigenous people.



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Priority 1: Indigenous Relations

Why This Priority

In its final report, the Truth and Reconciliation Commission (TRC) identified the urgent need for reconciliation "to transform Canadian society so that our children and grandchildren can live together in dignity, peace, and prosperity on these lands we now share." According to the TRC, reconciliation is about establishing and maintaining a mutually respectful relationship between Indigenous and non-Indigenous people. For some Indigenous people, including some local First Nations, the term reconciliation is problematic as it implies there was a good relationship to begin with, something many assert is not the case. Out of respect and acknowledgment of this perspective, the terms relations and relationships are proposed instead.

All Canadians and all orders of government have a role to play in building and sustaining respectful relationships. While this journey will not be the same across the country, according to the TRC, the process must include "awareness of the past, acknowledgement of the harm that has been inflicted, atonement for the causes, and action to change behaviour."

The Township of Langley is located on the overlapping traditional territories of the Katzie, Kwantlen, Matsqui, and Semiahmoo First Nations and has a growing Indigenous population comprised of First Nations, Métis, and Inuit people from all across Canada. As such, the Township, local organizations, and residents have an opportunity to support the process of authentic relationship building and lay the groundwork for a more inclusive community.

What We Heard

"We need more awareness of residential school issues, and events to be held that create awareness of Indigenous rights and issues."

— Phase 1 and 2 survey respondent

"I'm Métis, and no one would know that, so often the conversation about Indigenous relations takes place as if we aren't in the room, but we are."

– Phase 3 workshop participant

Statistics

Total population of **aboriginal identity** is

4,310

43% are First Nations

54% are Métis

0.5% are Inuk (Inuit)

1.5% are multiple aboriginal identity

1% are not First Nations Métis or Inuk (Inuit) but have Registered or Treaty Indian status and/or Membership in a First Nation or Indian band

Some Strengths to Build On

- The Kwantlen First Nation and Township have partnered on a number of initiatives, including the proposed development of two new museums in Fort Langley, a joint submission under the Infrastructure Canada Smart Cities Challenge, and a community to community forum involving Kwantlen Chief and Council and Township Mayor and Council
- The Township has executed an agreement with the Katzie and Matsqui First Nations to provide municipal services, and is working towards a similar agreement with Kwantlen First Nation
- The Township, in partnership with the Lower Fraser Valley Aboriginal Society, Fraser Health, and other community stakeholders, presented the Indigenous Circle of Health in 2018, a program intended to bring First Nations culture, health, and fitness to the general community

Existing Township Policy Context

- The Arts and Cultural Services Plan (2011) recommends ensuring First Nations contributions to arts and cultural planning in the Township are ongoing

Actions 2021–2025

1A

In partnership with local First Nations and Indigenous organizations, explore opportunities to:

- support and implement initiatives that raise community-wide awareness and understanding of local Indigenous histories, cultures, and issues
- implement the Truth and Reconciliation Commission Calls to Action related to municipalities and related initiatives that support building and sustaining meaningful relationships
- develop a communications guide with information and protocols to assist Township Council, staff, and the broader community in building partnerships with local First Nations and Indigenous people

1B

Invite all four local First Nations to identify opportunities to strengthen the government-to-government relationship and identify matters of mutual interest for future exploration.

1C

Provide cultural awareness education to all Township staff and offer cultural safety training to Township Council and staff working with local First Nations and Indigenous organizations, and explore opportunities to extend education and training to local businesses and non-profit organizations by, for example, sharing resources and onsite training, as appropriate.[10]

Truth and Reconciliation Commission Calls to Action Related to Municipalities:

#40 Establish Indigenous-specific victim programs and services
#43 Adopt and implement the United Nations Declaration on the Rights of Indigenous Peoples
#47 Reject concepts used to justify European sovereignty over Indigenous peoples and land
#57 Educate municipal public servants and develop skills in intercultural competency, conflict resolution, human rights and anti-racism efforts
#64 Require denominational schools to provide comparative religious studies including on Indigenous spiritual beliefs and practices
#75 Protect Residential School cemeteries
#77 Provide records of Residential Schools to the National Centre for Truth and Reconciliation
87 Provide public education on the history of Indigenous athletes in Canada
#88 Take action to support the development of Indigenous athletes

The United Nations Declaration on the Rights of Indigenous Peoples (Call to Action #43) emphasizes Indigenous peoples' rights to live in dignity, to maintain and strengthen Indigenous institutions, cultures and traditions and to pursue self-determined development, in keeping with Indigenous needs and aspirations. The Province of BC passed legislation in November 2019 to implement the UN Declaration, mandating the government to bring provincial laws, which affect local governments, into harmony with the UN Declaration.

[10] Cultural safety training programs are designed to strengthen the skills of those who with Indigenous people. The goal is to foster a climate where the unique history of Indigenous peoples is recognized and respected.

PRIORITY 2: BELONGING

Strengthen community belonging, social connections, and civic engagement.



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Priority 2: Belonging

Why This Priority

Community belonging, social connections, and civic engagement are interrelated concepts that are vital to our social sustainability. Community belonging is the feeling that individuals are valued and accepted by one another, and is influenced by the ability to participate in community life free of barriers and discrimination. A strong sense of community belonging is associated with good physical and mental health, and motivates individuals to make positive contributions in their community.

Social connections refer to relationships with one another and the strength of those relationships, while civic engagement refers to individual and collective actions aimed at making communities better, like volunteering and voting. The benefits of strong social connections include increased neighbourhood safety, improved health, and enhanced resilience, and civic engagement helps build individual and community capacity, and fosters more inclusive decision-making.

Population growth, urbanization, and changing demographics present challenges and opportunities for community belonging, social connectedness, and civic engagement.

What We Heard

"My neighbours are part of my family. Small town, big hearts."

– Phase 1 and 2 pop-up event participant

"It would be nice to be able to afford to do something with the family. We pool all our resources into our house (paying bills and eating); we have little to spend elsewhere. It would be nice for our family of 4 to be able to afford a rec pass or something to keep us busy. I do understand that they are well priced and there are subsidies, however we make just above so never qualify for anything."

– Phase 1 and 2 survey respondent

Priority 2: Belonging

Statistics

57% of residents have a strong or somewhat strong **sense of community,** compared to the Metro Vancouver average of 56%

48% of residents have at least four **people to confide in,** compared to the Metro Vancouver average of 45%

30% voter turnout for the 2018 municipal election, compared to the BC average of 36%

Some Strengths to Build On

- The Township operates six recreation facilities, more than 1,200 acres of park, including five spray parks and nine community gardens, a museum, and six community libraries through the Fraser Valley Regional Library, all of which are hubs for social connection
- Numerous local organizations offer programs and activities that facilitate social interaction, including the Township, which provides a wide variety of recreation programs
- Langley has a number of free or low-cost community events, many of which are sponsored or supported by the Township
- The Township has initiated and supported various projects and events that celebrate the diversity of its population, including the Benches of Diversity art project at Derek Doubleday Arboretum and the installation of a rainbow crosswalk in Fort Langley
- The community is served by many dedicated volunteers and benefits from the Langley Volunteer Bureau, which connects individuals to various local volunteer opportunities
- Langley has a strong spirit of collaborative action, particularly among non-profit and faith-based organizations

Existing Township Policy Context

- The Age-friendly Strategy (2014) aims to create healthy, liveable communities that are welcoming to all ages, with a focus on older adults
- The Public Engagement Charter and Strategy (2016) lay the groundwork for a spirit of collaboration and meaningful community consultation

Actions 2021–2025

2A
Increase opportunities for neighbourhood social connections through initiatives such as:

- exploring a small grants program for neighbourhood-based projects that aim to connect and engage neighbours, with a view of launching a pilot program
- further researching social connectedness in multi-family developments, to inform potential updated design guidelines and pilot programs
- researching opportunities and best practices in facilitating neighbourhood events on local streets

2B
Address community space needs through initiatives such as:

- preparing and publishing an inventory of low-cost space available for community use, and working with local organizations, including FVRL, School District 35, local businesses, and strata corporations to explore opportunities to make more space available for community use
- exploring opportunities to support community hubs that offer a range of community programs, services, and gathering places
- exploring smaller neighbourhood-based centres with amenities like exercise equipment, games areas, and meeting space

2C
Refine and share the Township's best practice guide for engaging subpopulations to build capacity within the organization and community on best practices for inclusive community engagement.

2D
Explore opportunities to support and empower youth in developing youth-friendly events and programs, with a view of piloting innovative ideas.

2E
Conduct research and pilot innovative programs, initiatives, and events that foster intergenerational, intercultural, and urban-rural connectedness.

2F
Develop a volunteer strategy to, among other items, consider emerging trends in volunteering, enhance the Township's volunteer programs, and support volunteering in the community.

2G
Review existing programs, research best practices, and pilot initiatives to ensure municipal recreation and culture opportunities are accessible to all community members, including members of local First Nations, people with lower incomes, people with disabilities, and people of diverse cultural backgrounds and identities.

Small grants are intended to connect neighbours and give people a chance to see how they can make positive contributions to their neighbourhood. Small grant projects might include organizing a book exchange or hosting a canning workshop.

PRIORITY 3: HOUSING AND FOOD

Promote equitable housing and local food security.



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Why This Priority

Housing and food are both basic human needs. Equitable housing means that all people have access to housing that meets their needs, now and in the future. Similarly, food security means that all people have the ability and opportunity to grow and consume nutritious, safe, and culturally appropriate foods. Local food systems are characterized by increased food self-reliance, which means more food needs are satisfied by locally grown food.

Having housing options that are affordable and suitable for everyone is an important element of an inclusive community. People living in stable housing are more able to pursue other opportunities, like education and employment, and access services that help them thrive. Local food security can lead to improved community health and food safety, strengthened local economies, reduced negative environmental impacts, and enhanced resilience in the face of threats to the global food system. Food can also foster community connectedness, including between producers and consumers and people with diverse cultural backgrounds.

"Since my parents separated, we've moved six times in the last two years. All my mom can afford is a small basement suite. There's no yard for us to play in and I have anxiety about when we'll have to move again."

– Phase 1 and 2 youth workshop participant

"If a resilient community is one of our goals, we'd better have local food production."

– Phase 3 rural community conversation participant

"I have a disability and live off a fixed income, so I stock up on food when it's on sale. Once I filled my fridge freezer with bread, and ate it for weeks. Sometimes a deal is too good to pass up."

– Phase 3 workshop participant

Priority 3: Housing and Food

Statistics

11% of households are in **core housing need,** compared to the Metro Vancouver average of 18%[11]

206 people in Langley are **homeless**

7% of residents sometimes or often **do not have enough to eat,** the same as the Metro Vancouver average

35% of the Township's agricultural land is used for **food production,** compared to the regional average of 52%

Some Strengths to Build On

- The Township has various types of quality market housing, including single detached dwellings, secondary suites, townhouses and apartments, and anticipated developments, like the Shepherd of the Valley in Willoughby (under construction) and the CLA Housing Society in Murrayville (in the planning stages), will increase the supply of affordable rental housing for families and seniors
- With about 75% of its land base in the Agricultural Land Reserve, the Township has more agricultural land than any other municipality in Metro Vancouver
- The Township promotes 'buy local' through various integrated campaigns and supported the BC Land Matching Program, which pairs would-be farmers with people who have agricultural land
- A number of local organizations are currently engaged in housing and food, including:
  - operating supportive housing and emergency shelter, including accommodation for youth and for women and children fleeing violence, and providing homeless outreach services
  - supporting local agriculture and food security, including the provision of low-or no-cost food and meals and food literacy programs

Existing Township Policy Context

- The Housing Action Plan (2013) identifies recommended actions to encourage a diverse and affordable supply of housing
- The Agricultural Viability Strategy (2013) identifies recommended actions to support local agriculture
- The Official Community Plan (2016) includes policies to encourage affordable housing, local food production, and food education

[11] Households in core housing need are those whose dwellings are considered unaffordable, in need of major repair, or too small for the number of occupants, and whose income levels are such that they could not afford alternative suitable and adequate housing in their community.

Actions 2021–2025

3A
Research and consider policy and regulatory changes that would allow detached accessory dwelling units (e.g. garden suites) in some areas.

3B
Review and update the Housing Action Plan to explore:

- opportunities to increase the number of market rental units, including rental apartment units and secondary suites
- policy and regulatory tools to further protect existing rental housing
- opportunities to facilitate more non-market rental, supportive housing, and emergency shelter options

3C
Research and explore opportunities to expand community food gardening, which could include integration with outdoor amenity areas and landscaping in multi-family developments, built-in planter boxes on balconies, and retrofits in existing parks.

3D
Support initiatives that raise awareness and address misinformation about homelessness in the community (e.g. local events and advertising campaigns).

3E
Develop a food strategy that complements the Agricultural Viability Strategy and explores opportunities to increase access to healthy, safe, culturally appropriate, and local food, including:

- better access to local farm food, which could include having farmers markets in different communities throughout the Township and the promotion of farms with farm-gate sales
- partnerships and programs that enhance food security, such as garden-sharing programs and food drop-off at satellite distribution centres
- the development of community kitchens as spaces to improve food literacy and support food-based social enterprises

Food literacy is having the knowledge, skills, and attitudes necessary to choose, grow, prepare, and enjoy healthy food. It means understanding the impact of our food choices on our health, the environment, and our economy.

PRIORITY 4: LEARNING

Encourage lifelong learning and social innovation.



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Priority 4: Learning

Why This Priority

Learning can take place at every stage of life, and can be both formal and informal.[12] Lifelong learning can help improve incomes, foster job stability, reduce loneliness, improve health, and nurture relationships with communities of shared interest. Lifelong learning also helps build community capacity and foster resilience in the face of technological advancement, shifting patterns of work, and other global trends.

Social innovation is about addressing social, economic, and environmental challenges in new ways. It refers to a rapidly growing array of new techniques and methods for changing system dynamics and unleashing solutions to deeply rooted social challenges. Organizations can build their capacity to address social issues by undertaking social innovation collaborations.

[12] Formal learning is structured and goal-oriented. Examples include classroom-based and online courses (including English Second Language and retraining courses), public lectures, and professional development seminars. Informal learning is unstructured and self-directed, with no set goals. Examples include online reading and books.

What We Heard

"Learning should take place throughout our lives. When we are learning, we are growing."

– Social Sustainability Task Force member

"I work with seniors and some of them are really struggling with digital technologies especially when it comes to accessing services and programs. Everything is digital now, the information, forms, even trying to find a contact number to call."

– Social Sustainability Task Force member

Statistics

30% of the **kindergarten population is vulnerable** on at least one of the five scales of the Early Development Instrument, compared to the provincial rate of 33%[13]

61% of residents aged 25 to 64 years have a **postsecondary certificate, diploma, or degree,** compared to the Metro Vancouver average of 68%

Some Strengths to Build On

- There are 35 public schools and 6 libraries located in the Township, plus Trinity Western University, BCIT (satellite locations) and, in the City of Langley, Kwantlen Polytechnic University, all of which are hubs for learning
- Several local organizations, including the Township, School District, Fraser Valley Continuing Education, and Fraser Valley Regional Library, provide learning opportunities for people of all ages
- There are various cross-sectoral planning tables in the community that facilitate information sharing and collaborative action (e.g. the Langley Children Committee, the Langley Seniors Community Action Table, and Langley Poverty Reduction Task Group)

Existing Township Policy Context

- The Official Community Plan (2016) includes an objective to increase education, skills training, and lifelong learning opportunities for all residents
- The Library Services Master Plan (2012) provides a guide for the development of the Township's library system

[13] The Early Development Instrument (EDI) measures the development of the kindergarten population on five scales, and vulnerability is assessed for each of the five scales. Children whose scores fall below the vulnerability cut-off on a particular EDI scale are said to be vulnerable in that area of development, and are represented in the "vulnerable on at least one of the five scales" summary measure. Children represented by this summary measure may be experiencing vulnerabilities on one, two, three, four or all five scales of the EDI. EDI scores are an indicator of early childhood experiences, including early learning, and can be a predictor of future development, including future learning outcomes.

Actions 2021–2025

4A
Promote bc211 as a centralized source for information about community, government, and social services to help build community capacity through access to services.

4B
Support initiatives that build the capacity of public, private, and non-profit organizations to address community issues and innovate in a more collaborative way, such as:

- piloting tactics to strengthen local business engagement in social sustainability, such as promoting social purpose business as an emerging business trend
- working with business, post-secondary institutions, industry associations, and non-profits to collaborate on research and projects that advance social sustainability
- incentivizing partnerships across organizations and sectors in the delivery of special events and projects through the community grant program
- sharing more Township data in an open source format

4C
Seek ways to better promote lifelong learning opportunities, such as:

- enhancing the promotion of Fraser Valley Regional Library and other learning programs in Township communications such as the Leisure Guide
- convening local organizations including business, post-secondary institutions, and the School District to identify and implement shared opportunities to foster lifelong learning

4D
Help residents, local businesses, and community organizations prepare for technological advancement through initiatives such as:

- convening a task force to study the effects of changing technology on students, workers, businesses, non-profits, and community networks
- researching how community organizations can be supported to harness the new technologies to enhance their social missions
- convening community partners to explore opportunities for expanding digital literacy so that residents and organizations can access online programs and services, and can participate in the digital age

4E
Research best practices in developing a network of resources for social entrepreneurs, such as capacity-building opportunities and access to shared space.

bc211 is a confidential, multilingual telephone and texting service that provides free information and referral to a full range of community, social, and government services, and operates twenty-four hours a day, seven days a week.

A social purpose business is a company that defines their reason for being in social terms, and places it at the core of their operations to become the engine that powers the business and contribute to a better world. Evidence is mounting that there is a strong business case for having a social purpose. Businesses that stand for solving societal challenges are performing well in terms of market growth, meeting changing customer needs, and energizing their employees.

PRIORITY 5: GETTING AROUND

Provide for accessible, healthy, and safe transportation choices.



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Priority 5: Getting Around

Why This Priority

Mobility, or getting around, is important to quality of life as it is necessary for work, entertainment, socializing with friends, and access to health and community services. Currently, 9 in 10 weekday trips by Township residents are made by automobile, either as a driver or passenger. Getting around by private automobile is not possible for many people of different ages, income levels, and abilities who rely on walking, including movement with wheelchairs and other mobility aids, cycling, and transit. These modes can also promote social interaction and are better for the environment, and walking and cycling are healthier.

What We Heard

"Seniors generally cannot easily get around due to the poor transit system and end up relying on family to transport them."

– Phase 1 and 2 survey respondent

"The children have no way to walk to their school. It is beyond dangerous. We need sidewalks and bike lanes to encourage our youth to be active."

– Phase 1 and 2 survey respondent

"Vehicle speeding is creating very dangerous circumstances in rural areas, people need to be educated on the impacts of this behaviour."

– Phase 3 rural community conversations participant

Priority 5: Getting Around

Statistics

9% of weekday trips in Langley Township are made by **walking, cycling and transit,** compared to the Metro Vancouver average of 27%

11 pedestrian and cyclist crashes per one million trips in the Township, compared to 12 crashes per one million trips in Metro Vancouver

Some Strengths to Build On

- There have been some recent enhancements in transit services, such as the introduction of bus service along 208 Street in Willoughby in 2016, and TransLink is developing a plan for SkyTrain between Langley Centre and King George Station
- The Township undertakes a number of infrastructure improvements for cycling and walking each year
- Partnerships between the Township, HUB Cycling, and the Langley School District support transportation education and awareness

Existing Township Policy Context

- The Master Transportation Plan (2009) guides the development of the Township's overall transportation system
- The Cycling Plan (2015) guides the development of the Township's cycling network
- The Official Community Plan (2016) guides the development of new neighbourhoods with land use and design features that support multiple modes of transportation

Priority 5: Getting Around

Actions 2021–2025

5A
Develop a Transportation and Mobility Strategy that will explore and enhance opportunities for active mobility, connectivity, safety, and accessibility, including the identification of priority areas for capital improvements.

5B
Prepare amendments to the Zoning Bylaw to incorporate bicycle space and storage regulations consistent with the Cycling Plan.

5C
Convene residents, including youth, seniors, and people with disabilities, local businesses, and TransLink to share information and identify opportunities to improve transit service, including HandyDART.

Transportation accounts for more than half of the total greenhouse gas emissions in the Township. The Transportation and Mobility Strategy can explore ways to not only make the transportation system more socially sustainable, but also more environmentally sustainable.

PRIORITY 6: HEALTH AND SAFETY

Nurture community health and safety.



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E.1

Priority 6: Health and Safety

Why This Priority

Health and safety are key components of social sustainability. When people are and feel healthy and safe, they are more able to participate in society in various ways, such as through employment, education, and community activities. Health is a state of complete physical, mental, and social well-being, and not merely the absence of disease or infirmity.[14] Although human health is influenced by biology and access to health care, it is more influenced by the physical environment (e.g. air quality and civic infrastructure) and socio-economic conditions (e.g. income, education, food, housing, and social connections).

Safety involves the level and types of crime reported, but equally important is feeling safe at home, work, school, and in the community. Community safety also encompasses the extent to which our community is prepared for emergencies like floods, fires, and earthquakes. Climate change is expected to increasingly threaten health and safety through impacts such as extreme heat, reduced air quality, and climate-related disasters.

[14] Source: World Health Organization, Basic documents: Forty-ninth edition, 2020.

What We Heard

"We should consider the benefits of trees to improved mental health."
– Phase 1 and 2 survey participant

"We need more doctors and our hospital needs funding for an expansion – people are not able to find doctors in our community."
– Phase 1 and 2 survey participant

"There seems to be an uptick in burglaries, car thefts, and shootings/car fires in my community, although on the surface it seems like a very safe area."
– Phase 1 and 2 survey participant

Priority 6: Health and Safety

Statistics

50% of residents report being in **excellent or very good general health,** compared to the Metro Vancouver average of 49%

63% of residents report having **excellent or very good mental health,** compared to the Metro Vancouver average of 57%

59% of residents **feel safe** walking after dark, compared to the Metro Vancouver average of 58%

27% of residents have **emergency supplies** for three or more days (72 hours), the same as the Metro Vancouver average

Some Strengths to Build On

- The Township operates 6 recreation facilities, more than 1,200 acres of park, and 190 kilometres of trails, and provides a wide variety of recreation programs that promote health and wellness for people of all ages
- There are numerous organizations in the Township that are involved in health services and programs, including Fraser Health, which is responsible for governing, planning and delivering health care services
- The Township and Fraser Health partner on various programs and initiatives, including community planning processes and the Langley Healthier Community Partnership[15]
- The Langley RCMP, which delivers police services through contract with the Township, administers a variety of crime prevention and awareness programs, like Block Watch and Business Link
- The Township provides fire suppression service, public education, and, jointly with the City of Langley, an emergency management program, which includes emergency planning and response

Existing Township Policy Context

- The Official Community Plan (2016) includes policies that address community safety and promote healthy built environments[16]
- The Fire Department Master Plan (2018) identifies priorities for improved service and performance related to fire safety and emergency preparedness

[15] The Langley Healthier Community Partnership is a joint initiative of the Township and City of Langley and Fraser Health, and provides broad-based community input and guidance for the development of concrete action plans to improve the overall health of the community. The Langley Healthier Community Partnership Steering Council is co-chaired by the Township of Langley and Langley City Mayors and Fraser Health and is made up of numerous community leaders who are committed to creating a healthy Langley.

[16] Healthy built environments are characterized by, among other things, active transportation, spaces that promote physical activity, and access to healthy food.

Priority 6: Health and Safety

Actions 2021–2025

6A

Strengthen the relationship with Fraser Health Authority and other community partners involved in the delivery of health care to improve access to health services including mental health and substance use through initiatives such as:

- supporting the development of a community health plan through the Langley Healthier Community Partnership
- enhancing collaboration during community planning processes to identify where health can be integrated into policies and assess anticipated health care needs

6B

Promote healthy living by enhancing park spaces, open spaces, and trails through initiatives such as:

- reviewing per capita park area standards based on best practice research and recent development trends
- introducing additional interactive play and fitness equipment, including piloting the installation of playboxes in parks with equipment like rackets, balls, and frisbees for shared use

6C

Enhance community safety through education and prevention initiatives such as:

- convening community groups to co-develop strategies for sharing accurate information about community safety and reported crimes
- raising awareness of the roles that residents can play in fostering community safety, including increased promotion of existing crime prevention programs
- researching best practices in strengthening the application of Crime Prevention Through Environmental Design guidelines

6D

Consider accelerating the future initiatives identified in the Fire Master Plan related to emergency preparedness to, among other items, strengthen community engagement in preparedness planning and facilitate regular updates to the emergency response plan and incident-specific guidelines.

6E

Explore opportunities to better communicate the mental health benefits of recreation programs, nature, and greenspace, and seek opportunities to further integrate the promotion of mental wellness into recreation program offerings.

Law enforcement and policing are key components of community safety, but the complex nature of crime and safety requires a broader set of strategies that include education, prevention, and intervention. Crime Prevention Through Social Development (CPSD), for example, is a longer-term crime prevention strategy that aims to enhance safety through a greater focus on community and social development.



SOCIAL SUSTAINABILITY INTEGRATION

Social sustainability integration is targeted at shaping operations across the entire organization. To further integrate social sustainability within the Township of Langley, we will undertake the following additional actions between 2021 and 2025:

7A
Develop a social equity policy and handbook that would serve as a lens to help ensure Township policies, services, programs, facilities, and infrastructure are inclusive of the full diversity of residents, and develop a work plan to review existing policies with this lens.

7B
Update the Sustainability Charter to ensure it continues to be inspiring and reflective of community values.

7C
Prepare a corporate sustainability strategy to ensure the Township's business operations achieve social, economic, and environmental benefits for the community.

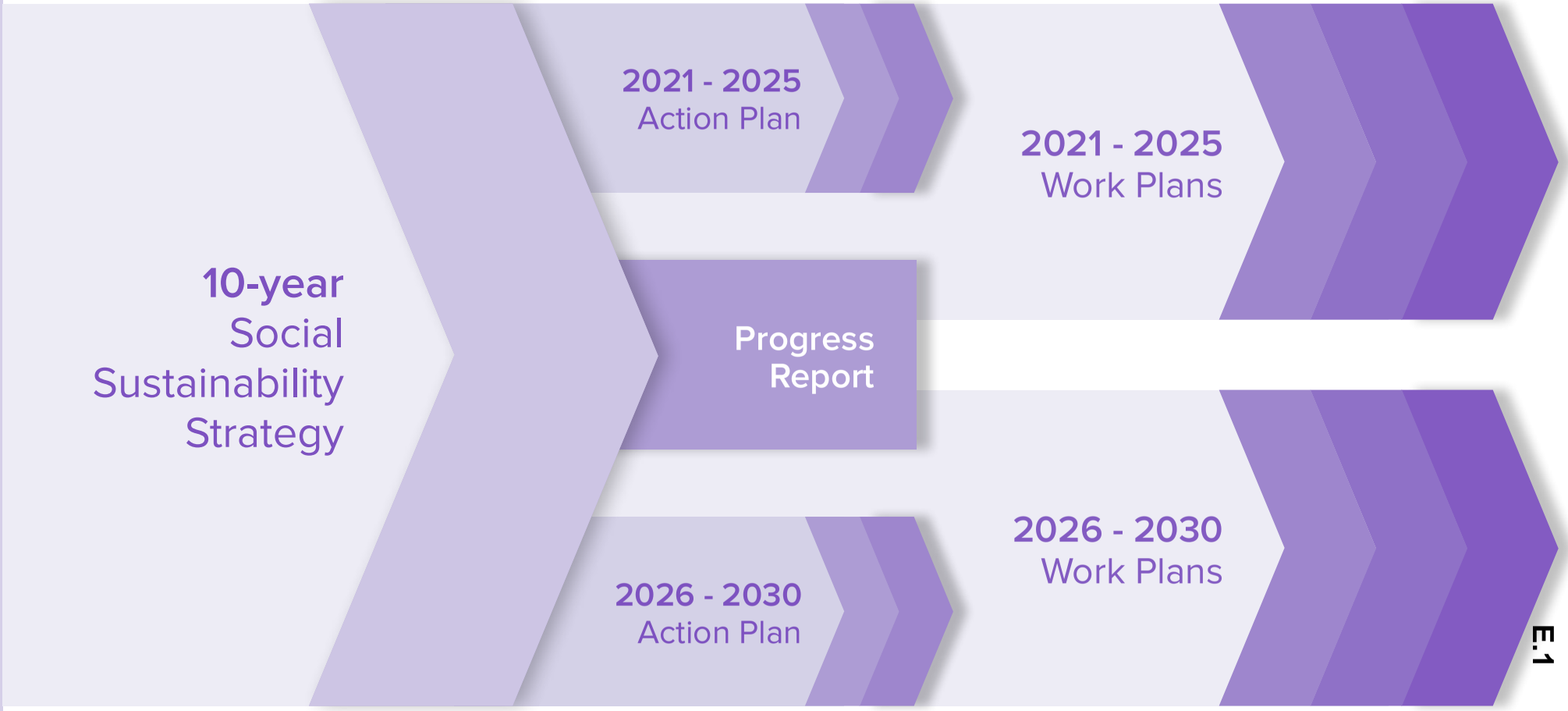
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IMPLEMENTATION

FROM PLANNING TO ACTION

The 10-year Social Sustainability Strategy consists of six 5-year priorities linked to a set of actions to be carried out over the same timeframe. These 5-year priorities and actions comprise the 2021 – 2025 Action Plan (Appendix D), and will inform the development of annual departmental work plans. Recognizing that priorities can change, the Township will review and, as required, refresh the priorities after five years, and develop a new action plan.



PRINCIPLES AND GUIDELINES

The Action Plan outlines 31 actions to undertake between 2021 and 2025. Given the scope and foundational nature of the Strategy, the majority of the actions will require further research, prototyping, or planning. Therefore, a set of principles is needed to guide how these actions should be implemented.

All of the actions will be expected to take the following principles into consideration in their scoping and activation.

1. Advance social equity
2. Mobilize social innovation
3. Collaborate across sectors
4. Use resources effectively
5. Engage community members and local organizations



Implementation Principles and Guidelines

1. Advance social equity

Advancing social equity means working to give everyone what they need to participate in community life, as opposed to treating everyone the same, and removing systemic barriers that cause avoidable inequality.

Guidelines:

- Once complete, employ the social equity policy as a lens to ensure that all municipal actions and decisions are undertaken with equity considerations

2. Mobilize social innovation

Social innovation is about addressing social, economic, and environmental challenges in new ways. It refers to a rapidly growing array of new techniques and methods for changing system dynamics and unleashing solutions to deeply rooted social challenges.

Guidelines:

- Test different platforms that support developing and implementing solutions in a collaborative way, like social innovation labs, and replicate the platforms that work best
- Employ whole systems thinking to better understand all the dimensions and opportunities of an issue
- Use new tools to accelerate innovation, like challenges, pledges, and project spotlighting
- Where appropriate, employ experimentation over elaborate planning, and learn from failure
- Use evaluation approaches that capture feedback early and often



Social innovation labs are multi-stakeholder workshops where one experiments with finding small, local solutions to complex social problems. These labs emphasize **whole systems thinking**, which is an approach to understanding how things are related, and how they influence one another.

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3. Collaborate across sectors

Collaborative action is usually more effective as it capitalizes on a more diverse range of expertise and assets. While there are numerous examples of local organizations and groups currently collaborating on community initiatives, these efforts will need to be enhanced to make progress towards the vision and goals, particularly across the public, private, and non-profit sectors.

Guidelines:

- Leverage existing platforms, like the Healthier Community Partnership, to strengthen collaboration, and seek out new ways to engage other potential partners
- Wherever possible bring all the sectors and stakeholders together to tackle actions and identify collaborative solutions
- Share municipal best practices with other organizations and, where possible, include other organizations in developing tools, models, training, and approaches that are transferable

4. Use resources effectively

Local governments have limited resources to address complex social challenges, so it is important to be cost-effective when implementing solutions. It is also important to acknowledge that there may be costs associated with doing nothing.

Guidelines:

- Seek out cost-sharing partnerships, grants, and other sources of external funding
- Build on existing community assets, including the resources and knowledge of post-secondary institutions, businesses, and other organizations
- Evaluate the impact of the actions
- Communicate the potential cost savings when undertaking actions that address a root cause of the problem

5. Engage community members and local organizations

The development of this Strategy was shaped by a comprehensive community engagement program, and engagement should continue through implementation. Continuing to engage the community in this way will foster a sense of belonging and build community capacity.

Guidelines:

- Ensure actions that require additional planning are undertaken with a commensurate community engagement program, including potential input from Council Advisory Committees or project-specific task forces
- Administer the Langley Tomorrow Survey (a statistically valid community survey) to keep a pulse on community values and aspirations on a regular basis
- Encourage local organizations to consider the Strategy as part of their strategic planning processes
- Communicate and celebrate the actions undertaken under the Strategy



COST AND RESOURCE ESTIMATES

Implementing the 2021 – 2025 Action Plan is estimated to cost $997,000, or an average of $199,400 per year (see Appendix D).

In addition, to support implementation and leverage potential grants from external sources, the following staffing resource enhancements are recommended within the timeframe of the 2021 – 2025 Action Plan:

- An Arts, Culture, and Community Initiatives resource (part-time) to support the implementation of the Indigenous Relations actions
- A Transportation resource to support the implementation of the Getting Around actions
- A Protective Services – Fire resource to support the implementation of emergency preparedness actions in this Strategy and the Fire Department Master Plan



MONITORING AND REPORTING

Implementation Progress

Implementation progress will be monitored annually in conjunction with the development of departmental work plans. A full progress report will be prepared in 2025 to inform the development of the 2026 – 2030 Action Plan. The progress report will categorize the actions as not started, in progress, and completed.

Progress Indicators

To track progress 21 indicators for the priorities have been established. These indicators have purposely been titled progress indicators rather than performance indicators, recognizing that the priorities in the Strategy are influenced by many factors beyond the Township's control. In addition, these indicators are not necessarily perfect indicators for the priorities, as data gaps exist, so we must not simply manage what is getting measured. No indicators have been identified for Priority 1: Indigenous Relations as we hope to have an opportunity to co-develop a progress indicator (or indicators) with local First Nations and Indigenous organizations.

In keeping with the vision that everyone can enjoy and contribute to a great quality of life, these indicators will be monitored for different population groups, subject to data availability. A publicly available digital dashboard will be created and used to monitor and report on these indicators, with updates made as new data becomes available.

Monitoring and Reporting

PRIORITY	PROGRESS INDICATOR	DESCRIPTION	DATA SOURCE
BELONGING	Community belonging	Percent of population with a strong or somewhat strong sense of belonging to their local community	My Health My Community (MHMC)
	Discrimination	Percent of population treated unfairly or with less respect in the past 12 months because of certain personal characteristics	MHMC
	Social connections	Percent of population with at least four people to confide in	MHMC
	Voter turnout	Percent of registered electors that cast a ballot in the last municipal election	Langley Township
	Volunteering	Percent of population that volunteers for local organizations	MHMC
HOUSING AND FOOD	Core housing need	Percent of households whose dwellings are considered inadequate, unaffordable, or unsuitable and whose income levels are such that they could not afford alternative suitable and adequate local housing	Census
	Homelessness	Number of people experiencing homelessness	Metro Vancouver Homeless Count
	Food insecurity	Percent of population that sometimes or often do not have enough to eat	MHMC
	Local food production	Percent of total agricultural land used for food production	Census of Agriculture
LEARNING	Early childhood vulnerability	Percent of the Kindergarten population that is vulnerable on at least one of the five scales of the Early Development Instrument	Human Early Learning Partnership
	Educational attainment	Percent of population aged 25-64 years old that have a post-secondary certificate, diploma, or degree	Census
	Lifelong learning	Percent of population that participated in learning activities in the past 12 months	MHMC
GETTING AROUND	Travel mode	Percent of trips by mode	TransLink
	Traffic incidents	Pedestrian and cyclist crashes per one million trips	ICBC
HEALTH AND SAFETY	General health status	Percent of population reporting excellent or very good general health	MHMC
	Mental health	Percent of population reporting excellent or very good mental health	MHMC
	Feeling safe	Percent of population who feel safe walking after dark	MHMC
	Property crime rate	Property crime incidents per 100,000 population	Statistics Canada
	Violent crime rate	Violent crime incidents per 100,000 population	Statistics Canada
	Emergency preparedness	Percent of population with emergency supplies for three or more days (72 hours)	MHMC

MHMC=My Health My Community

CONCLUSION

The Social Sustainability Strategy is intended to help us sustain the things we love about our community today, harness the opportunities to tackle our social challenges, and prepare for the future.

As a broad, foundational Strategy, it points us in the right direction, like a compass that will help us navigate through constantly changing terrain. By thinking big, being open to change, working more collaboratively, and tapping into a deeper level of compassion, we can build a community that is more connected, inclusive, and resilient. Since we envision a community where everyone can both enjoy and contribute to a great quality of life, we encourage you to join us in this work.

How can I contribute to a thriving Langley Township? Here are some ideas:

- Get to know your neighbours, they'll likely be there when you need them, and good friends are good for your health
- Initiate a neighbourhood project, like a little free library, an emergency supplies hub, or a public art project
- Volunteer for the Township or a local organization, the Langley Volunteer Bureau can help connect you
- Support our local businesses, they care about and are invested in the well-being and future of our community
- Donate money to organizations and projects that benefit our community
- Take the time to learn about local issues, champion positive social change, and don't forget to vote



APPENDIX A: STRATEGY PROCESS

The process to prepare the Social Sustainability Strategy was organized into four phases, with implementation identified as a fifth phase.



Appendix A: Phase 1

Phase 1 of the process ("Initiating the Project"), which began in November 2017, involved raising project awareness, establishing the Social Sustainability Task Force, and retaining external consultants with expertise in public engagement and social sustainability.

The following guiding principles and assumptions were established at the beginning of the project, with minor refinements as the project proceeded, to inform the preparation of the Strategy:

1. Consider all three elements of sustainability. The Strategy will focus on our social sustainability, but the interconnected and interdependent nature of sustainability means that advancing our social aspirations may also provide opportunities to advance our economic and environmental aspirations.

2. Acknowledge our role and responsibilities. The Township is only one of a number of parties that play a role in addressing social issues. The Strategy's actions must recognize the Township's limited jurisdiction and funding for the delivery of social services. Where appropriate, the Strategy's actions should identify potential partners.

3. Build on our foundation. The Strategy should seek a balance between acknowledging and building upon our existing strengths and foundation and identifying new directions and initiatives that address social sustainability.

4. Be aspirational and realistic. The Strategy should be aspirational and visionary in nature, but should also be realistic through suitable, strategic, and cost-effective actions and implementation timelines. Undertaking too many new initiatives at the same time will likely mean that existing initiatives will need to be scaled back or additional financial and staffing resources will be required.

5. Recognize our nature as a "community of communities." The Township of Langley consists of both a rural and urban area, and within the urban area, each community is unique. While the Strategy is intended to address social sustainability in the Township as a whole, it is important to recognize that social issues may be experienced differently in different parts of the municipality.

6. Engage the community and build capacity. The preparation and implementation of the Strategy should provide meaningful, inclusive opportunities for community engagement and should strive to improve the capacity of the broader community to address social issues by facilitating dialogue and identifying potential partnerships.

7. Track and evaluate our progress. The Strategy should identify key social indicators and baseline data so that progress can be tracked over time, but should also consider ongoing evaluation approaches that support social innovation.

8. Provide flexibility. While providing a clear guide for decision-making related to social sustainability, the Strategy should recognize that conditions may change, requiring flexibility as implementation proceeds.

9. Prioritize upstream approaches. The Strategy should focus on interventions that address the sources rather than the symptoms of the issues.

Appendix A: Phase 2

Phase 2 ("Exploring Social Sustainability and our Situation") began in March 2018 with a social sustainability panel discussion at the Langley Events Centre, a public event to formally kick-off the project.

Approximately 70 people, including residents, local stakeholders and members of Council, attended this Thriving or Surviving event to hear insights from a panel of experts on what it takes to create a vibrant, inclusive community in which everyone can thrive.

Phase 2 involved numerous public engagement activities, including Task Force meetings, to collect input on our community's strengths, challenges, aspirations, and priorities in the social realm. Between April and June 2018, staff conducted six different types of engagement activities, resulting in more than a thousand interactions with residents and local stakeholders. As a key goal of the public engagement program was to broaden and diversify community participation, the Phase 2 engagement activities were held throughout the Township and specifically targeted, and ultimately reached, various population groups that are often underrepresented in public engagement processes, like children, youth, recent immigrants, and people with disabilities.

An overview of the panel and the other public engagement events, including a complete reporting of the input received, is included in the Phase 1 and 2 Engagement Summary, which is available on the project webpage (tol.ca/socialstrategy).

Phase 2 also included additional research and analysis that, together with public and stakeholder input, supported evidence-based decision-making in the preparation of the Strategy. The results of this research and analysis were summarized in the Social Profile, which includes information on:

- Global and national scale megatrends (e.g. urbanization and climate change), which are not unique to the Township, but have local implications
- Notable federal and provincial investments in the social realm
- The Township's historical and current context, including a general description of the community's strengths and challenges in addressing social issues
- Statistics that help to indicate the local situation and trends
- Relevant Township plans, programs, and initiatives
- Local organizations providing services and programs and/or opportunities for discussion and collaborative action

The Social Profile is available on the project webpage (tol.ca/socialstrategy).

Appendix A: Phase 3

Phase 3 ("Developing Goals and Strategies"), which began in February 2019, involved the preparation of an early draft vision statement and early draft strategic priorities based on the information collected and analyzed in Phase 2.

This work was initially undertaken with input from the Task Force, which supported staff in identifying the key findings from the Phase 2 work and refining preliminary versions of the draft vision and strategic priorities, before presenting these items to the broader community for feedback.

In May and June 2019, staff conducted a number of workshops and focused discussions with residents and local stakeholders to obtain feedback on the early draft vision statement and strategic priorities, and brainstorm ideas for action. Phase 3 also broadened the overall engagement program by proactively targeting population groups and organizations that were underrepresented or not consulted in the earlier phases, such as rural residents, local First Nations, and other stakeholder groups. An overview of these engagement activities, including a complete reporting of the input received, is included in the Phase 3 Engagement Summary, which is available on the project webpage (tol.ca/socialstrategy).



Appendix A: Phase 3 (cont.)

Sixteen "issues and trends" were identified from the research. As shown in the table below, all of these key issues and trends are reflected in the priorities for the Social Sustainability Strategy. For context, the relationship between these issues and trends and existing Township plans and strategies is also shown in the table below.

	Social Sustainability Strategy Priorities						Township Plans and Strategies[1]									
ISSUES AND TRENDS	Indigenous Relations	Belonging	Housing and Food	Learning	Getting Around	Health and Safety	Age-friendly Strategy	Agricultural Viability Strategy	Arts and Cultural Services Plan	Child Care Action Plan (in progress)	Cycling Plan	Housing Action Plan	Master Transportation Plan	Official Community Plan	Parks and Recreation Master Plan	Public Engagement Strategy
Access to services	◐	◐	◐	◐	◐	◐	◐			◐	◐		◐	◐		
Aging population		●	◐	◐	◐	◐	●					◐		◐		
Arts and cultural spaces		◐							●					◐		
Community connectedness	◐	●		◐		◐	◐		◐					◐	◐	
Community engagement		●		◐			◐							◐	◐	◐
Early childhood experiences		◐	◐	◐	◐	◐				●				◐	◐	
Housing affordability and homelessness			●				◐					●		◐		
Human health challenges		◐	◐	◐	◐	●	◐				◐	◐	◐	◐	◐	
Increasing cultural diversity		●	◐	◐	◐	◐			◐						◐	
Inter-community equity	●	●	●	●	●	●				◐					◐	
Local food security			◐	◐		◐		◐						◐		
Perception of crime		●		◐	◐	●								◐		
Poverty		◐	◐	◐	◐		◐					◐			◐	
Reconciliation and First Nations engagement	●	◐		◐					◐					◐		
Transportation access and affordability					●		◐				●		●	◐		
Vulnerable groups[2]	●	●	●	●	●	●	◐			◐		◐			◐	

● = key issues and trends specifically addressed | ◐ = key issues and trends partially or indirectly addressed

[1] Existing Township strategies relevant to the key issues and trends

[2] People belonging, or perceived to belong, to groups that are in a disadvantaged position or marginalised are often referred to as vulnerable groups, which may include Indigenous people; people experiencing homelessness; people with disabilities; people with low-incomes; LGBTQ2S+; newcomers (including refugees); racialized groups; seniors; survivors (especially women and children) fleeing domestic violence; and youth.

Appendix A: Phase 4

Phase 4 ("Drafting the Strategy"), which began in September 2019, involved the preparation of an Emerging Directions Report and then the draft Strategy, based on the community input received in Phase 3, additional best practice research, and input from the Task Force.

The finalization of the draft Strategy was paused between March and May 2020 to reassess and recalibrate the priorities and actions in light of the COVID-19 pandemic.



APPENDIX B: OVERVIEW OF TOWNSHIP PLANS, STRATEGIES, PROGRAMS AND INITIATIVES

The following is a brief summary of Township plans, strategies, programs, and initiatives that are relevant to the social realm. For a more detailed overview, refer to the Social Profile **(tol.ca/socialstrategy)**.

PLANS AND STRATEGIES

Age-friendly Strategy (2014):
Aims to create healthy, liveable communities that are welcoming to all ages, with a focus on older adults.

Agricultural Viability Strategy (2013):
Identifies recommended actions to support local agriculture.

Arts and Cultural Services Plan (2011):
Provides recommendations for supporting and encouraging a diverse arts and cultural community.

Child Care Action Plan (in progress):
Will provide actions for improving access to affordable, quality child care in the community.

Climate Action Strategy (in progress):
Will work to tackle the causes of climate change through mitigation actions and prepare our community to better adapt to climate changes well into the future.

Cycling Plan (2015):
Identifies the eventual cycling network and the ultimate cycling infrastructure in the Township.

Economic Development Strategy (in progress):
Will update the existing five-year strategy to support a thriving local economy.

Fire Department Master Plan (2018):
Identifies priorities for improved fire service and emergency preparedness.

Housing Action Plan (2013):
Guides decision-making related to market and non-market housing.

Library Services Master Plan (2012):
Provides a guide for the development of the Township's library system.

Master Transportation Plan (2009):
Guides the development of the Township's transportation system to accommodate projected population and employment growth.

Official Community Plan (2016):
Guides population and employment growth through land use and related policies.

Parks and Recreation Master Plan (2002):
Provides principles and guidance for parks and recreation services in the Township.

Public Engagement Strategy (2016):
Provides recommended actions for enhancing public engagement.

Appendix B

PROGRAMS AND INITIATIVES

The Township programs and initiatives outlined below are organized under the Strategy's six priorities. This is intended to be illustrative, and is by no means exhaustive.

Indigenous Relations

- In partnership with the Lower Fraser Valley Aboriginal Society, Fraser Health, and other community stakeholders presented the Indigenous Circle of Health (2018), a program intended to bring First Nations culture, health, and fitness to the general community
- Partnered with the Kwantlen First Nation on a number of initiatives, including the proposed development of two new museums in Fort Langley (in progress), a joint submission under the Infrastructure Canada Smart Cities Challenge (2018), and a community to community forum involving Kwantlen Chief and Council and Township Mayor and Council (2019)
- Installed the mosaic mural staləw̓, meaning "big river," by artist q̓ʷat̓i c̓a (Phyllis Atkins) of the Kwantlen First Nation in the Township's Civic Facility's Fraser River Presentation Theatre (2019) as a legacy project to recognize Canada's 150th birthday
- Executed agreements with the Katzie and Matsqui First Nations to provide municipal services, and is working towards a similar agreement with Kwantlen First Nation
- Co-hosts the Advanced Business Match Lower Mainland event, which connects communities and companies with complementing goals, with Kwantlen First Nation on an annual basis

Belonging

- Operates six recreation facilities, over 1,200 acres of park, a museum, and six community libraries through the Fraser Valley Regional Library, all of which are hubs for social connection
- Delivers social recreation programs and provides low-cost drop-in activities, including 'try it free' opportunities, and offers financial assistance to qualifying residents to participate in recreational activities
- Hosts and supports numerous community events like Canada Day celebrations, Langley Walk, Arbour Day, Rivers Day, and the Summer Festival Series
- Under its Age-friendly Strategy, installed age-friendly exercise equipment at the Derek Doubleday Arboretum (2017) and developed an Age-friendly Business Recognition Program (2018) that acknowledges local businesses that have made a commitment to age-friendly business practices, among numerous other initiatives
- Supported the Benches of Diversity art project at Derek Doubleday Arboretum (2018), which was created by a local artist and involved the installation of two mosaic benches that feature more than 400 handmade tiles that middle and secondary students painted with self-portraits and words about how diversity makes us a better community
- Supported the installation of a rainbow crosswalk in Fort Langley (2017)
- Exhibition of Behind the Lines: Contemporary Syrian Art at the Langley Centennial Museum (2018), which featured the artwork of contemporary Syrian artists, several of whom still reside in war-torn Syria
- Commemoration of World Refugee Day at the Langley Centennial Museum (2018) in partnership with Immigrant Services Society of BC to raise awareness on the plight of refugees and celebrate their strength and resilience
- Under its Public Engagement Strategy:
  - Produced short information videos that explain the fundamentals of planning and development (2017)
  - Created a policy that sets out the criteria, logistics and reporting requirements for developer held public information meetings (2016)
  - Provided additional staff training in public engagement formats and techniques (2016)

- Offers volunteer opportunities for arts, culture, and museum programs, recreation programs, adopt-a-programs, recycling programs, and Council Advisory Committees
- Provides community grants to non-profit organizations for special events and community improvement projects

Housing and Food

- Under its Housing Action Plan:
  - Included policy in the updated Official Community Plan (2016) that provides for consideration of density bonusing and parking relaxations for affordable housing projects (on a project-by-project basis)
  - Adopted the Development Cost Charge (DCC) Waiver Bylaw (2018) that waives DCCs for eligible affordable housing projects
  - Adopted the Community Amenity Contributions (CACs) Policy (2018) that exempts eligible affordable housing projects and directs a portion of the contributions to an Affordable Housing Reserve Fund
- Provides annual funding for the Gateway of Hope in the Langley City, which provides services to the homeless and those at risk, including meals and shelter
- Operates nine community gardens
- Promotes 'buy local' through various integrated campaigns
- Supported the BC Land Matching Program (2018), delivered by Young Agrarians, which pairs would-be farmers with people who have agricultural land

Learning

- Operates three licensed preschools
- Provides library service by contract with the Fraser Valley Regional Library
- Delivers a wide variety of programs that promote lifelong learning for people of all ages including arts programs, first aid courses, history and heritage programs, and language classes

Getting Around

- Manages and maintains the road, cycling, and pedestrian network, with recent capital improvements including:
  - New cycling infrastructure on 32 Avenue in Aldergrove and 216 Street in Murrayville (2018)
  - The 208 Street overpass widening at Highway 1, including new cycling lanes (2018)
  - Traffic calming measures fronting five elementary schools (2019)
  - Modification of seven bus stops to improve accessibility (under construction)
  - The new 216 Street interchange at Highway 1 (under construction)
- Supports education and awareness by providing transportation related information on its website and through partnerships with external organizations such as HUB Cycling and the Langley School District

Health and Safety

- Operates 6 recreation facilities, over 1,200 acres of park (including 5 spray parks, 75 playgrounds and 5 skateparks), and 190 kilometres of trails for active living
- Delivers a wide variety of recreation programs that promote health and wellness for people of all ages
- Through the Official Community Plan, promotes "healthy built environments" that support active transportation, spaces that promote physical activity, and easy access to healthy food
- Collaborates with Fraser Health on various programs and initiatives, including community planning processes and the Langley Healthier Community Partnership
- Piloted mental health awareness workshops (2019) for employees, including front line staff
- Supports the Langley Division of Family Practice medical student tour as a means to encourage future physician location in the community

Appendix B

Health and Safety (cont.)

- Contracts the RCMP to create a safer community through enforcement, education, and awareness, including programs and services such as Block Watch, Business Link, the Crime Free Multi-Housing Program, and Client Support and Victim Services
- Delivers fire suppression and emergency response service, including medical response and ambulance support
- Provides public education, including the promotion of home alarms, fire sprinklers, and fire safety, and supports prevention through fire inspections and building plan reviews
- Through the Langley Emergency Program (LEP), a joint program between the Township of Langley and the Langley City, ensures that disaster response is fluid in communications and coordination by maintaining and updating emergency plans, encouraging citizens and businesses to be prepared, and training volunteer responders



E.1

APPENDIX C: ROLES AND RESPONSIBILITIES OF OTHER ORGANIZATIONS, GROUPS AND INDIVIDUALS

The following organizations, groups, and individuals play a role in advancing social sustainability:

- The Government of Canada has exclusive jurisdiction over criminal law and First Nations matters, shares responsibility with the Province over immigration, and engages in the areas of health, education, housing, and income security.

- The Province of BC has jurisdiction over the areas of health, education, housing, employment standards, and income security, and pursues its social policy agenda through regulation and service provision.

- Metro Vancouver Regional District is a federation of 21 municipalities (including the Township), one Electoral Area and one Treaty First Nation that collaboratively plans for and delivers regional-scale services. Its core services are drinking water, wastewater treatment, and solid waste management, and it regulates air quality, plans for urban growth, manages a regional parks system, and provides affordable housing. The regional district is governed by a Board of Directors of elected officials from each local authority, and Township representatives participate on various regional committees.

- Local First Nations and neighbouring local governments are increasingly working together to discuss common interests and mutual opportunities for their communities. The Township communicates frequently with the neighbouring Katzie, Kwantlen, and Matsqui First Nations as well as its neighbouring municipalities, and has collaborated with these governments on a variety of initiatives.

- Fraser Health Authority is responsible for governing, planning, and delivering health care within the Township. These services include the operation of the Langley Memorial Hospital, Langley Public Health, Langley Home Health, and the Langley Mental Health and Substance Use Centre. The Township and Fraser Health consult regularly through various committees and liaison groups and collaborate on a number of joint initiatives.

- TransLink is responsible for a range of public transportation services within Metro Vancouver, including bus service as well as HandyDART for passengers unable to use conventional transit. Through its participation on the Mayors' Council on Regional Transportation, the Township has an opportunity to provide input into regional transportation strategies and investment plans.

Appendix C

- Langley School District is responsible for implementing the Provincial education curriculum to the Township, Langley City, and Katzie, Kwantlen, and Matsqui First Nations. The District operates public schools (elementary, middle, and secondary) throughout the Township and provides numerous programs for learners of all ages, including early learning and adult education. The District also offers a range of services to help students with special needs, including orientation services for new immigrants and refugees. The Township and School District consult regularly through various committees and liaison groups and collaborate on a number of joint initiatives.

- Langley RCMP works to create a safer community through enforcement, education, and awareness. The services provided by the Langley RCMP are delivered under contract with the Township.

- Fraser Valley Regional Library (FVRL) works to improve quality of life through knowledge, ideas, and a range of diverse experiences. From six community-based branches, the FVRL offers access to printed materials, eBooks, audiobooks and other digital technologies and delivers various programs that foster community well-being. The services provided by the FVRL are delivered under contract with the Township.

- Local businesses and business organizations, including local developers, play an important role in facilitating social sustainability. Local businesses have a direct impact on local employment, and many contribute generously through grants, sponsorship, and employee volunteering. Some local businesses are supporting social sustainability in other ways, like offering employment opportunities to people facing barriers, supporting diversity and inclusion in the workplace, and directly partnering with the non-profit sector on community initiatives. Local developers play a role in addressing housing and community amenities. The Township engages with local businesses and business organizations in various ways, largely through work to foster local economic development and investment.

- Post-secondary institutions, including Langley-based Trinity Western University and Kwantlen Polytechnic University, can offer information, research, advice, and practicum students to assist with social development initiatives. These institutions can also provide empirical information to improve understanding of social trends, risks, and issues, and support social innovation. Some institutions engage in community projects and use their own organizational resources and assets to advance social sustainability.



Appendix C

- Non-profits, including community-based service organizations, provide valuable social and health services. The Township and local non-profits frequently collaborate on initiatives of mutual interest and, because of the population groups they often serve, local non-profits can provide important insights in identifying local social needs and trends. Many community-based service organizations are members of the Healthier Community Partnership Steering Committee, which provides a framework for information sharing and collaborative action within Langley.

- Community groups and faith-based organizations, including community associations, arts groups, sports organizations, and service clubs, engage around common issues and interests, and, in some cases, may directly deliver or support the delivery of social services, through fundraising and volunteering. Due to their unique understanding of the community, faith-based organizations and community groups can support planning related to social issues, and in some cases can offer space, volunteers, and other assets that support social initiatives. The Township communicates frequently with such groups to better understand and share information about local issues and trends.

- Local residents, employees, and students play an important role in advancing positive social change, including raising public awareness on issues and volunteering for local organizations, events, and projects. Through its public engagement and volunteer programs, among other opportunities, the Township provides various opportunities for local residents, employees, and students to engage in social sustainability.



APPENDIX D: 2021–2025 ACTION PLAN



The table on the following pages summarizes the 2021 - 2025 Action Plan. Short-term actions are meant to be started in 2021 - 2022 and medium-term actions are meant to be started in 2023 - 2025.

All actions identify organizations and groups that could potentially partner with the Township in implementing the action. The federal, provincial, and regional government, along with local residents, employees, and students, are not specifically identified as potential partners as we will consider opportunities to engage these organizations and groups when scoping and activating all of the actions.

Recognizing new issues may emerge within the timeframe of the Action Plan, the actions are subject to recalibration as part of the development of annual work plans. Similarly, the Township is not limited by the actions identified in the Action Plan.

Appendix D: Priority 1 Indigenous Relations

	REF #	ACTION	TIMEFRAME	COST ESTIMATE	POTENTIAL PARTNERS	RELATED PRIORITIES
INDIGENOUS RELATIONS	1A	In partnership with local First Nations and Indigenous organizations, explore opportunities to: • support and implement initiatives that raise community-wide awareness and understanding of local Indigenous histories, cultures, and issues • implement the Truth and Reconciliation Commission Calls to Action related to municipalities and related initiatives that support building and sustaining meaningful relationships • develop a communications guide with information and protocols to assist Township Council, staff, and the broader community in building partnerships with local First Nations and Indigenous people	Short	$30,000	• Local First Nations • Non-profits • FVRL • SD35	Belonging, Learning
	1B	Invite all four local First Nations to identify opportunities to strengthen the government-to-government relationship and identify matters of mutual interest for future exploration.	Short	$7,500	• Local First Nations	Belonging
	1C	Provide cultural awareness education to all Township staff and offer cultural safety training to Township Council and staff working with local First Nations and Indigenous organizations, and explore opportunities to extend education and training to local businesses and non-profit organizations by, for example, sharing resources and onsite training, as appropriate.	Short	$10,000	• Non-profits • Local businesses and business organizations	Learning

FHA = Fraser Health Authority | FVRL = Fraser Valley Regional Library | SD35 = Langley School District 35

Appendix D: Priority 2 Belonging

	REF #	ACTION	TIMEFRAME	COST ESTIMATE	POTENTIAL PARTNERS	RELATED PRIORITIES
BELONGING	2A	Increase opportunities for neighbourhood social connections through initiatives such as: • exploring a small grants program for neighbourhood-based projects that aim to connect and engage neighbours, with a view of launching a pilot program • further researching social connectedness in multi-family developments, to inform potential updated design guidelines and pilot programs • researching opportunities and best practices in facilitating neighbourhood events on local streets	Short	$10,000	• Community groups and faith-based organizations • Local businesses and business organizations	Health and Safety
	2B	Address community space needs through initiatives such as: • preparing and publishing an inventory of low-cost space available for community use, and working with local organizations, including FVRL, School District 35, local businesses, and strata corporations to explore opportunities to make more space available for community use • exploring opportunities to support community hubs that offer a range of community programs, services, and gathering places • exploring smaller neighbourhood-based centres with amenities like exercise equipment, games areas, and meeting space	Short	$0	• FVRL • SD35 • Non-profits • Community groups and faith-based organizations • Local businesses and business organizations	Learning, Health and Safety
	2C	Refine and share the Township's best practice guide for engaging subpopulations to build capacity within the organization and community on best practices for inclusive community engagement.	Short	$0	• Non-profits • Local businesses and business organizations	Indigenous Relations, Learning
	2D	Explore opportunities to support and empower youth in developing youth-friendly events and programs, with a view of piloting innovative ideas.	Short	$10,000	• SD35 • Non-profits • FVRL	Learning, Health and Safety

FHA = Fraser Health Authority | FVRL = Fraser Valley Regional Library | SD35 = Langley School District 35

See next page

Appendix D: Priority 2 Belonging (cont.)

	REF #	ACTION	TIMEFRAME	COST ESTIMATE	POTENTIAL PARTNERS	RELATED PRIORITIES
BELONGING	2E	Conduct research and pilot innovative programs, initiatives, and events that foster intergenerational, intercultural, and urban-rural connectedness.	Medium	$25,000	• FVRL • SD35 • Non-profits • Community groups and faith-based organizations • Local businesses and business organizations • FHA • Post-secondary institutions	Learning, Health and Safety
	2F	Develop a volunteer strategy to, among other items, consider emerging trends in volunteering, enhance the Township's volunteer programs, and support volunteering in the community.	Medium	$45,000	• FVRL • SD35 • Non-profits • Community groups and faith-based organizations • Local businesses and business organizations • FHA • Post-secondary institutions • Langley RCMP	
	2G	Review existing programs, research best practices, and pilot initiatives to ensure municipal recreation and culture opportunities are accessible to all community members, including members of local First Nations, people with lower incomes, people with disabilities, and people of diverse cultural backgrounds and identities.	Medium	$12,500	• Local First Nations • Non-profits	Indigenous Relations, Health and Safety

FHA = Fraser Health Authority | FVRL = Fraser Valley Regional Library | SD35 = Langley School District 35

Appendix D: Priority 3 Housing and Food

	REF #	ACTION	TIMEFRAME	COST ESTIMATE	POTENTIAL PARTNERS	RELATED PRIORITIES
HOUSING AND FOOD	3A	Research and consider policy and regulatory changes that would allow detached accessory dwelling units (e.g. garden suites) in some areas.	Short	$0	• Local businesses and business organizations	
	3B	Review and update the Housing Action Plan to explore: • opportunities to increase the number of market rental units, including rental apartment units and secondary suites • policy and regulatory tools to further protect existing rental housing • opportunities to facilitate more non-market rental, supportive housing, and emergency shelter options	Short	$50,000	• Non-profits • Local businesses and business organizations • Post-secondary institutions	Health and Safety
	3C	Research and explore opportunities to expand community food gardening, which could include integration with outdoor amenity areas and landscaping in multi-family developments, built-in planter boxes on balconies, and retrofits in existing parks.	Short	$0	• Non-profits • Community groups and faith-based organizations • Local businesses and business organizations	Belonging, Health and Safety
	3D	Support initiatives that raise awareness and address misinformation about homelessness in the community (e.g. local events and advertising campaigns).	Medium	$0	• Non-profits • Community groups and faith-based organizations • Local businesses and business organizations • FHA • Langley RCMP	
	3E	Develop a food strategy that complements the Agricultural Viability Strategy and explores opportunities to increase access to healthy, safe, culturally appropriate, and local food, including: • better access to local farm food, which could include having farmers markets in different communities throughout the Township and the promotion of farms with farm-gate sales • partnerships and programs that enhance food security, such as garden-sharing programs and food drop-off at satellite distribution centres • the development of community kitchens as spaces to improve food literacy and support food-based social enterprises	Medium	$55,000	• Non-profits • Community groups and faith-based organizations • FHA	Health and Safety

FHA = Fraser Health Authority | FVRL = Fraser Valley Regional Library | SD35 = Langley School District 35

Appendix D: Priority 4 Learning

	REF #	ACTION	TIMEFRAME	COST ESTIMATE	POTENTIAL PARTNERS	RELATED PRIORITIES
LEARNING	4A	Promote bc211 as a centralized source for information about community, government, and social services to help build community capacity through access to services.	Short	$0	• FVRL • SD35 • Non-profits • Community groups and faith-based organizations • Local businesses and business organizations • FHA • Langley RCMP	Health and Safety
	4B	Support initiatives that build the capacity of public, private, and non-profit organizations to address community issues and innovate in a more collaborative way, such as: • piloting tactics to strengthen local business engagement in social sustainability, such as promoting social purpose business as an emerging business trend • working with business, post-secondary institutions, industry associations, and non-profits to collaborate on research and projects that advance social sustainability • incentivizing partnerships across organizations and sectors in the delivery of special events and projects through the community grant program • sharing more Township data in an open source format	Short	$5,000	• FVRL • SD35 • Non-profits • Local businesses and business organizations • FHA • Post-secondary institutions	Belonging, Health and Safety
	4C	Seek ways to better promote lifelong learning opportunities, such as: • enhancing the promotion of Fraser Valley Regional Library and other learning programs in Township communications such as the Leisure Guide • convening local organizations including business, post-secondary institutions, and the School District to identify and implement shared opportunities to foster lifelong learning	Short	$5,000	• FVRL • SD35 • Local businesses and business organizations • Post-secondary institutions	

FHA = Fraser Health Authority | FVRL = Fraser Valley Regional Library | SD35 = Langley School District 35

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Appendix D: Priority 4 Learning (cont.)

	REF #	ACTION	TIMEFRAME	COST ESTIMATE	POTENTIAL PARTNERS	RELATED PRIORITIES
LEARNING	4D	Help residents, local businesses, and community organizations prepare for technological advancement through initiatives such as: • convening a task force to study the effects of changing technology on students, workers, businesses, non-profits, and community networks • researching how community organizations can be supported to harness the new technologies to enhance their social missions • convening community partners to explore opportunities for expanding digital literacy so that residents and organizations can access online programs and services, and can participate in the digital age	Medium	$15,000	• FVRL • SD35 • Non-profits • Local businesses and business organizations • Post-secondary institutions	
	4E	Research best practices in developing a network of resources for social entrepreneurs, such as capacity-building opportunities and access to shared space.	Medium	$0	• Non-profits • Local businesses and business organizations • Post-secondary institutions	

FHA = Fraser Health Authority | FVRL = Fraser Valley Regional Library | SD35 = Langley School District 35

Appendix D: Priority 5 Getting Around

	REF #	ACTION	TIMEFRAME	COST ESTIMATE	POTENTIAL PARTNERS	RELATED PRIORITIES
GETTING AROUND	5A	Develop a Transportation and Mobility Strategy that will explore and enhance opportunities for active mobility, connectivity, safety, and accessibility, including the identification of priority areas for capital improvements.	Short	$600,000	• Community groups and faith-based organizations • SD35 • FHA • Langley RCMP	Health and Safety
	5B	Prepare amendments to the Zoning Bylaw to incorporate bicycle space and storage regulations consistent with the Cycling Plan.	Short	$0	• Local businesses and business organizations	Health and Safety
	5C	Convene residents, including youth, seniors, and people with disabilities, local businesses, and TransLink to share information and identify opportunities to improve transit service, including HandyDART.	Medium	$2,000	• TransLink • Non-profits • Local businesses and business organizations • Community groups and faith-based organizations • SD35	

FHA = Fraser Health Authority | FVRL = Fraser Valley Regional Library | SD35 = Langley School District 35

Appendix D: Priority 6 Health and Safety

	REF #	ACTION	TIMEFRAME	COST ESTIMATE	POTENTIAL PARTNERS	RELATED PRIORITIES
HEALTH AND SAFETY	6A	Strengthen the relationship with Fraser Health Authority and other community partners involved in the delivery of health care to improve access to health services including mental health and substance use through initiatives such as: • supporting the development of a community health plan through the Langley Healthier Community Partnership • enhancing collaboration during community planning processes to identify where health can be integrated into policies and assess anticipated health care needs	Short	$0	• FHA • Non-profits • Local businesses and business organizations • SD35	
	6B	Promote healthy living by enhancing park spaces, open spaces, and trails through initiatives such as: • reviewing per capita park area standards based on best practice research and recent development trends • introducing additional interactive play and fitness equipment, including piloting the installation of playboxes in parks with equipment like rackets, balls, and frisbees for shared use	Short	$15,000	• Community groups and faith-based organizations • FHA	
	6C	Enhance community safety through education and prevention initiatives such as: • convening community groups to co-develop strategies for sharing accurate information about community safety and reported crimes • raising awareness of the roles that residents can play in fostering community safety, including increased promotion of existing crime prevention programs • researching best practices in strengthening the application of Crime Prevention Through Environmental Design guidelines	Short	$0	• Community groups and faith-based organizations • Local businesses and business organizations • Langley RCMP	Belonging, Learning

FHA = Fraser Health Authority | FVRL = Fraser Valley Regional Library | SD35 = Langley School District 35

See next page

Appendix D: Priority 6 Health and Safety (cont.)

	REF #	ACTION	TIMEFRAME	COST ESTIMATE	POTENTIAL PARTNERS	RELATED PRIORITIES
HEALTH AND SAFETY	6D	Consider accelerating the future initiatives identified in the Fire Master Plan related to emergency preparedness to, among other items, strengthen community engagement in preparedness planning and facilitate regular updates to the emergency response plan and incident-specific guidelines.	Short	$0	• FHA • SD35 • FVRL • Local businesses and business organizations • Post-secondary institutions • Non-profits • Community groups and faith-based organizations • Langley RCMP	Belonging
	6E	Explore opportunities to better communicate the mental health benefits of recreation programs, nature, and greenspace, and seek opportunities to further integrate the promotion of mental wellness into recreation program offerings.	Medium	$0	• FHA • Non-profits	

FHA = Fraser Health Authority | FVRL = Fraser Valley Regional Library | SD35 = Langley School District 35

Appendix D: Social Sustainability Integration

	REF #	ACTION	TIMEFRAME	COST ESTIMATE	POTENTIAL PARTNERS	RELATED PRIORITIES
SOCIAL SUSTAINABILITY INTEGRATION	7A	Develop a social equity policy and handbook that would serve as a lens to help ensure Township policies, services, programs, facilities, and infrastructure are inclusive of the full diversity of residents, and develop a work plan to review existing policies with this lens.	Short	$25,000	• Non-profits • Community groups and faith-based organizations • Local businesses and business organizations • FHA	Belonging
	7B	Update the Sustainability Charter to ensure it continues to be inspiring and reflective of community values.	Short	$50,000	• Local First Nations • FHA • SD35 • FVRL • Local businesses and business organizations • Post-secondary institutions • Non-profits • Community groups and faith-based organizations • Langley RCMP	Indigenous Relations, Belonging, Housing and Food, Learning, Getting Around, Health and Safety
	7C	Prepare a corporate sustainability strategy to ensure the Township's business operations achieve social, economic and environmental benefits for the community.	Medium	$25,000	• Local businesses and business organizations • Post-secondary institutions • Non-profits	

FHA = Fraser Health Authority | FVRL = Fraser Valley Regional Library | SD35 = Langley School District 35

APPENDIX E: ACKNOWLEDGMENTS



We respectfully acknowledge that the work to prepare the Social Sustainability Strategy took place on the traditional and unceded territories of the Katzie, Kwantlen, Matsqui, and Semiahmoo First Nations.

This Strategy was shaped by the participation of many passionate and engaged community members. Thank you to everyone that shared their thoughts, ideas, and hopes for the future.

A special thank you to the individuals that participated on the Social Sustainability Task Force:

- Amanda LaBoucane
- Barb Stack
- Danielle Arenson
- Deanna Horn
- Ellen Peterson
- Erin Easingwood
- Fraser Holland
- Gary Jones
- Janet Burden
- Juliet Henderson-Rahbar
- Kristine Carrick
- Laura LaBelle
- Lisa George
- Lisa Weaver
- Renge Bailie
- Sherry Baker

The preparation of this Strategy was supported by the experience and expertise of MODUS Planning, Design & Engagement, Solstice Sustainability Works, and Strandberg Consulting.

SOCIAL SUSTAINABILITY TASK FORCE
MEETING #7 SUMMARY NOTES

Details:
Monday, October 28, 2019, 6:00 – 8:00pm in the Yorkson Creek Meeting Room located at the Township Civic Facility (20338 – 65 Avenue).

Present:
Barb Stack, Ellen Peterson, Erin Easingwood, Janet Burden, Juliet Henderson-Rahbar, Kristine Carrick, Lisa George, Sherry Baker

Regrets:
Amanda Laboucane (Fraser Health), Deanna Horn, Gary Jones, Lisa [Saddler] Weaver

Staff:
Aubrey Jensen, Community and Policy Planner; Patrick Ward, Strategic/Social Planner

Notes:

1. Staff welcomed the members of the Social Sustainability Task Force (SSTF).

2. Staff noted that some Task Force members have not yet attended any meetings, and asked whether there were opportunities to improve attendance. The SSTF suggested that some members may have changed roles since the start of the project, and may no longer feel like they can contribute. The SSTF further suggested that staff check-in with those members regarding their interest in participating on the Task Force. The SSTF members in attendance expressed their interest in continuing to participate in the project, and were looking forward to seeing the Strategy completed and implemented.

3. Staff reviewed the emerging goals and priorities for the Social Sustainability Strategy, as detailed in the Emerging Directions Report dated October 2019. It was noted that Council had received the Emerging Directions Report on October 7, and authorized staff to undertake the next steps for the project.

4. The SSTF reviewed a list of action ideas that had emerged from the community engagement and best practice research to date. The SSTF identified actions that, in their opinion, should be pursued in the Strategy, and worked in groups to refine the actions, with a focus on the potential role of the Township. Transcribed notes from this exercise are included in Attachment 1.

5. The SSTF brainstormed implementation principles for the Strategy. Effective communication, ongoing community engagement, flexibility, and prioritization of upstream interventions emerged as ideas for the implementation principles.

6. The SSTF suggested holding an additional meeting in late November or early December to discuss health as a potential priority for the Strategy.

ATTACHMENT 1

Action ideas for the Social Sustainability Strategy:

- Develop neighbourhood-scale events and initiatives (block party, street closure, providing public space for no charge for neighbourhood events/activities, offer small grants for neighbourhood projects that bring people together)

- Address space needs and consider smaller neighbourhood-based centres as community hubs (gifts in kind, charitable space, identify under-utilized spaces [public and private], multi-family/purpose spaces/clubhouses, church spaces, vacant commercial spaces [restaurants, etc.], after-hours professional buildings, school spaces [but they're busier])

- Catalyze inter-organizational collaboration (create a TOL liaison to connect groups with resources, i.e. grant process, reduce grant barriers for organizations outside TOL, Township supports with grants and resources and staffing for non-profits who collaborate on a priority)

- Promote local food production and support local processing and distribution (facilitate/find rent out kitchen space [farm to table], Township bylaws, agritourism, share land, promote, sales, shop and gather, enable stands and harvesting)

- Address food security (low cost grocery store space near transit route [can also have a community kitchen for teaching cooking, etc.], satellite food distribution centres, e.g. community centres, schools, not just food banks)

- Address housing needs of different population groups (accelerated permits, reduce regulatory barriers incentivize builders for lower-income/rental/co-operative)

- Increase non-market and subsidized housing, including supportive housing and emergency shelter (a range of developer funded amenities, not just tot lots, donating land, work with funding partners and organizations to develop and operate, require a percentage of units of new developments to provide subsidized rent, ensuring zoning in every district in the TOL that allows for subsidized housing)

- Provide more public transit (make TransLink come to meeting in Langley by transit [both ways])

- Facilitate carsharing, ridesharing, and carpooling (subsidize hospital parking for patients and visitors, grant for car sharing)

- Use partnerships to increase access to TOL programs and facilities, transportation and food for low-income residents (making sure TOL facilities are available for a variety of programs that are not TOL run [other orgs and agencies, school] at no/very low cost)

- Improve general health services and supports (ensure space for healthcare in housing/plaza/business park new developments)

- Enhance community awareness about safety (advertising campaign of who are homeless [break down stereotypes], real-time communication to community groups of instances/crime)

SOCIAL SUSTAINABILITY TASK FORCE
MEETING #8 SUMMARY NOTES

Details:
Thursday, December 5, 2019, 9:00 – 11:00am in the Murray Creek Meeting Room located at the Township Civic Facility (20338 – 65 Avenue).

Present:
Amanda Laboucane (Fraser Health), Barb Stack, Deanna Horn, Gary Jones, Janet Burden, Juliet Henderson-Rahbar, Kristine Carrick, Lisa George, Lisa Weaver, Sherry Baker

Regrets:
Erin Easingwood

Staff:
Aubrey Jensen, Community and Policy Planner; Patrick Ward, Strategic/Social Planner

Notes:

1. Staff welcomed the members of the Social Sustainability Task Force (SSTF).

2. The SSTF reviewed a list of action ideas that had emerged from the community engagement and best practice research to date. Focusing on the actions related to health, the SSTF brainstormed health-related action ideas and the potential role of the Township. Transcribed notes from this exercise are included in Attachment 1.

3. Staff noted that the SSTF would likely be reconvened in early February 2020.

ATTACHMENT 1

Health-related action ideas for the Social Sustainability Strategy:

Improve general health services and supports and expand mental health services:

- Space in community centres / schools
- Space in new developments for health care services
- Advocacy; including culturally appropriate services (raise awareness)
- Enhance opportunities for Fraser Health Authority (FHA) to provide services
- Use TOL-owned land to lease to FHA
- Seniors health care
- Help recruit GPs
- Consider health care service needs through planning process
    - Earlier collaboration
    - Strengthened partnerships w/ Langley Division of Family Practice and others
- Help navigate health services and healthy living opportunities
- Support collaborative approaches to mental health services (wrap around services)
- Support mobile services
- Share TOL data

Strengthen the relationship with Fraser Health:

- Collaborate
- Develop advocacy-based collaborative role

Develop mental health resilience programs and reduce mental health stigma:

- People feel welcome in recreation programs and community
    - TOL hiring practices (diversity of staff)
- Look at this deeply
- Peer to peer network (as part of recreation programming)
- Front line staff training

Other ideas:

- Educate community about upstream / social determinants of health, and importance of health
    - Educational campaigns (including mental health awareness)
    - Promote programs at local level (e.g. quit smoking campaign), including at recreation centres
- Support development of a Healthier Community Partnership community health plan
- TOL takes active supporting role in health
- Culturally appropriate recreation services

SOCIAL SUSTAINABILITY TASK FORCE
MEETING #9 SUMMARY NOTES

Details:
Thursday, February 13, 2020, 6:00 – 8:00pm in the Murray Creek Meeting Room located at the Township Civic Facility (20338 – 65 Avenue).

Present:
Barb Stack, Danielle Arenson (Fraser Health), Janet Burden, Juliet Henderson-Rahbar, Lisa George, Lisa Weaver, Sherry Baker

Regrets:
Erin Easingwood, Deanna Horn, Gary Jones, Kristine Carrick

Staff:
Aubrey Jensen, Community and Policy Planner; Patrick Ward, Strategic/Social Planner

Notes:

1. Staff welcomed the members of the Social Sustainability Task Force (SSTF).

2. The SSTF reviewed and provided feedback on the early draft five-year action plan for the Social Sustainability Strategy. Overall, the action plan was well-received, with most comments focusing on potential partners for the actions.

3. The SSTF reviewed and provided feedback on the early draft implementation section for the Social Sustainability Strategy. Overall, the implementation section was well-received. The SSTF noted that a number of the indicators relied on data from the upcoming My Health My Community survey, administered by Fraser Health.

4. Staff noted that the next and final SSTF meeting was scheduled for April 23, and would be followed by a public open house for the Strategy.

SOCIAL SUSTAINABILITY TASK FORCE
MEETING #10 SUMMARY NOTES

Details:
Wednesday, June 24, 2020, 9:00 – 10:30am via video conference.

Present:
Danielle Arenson (Fraser Health), Deanna Horn, Ellen Peterson, Erin Easingwood, Gary Jones, Janet Burden, Juliet Henderson-Rahbar, Kristine Carrick, Lisa George, Sherry Baker

Regrets:
Lisa Weaver

Staff:
Aubrey Jensen, Community and Policy Planner; Patrick Ward, Strategic/Social Planner; Ramin Seifi, General Manager, Engineering and Community Development

Notes:

1. Staff welcomed the members of the Social Sustainability Task Force (SSTF).

2. The SSTF reviewed and provided feedback on an early draft version of the Social Sustainability Strategy. The following feedback was provided:

    - Statements about the Strategy's vision should not include the word "more"
    - The inclusive engagement program that shaped the preparation of the Strategy should be highlighted
    - The Langley RCMP should be identified as a potential partner in implementing select actions
    - Primary care physicians play a role in delivering health care, in addition to Fraser Health Authority
    - Racism and discrimination need to be acknowledged in a more direct way
    - The social determinants of health could be used as an evidence-based foundation for discussing discrimination
    - The increase in overdose deaths during COVID-19 could be acknowledged
    - The action to develop a Social Equity Policy to serve as a lens through implementation should be identified more clearly
    - The action to convene community meetings with TransLink should include a broader range of population groups, in addition to youth and seniors
    - Enhanced diversity and inclusion training for Township staff should be considered as an action

- Implementation should include engagement with local organizations, in addition to community members
- The progress indicators could potentially be mapped to the United Nations Sustainable Development Goals
- The Strategy needs a communications strategy to raise public awareness during implementation
- The Strategy needs a publicly-accessible short version that highlights actions that are underway and ways that people can get involved

3. Staff thanked the SSTF for their contributions to the project. Members reflected on their positive experiences participating on the Task Force, and expressed interest in seeing the Strategy finalized and implemented.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 5, 2020 – REGULAR MEETING	**REPORT:**	20-123
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-35-0259
SUBJECT:	LIQUOR LICENCE AMENDMENT APPLICATION NO. 000052 (SMUGGLERS TRAIL CASKWORKS / 140, 9339 – 200A STREET)		

PROPOSAL:

Request for Council endorsement (to the Liquor and Cannabis Regulation Branch) for a structural change to add a patio (addition of a new licenced area) for Smugglers Trail Caskworks located at 140, 9339 – 200A Street.

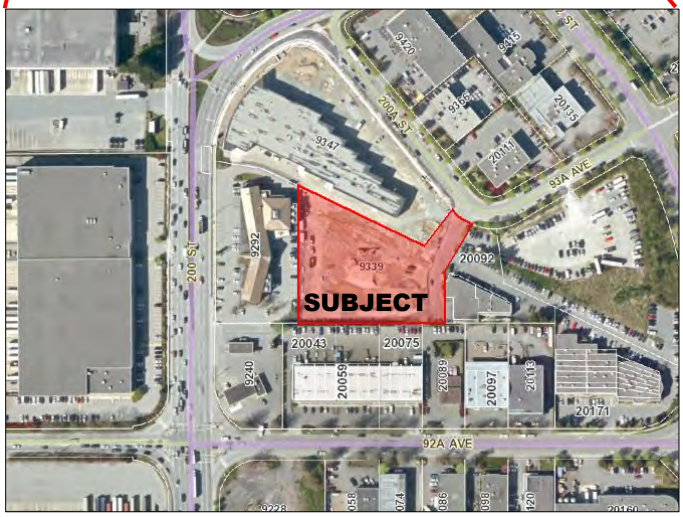
RECOMMENDATION SUMMARY:

That Council consider the request to endorse the structural change to add a patio (addition of a new licenced area) application including input received at the "Liquor Licencing Hearing" in accordance with Council's Liquor Licencing Policy.

RATIONALE:

Council's consideration of the structural change endorsement request is required in accordance with Council's Liquor Licencing Policy and Liquor and Cannabis Regulation Branch regulations.





RECOMMENDATION:

That Council consider the endorsement request for a structural change (addition of a new licenced area) for Smugglers Trail Caskworks located at 140, 9339 – 200A Street; and further

That Council adopt the following resolution, should it decide to endorse Smugglers Trail Caskworks' request:

> *"That Council has considered and ENDORSED the request by Smugglers Trail Caskworks for the structural change (addition of a new licenced area) for the existing brewery lounge serving Smugglers Trail Caskworks located at 140, 9339 – 200A Street, Langley.*
>
> *In ENDORSING this request, Council deems that it has considered and found acceptable the potential for noise and the impact on the community if the application is approved.*
>
> *In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on October 5, 2020 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.*
>
> *ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."*

EXECUTIVE SUMMARY:

Smugglers Trail Caskworks has made an application to Council to endorse a structural change to add a patio (addition of a new licenced area) for Smugglers Trail Caskworks.

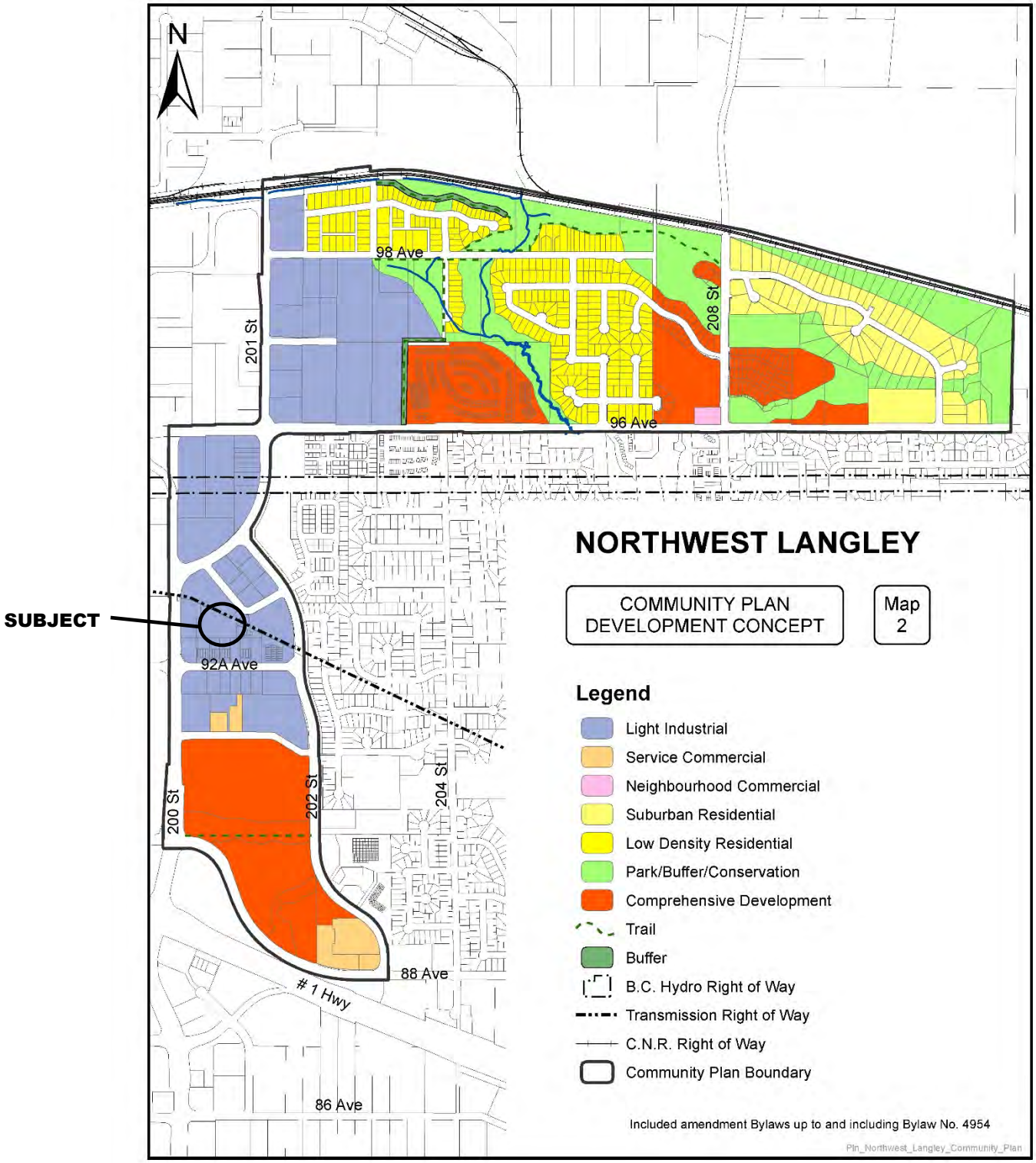
The subject application proposes an increase in the overall occupant load from 102 to 147 people through the addition of a new licenced area (45 person covered patio).

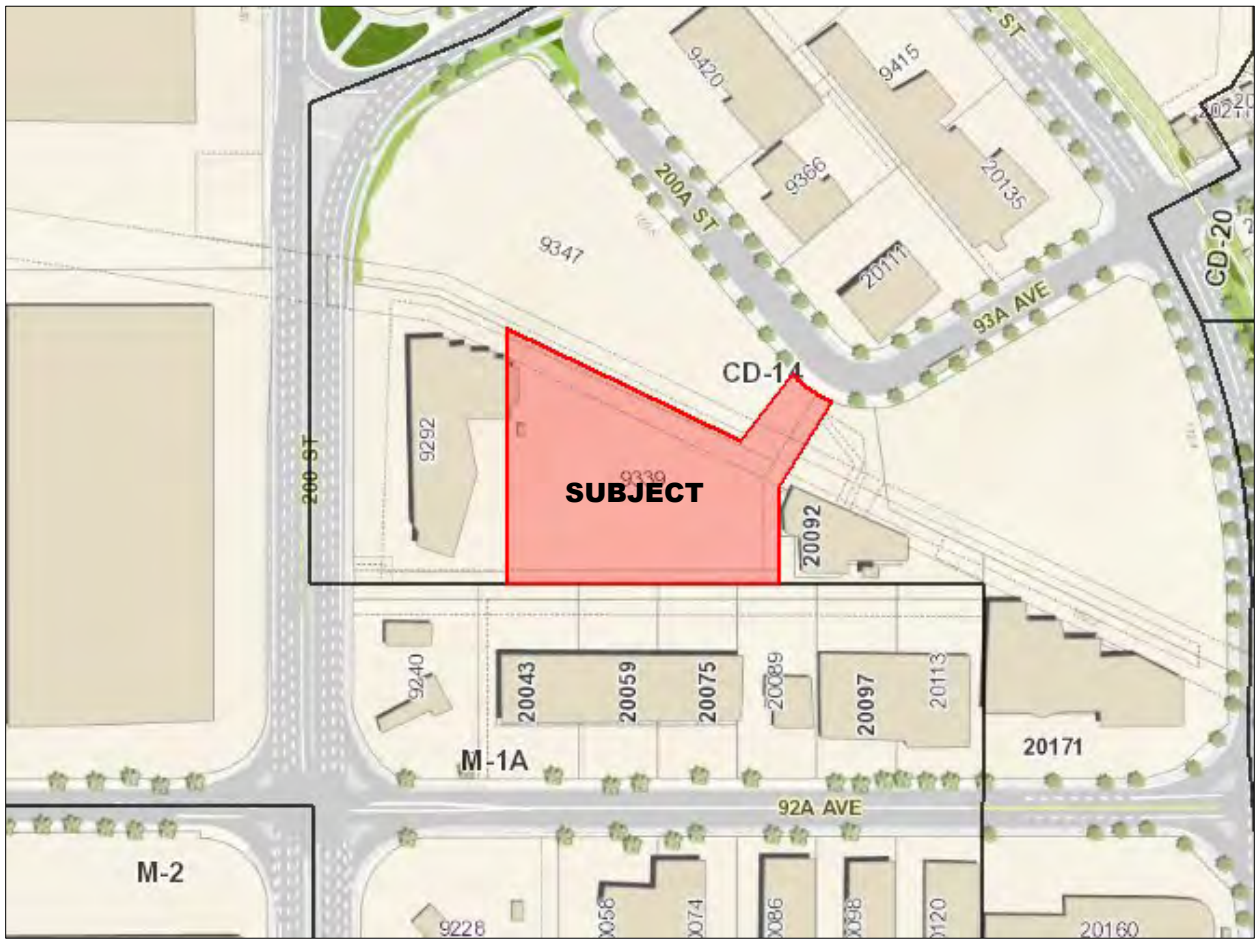
Although the issuance of structural changes (including the addition of a new licenced area) is a Provincial jurisdiction, the Liquor and Cannabis Regulation Branch (LCRB) provides Council with the opportunity to "endorse" or "not endorse" applications for the addition of a new licenced area. Council through its Liquor Licencing Policy has chosen to participate in the endorsement process involving the permanent addition of a patio to existing manufacturer licences. Accordingly, Council may consider public input prior to consideration of the endorsement request.

The current licence for the brewery lounge specifies hours of operation from 11:00AM to 9:00PM Sunday to Monday, 11:00AM to 11:00PM Tuesday to Thursday, and 11:00AM to 1:00AM Friday to Saturday. No changes are proposed to the hours of operation of the establishment.

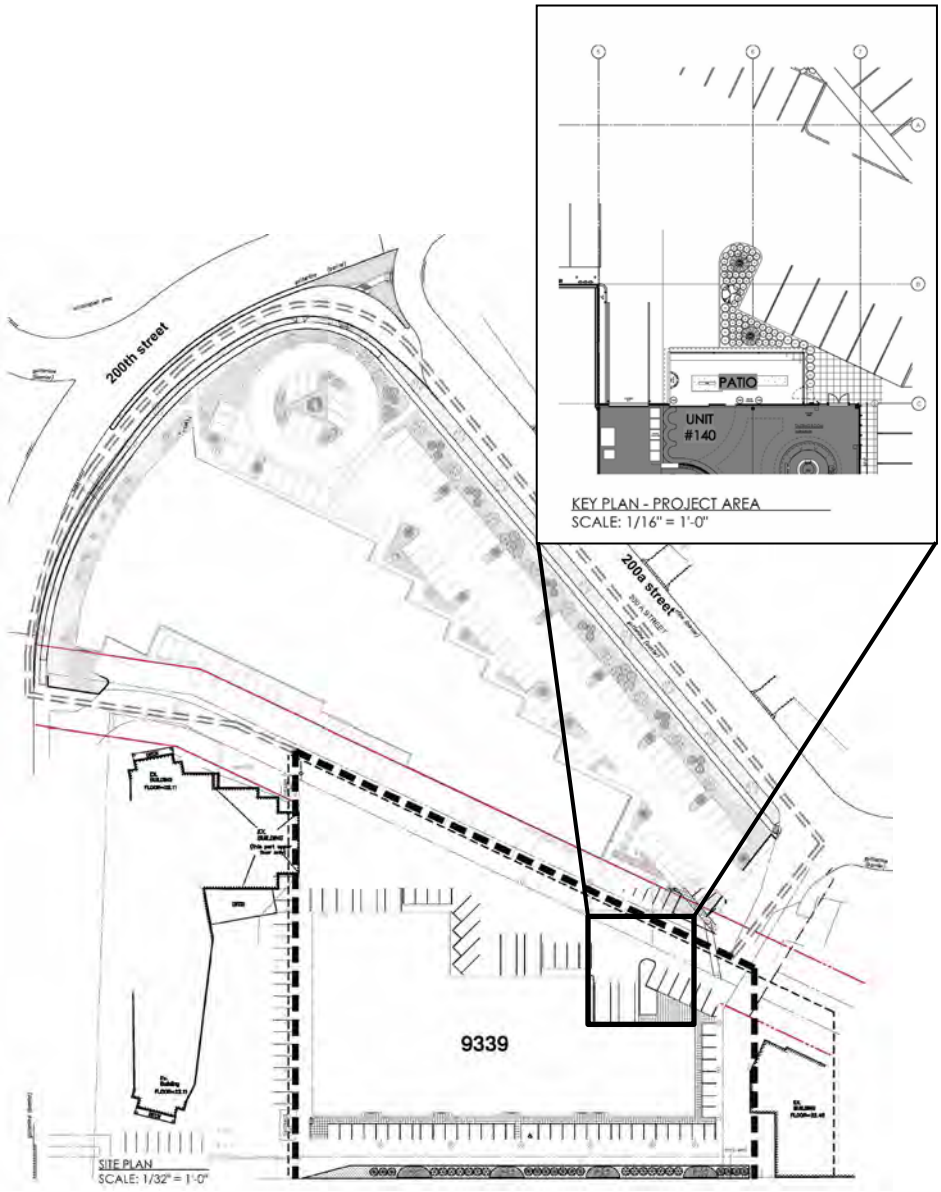
PURPOSE:

The purpose of this report is to provide Council with information and recommendations with respect to the endorsement request for a structural change (addition of a new licenced patio) for Smugglers Trail Caskworks located.

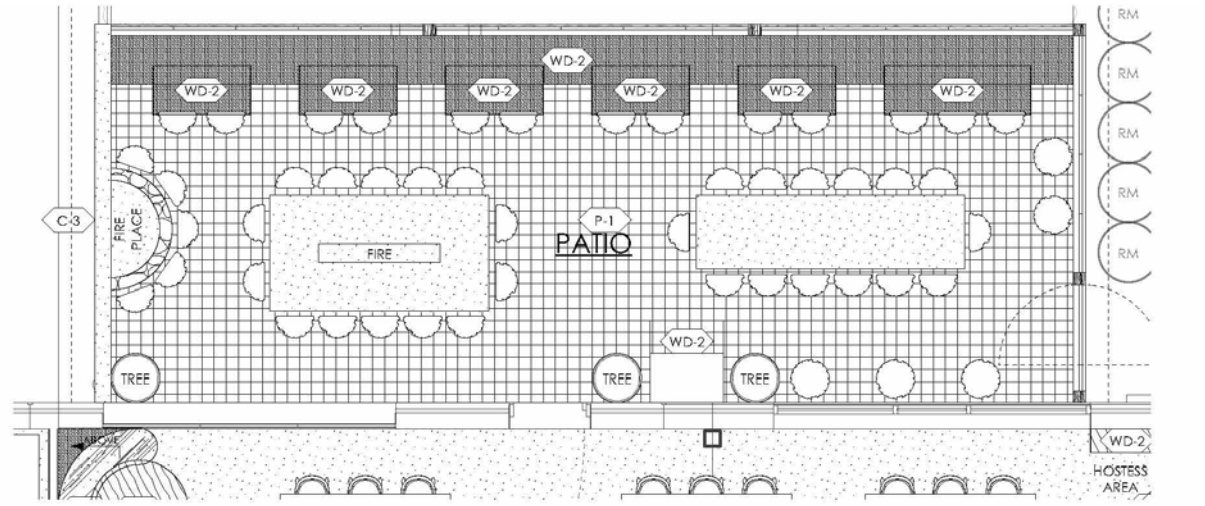

N
SUBJECT
98 Ave
96 Ave
92A Ave
88 Ave
86 Ave
201 St
208 St
200 St
202 St
204 St
1 Hwy
NORTHWEST LANGLEY
COMMUNITY PLAN DEVELOPMENT CONCEPT
Map 2
Legend
Light Industrial
Service Commercial
Neighbourhood Commercial
Suburban Residential
Low Density Residential
Park/Buffer/Conservation
Comprehensive Development
Trail
Buffer
B.C. Hydro Right of Way
Transmission Right of Way
C.N.R. Right of Way
Community Plan Boundary
Included amendment Bylaws up to and including Bylaw No. 4954
Pln_Northwest_Langley_Community_Plan



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



FLOOR PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Silverwynde Properties Inc. 111 – 23189 Francis Avenue Langley BC V1M 0G4
Agent:	Jamie Overgaard 140 – 9339 – 200A Street Langley BC V1M 0B3
Legal Description:	Lot B Section 35 Township 8 New Westminster District Plan BCP33807
Civic Address:	140 – 9339 – 200A Street
Area:	0.79 ha (1.95 ac)
Northwest Langley Community Plan:	Light Industrial
Existing Zoning:	Comprehensive Development Zone CD-14

BACKGROUND / HISTORY:

The subject property is designated Light Industrial in the Northwest Langley Community Plan and is zoned Comprehensive Development Zone CD-14. At its July 22, 2019 meeting, Council endorsed the request from Smugglers Trail Caskworks for a 102 person brewery lounge at the subject site. The brewery lounge is currently under construction.

The structural change endorsement to add a licenced patio request is being considered pursuant to Policy No. 07-407 - Liquor Licencing Policy (Attachment A). The policy requires Council to hold a “Liquor Licencing Hearing” prior to considering endorsement (to the LCRB) of the request for a structural change.

DISCUSSION / ANALYSIS:

Smuggler’s Trail Caskworks has applied to the LCRB for a structural change (addition of a new licenced area) to permanently add a 45 person patio. If approved, the establishment would have a total occupant load of 147 people (102 indoor and 45 person patio). Although the approval of structural change applications is a Provincial jurisdiction, the LCRB provides Council with the opportunity to “endorse” or “not endorse” applications for permanent additions of patios. Council through its Liquor Licencing Policy has chosen to participate in the endorsement process involving permanent additions of patios to existing manufacturer licences. Accordingly, Council may consider public input prior to consideration of the endorsement request.

The current licence for the brewery lounge specifies hours of operation from 11:00AM to 9:00PM Sunday to Monday, 11:00AM to 11:00PM Tuesday to Thursday, and 11:00AM to 1:00AM Friday to Saturday. No changes are proposed to the hours of operation of the establishment.

Adjacent Uses:

North:	A multi-tenant light industrial property designated Light Industrial in the Northwest Langley Community Plan and zoned Comprehensive Development Zone CD-14;
South:	A multi-tenant industrial property designated Light Industrial in the Northwest Langley Community Plan and zoned Service Industrial Zone M-1A;

East: A multi-tenant industrial property designated Light Industrial in the Northwest Langley Community Plan and zoned Comprehensive Development Zone CD-14; and

West: A multi-tenant industrial / commercial property designated Light Industrial in the Northwest Langley Community Plan and zoned Comprehensive Development Zone CD-14, beyond which is 200 Street.

Liquor Licencing Policy:

Council adopted its Liquor Licence Endorsement Policy in 2004, and approved revisions to the policy in 2017 (Attachment A). The policy requires that Council be consulted with respect to applications for the permanent addition of a patio to an existing Manufacturer Licence. It also requires Council to hold a "Liquor Licencing Hearing" when it considers an endorsement request.

Liquor and Cannabis Regulation Branch Application Summary:

The proponent has submitted a structural change application for the permanent addition of a patio to the LCRB (Attachment C). According to LCRB regulations, the resolution is to comment on the following criteria:

a) the impact of noise on the community in the immediate vicinity of the location of the service area under the endorsement
b) the general impact on the community
c) the view of residents
d) the Local Government recommendations and the reasons on which they are based

The proponent's application form to the LCRB, including a letter of intent (Attachment C), provides more detailed information with respect to the proposal.

Locational Criteria for Brewery Lounge Area Endorsements:

Council's Liquor Licencing Policy contains locational criteria intended to guide consideration of "Liquor Primary" endorsement requests. The Policy, however, does not contain any locational criteria for brewery-related endorsement requests.

RCMP Comments:

RCMP comments (provided as Attachment D to this report) provided in conjunction with the application for the brewery lounge in June 2019 included recommendations with respect to parking.

Parking:

The previously licenced manufacturing and brewery lounge requires ten (10) parking spaces. The subject proposed patio area requires an additional three (3) parking spaces. Staff note that the total of 13 required parking spaces can be accommodated within the overall parking required for the site in compliance with the Zoning Bylaw.

POLICY CONSIDERATIONS:

Although the issuance of Liquor Licences is a Provincial jurisdiction, the LCRB Branch provides Council with the opportunity to “endorse” or “not endorse” applications for the permanent addition of a patio. Council through the Liquor Licencing Policy has chosen to participate in the endorsement process as it pertains to applications for the permanent addition of a patio to a Manufacturer Licence.

Pursuant to Council's Liquor Licencing Policy, staff have advertised the proposal in area newspapers and mailed notices to nearby residents for a “Liquor Licencing Hearing.” Providing an opportunity for public comment consistent with LCRB Branch requirements.

Following the “Liquor Licencing Hearing,” Council has the option of endorsing the application as submitted; endorsing the application subject to conditions; or not endorsing the application. Assuming Council is supportive of the application, the resolution must be consistent with LCRB Branch requirements.

Council may, of course, add to or expand upon the items referenced in the resolution, however, according to the LCRB, all items in the resolution must be referenced.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Policy No. 07-407 - Liquor Licencing
ATTACHMENT B	Site Plan
ATTACHMENT C	Liquor and Cannabis Regulation Branch Application Summary Including Proponent’s Application Form and Letter of Intent
ATTACHMENT D	RCMP Comments

ATTACHMENT A

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Liquor Licencing

Policy No:	**07-407**
Previous Policy No:	**07-615**
Approved by Council:	**2004-06-14**
Revised by Council:	**2016-05-30**
Revised by Council:	**2017-07-10**
Revised by Council:	

1. Purpose

1.1 To define the scope of the Township of Langley's (the "Township") involvement in applications before the Provincial Liquor Control and Licensing Branch ("LCLB"), of which the Township of Langley may receive notice pursuant to the *Liquor Control and Licensing Act* (the "Act") and the *Liquor Control and Licensing Regulation* (the "Regulation").

2. Background

2.1 In 2013, the Province initiated a comprehensive process to review legislation governing liquor. As a result of this process, new legislation was enacted by the Province in January 2017. This Policy is in response to applicable legislation.

3. Related Bylaws

3.1 Zoning Bylaw 1987 No. 2500 and Licencing Bylaw 2016 No. 5192.

4. Notice of Liquor Licence Applications

4.1 The Township wishes to receive notice of the following applications pursuant to Section 38(1) of the Act, unless the Township expressly states otherwise:

4.1.1 an application for a new Liquor Primary Licence;

4.1.2 an application for an amendment to an existing Liquor Primary Licence for:

4.1.2.1 converting a Liquor Primary Club Licence (a subclass of a Liquor Primary Licence) into a Liquor Primary Licence;

4.1.2.2 adding or amending a temporary use area endorsement;

4.1.2.3 a permanent extension of hours of liquor service beyond 1:00 A.M.;

4.1.2.4 a permanent increase in the person capacity of a service area;

4.1.2.5 the permanent addition of a patio;

4.1.2.6 the permanent relocation of an existing Liquor Primary Licence establishment to a new location, unless the LCLB is satisfied that the residents who will be affected by the new location are substantially the same residents who are affected by the existing Liquor Primary Licence establishment;

4.1.3 subject to Section 71(5) of the Regulation, an application for a new Manufacturer Licence (i.e. a brewery licence, a distillery licence or a winery licence), if the application requests a lounge endorsement and/or a special event area endorsement;

4.1.4 subject to Section 71(5) of the Regulation, an application to add a lounge endorsement and/or a special event area endorsement to an existing Manufacturer Licence;

4.1.5 subject to Section 71(5) of the Regulation, an application for any of the following amendments to a Manufacturer Licence endorsed with a lounge endorsement or a special event area endorsement:

4.1.5.1 a permanent extension of hours of liquor service for the service area under the endorsement;

4.1.5.2 a permanent increase in the person capacity of the service area under the endorsement; and

4.1.5.3 the permanent addition of a patio;

4.1.6 an application for a new Food Primary Licence, if the applicant requests one or more of the following:

4.1.6.1 a temporary use area endorsement;

4.1.6.2 hours of liquor service that extend past 1:00 A.M., and

4.1.6.3 dancing, karaoke or other types of entertainment that involve patron participation in the service area;

4.1.7 an application for any of the following amendments to an existing Food Primary Licence:

4.1.7.1 adding or amending a temporary use area endorsement;

4.1.7.2 a permanent extension of hours of liquor service if the new hours extend past 1:00 A.M.; and

4.1.7.3 permanently allowing, in a service area, dancing, karaoke or other types of entertainment that involve patron participation.

4.2 Notice of an application must be submitted to the Township's Director of Development Services and must include the information and records required pursuant to Section 71(6) of the Regulation, and the following, where applicable:

4.2.1 a complete Development Application Form (see Schedule "A" of the Development Application and Fee Bylaw 1987 No. 2470, as amended);

4.2.2 a state of title certificate or title search which was requested from the Land Title Office within the last 30 days;

4.2.3 application fees in accordance with Section 4 of the Development Application and Fee Bylaw 1987 No. 2470;

4.2.4 a plan of existing and proposed building floor space including outside patio(s), existing and proposed number of seats and occupant load;

4.2.5 a site plan indicating the location and size of all buildings on the lot, patio areas, parking spaces, landscaping, buffering, entrance doorways, loading space, garbage containers, driveway aisles and access points;

4.2.6 existing and/or proposed entertainment type;

4.2.7 existing and/or proposed hours of liquor service;

4.2.8 a rationale or explanation by the proponent of the character of the proposed establishment and the market area and population it is intended to service; and

4.2.9 other details of the proposed establishment as may be required by Council to facilitate its review.

4.3 Council hereby delegates to the Director of Development Services its power under Section 38(3) of the Act to provide comments and recommendations to the LCLB with respect to applications relating to new and existing Food Primary Licences.

5. Review and Consideration

5.1 Notice of a Liquor Licence application received pursuant to Section 4.2 above:

5.1.1 will first be referred to the Township's Fire, Engineering, and Permit, Licence and Inspection Services Departments, the R.C.M.P, and other relevant outside agencies, to obtain comments in respect of the application; and

5.1.2 will subsequently be submitted to Council to obtain Council's comments and recommendations in respect of the application.

5.2 Notice of a Liquor Licence application received pursuant to Section 4.2 must include a "public consultation process", either in conjunction with an accompanying rezoning, development permit or development variance permit application, or, if a rezoning/development permit/development variance permit is not required, in accordance with the rezoning "public process" which includes individual hearing notice mail outs, newspaper notice and a "Liquor Licencing Hearing" where affected persons may express their views to Council.

5.3 Licencing Bylaw 2016 No. 5192 prohibits exotic performances in all Liquor Licence establishments, except in a hotel holding a valid and subsistent Class "A" Liquor Licence issued on or before December 16, 1991.

5.4 In considering whether to recommend the rejection or approval of an application for a new or relocated Liquor Primary Licence to the LCLB, Council will consider the following locational criteria:

5.4.1 Generally, a new or relocated Liquor Primary establishment should not be located within 0.5 km of an existing or proposed elementary school, secondary school, church, neighbourhood park, or sub-neighbourhood park. This distance may be revised by Council if the establishment is located within a community centre or other facility owned or operated by or on behalf of the Township, or if Council otherwise considers that there are reasons which would merit a departure from this general rule.

5.4.2 Generally, a new or relocated Liquor Primary establishment should not directly abut single or multi-family residential uses or zones, or existing or proposed park sites, unless adequate buffer mechanisms are incorporated into site development plans specifically approved by Council as part of a rezoning or development permit process, or if Council otherwise considers that there are reasons which would merit a departure from this general rule.

5.4.3 A new or relocated Liquor Primary establishment may be located on the same site as a hotel or community recreational use (such as an arena or golf course) subject to adequate access and parking being provided in accordance with Township Bylaws and Policies.

5.5 Notice of Liquor Licence applications received pursuant to Section 4.2 must comply with:

5.5.1 all applicable Township bylaws including, but not limited to the following bylaws as amended from time to time:

5.5.1.1 Fire Prevention Bylaw 2013 No. 4956;

5.5.1.2 Langley Building Bylaw 2008 No. 4642;

5.5.1.3 Licencing Bylaw 2016 No. 5192;

5.5.1.4 Noise Control Bylaw 2015 No. 5172;

5.5.1.5 Subdivision and Development Servicing Bylaw 2011 No. 4861;

5.5.1.6 Highway and Traffic Bylaw 2010 No. 4758; and

5.5.1.7 Zoning Bylaw 1987 No. 2500;

5.5.2 all applicable Township policies including, but not limited to, Exterior Lighting Impact Policy No. 07-156;

5.5.3 Crime Prevention Through Environmental Design (CPTED) criteria;

5.5.4 requirements and conditions imposed by Council in connection with:

5.5.4.1 the approval of a zoning or official community plan amendment bylaw;

5.5.4.2 the issuance of a development permit, development variance permit, or building permit; or

5.5.4.3 the application review process outlined in this Section 5; and

5.5.5 requirements and conditions imposed by the LCLB pursuant to the Act or the Regulation.

6. Comments and Recommendations Provided to the LCLB

6.1 Comments provided to the LCLB in respect of a Liquor Licence application must be in writing and must include:

6.1.1 the Township's views on all of the following matters:

6.1.1.1 the impact of noise on the community in the immediate vicinity of the establishment, unless Section 6.1.1.2 or Section 6.1.1.3 applies;

6.1.1.2 in the case of an application that involves a temporary use area endorsement, the impact of noise on the community in the immediate vicinity of the proposed locations of event sites under corresponding temporary use area authorizations;

6.1.1.3 in the case of an application that involves a lounge or special event area endorsement, the impact of noise on the community in the immediate vicinity of the location of the service area under the endorsement;

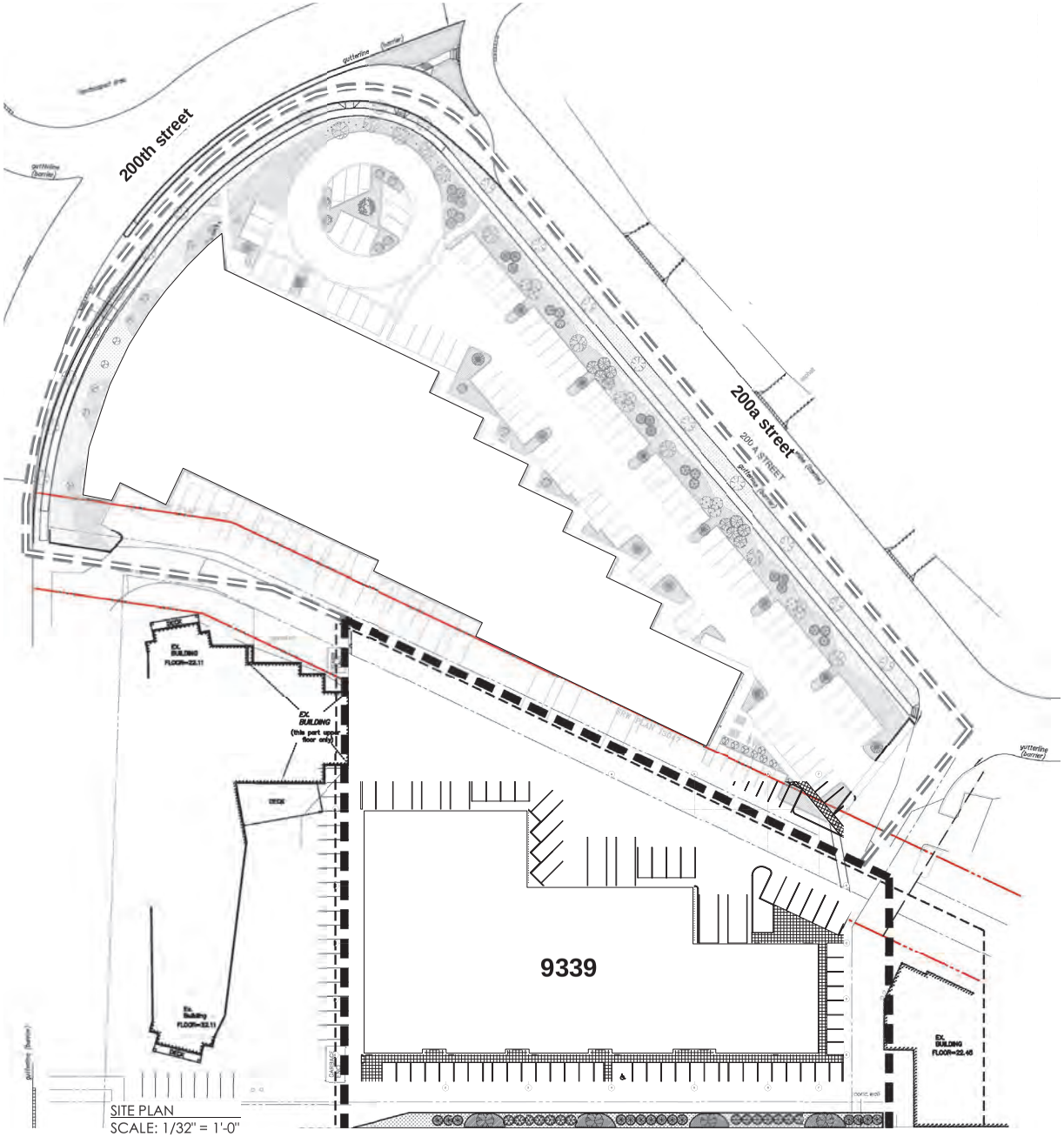
6.1.1.4 the general impact on the community;

6.1.1.5 if the application is to amend a Food Primary Licence to extend the hours of liquor service past 1:00 A.M., or to allow entertainment that involves patron participation in a service area, whether the amendment may result in the service area being operated in a manner that is contrary to section 18(1)(a) of the Regulation (which states that the primary purpose of the business carried on in the service area when liquor is being sold or served must be the service of food); and

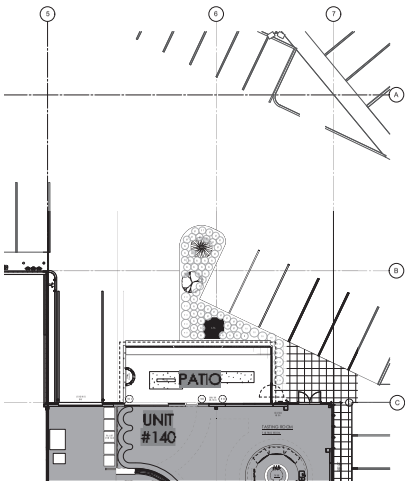
6.1.2 the views of Township residents on the application and a description of the method used to gather those views.

6.2 Recommendations provided to the LCLB in respect of a Liquor Licence application must be in writing, must specify whether the application should be approved or rejected, and must include the reasons on which they are based.

6.3 The Township must give the LCLB its comments and recommendations in respect of a Liquor Licence application within 90 days after it receives notice of the application, or within any further period authorized by the LCLB.



SITE PLAN
SCALE: 1/32" = 1'-0"



KEY PLAN - PROJECT AREA
SCALE: 1/16" = 1'-0"

LEGAL DESCRIPTION / PARCEL NO.

LEGAL DESCRIPTION LOT: B
SECTION: 35 TOWNSHIP 8
NEW WEST DISTRICT, PLAN: BCP33807

BUILDING SUMMARY

PROJECT ADDRESS (CIVIC)
UNIT # 140 - 9339 200A STREET LANGLEY, BC
V1M 3A6
PROJECT DESCRIPTION: INTERIOR TENANT IMPROVEMENT

APPLICABLE CODES:
2018 BRITISH COLUMBIA BUILDING CODE (SEE ATTACHED CODE REVIEW DOCUMENTS FOR COMPLETE CODE REPORT)

PROPOSED USE: BREWERY WITH TASTING ROOM (LOUNGE ENDORSEMENT AREA)
PROPOSED MAJOR OCCUPANCIES: MEDIUM HAZARD INDUSTRIAL (F-2), TASTING ROOM (A-2)
BUILDING IS SPRINKLERED
TOTAL FLOOR AREA OF INTERIOR CONSTRUCTION: 503.91 M.SQ. (5,424 SQ.FT.)

OCCUPANT LOAD: 3.1.17.1 (SEE ATTACHED CODE SUMMARY)
PROPOSED TOTAL OCCUPANT LOAD: 102

HEALTH: 3.7.2.2.A, 3.7.2.2.C (SEE ATTACHED CODE SUMMARY)
TASTING ROOM (LOUNGE ENDORSEMENT AREA)
TOTAL STALLS PROVIDED = 1 UNIVERSAL + 3 STANDARD TOILET ROOM (FEMALE) + 2 STANDARD TOILET ROOM (MALE)
BREWHOUSE (PRODUCTION AREA)
TOTAL STALLS PROVIDED = 1 UNIVERSAL

TRAVEL DISTANCE: 3.3.1.6 & 3.4.2.5: (SEE ATTACHED CODE SUMMARY)
45 M (147'-0") MAX. TRAVEL DISTANCE TO EXIT IN SUITE SERVING 2 EXITS
 # OF EXITS: 3.3.1.5.B: 2 EXITS REQUIRED PER SUITE

PARKING:
TASTING ROOM (LOUNGE ENDORSEMENT AREA)
155.32 M.SQ. (1,672 SQ.FT.) / 20 M.S.Q. = 7.76 = 8 STALLS REQUIRED

BREWHOUSE (PRODUCTION AREA)
331.66 M.SQ. (3,570 SQ.FT.) / 186 M.S.Q. = 1.7 = 2 STALLS REQUIRED

TOTAL SPOTS PROVIDED: 8 REGULAR STALLS + 1 LOADING BAYS = 9 STALLS

ATA ARCHITECTURAL DESIGN LTD
708-1201 WEST PENDER
VANCOUVER, B.C. V6E2V2
TEL. (604) 736-3730

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NOTES:

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REVISIONS:		
	20.04.24	IFC SET
	20.03.25	BP SET
	20.02.25	FINAL SET
	20.04.14	REVISED SET
	20.06.19	RFI
	20.09.09	REVISED SET

CONSULTANT:

ROBERT BLANEY DESIGN
NEW HOMES • RENOVATIONS • ADDITIONS
NORTH VANCOUVER, BC
E. ROBERTBLANEY@GMAIL.COM
T. 6044266020

PROJECT:

SMUGGLERS TRAIL ESTD 2

SMUGGLERS' TRAIL CASKWORKS LTD. CRAFT BREWERY
UNIT 140 - 9339 200A STREET
LANGLEY, BC

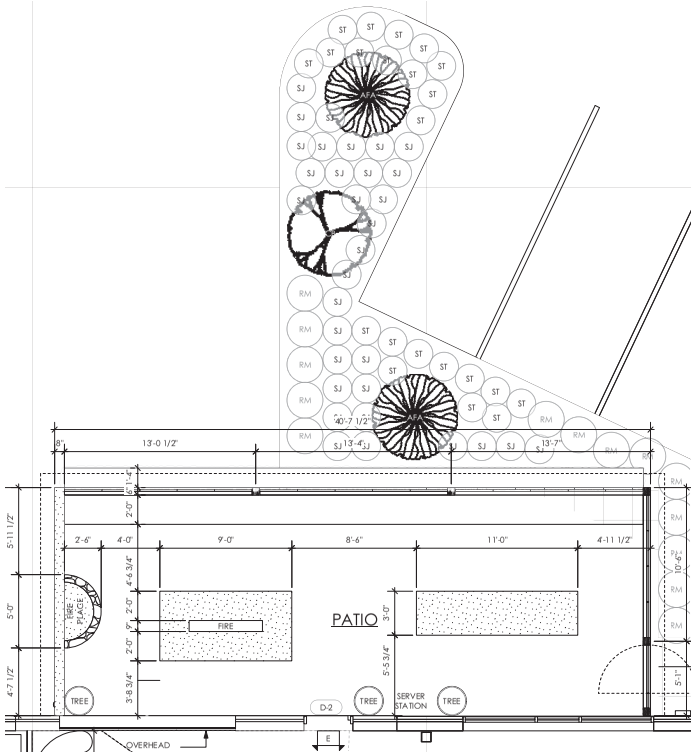
DRAWING TITLE:

SITE PLAN

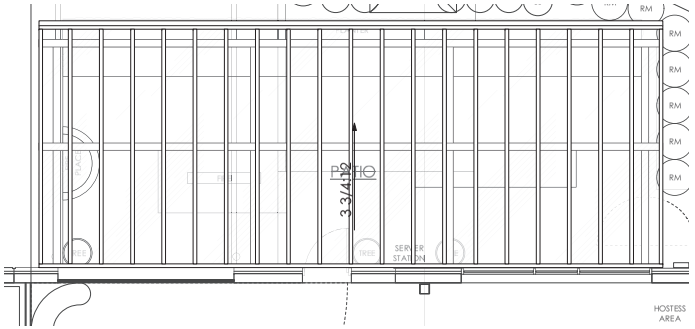
DRAWN BY:	RR
24x36 SCALE:	1/4" = 1'-0"
12x18 SCALE:	1/8" = 1'-0"
DATE:	FEB 22 2020

SHEET: A-0

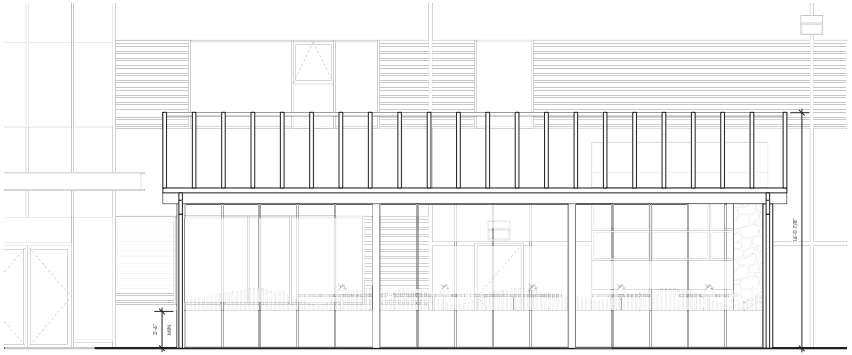
ATTACHMENT B
E.2



CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



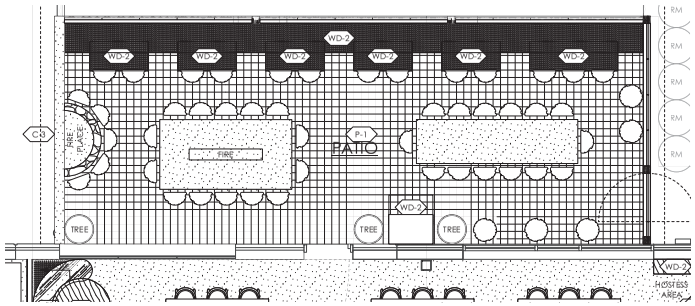
OVERHEAD PLAN
SCALE: 1/4" = 1'-0"



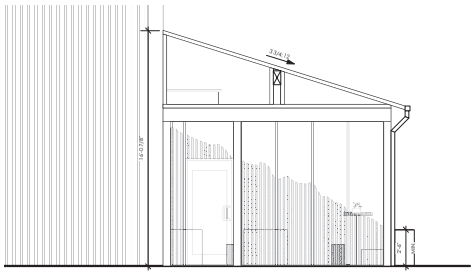
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PLANTING SCHEDULE

SYMBOL	COUNT	BOTANICAL NAME	COMMON NAME	SIZING	SPACING
SJ	32	SPIREA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	#3 POT	750MM O.C.
ST	22	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT	600MM O.C.
RM	14	ROSA MEIDILAND 'LA SEVILLANA'	RED MEIDILAND ROSE	#2 POT	750MM O.C.
AFA	2	ACER X FREMANII 'ARMSTRONG'	FREEMAN MAPLE	B&B, 6CM CAL./18M STD	PLANT AS SHOWN
CB	1	CARNIPUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	B&B, 6CM CAL./18M STD	PLANT AS SHOWN



FURNITURE, FIXTURE, EQUIPMENT & FINISHES PLAN
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

FINISHES LEGEND	
TAG	DESCRIPTION
BB-1	BASEBOARD, LOCATION: RESTROOMS, TYPE: RUBBER WALL COVE BASE, HEIGHT 4", MANU: TBD, COLOUR: TBD
BB-2	BASEBOARD, LOCATION: BREWHOUSE/PRODUCTION AREA, TYPE: RUBBER WALL COVE BASE, HEIGHT 4", MANU: TBD, COLOUR: TBD
BB-3	BASEBOARD, LOCATION: TASTING ROOM, SECRET ROOM, TYPE: RUBBER WALL COVE BASE, HEIGHT 4", MANU: TBD, COLOUR: TBD
C-1	EXISTING CONCRETE FLOOR, SEALED
C-2	NEW CONCRETE TABLE PEDESTAL W/ 2" CONCRETE CAP & STONE VENEER, SEALED
C-3	NEW CONCRETE BAR PEDESTAL W/ WD-2 TOP & STONE VENEER, SEALED
F-1	NEW LEATHER BENCH, LOCATION: TASTING ROOM/SECRET ROOM, MANU: TBD, COLOUR: TBD
M-1	NEW METAL SLATS, LOCATION: TASTING ROOM/SECRET ROOM, MANU: TBD, COLOUR: TBD
M-2	NEW METAL GUARD RAILS, LOCATION: PATIO, MANU: TBD, COLOUR: TBD
P-1	NEW PAVERS, LOCATION: PATIO, MANU: TBD, COLOUR: TBD
S-1	NEW STONE VENEER, LOCATION: TASTING ROOM, MANU: TBD
SS-1	NEW STAINLESS STEEL COUNTERTOP, LOCATION: KITCHEN, THICKNESS: TBD
V-1	NEW VINYL COMPOSITE TILE, MANU: JOHNSONITE, SIZE 12X12, COLOUR: TBD
WD-1	NEW UNDULATION 2X6 RIR WOOD SLATS W/ MDF BORDER, LOCATION: TASTING ROOM/SECRET ROOM, THICKNESS: TBD, COLOUR: TBD
WD-2	NEW LIVE EDGE WOOD COUNTER TOP, LOCATION: TASTING ROOM/SECRET ROOM, THICKNESS: TBD, COLOUR: TBD
WD-3	NEW MDF COUNTER, LOCATION: TASTING ROOM/SECRET ROOM, THICKNESS: TBD

ATA ARCHITECTURAL DESIGN LTD
708-1201 WEST PENDER
VANCOUVER, B.C. V6E2V2
TEL. (604) 736-3730

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NOTES:

THE DRAWINGS ARE NOT TO BE SCALED. THE DESIGNS AND DRAWING REMAIN THE PROPERTY OF ATA ARCHITECTURAL DESIGN LTD AND MAY NOT BE ALTERED, ISSUED, OR REPRODUCED WITHOUT THEIR SPECIFIC WRITTEN CONSENT. THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK. ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY ATA ARCHITECTURAL DESIGN.

REVISIONS:

20.04.24	IFC SET
20.03.25	BP SET
20.02.25	FINAL SET
20.04.14	REVISED SET
20.06.19	RFI
20.09.09	REVISED SET

CONSULTANT:

ROBERT BLANEY DESIGN
NEW HOMES • RENOVATIONS • ADDITIONS
NORTH VANCOUVER, BC
E. ROBERTBLANEY@GMAIL.COM
T. 604-626-6020

PROJECT:

SMUGGLERS TRAIL ESTD 2017

SMUGGLERS' TRAIL CASKWORKS
LTD. CRAFT BREWERY
UNIT 140 - 9339 200A STREET
LANGLEY, BC

DRAWING TITLE:

CONSTRUCTION PLAN

DRAWN BY:	RR
24x36 SCALE:	1/4" = 1'-0"
12x18 SCALE:	1/8" = 1'-0"
DATE:	FEB 22 2020

SHEET: A-02

E.2

RECEIVED
MAY 0 6 2020
PLANNING & DEVELOPMENT
TOWNSHIP OF LANGLEY

Smugglers' Trail Caskworks Ltd.

March 6, 2020

Re: Smugglers' Trail Caskworks Licensed Patio Endorsement Application

To Whom it May Concern:

Smugglers' Trail Caskworks Ltd. has received approval in principle from both the Township of Langley and the British Columbia Liquor and Cannabis Regulation Branch for a Liquor Manufacturer's License and tasting lounge at 140 – 9339 200A St. in the Township of Langley. This facility has been granted building permits by the Township of Langley and is currently under construction.

Smugglers' Trail wishes to add an outdoor licensed patio space to this facility.

Attached, you will find the necessary documents as required by the Township of Langley. It is important to note that there are two versions of the floor plan. This reflects recent interior design changes that we are undertaking. Langley Township staff are being updated on these mostly cosmetic changes as far as the tasting lounge is concerned.

Smugglers' Trail wishes to open a 45-seat licensed patio. We have confirmed with Township of Langley Staff that township approval will be required and have been made aware of the process.

The new patio will be added to a facility that features:

- An approved occupancy load of 102 persons.
- Previously approved Hours of operation: Sun, Mon 11am-9pm, Tues-Thurs 11am-11pm, Fri-Sat 11am-1am.
- A manufacturing facility and lounge that has already been given approval in principle from both the Township of Langley and the Government of British Columbia
- A tasting lounge whose theme and décor would reflect historical elements of Langley such as the legends and characters involved in the use of the Smugglers' Trail (now Glover Rd).
- Simply prepared English pub-style foods such as meat pies, calzones and pizzas along with cold food items such as salads and cheese plates.
- Beverages available on site will include beer, wine, cider and non-alcoholic options such as soda.
- A dance area for special events only or when live music is scheduled.

- Other events could include comedy shows, trivia contests, karaoke, board games, contests, sports viewing or DJ music.
- The surrounding area is primarily industrial to the North, East, West and South with the Sportsplex arena and Colossus entertainment district to the South. There are some residential areas within a kilometer of our site.

- Noise will not likely be a factor from our location as there is a large buffer zone of industrial land between our site and residential areas. Our intention is to run a relaxed lounge with some live music and the odd special event. We do not see this impacting the surrounding are negatively and would work with members of the neighbourhood to keep it that way.
- Since the surrounding neighbourhood is a few blocks away, we believe that we can mitigate any possible disturbances by observing hours of operation and using indoor, rather than outdoor, spaces for activities that have the potential to be noisy. We will also discourage loitering on site just to be sure there are no lingering or potential disturbance issues.

We would be happy to discuss our brewery and tasting lounge concept with the staff and council of the Township of Langley and welcome any questions you may have.

Sincerely,

Jamie Overgaard
Director,
Smugglers' Trail Caskworks Ltd.

BRITISH COLUMBIA

Liquor and Cannabis Regulation Branch
400-645 Tyee Road, Victoria, BC V9A 6X5
Mail: PO Box 9292 Stn Provincial Govt, Victoria, BC V8W 9J8
Phone: 1 866 209-2111 Fax: 250-952-7066

MANUFACTURING FACILITY STRUCTURAL CHANGE APPLICATION

Liquor and Cannabis Regulation Form LCRB013

Instructions:
Complete all applicable fields then submit with the required documentation, if applicable, and payment as outlined in Part 6 of this application form. If you have any questions about this application, call the Liquor and Cannabis Regulation Branch (LCRB) toll-free at: 1 866 209-2111.

Licence Information

☐ Please check if licence is currently dormant.
If yes, attach a letter signed by the licensee requesting the licence to be reactivated if this application is approved.

Licence # affected:

Do you currently hold other licences at this location? ☐ Food Primary _____ (Licence #)
☐ Liquor Primary _____ (Licence #) ☐ Licensee Retail Store _____ (Licence #) ☐ UBrew/UVin _____ (Licence #) or Other

Licensee name [as shown on licence]: Jamie Overgaard (approval in principal)

Establishment name [as shown on licence]: Smugglers' Trail Caskworks (approval in principal)

Establishment Location address: (as shown on licence)

Street	City	Province	Postal Code
#140 - 9339 200A st	Langley	BC	V1M 0B3

Business Tel with area code: 604 329 9331 Business Fax with area code: n/a

Business e-mail: jamie@smugglerstrailcask.com

Business Mailing address: (If different from above)

Street	City	Province	Postal Code

Contact Person

The applicant authorizes the person below to be the primary contact for the duration of the application process only.

Name: Jamie Overgaard Phone number: 604 329 9331

E-mail address: jamie@smugglerstrailcask.com

Type of Change Requested

Please check ☑ appropriate box(es) below:

Sub- Job Number Office Use Only

Part 1	☒ New Outdoor Patio: when the licensee proposes to add a new patio. (This only applies to approved lounge or special event endorsements.)	1	Outdoor Patio (C4-LIC)_____
Part 2	☐ Structural Alterations: when the licensee proposed changes to: A: Approved lounge or special event endorsement areas	2	Structural - with capacity change (C4-LIC)_____
	B: Manufacturing facilities (includes changes to on-site store area, tasting/ sampling area, manufacturing area, storage areas, etc.)		Structural – no capacity change (C4-LIC)_____

Note: To apply for changes to your existing picnic area, including an increase in capacity, use the Manufacturer On-Site Store and/or Picnic Area Endorsement Licence Application Form (LCRB049B).

Part 1: Addition of a New Outdoor Patio

C4 - LIC

Only applies to Approved Lounge or Special Event Area Endorsements

Fee: ~~$440 per licence~~ = $440.00

The addition of a licensed outdoor patio must be approved by the Liquor Control and Licensing Branch. Floor plans must have sufficient detail to be acceptable to the branch. Please be advised that the applicant is responsible for complying with any local bylaws related to the licensed establishment patios.

~~Attach the following~~:

☒ Attach one 11" x 17" copy of the proposed patio floor plan (see Appendix I on page 7 for floor plan instructions). The branch requires an occupant load (patrons plus staff) for the proposed patio area(s) which must be marked/stamped and dated on the plan you submit. Do not submit this application if you do not have the occupant load calculation stamped on your patio plans.

1. ~~Provide height and composition of the patio perimeter or bounding that is designed to control patron entry/exit.~~ (i.e., ~~railing~~, ~~fencing~~, planters, hedging, etc.)

Metal/Wood patio enclosure. minimum 30" high topped with sliding glass sliding windows (approx 50").

2. Describe the location of the patio in relationship to the interior service area.

Garage door exits directly from tasting lounge area. Patio is attached to North Facade of the building.

3. Describe how patrons will access the patio (ie. from interior).

Single door or open rolling garage door.

4. Will servers have to carry liquor through any unlicensed area to get to the patio? ☒ No ☐ Yes If Yes, please explain:

5. Describe how staff will manage and control the patio from the interior service area.

Regular service ciculation. Large windows and opened garage rolling door provide clear view of patio.

6. Is the patio located on: (a) grass, (b) earth, (c) gravel, (d) finished flooring, (e) cement sidewalk or (f) other (please specify below). If located on grass, earth or gravel, please make sure that you have local health authority approval.

Cement sidewalk. FVH approval has been granted.

7. Will the patio have a fixed or portable liquor service bar? ☐ Yes ☒ No

8. If "No", will liquor be served from the interior service bar? ☒ Yes ☐ No

9. ☐ Attach a photo if the patio is already built.

10. Is the manufacturing site part of the Agricultural Land Reserve (ALR)? ☐ Yes ☒ No

Note: Agricultural Land Commission (ALC) may restrict the size and capacity of a lounge and/or patio. Prior to submitting your application, verify if restrictions exist. Provide details as applicable.

Note: You must request a local government/First Nation resolution commenting on the application. Local government must complete and sign Part 4 of this form. For further information on local government resolutions, read Part 3.

Part 2: Structural Alterations (Sections A & B)

C3 - LIC | C4 - LIC

A. Structural Alterations to an Approved Lounge or Special Events Area Endorsement

(This only applies to existing and approved lounge or special event areas) Fee: $440 per endorsement = $

Note: If you are adding a new patio complete Part 1. If you are expanding or making changes to an existing lounge/patio area or Special Event Area, complete this section.
Attach the following:

☐ Attach one 11" x 17" copy of the proposed floor plan reflecting proposed changes (see Appendix I on page 7 for floor plan instructions). The branch requires an occupant load (patrons plus staff) for the proposed area(s) which must be marked/stamped and dated on the plan you submit. Do not submit this application if you do not have the occupant load calculation stamped on your plans.

1. Current total person capacity of endorsement area (as shown on the liquor licence):
2. Occupant load for all new areas, as stamped on the submitted plans:
3. Proposed capacity of Outdoor Special Event Area(s):

Important: If the proposed changes result in an increase to your total occupant load/person capacity, you must request a local government/First Nation resolution. Local government/First Nation must complete Part 4 of this form.

3. Describe the proposed alterations, including the general construction changes.

Is this manufacturing site part of the Agricultural Land Reserve? ☐Yes ☐No

Note: Agricultural Land Commission (ALC) may restrict the size and capacity of a lounge and special event area. Prior to submitting your application, verify if restrictions exist. Provide details as applicable.

Also complete Parts 5 and 6

B. Structural Alteration to a Manufacturing Facility (winery, brewery or distillery)

C4 - LIC

Check those applicable. Fee: $440 per licence

☐ Changes to the manufacturing facility.
☐ Changes to or adding new secured storage facility/building.
☐ Adding new tasting or sampling area(s).
☐ Making changes to the existing on-site store area (or point of sale).

1. Describe in full detail the proposed alterations.

Provide the following:

☐ Attach one 11" x 17" scaled, detailed floor plan of the manufacturing facility showing the changes proposed, manufacturing equipment, sampling area(s), retail sales area, and storage areas.
☐ Attach a site plan showing the location of the manufacturing buildings as well as all other buildings (i.e. storage, personal residence, garage, other businesses, agricultural crops, roadways, driveways, parking) on the manufacturing site.
☐ If your manufacturing facility abuts other businesses, please provide details regarding the other businesses (i.e., type of business, physical connection to your business, etc.)

Note for distilleries only: The Office of the Fire Commissioner (OFC) requires that a distillery owner/applicant construct and maintain their distillery in conformance with the BC Fire Code requirements for fire prevention/protection.

Also complete Parts 5 and 6

Part 3: Local Government/First Nation Resolutions: Information for the Applicant

For the following changes to an existing lounge and/or special event area(s) endorsement, a resolution from your local government or First Nation, commenting on the application is required:

- Addition of a new patio to an approved lounge and/or special event area endorsement
- Any alteration that increases the total occupant load/capacity of the lounge or interior special event endorsement areas.

Licensee responsibilities:

1. Fill out appropriate sections in this form.
2. Attach updated floor plans showing the proposed changes with an updated occupant load calculation stamped on it.
3. Request your local government/First Nation to sign and date Part 4 of this form.
4. Request that a resolution be provided within 90 days and sent directly to the Liquor and Cannabis Regulation Branch (LCRB), Victoria.
5. Send the original form, application fees, and updated floor and/or site plan to the branch.
6. The LCLB will follow up with the local government/First Nation if a resolution has not been received by the Branch within 90 days of the local government's receipt of your request. An extension may be required by local government.

Your local government/First Nation may decide that it does not wish to provide comment on your change request. If they indicate on the form that they opt out of providing comment, submit your application to LCRB.

Part 4: Local Government / First Nation (LG/FN) Confirm Receipt of Application

If you are applying for a new patio (Part 1) or a proposed change that increases the occupant load/capacity (Part 2) then public interest factors may be affected by the structural change(s). This section is to be filled out by the LG/FN prior to submitting this application to the Branch.

Local government/First Nation (name): _____

Name of Official: _____ Title/Position: _____

(last / first / middle)

Email: _____ Phone: _____

Date Received: _____

(Day/Month/Year)

Signature of Official: _____

Check here if LG/FN will not be providing comment: ☐ Yes, opting out of comment

Note: The LG/FN cannot provide comment for their own application.

Is this establishment on Treaty First Nation land? ☐ Yes ☐ No

Instructions for Local Government/First Nation (LG/FN)

This serves as notice that an application for a structural change to a manufacturer lounge and/or special event area endorsement is being made within your community. The Branch requests that you consider this application (application form and floor plan) and provide the Branch with a resolution within 90 days of the above received date. Alternatively, LG/FN can delegate staff with the authority to provide comment.

- The applicant will bring their completed Structural Change application form and floor plan to LG/FN.
- If there are any major issues (e.g. bylaws), LG/FN may hold off signing the application until the issues are resolved or they have a plan to deal with the issues.
- When LG/FN is comfortable with the application proceeding, LG/FN staff will sign above and return it to the applicant. LG/FN will keep a copy of the signed application form and all supporting documents.
- The applicant will submit the signed application package (with all required documents) to the Branch.
- Branch staff and LG/FN staff will advise each other if there are any concerns with the proposed application.

To provide a resolution or comment:

- Gather public input for the community in the immediate vicinity of the proposed endorsement service area(s).
- Consider these factors which must be taken into account when providing resolution/comment:
  - The location of the establishment.
  - The person capacity and hours of liquor service of the establishment.
- Provide a resolution/comment with comments on:
  - The impact of noise on nearby residents.
  - The impact on the community if the application is approved.
  - The view of residents and a description of the method used to gather views.
  - The LG/FN recommendations (including whether or not the application be approved) and the reasons on which they are based.
- Provide any reports that are referenced in, or used to determine, the resolution/comment.
- If more than 90 days is required, provide a written request for extension to the Branch.
- If LG/FN opts out, or is the applicant, the Branch will gather public input and contact LG/FN staff for information to assist the Branch in considering the regulatory criteria.

If you have any questions, or the establishment is located on Treaty First Nation land, please call the Branch toll-free at 1-866-209-2111.

Part 5: Declaration

Section 57(1)(c) of the Liquor Control and Licensing Act states: "A person commits an offence if the person (c) provides false or misleading information in the following circumstances: (i) when making an application referred to in section 12; (ii) when making a report or when required and as specified by the general manager under section 59".

As the licensee or authorized signatory of the licensee, I understand and affirm that all of the information provided is true and complete.

Signature:_____
Authorized Signatory of the Licensee

Name: Robert James Overgaard (last / first / middle)

Position: Director (if not an individual)

Date: 04/15/20 (Day/Month/Year)

Note: An agent, lawyer or third party operator may not sign the declaration on behalf of the licensee.

This form should be signed by an individual with the authority to bind the applicant. The Branch relies on the applicant to ensure that the individual who signs this form is authorized to do so. Typically, an appropriate individual will be as follows:

- If the licensee is an individual or sole proprietor, the individual himself/herself
- If the licensee is a corporation, a duly authorized signatory who will usually be an officer or, in some cases, a director
- If the licensee is a general partnership, one of the partners
- If the licensee is a limited partnership, the general partner of the partnership
- If the licensee is a society, a director or a senior manager (as defined in the *Societies Act*)

If an authorized signatory has completed the *Add, Change or Remove Licensee Representative* form (LCRB101) and they have specifically permitted a licensee representative to sign this form on the applicant's behalf, the branch will accept the licensee representative's signature.

Part 6: Application Fees (non-refundable)

Total Fee Submitted: $ [ ]

In accordance with Payment Card Industry Standards, the branch is no longer able to accept credit card information via email.

Payment is by (check (☑) one):

- ○ Cheque, payable to Minister of Finance (if cheque is returned as non-sufficient funds, a $30 fee will be charged)
- ○ Money order, payable to Minister of Finance
- ○ Credit card: ◉ VISA ○ MasterCard ○ AMEX
  - ○ I am submitting my application by email and I will call with my credit card information. I will call Victoria Head Office at 250-952-5787 or 1-866-209-2111 and understand that no action can proceed with my application until the application fee is paid in full.
  - ○ I am submitting my application by mail and have given my credit information in the space provided at the bottom of the page.

Note: To ensure legibility, this application and supporting material cannot be faxed to the branch.

Part 7: Submit Application Package

Once signed by local government/First Nation, submit your complete application package to:

Liquor and Cannabis Regulation Branch
Courier: 400-645 Tyee Road, Victoria BC V9A 6X5
Mail: PO Box 9292 Stn Prov Govt Victoria, BC V8W 9J8
E-mail: liquor.licensing@gov.bc.ca

If you have any questions, contact us toll-free at 866-209-2111 or email us at liquor.licensing@gov.bc.ca. Visit our website for more information: www.gov.bc.ca/liquorregulationandlicensing

The information requested on this form is collected by the Liquor and Cannabis Regulation Branch under Section 26 (a) and (c) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purpose of liquor licensing and compliance and enforcement matters in accordance with the *Liquor Control and Licensing Act*. Should you have any questions about the collection, use, or disclosure of personal information, please contact the Freedom of Information Officer at PO Box 9292 STN PROV GVT, Victoria, BC, V8W 9J8 or by phone toll free at 1-866-209-2111.

Credit Card Information (To be submitted by fax or mail only)

Name of cardholder (as it appears on card): [ ]

Credit card number: [ ] Expiry date: [ ] (Month) / [ ] (Year)

Appendix I - Lounge and Special Event Area Floor Plan and Occupant Load

Your application can only be considered if you include floor plans with occupant load. Plans must show all service areas and the following details:

- labels for each room
- patio(s)
- liquor service bars
- furniture layout
- kitchen
- stage
- sound or DJ booth
- washrooms
- stairs, entrances and exits

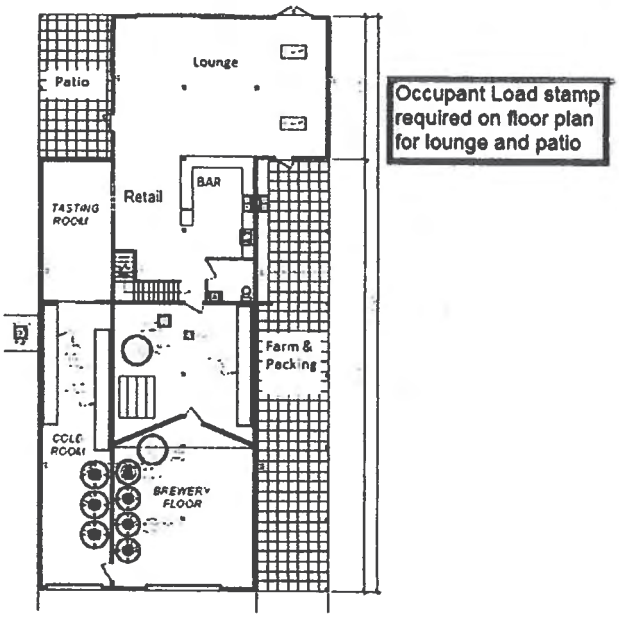
Plans must also show the physical separation (e.g. pony wall or full height wall) separating the proposed service area(s) from other licences or unlicensed areas. If there is another licence, or another business (such as a retail store) at the same site, provide floor plans showing the other business in relation to the lounge or special event area.

Occupant Load Calculation

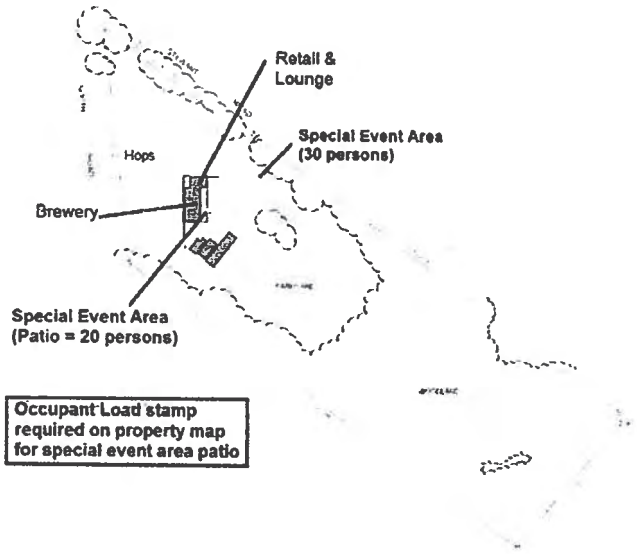
Occupant Load is the maximum number of people (patrons plus staff) permitted in a service area. Contact the LG/FN to obtain an occupant load on your floor plan. The occupant load must be stamped or written, dated and signed on the floor plan by the appropriate authority.

If LG/FN will not provide the occupant load, they must supply a letter confirming they do not issue an occupant load. You must submit the LG/FN letter with your floor plan. Where a LG/FN will not provide the occupant load, the Branch will accept an occupant load calculation from a professional architect or engineer.

Sample Floor Plan



8f. Sample Floor Plan: Patio and Outdoor Special Event Area



From: Julie BION
To: Joel Nagtegaal
Subject: RE: Project: 08-35-0259 / Silverwynde Properties Inc
Date: Thursday, May 16, 2019 1:17:20 PM
Attachments: BION, Julie.vcf

Hi Joel,

So this establishment is hoping to draw and "older more mature" crowd that would be quieter and more reserved? There are other establishments in the area that have created numerous amounts of Police files due to bylaw noise violations and complaints. My main concern is to be able to negate these concerns but with an older crowd and an establishment that seems to be willing to work with the community (as stated in the letter) I do not believe my noise concerns would be an issue.

The parking related concerns due to the seating capacity remain. How many parking stalls will be allotted to the establishment? As long as it is with in the TOL requirements then I would not have any issues with the proposed plan.

Thanks in advance,

Julie

Cpl. Julie Bion
Community Liaison Officer / Langley Royal Canadian Mounted Police / Government of Canada
julie.bion@rcmp-grc.gc.ca
www.rcmpcareers.ca / www.jobs.gc.ca

Gend. Julie Bion
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Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 5, 2020 - REGULAR MEETING	**REPORT:**	20-126
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	7130-30-002
SUBJECT:	TEMPORARY EXPANSION OF PATIO SEATING		

RECOMMENDATION:

That Council receive this report for information confirming its decision to allow for temporary expansion of patio seating for existing restaurants, cafes, pubs, craft breweries, wineries, distilleries and cideries until October 31, 2021 in accordance with the Liquor and Cannabis Regulation Branch Policy, where applicable.

EXECUTIVE SUMMARY:

On May 22, 2020 the Liquor and Cannabis Regulation Branch (LCRB) in response to the COVID-19 pandemic, the provincial state of emergency and the Provincial Health Officer's (PHO) declaration of a public health emergency, implemented Policy Directive 20 – 13 Temporary Expanded Service Area Authorization (Attachment A). The directive provides existing licenses (food primary, liquor primary and manufacturer) with a Temporary Expanded Service Area (TESA) authorization until October 31, 2020. On September 18, 2020 the LCRB approved Policy Directive 20 – 26 *Temporary Expanded Service Area Authorization*, *extension* that extended the authorization date to October 31, 2021 (Attachment B).

At its meeting held on May 25, 2020, in recognition of the economic impact of the pandemic on the hospitality sector, Council directed staff to implement the following policy direction in relation to existing restaurants, cafés, pubs, craft breweries, wineries, distilleries and cideries until October 31, 2020, or as otherwise directed by Council (Attachment C), and directed staff to report back to Council prior to October 31, 2020:

a) Suspension of enforcement of parking requirements of the Zoning Bylaw, with the exception of parking stalls assigned to persons with disabilities;
b) Suspension of Development Permit requirements, where applicable, for temporary structures, at the sole discretion of the General Manager of Engineering and Community Development;
c) Issuance of highway use permits for use of public space, at the sole discretion of the General Manager of Engineering and Community Development, subject to provisions of Township of Langley Policy No. 05-009 (Attachment D); and
d) Monitoring impact of the above policy direction and providing a report back to Council, as needed, and no later than September 30, 2020.

Further, Council authorized staff to waive any costs otherwise payable to the Township to apply for and obtain temporary patio extensions, including but not limited to, costs payable for highway use permits, building permits or development applications, until October 31, 2020, unless otherwise amended by Council.

PURPOSE:

To provide Council with a status update and request confirmation of Council's direction to authorize the temporary expansion of patio seating for select establishments to October 31, 2021.

BACKGROUND/HISTORY:

At its meeting held on May 25, 2020, Council passed resolutions allowing for the temporary expansion of patio seating for restaurants, cafés, pubs, craft breweries, wineries, distilleries, and cideries to help businesses counter the economic hardship of the COVID-19 pandemic.

Following Council's direction, a media release was issued (Attachment E) and the Township's website updated with specific information on the program including links to the LCRB's application portal and the Township's Temporary Highway Use Permit application page.

DISCUSSION/ANALYSIS:

As of the date of this report, the Township has received 19 authorizations from the LCRB. These authorizations are made up of:

8 – Restaurants
3 – Wineries
5 – Craft Breweries / Distilleries
2 – Pubs
1 – Other

LCRB authorizations are received in the Community Development department and forwarded to the Licencing, Bylaws and Fire Departments. Where the expansion is located on Township property, the authorization is forwarded to the Engineering Department for a temporary highway use permit. To-date, staff have issued no temporary highway use permits and have received no complaints as a result of the temporary expansion of patio seating.

At the request of Council, staff have attempted to contact the Fraser Health Authority and Healthlink BC to determine if there have been any COVID-19 cases as a result of the patio expansions in the Township and have received no information.

Township staff continue to have conversations with local business owners/managers, and specifically with establishments in the hospitality sector. Information shared indicates that the Provincial Health Orders in March and April 2020 which restricted gatherings and required physical distancing along with safety protocols that further required acquisition of protective materials/equipment, greatly reduced the ability to operate cost-effectively. As a consequence, staff lay-offs were either required or contemplated. Business owners/managers support Township Council's endorsement of temporary patio expansion which enabled them from having to lay-off additional staff and/or enabled them to rehire some or all staff who had been laid-off.

Given the success of the program in the Township of Langley, staff recommend a continuation of the temporary expansion of patio seating until such time as the LCRB's authorization ends on October 31, 2021. When the deadline has passed, the Permit, Licence & Inspection Services Department staff will send a letter to each establishment with a specific time frame to return the area back to its pre-COVID-19 state.

Respectfully submitted,

Britta Bieberstein
LICENCE & INSPECTION SERVICES COORDINATOR
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Liquor and Cannabis Regulation Branch Policy Directive No: 20 – 13
ATTACHMENT B Liquor and Cannabis Regulation Branch Policy Directive No: 20 – 26
ATTACHMENT C May 25, 2020, Township of Langley Council Minutes
ATTACHMENT D Township of Langley Policy No. 05-009
ATTACHMENT E May 26, 2020 Township of Langley Media Release

Liquor and Cannabis Regulation Branch
POLICY DIRECTIVE
No: 20 - 13

Date: May 22, 2020

To: All LCRB Staff
All Licensees
All Industry Associations
All local government, First Nations and police agencies

Re: Temporary Expanded Service Area Authorization

General Manager Authority

Under the Liquor Control and Licensing Regulation (LCLR), s. 109.1, the General Manager (GM) of the Liquor and Cannabis Regulation Branch (LCRB) may issue a Temporary Expanded Service Area Authorization to food primary, liquor primary, and manufacturer licensees.

New Policy

In response to the COVID-19 pandemic, the Province's March 2020 declaration of a state of emergency and the Provincial Health Officer's March 2020 declaration of a public health emergency, the GM is putting in place time-limited measures to support the Provincial Health Officer's (PHO) direction and recommendations.

This new authorization permits a licensee to temporarily expand their service areas **until October 31, 2020**. The increased service area will allow licensees to serve patrons while complying with the PHO's guidelines regarding physical distancing.

Accordingly, food primary, liquor primary and manufacturer licensees (i.e., wineries, breweries, distilleries) may apply for a Temporary Expanded Service Area Authorization.

To meet the intent of this temporary authorization, licensees will not be permitted to increase or exceed their currently approved person/patron capacities or occupant loads. All means of access to the service area must also be supervised to the satisfaction of the GM. Finally, licensees must comply with all local bylaws and health and fire regulations.

An expedited online application will be available for licensees at no charge. Please check our website for a link to the application.

Explanation

The new policy is provided in the context of the provincial state of emergency and public

health emergency related to the COVID-19 pandemic. Increasing the size of existing service areas is expected to support licensees in complying with requirements under the Provincial Health Orders and recommendations, in particular with respect to social/physical distancing.

Further Information

Further information regarding liquor and cannabis regulation and licensing in British Columbia is available on the Liquor and Cannabis Regulation Branch website at https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing

If you have any questions regarding these changes, please contact the Liquor and Cannabis Regulation Branch toll free in Canada at 1-866-209-2111 or 250 952-5787 if calling from the Victoria area.

Original signed by

Mary Sue Maloughney
Assistant Deputy Minister and General Manager
Liquor and Cannabis Regulation Branch

Liquor and Cannabis Regulation Branch
POLICY DIRECTIVE
No: 20 - 26

Date: September 18, 2020

To: All Licensees
All LCRB Staff
All Industry Associations
All local government, First Nations and police agencies

Re: Temporary Expanded Service Area, extension

Current Policy

Under the Liquor Control and Licensing Regulation (LCLR), s.109.1, the General Manager (GM) of the Liquor and Cannabis Regulation Branch (LCRB) may issue a Temporary Expanded Service Area (TESA) authorization to Food Primary, Liquor Primary, and Manufacturer licensees.

Under LCLR, s. 109.4 all TESA authorizations expire at the end of the day on October 31, 2020. Further, under LCLR s. 109.5, the TESA provisions in the LCLR will be repealed on October 31, 2020.

See Policy Directive 20-13 for further information.

New Policy

In light of the ongoing COVID-19 pandemic, the Province's March 2020 declaration of a state of emergency and the Provincial Health Officer's (PHO) March 2020 declaration of a public health emergency, this time-limited measure is being amended to support the PHO's direction and recommendations.

The TESA provisions in the LCLR will now expire on **October 31, 2021**. Licensees may apply for new TESA authorizations up to this date.

The GM's authority to extend existing approved TESA authorizations up to this date, without first requiring the licensee to make an application, has also been made explicit.

The LCRB is reaching out to local authorities with approved TESAs in their jurisdiction to confirm their support for extending the TESAs to October 31, 2021. To limit the risk of disruptions in service, local authorities must confirm their position with the LCRB by October 16, 2020.

If concerns related to public safety and public interest are raised regarding the TESA authorizations or the operation of particular TESAs, the LCRB will work with licensees and local authorities to ensure TESAs operate in a manner that balances the interests of licensees, municipalities and the general public.

If the local authority is supportive, the LCRB will reissue authorization letters to licensees with existing TESAs in that jurisdiction prior to October 31, 2020. The new authorization letter will provide an extended expiry date of the TESA. Unless a new authorization letter has been issued, the existing TESA will expire on October 31, 2020.

Licensees will not need to apply to the LCRB for an extension, and there will be no fee charged.

All other requirements relating to TESA authorizations remain the same. To meet the intent of this temporary authorization, licensees will not be permitted to increase or exceed their currently approved person/patron capacities or occupant loads. All means of access to the service area must also be supervised to the satisfaction of the GM. Finally, licensees must comply with all local bylaws and health and fire regulations.

Approved TESAs must be in compliance with local bylaws and requirements. If the local authority bylaws or requirements change and prevent the operation of TESAs in that jurisdiction, the local authority should advise the LCRB.

For licensees who are applying for new TESA authorizations, an expedited online application is available at no charge. Please check our website for a link to the application.

Explanation

The new policy is provided in the context of the provincial state of emergency and public health emergency related to the COVID-19 pandemic. Extending TESA authorizations, which increase the size of existing service areas, is expected to support licensees in complying with requirements under the PHO and recommendations, in particular with respect to social/physical distancing.

Further Information

Further information regarding liquor and cannabis regulation and licensing in British Columbia is available on the Liquor and Cannabis Regulation Branch website at http://www.gov.bc.ca/liquorregulationandlicensing

If you have any questions regarding these changes, please contact the Liquor and Cannabis Regulation Branch toll free in Canada at 1-866-209-2111 or 250 952-5787 if calling from the Victoria area.

Disclaimer

This communication is intended to be used only for general informational purposes and may not apply to all situations. This communication does not constitute legal advice nor is it a comprehensive statement of the legal obligations that arise under the Liquor Control and Licensing Act, regulations, or any other applicable laws. When interpreting and applying the information contained in this communication, you are encouraged to seek specific advice from your professional advisors as appropriate in the circumstances.

Original signed by
Mary Sue Maloughney,
Assistant Deputy Minister and General Manager

Township of Langley
Est. 1873

SPECIAL MEETING OF COUNCIL

Monday, May 25, 2020 at 1:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

Clerk's Note: The meeting was conducted with Council members and staff attending electronically as per Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw 2020 No. 5592.

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, B. Long, K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken, R. Seifi, K. Sinclair, and J. Winslade

W. Bauer, S. Little, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Special Council Meeting Agenda - May 25, 2020

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council adopt the agenda and receive the agenda items of the Special Council meeting held May 25, 2020, as amended.
CARRIED

Councillors Richter and Woodward opposed

B. DELEGATIONS

B.1 Pollyco Yorkson Centre Inc.
File 0550-07

Hugh Carter, Pollyco Yorkson Centre Inc., appeared before Council to discuss Rezoning Application No. 100579 and Development Permit Application No. 101113 (Pollyco Yorkson Centre Inc. / 20365, 20375 and 20387 – 80 Avenue. He commented that the proposed Yorkson Village is a neighbourhood-centered commercial area that will provide basic services within walking distance of all residential areas, and fits into the current Neighbourhood Plan and land-use requirements. Pollyco has worked with the staff regarding traffic flow on 204 Avenue, parking, and landscaping. They do not feel that a mixed-use development is appropriate in this area.

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter as he has a business interest, and left the meeting at 2:07pm.

B.2 Lance Verhoeff
Trading Post
File 0550-07

Lance Verhoeff, Trading Post, appeared before Council to discuss patio extensions for restaurants, breweries, and wineries. He commented that many hospitality businesses will not survive during this pandemic and that expanding patios will help with this situation. He noted that the Liquor Cannabis Regulation Branch released an online portal for restaurants to apply for extended liquor licenses until October 31, 2020. This extension does not increase occupancy, only a space increase to allow for physical distancing. He would like to see the noise bylaw changed to 11:00pm.

C. CORRESPONDENCE

C.1 COVID-19 Pandemic - Economic Recovery
File 4320-01

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council receive the memorandums from the Community Development Division regarding the provincial COVID-19 economic recovery plan.
CARRIED

MEETING RECECESSED
The meeting recessed at 2:47pm.

MEETING RECONVENED
The meeting reconvened at 2:55pm.

MOTION
Moved by Councillor Long,
Seconded by Councillor Richter,
Whereas physical distancing measures implemented in the province of British Columbia in response to the COVID-19 global pandemic have affected economic viability of businesses in the Township of Langley, particularly those in the hospitality sector, such as restaurants, cafés, pubs, craft breweries, wineries, distilleries and cideries;

WHEREAS the continuing physical distancing and other government and provincial medical health officer restrictions will greatly reduce the capacity of such local pubs, restaurants, cafés, coffee shops, breweries and other similar local establishments, resulting in a significant reduction in the ability

of these establishments to generate revenue and to otherwise continue in operation;

WHEREAS the government of British Columbia has taken action, such as issuing Policy Directive 20-13, to support this sector by authorizing the expansion of the areas for liquor service areas, such as patios, on a temporary basis until October 31, 2020;

WHEREAS the municipal Council of the Township of Langley considers maintaining the economic viability of businesses in the Township of Langley to have a direct impact on the social and economic conditions of the citizens and the Township of Langley, and a matter of significant public interest; and

WHEREAS the municipal Council of the Township of Langley has unfettered discretion to waive, or postpone enforcement its bylaws, based on what it considers to be reasonable, in good faith and in the best interests of the public,

THEREFORE BE IT RESOLVED that Council direct staff to implement the following policy direction as soon as practical and on an expedited basis, in relation with existing restaurants, cafés, pubs, craft breweries, wineries, distilleries and cideries until October 31, 2020, or as otherwise directed by Council:

a) Suspension of enforcement of parking requirements of the Zoning Bylaw, with the exception of parking stalls assigned to persons with disabilities;
b) Suspension of Development Permit requirements, where applicable, for temporary structures, at the sole discretion of the General Manager of Engineering and Community Development;
c) Issuance of highway use permits for use of public space, at the sole discretion of the General Manager of Engineering and Community Development, subject to provisions of Township of Langley Policy No. 05-009; and
d) Monitoring impact of the above policy direction and providing a report back to Council, as needed, and no later than September 30, 2020".

That the General Manager, Engineering and Community Development, be authorized to waive, in his discretion, any costs otherwise payable to the Township to apply for and obtain temporary patio extensions, including but not limited to, costs payable for highway use permits, building permits or development applications, on such reasonable conditions as determined by the General Manager, Engineering, and Community Development, until October 31, 2020, unless otherwise amended by Council.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Davis,
That an additional bullet be added as “e” for greater certainty and without limiting the generality of the foregoing, that Temporary Service Areas of wineries, as prescribed by the Liquor Cannabis Regulation Branch, shall be subject to the provisions hereof.
CARRIED

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

The agenda order was varied.

E. OTHER BUSINESS

E.1 Temporary Expansion of Outdoor Patio Seating

MOTION WITHDRAWN
Whereas during this Covid-19 pandemic, British Columbia is now moving into Phase 2 of its reopening strategy allowing residents access again to local pubs, restaurants, cafes, coffee shops and breweries;

Whereas with the limitations on capacity in place due to physical distancing required for COVID-19, the Province and local governments need to provide flexible permitting processes for local establishments to be able to apply for temporary patio extensions into sidewalks and parking lots so as to increase the number of patrons they could serve while safely observing physical distancing rules; and

Whereas after this lengthy shutdown and the summer months upon us, ensuring local businesses survive and thrive during this crisis will require creative thinking, and for all of us to work together to make sure that physical distancing and outdoor dining opportunities are available for our residents;

Therefore be it resolved that Council direct staff to create a flexible framework to allow for temporary expansion of outdoor patio seating for restaurants, cafes, pubs and craft breweries within the Township of Langley.

Councillor Woodward re-entered the meeting at 3:50pm.

The agenda order then resumed.

D. ITEMS FROM PRIOR MEETINGS

Mayor Froese withdrew his request for reconsideration of the following item from the May 11, 2020 Special meeting of Council:

D.1 **Rezoning Application No. 100579**
Development Permit Application No. 101113
(Pollyco Yorkson Centre Inc. /
20365, 20375 and 20387 - 80 Avenue)
Bylaw No. 5612
Report 20-67
File CD 08-26-0159

F. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That the meeting terminate at 3:53pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Private Use of Public Sidewalks

Policy No:	**05-009**
Previous Policy No:	**05-783**
Approved by Council:	**2015-05-11**
Revised by Council:	**2016-05-30**
Revised by Council:	**2018-09-17**

1. Purpose

1.1 To define the criteria and conditions to evaluate applications for sidewalk patios on public rights of way adjacent to food and beverage establishments.

2. Background

2.1 A *Sidewalk Patio* is defined as any outdoor seating area situated within the public road right-of-way and associated with a food and/or beverage establishment and acting as an extension of that establishment.

2.2 The Township has received requests to accommodate sidewalk patios on portions of the public road right of way. This Policy sets out the criteria for review of applications, implementation and monitoring of Highway Use Permits necessary to accommodate Sidewalk Patios.

3. Related Policies

3.1 Highway and Traffic Bylaw 2010 No. 4758 and amendments thereto.

3.2 Fees and Charges Bylaw 2007 No. 4616 and amendments thereto

3.3 Noise Control Bylaw 1988 No. 2573 and amendments thereto

4. Policy

4.1 **Suitable Locations**

4.1.1 Sidewalk Patios will only be considered on sidewalks immediately adjacent to food and/or beverage establishments. The minimum sidewalk width for consideration of sidewalk patios is 3 meters.

4.1.2 Sidewalk Patios will not be considered near intersections, pedestrian crossing facilities, bus stops or commercial loading zones.

4.1.3 Sidewalk Patio areas shall not block access to municipal infrastructure such as fire hydrants, valves, manholes or access to third party utilities such as gas, hydro or telecommunications manholes, kiosks, boxes, etc.

4.2 **General Design Principles**

4.2.1 The layout for the proposed Sidewalk Patio must consider all existing sidewalk obstructions such as signs, poles, bus stops, fire hydrants, street furniture, street trees and landscaping.

4.2.2 Sidewalk Patios shall not encroach upon the frontage of neighbouring establishments, without explicit consent from the neighbouring property's owner and tenant (if applicable), in writing, which must be submitted to the Township with at time of permit application.

4.2.3 Sidewalk Patios may be required to be enclosed by easily removable temporary railings, fencing or planters at the discretion of the Township based upon the review of the permit application.

4.2.4 Arrangement of Sidewalk Patios shall not obstruct visibility of and access to neighbouring businesses.

4.2.5 Patio furniture, enclosure railings or barriers, plants etc. shall not block pedestrian or vehicular sightlines or block street signage.

4.2.6 Design and installation of Sidewalk Patios must maintain barrier free access for persons with disabilities.

4.2.7 Sidewalk Patios must provide a minimum of 1 metre (40") between the Patio perimeter and any residential or business entrances in the same or adjoining buildings.

4.2.8 Minimum set back from fire hydrants must be 1.2 metre (47"). Minimum setback from street furniture, trees, bus shelters, light standards, trash receptacles, newspaper vending kiosks, benches etc. is to be 0.5 meters (20").

4.3 **Pedestrian Circulation**

4.3.1 *Pedestrian Space* is defined as the clear, unobstructed non-undulating sidewalk area reserved exclusively for the use of the public.

4.3.2 Sidewalk Patios must have a minimum of 1.8 metres of unobstructed non-undulating Pedestrian Space.

4.3.3 Additional Pedestrian Space over and above the minimum 1.8 metres may be required in areas of higher pedestrian usage, where concerns with mobility of wheelchairs, strollers or bicycles are raised, or where site inspections otherwise dictate, at the discretion of the Municipal Engineer.

4.3.4 The required Pedestrian Space must be maintained at all times.

4.3.5 There is not to be any street furniture, flower stands, planters or canopies, umbrellas etc. of any kind onto or projecting onto the Pedestrian Space.

4.3.6 The Pedestrian Space must be clear of obstructions caused by tree wells, posts, signs, hydrants or any other infrastructure.

4.3.7 No part of the sidewalk patio may extend into the Pedestrian Space.

4.3.8 Adequate space must be provided within the sidewalk patio area to allow for the movement of patrons and wait staff without interfering with free pedestrian flow on the clear pathway.

4.3.9 There must not be any service provided to patrons beyond the Sidewalk Patio area.

4.3.10 Wait staff may not use the Pedestrian Space in the course of serving patrons in the Sidewalk Patio area

4.4 **Heritage and Development Permit Areas**

4.4.1 In heritage areas and development permit areas, the application, including the site plan, must be consistent with the appropriate heritage revitalization guidelines and development design guidelines.

4.5 **Operations and Maintenance**

4.5.1 The Sidewalk Patio shall only be set up during the applicable hours of operation, as specified in the Permit.

4.5.2 All tables, chairs, railings or barricades shall be removed from the sidewalk at the end of each business day.

4.5.3 The tables, chairs, railings or barricdes may not be stacked or stored outside on the public right of way when the business is closed.

4.5.4 Patio furniture, railings or barrieres shall not be secured to sidewalks, lamp posts, street lights, trees or other public street furniture.

4.5.5 The business shall comply will all applicable laws and regulations regarding the sale and service of food and beverages including the Provincial Liquor Control and Licensing Branch (LCLB). Compliance is the sole responsibility of the establishment and failure to comply may result in immediate and irreversible termination of the Permit.

4.5.6 The service of alcoholic beverages will be permitted on Sidewalk Patios utilizing the public right of way if the majority of the total patio area (more than 50%) is on private property. The following conditions must also be met for Sidewalk Patios serving alcohol:

4.5.6.1 An easily removable temporary railing or barrier a minimum of 1.07 metres in height.

4.5.6.2 The business must have a valid liquor license and apply for and obtain an occupant load permit and a liquor license extension for the sidewalk patio.

4.5.7 Patio operators will be responsible for the proper maintenance of the patio area at all times, including the proper disposal of trash whether generated by the operation or others.

4.5.8 All furniture and fixtures must be maintained in good visual appearance, without visible fading, dents, tears, rust, corrosion and chipping or peeling paint.

4.5.9 All furniture and fixtures must be maintained in a clean condition at all times.

4.5.10 All patio service is to be terminated and all customers relocated indoors by no later than 10 pm. The patio is to remain closed between the hours of 10pm and 7 am.

4.5.11 Music or other entertainment will not be permitted on Sidewalk Patios due to the potential nuisance to the public or to nearby properties.

4.5.12 The Township reserves the right to revoke Permits, without reimbursements of fees, where this nuisance occurs. Nuisance may include, but shall not be limited to, loud, boisterous or unreasonable noise, offensive language or other disruptive behavior.

4.5.13 The total number of guests, including the patio, cannot be greater than what is approved by the occupancy permit.

4.5.14 Smoking will not be permitted on any patio that is utilizing any of the public road right of way.

4.6 **Fences, Barriers, Awnings, Overhangs, Lighting and Plant Materials**

4.6.1 Fences, screens, railings or barriers, barriers must be constructed for easy removal, if required.

4.6.2 Attachment of any fence, railing or barrier or structure to Township property is not permitted.

4.6.3 Corner cuts in an outdoor patio must be provided at intersections.

4.6.4 No fence, barrier or structure shall have any sharp or pointed pickets or otherwise be designed and constructed in a way that could cause injury.

4.6.5 Bollards and chain fencing is not permitted as it may create a hazard to pedestrians with visual impairments.

4.6.6 The width of any opening in the fence, used for exit or egress, shall be no greater than 2 m and no less than 1 m and shall be oriented to and open directly along the property frontage and shall not cause exit of patrons to the frontage of an adjacent business.

4.6.7 The railing, fencing, or other patio enclosure height is to be between 0.9 and 1.06 m.

4.6.8 No material may be used between any overhang and enclosure barriers.

4.6.9 Advertising and signage is not permitted to be attached to the barriers or fencing.

4.6.10 Planting of flowers and container grown vegetation shall be in planters that are easily removable from the site.

4.6.11 Planters may not exceed 0.91 m above the level of the sidewalk (not including the plant material). The total height of the plant and planter is not to exceed 2 meters (79”).

4.6.12 Planters and the content within must not obstruct the public right of way, intended for the use of pedestrians, in any way.

4.6.13 All materials within the planters must be healthy and aesthetically maintained.

4.6.14 Awning or umbrella materials shall be securely fastened to a frame that is either retractable or demountable.

4.6.15 If a canopy or awning is used, it may not use supports which rest on Township street right-of-way and appropriate permits must be obtained.

4.6.16 Table umbrellas must be securely attached to tables and must not encroach into the pedestrian passageway in any way.

4.6.17 No umbrellas may be attached to the Sidewalk Patio enclosure barriers.

4.6.18 Materials and colours shall coordinate with the architectural elements of the building within which the business operates.

4.6.19 Exterior pedestrian scale lighting will only be permitted provided it is directed into the sidewalk patio to avoid casting glare on nearby properties or pedestrians.

4.6.20 Lighting shall not have exposed cables or energized fixtures. Electrical cords shall not be placed across the pedestrian pathway.

4.6.21 Outdoor heating devices will be allowed, subject to the following conditions:

4.6.21.1 Heaters must not be placed within the dripline and/or closer than 2 metres from any part of adjacent street trees.
4.6.21.2 Placement and appearance of the Heaters should consider the visual impact and be as unobtrusive as possible.
4.6.21.3 Any heating devices should be appropriate for the use in a sidewalk patio and complement the character of the adjacent building.
4.6.21.4 All outdoor heating devices must confirm to the safety standards established by the Canadian Standards Association (CSA) and certified by the Underwriters' Laboratories of Canada (ULC) where necessary.

4.7 **Permit Application, Requirements and Conditions**

4.7.1 The Highway Use Permits for Sidewalk Patios are reviewed and approved by the Municipal Engineer or his/her designate.

4.7.2 The Permits are renewable on annual basis.

4.7.3 As part of the Highway Use Permit (Sidewalk Patio) Application the applicant is required to submit the following:

4.7.3.1 A complete Highway Use Permit Application signed by the establishment's owner.

4.7.3.2 A non-refundable application fee of $25 payable to the Township of Langley.

4.7.3.3 Three sets of (11" x 17") detailed drawings (drawn to scale) showing the interior floor plans as well as the proposed sidewalk patio.

4.7.3.4 The floor plans are to include dimensions in metric units, the seating arrangements of the sidewalk patio as well as the interior of the establishment. Any planters, awning, umbrellas, canopies etc. are to be included and clearly labeled. Any street furniture, benches, bus stops, bus shelters, fire hydrants, street trees etc. are to be included as well as the setback distance to the perimeter of the sidewalk patio.

4.7.3.5 Proof of the inclusive limit of public liability and property damage insurance, with cross liability insurance, naming the Township as insured in the amount of $5,000,000 for each occurrence.

4.7.3.6 The proposed Sidewalk Patio application/proposal is to be reviewed by other Township departments, including Protective Services prior to final Permit issuance.

4.7.3.7 Upon finalization of the application/proposal, a $75 annual Permit fee is required prior to the issuance of the Permit.

4.7.4 Each subsequent annual renewal will require a $25 application fee and $75 Permit fee.

4.7.5 Additional Inspection fees of $25 per inspection may be charged.

4.7.6 The review process may take up to four (4) weeks to be completed. The review process will not start prior to submission of all required documentation.

4.7.7 Any missing or incorrect information will cause further delays in the review and approval process of the permit.

4.7.8 The approval authority lies solely with the Township and the Township may choose not to issue a Highway Use Permit.

4.7.9 The permit will not be valid if the establishment does not hold a valid business license for the purpose of serving food and/or beverages.

4.7.10 The sidewalk patio is to be removable within 24 hours if notice is given.

4.7.11 Where the operator of the Sidewalk Patio fails to conform to the terms and conditions of the Permit, the Township may terminate the Permit and order the removal of the Sidewalk Patio. Should the operator fail to comply with the order the Township reserves the right to take action in order to remove the sidewalk patio and charge the operator of any incurred costs.

4.7.12 Inspections of the site may be carried out by any Township Staff at any time. However, the Township is not obligated to carry out such inspections and these inspections do not relieve the applicant in any way, shape or form from the applicant's obligation to comply with the conditions of the Permit.

4.7.13 Any alterations to the Sidewalk Patio area including the addition of tables, seating, lighting, speakers, planters, umbrellas etc. will require a review of the Sidewalk Patio area Permit by the Township.

4.7.14 The Township and all public utility agencies retain the right of access to the approved Sidewalk Patios area for the installation, maintenance and repair of pipes, cables, wires, poles, hydrants, etc. as necessary. In case of emergency, no notice may be given. For scheduled work, a minimum notice of forty-eight (48) hours will be given. Sidewalk Patio improvements shall be removed and reinstated at the Sidewalk Patio operator's expense.

4.7.15 As condition of the permit, the applicant indemnifies and holds harmless the Township from all claims of any kind, however caused, whether known or unknown, arising out or in any way connected with:

- The permission to use the public right of way for a sidewalk patio

- The existence or use of the public right of way for a sidewalk patio
- The construction, maintenance, existence, use or removal of the works associated with a sidewalk patio on public right of way

4.7.16 As a condition of the permit, the indemnity includes, without limitation, a claim for loss or injury to person or to property due to the permit applicants negligence or to the permit applicants failure to comply with Township bylaws or any one of them or with any provision in the agreement.

4.7.17 No finding of negligence, whether joint or several, as against the Township in favour of any third party in an action to which the permit applicant was not a party, shall operate to relieve or shall be deemed to relieve the permit applicant in any manner from any liability to the Township, whether such liability arises under the permit, under the provisions of the Local Government Act as amended from time to time.

4.7.18 The permit applicant releases the Township from all claims of any kind, whether known or unknown, which the permit applicant now has or at any future time may have, however caused, arising out of or in any way connected with the permission to use the public road right of way granted by the permit, the existence and use of the public sidewalk patio area, the construction, maintenance, use of removal of the associated works, or the exercise by the Township of any of its rights in the permit.

Township of Langley
Est. 1873

NEWS RELEASE

FOR RELEASE: May 26, 2020

TOWNSHIP PATIOS OPENING TO HELP RESTART BUSINESS

Patrons can safely sip and sample offerings from the Township of Langley's food and beverage establishments and help them recover from the financial impact of COVID-19, as the temporary expansion of outdoor patio spaces has been permitted by Township Council.

"We encourage residents to enjoy good food, a cold drink, and wonderful company that is physically distanced in the great outdoors, as we follow the four phases of BC's Restart Plan and foster our community's economic recovery," said Township of Langley Mayor Jack Froese.

During a Special Meeting held May 25, Council passed resolutions allowing for the temporary expansion of patio seating for restaurants, cafés, pubs, craft breweries, wineries, distilleries, and cideries to help businesses counter the economic hardship of the COVID-19 pandemic.

The Township is following a new policy directive set out last week by the Province of BC, regarding the temporary expansion of service areas for businesses with existing liquor licenses. Occupancy limits will not change, but the new measures will permit seating in previously unused places such as parking lots and sidewalks, where possible, to provide space for social distancing requirements.

Establishments that would like to expand patios onto private property have Council pre-approval to go ahead with their plans.

Those who want to expand patios onto public space, such as sidewalks, would require a permit from the Township's Engineering Division at 604.533.6006 or enginfo@tol.ca.

"Supporting our local businesses and helping them thrive in the new normal brought on by COVID-19 is vital to ensuring the Township of Langley's economy remains strong," said Froese. "This must be achieved with the health and safety of our residents and frontline workers as our top priority, and by adhering to guidelines laid out by the Province."

"Allowing the expansion of outdoor patio seating at Township food and beverage operations this summer will help accomplish that goal, support our economic recovery, and allow the public to experience the exceptional products and services businesses in our community have to offer," he added.

Council also expanded the scope of where food trucks can operate. Historically, business licences were only available to mobile food vendors who were allowed to operate in municipal parks through the Park Permit process. The Township will now be accepting business licence applications for any zone where restaurant use is permitted, and issuing licences on a seasonal basis for each location where the vendor would like to operate.

Food trucks making use of the new provisions must provide food for take-out only, with no tables, chairs, or covered areas, and must comply with all bylaws.

With Phase 2 of BC's Restart Plan underway, all businesses re-opening in the Township of Langley must have a safety plan in place, demonstrating how they are practicing proper hygiene, physical distancing, and other health and safety measures.

Local businesses that provide essential services and offer delivery, contactless pickup, and physical-distanced interactions can be found listed community by community on the Township's **Buy Local - Open for Business** directory at **invest.tol.ca/openforbusiness.**

###

Media Inquiries:
For media inquiries on this or other Township of Langley topics, please submit your inquiry online at: **tol.ca/mediainquiries**.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 5, 2020 - REGULAR MEETING	**REPORT:**	20-125
FROM:	ENGINEERING DIVISION	**FILE:**	5330-27-82
SUBJECT:	MURRAYVILLE AND BROOKSWOOD WATER QUALITY IMPROVEMENTS		

RECOMMENDATIONS:

That Council direct staff to include funding in the amount of $6,000,000 in the 2021 Water Utility budget for Council's consideration of approval to enable construction of the three (3) localized water treatment plants for the Murrayville and Brookswood areas, and authorize staff to proceed with the necessary detailed design work, utilizing funding currently available in the Water Utility account.

EXECUTIVE SUMMARY:

At its meeting of November 18, 2019, Council directed staff to implement the conversion of the municipal water supply in the Murrayville and Brookswood areas to Metro Vancouver sources as soon as practical, as a short-term measure, to address aesthetic issues due to iron and manganese in the groundwater. Subsequently, all five Township wells in Murrayville and Brookswood were disconnected from the municipal water supply system.

Staff retained the services of independent qualified professionals to study options for removing iron and manganese from the affected wells, as a long-term solution. After a comprehensive review of the available options, the consultant made a recommendation involving three localized treatment plants utilizing oxidization and filtration.

The proposed approach is similar to the treatment that has been successfully applied in the Township with the Aldergrove Water Treatment Plant since 1999, but on a much smaller scale. The consultant also provided high-level capital and operational costs to determine the estimated payback period in comparison to purchasing Metro Vancouver water. The capital cost to design and construct the three treatment plants is estimated at $6,400,000, with a projected payback period of approximately five years, based on current regional bulk water purchase costs.

Staff recommend proceeding with detailed design of the treatment plants as soon as possible, utilizing available water utility funding, and for construction to commence in 2021, subject to budget approval process. Alternatively, the following options are available for Council's consideration:

1. Phase construction over three years to distribute the required capital funding: this would be subject to additional potential risks, cost implications, and longer payback period;
2. Abandon existing local sources of water supply on a permanent basis and purchase Metro Vancouver water: this would reduce system resiliency and increase costs in the Water Utility, estimated at approximately $1.5M annually based on current regional bulk purchase rates; or
3. Utilize existing ground water resources without any treatment: this is not recommended as the water exceeds established water quality parameters, and is likely not accepted by the residents.

PURPOSE:

To provide Council with information on the water treatment options for the Murrayville and Brookswood areas and request authorization to proceed with the recommended option.

BACKGROUND/HISTORY:

At its Regular Afternoon Meeting on November 18, 2019, Council passed the following resolution:

> *"That Council direct staff to implement a conversion of the municipal water supply in the Murrayville and Brookswood areas to Metro Vancouver sources as soon as practical, as a short-term measure to address aesthetic issues, while maintaining the existing ground water supply facilities as reserve for emergencies and potential peak demand periods, until such time as other potential measures, such as centralized or localized treatment options and related cost implications have been fully explored; with costs related to the purchase of additional water from Metro Vancouver and connecting the Brawn pump station included in the 2020 budget."*

Subsequently, based on Council direction, staff implemented a temporarily shut-off of the five Township of Langley groundwater wells supplying the Murrayville and Brookswood neighborhoods, thereby providing for the water supply needs of the affected areas being met utilizing regional sources only. There are five wells affected; namely: Murrayville Wells #1 and #2, and Brookswood Wells #7, #9, and #10. Please refer to Attachment A for a context map of the affected wells.

Also, as directed by Council, following a Request for Proposals (RFP) process, retained the services of a qualified professional engineering firm, Kerr Wood Leidal Associates Ltd (KWL), to study the feasibility of implementing water treatment for the five wells in the Murrayville and Brookswood systems and to recommend treatment options as well as budgetary estimates.

DISCUSSION/ANALYSIS:

Water treatment is required for the five groundwater wells to meet the most current requirements of the Guidelines for Canadian Drinking Water Quality (GCDWQ). Water quality results from the Brookswood and Murrayville wells have typically reported iron and manganese levels exceeding the Aesthetic Objectives stated in the GCDWQ. In May 2019, Health Canada established a health-based Maximum Acceptable Concentration (MAC) value for manganese in drinking water and Brookswood Well #10 exceeds this new MAC.

KWL compared three common treatment options used for smaller facilities, required for the Brookswood and Murrayville wells. These options include:

1. Oxidation and Filtration using Catalytic Media:

   Most iron and manganese removal processes require oxidation as the first step of treatment to precipitate the iron and manganese dissolved in the water. Once oxidized, the precipitates can be settled or filtered out. Filtration with catalytic media is an effective and proven means for reducing both precipitated iron and dissolved or precipitated manganese in well water. The media acts as a catalyst for the manganese oxidation process and as water passes through the filter bed, the media retains the oxidized iron and manganese and their concentration reduces as the water progresses through the treatment system. The media requires periodic backwashing to remove the accumulated iron and manganese.

2. Oxidation and Media Filtration:

   Similar to the first option, this system incorporates oxidation to precipitate the iron and manganese dissolved in the water. Following oxidization, the water passes through sand media filter beds to reduce the iron and manganese. The sand media requires periodic backwashing to remove the accumulated iron and manganese. However this option requires an additional chemical to be added to fully oxidize the dissolved manganese.

3. Sequestration:

   This process is a form of treatment in which a sequestering agent, such as blended phosphates, is added to the well water. The agent forms a bond with the iron and manganese ions and prevents precipitation. The treatment process requires close monitoring of the well water source and continuous changes to the dosing amounts.

The catalytic filtration process is similar to the oxidation and filtration using sand media. Although both processes require oxidation as a pre-treatment prior to filtration, this is achieved with different chemicals, and both require backwashing to remove accumulated iron and manganese precipitate. The catalytic media filtration has proven more effective in the removal of iron and manganese and is more operationally simple.

The installation of sequestration equipment has a lower capital cost than the other options, but comes with increased operation and maintenance requirements. The sequestration agent can breakdown in the outer reaches of the water distribution system resulting in the iron and manganese precipitating out which could lead to dirty water complaints from residents.

Of the three available treatment options, oxidation and filtration using catalytic media, is the preferred process, due to its effective removal of iron and manganese and relatively simple operation and maintenance requirements.

This type of treatment is similar to the treatment applied at the Aldergrove Water Treatment Plant. The Aldergrove plant uses chlorine to oxidize the raw well water and large tanks of media to filter out the iron and manganese. This process has been successfully removing iron and manganese from the Aldergrove groundwater sources since 1999. The proposed treatment plants for the Brookswood and Murrayville wells would accomplish this, albeit at a smaller scale.

Based on the geographic locations of the five wells, it has been determined that the construction of three (3) localized treatment plants would be the most feasible option. The treatment plants would be strategically located to address the treatment needs of the Murrayville Wells #1 and #2, Brookswood Wells #7 and #9, and Brookswood Well #10 respectively.

It is recommended that the treatment plants be contained within prefabricated shipping containers, based on the following identified advantages/benefits:

- lower capital cost for the project;
- less disruption to the site;
- shorter construction period;
- less generated waste during construction; and
- the ability to relocate the building should a new groundwater source become available or a well relocation is needed in the future.

The treatment plant structures should be located within the parcels of the existing wells. The exact configuration and locations will be finalized during detailed design.

The Murrayville Water Quality Improvement Feasibility Study has been included as Attachment B.

Financial Implications:

The average volume of water produced between 2015 and 2019 by the Brookswood and Murrayville wells is estimated at approximately 1,867,000 m^3/year. Metro Vancouver conveys water to the Township at a cost of \$0.7836/m^3 (2020), projected to increase to 1.0953/m^3 in 2024.

With the temporary closure of the Brookswood and Murrayville wells, an additional annual water purchase from Metro Vancouver in the amount of approximately \$1,425,000 was anticipated for 2020 in the November 18, 2019 Report to Council. As of September 1, 2020, water consumption is within 5% of what was estimated year to date. The cost of this additional purchase of Metro Vancouver water is expected to increase yearly due regular projected increases in water rates.

The consultant has estimated the cost for all three proposed water treatment plants at approximately \$6,362,000. Note that these are high-level costs as no survey or design work has been completed. The total operational and maintenance costs for all three proposed treatment plants is estimated at \$333,500 per year. When considering the cost to purchase Metro Vancouver supplied water, it would take approximately five years to payback the initial capital investment of all three proposed treatment plants as shown in the table below.

Simple Payback Analysis – combined for all three proposed localized water treatment plants

Year	GVRD Water Rate ($/$m^3$)	Average Volume per Year (m^3)	Savings per Year ($)	O&M Cost per Year ($)	Cumulative Savings ($)	Cumulative Cash Flow [1] ($)	Return on Investment Met
2020	0.7836	-	-	-	-	-6,362,000 [2]	-
2021	0.8315	933,694 [3]	776,000	167,000	609,000	-5,753,000	No
2022	0.9049	1,867,387	1,690,000	340,000	1,959,000	-4,403,000	No
2023	0.9949	1,867,387	1,858,000	347,000	3,470,000	-2,892,000	No
2024	1.0953	1,867,387	2,045,000	354,000	5,161,000	-1,201,000	No
2025	1.0953	1,867,387	2,045,000	361,000	6,845,000	483,000	Yes

1. This column subtracts yearly savings from the estimated capital cost of the proposed WTP.
2. Estimated capital cost of the three proposed WTP.
3. Accounts for half of the average annual water consumption.

The above analysis assumes the treatment plants are all operational mid-way through 2021. The 'O&M Cost per Year' column includes a 2% increase per annum to reflect wage and other cost increases. Additionally, it should be noted that the interest costs of borrowing and lost interest revenue were not included in the simple payback calculations.

Currently there is approximately \$360,000 of capital funding available, in *project WTR1002 – Water Quality Alternatives,* to proceed with design, if authorized by Council. The remaining funding required for construction is proposed to be included in the 2021 budget approval process.

Optional Recommendations/Alternatives:

Staff have also considered the following alternatives:

1. Construct the recommended treatment plants in a phased approach between 2021 and 2023. This would allow the \$6,000,000 in required capital for construction to be funded over three years. However, a phased approach would result in inefficiencies with tendering and construction, increased costs of purchasing additional water from Metro Vancouver, and increased payback periods.

2. Leave the wells off and continue with supplying only Metro Vancouver purchased water to Murrayville and Brookswood. This option has an increased cost to the Township water utility of approximately \$1,552,000 in 2021. This would need to be offset by increases in Township water utility rates and is set to increase yearly due to rising Metro Vancouver rates. Relying solely on Metro Vancouver also puts the Township at higher risk of water

shortages during periods of high demand and a lessened ability to provide alternate water supply during maintenance, repair, and emergency interruptions to the Metro Vancouver water system.

3. Turn the wells back on without treating the groundwater for iron and manganese. This option would have the least financial impact to the water utility. However, it is not recommended as the well water regularly exceeds the Aesthetic Objectives stated in the GCDWQ, which would result in further complaints from residents regarding discoloured or dirty water. Furthermore, water from Brookswood Well #10 would be unusable, without treatment, as it exceeds Health Canada's MAC value for manganese in drinking water.

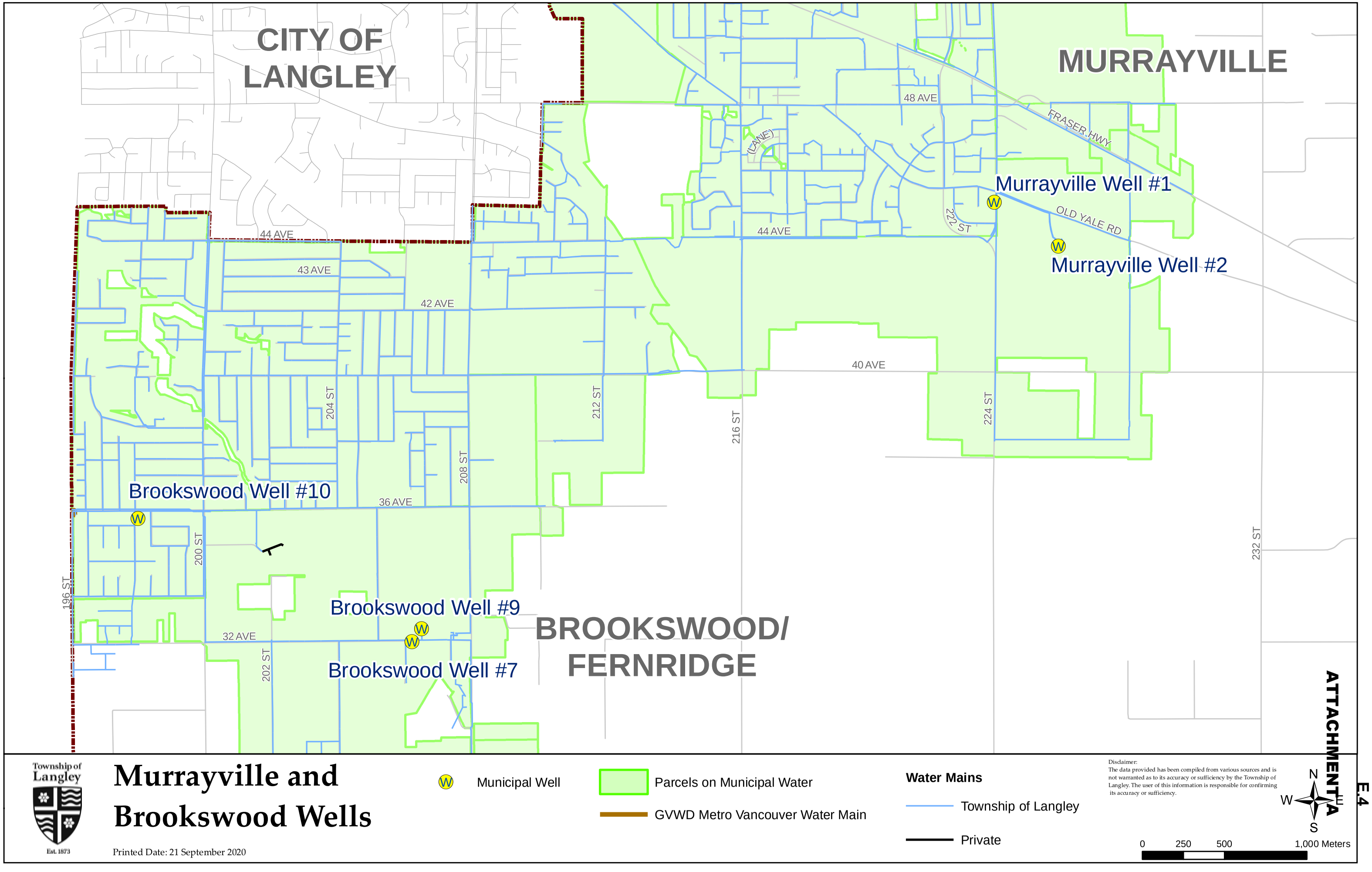
Respectfully submitted,

Roeland Zwaag
DIRECTOR, PUBLIC WORKS
for
ENGINEERING DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff

ATTACHMENT A Map - Murrayville and Brookswood Well Locations
ATTACHMENT B Murrayville Water Quality Improvement Feasibility Study



Township of Langley
Est. 1873

Murrayville and Brookswood Wells

Printed Date: 21 September 2020

Municipal Well

Parcels on Municipal Water

GVWD Metro Vancouver Water Main

Water Mains

Township of Langley

Private

Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.

N W E S

0 250 500 1,000 Meters

ATTACHMENT A

Document: I:\Maps\Custom Maps\Engineering\2020\ENG_2020-18-Brookswood_Water_Treatment\2020_Brookswood_Water_Tx_Options_WHEdit.mxd

ATTACHMENT B

KERR WOOD LEIDAL
consulting engineers

Greater Vancouver
200 - 4185A Still Creek Drive
Burnaby, BC V5C 6G9
T 604 294 2088
F 604 294 2090

Technical Memorandum

DATE: September 24, 2020

TO: Alexandru Almasan
Acting Utilities Operations Superintendent
Township of Langley

FROM: Irfan Gehlen, P.Eng.

RE: **TOWNSHIP OF LANGLEY**
Murrayville Water Quality Improvement Feasibility Study
Final Revision 2
Our File 0647.148-300

Introduction

This technical memorandum has been prepared for the Township of Langley (Township) to summarize the feasibility findings to treat water from five (5) groundwater wells that supply water to the Murrayville and Brookswood areas. Water quality data collected during 2018 and 2019 indicate that iron and manganese levels in the well water exceed the acceptable guidelines.

The purpose of the feasibility study is to investigate available options to treat the water to enable the Township to ultimately provide the residents with potable water that meets the *Guidelines for Canadian Drinking Water Quality* (GCDWQ). This technical memorandum will address the following items:

1. Investigate three potential treatment options to address water quality concerns in the Brookswood and Murrayville water system;
2. Evaluate and recommend a treatment option and provide more in-depth analysis of this option;
3. Provide Capital and Operation and Maintenance (O&M) cost opinion for the recommended option; and
4. Complete a payback period comparison of the recommended option to purchasing Metro Vancouver Water.

Background

Water quality results from the Brookswood and Murrayville supply wells report iron and manganese levels exceeding the Aesthetic Objectives (AO) of 0.3 mg/L for iron and 0.02 mg/L for manganese stated in the GCDWQ. At the Brookswood system manganese levels also exceed the Maximum Allowable Concentration (MAC) of 0.12 mg/L stated in the GCDWQ.

Currently, Metro Vancouver provides water to the Brookswood and Murrayville areas at a rate of $\$0.7836/m^3$ to the Township, with annual increases to $\$1.0953/m^3$ by 2024.

Existing Distribution System

The existing groundwater system is made up of five (5) wells that provide water to the southwest communities of Brookswood and Murrayville. The existing system provides chlorine injection to each of the groundwater sources, but no other treatment processes are in place with respect to reduction of iron or manganese in the raw water.

Water from each well source is blended with Metro Vancouver water that is provided from nearby Greater Vancouver Regional District (GVRD) transmission mains. [1]

The Brookswood system has two above ground reservoirs located at 20679 32nd Avenue. The Murrayville system has one above ground reservoir located at 22566 Old Yale Road. The Brookswood Pump Station located near the GVRD sources provides additional system pressure by adjusting the reservoir water levels at the Brookswood and Murrayville reservoirs. The Brookswood Pump Station operates when the GVRD source is unable to maintain the pressure. Both reservoirs were lasted cleaned in June 2019.

The Brookswood and Murrayville wells are currently shut off due to issues related to colour and stains caused by water due to the presence of iron and manganese in it.

Brookswood Well System

The Brookswood well systems consist of three groundwater wells identified as Brookswood Well #7, #9 and #10. Table 1 summarizes the location, well depths, pump design flows and head for each of the groundwater wells, as well as the approximate distance between each well to the Brookswood Reservoirs.

Table 1: Brookswood Well Information

Well	Location	Well ID	Design Flow [1] (L/s)	Design Head [1] (m)	Well Depth [1] (m)	Distance to Reservoir (m)
Brookswood Well 7	20650 32nd Ave	Well-12	30	90	57	280
Brookswood Well 9	20679 32nd Ave	Well-14	39	83	42	275
Brookswood Well 10	19840 36th Ave	Well-15	30	72	31	2,730

1. As per Pump Set Records prepared by Precision Service and Pumps Inc, provided by the Township on March 23, 2020.

[1] 2018 Annual Water Quality Report, prepared by Township of Langley, July 11, 2019.

Murrayville Well System

The Murrayville well systems consist of two groundwater wells identified as Murrayville Wells #1 and #2. Table 2 provides the location, well depths, pump design flows and head for each of the groundwater wells, as well as the approximate distance between each well to the Murrayville Reservoir.

Table 2: Murrayville Well Information

Well	Location	Well ID	Design Flow [1] (L/s)	Design Head [1] (m)	Well Depth [1] (m)	Distance to Reservoir (m)
Murrayville Well 1	4505 244th St	Well-16	13	213	114	600
Murrayville Well 2	22566 Old Yale Rd	Well-17	38	58	<48[2]	30

1. As per Pump Set Records prepared by Precision Service and Pumps Inc, provided by the Township on March 23,2020.
2. Well depth was not provided in well pump report for Murrayville Well#2. 48 m is the total height from the well casing to the bottom of the well pump motor.

Well Water Quality

Water Analysis Data

Table 3 and Table 4 summarize the manganese and iron levels in the water samples collected during the period between August 30, 2018 and December 18, 2019.

Table 3: Manganese Concentration Levels Between August 2018 and December 2019

Well	# of Samples	Minimum	Maximum	Average	# of Samples above GCDWQ MAC < 0.12 mg/L	# of Samples above GCDWQ AO < 0.02 mg/L
Brookswood Well 7	4	0.0501	0.0587	0.0536	0	4
Brookswood Well 9	4	0.0878	0.1590[1]	0.1100	1	4
Brookswood Well 10	4	0.1050	0.2060[1]	0.1443	1	4
Murrayville Well 1	4	0.0988	0.1030	0.1007	0	4
Murrayville Well 2	4	0.0908	0.109	0.0962	0	4

1. Readings above MAC occurred on December 18, 2019

Water quality readings show that the groundwater from the source wells exceed manganese AO in all samples collected between the specified time period. In December 2019, water quality samples were above the MAC for manganese at Brookswood Well #9 and Murrayville #2.

Table 4: Iron Concentration Levels Between August 2018 and December 2019

Well	# of Samples	Minimum	Maximum	Average	# of Samples above GCDWQ AO < 0.3 mg/L
Brookswood Well 7	4	0.099	0.176	0.140	0
Brookswood Well 9	4	0.046	0.714[1]	0.215	1
Brookswood Well 10	4	0.030	0.067	0.039	0
Murrayville Well 1	4	0.030	0.046	0.034	0
Murrayville Well 2	4	0.172	0.531[1]	0.267	1

1. Readings above AO occurred on December 18,2019

Groundwater at Risk of Containing Pathogens (GARP)

Based on the report titled Hazard Screening and Preliminary Assessment of Potential Groundwater at Risk of containing Pathogens (GARP), 14 Production Wells, prepared by Golder Associates Ltd., dated April 3, 2019, indicates all Brookswood and Murrayville wells are considered groundwater at risk of containing pathogens. From this report, a summary of identified hazards for the Brookswood and Murrayville wells, as well as their respective hazard category numbers as per the Guidance Document for Determining GARP (Version 3, September 2017) are provided below:

1. Wells located within 30 m setback from sources of contaminations (B1);
2. Wells located near sources of viruses (B4);
3. Presence of surface seals unable to be identified (C1);
4. Potential of standing water to drain back into the well pits (C3);
5. Well not meeting minimum case stick-up requirement of 0.3 m (C4);
6. Comprised well head protection as a result of integrity and grading of the concrete floor in well pit (C4);
7. Water quality tests detecting microbiological results and higher levels of turbidity (A1 and A2); and
8. Wells connected to a vulnerable aquifer indicating a high vulnerability to contamination (D2).

It is recommended that the Township address the identified hazards listed above, as some of the existing hazards may influence the overall water quality to a degree where the proposed treatment plant may not be able to adequately treat the water to potable standards.

Well Water Demand

Table 5 summarizes annual water demands between 2015 and 2019. Discussion with Township staff indicates that each well (except Murrayville Well # 1) generally operates at 20 L/s.

Table 5: Summary of water demand (m^3) between 2015 and 2019

Wells	Well Yield (L/s)	2015	2016	2017	2018	2019	Average
Brookswood Well 7	32	420,419	401,700	433,744	415,558	359,945	406,273
Brookswood Well 9	30	462,363	363,841	332,667	357,000	317,000	366,574
Brookswood Well 10	27	300,099	389,853	397,500	395,509	304,125	357,417
Murrayville Well 1	14	193,356	183,008	174,247	119,538	160,365	166,103
Murrayville Well 2	38	645,816	563,486	544,185	602,615	498,994	571,019
Total	**-**	**2,022,053**	**1,901,888**	**1,882,343**	**1,890,220**	**1,640,429**	**1,867,387**

Based on the total average amount of pumped water at each well and typical operating well pump flow of 20 L/s, the well pumps are estimated to operate on average from 6 to 22 hours per day.

Regulatory Requirements

Potable water systems such as the Township of Langley Water System are required to comply with the *Drinking Water Protection Act* and *Drinking Water Protection Regulation*. The Regulation stipulates potable water be free of total coliforms and *E. coli*. The Act requires that all potable water systems hold a valid Operating Permit at all times and a valid Construction Permit when making changes to a potable water. In the Act and Regulation, the Drinking Water Officer is given the authority to grant and enforce the regulations in water systems. The Drinking Water Officer is an agent of the Regional Health Authority, which for the Township is the Fraser Health Authority's Drinking Water Officer.

The Drinking Water Treatment Objectives (Microbiological) for Ground Water Supplies in British Columbia (November 2015) are a province-wide guideline adopted by all health authorities, requires groundwater sources at risk of containing pathogens, at a minimum be disinfected to meet requirements equivalent to surface water supplies. The requirements of these objectives are as follows and are formally known as the '4-3-2-1-0 Requirements':

- 4-log reduction or inactivation of viruses;
- 3-log inactivation or inactivation of *Giardia* and *Cryptosporidium*;
- at least 2 treatment processes;
- Less than or equal to 1 NTU turbidity in finished water at all times; and
- No detectable *E. coli*, fecal coliforms, and total coliforms in treated water.

The Drinking Water Treatment Objectives above are explicitly for surface water sources. For GARP source water like the ones at Brookswood and Murrayville, disinfection for bacteria and viruses are generally required as a minimum treatment process to meet the regulatory requirements.

Well Water Treatment

The treatment objectives should include treating the well water to meet with the quality requirements stated in the GCDWQ and the GARP water treatment guidelines. The existing chlorination will be used as part of the treatment. In addition, treatment is required for reducing the iron and manganese in the water.

The following three water treatment processes were considered for treating the water to reduce the iron and manganese.

Option 1: Oxidation and Filtration using Catalytic Media

Most iron and manganese removal treatment processes require oxidation as the first step of treatment to precipitate the iron and manganese dissolved in the water. Normally this is done by injecting the source water with chlorine or potassium permanganate. Once oxidized, the precipitates can be settled or filtered out.

Media filtration with GreenSandPlus™ media is an effective and proven means for reducing both precipitated iron and dissolved or precipitated manganese in raw water. In a GreenSandPlus™ media filter the media acts as a catalyst for the manganese oxidation process. As water passes through the filter bed, the oxidized iron and manganese are retained by the filter media and their concentration in the water reduces as water progresses downward through the filter. GreenSandPlus™ media will require periodic backwashing to remove accumulated precipitate.

GreenSandPlus™ media can remove both iron and manganese but removal efficiency of each parameter varies depending on the pH of the water as well as the concentrations of other constituents in the water. Pilot testing is usually completed to establish the removal efficiency of iron and manganese in a specific water. As a minimum, bench scale testing with the actual water should be completed prior to full-scale implementation.

Option 2: Oxidation and Media Filtration

This treatment process incorporates oxidation of iron and manganese in the water to convert the dissolved forms of the metals to a solid. Normally air, ozone and other oxidizing agents are used in the oxidation process. Following the oxidation process, water passes through sand media filters for filtering out the precipitate formed.

Sand media filters are either gravity or pressure type. The filters are backwashed periodically for removing the precipitated material on the surface of the filters.

Option 3: Sequestration

Sequestration is a form of treatment in which a sequestering agent (i.e., blended phosphates, sodium silicate, and sodium polyphosphate), is added to groundwater source. The sequestering agent forms a bond with iron and manganese ions and inhibit precipitation.

During the sequestration process, the dosing amounts of the sequestering agent need to be adjusted based on metal ion levels, water temperature and pH levels of the groundwater. This will require close monitoring of each well source and continuous changes to the dosing amounts by operator staff.

Discussion on Treatment Technologies

Table 6 lists the advantages and disadvantages of the treatment options for the existing groundwater source.

Table 6: Comparison of Technologies to Treat Existing Groundwater Source

Water Treatment Technology	Advantages	Disadvantages	O&M Requirements
Oxidation and Catalytic Media Filtration	• Can effectively remove both iron and manganese in combination with oxidation. • Relatively simple operation.	• Generation of backwash wastewater. • Process efficiency depends on many variables	• Periodic backwashing or replacement of catalytic media. • Oxidant chemical usage.
Oxidation and Media Filtration	• Relatively simple operation.	• Not as effective at filtering out manganese compared to catalytic media. • Generation of backwash wastewater.	• Periodic backwashing or replacement of adsorption media. • Oxidant chemical usage
Sequestration	• Potentially lower capital costs.	• Significantly increased O&M complexity and requirements. • Release of iron and manganese in the outer portions of the distribution systems. • Negative interaction with chlorine. • Complex chemistry prone to risk of localized water quality issues in the distribution system.	• Periodic water quality monitoring at wells and at outer edges of distribution. • Continuous adjustments to sequestration dosing rate. • Upkeep of metering pumps.

Recommended Water Treatment Process

Oxidation and catalytic media (GreenSandPlus™) filtration for the specific removal of iron and manganese is the preferred treatment option for the existing source based on the information summarized in Table 6.

The installation of sequestration equipment would have a lower capital cost than the other options but would require more O&M requirements. Concerns also arise when aged water in outer sections of the distribution release iron and manganese due to the breakdown of the sequestration agent.

The sequestration process can also be affected by iron and manganese that have been oxidized by chlorine prior to the sequestration process resulting in precipitates formation in the distribution system. This early oxidation process will require operators and Township staff to complete more flushing of water mains if precipitation forms before sequestration can occur.

The catalytic filtration process is similar to the oxidation and filtration using sand media filters. Both filtration processes will require some form of oxidation as pre-treatment prior to the filtration process and will require periodic backwash to remove accumulated iron and manganese precipitate. However, the catalytic media filtration has proven more effective in the removal of iron and manganese.

The chlorine injection followed by catalytic media (GreenSandPlus™) filtration to remove iron and manganese from the source water is recommended due to its relatively simple operation, lower chemical requirements, and more effective capture efficiency of iron and manganese compared to other available technologies.

Water Treatment Plant Facility

Based on the current situation at each site, location, and recommended treatment option, KWL proposes a total of three (3) separate prefabricated water treatment plants (WTP) be built to treat all groundwater sources at the Brookswood and Murrayville systems. The following sections provides an in-depth analysis of the recommended option.

Proposed Water Treatment Building

WTPs can be contained within custom prefabricated buildings, shipping containers, or standard concrete buildings. Standard concrete buildings would provide a more aesthetic look and provide an opportunity to customize the building layout to suit site and treatment conditions as well as any operator preferences. Where a prefabricated building would generally consist of a shipping container 2.4 m (8 ft) in width and 6.1 to 12.2 m (20 to 40 ft) in length or a steel frame building complying to CSA A660 and A277 standards.

The benefits of installing the prefabricated shipping container over a standard concrete plant include:

- lower capital cost for the project;
- less disruption to the site;
- shorter construction period;
- less generated waste during construction; and
- the ability to relocate the building should a new groundwater source become available in the future.

In addition to this, the prefabricated shipping container could be hidden by modified landscape or by installing the container in a Township maintained property near the reservoir.

The Township can also install a prefabricated building instead of a shipping container to gain additional space compared to shipping containers. The prefabricated building will have similar benefits like those of a shipping container as listed above.

Based on benefits noted above and discussion with Township, it is proposed the WTP be installed in a prefabricated building.

Dedicated Lines to WTPs

In order to reduce the need to have a WTP for each groundwater well, it is recommended to combine wells that are in close proximity and treat the water in a combined WTP. The dedicated watermains will need to bring the well water to the WTP prior to entering the distribution system.

There are two potential methods to combine wells to a single WTP. First, by closing existing valves on the pipe network to generate a dedicated line to the proposed WTP. Second, to construct a new dedicated line from the specific well to the proposed WTP location. Construction of new dedicated mains would be more expensive and would require road closures and rerouting of traffic routes. Anticipated costs of dedicated lines are provided at the end of this section. If costs to construct a dedicated main are considered too substantial by the Township, the Township could instead investigate drilling of a new well closer to the proposed WTP site.

Based on discussion with the Township, it was determined closing existing valves to produce dedicated lines would affect the distribution system.

For planning purposes, a newly constructed 150 mm diameter dedicated main from Murrayville Well#1 to the proposed WTP locations approximately 600 m away is anticipated to cost approximately $300,000.

A newly dedicated 200 mm main approximately 275 m long constructed along 32nd Avenue for Brookswood Wells #7 and #9 is anticipated to cost approximately $165,000. These items have been included as part of the Class D capital cost opinion.

The Township has also indicted a capital works project to replace the existing 300 mm pipe with a 450 mm pipe on 32nd Avenue between 205 Street and Brookswood Well#9 is scheduled to be installed in 2021. This could potentially provide an opportunity to reduce capital cost of the dedicated line should the capital works project and dedicated line be completed at the same time.

Infrastructure Requirements

Electrical

Proposed water treatments will require a minimum of 110 and 220-volt single phase power.

Based on site visits, 3-phase power is available near Brookswood and Murrayville Reservoirs, as well as the area near Brookswood Well#10. Building service electrical requirements and any additional services will need to be evaluated in a subsequent detail design phase.

Sanitary Systems

There are no existing sanitary mains near any of the proposed WTP locations that would be able to accept any wastewater from the proposed WTPs. Therefore, wastewater generated from backwashing of media filters, instrumentation, or any maintenance procedures will need to be captured and collected in tanks for disposal.

To reduce the overall trucking and associated disposal costs, the proposed WTPs would include a backwash collection tank with submersible pumps that recycle decanted water back to the front of the plant for treatment. A separate, sludge collection tank will also be used, to collected solids that have settled in the backwash collection tank. A sludge pump will be installed to transfer the solids to the sludge collection tank for storage and disposal.

It should be noted, the proposed WTP that treats both the Murrayville wells could include an approximate 600 m new watermain that connects to the sanitary line at Old Yale Road and 224th Street. This would eliminate the need for the backwash settling, recycle, and sludge collections tanks and reduce operational costs associated with disposal at the proposed WTP but would require additional cost for construction. This option should be further evaluated in preliminary design phase.

It is assumed a washroom will not be included at any of the proposed WTP so that domestic waste disposal is not required.

Chlorine Disinfection and Chlorine Contact

Chlorine disinfection will provide primary treatment for bacteria and viruses. It will also provide a lasting residual to the services for secondary disinfection. Furthermore, chlorine injection will provide oxidation to the iron and manganese to form precipitates and removal in filters as well as the necessary regeneration requirement to the filter media.

It is proposed chlorine injection locations remain in their existing locations (i.e., near well discharge) to meet the required chlorine contact time for treatment. Where chlorine contact time is expressed as the product of the free chlorine residual (in mg/L) and the contact time between the chlorine and water (in minutes).

All wells except for the Brookswood Well#10 will meet required chlorine contact time to meet 4-log inactivation of bacteria and viruses. To achieve adequate primary disinfection of viruses, the WTP at Brookswood Well#10 will need a clearwell tank with baffles or be tied into the 600 mm steel main located north of the property to provide

the necessary effective contact time to reach 4-log inactivation of viruses. Based on cost and available space at Brookswood Well#10, it is proposed connecting into the 600 mm is the preferred option of the two.

Detailed calculations will be required during the subsequent future detailed design process.

Potential Well Pump Upgrades and Domestic Booster Pumps

It is anticipated that existing well pumps will need to be evaluated to determine whether they have the capacity to pump water through the proposed WTP. Based on information provided by the Township, the existing age of pumps are near end of life or will require some form of well re-development in the near future.

Domestic booster pumps may also need to be installed to provide the required pressure boosting to pump water to the reservoir heights or to maintain pressures in the distribution system. Requirements will need to be reviewed during the design phase.

Allowances for well pump replacements and domestic pump installation have been included in the Class D cost opinions enclosed.

Summary of Proposed Water Treatment Plants

The following summarises the proposed plants to treat all water from the Brookswood and Murrayville wells:

1. WTP treating combined well water from Murrayville Wells #1 and #2. The prefabricated WTP would be in an area near the Murrayville Reservoir;
2. WTP treating combined well water from Brookswood Wells #7 and #9. The prefabricated WTP would be in an area near the Brookswook Well #9; and [2]
3. WTP treating well water from Brookswood Well #10. The prefabricated WTP would be located near the well.

Table 7: Summary Table of the Proposed WTP

Design Parameters	WTP – MV 1/2 Murrayville Wells #1 & #2	WTP – BW 7/9 Brookswood Wells #7 & #9	WTP – BW 10 Brookswood Well #10
Treatment Flow Rate	40 L/s	40 L/s	20 L/s
Proposed Building Footprint	55 m^2	55 m^2	40 m^2
Access to Sanitary Line	No	No	No
Backwash Settling Tank	15 m^3	15 m^3	15 m^3
Sludge Holding Tank	20 m^3	20 m^3	10 m^3

[2] Alternate location of this WTP to be confirmed during detail design.

Cost Options for Water Treatment System

Limitations

The projected capital costs presented in this report are based on Class D Capital Cost Opinions. These costs opinions are order-of-magnitude level costs prepared without detailed site information and should be used for planning purposes only. The costs may be subject to change upon receipt of significant new site or other information. A 60% allowance (40% contingency and 20% engineering) has been applied to the cost options to reflect their high-level nature.

Cost Opinion Summary

Class D capital cost opinions and Operation and Maintenance (O&M) cost opinions for each option have been developed.

Capital and O&M cost opinion tables for each option are attached to this table. A summary of the cost opinions is provided in Table 8.

Table 8: Summary of Cost Opinions

Item	WTP – MV Murrayville Wells #1 & #2	WTP – BW 79 Brookswood Wells #7 & #9	WTP – BW10 Brookswood Well #10
General	$115,500	$106,400	$66,100
Site Works	$444,600	$320,600	$126,000
Concrete	$54,000	$54,000	$37,800
Building	$134,400	$134,400	$98,400
Equipment	$792,100	$792,100	$497,200
Mechanical	$10,800	$10,800	$10,800
Electrical	$68,000	$63,000	$39,000
Subtotal	$1,619,400	$1,481,300	$875,300
Detail Design Engineering (10%)	$161,900	$148,100	$87,500
Construction Contract Administration (10%)	$161,900	$148,100	$87,500
Contingency (40%)	$647,800	$592,500	$350,100
Total	$2,591,000	$2,370,000	$1,400,400

1. This WTP includes a clearwell tank with baffles to provide the necessary effective contact time to reach 4-log inactivation of viruses.

Total cost for all three proposed WTP is $6,362,000. The total O&M cost for all three proposed WTP is $333,500 per year.

A break down of the Class D capital and O&M cost opinions are attached to this report.

Simple Payback Period

Information provided by the Township indicates the average water produced between 2015 to 2019 by Brookswood and Murrayville groundwater wells is approximately 1,867,000 m^3/year. With the GVRD selling water to the Township at a cost of \$0.7836/m^3 in 2020 and increasing to a projected cost of \$1.0953/m^3 in 2024.

Currently, all five groundwater wells are non-operational due to high levels of iron and manganese. This has resulted in GVRD to supply the water once provided by the five (5) groundwater wells. It is estimated, based on average volumes and water rates that the Township will need to pay up to \$1.4 Million/year to 2.0 Million/year should the groundwater wells remain non-operational and water consumption remains the same. [3]

Table 9 summaries the payback period of the project. This scenario assumes the following:

1. Proposed WTPs are operational mid-way through 2021;
2. Operation and maintenance costs of \$333,500 per year with a 2% per annum increase;
3. Increases to water rates every year; and
4. Water consumption volumes remain the same throughout the years.

Table 9: Simple Payback Table for all three proposed WTP

Year	GVRD Water Rate ($/m³)	Average Volume per Year (m³)	Savings per Year ($)	O&M Cost per Year ($)	Cumulative Savings ($)	Cumulative Cash Flow [1] ($)	Return on Investment Met
2020	0.7836	-	-	-	-	-6,362,000 [2]	-
2021	0.8315	933,694 [3]	776,000	167,000	609,000	-5,753,000	No
2022	0.9049	1,867,387	1,690,000	340,000	1,959,000	-4,403,000	No
2023	0.9949	1,867,387	1,858,000	347,000	3,470,000	-2,892,000	No
2024	1.0953	1,867,387	2,045,000	354,000	5,161,000	-1,201,000	No
2025	1.0953	1,867,387	2,045,000	361,000	6,845,000	483,000	Yes

1. This column subtracts yearly savings from the estimated capital cost of the proposed WTP.
2. Estimated capital cost of the three proposed WTP.
3. Accounts for half of the average annual water consumption.

If the proposed treatment plants were to be constructed mid-way through 2021 at a capital cost of \$6.4 million, the annual savings in 2021 will begin at \$0.8 and increase to \$2.0 Million/year by 2024, it would take five (5) years to payback the initial capital investment of all three proposed WTPs. [4] Table 10 provides a summary simple payback period for each proposed WTP.

Table 10: Simple Payback Table for each proposed WTP

Item	WTP – MV12 Wells #1 & #2	WTP – BW 79 Wells #7 & #9	WTP – BW10 Well #10
Capital cost	\$2,591,000	\$2,370,000	\$1,400,400
Average volume per year[1]	737,122 m^3	772,847 m^3	357,417 m^3
Average saving per year[2]	\$664,000	\$696,000	\$322,000
Average O&M cost per year[3]	\$125,000	\$125,000	\$65,000
Simply Payback Period	<5 years	<4 years	<5 years

1. Average volume demand based on data collected between 2015 to 2019
2. Average savings based on GVRD water rates and anticipated volumes between 2021 to 2025.
3. Average O&M between 2021 to 2025 with 2% annum increase.

[3] \$1.4 Million is the cost associated with water use during 2020.
[4] \$0.8 Million is the cost associated with savings for half of 2021.

Overall Discussion and Summary

Three proposed WTP are required to treat the five (5) groundwater wells to meet requirements of the GCDWQ. Two plants will operate at 40 L/s with one being located near the Brookswood Reservoirs, and the second proposed WTP located near the Murrayville Reservoir. The third proposed WTP will operate at 20 L/s and will be located near Brookswood Well#10.

In order to combine and reduce the number of required WTP and to prevent short circuiting of the raw water into the distribution system, dedicated water mains from the groundwater well sources to the proposed WTP will be required. This will require either the closing of existing valves on the distribution or construction of dedicated mains to the proposed WTP.

The treatment process at each of the three proposed WTP will consist of oxidation by chlorination and filtration by GreenSandPlus™ media. Oxidations by chlorine disinfection will promote precipitate formation of iron and manganese and provide primary and secondary disinfection of the water. Catalytic media filtration with GreenSandPlus™ will further react with the iron and manganese to promote further precipitate formation which will then be trapped in the filter media.

Periodic backwash of the GreenSandPlus™ filter media will be required to remove the accumulated iron and manganese in the filter. The backwash water will be sent to backwash collections tank where settling of solids will occur. To reduce the amount of liquid waste for disposal, a recycle pump will pump the supernatant liquid to the front of the WTP for treatment. Solids in the backwash collection tank will settle to the bottom, where a sludge pump will transfer the solids to a sludge collection tank for storage and disposal. It is anticipated, disposal of solid waste will occur approximately once to twice per month at each of the WTP but will significantly depend on the actual volume of water being treated.

The capital cost of the three proposed WTP is estimated to be $6.4 million. With O&M costs estimated to be $333,500 per year. It is anticipated, the Township will incur costs up to $1.4 to 2.0 million per year if they continue to purchase water from GVRD instead of using water from the five groundwater wells. Should the Township move ahead with the proposed WTP, it would take approximately five years to reach the payback period if all groundwater wells were to operate at their existing operating conditions. Should the Township increase water production at all the groundwater wells while maintaining the 20 L/s for treatment, the payback period could be further reduced.

Conclusions and Recommendations

Conclusions

Based on the scope of this feasibility study, several conclusions have been reached and are listed below:

1. The existing Brookswood and Murrayville groundwater have elevated iron and manganese water levels that do not meet the requirement for the Guideline for Canadian Drinking Water Quality;
2. Currently, the Great Vancouver Regional District is providing an additional volume of 1,867,000 m^3/year as a result of the groundwater wells being off;
3. It is estimated the Township could pay approximately $1.4 million in 2020 to make up the water demands originally provided by groundwater wells. Should the groundwater wells continue to be non-operational, the cost of water to the Township can range from 1.6 to 2.0 million per year from 2021 to 2024. Annual costs are expected to increase with increased water rates and water use;
4. The proposed water treatment process of oxidation with chlorine injection and catalytic media filtration (GreenSandPlus™) will provide adequate treatment and disinfection to the water coming out of the GARP wells;
5. The construction of a three proposed WTP is anticipated to cost $6.4 million with O&M maintenance costs expected to cost $333,500 per year. Should the Township move forward with the proposed three WTPs, it would take approximately 5 years to pay back the initial investment of the proposed WTP. The following tables breaks down capital and O&M costs and simply payback period for each WTP:

Table 11: Costs and Payback Period for Each WTP

Item	WTP – MV Murrayville Wells #1 & #2	WTP – BW 79 Brookswood Wells #7 & #9	WTP – BW10 Brookswood Well #10
Capital Cost	$2,591,000	$2,370,000	$1,400,400
O&M Cost per year	$133,300	$133,300	$66,900
Simply Payback Period	<5 years	<4 years	<5 years

6. The Township needs to review and implement recommendations outlined in Hazard Screening and Preliminary Assessment of Potential Groundwater at Risk of containing Pathogens (GARP), 14 Production Wells, prepared by Golder Associates Ltd., dated April 3, 2019.

Recommendations

Based on the conclusions of this study, a list of recommendations is provided below.

1. Proceed with pre-liminary design of the water treatment system for the wells in the Murrayville and Brookswood area;
2. Complete site surveys to identify potential locations for the three (3) proposed water treatment plants; and
3. Review with a hydrogeologist to investigate whether new groundwater wells can be installed near proposed WTP.

KERR WOOD LEIDAL ASSOCIATES LTD.

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Encl.: Table A-1: Summary – Class D Capital Cost Opinion
Table A-2: Class D O&M Cost Opinion

Statement of Limitations

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Revision History

Revision #	Date	Status	Revision Description	Author
A	May 20, 2020	Draft	For client review and comment	AL
0	June 26, 2020	Final	Issued as Final	AL
1	August 26, 2020	Final Rev 1	Issued as Final	AL
2	September 24, 2020	Final Rev 2	Issued as Final, adjustment to simple payback	AL

OQM CERTIFIED

Township of Langley
647.148

Water Quality Improvement Feasbility Study
Cost Opinion for Capital Works Project
August 26, 2020

Table A-1: Summary - Class D Capital Cost Opinion

Item	Description	Unit	Estimated Quantity	Material Cost	Total Price $	Comment
1	**General**					
1.01	Bonding and Insurance					
	Bonding and Insurance - Brookswood Well #10	%	2%	$2,025,000	$40,500	
	Bonding and Insurance - Brookswood Well #7 & #9	%	2%	$3,435,000	$68,700	
	Bonding and Insurance - Murrayville Well #1 & #2	%	2%	$3,760,000	$75,200	
	Bonding and Insurance Subtotal				**$184,400**	
1.02	Mobilization and Set up, Demobilization					
	Mobilization and Set up, Demobilization - Brookswood Well #10	%	3.5%	$462,857	$16,200	
	Mobilization and Set up, Demobilization - Brookswood Well #7 & #9	%	3.5%	$785,714	$27,500	
	Mobilization and Set up, Demobilization - Murrayville Well #1 & #2	%	3.5%	$860,000	$30,100	
	Mobilization and Set up, Demobilization Subtotal				**$73,800**	
1.03	Commissioning and Documentation					
	Commissioning and Documentation - Brookswood Well #10	LS	1	$9,400	$9,400	
	Commissioning and Documentation - Brookswood Well #7 & #9	LS	1	$10,200	$10,200	
	Commissioning and Documentation - Murrayville Well #1 & #2	LS	1	$10,200	$10,200	
	Commissioning and Documentation Subtotal				**$29,800**	
	General Subtotal				**$288,000**	
2	**Site Works**					
2.01	Excavation and Backfilling					
	Excavation and Backfilling - Brookswood Well #10	LS	1	$18,000	$18,000	
	Excavation and Backfilling - Brookswood Well #7 & #9	LS	1	$20,000	$20,000	
	Excavation and Backfilling - Murrayville Well #1 & #2	LS	1	$20,000	$20,000	
	Excavation and Backfilling Subtotal				**$58,000**	
2.02	Structural Excavation and Backfilling					
	Structural Excavation and Backfilling - Brookswood Well #10	LS	1	$73,000	$73,000	
	Structural Excavation and Backfilling - Brookswood Well #7 & #9	LS	1	$75,600	$75,600	
	Structural Excavation and Backfilling - Murrayville Well #1 & #2	LS	1	$75,600	$75,600	
	Structural Excavation and Backfilling Subtotal				**$224,200**	
2.03	Paved Areas					
	Paved Areas - Brookswood Well #10	LS	1	$10,400	$10,400	
	Paved Areas - Brookswood Well #7 & #9	LS	1	$13,000	$13,000	
	Paved Areas - Murrayville Well #1 & #2	LS	1	$13,000	$13,000	
	Paved Areas Subtotal				**$36,400**	
2.04	Buried Utilities					
	Buried Utilities - Brookswood Well #10	LS	1	$11,000	$11,000	
	Buried Utilities - Brookswood Well #7 & #9	LS	1	$26,000	$26,000	
	Buried Utilities - Murrayville Well #1 & #2	LS	1	$15,000	$15,000	
	Buried Utilities Subtotal				**$52,000**	
2.05	Modification to Fencing					
	Modification to Fencing - Brookswood Well #10	LS	1	$10,000	$10,000	
	Modification to Fencing - Brookswood Well #7 & #9	LS	1	$12,000	$12,000	
	Modification to Fencing - Murrayville Well #1 & #2	LS	1	$12,000	$12,000	
	Modification to Fencing Subtotal				**$34,000**	
2.06	Site Restoration					
	Site Restoration - Brookswood Well #10	LS	1	$3,600	$3,600	
	Site Restoration - Brookswood Well #7 & #9	LS	1	$4,000	$4,000	
	Site Restoration - Murrayville Well #1 & #2	LS	1	$4,000	$4,000	
	Site Restoration Subtotal				**$11,600**	
2.07	Dedicated Watermain					
	Dedicated Watermain - Brookswood Well #10	LS	1	$0	$0	
	Dedicated Watermain - Brookswood Well #7 & #9	LS	1	$170,000	$170,000	
	Dedicated Watermain - Murrayville Well #1 & #2	LS	1	$305,000	$305,000	
	Dedicated Watermain Subtotal				**$475,000**	
	Site Works Subtotal				**$891,200**	
3	**Concrete**					
3.01	Foundation Slab & Sidewalk					
	Foundation Slab & Sidewalk - Brookswood Well #10	LS	1	$37,800	$37,800	
	Foundation Slab & Sidewalk - Brookswood Well #7 & #9	LS	1	$54,000	$54,000	
	Foundation Slab & Sidewalk - Murrayville Well #1 & #2	LS	1	$54,000	$54,000	
	Foundation Slab & Sidewalk Subtotal				**$145,800**	
	Concrete Subtotal				**$145,800**	
4	**Building**					
4.01	Container Building					
	Container Building - Brookswood Well #10	LS	1	$51,100	$51,100	
	Container Building - Brookswood Well #7 & #9	LS	1	$79,600	$79,600	
	Container Building - Murrayville Well #1 & #2	LS	1	$79,600	$79,600	
	Container Building Subtotal				**$210,300**	
4.02	Finishes					
	Finishes - Brookswood Well #10	LS	1	$5,000	$5,000	
	Finishes - Brookswood Well #7 & #9	LS	1	$5,000	$5,000	
	Finishes - Murrayville Well #1 & #2	LS	1	$5,000	$5,000	
	Finishes Subtotal				**$15,000**	
4.03	Building Accessories					
	Building Accessories - Brookswood Well #10	LS	1	$3,500	$3,500	
	Building Accessories - Brookswood Well #7 & #9	LS	1	$5,000	$5,000	
	Building Accessories - Murrayville Well #1 & #2	LS	1	$5,000	$5,000	
	Building Accessories Subtotal				**$13,500**	
4.04	Backwash Tank					
	Backwash Tank - Brookswood Well #10	LS	1	$20,600	$20,600	
	Backwash Tank - Brookswood Well #7 & #9	LS	1	$20,600	$20,600	
	Backwash Tank - Murrayville Well #1 & #2	LS	1	$20,600	$20,600	
	Backwash Tank Subtotal				**$61,800**	
4.05	Sludge Holding Tank					
	Sludge Holding Tank - Brookswood Well #10	LS	1	$18,200	$18,200	
	Sludge Holding Tank - Brookswood Well #7 & #9	LS	1	$24,200	$24,200	
	Sludge Holding Tank - Murrayville Well #1 & #2	LS	1	$24,200	$24,200	
	Sludge Holding Tank Subtotal				**$66,600**	
	Building Subtotal				**$367,200**	

Township of Langley
647.148

Water Quality Improvement Feasbility Study
Cost Opinion for Capital Works Project
August 26, 2020

Table A-1: Summary - Class D Capital Cost Opinion

Item	Description	Unit	Estimated Quantity	Material Cost	Total Price $	Comment
5	**Equipment**					
5.01	Treatment Equipment					
	Treatment Equipment - Brookswood Well #10	LS	1	$421,800	$421,800	
	Treatment Equipment - Brookswood Well #7 & #9	LS	1	$676,900	$676,900	
	Treatment Equipment - Murrayville Well #1 & #2	LS	1	$676,900	$676,900	
	Treatment Equipment Subtotal				**$1,775,600**	
5.02	Onsite Supervision, Commissioning and Training					
	Onsite Supervision, Commissioning and Training - Brookswood Well #10	LS	1	$16,800	$16,800	
	Onsite Supervision, Commissioning and Training - Brookswood Well #7 & #9	LS	1	$18,000	$18,000	
	Onsite Supervision, Commissioning and Training - Murrayville Well #1 & #2	LS	1	$18,000	$18,000	
	Onsite Supervision, Commissioning and Training Subtotal				**$52,800**	
5.03	Well Pump Upgrade / Domestic Pump Allowance					
	Well Pump Upgrade / Domestic Pump Allowance - Brookswood Well #10	LS	1	$38,600	$38,600	
	Well Pump Upgrade / Domestic Pump Allowance - Brookswood Well #7 & #9	LS	1	$77,200	$77,200	
	Well Pump Upgrade / Domestic Pump Allowance - Murrayville Well #1 & #2	LS	1	$77,200	$77,200	
	Well Pump Upgrade / Domestic Pump Allowance Subtotal				**$193,000**	
5.04	Backwash Recycle Pump					
	Backwash Recycle Pump - Brookswood Well #10	LS	1	$10,000	$10,000	
	Backwash Recycle Pump - Brookswood Well #7 & #9	LS	1	$10,000	$10,000	
	Backwash Recycle Pump - Murrayville Well #1 & #2	LS	1	$10,000	$10,000	
	Backwash Recycle Pump Subtotal				**$30,000**	
5.05	Backwash Sludge Pump					
	Backwash Sludge Pump - Brookswood Well #10	LS	1	$10,000	$10,000	
	Backwash Sludge Pump - Brookswood Well #7 & #9	LS	1	$10,000	$10,000	
	Backwash Sludge Pump - Murrayville Well #1 & #2	LS	1	$10,000	$10,000	
	Backwash Sludge Pump Subtotal				**$30,000**	
	Equipment Subtotal				**$2,081,400**	
6	**Mechanical**					
6.01	Process Piping					
	Process Piping - Brookswood Well #10	LS	1	$5,000	$5,000	
	Process Piping - Brookswood Well #7 & #9	LS	1	$5,000	$5,000	
	Process Piping - Murrayville Well #1 & #2	LS	1	$5,000	$5,000	
	Process Piping Subtotal				**$15,000**	
6.02	Onsite Connection					
	Onsite Connection - Brookswood Well #10	LS	1	$4,600	$4,600	
	Onsite Connection - Brookswood Well #7 & #9	LS	1	$4,600	$4,600	
	Onsite Connection - Murrayville Well #1 & #2	LS	1	$4,600	$4,600	
	Onsite Connection Subtotal				**$13,800**	
6.03	Safety Equipment & Accessories					
	Safety Equipment & Accessories - Brookswood Well #10	LS	1	$1,200	$1,200	
	Safety Equipment & Accessories - Brookswood Well #7 & #9	LS	1	$1,200	$1,200	
	Safety Equipment & Accessories - Murrayville Well #1 & #2	LS	1	$1,200	$1,200	
	Safety Equipment & Accessories Subtotal				**$3,600**	
	Mechanical Subtotal				**$32,400**	
7	**Electrical**					
7.01	Control Panels					
	Control Panels - Brookswood Well #10	LS	1	$2,000	$2,000	
	Control Panels - Brookswood Well #7 & #9	LS	1	$2,000	$2,000	
	Control Panels - Murrayville Well #1 & #2	LS	1	$2,000	$2,000	
	Control Panels Subtotal				**$6,000**	
7.02	Electrical Connection & Distribution					
	Electrical Connection & Distribution - Brookswood Well #10	LS	1	$27,000	$27,000	
	Electrical Connection & Distribution - Brookswood Well #7 & #9	LS	1	$46,000	$46,000	
	Electrical Connection & Distribution - Murrayville Well #1 & #2	LS	1	$50,000	$50,000	
	Electrical Connection & Distribution Subtotal				**$123,000**	
7.03	Instrumentation					
	Instrumentation - Brookswood Well #10	LS	1	$2,000	$2,000	
	Instrumentation - Brookswood Well #7 & #9	LS	1	$2,000	$2,000	
	Instrumentation - Murrayville Well #1 & #2	LS	1	$2,000	$2,000	
	Instrumentation Subtotal				**$6,000**	
7.04	Building Services Electrical					
	Building Services Electrical - Brookswood Well #10	LS	1	$8,000	$8,000	
	Building Services Electrical - Brookswood Well #7 & #9	LS	1	$13,000	$13,000	
	Building Services Electrical - Murrayville Well #1 & #2	LS	1	$14,000	$14,000	
	Building Services Electrical Subtotal				**$35,000**	
	Electrical Subtotal				**$170,000**	
	Subtotal Items 1 to 7				**$3,976,000**	
	Detailed Design Engineering			10%	$397,600	
	Construction Contract Administration and Field Review			10%	$397,600	
	Contingency			40%	$1,590,400	
	Total (excl. GST)				**$6,361,600**	

This estimate has been based on the pre-design work completed to date and reflects the estimated budget required complete the project.

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Purpose:
Description of Work

Water Quality Improvement Feasibility Study
Cost Opinion for Capital Works Project
August 26, 2020

Table A-2: Class D O&M Cost Opinion

Item	Description	Unit	Estimated Quantity	Unit Rate $	Total Price $	Comment
1	**Basic Operating Costs**					
1.01	Electricity - Treatment Equipment	kWh	8,000	$0.10	$800	
1.02	Electricity - Backwash Recycle Pumps	kWh	10,000	$0.10	$1,000	
1.03	Electricity - Sludge Pumps	kWh	3,000	$0.10	$300	
1.04	Electricity -Ventilation	kWh	3,290	$0.10	$329	
1.05	Electricity - Heating	kWh	4,380	$0.10	$438	
1.06	Electricity - Lights and Other Equipment	kWh	4,380	$0.10	$438	
1.07	Electricity - Basic Charge	allow	3	$150	$450	
	Subtotal, Basic Operating Costs				**$3,800**	
2	**Labour**					
2.01	Routine Labour	person hours	2,080	$35	$72,800	Two operators, 20 hours/week to maintain all WTP.
2.02	Filter Media Replacement Labour	person hours	24	$35	$840	Two operators, 40 hours every 10 years/ WTP.
2.03	Spent Filter Backwash Sludge Disposal	person hours	72	$35	$2,520	One operator, 2 hours/month/WTP.
2.04	After-hours Response Labour	person hours	32	$53	$1,680	One operator, 8 hours every 3 months, paid out at time and a half
2.05	Additional labour allowance, annual checks and repairs	allow	3	$1,500	$4,500	
2.06	Allowance for Remote Technical Support Services	allow	1	$5,000	$5,000	
	Subtotal, Labour				**$87,300**	
3	**Monitoring**					
3.01	Water Quality Monitoring - Sample Collection					Metal samples collected 4 times/year/filter.
	Brookswood Well #10	allow	4	$200	$800	
	Brookswood Well #7 & #9	allow	4	$350	$1,400	
	Murrayville Well #1 & #2	allow	4	$350	$1,400	
3.02	Water Quality Monitoring - Sample Collection Labour					This labour cost is separated in case it is done by others, 2 hours/sample collection/WTP
	Brookswood Well #10	allow	8	$35	$280	
	Brookswood Well #7 & #9	allow	8	$35	$280	
	Murrayville Well #1 & #2	allow	8	$35	$280	
	Subtotal, Monitoring				**$4,400**	
4	**Consumables**					
4.01	Manganese Removal Media	ft^3	9.0	$200	$1,800	est. 3% annual loss and degradation, + shipping
4.02	Manganese Replacement after 10 years	ft^3	30.0	$200	$6,000	Assume Manganese will need to be replaced every 10 years. Cost of media, $200/$ft^3$.
4.03	Sodium Hypochlorite	usg	3,300	$5	$16,500	12% sodium hypochlorite, based on double increase for oxidation and regeneration of filters.
4.04	Miscellaneous Consumables	allow	1	$4,000	$4,000	Includes consumables for on-site water quality testing equipment.
	Subtotal, Consumables				**$28,300**	
5	**Waste Management**					
5.01	Spent Filter Backwash Sludge Disposal	haul	72	$1,500	$108,000	Hauling twice per month/WTP
5.02	Exhausted Manganese Media Disposal	haul	0.6	$1,500	$900	Hauling of material to occur every 5 years/WTP
	Subtotal, Waste Management				**$108,900**	
6	**Maintenance**					
6.01	Treatment Replacement	allow	1/25	$1,775,600	$71,024	Replace all treatment equipment every 25 yrs.
6.02	Recycle Pump Replacement	allow	1/10	$30,000	$3,000	Replace all pumps every 10 yrs.
6.03	Backwash Waste Tank Sludge Pump Replacement	each	1/10	$30,000	$3,000	Assume pump needs to be replaced every 10 yrs.
6.04	Maintenance of Treatment Equipment	%	1%	$1,775,600	$17,756	% of treatment & source capital cost, includes cost of filtration equipment.
6.05	Maintenance of Treatment Buildings	%	1%	$367,200	$3,672	% of building capital cost (Section 4)
6.06	Maintenance of Mechanical Works	%	2%	$32,400	$648	% of mechanical capital cost
6.07	Maintenance of Electrical Works	%	1%	$170,000	$1,700	% of electrical capital cost
	Subtotal, Maintenance				**$100,800**	
	Subtotal Annual Estimated O&M Costs				**$333,500**	

Notes:

1. Estimates prepared on basis of Class "A" capital cost estimate.

2. Estimate indicates the approximate magnitude cost of the O&M tasks, for planning purposes. The estimate is derived from unit costs for similar projects.

3. All subtotals and totals rounded to 2 decimals.

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Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 5, 2020 - REGULAR MEETING	**REPORT:**	20-129
FROM:	PARKS AND RECREATION DIVISION	**FILE:**	7900-01
SUBJECT:	RECREATION FACILITY UPDATE		

RECOMMENDATION(S):

That the Township of Langley's Additional Reopening Plan for Recreation Services and Facilities affected by COVID-19, included herein, be received by Council;

That as the next step in the Reopening Plan, Council approve the reopening of WC Blair Recreation Centre Swimming Pool, including a target opening date of early November of 2020, an approved additional expense of $174,000 in 2020, and a pre-approved budget increase of $873,000 for 2021;

That consideration of further steps in the Reopening Plan, including the reopening of Walnut Grove Community Centre Swimming Pools, be deferred and considered as part of the 2021 budget process;

That continued updates to the Township of Langley Reopening Plan be presented to Council as details are developed in consideration of recreation sector guidance, specific facility and program risk assessments; and all COVID-19 Safety plans are developed.

EXECUTIVE SUMMARY:

At the September 21, 2020 Council Meeting the motion was made and adopted to have staff bring an update on additional reopening of facilities to the October 5, 2020 Council meeting. Along with monitoring of sector guidelines, staff have continued planning for the strategic restoration of additional recreation programs and services. As previously recommended, the reopening of recreation services is a gradual process with progression from lower risk, lower potential for exposure, to higher risk, higher impact services. Each decision will take into account staff and public health effects, finances, and public expectations. All programs and services offered by TOL will be risk assessed and evaluated on health and safety criteria to mitigate risks to the public, staff, and the TOL.

As staff continue to prepare for the 2021 budget process it is important to consider the impact of TOL wide non-discretionary expense increases in core business areas of utilities, appropriate staffing and any regional increases mandated. In the presentation of the previous 2020 budget, the initial projections showed a starting increase of approximately $13.4 M or 7.94% TOL wide for 2021. With the already mounting pressure on the overall TOL budget for core services as shown last year, consideration needs to be given to the additional short term and long term financial impacts based on what level of services for community recreation is endorsed.

The restart of additional services will feature new control measures and workspace modifications that will be necessary to ensure current health guidelines are adhered to. These modifications have significant financial impacts which continue to need to be considered. With

expenses forecasted to outpace revenues, further approval of these additional expenditures are required before implementation. The financial considerations are summarized in the chart below.

Options for Reopening

Options	Description	Timeline	Pros	Cons	Financial Implications (to end of 2020)	Financial Implications (2021 Fiscal Year)	Tax Increase Implications (2021 Fiscal Year)
Previous Direction, current status	GPRC/ACUCC Open to Arena Rentals, and ACUCC open to rentals and public swim	Complete, as Approved by Council	•Low Safety Risk with restricted gathering locations •Low financial risk	•Limited facilities and capacity	**$211K additional expense**	**~$1.3M additional expense**	**~1.0% tax increase required**
Additional Reopening	Maintain Existing, and Open WCB Pool to rentals and public swim	Early November	•Meet therapeutic needs for seniors and rehab guests •Opens a 2nd Year round pool	•Additional pool, but still limited facilities and capacity	**$174K additional expense ($385k total expense)**	**~$870k additional expense (~$2.17M total expense)**	**~1.67% tax increase required**
Substantial Reopening	Maintain Existing, and Open WCB Pool and WGC Pool to rentals and public swim; Other Recreation Services at the 3 sites	WCB Pool Early November; WGC Pool January 2021	•Variety of location options for the community to find a recreation activity	•Higher safety risk from activity crossover / travel distance for public •Financially significant	**$90K additional prep expense for WGC ($475k total expense)**	**~$1.98M additional expense (~$4.15M total expense)**	**~3.19% tax increase required**
Full Services	All facilities open with full services and operating hours; capacity limits still in place	With Council and Budget Approval	•Significant recreation opportunities for the community and sport groups	•Significant expense with limited cost recovery from fees and charges •Higher safety risk from activity crossover for staff and public	**(~$1.6M total expense)**	**(~$9M+ total expense)**	**~7.0+% tax increase required**

using 1% = ~$1.3M

PURPOSE:

To provide Council with information on additional reopening of recreation services and facilities that have been closed in response to the COVID-19 pandemic.

BACKGROUND/HISTORY:

On May 6, the Province announced their four-phased *'BC's Restart Plan' and* shortly thereafter on May 19, 'BC's Restart Plan' was launched. On May 8, the Township carefully began implementing its Restart plan, and throughout May and June incrementally reopened parks, trails, community gardens, sport fields, playgrounds, spray parks, tennis courts, sports boxes, and several other park amenities. With 84 parks, 83 sports fields, 76 playgrounds, kilometres of walking trails, several picnic areas, and many other amenities to reopen, it took time to plan reopenings, implement safety protocols, and develop and post signage. TOL's reopening pace was also intentionally cautious as we chose to make the safety of all people paramount over the demands of some who felt they would be safe if we reopened everything quickly.

At the July 27, 2020 Council Meeting staff presented a phased plan to the reopening of Township of Langley recreation facilities and services. Various options were outlined in the report, and staff were directed by Council to open the arena's at both George Preston Recreation Centre (GPRC) and Aldergrove Credit Union Community Centre (ACUCC) as well as the ACUCC pools with modified hours as soon as was practically possible.

Staff successfully opened GPRC ice arena on August 14, and are currently in the process of starting curling operations. The ACUCC outdoor covered pools also successfully opened on August 19 with public swim and rentals, and opened its arena on September 8 to rental groups. The pools were at approximately 96% capacity during the remaining portion of the summer ACUCC was open. After September Labour Day the numbers for public swim have seen a slight reduction, however, the use has still been successful with about 90% capacity for public swims to date. Operations at ACUCC continue to evolve and saw the introduction of dedicated lap swim times in September. Though the guest numbers are lower for lap swim times, introduction of this has met a need voiced by the community that was not initially offered.

In the July 27, 2020 staff report to Council it was noted that staff would bring another report by the end of October for further consideration of additional reopening of facilities. At the September 21, 2020 Council Meeting the motion was made and adopted to have staff bring an update on additional reopening of facilities to the October 5, 2020 Council meeting. Along with monitoring of sector guidelines, staff have continued planning for the strategic restoration of additional recreation programs and services. As previously recommended, the reopening of recreation services is a gradual process with progression from lower risk, lower potential for exposure, to higher risk, higher impact services. Each decision will take into account staff and public health effects, finances, and public expectations. All programs and services offered by TOL will be risk assessed and evaluated on health and safety criteria to mitigate risks to the public, staff, and the Township of Langley.

The restart of additional services will feature new control measures and workspace modifications that will be necessary to ensure current health guidelines are adhered to. These modifications have significant financial impacts which continue to need to be considered. With expenses forecasted to outpace revenues, further approval of these additional expenditures are required before implementation.

As far back as the 1991 Parks and Recreation Master Plan, the Township's focus has been on providing the basic recreational and skill requirements, and on filling gaps in basic recreation service delivery in the community. So the basic provision of facilities such as parks, playgrounds, outdoor activity areas, playing fields, tracks, arenas, swimming pools, competition facilities and libraries have been at the core of the Township's delivery model. Certain other specific services such as meeting spaces, preschools and fitness centres have arisen based upon needs at the time in a specific neighbourhood or community. Recreation programs have

intended to focus upon filling in the gaps that other community service providers have not provided. As the community has grown, so too have the private and non-profit recreation options for residents. With TOL recreation services currently running at a reduction due to the pandemic issues of safety and cost, there is the opportunity to review TOL's recreation facilities and services, and to prioritize those for which the community need and demand is present.

DISCUSSION/ANALYSIS:

1. **Comparative Analysis: What are others doing?**

Staff have continued to monitor how other municipalities and private operators within the recreation sector have proceeded in reopening of their facilities. There are many nuances to what is happening in each municipality as each grapples with Public Health Orders, Provincial and National Sport Organization guidelines, recreation associations input, and ultimately what approach to safety, liability and financial accountability that each municipality deems appropriate. In working to keep each area in focus, the reopening is slightly more complex than at first glance because of the distinctions that are seen in each facility and municipality. Within the TOL, the continued approach has been a cautious one with staff and guest safety as a primary focus.

Within the aquatics community, much was learned from the openings of seasonal pools during the summer time, and it has also highlighted the diversity of approaches that have spilled over into the fall. Municipalities have opened some of their year round aquatic facilities, with varying and restricted services.

As an example of the varied approach being taken, at the time of writing this, Langley's neighbours in Surrey recently announced the opening of 1 of 5 of their indoor aquatic facilities by mid-October with the remaining pools reopening gradually into 2021. Abbotsford opened no outdoor pools in the summer, however did open 1 of their 2 indoor pools mid summer, with their other pool opening at this time still determined. The City of Vancouver announced reopening of 5 of their 9 pools beginning in September with a gradual reopening of the 5 over the balance of the 2020 and into 2021.

Within many of the aquatic facilities openings there has also been a range of services offered and with varying priorities. Abbotsford for instance has given priority to in house lessons over that of rentals. Vancouver has adopted a cost recovery model for rental groups where rental groups pay for the cost of lifeguard and additional cleaning staff. For some municipalities they are not doing rentals and are only offering public programming, aqua-fit and lessons. Capacity for what each municipality is allowing for lap swimming ranges greatly from 1-2 per lane, up to the Swim BC limits of 7-8 per lane, with the majority of municipalities adopting a cautious 2-4 per lane capacity.

What becomes obvious in reviewing the distinctions within each municipality is that there are a variety of reopening approaches being taken. Additionally there is a constant stream of updated information, with varying interpretations, from sector guideline changes to public health order modifications. Staff have continued to consult with the EOC and user groups to ensure compliance to the TOL standards, and work to modify where appropriate.

2. Reopening factors: What does Reopening Look Like?

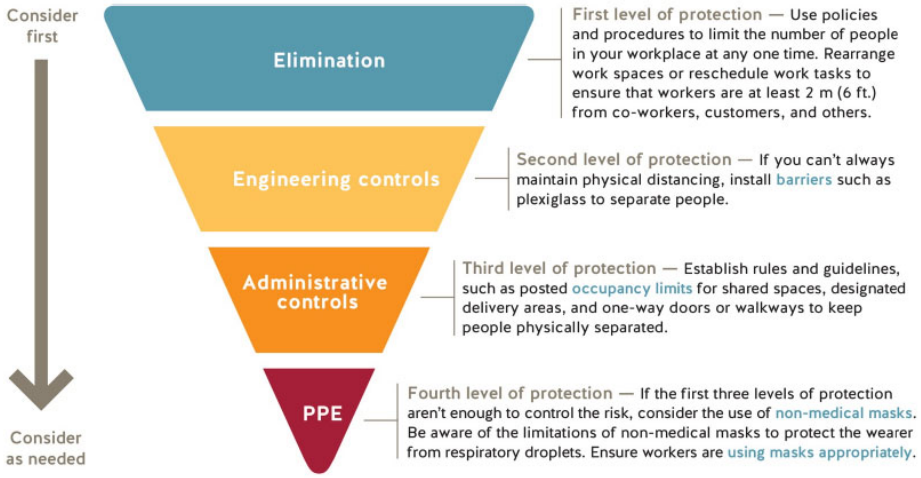
As previously presented, a range of factors continue to be considered in the decisions to reopen facilities and services:

- Ability to comply with Provincial Health Orders, WorkSafe BC guidelines and sector specific best practices
- Safety measures for public and staff are in place
- Risks can be sufficiently managed
- Sensible demand for the service or facility
- Appropriate staff resources are available with required training
- Timeline to implement safety measures, training and modifications required for reopening
- Financial implications in the context of approved budgets and Council direction

i. Health and Safety Measures

With the consideration to reopen additional recreation facilities the importance of staff and guest safety remains a priority. Each space is evaluated to ensure that a safe environment is provided.

As required by WorkSafe BC, each TOL facility and space will has a Risk Assessment completed and a reopening COVID Safety Plan is developed in collaboration with staff and management. The Facilities Department will evaluate communal staff spaces, public spaces, and grounds/parking areas.



Worksafe BC's Hierarchy of Controls model (source: https://www.worksafebc.com/en/resources/health-safety/checklist/covid-19-safety-plan?lang=en)

The Recreation Department's considerations for reopening recreation facilities have been prepared using the Worksafe BC Hierarchy of Control model and the *TOL COVID-19 Safety Plan* (see *Appendix B for the reference)* to reduce the risk of person-to-person transmission. Controls that fall into the top level of protection are first but a variety of controls will be used to address the risks throughout the facilities.

As space specific safety plans have been completed and approved, the Facilities Department will coordinate all required facility alterations. The Recreation Department will be responsible for its own staff training, communications, and internal procedures.

Enhanced Cleaning
Enhanced cleaning is being provided at the facilities by providing a Building Service Worker (BSW) to clean the high-touch points during working hours in addition to the nightly cleaning by the other BSW staff. The BSW is to complete the *Enhanced Cleaning Checklist* for each day of cleaning at the given facility. This is collected by the Facilities Department to ensure that a high standard of cleaning is maintained.

Occupancy Loads
In general, room and facility occupancy limits have been calculated based on the minimum requirement of 2 meters between people to reduce the risk of transmission of COVID-19. In washrooms, the occupancy limits consider number of stalls, sinks, and urinals that could be safely in use at any given time. Occupancy limits of one (1) do not apply to immediate family members or people who require an attendant. Facilities Maintenance have developed an Occupancy Limit Assessment that will be used for common space calculations.

For recreation facilities, the BC Recreation and Parks Association (BCRPA) have also established a sector best practice guideline of $5m^2$ as the allowable space for calculating active persons load capacities and $3m^2$ for non-active recreation spaces (multipurpose rooms). The "Gatherings and Events" Public Health Order that was released in August and recently updated has identified 50 as the limit for events, including "sporting and physical activity" events.

Additionally, viaSport released in late summer amended Return to Sport guidelines which includes a cohort model with a framework for sport groups to expand to limited competition. For each different type of sport, there are "classes" of sport based on the potential level of contact and numbers of players on the playing surface. Each sport has a prescribed cohort amount which also still need to adhere to the facility limits from the "Gatherings and Events PHO" and TOL approved guidelines.

3. Additional Reopening: What do we plan to do?

The additional openings for consideration are designed to build on the learnings from previous openings. In this stage there is a continuation of re-introduction of services to the community, utilizing indoor spaces, with either physical distancing, barriers or other control measures in place. All spaces continue to have limits to participants and spectators.

With the recommended additional opening, the process would remain that rental groups will need to provide a COVID-19 Safety Plan and associated documentations that will be approved by the TOL. Public programs, such as public swims, would continue to have smaller participant capacities to allow for distancing for active programs. Any programming will also maintain smaller participant ratios to allow for physical distancing. The cost increase to provide those services remains significant and the estimated additional expenses need Council approval. All services not additionally activated would be considered in subsequent future service and activity openings.

Based on inquiries from the public and rental groups there is demand for additional swim space in an indoor environment. In recent years WC Blair Recreation Centre (WCB) has had renovations to the exterior, pool areas, change rooms and front desk, and more recently in the spring of 2020 the sauna and hot tub also received upgrades. With the temperature of the water being slightly higher, the multi-use facility is enjoyed by a wide range of groups. Families

and seniors in particular enjoy the warmer temperature, single level entry, and the pool is used often for water walking and other rehabilitative purposes.

Based on the initial high demand for pools, it is proposed to open the pool areas at WCB with limited hours and capacities for public swim, lap swim and rental groups effective in early November 2020. Capacities for the pool would be initially limited to 30 and prepaid registration would continue.

Based on lower ratios and limited capacities as well as the increased cleaning and supply costs, the net expense to provide the limited services remains significant. It is estimated that the cost to open the WCB pool starting in early November, would cost approximately $174,000 to the end of 2020 which when added to the existing expenses would mean an additional $385,000 of funding needed to the end of 2020. Extrapolated forward through all of 2021, the cost to operate under the same parameters for the ACUCC pool, WCB pool and the arenas is approximately $2.2 M of additional funding.

With the smaller footprint and simplified layout to supervise guests, it is estimated the costs to operate WCB pool under COVID restrictions is approximately 25% lower than WGC pool.

For any restart of services, the timelines would need to allow for approximately 3 weeks for the notice, reactivation, and training of staff in new protocols. The appropriate recall of staff will be done strategically, both to ensure adequate coverage, and adherence to the approved financial model.

4. Staff Considerations

Currently, to operate ACUCC pools and arena 8 regular full time (RFT) and part time (RPT) staff have been recalled. Beyond their regular duties some are also assisting with hosting duties for entry of both arena and pool users into the facility. Based on what is approved in the additional reopening, an appropriate further complement of staff would be recalled to meet operational needs.

Interdivisional Implications:

The maintenance and cleaning of recreation facilities is administered by the Facilities Maintenance staff within the Engineering Division. Both divisions work closely to coordinate hours of operation, and operating procedures, to ensure smooth operations. Under COVID-19 reopening protocols, this good communication and collaboration would continue in order to ensure all safety measures are being implemented and met.

Financial Implications:

Reopening of recreation facilities and services during the pandemic has financial repercussions. As previously mentioned, Recreation’s approach to reopening is in line with the broader TOL approach that a series of short term and provisional plans to moderate any budgeted shortfalls will be more beneficial to the long term fiscal health of TOL than proceeding with spending in an unbudgeted deficit position in 2020 that would take a lengthy time to recover from. Additionally, given that the COVID-19 pandemic will likely impact the Townships budgets in 2021, fiscal responsibility in 2020 is particularly important to a strong and sustainable recovery of TOL Recreation in future years.

Under normal operations, many of the recreation programs and services offered at TOL facilities are a net operating expense to the TOL with a portion of costs recovered through fees and charges. The closure of facilities and disruption of many programs and services resulted in a considerable reduction in revenues that is an estimated $7.9M to the end of 2020. Many staff

associated with the direct delivery of these services have been laid off in conjunction with the closing of facilities and programs which when combined with other reduced expenses allows for cost savings that offset the revenue reduction.

Continued contemplation of important financial factors must be considered in reopening facilities and services:

- ***Lower Revenues:***
  Revenue estimates continue to project below normal levels because of factors such as: facility load limits due to physical distancing, limiting class sizes, and limited operating hours.

- ***Additional Costs:***
  In renewing services, modifications will be necessary to ensure the safety of guests and staff. These modifications mean additional costs both one-time and ongoing. Items for consideration include: additional cleaning staff time, increased cleaning supplies, new and additional personal protective equipment and first aid supplies, and installation of barriers.

- ***Staff Recall:***
  The reopening of facilities and resumption of services will require recalling staff and incurring the committed cost of doing so, including providing enhanced training in COVID-19 workplace safety.

If facilities were to remain as they are currently operating with ACUCC and GPRC open to the end of the year, the estimated net budget variance to the end of 2020 is $211,000 additional expense. As previously stated, it is estimated that reopening of WCB in early November, 2020 would cost approximately an additional $174,000 to the end of 2020 and the estimated cost to operate all the reopened facilities would be an additional $2.2M through 2021.

As staff continue to prepare for the 2021 budgeting process it is important to consider the impact of TOL wide non-discretionary expense increases in core business areas of utilities, appropriate staffing and any regional increases mandated. In the presentation of the previous 2020 budget, the initial projections showed a starting increase of approximately $13.4 M or 7.94% TOL wide. With the already mounting pressure on the overall TOL budget for core services as shown last year, consideration needs to be given to short term and long term impacts based on what level of services for community recreation is endorsed.

Optional Recommendations/Alternatives:

As with the ever changing information on the pandemic, various alternatives for reopening continue to be present. As described in the body of the document the recommendation for additional reopening are presented to Council for consideration, and other alternatives are also considered below.

- ***Maintain Existing:***

The COVID-19 pandemic remained unpredictable, and British Columbia has seen an increase in cases through September. With that in mind, this alternative would mean keeping recreation facilities and services at their current levels to the end of 2020. The obvious drawback is options for health and wellness for TOL community members would be limited to ACUCC pools, and GPC and ACUCC arenas, as well as TOL parks, playgrounds. Though no fitness areas are open, the private sector does provide numerous options for fitness centres and studios for Township residents. Fiscally, the benefit to only maintain existing open facilities to the end of 2020 relates to these short term measures furthering the sustainable long term recovery of services. The cost presented to Council in July 27 Council meeting remains at approximately $211,000 to the end of 2020.

- ***Additional Reopening***

As proposed in the body of the report, this option includes opening of the WCB pool area based on demand from a variety of users. As noted the estimated additional cost if approved would be $174,000 to the end of 2020 and when combined with the existing openings for a total of $385,000.

- ***Substantial Reopening:***

An alternate strategy, should Council wish to take a more substantial approach to additional openings would be to expand the number of open facilities and/or type of services. This could mean offering more facilities such as Walnut Grove Community Centre, or expanding additional services such as recreation, fitness in a phased manner. All would maintain limited capacities and safety precautions that were consistent with the existing safety plans.

For example, this strategy could mean staggered openings starting in November as indicated below:

- Open WCB Pools for public swims and rental groups in early November (~$174K expense in 2020, and $873K in 2021)
- Open WGC Pools for public swims and rental groups in January (~$1.1M expense in 2021)
- Staggered opening of other recreation services at 3 sites (i.e. ACUCC, WCB, WGC) starting late 2020 into early 2021 (~$75K in 2020, and $745K Expense in 2021)

One of the benefits to this approach is that community wide more facilities would be open and services could be clustered at each of the sites. Another benefit of the staggered approach would be that staff recall and training could be gradual. Future openings would continue to consider clustering of activities to make optimal use of staff resources.

An obvious drawback of this strategy is the overall additional expense to the end of 2020 and significant increase to expenses through 2021. The net expense for this series of openings in the example combined with the existing would be approximately $475,000 to the end of 2020 and totals would mean an additional expense of $4.15M for all in 2021 with the more substantial openings.

- ***Full Services Opening Strategy:***

As mentioned previously, should the desire be to reopen all facilities immediately, under full operating hours, various operational details would need to be strategized. Doing so would see a significantly increased staffing complement and longer lead time to implement. Due to required limiting capacity limits and reduced programming ratios, along with increased staff

cleaning and supply costs, the estimated net additional expense is approximately $1.8M to the end of 2020, and $9M+ through 2021.

Conclusion

As the pandemic carries on into the next stages, staff continue to consider the longer term impacts and potential creative operational models for Recreation services within the Township of Langley. What has been done in the past will need to be reconsidered and the business model reworked to ensure the sustainability of long term services to the Township of Langley.

The execution of the reopening plan continues to be done in a methodic manner that ensures the health and safety of the public and staff and also is agile to respond to any changes in orders and directives from Provincial Health in order to manage and reduce the spread of COVID-19. The reopening plan remains as an evolving document, subject to further revision as new information and best practices are discovered. Further reopening analysis will continue to be gathered and revisited as the budget for 2021 fiscal year is prepared. A consultant has also been engaged to assist in preparation of a report for presentation to Council in the coming months that will give analysis of the current recreation business model and to provide feedback and recommendations on an overall updated model moving forward.

Respectfully submitted,

Rob Stare
DEPUTY DIRECTOR
for
PARKS AND RECREATION DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
Finance Division	S.Ruff
Engineering Division	R. Seifi
Human Resources Division	S. Harvey-Renner

APPENDIX A Guideline Resources

Province of BC

- BC's Restart Plan
  - https://www2.gov.bc.ca/gov/content/safety/emergency-preparedness-response-recovery/covid-19-provincial-support/bc-restart-plan

- BC COVID-19 Go Forward Strategy
  - https://www2.gov.bc.ca/assets/gov/health/about-bc-s-health-care-system/office-of-the-provincial-health-officer/covid-19/bc_covid-19_go-forward_management_strategy_web.pdf

Provincial Health Officer Orders

- PHO Order COVID-19 Safety Plan
  - https://www2.gov.bc.ca/assets/gov/health/about-bc-s-health-care-system/office-of-the-provincial-health-officer/covid-19/class_order_employers_covid-19_safety_plans_covid-19_may_14_final.pdf

- PHO Order Gatherings and Events
  - https://www2.gov.bc.ca/assets/gov/health/about-bc-s-health-care-system/office-of-the-provincial-health-officer/covid-19/covid-19-pho-order-gatherings-events.pdf?bcgovtm=20200506_GCPE_AM_COVID_9_NOTIFICATION_BCGOV_BCGOV_EN_BC__NOTIFICATION

WorkSafe BC

- COVID-19 Safety Plan
  - https://www.worksafebc.com/en/resources/health-safety/checklist/covid-19-safety-plan
- COVID-19 and returning to safe operation - Phases 2 & 3
  - https://www.worksafebc.com/en/about-us/covid-19-updates/covid-19-returning-safe-operation
- Sports and Recreation: Protocols for returning to Operation
  - https://www.worksafebc.com/en/about-us/covid-19-updates/covid-19-returning-safe-operation/sports-recreation

Industry Guidelines

- BCRPA- The Recreation & Parks Sector Guideline for Restarting Operations
  - https://www.bcrpa.bc.ca/media/242766/bcrpa-restarting-guidelines-final.pdf
  - https://www.bcrpa.bc.ca/media/245825/fha-coronavirus-pools-june-3-2020.pdf
- Key Principles for Swimming Pools
  - https://www.bcrpa.bc.ca/media/246689/key-principles-for-swimming-pools.pdf
- RFABC COVID-19 Considerations for Restarting Swimming Pool Operations
  - https://www.bcrpa.bc.ca/media/247654/bcrpa-rfabc-considerations-restarting-pool-operations.pdf
- BC Lifesaving Society Reopening Pools and Waterfronts
  - https://www.lifesaving.bc.ca/Areas/Admin/Content/images/DashboardFilePdfUpload/DashboardFilePdf/Dashboard_4638627_Guidelines_for_Reopening_BC's_Pools_and_Waterfronts_-_May_19,_2020.pdf
- viaSport Return To Sport- Guidelines for BC
  - https://www.viasport.ca/sites/default/files/Phase_3_Return_to_Sport_Guidelines_web_09-25-2020.pdf
- BC Hockey League- Return To Hockey
  - https://www.bchockey.net/Files/Return%20to%20Hockey%20Website%20one-page%20Document.pdf
- Hockey Canada- Return to Hockey
  - https://hockeycanada.ca/en-ca/exclusive/return-to-hockey/plans
- Skate Canada- Return to Skating
  - https://skatecanada.ca/wp-content/uploads/2020/05/Return-to-Skating-Guidelines.pdf
- Curl BC- Return to Curling: A Guideline for BC Curling Centres
  - https://www.curlbc.ca/wp-content/uploads/2020/07/Return-to-Curling-Guide.pdf

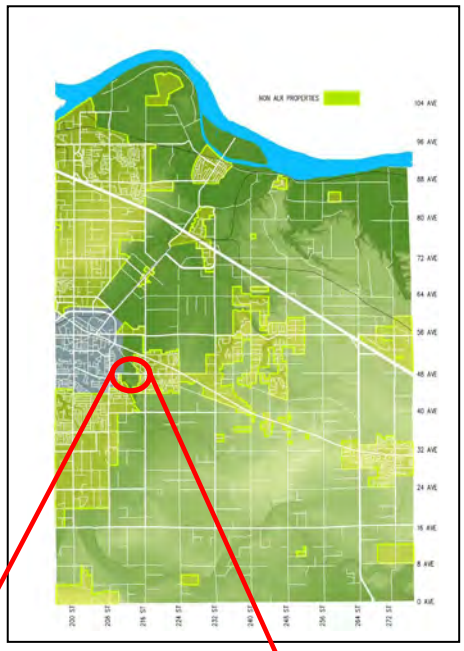
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 5, 2020 - REGULAR MEETING	**REPORT:**	20-127
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-31-0160
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100173 AND HERITAGE ALTERATION PERMIT APPLICATION NO. 101031 (GRAYROSE / 21600 BLOCK 48 AVENUE)		

PROPOSAL:

Application to amend the Murrayville Community Plan from "Single Family Two" to "Limited Commercial"; to rezone 0.2 ha (0.5 ac) of vacant land located in the 21600 Block of 48 Avenue from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-153; and to issue a Heritage Alteration Permit to provide for the development of two 2-storey, limited commercial / mixed use buildings.





RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5640 and 5641, subject to completion of ten (10) development prerequisites and authorize issuance of Heritage Alteration Permit No. 101031, subject to five (5) conditions, noting five (5) additional conditions to be addressed at time of building permit, and authorize staff to schedule the required Public Hearing.

RATIONALE:

The proposed Murrayville Community Plan Amendment, Rezoning, and Heritage Alteration Permit applications are consistent with the overall goals and objectives of the Murrayville Community Plan, and comply with the Murrayville Heritage Conservation Area policies and requirements as outlined in the Murrayville Community Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Grayrose) Bylaw 2020 No. 5640 to change the designation of 0.2 ha (0.5 ac) of land located in the 21600 Block of 48 Avenue from "Single Family Two" to "Limited Commercial"; and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Grayrose) Bylaw 2020 No. 5641 to rezone the subject lands, from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-153 to provide for the development of two limited commercial / mixed use buildings, subject to the following prerequisites being satisfied to the acceptance of the General Manager Engineering and Community Development prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, including onsite detention, in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan and the Subdivision and Development Servicing Bylaw;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of final off-site servicing landscape design drawings including street trees, sidewalk materials and layout, fencing, signage, landscaping details and security;
5. Provision of a final tree management plan incorporating tree retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Registration of restrictive covenants:
    a. Prohibiting vehicular access to and from the site to 48 Avenue;
    b. Prohibiting reliance on off-site parking; and,
    c. Restricting access to the site to right in right out only from 216 Street;
7. Registration of an easement granting access to 21628 – 48 Avenue from 216 Street via the drive aisle and associated discharge of easements BL280567 and BL280569 from 4742 – 216 Street and 21617 – 47A Avenue;
8. Satisfaction of the conditions within and discharge of restrictive covenants BK99488 and BK99491;
9. Compliance with the Community Amenity Contributions Policy; and,
10. Payment of applicable supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Grayrose) Bylaw 2020 No. 5640 consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council authorize issuance of Heritage Alteration Permit No. 101031 at the time of final reading of Bylaws No. 5640 and 5641, subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy requirements;
c. All signage being in compliance with the Murrayville Heritage Conservation Area Guidelines (Bylaw 2661), Schedule "A", and the Township's Sign Bylaw;
d. Rooftop and ground level mechanical and service equipment to be screened from view by compatible architectural and landscape treatments;
e. All refuse areas to be located within a building in substantial compliance with Schedule "A";

Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Payment of supplemental Heritage Alteration Permit application, Murrayville Pedestrian Overpass and Building Permit Administration Fees; and Development Cost Charges
b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
d. Submission of a site specific on-site servicing and stormwater management plan, including onsite detention, in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
e. Registration of a restrictive covenant requiring onsite detention; and further

That Council authorize staff to schedule the required public hearing for the Community Plan Amendment Bylaw No. 5640 and Rezoning Bylaw No. 5641 in conjunction with the hearing proposed for Heritage Alteration Permit No. 101031.

EXECUTIVE SUMMARY:

Grayrose (Murrayville) Developments Ltd. proposes to develop two 2-storey, limited commercial / mixed use buildings fronting 48 Avenue on 0.2 ha (0.5 ac) of vacant land at the southeast corner of the five corners intersection in the Murrayville Heritage Conservation Area.

Building A, the most northerly building adjacent to 216 Street contains 163 m^2 (1,757 ft^2) of commercial space on the ground floor with one residential unit above. Building B, located to the east of Building A contains 75 m^2 (805 ft^2) of commercial space on the ground floor with a live/work unit occupying the remainder of the ground floor plus the top floor.

On March 20, 1989, Council passed a resolution providing the opportunity for consideration of an amendment to the Murrayville Community Plan for limited commercial uses in a special review area at the intersection of 216 Street, 48 Avenue and Old Yale Road. In keeping with this resolution, the application includes a request to amend the Murrayville Community Plan land use designation for the site from "Single Family Two" to "Limited Commercial".

The applicant proposes to rezone the lands from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-153.

A Heritage Alteration Permit for the site is being processed in conjunction with this application to provide Council the opportunity to review the form, character and siting of the proposed development located in the Murrayville Heritage Conservation Area.

The current proposal is in consideration of feedback received by the applicant following a Public Information Meeting (PIM) held last year. The initial proposal was for one (1) two-storey building with commercial on the ground floor and a residential unit above, plus a townhouse building containing four (4) 3-storey units. In response to comments received at the April 2, 2019 PIM, the applicant has revised the proposal to the current configuration, reducing the total floor space by approximately 50%.

While the requirements for the holding of PIMs have been temporarily suspended, as authorized by Council based on the current health considerations in light of the COVID 19 pandemic, the applicant provided for another round of public input opportunity, by hosting a meeting to share the proposed revisions with the community on September 10, 2020 from 5:00 to 7:00 pm at the Sharon United Church. According to the applicant's summary, 37 comments were received, provided as Attachment E to this report.

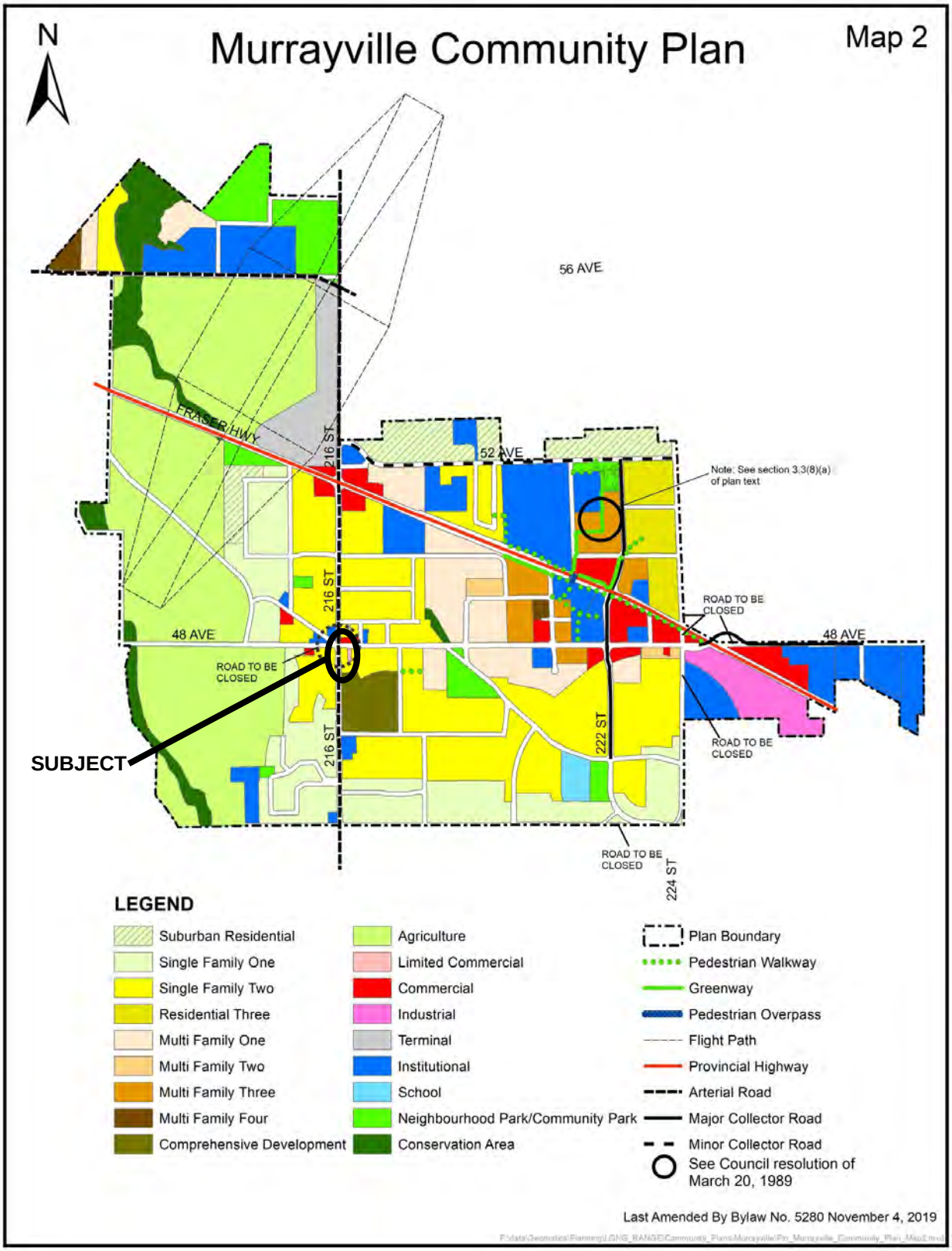
The Murrayville Heritage Review Panel has also reviewed the revised proposal and confirmed its support, generally being pleased with the proposed changes to the original application. At its meeting on September 2, 2020, the Heritage Advisory Committee supported the recommendations of the Murrayville Heritage Review Panel for the Project.

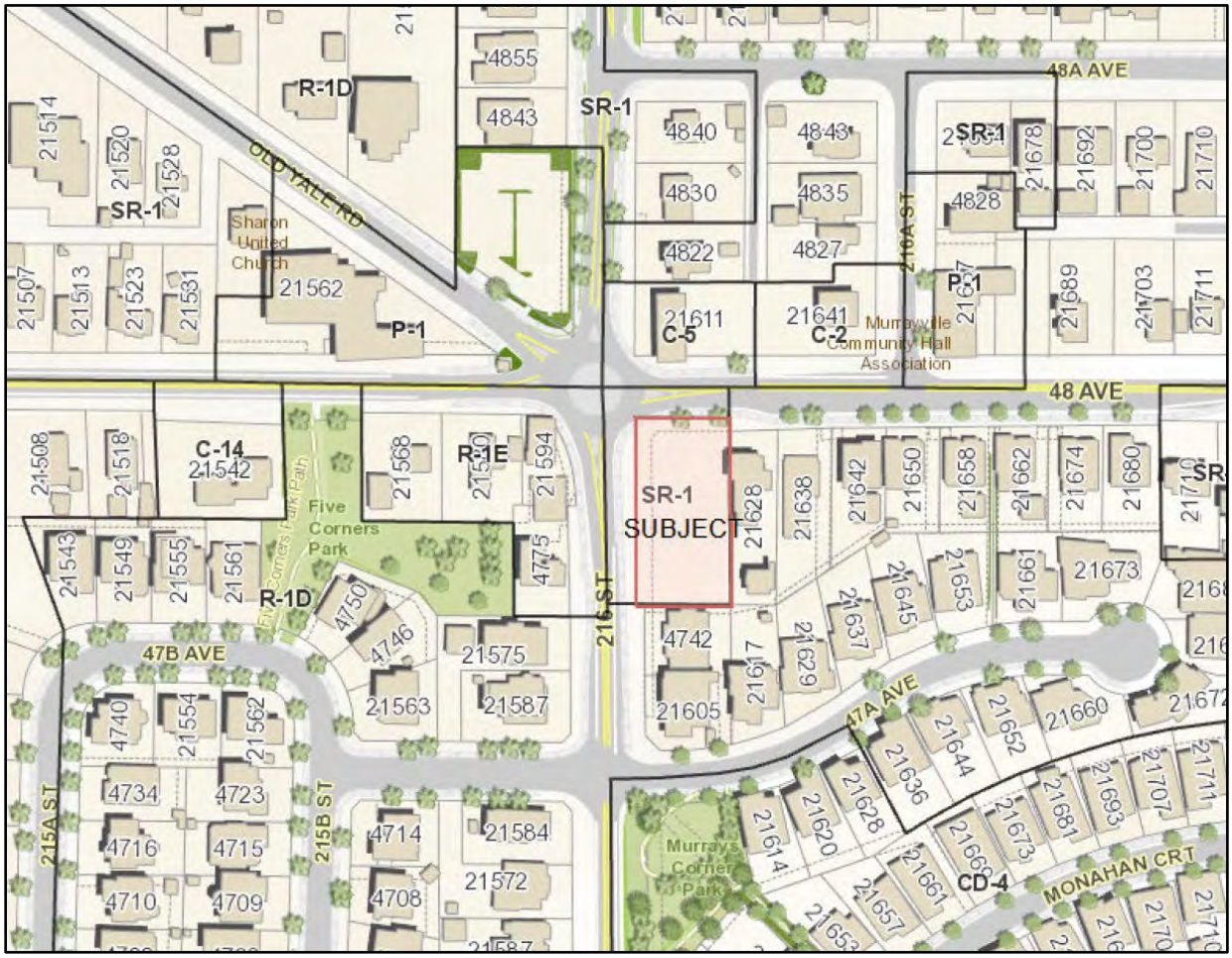
Staff is supportive of the proposed Murrayville Community Plan amendment as it meets the 1989 criteria by providing ultimate road widening on 216 Street and 48 Avenue, the site is adequate to support the intended use as demonstrated by conformance with the Zoning Bylaw and Subdivision and Development Servicing Bylaw, and the form and character of the development is in keeping with the Murrayville Heritage Conservation Area guidelines.

Based on the above, staff recommend that the Murrayville Community Plan amendment, rezoning and Heritage Alteration Permit applications be considered subject to the development prerequisites listed in this report being satisfied prior to Council's consideration of final reading.

PURPOSE:

This report is to advise and make recommendations with respect to Murrayville Community Plan Amendment Bylaw 2020 No. 5640, Rezoning Bylaw 2020 No. 5641 and Heritage Alteration Permit No. 101031.


N
Murrayville Community Plan
Map 2
56 AVE
FRASER HWY
216 ST
52 AVE
Note: See section 3.3(8)(a) of plan text
216 ST
48 AVE
ROAD TO BE CLOSED
48 AVE
ROAD TO BE CLOSED
SUBJECT
216 ST
222 ST
ROAD TO BE CLOSED
ROAD TO BE CLOSED
224 ST
LEGEND
Suburban Residential
Single Family One
Single Family Two
Residential Three
Multi Family One
Multi Family Two
Multi Family Three
Multi Family Four
Comprehensive Development
Agriculture
Limited Commercial
Commercial
Industrial
Terminal
Institutional
School
Neighbourhood Park/Community Park
Conservation Area
Plan Boundary
Pedestrian Walkway
Greenway
Pedestrian Overpass
Flight Path
Provincial Highway
Arterial Road
Major Collector Road
Minor Collector Road
See Council resolution of March 20, 1989
Last Amended By Bylaw No. 5280 November 4, 2019



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



RENDERING – SUBMITTED BY APPLICANT





216 STREET AND 48 AVENUE STREETSCAPE – SUBMITTED BY APPLICANT

ADDITIONAL INFORMATION:

REFERENCE:

Owner:	Grayrose (Murrayville) Developments Ltd. 202-15388 – 24 Avenue Surrey, BC V4A 2J2
Agent:	Sitelines Architecture Inc. 200 – 23160 – 96 Avenue Fort Langley, BC V1M 2R6
Legal Description:	Lot 1 Section 31 Township 10 New Westminster District Plan LMP27831
Location:	21600 Block – 48 Avenue
Area:	0.2 ha (0.5 ac)
Murrayville Community Plan: (existing)	Single Family Two
Murrayville Community Plan: (proposed)	Limited Commercial
Existing Zoning:	Suburban Residential Zone SR-1
Proposed Zoning:	Comprehensive Development Zone CD -153

BACKGROUND/HISTORY:

The subject property is located at the southeast corner of 216 Street, Old Yale Road and 48 Avenue at the five corners intersection in Murrayville. The site has been vacant since its creation as a stand-alone lot as part of a single family residential infill development that was built to the south and west of the subject site in the 1990's. Prior to that, and through the historic development of Murrayville, with the exception of a two year period in the late 1920's when the Murrayville Cash Grocery temporarily existed on the corner of what was a larger lot that encompassed the historic Traveller's Hotel, the corner itself has remained vacant. Protected heritage buildings are located to the east, north and west of the subject site. The parking lot at the northwest corner of Old Yale Road and 216 Street and the subject site are the remaining undeveloped parcels in the area.

On March 20, 1989, Council passed a resolution providing the opportunity for consideration of an amendment to the Murrayville Community Plan for limited commercial uses in a special review area at the intersection of 216 Street, 48 Avenue and Old Yale Road (Attachment B).

Council established the Murrayville Heritage Conservation Area in 2010 to accommodate infill development that is both consistent with existing heritage buildings and enhances the heritage character of the area. The Murrayville Community Plan notes that over time "the area has experienced new infill projects on vacant or redeveloped lots that reflects a more contemporary aesthetic in their form, scale, design and materials. These new additions have value in themselves and form part of the evolving story of Murrayville and how it has responded to economic and social change over time. This concentration of heritage buildings is a significant community resource, and an important reminder of an earlier way of life in Langley.

Today, this heritage precinct is still centered on the Murray's Corners intersection, which remains the heart of the Murrayville community."

DISCUSSION/ANALYSIS:

The Murrayville Community Plan designates the site "Single Family Two" and includes the site in the Murrayville Heritage Conservation Area. Council's 1989 resolution (Attachment B) provides consideration for limited commercial development in this area. In keeping with these objectives of the Murrayville Community Plan, Grayrose (Murrayville) Developments Ltd. is proposing to amend the Murrayville Community Plan and rezone the site to allow for two limited commercial / mixed use buildings. A Heritage Alteration Permit is also included in the project.

The development proposes a total gross floor area of 582 m^2 (6,262 ft^2). Building A is proposed to contain 163 m^2 (1,757 ft^2) of ground floor commercial space with a single two bedroom residential unit above. The ground floor commercial space could be divided into two units or maintained as one. Building B is proposed to contain 75 m^2 (805 ft^2) of commercial space fronting the courtyard on the north side of the building. The remainder of the building is designed as a live/work unit including 39 m^2 (416 ft^2) of ground floor commercial space with a two bedroom living space on the second storey.

The subject site is surrounded by designated heritage properties and a variety of commercial and residential land uses as follows:

North:	48 Avenue, beyond which is Porter's General Store (currently operated as Porters Bistro). Porter's General Store is a scheduled heritage property. The building is protected and its uses managed in accordance with Heritage Revitalization Agreement Bylaw No. 4705. The site is zoned Neighbourhood Commercial Zone C-5 and designated for Commercial uses in the Murrayville Community.
East:	The Traveller's/Murrayville Hotel is a scheduled heritage property currently operated as the Princess and the Pea B&B. The building is protected and its uses managed in accordance with Heritage Revitalization Agreement Bylaw No. 3780. The site is zoned Residential Zone R-1D and designated for Limited Commercial Uses in the Murrayville Community Plan.
South:	A single family subdivision of approximately 650 m^2 (7,000 ft^2) sized lots zoned Residential Zone R-1D and designated Single Family Two in the Murrayville Community Plan.
West:	216 Street, beyond which is Matthew's (aka Murrayville) Cash Grocery (currently operated as Traceycakes Bakery Café), and a house currently including a chiropractic clinic. Matthew's Cash Grocery is a scheduled heritage property. The building is protected and its uses managed in accordance with Heritage Revitalization Agreement Bylaw No.'s 4473 and 4554. The site is zoned Residential Zone R-1E and designated Single Family Two in the Murrayville Community Plan.
Northwest:	The five corners roundabout at the intersection of Old Yale Road, 216 Street and 48 Avenue, beyond which is the Sharon Presbyterian (later United) Church and the Murrayville Pumphouse. The Sharon Presbyterian Church is a scheduled heritage property protected and its uses managed in accordance

with Heritage Revitalization Agreement Bylaw No. 4139. The site is zoned Institutional Zone P-1 and designated Institutional in the Murrayville Community Plan.

Murrayville Community Plan Amendment:

The subject site is currently designated "Single Family Two" in the Murrayville Community Plan. The applicant proposes to change the designation of the site to "Limited Commercial". The "Single Family Two" land use designation provides for single family residential development at a maximum permitted density of 15 units per hectare (6 units per acre) and a minimum lot size of 650 m^2 (6,996.8 ft^2). Staff note that the current Single Family Two land use designation could permit development of two single family lots (with secondary suites) with access to 216 Street. Alternatively, Council's 1989 motion (Attachment B) provides for consideration of limited commercial uses in the five corners area subject to the following conditions:

- the proposal takes into account the ultimate road widening and intersection improvements;
- the development site is adequate to support the intended use including access points, parking, on-site circulation and buffering; and
- the form and character of the development has a heritage appearance.

The applicant has provided the following rationale (Schedule A to Attachment A) in support of the proposed amendment:

"Although currently zoned SR-1, the current Murrayville Community Plan acknowledges the obvious good fit of the proposal site to commercial use. Historically, the use of the site was as a stables and as a store – both commercial in nature. At a review specific to 5 Corners on March 20, 1989, council noted that "Council is prepared to consider an amendment to the Murrayville Plan for limited commercial uses subject to the following criteria:

- *The proposal takes into account the ultimate road widening and intersection improvements;*
- *The development site is adequate to support the intended use included access points, parking, on-site circulation and buffering; and*
- *The form and character of the development has a heritage appearance."*

Our proposal meets the council review criteria by:

- *Proposing small-scale pedestrian-oriented commercial use complemented by residential occupancy, forming a bridge in use between adjacent residential uses and the commercial uses pinwheeling around the intersection.*
- *Built elements of the proposal are fully clear of road widening and road support ROW's.*
- *The proposal is self-sufficient in parking, circulation and buffering.*
- *The form and character complements local heritage structures, not competing with them, as described below.*

In addition, the other sites at the 5 Corners have a commercial/assembly use, including Porter's Coffee and Tea house, Tracey Cakes (the former Cash Grocery), and the Sharon Presbyterian Church. The proposal completes this commercial/civic node and acts as transition towards surrounding residential uses."

The form and character of the development has a heritage appearance in keeping with the Murrayville Heritage Conservation Area guidelines (Attachment C) that form part of the Murrayville Community Plan. Staff note that the applicant's proposal is for ground floor commercial uses limited in scale to be consistent, sympathetic and complementary to the surrounding commercial uses as shown in the attached summary of the September 2020 public input opportunity (Attachment E).

As indicated by the applicant, the uses envisioned are intended to provide for neighbourhood retail and service oriented businesses that keep similar hours to the existing businesses at five corners such as physiotherapy, yoga/fitness studio, gift/artisan shop, flower/plant shop, ice cream/frozen yogurt, book store, hair/nail studio, massage therapist, restaurant/café, wine store and professional consultants. The permitted uses would be specifically limited to those commercial uses that support the local neighbourhood and are consistent with the surrounding commercial uses. Consistent with many of the scheduled heritage buildings at five corners, the proposal includes a residential unit on the upper floor of each of the buildings.

The proposal provides dedication for the ultimate road widening of 216 Street and 48 Avenue in accordance with the Master Transportation Plan and includes interim improvements to the 216 Street frontage of the site.

The proposed parking, on-site circulation and access is sufficient for the intended use as demonstrated through conformance with Zoning Bylaw and Subdivision and Development Servicing Bylaw requirements. Landscape screening is planned between the proposed buildings, parking and adjacent lots. The location of the buildings and the landscape screening has been specifically designed to maintain views to the Traveller's Hotel from Old Yale Road and to the north for adjacent single family homes to adjacent lots. Staff note that the development proposal includes an interpretive heritage plaza with seating and signage that highlights the history of the area as a contribution to the local community in support of the change of use from Single Family Two to Limited Commercial.

In addition to the criteria in the 1989 motion, the applicant has considered the policy in the Murrayville Community Plan with regards to the Heritage Conservation Area, as well as input received from the public in designing a project that seeks to fit within the existing context of the five corners area to support and enhance the existing commercial node. Staff is supportive of the proposed Murrayville Community Plan amendment as it meets the 1989 criteria by providing ultimate road widening on 216 Street and 48 Avenue, the site is adequate to support the intended use as demonstrated by conformance with the Zoning Bylaw and Subdivision and Development Servicing Bylaw, and the form and character of the development is in keeping with the Murrayville Heritage Conservation Area guidelines.

Official Community Plan Consultation Policy:

In accordance with the Official Community Plan Consultation Policy (07-160), the Langley School District was consulted during the early stages and throughout the Official Community Plan (OCP) amendment application process. The School District did not express any concerns regarding the proposed amendments (Attachment D). Staff recommends that Council consider the consultation complete consistent with the requirements of the Official Community Plan Consultation Policy (07-160).

The Council Official Community Plan Consultation Policy also requires Council to consider the OCP amendment in conjunction with the financial plan and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's waste Management Plans as the plans anticipate development in the Murrayville Community Plan.

In accordance with the Developer Held Public Information Meeting (PIM) Policy, the applicant held a PIM on April 2, 2019 from 5:00 to 7:00 pm at the Sharon United Church to seek input from the public with regards to the initial proposal.

The initial proposal was for a single two storey building with commercial on the ground floor and a residential unit above plus a townhouse building containing four (4) 3-storey units. In the initial configuration, parking and access were along the eastern edge of the site with the buildings fronting 216 Street.

According to the applicant's summary of the PIM, approximately 60 to 70 people attended the PIM and 27 people provided comments. In response to comments received at the April 2, 2019 PIM, the applicant revised the proposal to the subject configuration and reduced the floor space of the proposal by approximately half. The applicant elected to host a second public input opportunity (PIO) to share the revised proposal with the community on September 10, 2020 from 5:00 to 7:00 pm at the Sharon United Church. According to the applicant's summary of the PIO, 30 people signed in at the PIO and 37 comments were received at the PIO and in the week following. The applicant's summary of the public engagement is included as Attachment E to this report.

Zoning Bylaw:

Rezoning Bylaw No. 5641 proposes to rezone the subject lands from Suburban Residential SR-1 to Comprehensive Development Zone CD-153. The rezoning will facilitate development of two buildings containing ground floor commercial uses with residential uses on the second floor. Consistent with the Murrayville Community Plan, the proposed zone restricts the maximum size of commercial units, the commercial uses permitted and the maximum number of residential units.

Staff reviewed the existing uses in the immediate area and note that a number of commercial zones have been used both in combination with site specific Heritage Revitalization Agreements and on their own to define the permitted commercial uses in the area. Permitted uses include retail uses, general or convenience store uses, commercial and professional offices, restaurants, bed and breakfast, medical clinics, and office and professional buildings. While selecting suitable uses for the zone, staff's goal was to ensure that uses would support the local community while also being careful to limit uses to achieve compatibility with and sensitivity to adjacent uses. The zone therefore is intended to allow uses like restaurants, cafes, hairdressers, offices, retail, recreation (for example: yoga studio), and education (for example: tutoring services). As requested by the applicant, a wine store is also included as a permitted use. The zone also requires that the commercial uses be conducted within the building (with the exception of patios and temporary displays accessory to a commercial use) and prohibits drive-in or drive-thru establishments.

The proposed zone includes a specific limitation on the size of a single commercial use of 190 m^2 (2,045 ft^2) based on the ground floor area of Building A intended to achieve consistency with surrounding uses. Building B is smaller and the south unit in Building B has been designed to function as part of the second storey residential unit. The zone provides some flexibility to building B allowing the south unit to function as part of the second storey residential unit as designed or as an independent commercial unit.

The maximum number of residential units permitted on the site is two. The applicant proposes to accommodate those units on the second storey of the buildings noting that the residential unit in Building B is currently designed as a live/work unit where the ground floor commercial at the south end of the building is part of the residential unit.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and agreed to provide the current target contribution amounts specific to this development, which are $4,350 per residential unit for a total of $8,700. As noted in the policy, payment of the CAC may be made to the Township prior to consideration of final reading of the rezoning bylaw as specified under Section 5.5. of the CAC Policy.

Heritage Alteration Permit:

The subject property is located in the Murrayville Heritage Conservation Area, which provides Council the opportunity to review the form, character and siting of new infill development within the area. The guidelines for new construction in the conservation area outlined in the Murrayville Community Plan seek to preserve and enhance the historic character of the buildings and elements that comprise historic Murrayville. Accordingly, new construction should be compatible with the existing streetscape and surrounding buildings in form, scale, and character following the recommendations outlined in the Murrayville Heritage Conservation Area Design Guidelines (Attachment C). The applicant's design rationale is contained in Schedule A of Attachment A.

Heritage Alteration Permit No. 101031 facilitates the construction of two 2-storey buildings (7.1 m / 23 ft and 6.6 m / 21.7 ft) in height (Attachment A). The buildings are designed to accommodate the second storey residential units within the roof reducing the overall height and scale of the structures to align with the scale of the heritage buildings in the area. The applicant has separated the total mass of building proposed for the site into two (2) separate buildings with footprints consistent with other buildings in the area. The proposed lot coverage of 22% is less than surrounding sites and permitted by surrounding zoning.

Following the historic precedent of the area, the proposed architectural form is simple in character. Consistent with the design guidelines, Building A is proposed to be clad in white Hardie board and batten siding, and Building B is proposed to be clad in white Hardie shake siding. Black framed vinyl windows are proposed at the storefront and for the residential units. Yellow doors highlight the entrances to the residential units. Signage for the commercial units includes wooden sign panels with raised lettering and projecting signage consistent with the design guidelines. The signage is proposed to be externally lit with black gooseneck lighting and soffit LED lighting.

The buildings are set back from 48 Avenue on the site 10 m (33 ft) and 18 m (59 ft) to retain the historic view of the Traveller's Hotel from Old Yale Road west of the five corners intersection. Landscape plantings north of the buildings are located and restricted in height to maintain the view of Traveller's Hotel from Old Yale Road. The applicant has provided the perspectives below showing the proposed relationship between the Traveller's Hotel and the new infill buildings when viewed from Old Yale Road eastbound and from 48 Avenue westbound.





The separation between 48 Avenue and the proposed buildings is proposed to be developed as a soft landscape area and outdoor plaza area providing space for the commercial units to activate the public realm. The soft landscape area includes a wet garden feature in consideration of interest indicated in the existing bulrushes on the site by the community during public consultation. The plaza is paved and configured to mirror the five corners intersection with a wayfinding sign at its center to highlight the location and age of nearby heritage buildings. The proposed site furniture and split rail fencing are consistent with the heritage style of the area.

The buildings are set back 31 m (102 ft) and 23.5 m (77 ft) from the southern lot line and existing single family lots to the south. This area is proposed to accommodate the access and parking for the site as well as the access to the rear of 21628 – 48 Avenue (the Traveller's Hotel). Landscape buffering in the form of fencing, trees and shrubs are proposed along the southern lot line to screen the parking area. Staff note that the proposed building location and buffering are designed to retain views from the existing single family house south of the site to the north.

Building B is set back 3.1 m (10 ft) from the eastern property line and the Traveller's Hotel to the east. Buffer planting is proposed along this lot line and the buildings have been designed so that limited windows face the Traveller's Hotel with the only doors being those required to access mechanical and waste management rooms.

The proposed development conforms to the proposed Comprehensive Development CD-153 zone.

Heritage Review:

Between August 14 and 21, 2020, the Murrayville Heritage Review Panel reviewed the revised proposal for the subject site in follow up to their original review in March of 2019. In summary, the Panel was pleased with the proposed changes to the original application and were unanimous in recommending support for the proposal. On September 2, 2020, the Heritage Advisory Committee supported the recommendations of the Murrayville Heritage Review Panel for this project.

Access and Parking:

The subject site has frontage on 48 Avenue and 216 Street. In consideration of the function of the roundabout, access to the site is restricted to 216 Street at the south end of the site and limited to right in right out only. In addition, restrictive covenants prohibiting access to the site from 48 Avenue and prohibiting reliance on street parking are included as conditions of development.

Access to the Traveller's Hotel from 216 Street is currently achieved by easement over 4742 - 216 Street and 21617 - 47A Avenue. This easement was secured as a condition of the surrounding development on the understanding that future rezoning of the subject lot would provide ultimate access to the Traveller's Hotel from 216 Street. To satisfy this commitment, access is proposed to be provided to the Traveller's Hotel by easement over the driveway from 216 Street through the parking area of the proposed development. Provision of this access will allow for discharge of easements currently registered on the lands to the south of the subject site.

The Township's Zoning Bylaw requires parking by use. In this case, the applicant has provided 16 parking spaces which provides sufficient parking to accommodate all of the proposed commercial and residential uses:

	Zoning Bylaw Requirement	**Parking Spaces Required**	**Parking Spaces Provided**
Commercial: Retail/restaurant/personal service use Offices	 1 space per 20 m^2 1 space per 28 m^2	 12 1	13
Residential:	1.5 spaces per unit	3	3
Total		**16**	**16**

Tree Protection/ Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that three (3) significant trees exist on the subject site one (1) of which is proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 12 replacement trees are required and 14 are proposed to be planted on the site. Staff note that there are trees located along the common lot line shared with 21628 – 48 Avenue and street trees along 216 Street and 48 Avenue which are proposed to be retained as part of the development.

Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township prior to final reading. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading of the proposed rezoning bylaw, the applicant is required to enter into a Servicing Agreement to secure works and services including construction of road works on 216 Street and 48 Avenue, tree replacement, stormwater management plan, including on site detention, and utility upgrades and/or extensions to the acceptance of the Township. Staff note that the required road dedications on 216 Street and 48 Avenue are currently secured by right of way BK134960, BK99495 and BK99498. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township.

School Sites:

The subject site is located within the catchment area for James Hill Elementary School (located approximately 1.2 kilometres to the southeast along Old Yale Road), HD Stafford Middle School (located approximately 2.3 kilometres to the west on 48 Avenue) and Langley Secondary School (located approximately 2.0 kilometres to the northwest along 216 Street). School District No. 35 has provided comments (Attachment D) and does not anticipate that the two residential units will generate new students for the schools.

Parks:

The nearest neighbourhood parks are Denny Ross Memorial Park (550 m east of the subject site), James Hill Elementary School Park (located approximately 1.2 kilometres to the east along Old Yale Road), Porter Park (located approximately 430 m northwest) and Murrayville Outdoor Activity Park (located approximately 1.1 kilometres to the east along 48 Avenue). Other parks located in the area include Arthur Rose (52 Avenue and 223 Street) and the Langley Fundamental Elementary School park (50 Avenue and 217B Street).

Environmental:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Township's Official Community Plan, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. There are no watercourses on the subject site.

Transit:

Currently, transit service is provided via Community Shuttle along 216 Street fronting the site with stops to the south of the site.

POLICY CONSIDERATIONS:

The proposed Murrayville Community Plan amendment to change the designation of the site from "Single Family Two" to "Limited Commercial" is presented to Council for consideration consistent with Council's resolution of March 20, 1989 which allows consideration of limited commercial uses in this area subject to conditions. As described in this report, the subject application addresses those conditions.

The rezoning bylaw proposes to rezone the lands from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-153. The zone is specifically designed to limit the size and scale of buildings on the site as proposed by the applicant to respect the heritage character and context of the five corners area.

Heritage Alteration Permit No. 101031 complies with the Heritage Alteration Permit Area "A" Guidelines in the Murrayville Community Plan. Staff note that the applicant has worked within the constraints of the site to ensure views of the Traveller's Hotel are maintained and to highlight the heritage amenities in the community. Staff recommend that the Murrayville Community Plan amendment, rezoning and Heritage Alteration Permit applications be considered subject to the development prerequisites listed in this report being satisfied prior to Council's consideration of final reading.

Accordingly, staff recommend that Council give first and second reading to Bylaws No. 5640 and 5641 (subject to ten (10) development prerequisites), authorize issuance of the accompanying Heritage Alteration Permit No. 101031 (to be issued at time of final reading of Bylaw No. 5641), and authorize staff to schedule the required public hearing.

Respectfully submitted,

Teresa Hanson
SENIOR DEVELOPMENT PLANNER
for
COMMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Heritage Alteration Permit No. 101031
ATTACHMENT B	March 20, 1989 Council Resolution Murrayville 5 Corners Review
ATTACHMENT C	Murrayville Community Plan – Appendix A Murrayville Heritage Conservation Area Design Guidelines
ATTACHMENT D	School District Comments
ATTACHMENT E	Public Information Opportunity Summary Provided by Applicant

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Heritage Alteration Permit No. 101031

This Permit is issued this _____day of _____, 2020 to:

1. Name: Grayrose (Murrayville) Developments Ltd.

   Address: 202-15388 – 24 Avenue
   Surrey, BC V4A 2J2

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 1 Section 31 Township 10 New Westminster District Plan LMP27831

   CIVIC ADDRESS: 21600 Block – 48 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy requirements;
   c. All signage being in compliance with the Murrayville Heritage Conservation Area Guidelines (Bylaw 2661), Schedule “A”, and the Township’s Sign Bylaw;
   d. Rooftop and ground level mechanical and service equipment to be screened from view by compatible architectural and landscape treatments;
   e. All refuse areas to be located within a building in substantial compliance with Schedule “A”;

   Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

   a. Payment of supplemental Heritage Alteration Permit application fees, Murrayville Pedestrian Overpass Fee, Development Cost Charges, and Building Permit Administration Fees;
   b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
   c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
   d. Submission of a site specific on-site servicing and stormwater management plan, including onsite detention, in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
   e. Registration of a restrictive covenant requiring onsite detention.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Heritage Alteration Permit shall be substantially commenced within two years after the date the Heritage Alteration Permit is issued.

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2020.

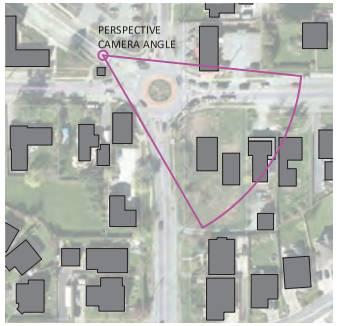
Attachments:

SCHEDULE A	Architectural Plans Site Lines Architecture Revised September 18, 2020
SCHEDULE B	VDZ + A Revised August 28, 2020

GRAYROSE MURRAYVILLE

21600 48 AVENUE LANGLEY, BC

***PROPOSED BUILDING VIEW FROM OLD YALE ROAD**





DRAWING LIST	
SHEET NUMBER	SHEET NAME
A0.00	COVER PAGE
A0.01	ZONING RATIONALE
A1.00	SITE PLAN
A1.01	GROUND FLOOR PLANS
A1.02	2ND FLOOR PLANS
A1.07	ROOF PLAN
A3.00	BUILDING A ELEVATIONS
A3.01	BUILDING B ELEVATIONS
A3.02	ELEVATION DETAILS
A3.03	STREETSCAPES
A4.01	E-W BUILDING SECTIONS
A4.02	N-S BUILDING SECTIONS

site lines ARCHITECTURE

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Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2018.07.30	Issue for DP/Rezone/OCP/HAP
2	2019.01.17	Response to ToL comments
3	2019.02.05	Response to ToL comments
4	2019.12.02	Issue for Heritage Review Panel
5	2020.02.21	ISSUE FOR PRE-HRP REVIEW
6	2020.03.17	ISSUE FOR HRP
7	2020.06.15	ISSUE FOR HRP_rev1

GrayRose
Murrayville

21600 48 AVENUE
LANGLEY, BC

title
COVER PAGE

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date 2020. APR
drawn TV checked GK

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sheet no. A0.00

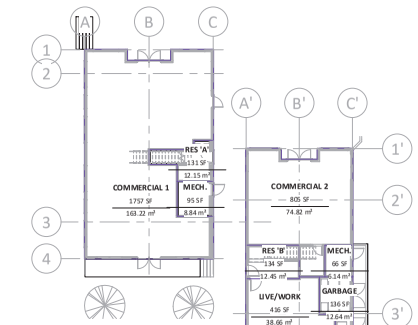
SCHEDULE A

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Drawings are to be read in conjunction with each other. Any discrepancies found on any drawings are to be reported to the architect before commencing work.

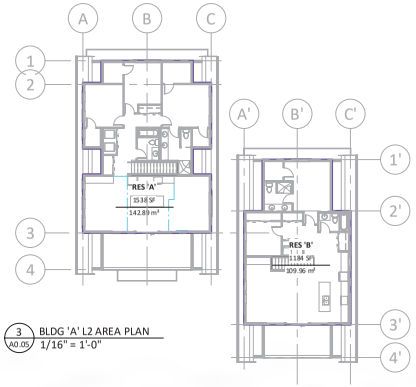
Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

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1 A0.05 BLDG 'A' L1 AREA PLAN
1/16" = 1'-0"

2 A0.05 BLDG 'B' LV1 AREA PLAN
1/16" = 1'-0"



3 A0.05 BLDG 'A' L2 AREA PLAN
1/16" = 1'-0"

4 A0.05 BLDG 'B' LV2 AREA PLAN
1/16" = 1'-0"

ARCH - Area Schedule

Name	Level	Area (ft2)	Area (m2)
COMMERCIAL 1	BLDG A - LV1	1757 SF	163 m²
COMMERCIAL 2	BLDG B - LV1	805 SF	75 m²
GARBAGE	BLDG B - LV1	136 SF	13 m²
LIVE/WORK	BLDG B - LV1	436 SF	39 m²
MECH.	BLDG B - LV1	66 SF	6 m²
MECH.	BLDG A - LV1	95 SF	9 m²
RES 'A'	BLDG A - LV2	1538 SF	143 m²
RES 'A'	BLDG A - LV1	131 SF	12 m²
RES 'B'	BLDG B - LV2	1184 SF	110 m²
RES 'B'	BLDG B - LV1	134 SF	12 m²

LETTER OF INTENT // DESIGN RATIONALE

for OCP Amendment, Rezoning, and HAP

General

The design of the Grayrose Murrayville project is borne of a desire to supply the 'missing piece' to the 5 Corners intersection at the heart of Murrayville. Since the mid 1900's, the site of the proposed flat iron(s) empty – before that housing stables and a store. It has an intriguing role in the present community of Murrayville, since most memories hold it as "that empty lot at 5 corners". Knowing this, our vision has been to make a proposal worthy of the charge.

OCP Amendment & Rezoning

Although currently zoned SR-1, the current Murrayville Community Plan acknowledges the obvious good fit of the proposal site to commercial use. Historically, the use of the site was as stables and as a store – both commercial in nature. At a review specific to 5 corners on March 20, 1989, council minted that "Council is prepared to consider an amendment to the Murrayville Plan for limited commercial uses subject to the following criteria:

- The proposal takes into account the ultimate road widening and intersection improvements;
- The development site is adequate to support the intended use including access points, parking, on-site circulation and buffering; and
- The form and character of the development has a heritage appearance."

Our proposal meets the council review criteria by:

- Proposing small-scale, pedestrian-oriented commercial use complemented by residential occupancy, forming a bridge in use between adjacent residential uses and the commercial uses pinwheeling around the intersection.
- Built elements of the proposal are fully clear of road widening and road support ROW's.
- The proposal is self-sufficient in parking, circulation, and buffering.
- The form and character complements local heritage structures, not competing with them, as described below.

In addition, the other sites at the 5 corners have a commercial/assembly use, including Porter's Coffee and Tea House, Tracy Cakes (the former Cash Grocery), and Sharon Presbyterian Church. This proposal completes this commercial/civic node and acts as transition toward surrounding residential uses.

Heritage Alteration

The Murrayville Community Plan Section 3.12 establishes that one of the key objectives of the Murrayville Heritage Conservation Area is to "Recognize and enhance the historic nature of Murrayville for the benefit of present and future generations". Standing at the North end of the site, one can see eight structures of historical significance surrounding the site, plus the historic Old Yale Road. We have preserved and enhanced this open area to maintain it as an interactive way of engaging locals and building users with the history of the area. See Figure 1.

Section 1.4 – Form and Scale:

- Our proposal has been split into two separate small scale buildings. Their total combined footprint is typical of neighbouring heritage buildings.
- The simple form, height of 1.5 storeys, setbacks from roads, roof design incorporating dormers, and traditional wood-style finishes are consistent with the historic structures.

Section 2.4 – Materials:

- The board and batten siding is a recommended material and is used throughout.
- Architectural detailing is understated – not ornate – as typical for Murrayville.

Section 2.5 – Windows Doors and Storefronts:

- Storefronts, windows, and door articulation honours that of the area. Frames are black and window patterning with mullions is consistent with heritage structures.

Section 2.6 – Colour:

- The buildings are white washed to match neighbouring historic buildings.

Section 3.2 – Awning styles:

- The awnings proposed – simple, flat wood framed coverings supported by knee braces – are a specific reference alluding to the historic stables on site in the early 1900's.

Section 4 – Signage:

- Signage proposed throughout is simple and flat faced. Other forms of signage are not proposed to suit the restrained character of the building.
- In the absence of other forms of signage, we request for the amount of signs shown – in some cases, more than one per business.

Section 5 – Lighting:

- Simple LED soffit lighting is proposed throughout and will be used to illuminate flat faced building signage.

Section 6 – Landscaping and Fencing:

- Landscaping follows Section 6: Landscaping and Fencing.

*** Neighbouring heritage structures visible from the property line (the Sharon Presbyterian Church, the Murrayville Community Hall, the Cash Grocery, The Traveller's B&B, Porter's Historical Store, McClymont Residence, Murrayville Elementary Hall, and the Roberts Cumming Residence*

GrayRose Murrayville Development - Township of Langley, BC

Zoning Information

Zone: (99-? (assume)) CD zoning proposed
Address: 21600 48 Avenue
Legal: LT "I; SEC 31 TWP 10 (EXC) PL LMP72823
Site Area: 25,736 (square feet) — *Note: areas removed from site area are the Road Dedication and the "Road support SRW"
2,934.80 (square metres) — *Site Area (developable): 16,309 (square feet) — 1,517.00 (square metres)
Lot Coverage: 35%, as per SR-1 zone — Allowable Lot Coverage (permitted): 35% × 16,309 ft² = 5,708 square feet — Actual Lot Coverage (proposed): 22% × 16,309 ft² = 3,587 square feet

	DENSITY (FAR)	FRONT YARD	REAR YARD	WEST YARD	EAST YARD	LOT COVERAGE	HEIGHT
SR-1 zone:	n/a	9.75m	7.5m	4.5m	7.0m	35%	9.2m
Proposed (CD):	n/a	10.07m (BLDG A)	23.48m (BLDG B)	0.54m (BLDG A)	3.14m (BLDG B)	22%	7.1m (BLDG A)

Areas & Parking

Floor	Occupancy	Area of Occupancy (m2)	Prg Stall Calc. per zoning	Stall Count Required	Notes
Level 1	Commercial 1	163.28	1 per 20m2	8.16	(Minimum)
	Commercial 2	74.81	1 per 20m2	3.74	(Minimum)
	Live/Work Area	38.66	1 per 28m2	1.38	(Personal services)
	Res. A Entry	12.17			
	Res. B Entry	12.45			
Level 2	Res. A (single family dwelling)	142.84	1.5 per dwelling unit	1.50	
	Res. B (single family dwelling)	110.04	1.5 per dwelling unit	1.50	
	TOTAL AREAS:	604.37			
			REQUIRED	13.28	Total Req'd Commercial
				3.00	Total Req'd Res., Inc. Visitor
			TOTAL REQUIRED	16.28	
			PROVIDED	16	

FIGURE 1:



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REVISIONS

	DATE	DESCRIPTION
1	2018.07.30	Issue for DP/Rezone/OCP/HAP
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7	2020.06.15	ISSUE FOR HRP_rev1
8	2020.09.18	ISSUE FOR HRP_rev2

GrayRose Murrayville

21600 48 AVENUE
LANGLEY, BC

title
ZONING RATIONALE

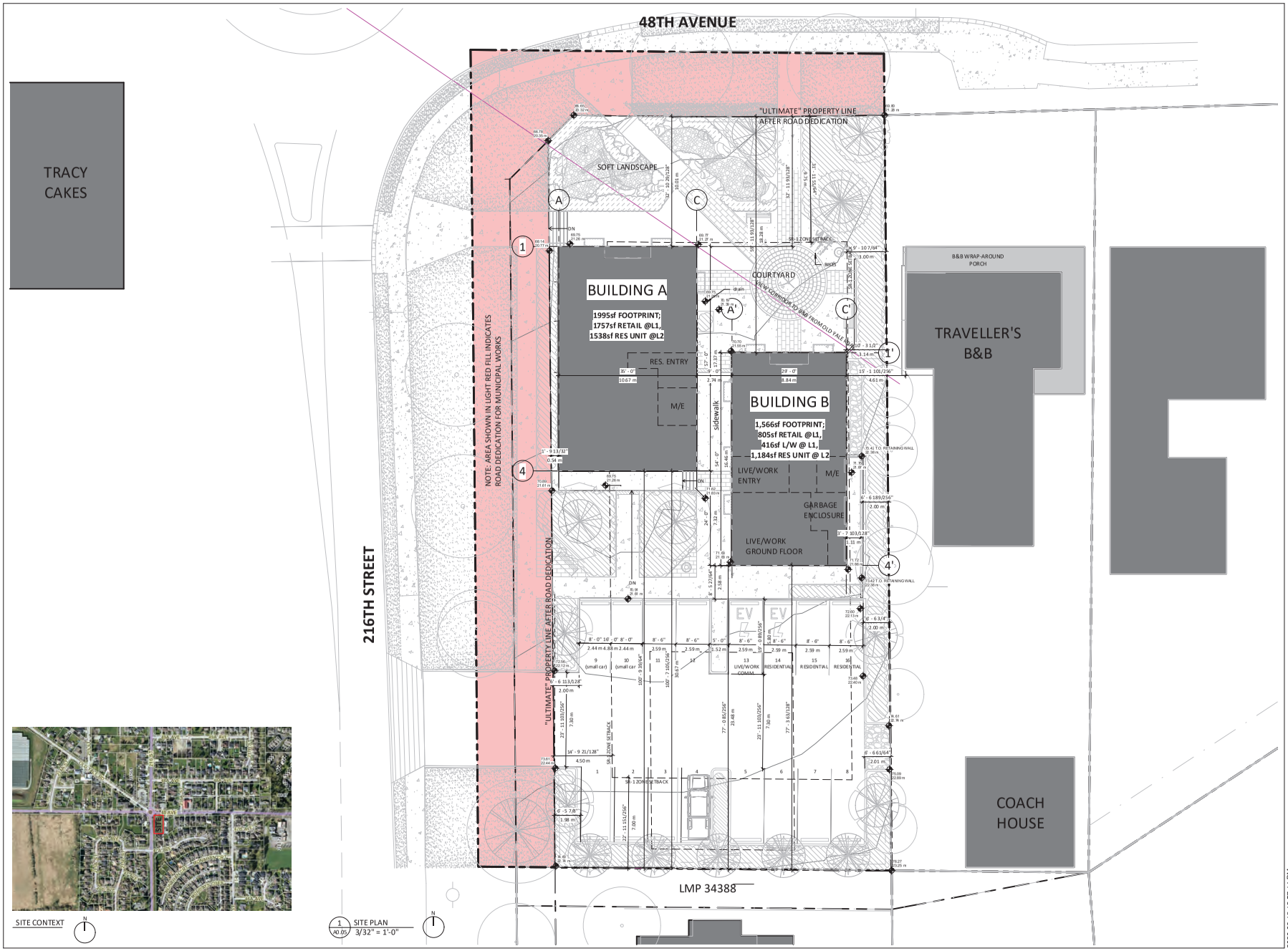
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Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.
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SITE CONTEXT

1 A0.05 SITE PLAN 3/32" = 1'-0"

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REVISIONS

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8	2020.09.18	ISSUE FOR HRP_rev2

GrayRose Murrayville

21600 48 AVENUE LANGLEY, BC

title
SITE PLAN

scale As indicated @ 24"x 36"
date 2020. APR
drawn checked

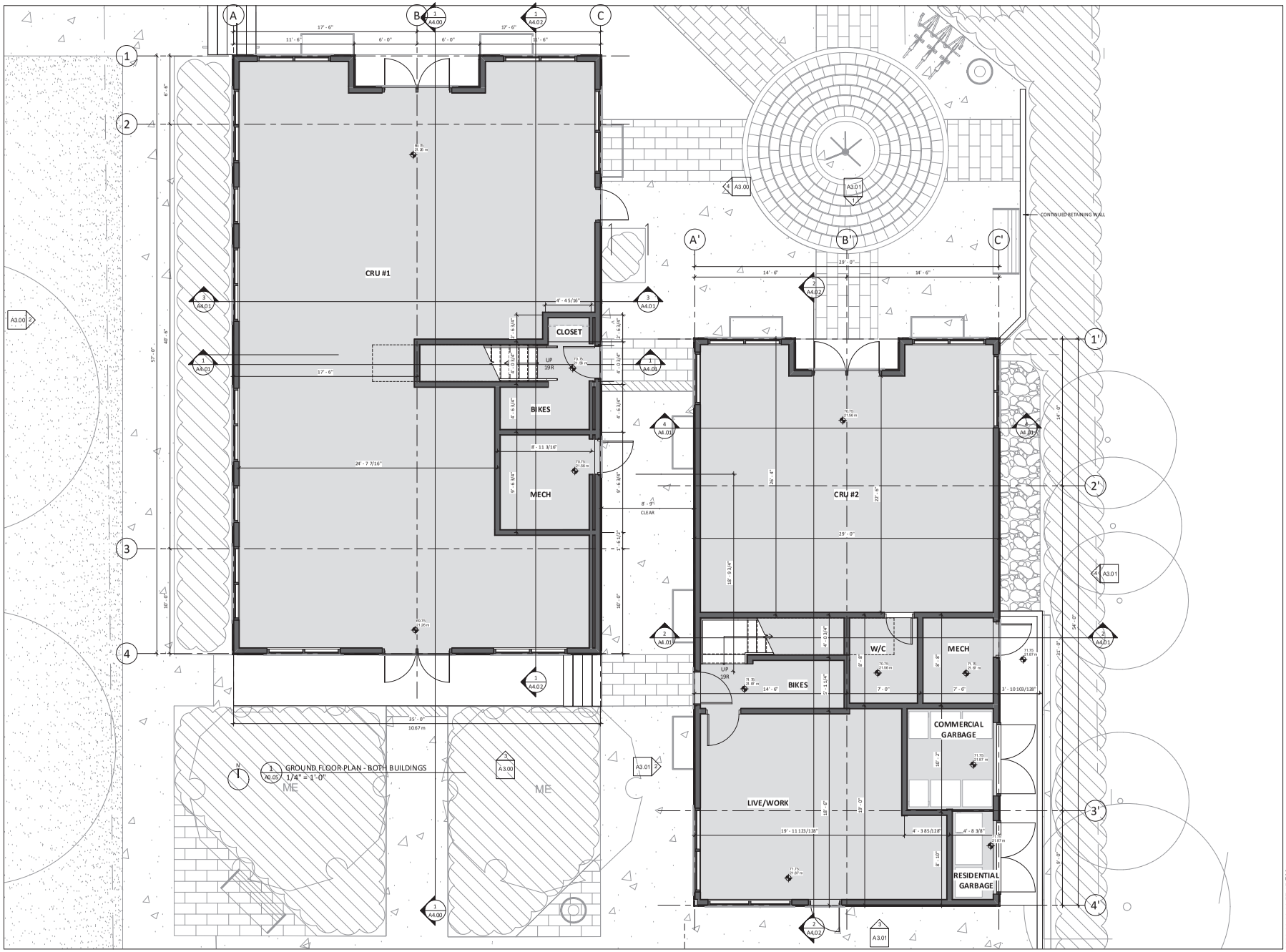
job no. 1806
sheet no. A1.00

seal

2020-09-18 12:57:14 PM

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REVISIONS

	DATE	DESCRIPTION
5	2020.02.21	ISSUE FOR PRE-HRP REVIEW
6	2020.03.17	ISSUE FOR HRP
7	2020.06.15	ISSUE FOR HRP_rev1
8	2020.09.18	ISSUE FOR HRP_rev2

GrayRose Murrayville

21600 48 AVENUE
LANGLEY, BC

title
GROUND FLOOR PLANS

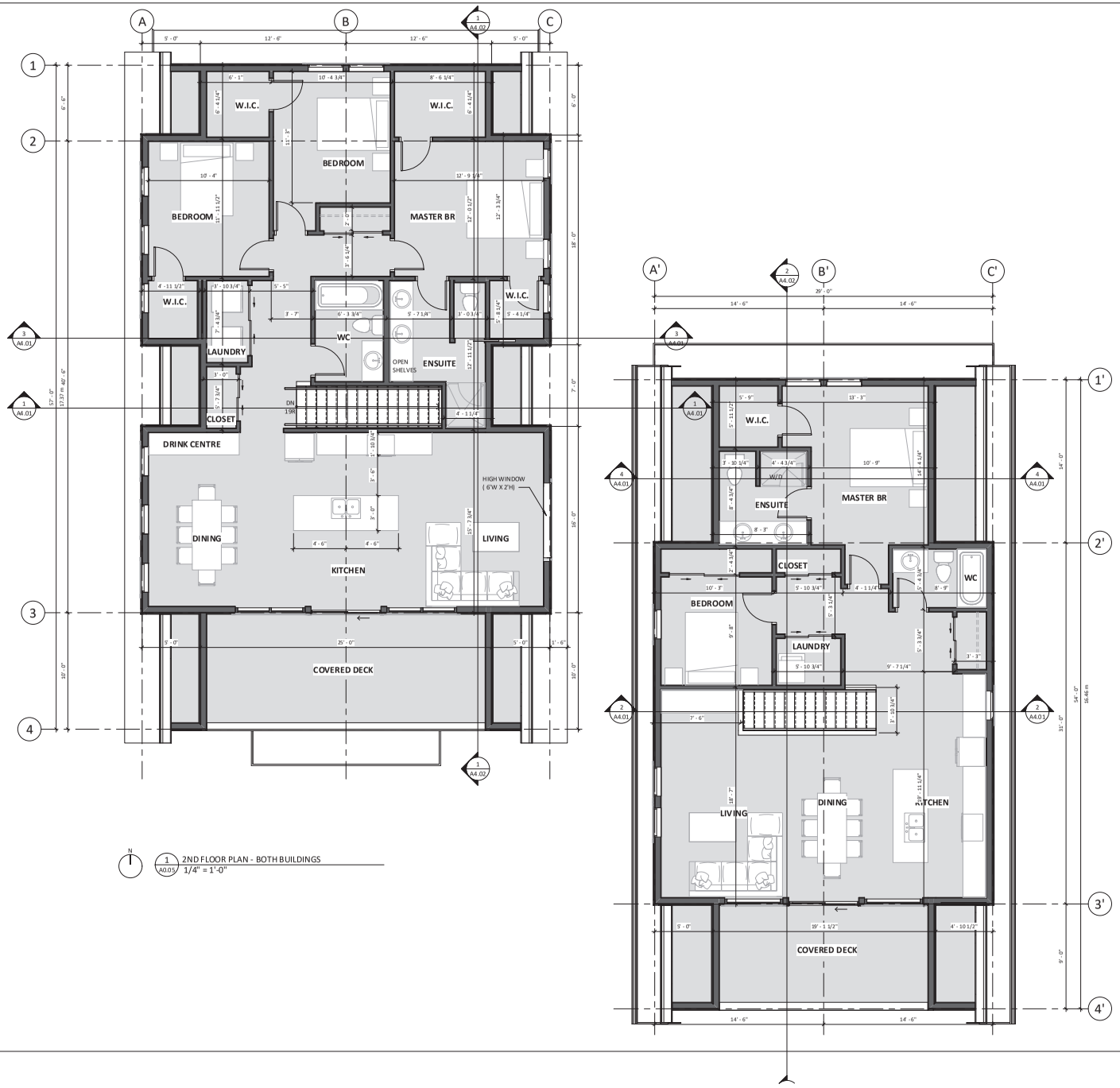
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date 2020. APR
drawn Author checked Checker

job no. 1806
sheet no. A1.01

seal

2020-09-18 12:57:15 PM

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1 A0.05 2ND FLOOR PLAN - BOTH BUILDINGS
1/4" = 1'-0"

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REVISIONS

	DATE	DESCRIPTION
5	2020.02.21	ISSUE FOR PRE-HRP REVIEW
6	2020.03.17	ISSUE FOR HRP
7	2020.06.15	ISSUE FOR HRP_rev1

GrayRose
Murrayville

21600 48 AVENUE
LANGLEY, BC

title
2ND FLOOR PLANS

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@ 24"x36"
date 2020. APR
drawn Author checked Checker

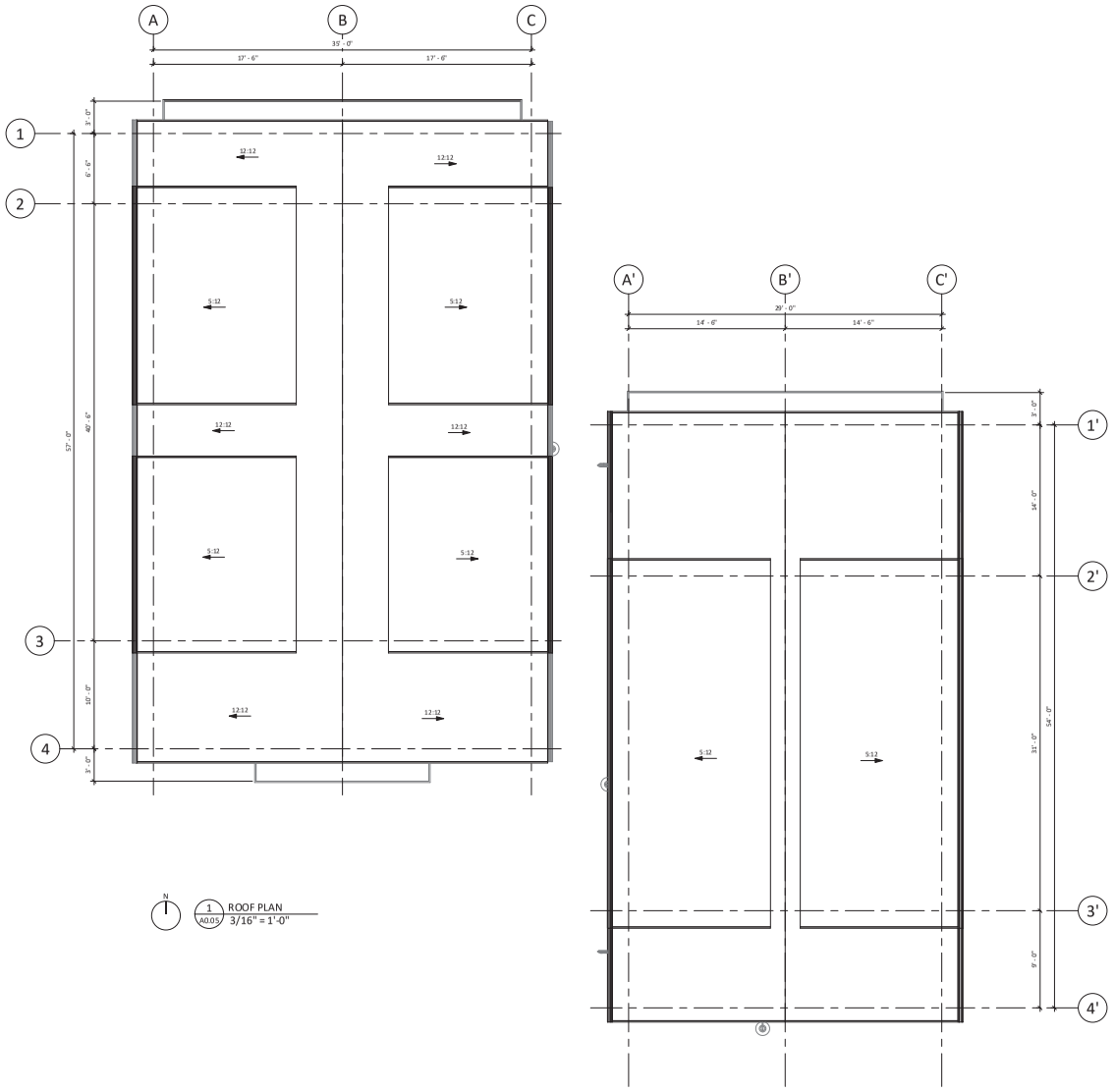
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seal

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REVISIONS

	DATE	DESCRIPTION
5	2020.02.21	ISSUE FOR PRE-HRP REVIEW
6	2020.03.17	ISSUE FOR HRP
7	2020.06.15	ISSUE FOR HRP_rev1

GrayRose
Murrayville

21600 48 AVENUE
LANGLEY, BC

title
ROOF PLAN

scale 3/16" = 1'-0"
@ 24"x36"
date 2020. APR
drawn Author checked Checker

job no. 1806
sheet no. A1.07

seal

2020-06-15 12:45:33 PM

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1 BLDG A NORTH
1/4" = 1'-0"

2 BLDG A WEST
A1.01 1/4" = 1'-0"

3 BLDG A SOUTH
A1.01 1/4" = 1'-0"

4 BLDG A EAST
A1.01 1/4" = 1'-0"

site lines ARCHITECTURE
604-881-7173 Suite 200 - 23160 96 Avenue
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REVISIONS

	DATE	DESCRIPTION
5	2020.02.21	ISSUE FOR PRE-HRP REVIEW
6	2020.03.17	ISSUE FOR HRP
7	2020.06.15	ISSUE FOR HRP_rev1

GrayRose Murrayville

21600 48 AVENUE
LANGLEY, BC

title
BUILDING A ELEVATIONS

scale 1/4" = 1'-0"
@ 24"x 36"
date 2020. APR
drawn checked

job no. 1806
sheet no. A3.00

seal

Drawings are to be read in conjunction with each other. Any discrepancies found on any of these are to be reported to the architect before commencing work.
Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.

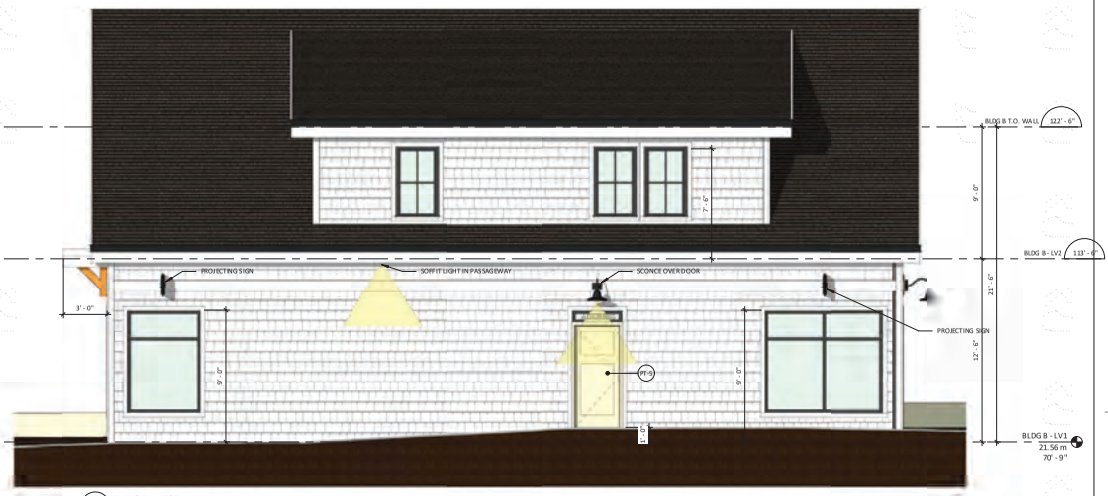
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2020-06-15 12:46:21 PM

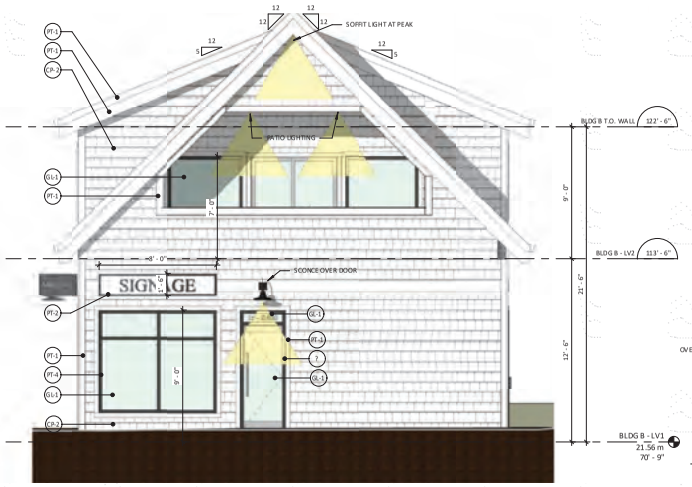
FINISH SCHEDULE			
MAT'L	DESCRIPTION	MODEL	COMMENTS
CP-1	BOARD AND BATTEN SIDING; 12" BATTEN SPACING	HARDIE BOARD	WHITE; BM OC-117 SIMPLY WHITE
CP-2	SHAKE SIDING	HARDIE SHAKE	WHITE; BM OC-117 SIMPLY WHITE
GL-1	CLEAR GLASS		
M-1	ALUMINUM		PRE-FINISHED, BLACK
PT-1	PAINTED FINISH; WHITE		WHITE; BM OC-117 SIMPLY WHITE
PT-2	PAINTED FINISH; BLACK		BLACK PAINTED
PT-3	VINYL WINDOW FRAMES		STOCK BLACK
PT-4	STOREFRONT WINDOW FRAMES		STOCK BLACK
PT-5	PAINTED FINISH; YELLOW		YELLOW; BM HC-4 HAWTHORNE YELLOW
R-1	ASPHALT SHINGLES		DARK GREY
WD-1	WOOD; D-FIR		CLEAR STAIN



1 A1.01 BLDG B NORTH
1/4" = 1'-0"



2 A1.01 BLDG B WEST
1/4" = 1'-0"



3 A1.01 BLDG B SOUTH
1/4" = 1'-0"



4 A1.01 BLDG B EAST
1/4" = 1'-0"

site lines ARCHITECTURE
604-881-7173 Suite 200 - 23160 96 Avenue
www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
2	2019.01.17	Response to ToL comments
5	2020.02.21	ISSUE FOR PRE-HRP REVIEW
6	2020.03.17	ISSUE FOR HRP
7	2020.06.15	ISSUE FOR HRP_rev1

GrayRose Murrayville

21600 48 AVENUE LANGLEY, BC

title
BUILDING B ELEVATIONS

scale 1/4" = 1'-0"
@ 24"x 36"
date 2020. APR
drawn checked

job no. 1806
sheet no. A3.01

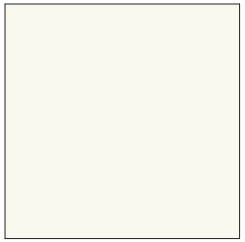
seal

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2020-06-15 12:47:08 PM

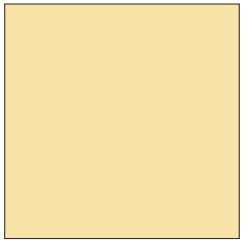
FINISH SCHEDULE			
MAT'L	DESCRIPTION	MODEL	COMMENTS
CP-1	BOARD AND BATTEN SIDING; 12" BATTEN SPACING	HARDIE BOARD	WHITE; BM OC-117 SIMPLY WHITE
CP-2	SHAKE SIDING	HARDIE SHAKE	WHITE; BM OC-117 SIMPLY WHITE
GL-1	CLEAR GLASS		
M-1	ALUMINUM		PRE-FINISHED, BLACK
PT-1	PAINTED FINISH; WHITE		WHITE; BM OC-117 SIMPLY WHITE
PT-2	PAINTED FINISH; BLACK		BLACK PAINTED
PT-3	VINYL WINDOW FRAMES		STOCK BLACK
PT-4	STOREFRONT WINDOW FRAMES		STOCK BLACK
PT-5	PAINTED FINISH; YELLOW		YELLOW; BM HC-4 HAWTHORNE YELLOW
R-1	ASPHALT SHINGLES		DARK GREY
WD-1	WOOD; D-FIR		CLEAR STAIN



COLOUR SWATCH: BM OC-117 SIMPLY WHITE



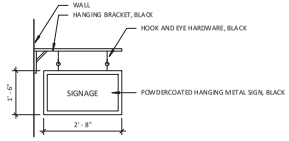
COLOUR SWATCH: TYPICAL BLACK ACCENTS THROUGHOUT



COLOUR SWATCH: HC-4 HAWTHORNE YELLOW

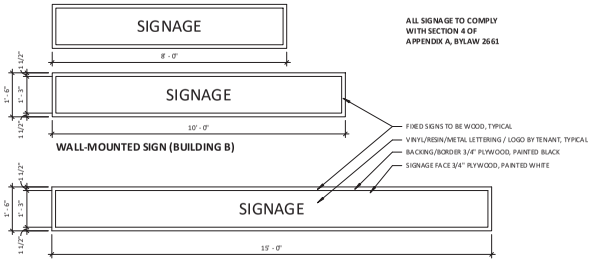


COLOUR SWATCH: DARK GREY ASPHALT SHINGLES



PROJECTING SIGN (BOTH BUILDINGS)





ALL SIGNAGE TO COMPLY WITH SECTION 4 OF APPENDIX A, BYLAW 2661

WALL-MOUNTED SIGN (BUILDING B)

WALL-MOUNTED SIGN (BUILDING A)

SIGNAGE DETAILS
1/2" = 1'-0"



BARN LIGHT - BLACK

- neck, mounting bracket, shade all black in color, G26
- shade is 15" diam, 2-1/4" h
- dusk to dawn photo cell mounting bracket

site lines ARCHITECTURE

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www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
6	2020.03.17	ISSUE FOR HRP
7	2020.06.15	ISSUE FOR HRP_rev1

GrayRose
Murrayville

21600 48 AVENUE
LANGLEY, BC

title
ELEVATION DETAILS

scale 1/2" = 1'-0"
@ 24"x 36"
date 2020. APR
drawn checked

job no. 1806
sheet no. A3.02

seal

2020-06-15 12:47:08 PM

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REVISIONS

	DATE	DESCRIPTION
1	2018.07.30	Issue for DP/Rezone/OCP/HAP
3	2019.02.05	Response to TOL comments
5	2020.02.21	ISSUE FOR PRE-HRP REVIEW
6	2020.03.17	ISSUE FOR HRP
7	2020.06.15	ISSUE FOR HRP_rev1

GrayRose
Murrayville

21600 48 AVENUE
LANGLEY, BC

title
STREETSCAPES

scale
@ 24"x 36"
date 2020. APR
drawn SL checked TV

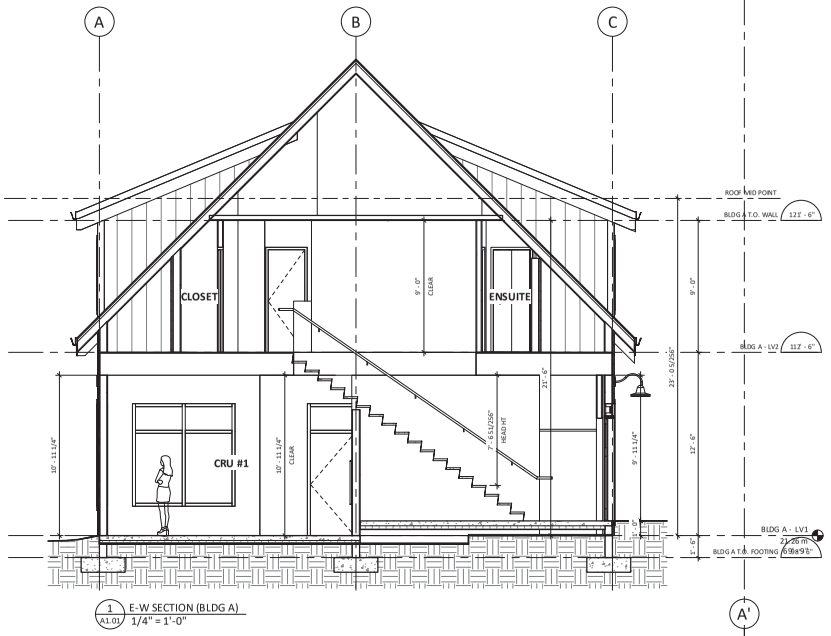
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seal

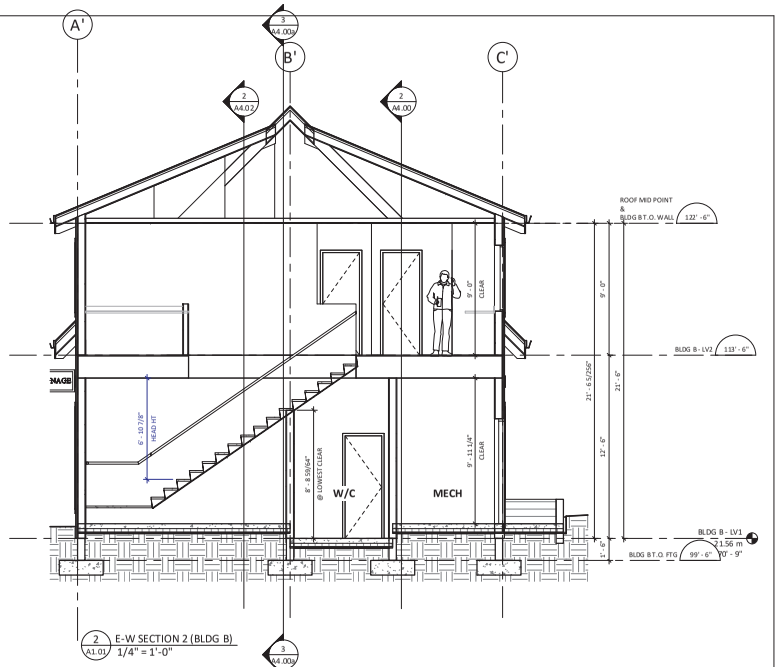
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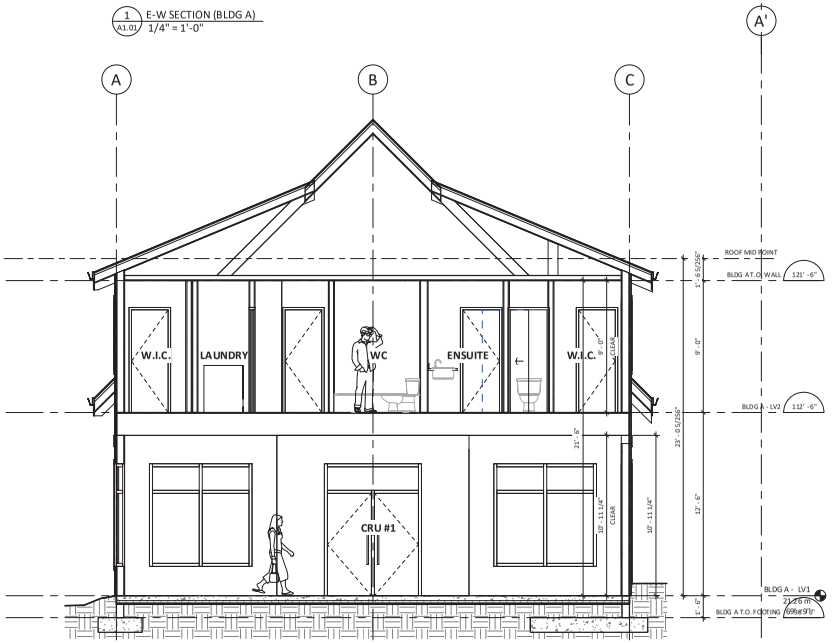
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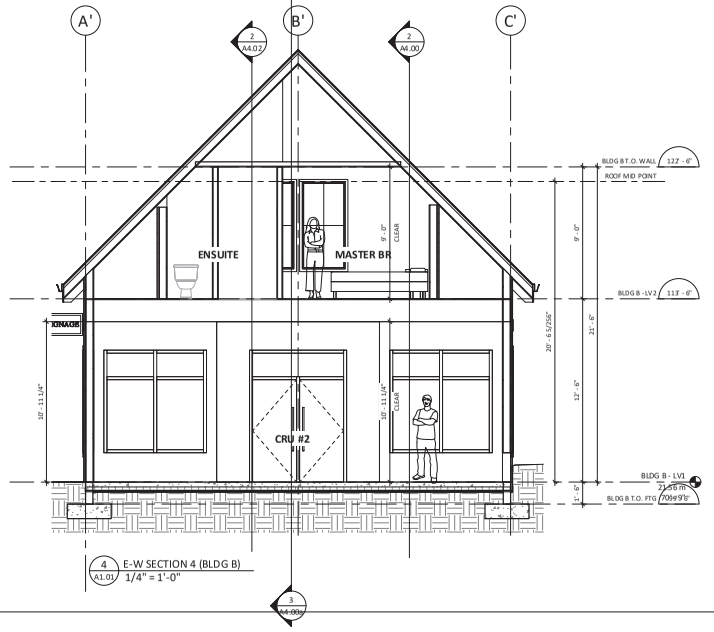
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1/4" = 1'-0"



2 A1.01 E-W SECTION 2 (BLDG B)
1/4" = 1'-0"



3 A1.01 E-W SECTION 3 (BLDG A)
1/4" = 1'-0"



4 A1.01 E-W SECTION 4 (BLDG B)
1/4" = 1'-0"

site lines ARCHITECTURE

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REVISIONS

	DATE	DESCRIPTION
5	2020.02.21	ISSUE FOR PRE-HRP REVIEW
6	2020.03.17	ISSUE FOR HRP
7	2020.06.15	ISSUE FOR HRP_rev1

GrayRose
Murrayville

21600 48 AVENUE
LANGLEY, BC

title
E-W BUILDING SECTIONS

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@ 24"x 36"
date 2020. APR
drawn checked

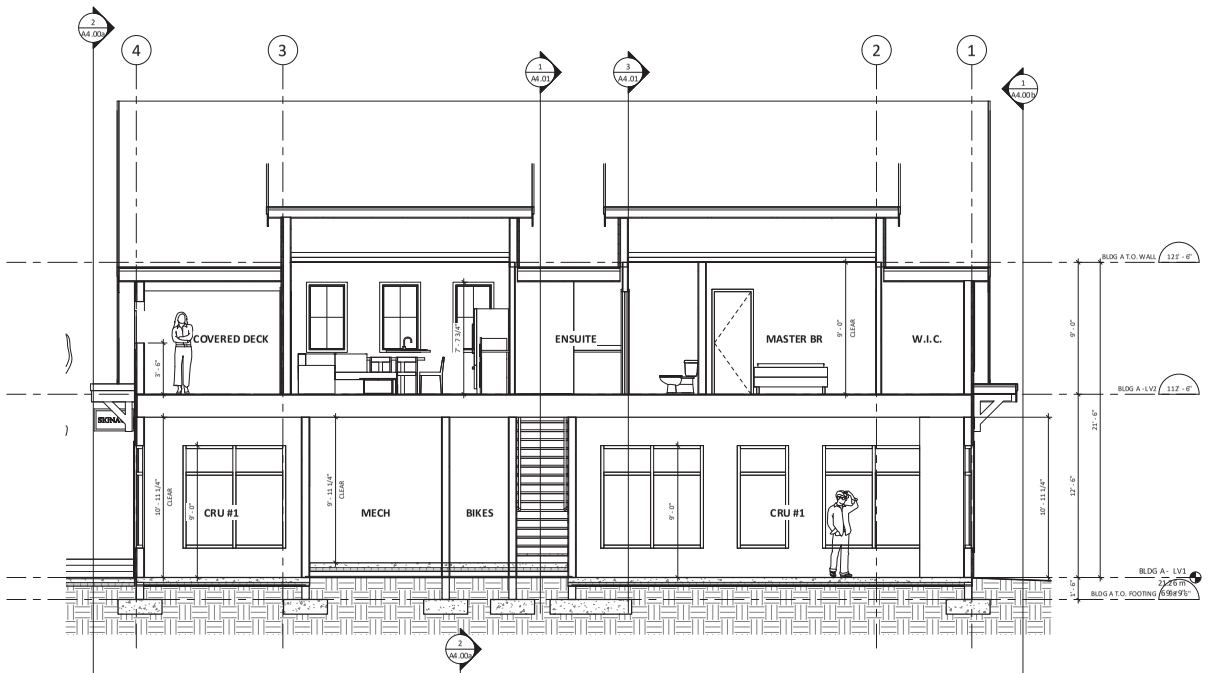
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sheet no. A4.01

seal

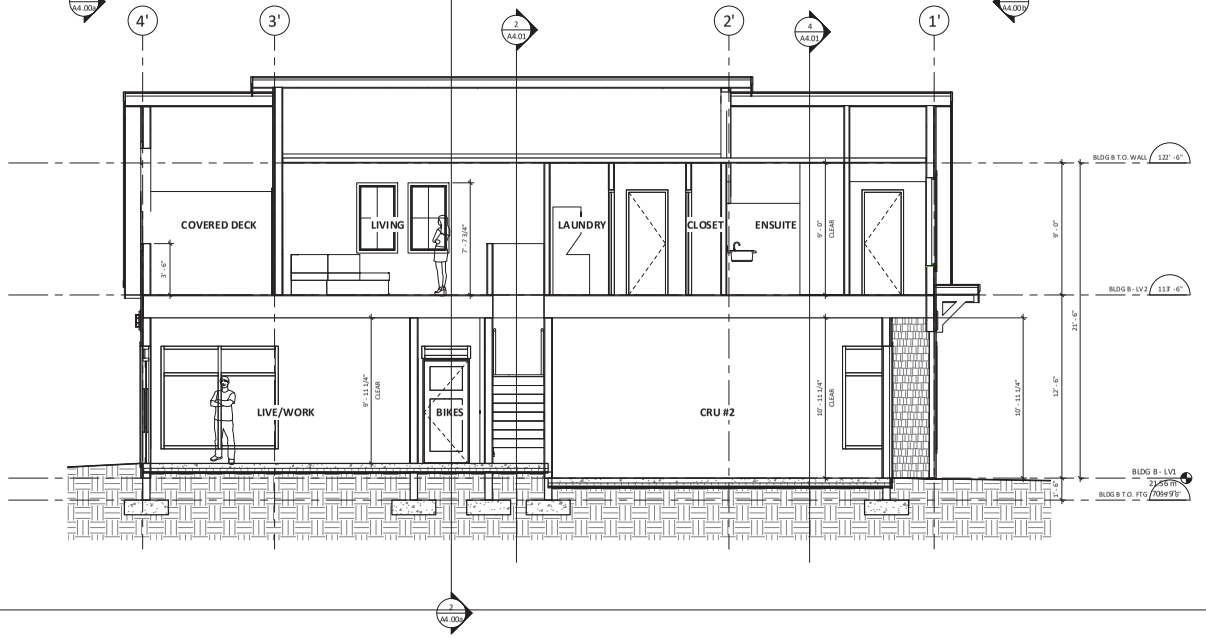
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2020-06-15 12:47:11 PM



1 A1.01 N-S SECTION (BLDG A)
1/4" = 1'-0"



2 A1.01 N-S SECTION (BLDG B)
1/4" = 1'-0"

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REVISIONS

	DATE	DESCRIPTION
5	2020.02.21	ISSUE FOR PRE-HRP REVIEW
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7	2020.06.15	ISSUE FOR HRP_rev1

GrayRose Murrayville

21600 48 AVENUE
LANGLEY, BC

title
N-S BUILDING SECTIONS

scale 1/4" = 1'-0"
@ 24"x 36"
date 2020. APR
drawn checked

job no. 1806
sheet no. A4.02

seal

2020-06-15 12:47:12 PM

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Murrayville 5 Corners

Issued for Development permit — **TOL File No: 10-31-0160**

Contact Information	Other Key Contacts:	
VDZ+A Project Landscape Architecture Fort Langley Studio 100 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8 Mount Pleasant Studio 102-3535 Kingsway Vancouver, British Columbia, V5T 3J7 Primary project contact: Stephen Heller, BCSLA Stephen@vdz.ca o: 604 546 0925 Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 546 0920	GrayRose Developments Ltd. Project Owner #202 15388 24th Ave, Surrey BC V4A2J2 604-542-1992	Site Lines Architecture Project Building Architecture #200 23160 88 Ave, Fort Langley BC V1M2R6 604-881-7173
Legal Address and Description:		
Lot 1, Section 21, TWP 10, NWD, PL LMP27831		

Sheet List Table

Sheet Number	Sheet Title
L-00	COVER PAGE
L-01	TREE MANAGEMENT PLAN
L-02	SITE PLAN
L-03	LANDSCAPE PLAN ULTIMATE
L-04	PLANTING PLAN
L-05	GRADING AND LIGHTING PLAN
LD-01	DETAILS
LD-02	DETAILS



1 LOCATION MAP
NTS



2 SITE PLAN OVERVIEW
Scale 1:200

VDZ+A

LANGLEY STUDIO | MOUNT PLEASANT STUDIO

REVISIONS TABLE FOR DRAWINGS

Description	Date
Issued Development Permit	2020-08-2
Issued Development Permit	2020-06-1
Issued for review	2020-04-1

REVISIONS TABLE FOR SHEET

Description	Date

Project:
Murrayville 5 corners

TOL File no: 10-31-0160

Location:
48th AVENUE & 216th STREET
LANGLEY BC

Stamp:

Original Sheet Size:
24"x36"

AS SHOWN

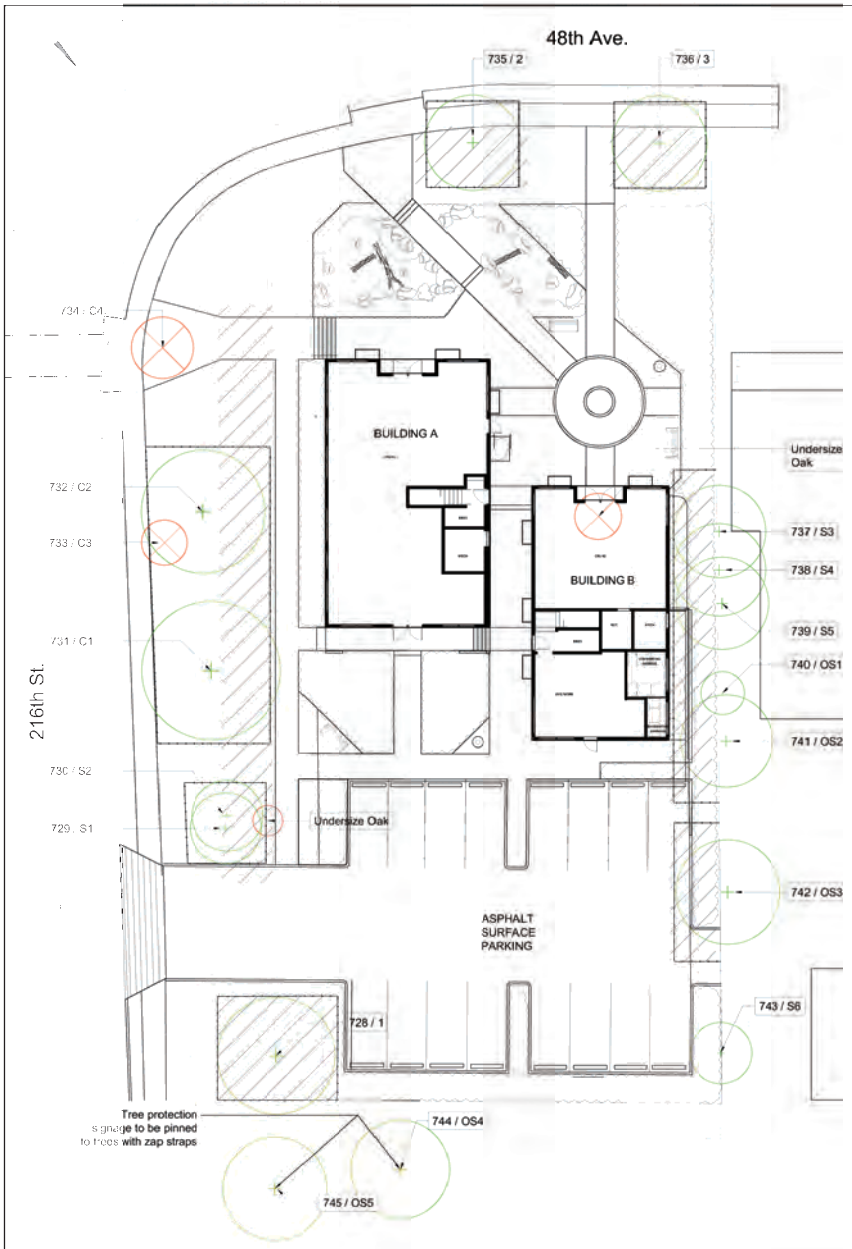
SCHEDULE B

DP2020-13

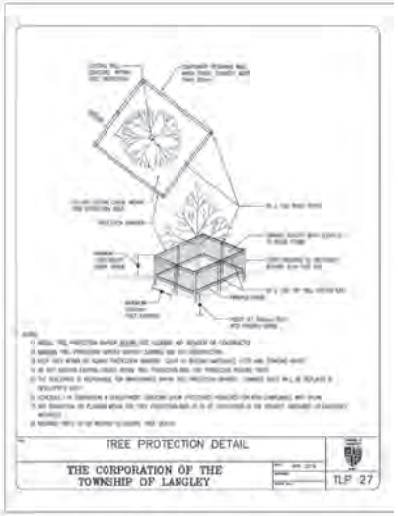
Drawing Title: COVER PAGE

Drawing No: L-00

NORTH



1 TREE MANAGMENT PLAN



2 TREE PROTECTION FENCE
NTS

TREE DATA CHART

# OF TREES IDENTIFIED ON, OR ADJACENT TO THE DEVELOPMENT SITE (FROM TREE SURVEY)	20	
TREE ASSESSMENT RECOMMENDATION	TO BE RETAINED	TO BE REMOVED
TOTAL # OF SIGNIFICANT SHARED TREES (NOTED S#)	6	0
TOTAL # OF ON-SITE SIGNIFICANT TREES (excluding trees < 30 dbh)	1	0
TOTAL # OF MUNICIPAL TREES ADJACENT TO THIS PROJECT (NOTED C#)	2	2
TOTAL # OF OFF-SITE TREES ADJACENT TO THIS PROJECT (NOTED OS#)	5	
# OF REPLACEMENT TREES REQUIRED AS PER T.O.L. TREE PROTECTION BY-LAW (No 4470 Schedule B) Lot Area = 0.5 acres (0.5 acres x 30) = 15 15 - (3x1) = 12	12	

Note:
1. Contact Arborist (Kelly Koome, 604 882 9024, kkoome@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
2. Read this plan together with the arborist report prepared by VDZ+A.
3. An additional 1m setback is shown for all hand-plotted trees to be retained.
4. If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
5. It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
'Locating TPZ Fencing
'Locating Work Zone and Machine access corridors where required
'Reviewing the Report with the project foreman or site supervisor.
6. Tree cutting between April 1st- August 1st must comply with Federal and Provincial law regulating migratory birds and their nesting activity.

FENCING LEGEND

KEY	REF.	DESCRIPTION
	2 / L-01	Tree protection fence
		Tree protection area. Arborist supervision required for all work within this zone.

TREE LEGEND

Existing Tree to be Retained	Existing Tree to be Removed

TAG LEGEND

Survey #
735 / 2
Tree # per Arborist report

TREE TAG KEY

### / # -	On-site trees
### / S# -	Shared ownership trees
### / C# -	City owned trees
### / OS# -	Off-site trees

TREE NUMBER LEGEND

VDZ+A
LANDSCAPE ARCHITECTURE | ISA ARBORIST | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
www.vdz.ca 604-882-0024

No.	By	Description	Date
3	ET	Issued Development Permit	2020-09-2
2	ET	Issued Development Permit	2020-06-1
1	ET	Issued for review	2020-04-1

REVISIONS TABLE FOR DRAWINGS.
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REVISIONS TABLE FOR SHEET

Project:
Murrayville 5 corners

TOL File no. 10-31-0160

Location:
48th AVENUE & 216th STREET
LANGLEY BC

Drawn: KK, ET
Checked: SH
Approved: SH
Scale: 1:150
Stamp:
Original Sheet Size: 24"x36"

Drawing Title: TREE MANAGMENT PLAN
NORTH
VDZ Project #: DP2020-13
Drawing #: L-01 F1



TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer grandidentatum 'Schmid' / Rocky Mountain Glow Maple	B&B, 6cm cal	6cm cal	2
	Cercidiphyllum japonicum / Katsura Tree	B&B, 6cm cal	6cm cal	4
	Magnolia grandiflora 'D.D. Blanchard' / DD Blanchard Magnolia	B&B, 6cm cal	6cm cal	2
	Pinus contorta 'Contorta' / Shore Pine	B&B, 3.0mHT	2mHt	1
	Pinus strobus 'Fastigiata' / Pyramidal White Pine	B&B	3.5m Ht	5

LANDSCAPE LEGEND

FENCES AND WALLS

SYMBOL	DESCRIPTION	DETAIL
F-01	Cedar privacy fence	L2/01
F-02	Concrete Retaining Wall See grading plan	
F-03	Split rail fence	L2/01

HARDSCAPE

SYMBOL	DESCRIPTION	DETAIL
H-01	Concrete walkway / plaza	L2/01
H-02	Circular Pavers	L2/01
H-03	Linear Paver Band	L2/01
H-04	Crushed Gravel	
H-05	Landscape Boulders various	
H-06	Existing Sidewalk	

SOFTSCAPE

SYMBOL	DESCRIPTION	DETAIL
S-01	Sod on 150 mm topsoil	
S-02	Shrub bed	
S-03	Wet Garden	L2/01
S-04	Wet Garden Planting	L2/01
S-05	Wet Garden Logs	

SITE FURNITURE

SYMBOL	DESCRIPTION	DETAIL
SF-01	Simple hoop bike rack	L2/01
SF-02	Wishbone - Bessett bench	L2/01
SF-03	Wishbone - Bessett Waste Receptacle	L2/01
SF-04	Wayfinding Sign for Heritage Walking Tour	L2/17

LEGAL

SYMBOL	DESCRIPTION
	Existing property line (offsite)
	Future property line (Ultimate)
	Easement

VDZ+A
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No.	By	Description	Date
1	KT	Issued Development Permit	2020-09-2
2	ET	Issued Development Permit	2020-06-1
1	ET	Issued for review	2020-04-1
No.	By	Description	Date

REVISIONS TABLE FOR DRAWINGS.

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No.	By	Description	Date
1	SH	ISDC Commission	June 3, 2
No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Murrayville 5 corners

TOL File no. 10-31-0160

Location:
48th AVENUE & 216th STREET
LANGLEY BC

Drawn: ET
Checked: SH
Approved: SH
Scale: 1:150
Stamp:
Original Sheet Size: 24"x36"

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Drawing Title: INTERIM LANDSCAPE PLAN

NORTH

VDZ Project #: DP2020-13

Drawing No.: L-02

F.1 - Page 35



TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer grandidentatum 'Schmid' / Rocky Mountain Glow Maple	B&B, 6cm cal	6cm cal	2
	Cercidiphyllum japonicum / Katsura Tree	B&B, 6cm cal	6cm cal	4
	Magnolia grandiflora 'D.D. Blanchard' / DD Blanchard Magnolia	B&B, 6cm cal	6cm cal	2
	Pinus contorta 'Contorta' / Shore Pine	B&B, 3.0m ht	2m ht	1
	Pinus strobus 'Fastigiata' / Pyramidal White Pine	B&B	3.5m ht	5

LANDSCAPE LEGEND

FENCES AND WALLS

SYMBOL	DESCRIPTION	DETAIL
F-01	Cedar privacy fence	L2/L4
F-02	Concrete Retaining Wall See grading plan	
F-03	Split rail fence	L2/L4

HARDSCAPE

SYMBOL	DESCRIPTION	DETAIL
H-01	Concrete walkway / plaza	L2/L1
H-02	Circular Pavers	L2/L1
H-03	Linear Paver Band	L2/L1
H-04	Crushed Gravel	
H-05	Landscape Boulders various	
H-06	Existing Sidewalk	

SOFTSCAPE

SYMBOL	DESCRIPTION	DETAIL
S-01	Sod on 150 mm topsoil	
S-02	Shrub bed	
S-03	Wet Garden	L2/L3
S-04	Wet Garden Planting	L2/L3
S-05	Wet Garden Logs	

SITE FURNITURE

SYMBOL	DESCRIPTION	DETAIL
SF-01	Simple hoop bike rack	L2/L1
SF-02	Wishbone - Bessett bench	L2/L1
SF-03	Wishbone - Bessett Waste Receptacle	L2/L1
SF-04	Wayfinding Sign for Heritage Walking Trail	L2/L7

LEGAL

SYMBOL	DESCRIPTION
	Existing property line (offsite)
	Future property line (Ultimate)
	Easement

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TOL File no. 10-31-0160

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LANGLEY BC

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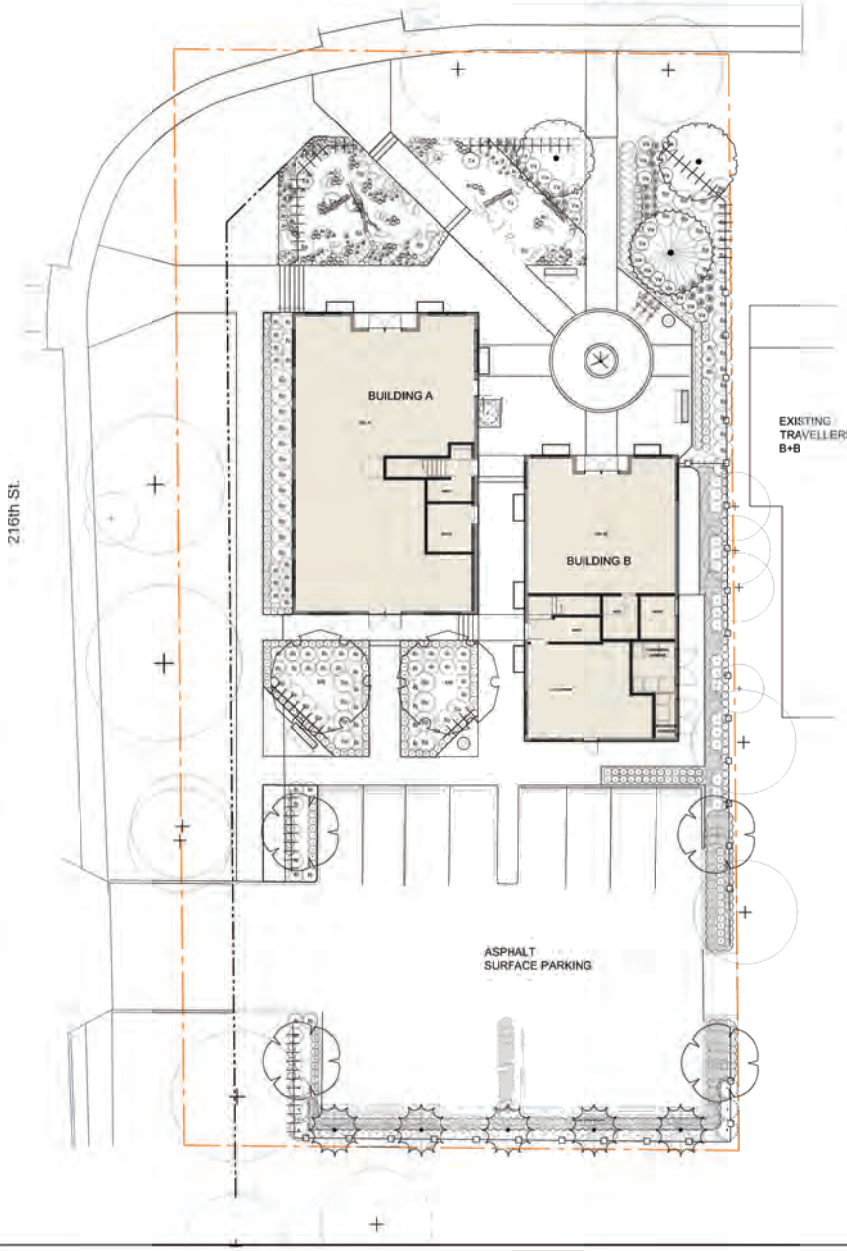
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VDZ Project #: DP2020-13

Drawing Title: ULTIMATE LANDSCAPE PLAN

NORTH

Drawing No.: L-03 F1



TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer grandidentatum 'Schmidt' / Rocky Mountain Bigleaf Maple	B&B, 8cm cal.	8cm cal.	2
	Cercidiphyllum japonicum / Katsura Tree	B&B, 8cm cal.	8cm cal.	4
	Magnolia grandiflora 'D.D. Blanchard' / DD Blanchard Magnolia	B&B, 8cm cal.	8cm cal.	6
	Pinus contorta 'Contorta' / Shore Pine	B&B, 3.0m ht.	3m ht	1
	Pinus strobus 'Fastigiata' / Pyramidal White Pine	B&B	3.5m ht	4

SHRUB AND PERENNIAL SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Buxus sempervirens 'Suffruticosa' / True Dwarf Boxwood	#2	220
	Gaultheria shallon / Salal	#3	51
	Rosa nutkana 'Bonica' / Nootka Rose	#3	36
	Salix purpurea 'Nana' / Dwarf Arctic Willow	#2	39
	Taxus x media 'Hill' / Yew	12m ht.	40
	Vaccinium ovatum 'Thunderbird' / Evergreen Huckleberry	#3	22

FERNS	BOTANICAL / COMMON NAME	CONT	QTY
B	Blechnum spicant / Deer Fern	#1	44

GRASSES	BOTANICAL / COMMON NAME	CONT	QTY
C	Carex obnupta / Slough Sedge	#1	77
Je	Juncus effusus / Soft Rush	#1	24
Ty	Typha angustifolia / bulrush	#1	6

PERENNIALS	BOTANICAL / COMMON NAME	CONT	QTY
	Achillea millefolium / Common Yarrow	#2	54
a	Aster subspicatus / Douglas Aster	#2	93

DWARF CONIFERS	BOTANICAL / COMMON NAME	CONT	QTY
	Pinus mugo 'Slow mound' / Slow Mound Mugo Pine	#3	7

GROUNDCOVER SCHEDULE

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Arctostaphylos uva-ursi 'Vancouver Jade' / Vancouver Jade Bearberry	#1	1000mm	42
	Asarum caudatum / British Columbia Wild Ginger	#1	500mm	62
	Cornus canadensis / Bunchberry Dogwood	#1	500mm	51
	Vaccinium vitis-idaea / Lingonberry	#1	500mm	51

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no.	By	Description	Date

REVISIONS TABLE FOR DRAWINGS.

REVISIONS TABLE FOR SHEET

Project:
Murrayville 5 corners

TOL File no. 10-31-0160

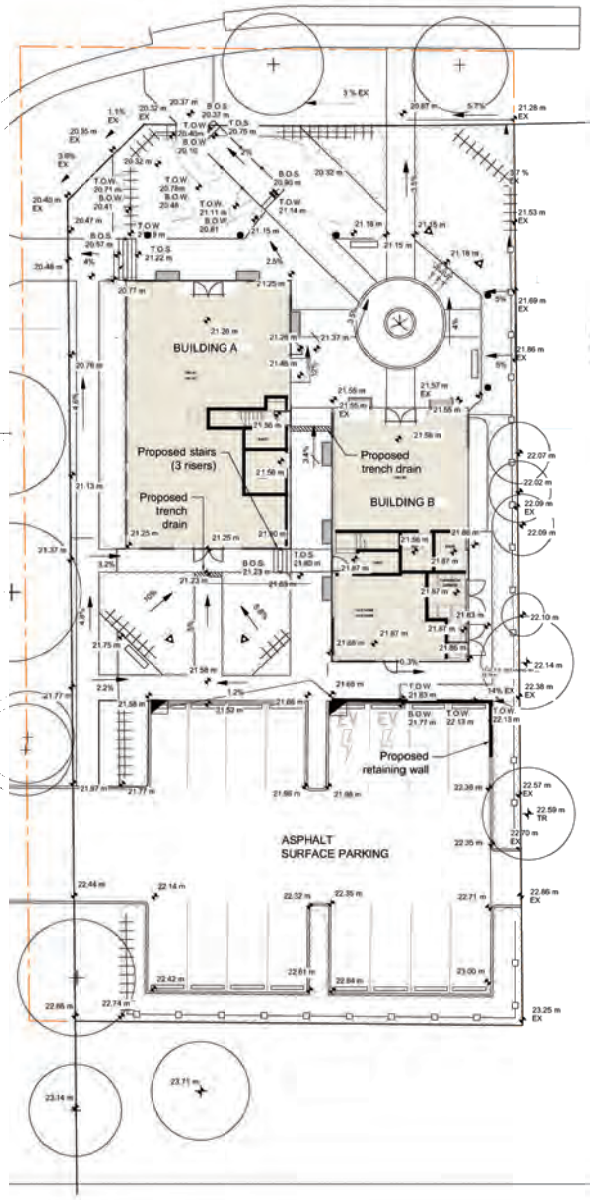
Location:
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Stamp:
Original Sheet Size: 24"x36"

VDZ Project #: DP2020-13

Drawing Title: PLANTING PLAN

Drawing No.: L-01 F1



1 GRADING PLAN

GRADING LEGEND

KEY	DESCRIPTION
22.14 m	SPOT ELEVATION PROPOSED
22.10 m EX	SPOT ELEVATION EXISTING
2%	DIRECTION AND DEGREE OF SLOPE
	STORM DRAIN. REFER TO CIVIL
	TRENCH DRAIN. PROPOSED
	EXISTING PROPERTY LINE (INTERIM)
	FUTURE PROPERTY LINE (ULTIMATE)
	EASEMENT

LIGHTING

KEY	REF.	DESCRIPTION
	4	STEP LIGHT
	2	BOLLARD LIGHTING
	3	UPLIGHT



2 BOLLARD LIGHTING



3 UPLIGHT



4 STEP LIGHT

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1	ET	Issued for review	2020-04-1
No.	By	Description	Date

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Murrayville 5 corners

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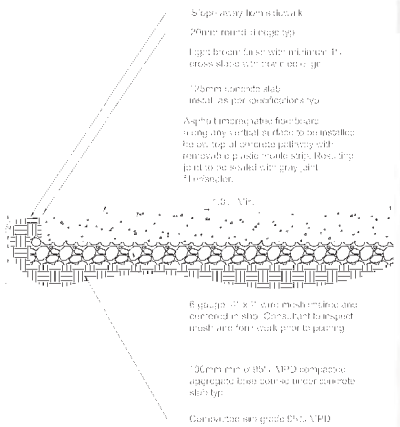
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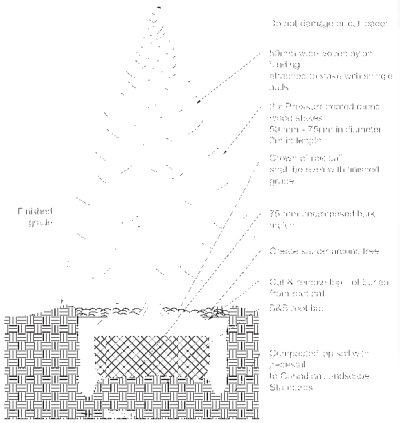
VDZ Project #: DP2020-13

Drawing #: L-05 F1

NORTH

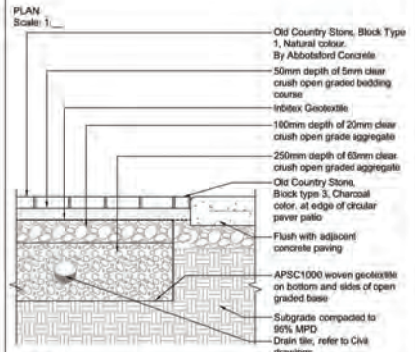


1 CONCRETE WALKWAY/PLAZA



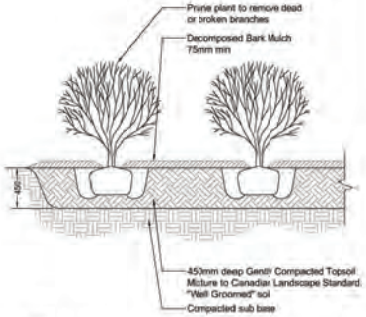
5 CONIFEROUS TREE PLANTING

Unit Paver Details:
Type: Name
Size: Lmm X Wmm X 80mm min.
Colours: Xxx
Manufacturer: Company
website
Contact Name
Contact Phone



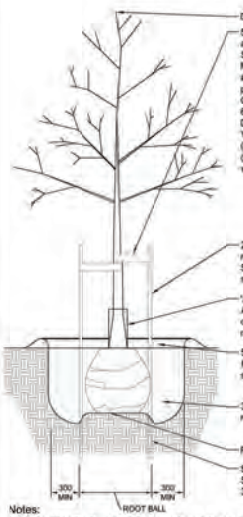
Notes:
1. Install all components as per manufacturer's specifications.
2. AquaPave - Part Exfiltration System
3. Running bond pattern.
4. Concrete curb control joint every 3m.

2 CIRCULAR PAVING PATIO AND EDGER
Scale 1:10



NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil saucers diameter to be 1.5X cameter of plant container.
4. O.C. spacing per planting plan.

3 SHRUB BEDS
NTS



Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole, all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

4 DECIDUOUS TREE PLANTING
NTS



Notes:
-Simple Aluminum tube bike rack
-Powder coated black

6 BIKE RACK
NTS



Wishbone 5 ft All Aluminum Benches at Panarama Ridge in Surrey BC

Notes:
Name: Beselt park bench
Model number: BAL-5
Material: Powder coated aluminum frame
Colours: Black
Manufacturer: Wishbone site furnishings
https://www.wishbonelltd.com/site-furnishings/park-benches/item/beselt-park-bench-all-metal

7 ALUMINUM BENCH
NTS



Notes:
Name: Beselt Round Waste Receptacle
Model number: BTRR-24
Material: Powder coated aluminum frame
Colours: Black
Manufacturer: Wishbone site furnishings
https://www.wishbonelltd.com/site-furnishings/waste-receptacles/item/beselt-round-waste-receptacle

8 GARBAGE BIN
NTS

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No.	By	Description	Date
1	KT	Issued Development Permit	2020-08-2
2	ET	Issued Development Permit	2020-09-1
1	ET	Issued for review	2020-04-1

REVISIONS TABLE FOR DRAWINGS.

REVISIONS TABLE FOR SHEET

Project:
Murrayville 5 corners

TOL File no. 10-31-0160

Location:
48th AVENUE & 216th STREET
LANGLEY BC

Drawn: ET
Checked: SH
Approved: SH
Scale: AS SHOWN
Stamp:
Original Sheet Size: 24"x36"

Drawing Title: DETAILS
VDZ Project #: DP2020-13
Drawing No.: L1.01
F1



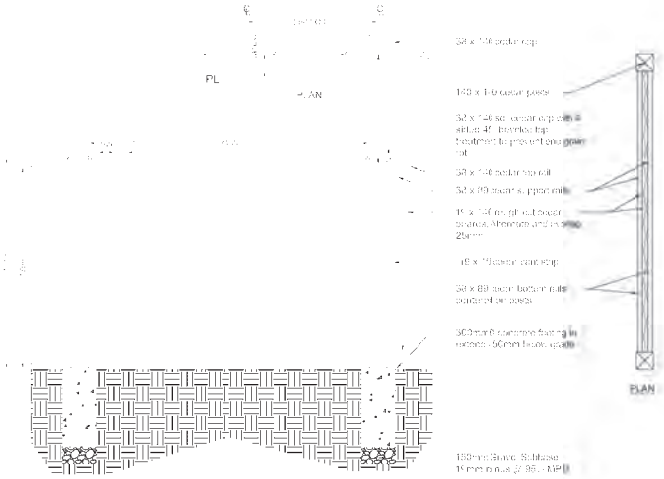
Notes:
-Signage to be aligned with historically significant roadways
-Alignment to be coordinated and confirmed with Architect on site

1 WALKING TOUR SIGNAGE
NTS

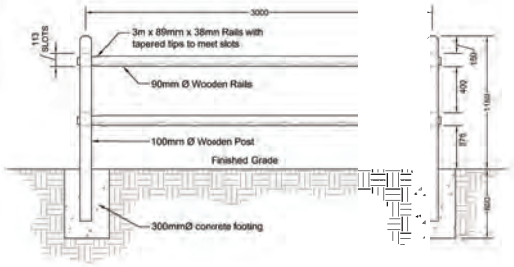


Notes:
-Simple classic, square planter box
-Black

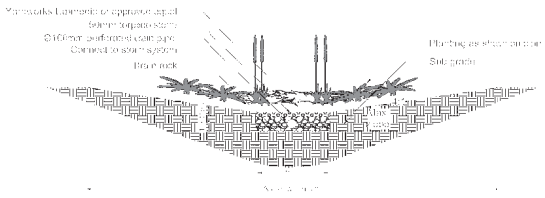
2 MOVEABLE PLANTER BOX
NTS



3 6' SOLID WOOD FENCE



4 SPLIT RAIL FENCE
Scale 1:20



5 WET GARDEN

VDZ+A

Drawing Title: DETAILS

VDZ Project #: DP2020-13

Drawing No.: L1.1

Project:
Murrayville 5 corners

TOL File no. 10-31-0160

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48th AVENUE & 216th STREET
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REVISIONS TABLE FOR DRAWINGS

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COUNCIL RESOLUTION -

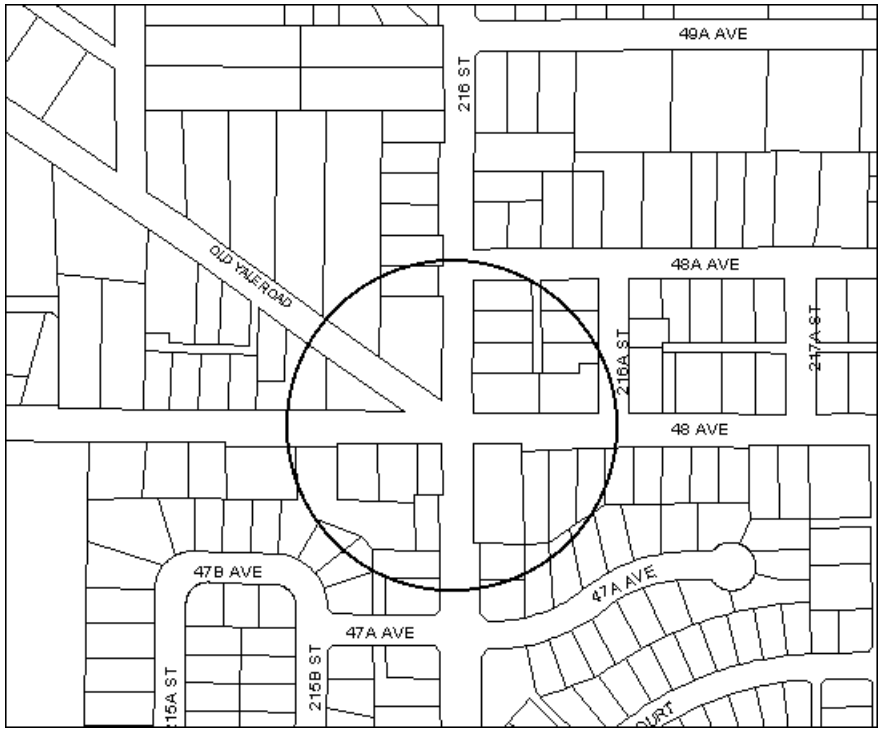
MURRAYVILLE 5 CORNERS REVIEW

MARCH 20, 1989

THAT the properties in the vicinity of the intersection of 48th Avenue and 216th Street be identified as a special review area where Council is prepared to consider an amendment to the Murrayville Plan for limited commercial uses subject to the following criteria:

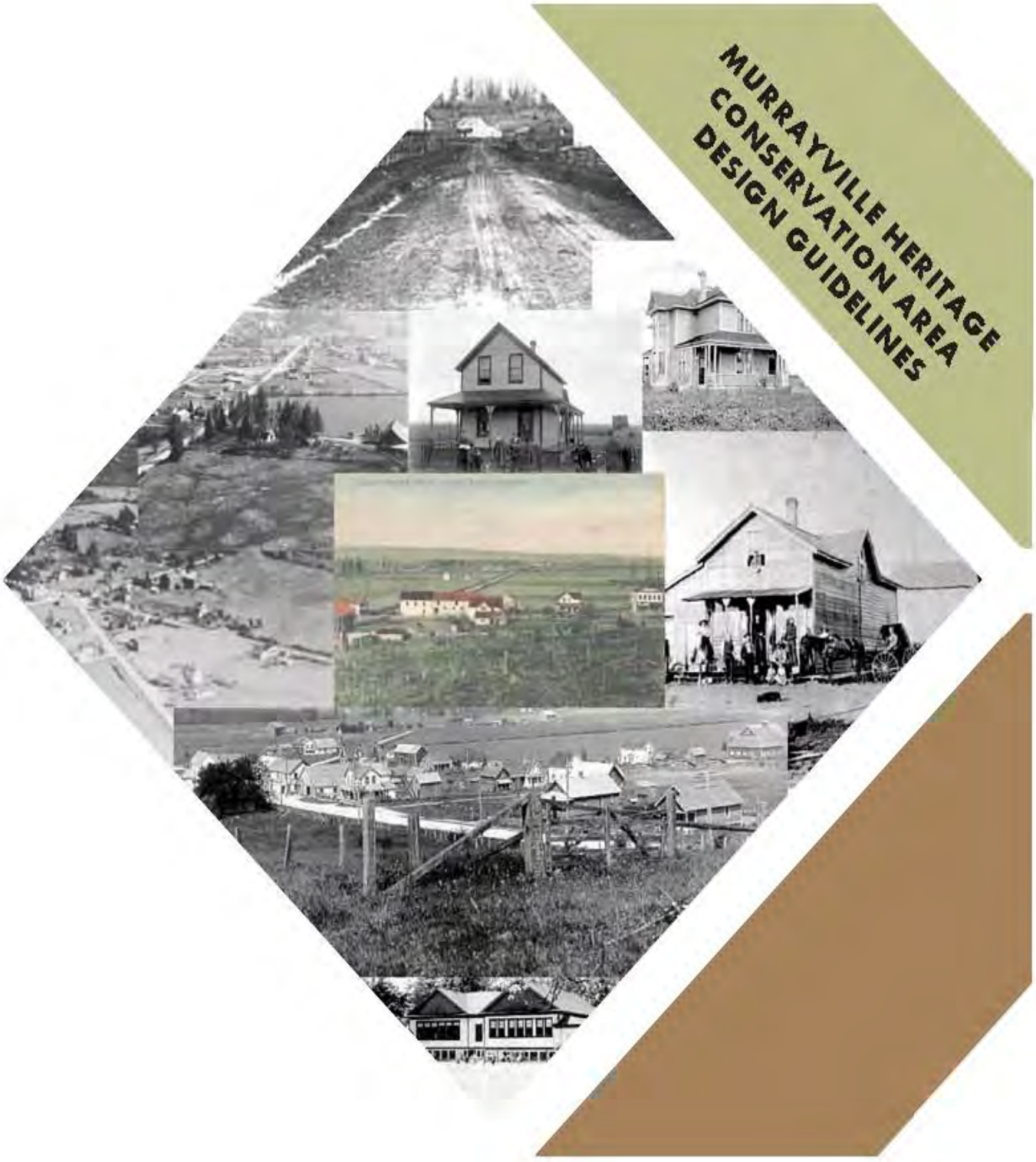
- the proposal takes into account the ultimate road widening and intersection improvements;
- the development site is adequate to support the intended use including access points, parking, on-site circulation and buffering; and
- the form and character of the development has a heritage appearance.

AND FURTHER THAT staff prepare the design for intersection improvements of 48th Avenue and 216th Street including the closure of Old Yale Road. The road closure plan is to include the heritage preservation of the Murrayville pump house for review with the Heritage Advisory Committee and the Heritage Society.



APPENDIX A

4833
29/11/10



SECTION 1: GENERAL PRINCIPLES

1.1 INTRODUCTION

Murrayville, with its unique five-corner intersection, was the second area in the Township to develop into a distinct community. Its history is over 140 years old, and since the 1890s it has functioned as a centre for local government as well as health, education, social and commercial services. Today there is a diverse range of heritage resources associated with the different eras of development in Murrayville's past, ranging from 1887 through to the present day. These include buildings, roadways, natural heritage, views and pioneer histories. In terms of the concentration of built heritage resources, Murrayville, along with Fort Langley, is one of the most intact early areas in the Township. Collectively these assets present a unique opportunity not only to preserve but also to enhance this already important heritage community of Murrayville. Growing community interest has already resulted in the successful restoration and adaptive use of a number of historic structures. Experience shows that a vital and well-planned heritage area provides economic as well as social and environmental benefits to individual owners as well as the entire community.

Preserving heritage values has a significant impact on the social, cultural, economic and environmental sustainability of a community. Through the recognition, revitalization and preservation of our built heritage we strengthen our community identity, promote the economic stability of livable, sought-after neighbourhoods and reduce energy consumption by reusing and retrofitting our existing building stock. These are key considerations in achieving the Township's vision of becoming a more sustainable community.



Murrayville circa 1910 [Langley Centennial Museum #3440]

In recognition of its heritage value to the citizens of Langley, Murrayville has been designated as a Heritage Conservation Area (HCA). These guidelines are intended to assist property owners, merchants, developers, architects, designers and the Township of Langley in designing, evaluating and implementing the rehabilitation of existing buildings, and the design of new buildings, in the Murrayville Heritage Conservation Area. Any person renovating, restoring or undertaking new construction work within the HCA should first consult these guidelines.

Historic building rehabilitation should be based on the integrity of a building's original design, and new buildings should relate to Murrayville's authentic architectural legacy. Depending on the complexity of a project, building owners are encouraged to retain suitable professional consultants that can provide sound advice and prepare project designs that achieve a set of objectives that all parties — including, where applicable, the public and Council — can support.

These design guidelines cover building facades, awnings, signs, lighting and landscaping. Sketches are included to illustrate concepts but should not be considered the only options available to designers. The historic photograph collection of the Langley Centennial Museum archives can also be a source of information and inspiration.

1.2 Purpose of the Guidelines

The purpose of these guidelines is to preserve and enhance the historic character of the buildings and elements that comprise the Murrayville Heritage Conservation Area. They are based on an examination of the existing conditions of the area and an analysis of potential conservation treatments. The underlying principles of the Guidelines are based on the integrity of individual buildings, and respect for the original design concept for each structure, as well as the integration of each building within a unified vision for the entire area. Therefore it is strongly recommended that the original materials of individual buildings be retained or uncovered, that lost details be replaced, and that historically inappropriate elements not be added. The objectives of the Guidelines are to:

- inform the building owners, tenants, retail merchants and the public of the intent to enhance the character of historic Murrayville;
- promote economically viable commercial and residential projects;
- encourage the retention and revitalization of individual historic buildings;
- provide guidance for new construction; and
- encourage a consistent and appropriate streetscape appearance that will benefit the entire heritage area.

1.3 General Requirements

Although modest in scale, the character of Murrayville is defined by its entire collection of buildings, streets, and structures, and it is essential that these different components work together to provide a harmonious appearance. A variety of activities and businesses will draw tourists and promote commercial success. The overall framework for this activity should be a cohesive and visually appealing streetscape based on authentic historic character. While these guidelines do not apply to the interior of buildings, owners are encouraged to design interiors in a manner that is complimentary to exterior facades.

All permit applications within the HCA must conform to existing municipal bylaws, unless these bylaws are varied, amended or supplemented. Within the context of the Heritage Conservation Area, and specifically for heritage projects, variances can be considered in order to achieve better outcomes within the context of the area. In those cases where zoning requirements are considered for variance, the heritage character of the overall area will remain the primary concern.

Special requirements to vary provisions in the Zoning Bylaw related to heritage situations can be enabled either through Heritage Alteration Permits or Heritage Revitalization Agreements. In non-heritage developments, variances can be considered if they will complement or contribute to the area's heritage character. Heritage Alteration Permits are obtained by applying to the Township.

Property owners within the Heritage Conservation Area may do any of the following types of development if approved through a Heritage Alteration Permit:

- Subdivision of a property;
- Addition/alteration to the exterior of a building (including windows, doors, porches and exterior siding;
- Construction of a new building; or
- Demolition of a building.

The following activities do not require a Heritage Alteration Permit:

- Scheduled Heritage Properties where the exterior alterations do not change the form and scale of a building, and use original materials, materials similar to those on the building or materials recommended in the *Design Guidelines*;
- Non-Scheduled Properties where any changes, accessory buildings or minor additions less than 50 square metres (538 square feet) do not front a road, are in conformity with the *Design Guidelines* and are constructed with similar materials and in a similar style to the existing building;
- Exterior maintenance, routine or in-kind repairs, including repainting in similar or identical colours;
- Interior renovations;
- Landscaping;
- Construction and maintenance activities carried out by, or on behalf of, the Township; or
- Regular and emergency maintenance of municipal infrastructure conducted in a manner that is consistent with the objectives of the Heritage Conservation Area designation.

The process for considering applications for a Heritage Alteration Permit is as follows:

1. Presentation by the applicant of a concept sketch of the project to the Heritage Review Panel of the Heritage Advisory Committee. This panel includes expertise in architectural design and construction and provides advice and recommendations on proposed designs. This step should be initiated early in the process.
2. Application to the Township for a Heritage Alteration Permit.
3. Presentation by the applicant of a final design, including building elevations, material, colours, landscaping, signs and interpretation to the Heritage Review Panel.
4. Report to Council by staff.
5. Notification of surrounding property owners and residents by staff.
6. Public Hearing.
7. Issuance of Permit.

The Township also administers the B.C. Building Code and other technical codes and regulations that control development. In dealing with heritage buildings, where finding technical solutions is not always straightforward, staff can consider equivalencies that achieve an acceptable level of Code compliance.

In all applications dealing with heritage properties, the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* will be used as the basis for review. These standards outline principles and procedures for the appropriate treatment of historic buildings and structures, including different levels of intervention including additions. The *Murrayville Heritage Conservation Area Design Guidelines* provide additional, specific guidance for appropriate interventions and for infill and new construction.

1.3.1 Scheduled Heritage Properties

As part of the Heritage Conservation Area Bylaw, a number of properties with heritage character and value are listed as Scheduled Heritage Properties. These sites are legally protected, and should be conserved in a manner appropriate to their original period and style. These sites are eligible for the highest level of conservation incentives offered under the Township of Langley's Heritage Building Incentive Program. Building details should be consistent with the date the building was constructed or, in certain circumstances, to a historically defensible later date based on documentary evidence. Applied ornamentation, detailing and forms that never existed should not be added. Specific guidance is provided in the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada.*



The Traveller's Hotel, 1887: a Scheduled Heritage Property

1.3.2 Heritage Inventory Sites

Another 18 sites of potential heritage value are identified on the Township of Langley's Heritage Inventory and can apply for legal protection in order to be eligible for the highest level of conservation incentives offered under the Heritage Building Incentive Program.

1.3.3 Non-Scheduled Existing Buildings and Renovations

While a number of more contemporary or significantly altered buildings are not included on the Schedule, they nevertheless bear witness to the design aesthetic of a particular time period. Individually, these buildings are an expression of their own period; collectively they demonstrate the evolution of the community over time. As with historic buildings, contemplated changes should be appropriate to the form and style of the existing structures.

Existing non-historic buildings should be renovated in a manner appropriate to their style and context. There is no requirement to alter existing buildings to reflect a historic "theme;" but rather to maintain the integrity of these buildings. New additions, or attempts to unify previously constructed additions, should present a harmonious appearance relative to the original building's overall form, scale, design and materials.

1.3.4 New Construction and Renovations

Design concepts for proposed new construction should attempt to blend harmoniously with the historic elements of the area. Sensitivity to historic precedent and a thorough understanding of the materials and design elements used in period architecture generally, and Murrayville specifically, would be most useful in conceiving appropriate designs. By understanding and following the principles of form, rhythm, and detailing outlined in these design guidelines, it should be possible to create new buildings that are successfully integrated with the character of the heritage area.

Subdivision of land within the Murrayville Heritage Conservation Area may be approved, but not until a Heritage Alteration Permit is first obtained from the Township. If the proposed subdivision creates a new building site, a Heritage Alteration Permit must be obtained for the construction of a new building or structure on the new parcel prior to subdivision approval.

1.4 Form and Scale

The character of Murrayville's historic buildings is derived from the use of indigenous materials and traditional forms and these qualities should be retained and enhanced whenever possible. Materials and textures should conform to the nature of historic construction. Remodelling of, or additions to, existing buildings (both scheduled and non-scheduled) should repeat the use of predominant materials and motifs. These are crucial considerations for maintaining the distinctively modest character of Murrayville.

The details of each individual rehabilitation, restoration or proposal for new construction should be designed with a system of proper proportioning in mind. Proportion refers to the relationship between the height and width of the elevation of a building or its facade elements. Alterations to existing historic buildings should respect their original design intention, as well as the proportions of neighbouring buildings. Renovations to modern infill buildings and proposed new construction should respect the precedent of the scale of existing historic architectural elements.

The historic character of each building is dependent on a variety of architectural details; in some cases these features have been lost or obscured by weathering, inappropriate renovation or lack of maintenance. Not every detail of every building may be feasibly restored, but surviving features should be retained and repaired. Inappropriate later additions should be removed or replaced. In many cases, the removal of later applied sidings may expose original details. Inappropriate new architectural details should not be added.



Existing Heritage Streetscape on 216A Street

In order to determine an appropriate form for an addition to an historic building or a new building, the following should be considered:

- **Setbacks:** New buildings and additions to historic buildings should be set back on the lot at a distance that is consistent with buildings on adjacent properties, in particular the setbacks of historic buildings.

SETBACKS: MANDATORY

- Setbacks for new buildings should be averaged between that of adjacent buildings so that the new building does not protrude further forward than its neighbours.

- **Building Height:** Should be visually consistent with the heritage character of the area. Traditionally, no building was higher than two storeys.

- **Roof Design:** The historic buildings in the area display a variety of cross-gabled and hipped roofs, with a pitch of approximately 25-35 degrees from horizontal. The earliest buildings originally had cedar shingle roofs, but over the years were generally replaced with asphalt. Some early commercial buildings had a gabled roof with a raised front parapet, also known as a “boomtown” façade. New buildings should have the expression of a pitched roof, either gabled or hipped, or a combination of the two.

- **Corner Sites:** Buildings on corner sites should be treated as if they have two main facades.

- **Exterior Finishing**: The exterior materials and details should respect the traditional wood frame construction typical of the historic buildings in the area.

These considerations of form and scale are crucial if the historic character of Murrayville is to be retained and augmented.

1.5 Sustainability Considerations

Increasingly, there is an understanding of the vital need for sustainable building practices and energy conservation. Heritage conservation is inherently sustainable, as it minimizes the need to destroy building materials and retains established land use situations and infrastructure. It also conserves embodied energy, reduces pressure on landfill sites, avoids impacts of new construction and minimizes the need for new building materials. Heritage projects also encourage local employment of specialized trades and professionals.

The conservation of heritage sites is also important from an urban design perspective. Our historic places contribute significantly to Langley's unique sense of place by maintaining the context of streetscapes and providing a framework for the rhythm and massing of buildings. Preserving heritage values has a significant impact on all aspects of sustainability – social, environmental and economic. The intelligent reuse of our existing building stock will support Langley's vision of becoming a more sustainable community.

New buildings will be required to meet mandated energy performance standards under the Energy Efficiency Regulation. However, heritage buildings – both legally protected and Heritage Register sites – are exempt from these requirements, and alternative methods of improved performance characteristics can be pursued. There are many ways in which upgrading can be undertaken without destroying heritage character-defining elements, and consideration should be given as to how to balance heritage and upgrading requirements.

Energy upgrading measures for heritage buildings should be assessed against the Standards and Guidelines for the Conservation of Historic Places in Canada.[1] For further information on how to sensibly improve the performance of heritage buildings, refer to the Vancouver Heritage Foundation's *New Life Old Buildings: Your Green Guide to Heritage Conservation* that is available online.[2] Additional information on reducing operating energy demands is available on the Provincial Heritage Branch website.[3]

The general considerations apply for existing buildings:

- Materials: Retain as much of existing building envelope materials as possible, including siding. Do not install rainscreen sidings, as they introduce life cycle considerations and impair heritage character through the removal of original material.
- Windows and Doors: For historic buildings, every reasonable attempt should be made to retain the original window sashes and doors, or to replace inappropriate replacements with replicas of the originals. Excellent thermal efficiency may be achieved through the repair and maintenance of existing wooden windows. Wood-framed storm windows will also aid with thermal efficiency and sound abatement. Replacement of original windows should only be undertaken as a final resort in cases of extreme deterioration. Replacements of original windows should replicate the original profiles in wood.

[1] http://www.pc.gc.ca/eng//docs/pc/guide/nldclpc-sgchpc.aspx
[2] www.vancouverheritagefoundation.org
[3] http://www.tca.gov.bc.ca/heritage/sustainability/greenBuilders.htm

- Mechanical Systems: Inefficient mechanical systems are one of the main reasons why existing buildings are poor thermal performers. Consider installing new boilers, hot water tanks and energy-efficient appliances that achieve Energy Star ratings.
- Insulation and Weather-stripping: Introduce extra insulation, especially in attic and basement spaces. Consider the use of weather-stripping and other draft-proofing measures.
- Additions: Can be built to Building Code standards of energy efficiency.

SECTION 2: BUILDING FACADES

The design of the visible facades of all buildings (scheduled, non-scheduled and new construction) should be carefully considered to blend harmoniously with the existing historic context. The harmonious character of Murrayville depends on all of its built form, including buildings and street furnishings, which work together to create a cohesive and visually appealing streetscape. Proposals for renovation or new construction should respect the character of the prevailing historic architectural detailing of the community as evidenced through archival photographs and the surviving heritage structures in the area. To achieve these goals, the following should be considered for each individual project:

- **Architectural Style:** Should be consistent with the overall traditional vernacular character of the area. Decorative styles that diverge greatly from the architectural evolution of historic Murrayville should be avoided. New construction should be compatible with the existing streetscape and surrounding buildings in form, scale, design and detail.

  The tendency to design individual facades in isolation from the context of the streetscape can lead to a discordant appearance. Certain chain store franchises or private businesses often identify with specific styles, which may be inappropriate for the Murrayville context. Caution should be exercised when developing facade designs for renovation and new construction to avoid the introduction of inappropriate elements into the historic streetscape.

- **Architectural Details:** New construction or additions should not be decorated with inappropriate applied ornamentation. Attached elements, such as house numbers, should be suitable in material and scale to the building element to which they are affixed.

- The following elements are inappropriate and should not be visible on the front elevation or be visible from the front street.

ATTACHMENTS: PROHIBITED IF VISIBLE FROM THE FRONT STREET
- Metal Chimney Flues
- Skylights

ATTACHMENTS: DISCOURAGED IF VISIBLE FROM THE FRONT STREET
- Satellite Dishes (should be screened when possible, see **Section 4.8**)

PORCH STEPS: PROHIBITED

- Open risers (staircases should resemble traditional models with closed risers)

- Buildings should be renovated and restored consistent with their individual period and style and building details should be congruent with the date the building was constructed.

- New construction or additions should be compatible with historic construction methods, and be sympathetic to the existing streetscape and surrounding buildings. Attention to materials and details helps new blend with old.

2.1 Scheduled Historic Building Restorations/Renovations

Research is central to guiding the conservation of a building. Historic photos, archival records and a careful examination of the building itself often yield clues as to what was located where, what materials were used and the original colour scheme. This particularly applies to windows and doors and signature elements of a structure. The historic photograph collection at the Langley Centennial Museum may assist in the location of this information and owners should consult *The Standards and Guidelines for the Conservation of Historic Places in Canada* for best practices before developing plans.

The following conditions should be examined in considering all alterations and additions for scheduled heritage buildings. Additions should conform to the type of massing suggested by existing models. This is crucial in maintaining the heritage character of the area where obtrusive modern interventions could overwhelm the existing structures.

When developing design proposals for historic buildings, the following areas of each building should be examined to determine what original architectural details remain and may be rehabilitated.

- **Facade Treatment:** In the remodelling of, or addition to, an existing building, the predominant original facing materials should be maintained and used in order to ensure visual continuity. Materials should respect both the style and the date of each building. Original materials should be left in place, or exposed when intact. All facade materials used in alterations or additions should conform to those listed as appropriate in **Section 2.4: Materials**. Due to the nature of traditional construction methods, any new construction should blend sensitively where it joins with an older building.

- **Windows and Doors:** There is a variety of fenestration in the area, but a majority of buildings originally had double-hung wooden sash windows and wooden doors. Original window openings and sash should be retained whenever possible. When they have been changed, the original should be replicated. This is further covered in **Section 2.5 Storefronts, Doors and Fenestration**.

It is a general recommendation that, whenever possible, original forms, materials and details be uncovered or left in place, and preserved.

2.2 Non-Scheduled Existing Buildings

When developing design proposals for non-scheduled existing buildings, the philosophical approach inherent in **Section 2.1** applies. In general terms, the goal is to achieve integrated additions in keeping with the original form, scale, design and materials of the building, and to ensure that any new works respect the overall traditional character of the area. This work can be contemporary in nature but should be designed to blend in sympathetically with the general appearance of other existing buildings.

2.3 Infill Buildings and New Construction

Design concepts for proposed new construction should attempt to blend harmoniously with the historic elements of the streetscape. This requires sensitivity to historic precedent and a willingness to be subordinate to that precedent. A thorough understanding of the materials and design elements used in period architecture generally, and Murrayville specifically, would be most useful in conceiving appropriate designs. By understanding and following the principles of form, rhythm, and detailing outlined in these design guidelines, it should be possible to create new buildings that successfully integrate into the historic area without compromising its authenticity.

The harmonious character of Murrayville depends on all of its built form, including the buildings and landscaping elements working together as a cohesive and visually appealing streetscape. To achieve this goal, architectural styles should be avoided that are clearly out of place with the historic evolution of the area. The tendency to design individual buildings in isolation from the context of the streetscape can lead to a discordant appearance. Caution should be exercised when developing designs for renovation and new construction, to avoid introduction of inappropriate elements into the historic streetscape.

When developing design proposals for the facades of new buildings, the following areas should be considered:

- **Facade Treatment:** Proposals for the facade design of infill buildings and new construction should attempt to utilize traditional materials and construction techniques typical of the period of Murrayville's early development. All facade materials used in alterations or additions should conform to those listed in **Section 2.4: Materials**.

- **Windows and Doors:** The form and detailing of windows and doors should be carefully considered in plans for new construction. Where possible the style of windows and doors should match the prevailing appearance of historic building types. Windows should be inset in a traditional manner, and not be set flush with the facing material. Unusually shaped windows or random placement are discouraged; wooden-sash windows with a historic look are encouraged. See also **Section 2.5 Windows, Door and Storefronts**.

2.4 Materials

This section deals with the appropriate treatment of materials in the renovation or restoration of existing buildings or construction of new buildings. Material options are identified and practical construction considerations are discussed.

The use of materials should conform to the overall context of the early buildings of Murrayville, which derived their character from the use of indigenous materials and a simple and logical deployment of their forms and proportions.

For new construction, non-combustible building materials may have to be considered on side facades where required by the Building Code. In such cases, materials should resemble and complement recommended materials used on other facades of the building.

2.4.1 Wood

Wood was the most commonly used facing and structural material for the area's early buildings. Original wood facings should be repaired, painted and maintained to a generally acceptable standard.

The wooden elements of a building, through lack of proper maintenance, may decay to the point where replacement is necessitated. In these cases, the original configuration, assembly and appearance of wooden elements should be duplicated.

The traditional covering for pitched roofs would have been cedar shingles, and it is recommended that pitched roofs in the area be covered with cedar shingles whenever possible. Duroid or asphalt shingles are permitted, provided they resemble weathered cedar shingles. Split cedar shakes should not be used under any circumstances. It is strongly advised that zinc strips be installed at roof ridges, with galvanized nails, as a moss control element.

In new construction wood siding should be smooth, horizontal, no more than 15 centimetres (6 inches) wide, and closely resemble traditional drop siding or lapped siding. Corner boards and window trim should be used, and applied over the siding. Lumber with a combed texture should not be used. Wood siding and trim should be properly painted as per **Section 2.6: Colour**. Unfinished cedar should not be used. Plywood shall not be used as a primary facing material. Wooden shingles may be used, if appropriately detailed. Wooden windows, doors, and storefront sections are strongly encouraged, as per **Section 2.5**.

2.4.2 Stucco

This material was rarely used as a primary facing before the 1930s, and is therefore often an addition to earlier buildings. Stucco facings were sometimes added at that time to "modernize" the style of a building.

Stucco in new construction should not be used for primary facades, but could be considered as a side or rear façade material, especially when non-combustible construction is required. It should be used only as a panel material, in small areas and bordered with wood trim. The surface should be plain, even and flat or else rough-cast (“pebble-dash”); textured, swirled or heavily stippled stucco should not be used. Metal trim should not be used with stucco as it invariably gives a cold and modern appearance. Wood trim and windows should be used to alleviate the blank appearance of unrelieved stucco facades. Windows should not be set flush with a stucco facing.

2.4.3 Later Applied Sidings

In many cases, applied sidings, including stucco, duroid, asbestos, shingle, vinyl and aluminum coverings, are added over the original materials of older buildings. These materials can be removed, as they are generally nailed directly to wood. Due to the ease of the procedure, it is strongly suggested that the removal of these later sidings be considered when feasible.

2.4.4 Masonry

Masonry was not historically used as a construction material in Murrayville, except for foundations and chimneys. Its use should be discouraged in favour of wooden sidings.

2.4.5 Metals

In general, metals are only found as trim elements. In cases where metal trim is part of the original design, it should be examined for deterioration, then repaired and repainted as necessary. Missing metal trim elements should be duplicated and replaced whenever possible. In general, the best protection for metal elements is adequate caulking at joints, and proper painting to protect the surface from corrosive pollutants.

In new construction, metals should generally be used as secondary trim, and should not be used as a primary facing material or predominant design element. Corrugated sheet metal siding is not considered an appropriate siding or roof material.

RECOMMENDED

- smooth wood resembling traditional drop siding or clapboard, no more than 15 centimetres (6 inches) wide
- sawn cedar shingles, as siding and on pitched roofs
- roof coverings of duroid or asphalt shingles that resemble weathered cedar shingles
- Board-and-batten wooden siding

- sidings that resemble traditional wood siding
- stucco on secondary facades, used as a panel treatment, bordered with wood and finished with a flat texture
- roughcast or “rock-dash” stucco

NOT RECOMMENDED

- vertical or diagonal wooden sidings (other than board-and-batten)
- split cedar shakes as siding or roof cover
- unfinished cedar siding
- wide profile lapped wooden siding
- lumber with a combed texture
- plywood as a primary material
- roof coverings of duroid or asphalt shingles that do not resemble weathered cedar shingles
- aluminum, vinyl or plastic sidings
- masonry as a primary facing material
- textured, swirled or heavily stippled stucco

2.5 Windows, Doors and Storefronts

2.5.1 Windows

Window shapes and sizes vary with the architectural style of each building. With older buildings the general character of window openings is that of a punctured void in a solid wall, the glass being inset, with a proper reveal, sill and trim.

Windows that are blocked up in whole or in part should be opened up and properly reglazed. Window openings that have been changed in size should be returned to their original dimensions and appropriate window sash construction. The older buildings in the area generally had double-hung wooden sash windows. If the original windows have been removed, restoration should be considered.

For historic buildings, every attempt should be made to retain the original windows or to replace inappropriate later additions with replicas of the originals. Wooden windows should not be replaced with metal-frame windows. Thermal efficiency may be achieved with the rebuilding and repair of existing wooden windows, as long as they are adequately repaired and maintained. Wood framed storm windows will also aid with thermal efficiency and sound abatement. Replacement of original windows should only be undertaken as a final resort in cases of extreme deterioration.

2.5.2 Doors

Historically, doors would have been made of wood, with panelled detailing, often with inset glass panels. Original hardware was usually made of cast brass. Old and original doors should be retained and restored wherever possible. Transoms and sidelights should be retained and repaired.

New or replacement doors should be appropriate in material and detailed in accordance with the nature of the building. Consideration should be given to the design and lighting of doors and entries as they are a highly visible part of each building's facade.

WINDOWS AND DOORS: MANDATORY

- Windows to be recessed a minimum of 2” from the building face
- Window and door openings to have appropriate trim (nominal 5” width preferred)

WINDOWS AND DOORS: ENCOURAGED

- Traditional wooden-sash windows (generally double-hung or casement)
- True divided sash (no false muntins)
- Clad wooden windows
- Wood-framed storm windows
- Wooden doors of traditional appearance (without non-historic window embellishments)

WINDOWS AND DOORS: DISCOURAGED

- Metal-sash windows
- Narrow-profile vinyl windows
- White vinyl windows
- Metal doors
- Doors with non-historic windows

WINDOWS AND DOORS: PROHIBITED

- Windows with false muntins
- Mirrored or reflective glass

2.5.3 Storefronts

The ground level of a commercial building merits special consideration as it provides the image of the business to the street as well as entrance to the business. It is important to consider any restoration or renovation of a ground level in regard to the final appearance desired for the entire building. Attractive storefront design is one of the keys to economic viability. Doors leading to retail and commercial space should generally have large inset glass panels to allow for additional visual display and to present a welcoming appearance to visitors.

2.5.4 New Construction

In new construction, it is recommended that wooden windows and doors, with traditional appearance and detailing, be used. These need not be exact reproductions, as long as they blend with the character of historic construction.

2.6 Colour

Colour is both an intrinsic quality of exposed materials and an applied surface treatment. This is one of the most important visual aspects of a building, as well as the most evident. It is also one of the characteristics of a building that is easiest to change, and a new coat of paint is the fastest, easiest and often the most inexpensive way to improve a building's appearance. The choice of colour should be carefully considered within the context of neighbouring buildings. The overall use of an historic colour palette will also promote harmonious streetscapes.

A carefully considered colour scheme is crucial to a successful project; it costs no more to pick a handsome colour scheme than a poor one, but it may make all the difference in attaining a successful project. Building owners are strongly encouraged to seek the help of a design professional in choosing a final colour scheme.

For historic buildings, it is strongly recommended that a return to their original colour scheme be considered. Often this treatment, decided when the building was new, is the most attractive solution. When this original scheme can be determined, a close match or a slightly updated interpretation should be attempted. Due to the rural nature of the area, many of the earliest buildings may have been white-washed or painted with white or off-white lead paint. These lighter colours may be appropriate for some buildings, but if white is to be used either as a trim or body colour, caution should be taken to choose warm white colours over the stark blue-white paints that are now commercially marketed as “white.” Historic lead paint was the equivalent of gloss enamel, and the use of semi-gloss finishes should be considered.

Later historic buildings would have had a maximum of three applied colours: a mid-range or dark body colour; a lighter trim colour; and a dark (often black) window sash colour. Window sash and doors should be painted in a high-gloss finish.

In general, earth tones and natural pigment colours are the most appropriate choice. Certain colours are considered inappropriate, such as bright oranges, yellows, reds and blues. Primary colours are to be avoided, and fluorescent colours should not be used under any circumstance. Signs and awnings provide an additional opportunity for an enhanced use of colour on commercial projects.

The final colour scheme should be determined following consultation between Township staff and the property owner. For existing buildings, colour schemes already in place may be maintained. Any proposed change in colours will require a Heritage Alteration Permit.

Once final colours have been chosen, test swatches should be placed on the building, and the colours observed under daylight conditions. Final colour selection may then be confirmed. A proper surface must be prepared for painting through adequate scraping, priming and preparation or the paint may fail. Painting should occur under proper conditions of temperature and humidity.

Further guidance is available through the Benjamin Moore Historical Vancouver True Colours brochure, which provides documented colours appropriate to the time period of Murrayville's historic buildings.

COLOURS: ENCOURAGED

- The use of traditional historic colours

COLOURS: DISCOURAGED

- Certain colours such as bright whites, oranges, yellows, reds and blues

COLOURS: PROHIBITED

- Fluorescent colours

SECTION 3: AWNINGS

3.1 General Guidelines

For buildings that were originally commercial in character, or for new commercial buildings, awnings are an attractive feature that can provide the finishing touches to a building project. They protect shoppers from the weather, thereby promoting commercial activity, and also protect merchandise in store windows from exposure to direct sunlight. For commercial buildings in the Murrayville area, fabric awnings, supported on tubular metal frames, are considered appropriate.

Careful design is necessary to ensure visual harmony with the rest of the building. As a general rule, awnings should fit the structural opening that they cover, and be designed to complement the building to which they are attached. The structural integrity of the awnings must be assured by careful conformance to Building Code standards. All awning structures, and the substrate to which they are attached, should be carefully examined, and engineered specifications provided for their installation.

3.2 Awning Styles

Rigid tube construction has made a much wider variety of shapes possible for awnings; virtually any shape can be produced. This capability is problematic in a heritage area where the proper historic precedent would dictate the use of only the traditional triangular awning form.

Generally, awnings should always be designed around the architectural features of the building. Historic detail elements should not be damaged or destroyed by an awning installation. The style and materials of the awning should be selected in accordance with the architectural characteristics of the individual building, and consideration should be given to the impact on adjacent building features. In this regard, concept sketches for awnings should feature the entire building façade, and fabric swatches should be provided for review.

RECOMMENDED:

- three point style, includes: three point closed without valance; three point closed with fixed valance (also known as four point); and three point closed, with drop valance
- retractable awnings
- valance skirting with shaped edges
- period style lettering and graphics

NOT RECOMMENDED:

- arched, barrel, quarter-roll, semi-circular or other random-shaped awnings
- fixed projecting canopies

3.3 Materials

Traditional materials for the manufacture of awnings were primarily cotton canvas yard goods stretched over retractable metal arms. Colour selection was relegated to a few basic shades and patterns were limited to simple two tone stripes. New awnings should be made with opaque materials. Either woven synthetic fabrics or treated cottons are recommended. Sheet vinyls with a slick finish are not recommended.

RECOMMENDED:

- frame systems constructed of tubular steel or aluminum.
- opaque fabrics for top sheets and end panels
- traditional style stripe patterns and/or solid colours

NOT RECOMMENDED:

- translucent fabrics, i.e. backlit vinyls
- sheet or corrugated metal
- wood panelling, shakes or siding
- plastic, vinyl or fibreglass

3.4 Colour

The colour of awnings should be related to the existing colour scheme of the building. The awning should complement the colour scheme of the subject building. Bright or pastel colours should be avoided in all awning designs within the heritage area. Historic awnings were generally darker in colour with the potential for a lighter stripe. See also **Section 2.6: Colour.**

3.5 Sizes and Heights

The following recommendations are suggested for awning in the commercial areas:

Height above Sidewalk: Minimum height: 2.5 metres (8 feet 3 inches)
Preferred height: 2.75 metres (9 feet)

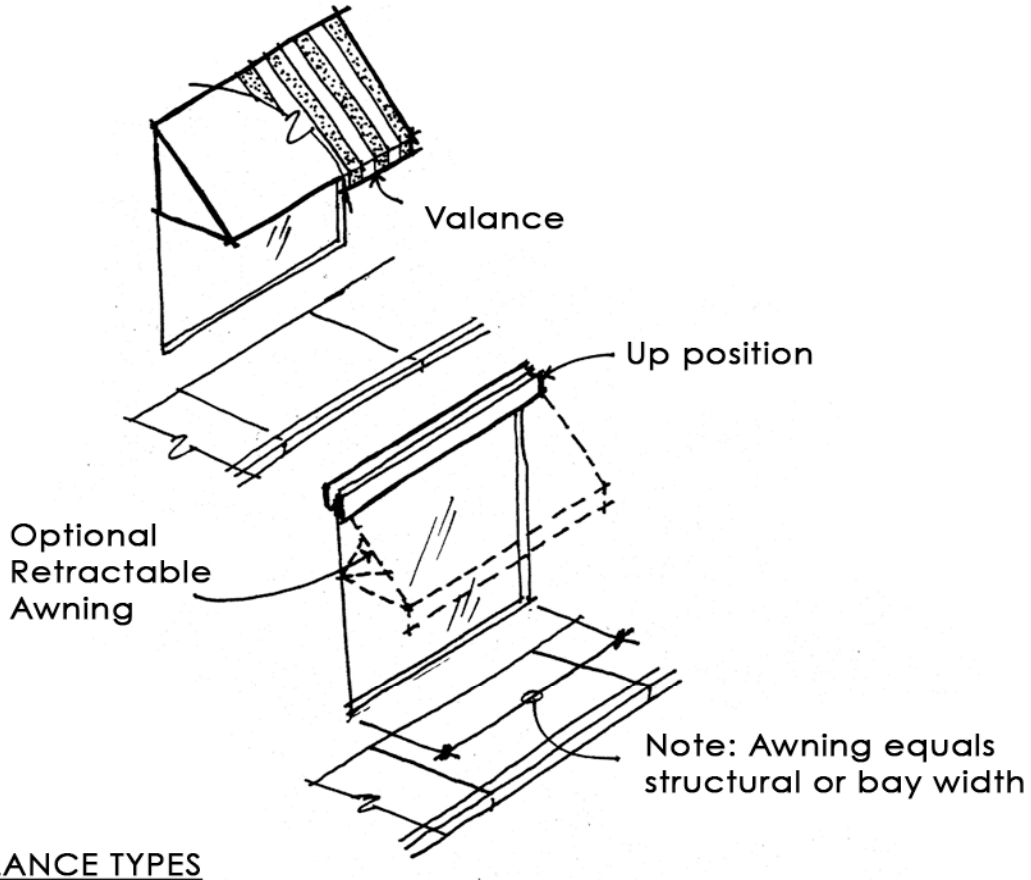
Projection: Preferred range of projection from the building face: 1.5 metres (5 feet) to 1.8 metres (6 feet)

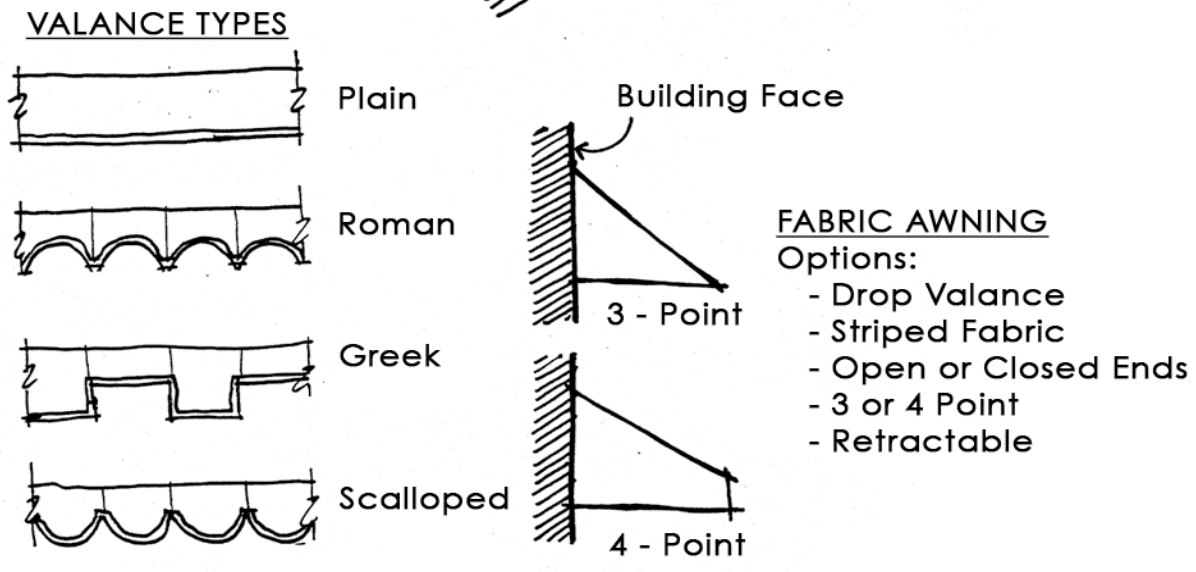
Awning Height: Preferred range of height: 1.5 metres (5 feet) to 1.8 metres (6 feet)

Distance from Curb: Minimum: .60 metres (2 feet)

Fascia Height: Maximum: .30 metres (1 foot)

Angle: Preferred slope: 35 to 50 degrees (This may be shallower if the awnings cannot fit the structural opening otherwise. The important consideration is that there is adequate minimum height clearance).





SECTION 4: SIGNS

4.1 Appropriate Sign Designs

Signs are one of the most important visual elements of a commercial district. Signs should be colourful, visible, decorative, and legible. Their individuality should delight the viewer and promote a sophisticated image for businesses in the area. At night, their illumination should reflect a lively streetscape appearance.

While the varied needs of advertisers must be respected, there should be a unified visual style to suit the overall streetscape. Building owners and tenants are strongly urged to erect a more traditional style of building sign, in order to enhance and augment the historic character of this special commercial area. Building owners and tenants should hire professionals to design and execute signs, making sure they conform to a more traditional style and appearance.

All signs must be in conformance with Sign Bylaw No. 3491, as varied by the guidelines set out below. New signs that are not covered by a Heritage Alteration Permit require a sign permit and shall conform to these guidelines that address specific issues related to signs in the Murrayville Heritage Conservation Area. For buildings originally designed for residential use, signs should be installed in appropriate locations that do not adversely affect original architectural features.

Each sign application should be considered on its own merit, based on the quality of the design.

4.2 Recommended Signs

The following types of signs are considered acceptable for use within the commercial area:

4.2.1 Flat Fixed Signs

Flat fixed signs are wooden signs attached directly to the vertical surfaces of a building. Only one per business should be erected. The ends of a wooden sign may be either blunt cut, or have decorative ends. They should be mounted flush to the surface, and not interfere with moldings, glass or building ornamentation. Lettering may be routed, incised, applied flat (painted) cut-out or carved.

4.2.2 Projecting Signs

Projecting signs are hung or fixed at ninety degrees to the face of the building. They may be of various shapes, including effigy signs. They may be mounted almost anywhere, as long as they do not extend above the eaves, and they should be appropriately lined up with architectural features. The recommended material is wood, which can be painted or carved and painted, hung from a wrought iron or decorative sign standard.

4.2.3 Under-Awning Signs

These signs should be securely attached to an appropriate metal hanger, and not easily removable.

4.2.4 Awning Signs

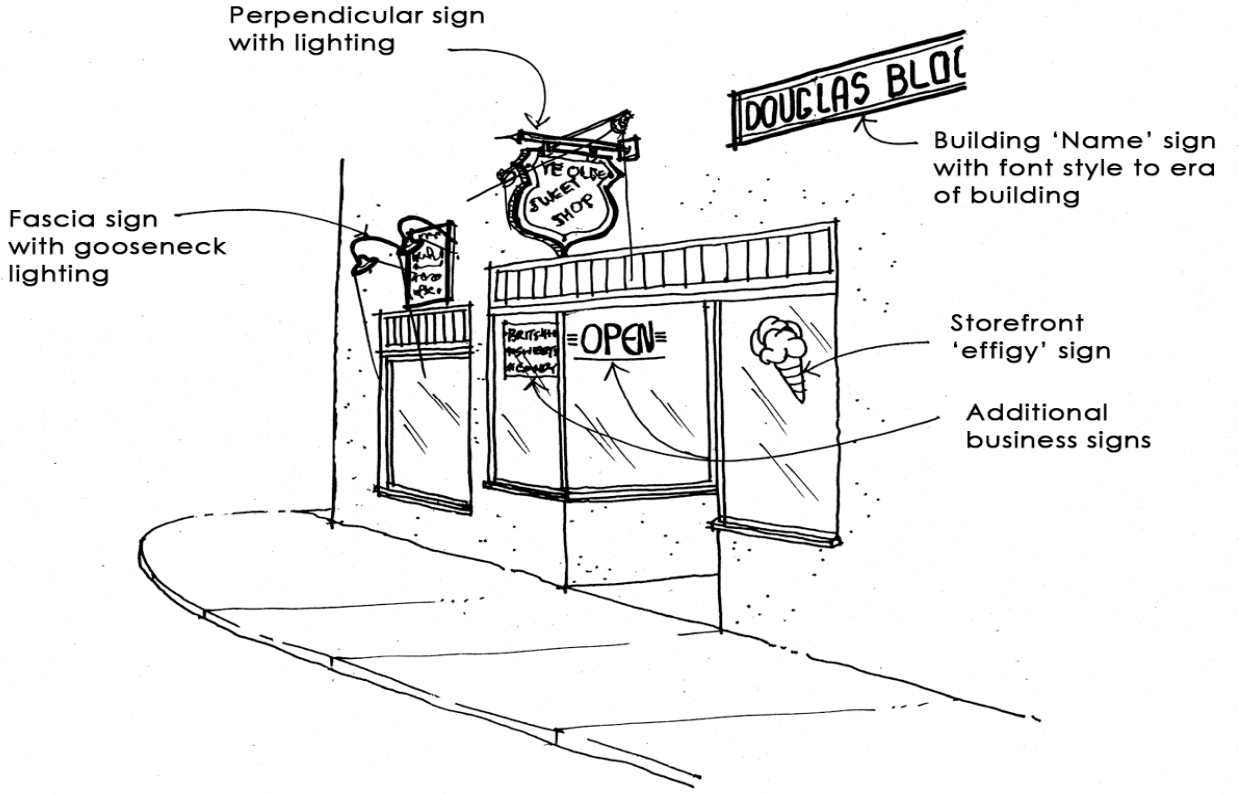
Lettering should be restricted to the front or side awning valance. No lettering should be allowed on the slope of the awning, although a logo or identifying symbol may be used, provided that it is carefully drawn and painted.

4.2.5 Window Signs

Window signs are painted, gold-leafed, or otherwise affixed to a window or door, and identify the business within. Storefront windows are the most suitable for window signs. Fine line borders on glass areas are strongly encouraged. Lettering should have a drop shadow or a shadow outline, or be painted in more than one colour in order to provide an illusion of depth. These signs should be simple, traditional and centered.

4.2.6 Architectural Signs

Architectural signs involve the use of a building name or date for overall identification. These features help give a sense of history and add to the overall character of the streetscape. Three dimensional letters may also be used for this purpose so long as their typeface matches the period and style of the building. This style of sign should be exempted from the total amount of signs allowed as it is an architectural and historic feature rather than advertising.



4.2.7 Painted Wall Signs

Generally these signs work best when painted directly on wood siding, especially on drop siding. If lettering alone is to be used, it is strongly suggested that drop shadows or shadow outlines be used to give depth to the letters. Another way to delineate letters is to paint a darker colour over the body colour of the facade, leaving the letters unpainted, so as to throw the sign into negative relief. Another successful approach is to paint the lettering on a swag or ribbon, for which there is ample historic precedent.

4.2.8 Free-Standing Signs

These are signs not directly attached to the building, and will be especially appropriate for businesses in buildings originally constructed as residences. They should be made of wood, or wood with metal supports, and should have a border or frame. Their design should be based on historic precedent. These signs should be constructed to be very stable and durable and should be regulated to reduce visual clutter.

4.2.9 Temporary or Seasonal Signs

Temporary signs may include exterior banners or temporary window signs. These may be used for a number of reasons, such as special sales, events or holidays. This type of sign should conform to overall design criteria, materials and size limitations. There is historic precedent for this type of sign for temporary or seasonal businesses, special events and celebrations.

4.2.10 Sandwich Board Signs

Sandwich board signs are small, free standing A-frame signs placed on the sidewalk adjacent to a business premises and acting as additional advertising for the business. These signs are considered permissible on commercially zoned properties in Murrayville, but certain special provisions must be acknowledged. Sandwich board signs may be constructed of wood or metal and should be sturdy enough to withstand reasonable wind loading conditions without blowing over. Sandwich board signs shall be allowed only during business hours and in areas where they do not constitute an impediment to pedestrian traffic on the sidewalk. Businesses wishing to install sidewalk signs must file an encroachment liability waiver agreement with the Municipality.

NOT RECOMMENDED

The following types of signs are not considered acceptable for business signs within the area:

- Flashing Signs
- Animated Signs
- Rotating Signs
- Signs on Satellite Dishes
- Roof Signs
- Murals

4.3 Sign Materials

Materials chosen for signs should be durable enough to last for several years of continuous use, except for the special cases of temporary signs or banners. The materials must be well-crafted and appropriately designed in order to convey a good business image.

RECOMMENDED

- wood: either flat, carved or sandblasted panels, preferably with a wooden border, or three dimensional wooden letters
- paint: either used on a sign board, or used directly on a building facade or glass
- tile: either mosaic signs or cut and routed tile backgrounds
- metal: used in sign hangers, or as three dimensional cast letters
- baked enamel on metal: used for flat fixed or projecting signs
- neon: cold cathode tubing (not to be confused with fluorescent tubing); this is most appropriate for window signs, but may be used for small outdoor signs. Acceptable as bent lettering or outlines of signs or windows
- incandescent lighting: may be used for direct illumination, for outlining, or directly in signs
- fabrics: for temporary signs, such as banners or flags, outdoor fabrics and oilcloths may be used
- other materials: in conjunction with other materials, either brick or stone may be used, depending on treatment, as part of freestanding permanent outdoor signs

NOT RECOMMENDED

- plastic of any type, either flat, painted or vacuum-formed, except for individual, dimensional formed letters (in suitable period typefaces) may be considered acceptable
- backlit fluorescent panels: not acceptable in any application
- exposed fluorescent tubing: should never be seen on the face of a building or from the front street
- backlit translucent awnings: awnings should always be opaque, with signs painted on the front and illuminated from above.

These restrictions on materials apply to all types of signs. Signs should always be opaque and directly lit rather than translucent and backlit. This rule should be strenuously followed.

4.4 Sign Number and Sizing

Only one fascia, flat fixed, or under-awning sign and one projecting sign are permitted for each business.

The area of signs should be directly based on the size of the building. Signs should always be directly related to the building or the businesses within. The following size limits are recommended for principal sign areas on each building. Additional signs should be allowed to an absolute total maximum of 20% of the front facade wall area. This 20% should include the area of all signs, on the entire building. This would also include street address signs and business directory signs, but would exclude architectural signs. Any side wall signs used must be counted within this 20%, and must be no more than 8% of the total side wall area.

4.4.1 Flat Fixed Signs

- **Total Size**: should not exceed 0.09 square metres (1 square foot) for each 30 lineal cm (1 foot) of principal street line building frontage;
- **Height**: should not exceed 60 centimetres (2 feet);
- **Length**: should not exceed 90% of the width of the building.

4.4.2 Projecting Signs

- **Total Size**: should not exceed .046 square metres (0.5 square foot) for each 30 lineal cm (1 foot) of principal street line building frontage;
- **Clearance**: signs should not be hung lower than 2.5 metres (8 feet 3 inches); a clearance of 3 metres (9 feet 10 inches) is preferred

4.4.3 Under-Awning Signs

- **Total Size**: should not exceed .37 square metres (4 square feet) per side;
- **Height**: .3 metres (1 foot) maximum
- **Width**: should not exceed the width of the awning under which they are hung
- **Minimum Clearance**: 2.5 metres (8 feet 3 inches)

4.4.4 Awning Signs

- **Total Size**: should not exceed 10% of the total awning area
- **Height of Lettering**: 30 centimetres (12 inches) maximum
- **Width**: lettering should extend for not more than 90% of the length of the valance

4.4.5 Window Signs

- **Total Size**: should not exceed 30% of the window area or 50% of the glazed area of a door

4.4.6 Sandwich Board Signs

- **Height:** 1.0 m (3 ft.) maximum
- **Width:** 0.6 m (2 ft.) maximum

4.4.7 Heritage Interpretation

- Signs or panels that are used to tell the history of the building or the area should be exempted from the overall amount of allowable signs.

Additional signs should be allowed to an absolute total maximum of 20% of the front facade wall area. This 20% should include the area of all signs, on the entire building. This would also include street address signs and business directory signs, but would exclude architectural signs. Any side wall signs used must be counted within this 20%, and must be no more than 8% of the total side wall area.

4.5 Sign Shapes



The shapes of signs in general should be derived from, and complementary to, each individual building. There are logical areas for the placement of signs, such as fascias and above entries, which will help determine the appropriate shape. Generally the most pleasing shapes are rectangular, circular and oval. Virtually all board signs should have a decorative wood trim border to avoid the look of cut-out plywood, or at the very least have a painted decorative border.

Projecting or flat fixed signs may also be in a shield or plaque shape, or may take the form of a sculptural cut-out that provides business identification, known as an effigy sign. These can be particularly effective; an example would be a boot effigy representing a shoe store. Merchants are encouraged to display imaginative signs and are directed to historical precedent for inspiration.

4.6 Typeface and Colour

Sign typefaces can exhibit a variety of appearances. Letters on signs may be either applied flat (painted), raised or incised. It is recommended that sign typefaces be of a serif type, to help provide a more traditional appearance. Painted lettering should have a drop shadow or a shadow outline added to increase apparent visual depth. Letters should appear to be equally spaced. There should be a maximum of three typefaces on any sign, all from related type families; it is possible on most signs to use only one typeface, which may then be varied in line weight, size or mixed upper and lower case. Signs should generally have a border, either of wood trim or painted. Letters on wooden signs may be either applied flat (painted) raised or incised.

Colour should be carefully chosen to highlight the sign, but must also blend in with the overall colour scheme of the building. Signs should have no more than three colours, with one of the colours being black, gold or antique white. Fluorescent colours should not be used. See **Section 2.5: Colour** for further comments.

4.7 Method of Attachment

Investigation into the condition of the structure should be undertaken prior to erecting a sign to ensure that no physical damage to the building occurs. Original materials on historic buildings should not be damaged by sign attachments.

Sign fastenings should be inconspicuous unless they form an integral part of the sign design, in which case wood or wrought iron should be used. Sign attachments, turnbuckles and stays should be either galvanized or corrosion-resistant.

4.8 Satellite Dishes

It is generally recognized that satellite dish antennae are inherently obtrusive and incongruous within an area of historic older buildings. The following guidelines should be used to minimize their impact on the character of the Murrayville Heritage Conservation Area:

- **Colour**: The dish antennae should be painted to match the surrounding environment, or else in a neutral, muted colour. No advertising or lettering should appear on the dish. Dishes of polished metal or reflective surfaces should not be considered acceptable.

- **Location**: Dish antennae should be placed on the least visible part of the property. They should not be visible from primary street facades. If this cannot be avoided, they should be carefully screened. Connecting cables and wiring should similarly not be visible. If the dish is located at ground level, a solid or lattice enclosure should screen it in a style that is appropriate to the area and to the building. Landscaping may also be used to minimize the impact of the dish.

SECTION 5: LIGHTING

Lighting draws attention to otherwise unnoticed details and increases the nighttime visibility of buildings. Facades may be illuminated by strategically placed spotlights shining down from the cornice or fascia. Light sources should be concealed if possible and shielded from the viewer's eye. Specific architectural details may also be highlighted with carefully focused spot lighting. Signs can also provide some illumination of the building surfaces.

Integrating an incandescent lighting system into a canopy or awning design may provide additional highlighting. Fabric awnings should always be opaque; when lit from above and below, they provide a strong architectural element complementary to the building.

5.1 Lighting Fixtures and Installation

Illumination was historically accomplished by incandescent lights; this is a pleasing and functional lighting solution. The following types of lighting are recommended for building illumination and business signs within the area:

- **Spotlighting**: is the easiest lighting solution for outside lighting. Strong focus lights may be used to illuminate from above, below, or to the side, or a row of concealed lights may be used to wash a building façade or sign with light. Light sources should be shielded from the eyes of the viewer to avoid glare. The source of light should always be a white, not a coloured, source.

- **Neon Tubing**: not to be confused with fluorescent tubing, this may be used for highlighting, outlining or typography. Coloured tubing may be used, but restraint should be used in the choice of colour.

- **LED Lighting**: is a long-lasting, energy-efficient and flexible form of lighting. It can be used in a variety of ways, including overall building illumination, lighting for signs or display window lighting.

- **Seasonal Lighting**: can be used in a variety of ways, internally and externally.

All exterior lighting should be direct, strong focus lights, positioned to avoid reflections; sodium vapour (orange in colour) or fluorescent lighting should not be used. The incandescent fixtures that are recommended include:

- Recessed pot lights
- Turret-mounted spotlights
- Industrial 'goose-neck' (RML) fixtures

Illumination objectives can also be achieved with modern energy-efficient LED fixtures. Each facade should be examined as to the most appropriate, and least intrusive, way of providing overall illumination, and each application will be judged on its own merits.

Under no circumstances or in any application should fluorescent lights be used to illuminate a building, sign or awning.

5.2 Shopfront and Display Lighting

Window display is the merchant's opportunity to present an effective image to the public, and it is an important part of retail marketing. It is important that the design and display of the shopfront match the character of the building's exterior; visual clutter should be minimized, and careful attention paid to the appearance of the windows.

Lighting incorporated into storefronts and display windows should be incandescent; movable spotlighting is the most flexible form, and is recommended. Exposed fluorescent light fixtures should not be used in display windows if they are visible from the front of the building.

5.3 Sign Illumination

Historically, signs were illuminated by incandescent lights shining on the sign face; this is a pleasing and functional lighting solution. Power should be supplied to the sign in an unobtrusive manner. The following lighting types are recommended:

RECOMMENDED:

- Spotlighting
- Neon Tubing
- LED Lighting

NOT RECOMMENDED:

- Fluorescent lights used for sign or awning illumination.

SECTION 6: LANDSCAPING AND FENCING

6.1 Landscaping

Landscaping should respect the heritage character of the area and be consistent with neighbouring properties. Property owners are encouraged to use plantings and landscape elements that reflect the historic development of Murrayville. Mature plantings that provide historic context or character defining elements of the site should be taken into consideration in any redevelopment of the site or before undertaking any new construction. A random pattern in planting locations from one property to the next is encouraged as are soft edges and surfacing. The provisions of the Tree Protection Bylaw shall apply.

6.2 Fencing

In order to maintain the existing open appearance, owners are encouraged to limit the height of fences or solid hedges between the front of the principal building and the front lot line to 0.76 metres (30 inches). Similarly, where construction of a new fence is contemplated, owners are encouraged to erect a fence of historic appearance e.g. various styles of pickets, snake rail. A simple form of interpretation (e.g. P.Y. Porter House 1898) on a fence or gate (not mounted on the actual resource) helps to educate the public and reinforce the unique nature of the area.

SECTION 7: MAINTENANCE

Proper maintenance of buildings is an on-going issue. A three-part maintenance program is recommended to owners and tenants, so that small repairs may be undertaken before they worsen and begin to affect the integrity of each building. This is the best way to keep maintenance costs low, and help preserve property values.

Recognizing Problems: The first step in proper maintenance is a regular building inspection from the top down to observe the flow of water. Examine roofing, gutters, downspouts and flashings for any damage and water infiltration. Carefully examine damp spots, peeling paint, and mold growth on interior or exterior walls for indications of moisture infiltration and retention. Check foundations, crawlspaces, basements and drain tiles for any moisture problems. Periodically check exterior walls for deterioration, such as broken windows or torn awnings; repair minor maintenance problems immediately. Larger problem areas should be identified and assessed for the next stage of repairs.

Assessing Problems: After identifying the problems, determine the extent of damage and what repairs are required. Start again with the roof and work down. Does the roof cover need replacing, or would patching be effective? Areas of moisture retention should be repaired once the water infiltration has been rectified. Repair or replace deteriorated wood. These repairs should be undertaken after the cause of decay has been pinpointed and eliminated. The first step to any repair is to make the building watertight.

Repairs on a Continuing Basis: The most effective way to eliminate maintenance problems is to ensure all joints are properly caulked and sealed, and all surfaces that require painting are properly maintained. To best prevent decay, ensure the building is watertight, and free of obvious areas of deterioration. Have the building periodically inspected from top to bottom, paying special attention to problem areas. Under no circumstances should a water infiltration problem be ignored; it will only become worse.

Property owners should institute an on-going maintenance program to ensure that their building receives the best possible long-term care.

Whenever cleaning is required, the gentlest possible methods should be used. Aggressive cleaning methods, such as sand-blasting or high-pressure water cleaning, are never appropriate, as these can irreparably damage existing materials.

Owners of scheduled heritage buildings may wish to consult with the provisions of the Township’s Heritage Building Incentive Program to see if financial assistance is available to assist with exterior maintenance.

Langley Schools

September 24, 2020

Teresa Hanson
Senior Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Project 10-31-0160 1 GRAYROSE (MURRAYVILLE) DEVELOPMENTS

CIVIC: 4800 Block of 216 Street

LEGAL: Lot 1 Section 31 Township 10 NWD Plan LMP27831

We have reviewed the above proposal.
We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Condos	**2**	**0**	**0**	**0**

Given the current school catchments this development would impact James Hill Elementary School, H.D. Stafford Middle School and Langley Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

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September 22, 2020

Teresa Hanson – Senior Development Planner
Township of Langley
20338 - 65 Avenue
Langley, BC V2Y 3J1

Re: Response to PIO comments for 21600 48th Avenue (GrayRose Murrayville)

Dear Teresa,

GrayRose and the project team held a Public Input Opportunity on September 10, 2020 for the project at the southeast corner of 216th Street and 48th Avenue in Murrayville. As a whole the feedback we received from the community was enthusiastically positive. As a result of our first PIM held on April 2, 2019, we had received a lot of feedback from the community about their most pressing concerns. With this fully redesigned proposal we were able to address all their reasonable concerns, and the community acknowledged it with many thanks at this latest PIO meeting.

Ensuring proper community input during Covid-19

To conduct a proper Public Input Opportunity during the Covid-19 pandemic, GrayRose took precautions to ensure public safety and ensure members of the community were not constrained from voicing their feedback. Notice of the PIO was given to the public much like a typical PIM – invitations distributed via post and advertised in two newspaper issues in the week leading up to the PIO. In the invitations the public was affirmed that their safety during the pandemic would be respected. The health guidelines for attending, in step with our public health authorities' recommendations, were included in the invitations. Furthermore, the public was informed that if they were not comfortable with attending, they could schedule a private call or meeting to discuss the project. No one requested that opportunity.

Addressing comments from the community

The primary concerns raised at the Sep 10th meeting were ones we knew were on the community's minds, so we can confidently say they have been addressed:

- Some neighbours suggested there is too much parking provided, given the large lot across 5 corners for the church, and given the desire for more sustainable transportation habits. The proposal meets the traffic bylaw for the two residential units and for mercantile use, which is the most intense demand we can expect for this property.
- A traffic impact assessment was commissioned and found that this project only produced a minor impact on traffic patterns and volumes in the community. Furthermore, we designed the project to enhance the walkability of the neighbourhood and included a live-work unit to take more commuters off the road.
- The commercial spaces have been designed for neighbourly businesses, walkable uses, and community amenities. In our dialogue around writing the new zoning bylaw for the property, we have "baked in" those boutique uses and excluded franchises and other unfitting uses.

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- We made every effort to be a good neighbour. For our south neighbour, we preserved his views and privacy. For the B&B to the east, we removed noise impact and any carbon monoxide danger to their guests by moving the parking a generous distance away. Their guests' privacy is further enhanced by a generous landscape buffer and visual screening.
- The point was made that a new sidewalk along 216th should be extended southwards as far as the next street. The Township has plans to widen 216th Street and we suggest it is prudent that the sidewalk should be redone at that time.
- Much effort was expended to respect the heritage of the area – the B&B in particular.
    - The project massing and square footage was cut in half from the first proposal.
    - Building size, character, colours, landscaping, and uses have been crafted to quietly fit the area.
    - The building was set back to give generous views of the B&B from Old Yale road.
    - Wood fencing respecting the character of the B&B are included to give privacy to the guests and echo its construction vernacular.
    - Garbage areas are incorporated into the buildings and screened for minimal impact on the neighbours, in addition to being screened from the B&B by landscaping and a fence.

Addressing comments received from the B&B

We received extensive feedback and pushback from the proprietor of the B&B, who is our neighbour to the east. His comments and emails have been included in the comment summary, and we will make a few points in response to them below:

- The proprietor requested a private road just for him to access the back of his yard. He predicts 'conflicts' in accessing his property. While a private road is not in our power to provide, we facilitated his concerns with a 6m wide drive aisle access. Any conflicts that may take place in that space are commonplace to drive aisles and will be resolved with the common courtesy that people typically extend to one another.
- The proprietor asserts that people will 'hate' his hotel if any commercial is allowed next door. He does not say why. The commercial uses planned for that space are intended to provide mutual benefit to the B&B.
- The proprietor noted concern for the wetlands at the northwest corner of the proposal site and a desire for them to remain. We note that the wetlands currently contain invasive plant species so our proposal keeps a wet garden there to maintain the existing feature while ensuring native ecosystems are respected.
- The proprietor expressed concern for trees located on the west side of his hotel, near the property line. We have followed the advice of the project arborist in ensuring that landscape plans respect the room these trees need to stay healthy.
- The proprietor noted concern that construction activity near it, and neighbours building too close, will harm the historical building through vibration, shadows/moisture accumulation, and potential fire. However, he built himself a house that is much closer to the B&B than our proposal. The proposal should have less impact than he deemed acceptable to build his house.
- The proprietor's concerns about visibility of their building, fencing, garbage facilities, traffic studies, are addressed in the previous community concerns section of this letter.

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- The proprietor also outlined a strategy in which he would sell the B&B and move away if this proposal was accepted, hypothesizing that the B&B could then end up as a 'boutique homeless shelter'. That comment and others included in his emails are ones that we do not consider worth responding to. His emails have been included in this letter for reference.

As a general comment, we agree that the B&B holds a unique and valuable place in the history of Langley. We have made every effort to respect it and its guests.

Conclusion

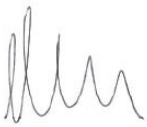
The community as a whole received the project well and with excitement for it. Some concerns were noted and have been addressed in the design. Many people made suggestions for businesses they thought would enhance their neighbourhood, which informed the uses written into the CD zone. One neighbour opposes the project.

Enclosed Documents

Please also refer to the following supporting documents:

- A point-by-point comment summary
- Presentation boards which illustrate the thoughts behind the project.
- The sign-in sheet and comment forms
- Post-PIO email comments received
- PIO Invitations that were sent

Sincerely,



Gord Klassen, Architect AIBC

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GrayRose Murrayville 5 Corners Project – PIO Comment/Email summary

Meeting held: September 10, 2020 at Sharon United Church in Murrayville, 5pm-7pm
Attendance: 40-50 persons (30 signed the sheet. For Covid tracking, we had min. 1 signature per group)
Returned comment sheets: 22 sheets at the meeting. Also see email section below.

Themes from the Comment section:

- Much better than the first design
- Concern about more traffic demand/parking demand
- The design fits the neighbourhood well
- Units should be sold, not rented/leased
- "Thank you"
- Too dense
- Good job listening to comments from the first PIM
- Development should be bigger and denser
- Good landscaping & green space
- Should have no commercial
- Proposal suits the heritage of the neighbourhood
- Concern about impact on B&B operations
- Good look and scale of buildings

Themes in response to which types of businesses the public would enjoy here:

- Small food/wine related businesses
- Art/Artisan related
- Health/Wellness related
- Boutiques (flowers/ice cream/wine/general store, no franchises)
- Small businesses & Professionals offices
- Something with low traffic flow
- Nothing that would endanger Porter's Bistro or Tracy Cakes
- Concern about if the businesses would survive

Summary of emails following the PIO meeting:
(15 emails were received following the meeting, 11 of those from the Princess & the Pea B&B)

- Concern about the Princess & the Pea's Google reviews
- Concern about accessing the rear of the Princess & the Pea via a drive aisle
- Concern about noise/crime and vehicular operation/maintenance/accidents/conflicts
- An outline of a strategy to sell the B&B and move away if the project is approved
- Concern that the design does not appreciate the heritage of the Princess & the Pea building
- Concern that 5 corners will be a casualty of commercial and infrastructure development
- Concern about wetlands, construction vibration, moisture damage, and fire protection.
- Impressed with the proposal although the amount of parking is unnecessary, no need for more shops, request for extended sidewalk.
- Project fits neighbourhood, opportunity for businesses to promote local agriculture & viticulture
- Murrayville Hall Board of Directors give unanimous approval

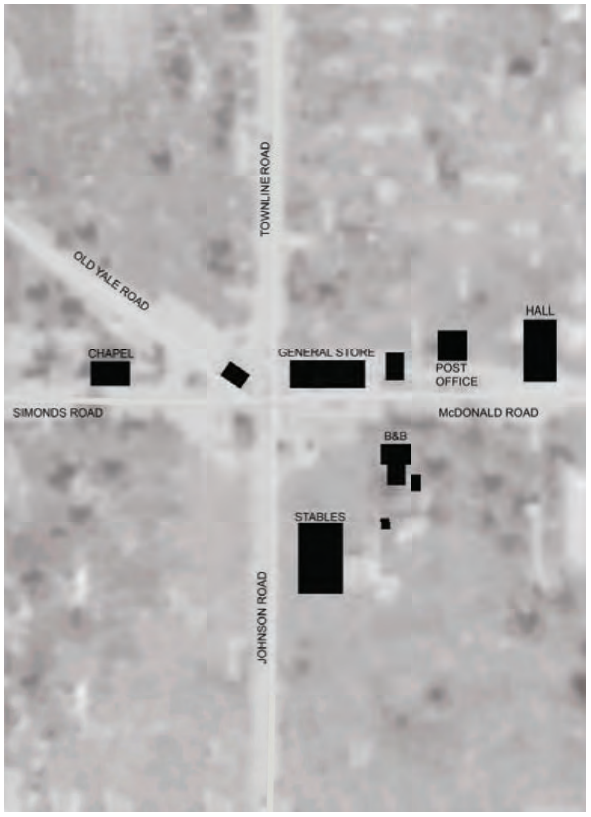
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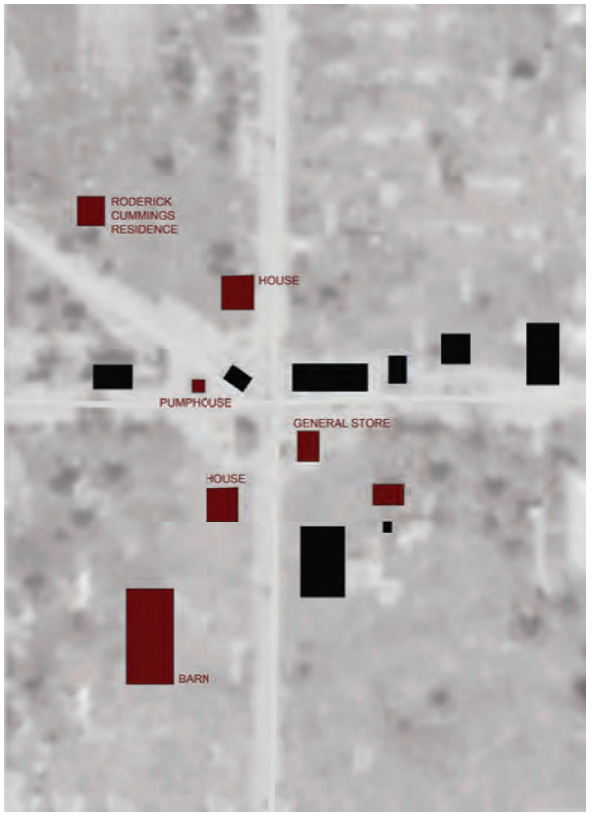




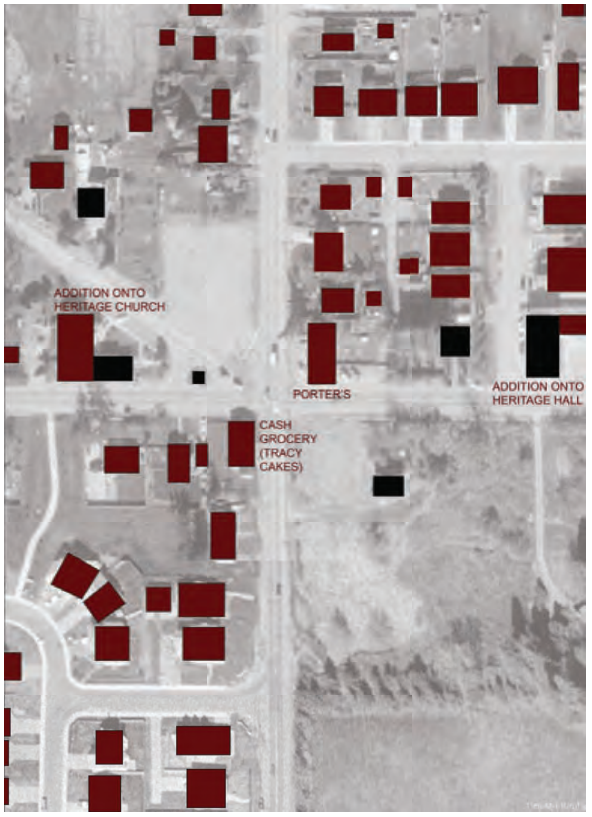




1906
HUMBLE BEGINNINGS



1934
MURRAY'S CORNER EXPANDS

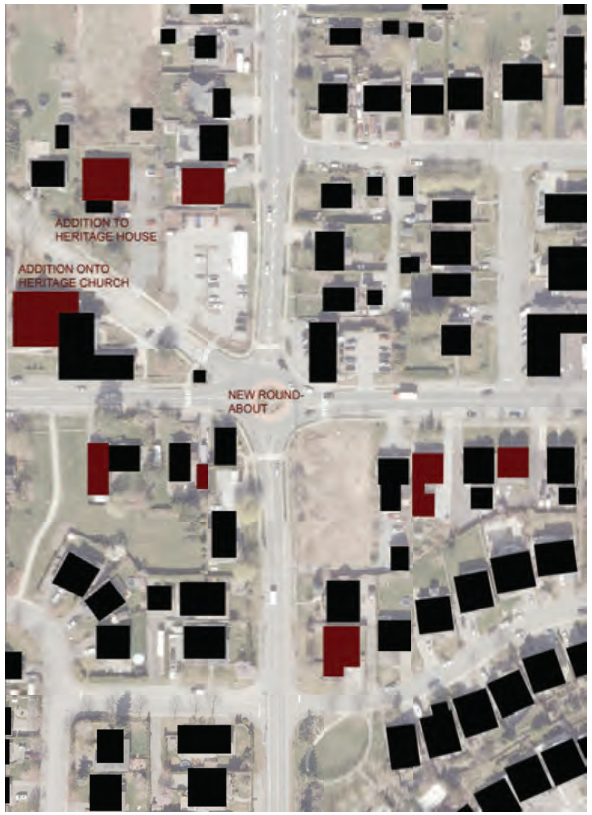


1994
LOTS OF CHANGES

THE ONGOING HISTORY OF 5 CORNERS



2001
DENSIFIED MURRAYVILLE



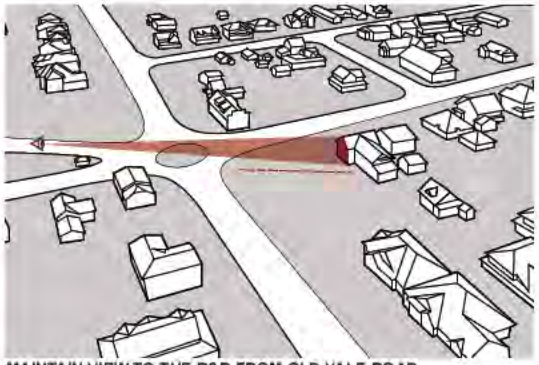
2019
RECENT ADDITIONS



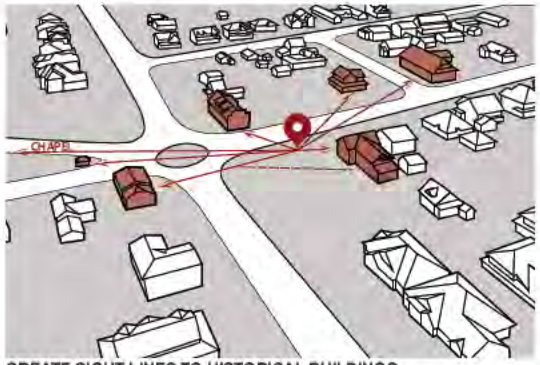
2021
A COMPLETED CORNER

THE ONGOING HISTORY OF 5 CORNERS

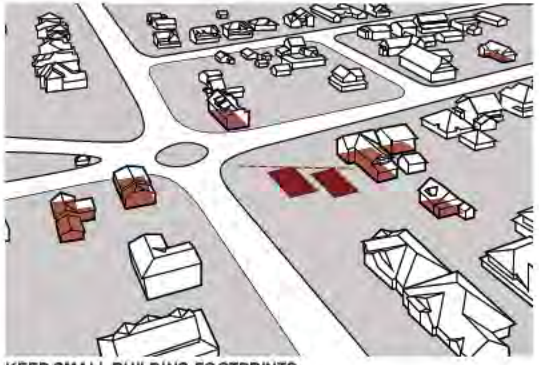
GRAY ROSE DEVELOPMENTS | VAN DER ZALM + ASSOCIATES | site lines ARCHITECTURE



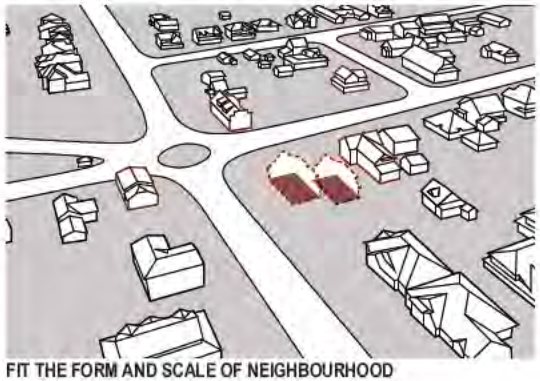
1 MAINTAIN VIEW TO THE B&B FROM OLD YALE ROAD



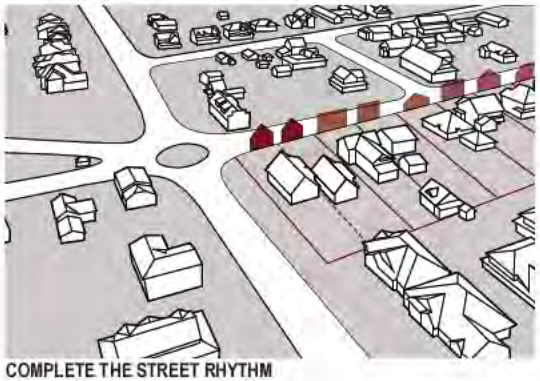
2 CREATE SIGHT LINES TO HISTORICAL BUILDINGS



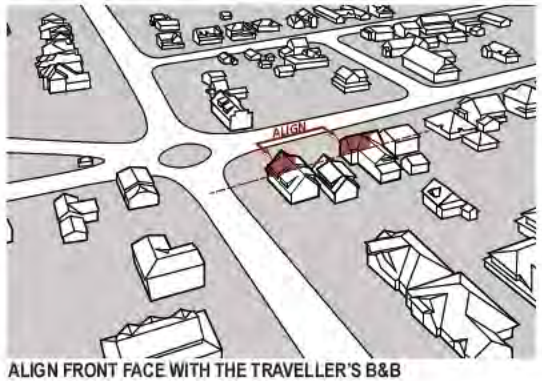
3 KEEP SMALL BUILDING FOOTPRINTS



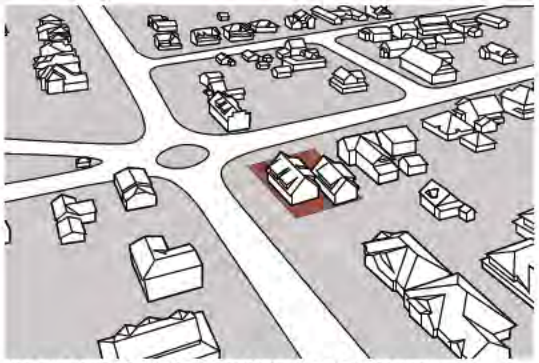
4 FIT THE FORM AND SCALE OF NEIGHBOURHOOD



5 COMPLETE THE STREET RHYTHM



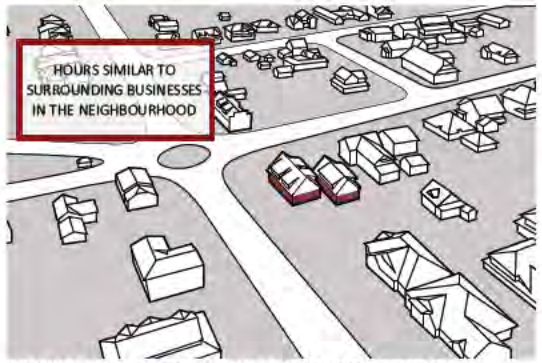
6 ALIGN FRONT FACE WITH THE TRAVELLER'S B&B



7 CREATE PUBLIC SPACE FOR COMMUNITY ENJOYMENT



8 PROVIDE BUSINESSES THAT ARE COMMUNITY AMENITIES

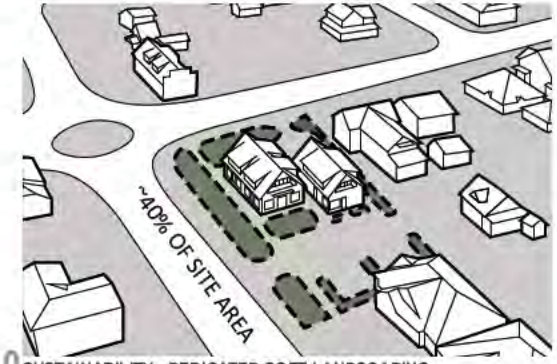


9 PROVIDE BUSINESSES THAT KEEP NEIGHBOURLY HOURS

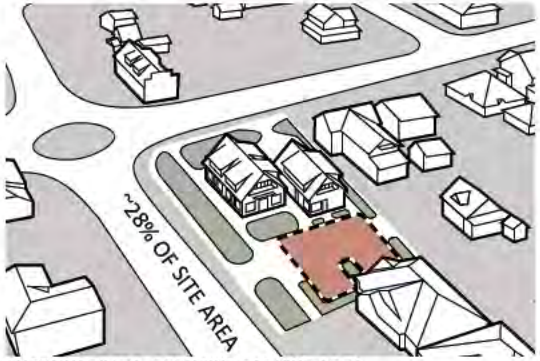
OUR DESIGN RESPONSES

GRAY ROSE | VAN DER ZALM & ASSOCIATES | site lines ARCHITECTURE

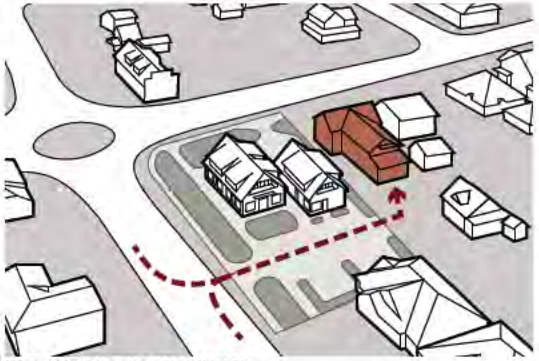
PUBLIC INPUT OPPORTUNITY // SEPTEMBER 2020



10 SUSTAINABILITY - DEDICATED SOFT LANDSCAPING



11 SUSTAINABILITY - REDUCING PARKING AREA



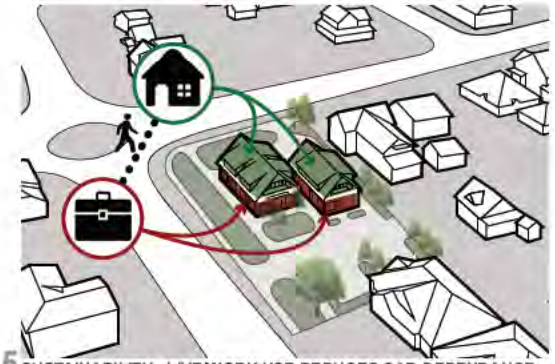
12 IMPROVE ACCESS TO THE B&B



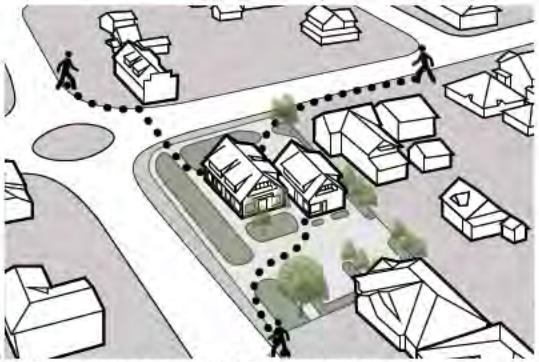
13 KEEP EXISTING OAK TREE AT SOUTH-WEST CORNER



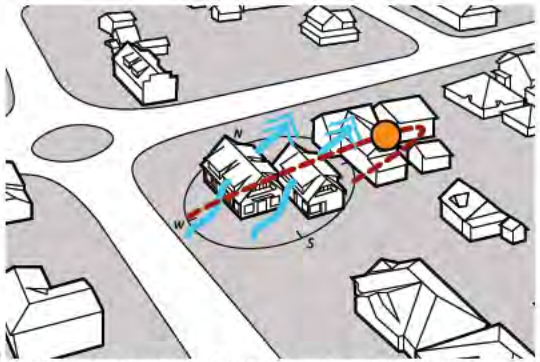
14 SUSTAINABILITY - PLANTING FIFTEEN TREES



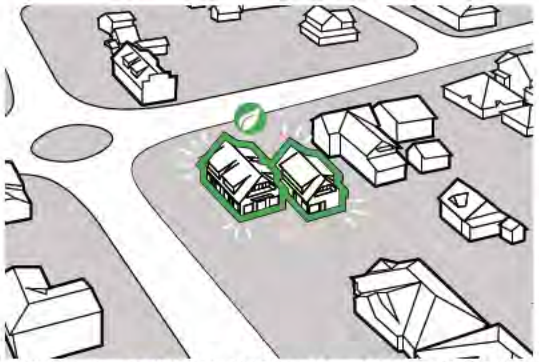
15 SUSTAINABILITY - LIVE/WORK USE REDUCES CAR-DEPENDANCE



16 SUSTAINABILITY - ENCOURAGE WALKABILITY



17 SUSTAINABILITY - PASSIVE DAYLIGHTING AND VENTILATION



18 SUSTAINABILITY - PROPERLY INSULATED AND SEALED BUILDING

OUR DESIGN RESPONSES

GRAY ROSE DEVELOPMENT | VAN DER ZALM + ASSOCIATES | site lines ARCHITECTURE

PUBLIC INPUT OPPORTUNITY // SEPTEMBER 2020





STREETSCAPES

GRAY ROSE DEVELOPMENTS | VAN DER ZALM + ASSOCIATES | site lines ARCHITECTURE

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F.1

LANDSCAPE SITE PLAN



Wet Garden with Bullrushes and water tolerant plants

Boulder and rip-rap wet garden base

Stairs with handrail

Sodded boulevard

Existing tree to be retained. Typical.

Stairs

Ornamental Tree

Existing sidewalk

Paved seating area

Accessible ramp

Ultimate Property line

Evergreen trees and hedges along south property line

Large existing Oak

Solid wood fence (6' high)

Existing Sidewalk on 48th Ave

Green space along 48th ave.

Wet Garden with Bullrushes and water tolerant plants

Split-rail fence

Native woodland inspired landscaped area

Block Paver walkway

Bench

Bike rack

Historic Wayfinding signage

Concrete Plaza with '5 Corners' Paving pattern

Solid Wood Fence

Moveable Planters

Building A Residential Entry

Gravel maintenance access strip

Building B residential entry

Split rail fence behind furniture

Electric vehicle charging stalls

Access to existing carriage house

site lines ARCHITECTURE

GRAY ROSE DEVELOPMENTS

5 CORNERS / MURRAYVILLE

PUBLIC INPUT OPPORTUNITY SEPTEMBER 10, 2020

VDZ+A LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

PRECEDENT



Wayfinding signage
Walking distances/times to Murrayville Heritage Buildings



Wet garden





Rustic split rail fence

MATERIALS CHARACTER



Radial block paving



Clean concrete plaza



Simple movable planters



Block accent paving

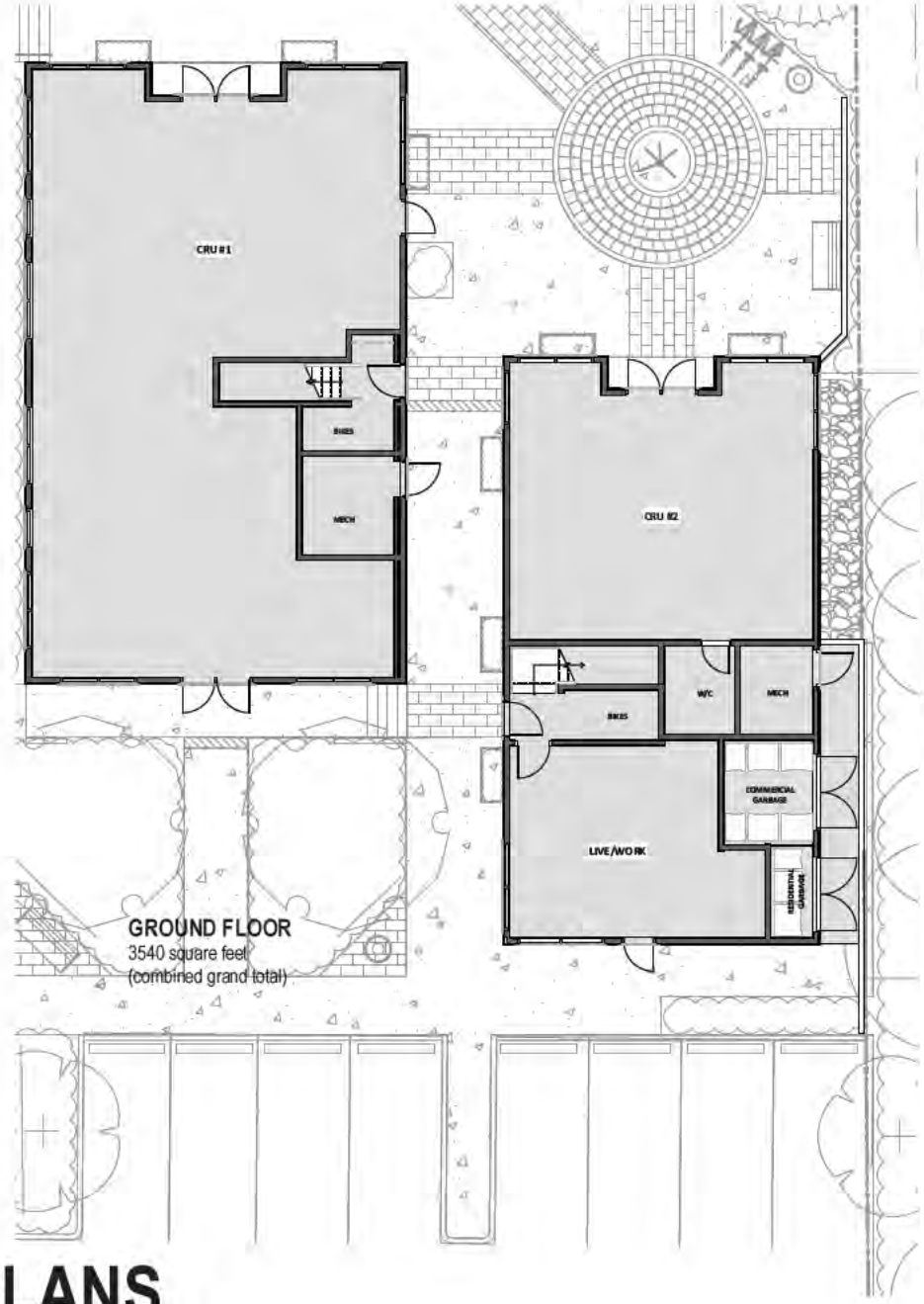


Classic furniture





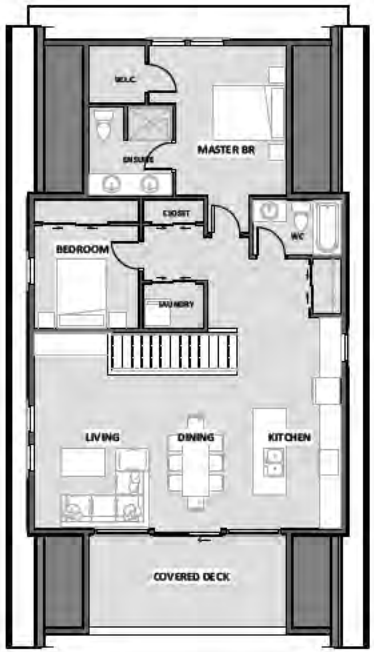
PERSPECTIVES



GROUND FLOOR
3540 square feet
(combined grand total)



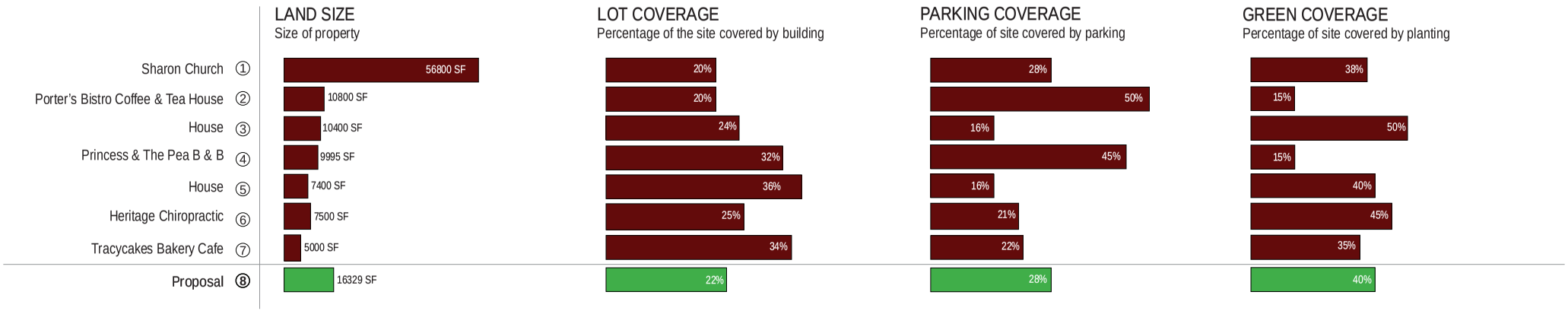
UPPER FLOOR
2722 square feet
(combined grand total)



PLANS

GRAY ROSE DEVELOPMENT | VAN DER ZALM + ASSOCIATES | site lines ARCHITECTURE

PUBLIC INPUT OPPORTUNITY // SEPTEMBER 2020



① Sharon Church

Land Use	**Mixed Use**
Land Size:	56,800 SF
Lot Coverage:	20%
Parking Coverage:	28%
Green Coverage:	38%

② Porter's Bistro Coffee & Tea House

Land Use	**Mixed Use**
Land Size:	10800 SF
Lot Coverage:	20%
Parking Coverage:	50%
Green Coverage:	15%

③ House

Land Use	**Residential**
Land Size:	10400 SF
Lot Coverage:	24%
Parking Coverage:	16%
Green Coverage:	50%

④ Princess & The Pea B & B

Land Use	**Commercial**
Land Size:	9995 SF
Lot Coverage:	32%
Parking Coverage:	45%
Green Coverage:	15%

⑤ House

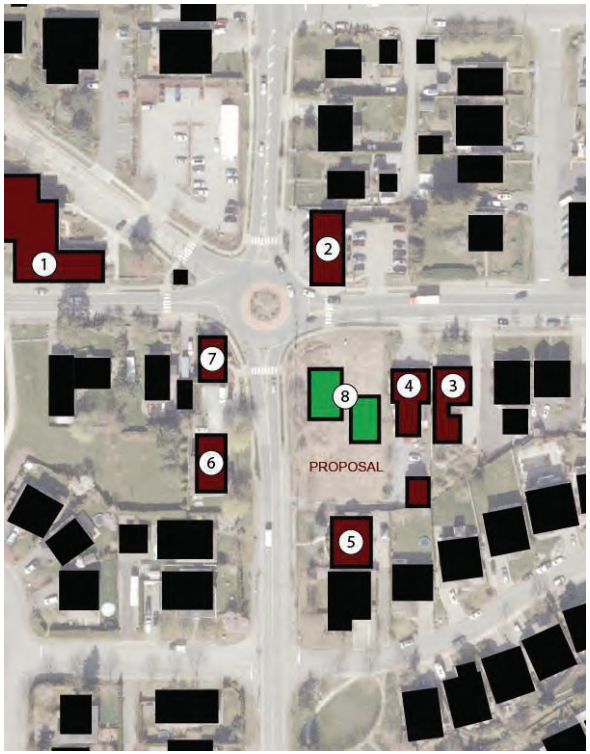
Land Use	**Residential**
Land Size:	7400 SF
Lot Coverage:	36%
Parking Coverage:	16%
Green Coverage:	40%

⑥ Heritage Chiropractic

Land Use	**Mixed Use**
Land Size:	7500 SF
Lot Coverage:	25%
Parking Coverage:	20%
Green Coverage:	45%

⑦ Tracycakes Bakery Cafe

Land Use	**Mixed Use**
Land Size:	5000 SF
Lot Coverage:	34%
Parking Coverage:	22%
Green Coverage:	35%



⑧ Proposal

Land Use	**Mixed Use**
Land Size:	16329 SF
Lot Coverage:	22%
Parking Coverage:	28%
Green Coverage:	40%

source: Information derived from Township of Langley Geosource and rounded down to avoid misrepresentation

HOW DO WE COMPARE?

WHAT YOU SAID

1. Concern for increased demand for parking.
2. The old design had townhouses that felt out of place and too tall at 3 stories.
3. The commercial uses need to be small-scale and suit the area.
4. Desire for boutique commercial area and not too many residential units.
5. Either single family residential or mixed commercial uses preferred.
6. Concern for the existing wet landscape on site.
7. Traffic concerns on 216th Street & the roundabout.
8. Concern that parking was too close to the B&B.
9. Concern that the first design didn't fit the heritage site.



HOW WE LISTENED

1. All required parking is provided on site (no street parking).

2. We removed the townhouses and reduced the height to 1.5 storeys

3. We agree! Please write any suggested business types on your comment cards.

4. We have focused our design on these community oriented uses.

5. We propose a small-scale commercial / residential mix is most fitting to the history of 5 corners.

6. The revised landscape plan designates the area as a wet garden.

7. A professional Traffic Impact Assessment found that this proposal has very little impact on traffic in the neighbourhood.

8. Parking has been reconfigured on the new plan.

9. The first design was much bigger so we drastically reduced the size to less than half the former size. Our proposal is of similar scale or smaller compared to neighbouring properties.



HOW HAVE WE LISTENED?

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ARCHITECTURE

Sign-in Sheet

Developer Held Public Input Opportunity
Township of Langley Project No: 10-31-0160

GrayRose (Murrayville) Developments Ltd.
21600 block of 48th Avenue, Langley, B.C.
September 10, 2020

Name:	Telephone#:	Home Address:	Email Address:

FO PPA s.22(1)



site lines
ARCHITECTURE

Sign-in Sheet

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Township of Langley Project No: 10-31-0160

GrayRose (Murrayville) Developments Ltd.
21600 block of 48th Avenue, Langley, B.C.
September 10, 2020

Name:	Telephone#:	Home Address:	Email Address:
FOIPPA s.22(1)			

site lines
ARCHITECTURE

"discovering architectural dreams and stories"

PUBLIC INPUT OPPORTUNITY FOR

GrayRose (Murrayville) Development at the 21600 block of 48th Ave in Murrayville

Date: September 10, 2020

Location : Shannon United Church – 21562 Old Yale Road, Langley, BC (Murrayville)

Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

I like the scale and look. Would be great to add to the local economy.

Please write down types of businesses you feel would compliment the neighbourhood:

Food related (restaurant, specialty food . . .)
medical, dental . . .
Art, artist, decor

Name: FO PPA s.22(1)

Address: FO PPA s.22(1) Langley

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"Thank you for taking the time to view the proposed project and participate in this process."

t: 604 881 7173
e: reception@sitelines.ca
w: sitelines.ca

site lines architecture inc.
#200 - 25160 96 Ave
PO Box 249
Fort Langley BC
V1M 2R6

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Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

Not enough parking for the number of businesses and residences. Potter's parking lot was not big enough (pre-covid) and that was only one business. I'm also concerned about adding to the traffic in the area.

Please write down types of businesses you feel would compliment the neighbourhood:

A good bakery.

Name: FOIPPA s 22(1)

Address: FOIPPA s 22(1)

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Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

I love how you've listened + responded
Plan looks great.
Would love an add-on to what we
already have - community-building space
Health/wellness focus, like green space

Please write down types of businesses you feel would compliment the neighbourhood:

Flower Shop,
Ice cream / Health/grocers
health/wellness

Name: FOIPPA s 22(1)

Address: FO PPA s.22(1) Langley

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Time : 5:00pm – 7:00pm

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Please write down your comments regarding the above mentioned project: (continue on back if required)

- Disruption to hotel rooms at Princess and the Pea. → West facing rooms directly outside your paved courtyard, VERY close proximity
- Parking lot access (rear) at Princess + Pea grossly disrupted by development parking lot.
- Parking entrance on 216th too close to roundabout. Traffic study? ~~See~~

~~Please write down types of businesses you feel would compliment the neighbourhood:~~

This is a residential lot + -Single family
I believe it MUST stay that way.
Too dense also

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1) Langley.

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Date: September 10, 2020

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Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

THIS IS GOING TO CAUSE TOO MUCH TRAFFIC ON 216ST
WE LIVE ACROSS THE STREET ON 216 & ITS
ALREADY TOO HARD TO GET OUT OF OUR NEIGHBORHOOD
WE DON'T NEED ANY MORE BUSINESSES IN OUR
RESIDENTIAL AREA. WE ALREADY HAVE ENOUGH
IN OUR AREA.
THE BUILDINGS ARE TOO BIG & SHOULD BE
SMALL HOUSES

Please write down types of businesses you feel would compliment the neighbourhood:

NO BUSINESSES → 1 OR 2 SMALL HOUSES
-YOU PUT A GIFT SHOP IN 6 MONTHS LATER IT
GOES OUT OF BUSINESS & WE COULD END UP
WITH A 711 STORE — NO THANKS

Name: FOIPPA s 22(1) [redacted]

Address: FOIPPA s.22(1) [redacted]

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Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

- Love the idea of combining work space with residential. It is a great idea to help these small businesses get off the ground, especially in the current times.
- Overall design and curb appeal of the proposed building fit right into the feel of the area and Murrayville in general.

Please write down types of businesses you feel would compliment the neighbourhood:

- Independent retail store(s)
- Beauty / Hair salon (s)
- Daycare
- small business office space
  - Marketing companies
  - Tech companies
  - general small businesses requiring office space for staff < 10 employees.

Name: FO PPA s.22(1)

Address FOIPPA s.22(1) Langley BC

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PUBLIC INPUT OPPORTUNITY FOR

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Date: September 10, 2020

Location : Shannon United Church – 21562 Old Yale Road, Langley, BC (Murrayville)

Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

2 Storeys is Better
The Spruce Lane on Truffle Coming South
is a good, Maybe Better.

Please write down types of businesses you feel would compliment the neighbourhood:

Name:_____

Address:_____

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Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

EXCELLENT REVISION OF PLANS. WELL SUITED FOR THE NEIGHBOURHOOD.

Please write down types of businesses you feel would compliment the neighbourhood:

DESTINATION STORES (PEOPLE GO TO) & THERE WILL BE LITTLE WALK IN PERHAPS AN ACCOUNANT/ FIN. ADVISOR. PERHAPS ANOTHER TYPE OF FOOD BUSINESS.

Name: FO PPA s.22(1)

Address FO PPA s.22(1)

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Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

Design fits with neighbourhood.
Feel like there is too much parking.
Unfortunate reduction in size, more conservative design - I like the 3d one better, but understand economics

Please write down types of businesses you feel would compliment the neighbourhood:

Name: Anonymous

Address: _____

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Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

VERY GOOD DESIGN. THE DEVELOPER HEARD THE COMMENTS ON THE FIRST DESIGN & HAS WORKED HARD TO REDUCE DENSITY & MAKE THE BUILDINGS FIT WITH THE CHARACTER & STYLE OF THE EXISTING BUILDINGS THANK YOU!

Please write down types of businesses you feel would compliment the neighbourhood:

WE DON'T NEED ANOTHER RESTAURANT.

Name: FOIPPA s 22(1)

Address: FOIPPA s 22(1) LANGLEY BC FOIPPA s 22(1)

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COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

We are pleased to see how carefully you honored the character, size and landscaping will fit in well

Please write down types of businesses you feel would compliment the neighbourhood:

We agree - no franchises! Bautique shops, bookstores and ice cream ☺

Name: FO PPA s.22(1)

Address: FOIPPA s.22(1)

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PUBLIC INPUT OPPORTUNITY FOR

GrayRose (Murrayville) Development at the 21600 block of 48th Ave in Murrayville

Date: September 10, 2020

Location : Shannon United Church – 21562 Old Yale Road, Langley, BC (Murrayville)

Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

Much better - thank you for listening to us!
Happy with reduced units for living and the building heights.
The design/exterior is much nicer this time.

Please write down types of businesses you feel would compliment the neighbourhood:

florist
ice cream shop
ladies dress shop
Children's shop
toy store
Please nothing that competes with Porter's + Tracey Cakes Murrayville LOVES them!

Name: FOIPPA s 22(1)

Address: FO PPA s.22(1)

Comment sheets should be left in the box provided at the Public Information Meeting.
Sheets will be forwarded to the Township of Langley for record.

For further information regarding this proposal, please contact:
Site Lines Architecture Inc. *(contact information below)*

"Thank you for taking the time to view the proposed project and participate in this process."

t: 604 881 7173
e: reception@sitelines.ca
w: sitelines.ca

site lines architecture inc.
#200 - 23160 96 Ave
PO Box 249
Fort Langley BC
V1M 2R6

site lines
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Actually love the concept. Glad its not 30 floors, the design matches the area so nicely. My concern was traffic but looks like that is OK. I have lived here 50 yrs, 23 in Macklin Corners and dislike how busy 216 has become. If 216 becomes 4 lanes I will move immediately as there are already too many trucks. Purpose buildings like this is exactly what we need.

Please write down types of businesses you feel would compliment the neighbourhood:

Florist; grocery/general store; local wine shop (not a liquor store); art gallery/framing shop; merchandise like local crafts; healthcare ie hairdresser etc

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1) LANGLEY FOIPPA s.22(1)

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DON'T WANT THE RESIDENTIAL PARTS OF THE DEVELOPMENT TO BE RENTALS. DOESN'T FIT WITH THE NEIGHBOURHOOD. SHOULD BE OWNERS ONLY!

Please write down types of businesses you feel would compliment the neighbourhood:

Name: FOIPPA s 22(1) _____

Address: FOIPPA s 22(1) _____

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Please write down your comments regarding the above mentioned project: (continue on back if required)

I ABSOLUTELY LOVE THE NEW DESIGN. IT FITS GREAT WITH THE LOT AND SPACE IS USED WELL. THE WET GARDEN ADDS A VERY NICE AESTHETIC. THE WAYFINDING CIRCLE IS BEAUTIFUL AND I LOVE THAT THE BUILDINGS HAVE SIGNATURES TO THE HISTORIC BUILDINGS. SOMETHING NEEDS TO HAPPEN ON THIS LOT!! I AM 100% IN FAVOR

Please write down types of businesses you feel would compliment the neighbourhood:

- BUTCHER
- FLORIST
- ART STUDIO
- FARMERS MARKET
- SPECIALTY HOME DECOR
- WINE SHOP

Name: FOIPPA s 22(1)

Address: FOIPPA s 22(1)

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COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

1 3 6 7 9 / 5 16

Please write down types of businesses you feel would compliment the neighbourhood:

flower plant shop physiotherapy

Name: _____

Address: _____

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Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

Looks like a very nice plan. Excited to see it into the neighbourhood!

Please write down types of businesses you feel would compliment the neighbourhood:

Dentist, hair dresser, bakery, physio, etc.

Name: FOIPPA s.22(1) _____

Address: FOIPPA s 22(1) _____

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COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

- Much better than previous
will compliment corner
- Great job!

Please write down types of businesses you feel would compliment the neighbourhood:

- Medical
- Flower shop
- Daytime (less traffic throughout day)

Name:_____

Address:_____

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Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

- better than original proposal
- RUI - still too much traffic for 216th
- traffic exiting on 216th will be problematic.
- 216th is busy + hard for residents of Macklin corners to enter 216th
- exit on 46th possible ??

Please write down types of businesses you feel would compliment the neighbourhood:

- any small type business which has limited clients - traffic flow is already a problem on 216th

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1)

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COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

I like no problem with the design

Please write down types of businesses you feel would compliment the neighbourhood:

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1)

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Please write down your comments regarding the above mentioned project: (continue on back if required)

- much better size (fits with existing buildings)
- Like the Plants and greenery
- No Street Parking (impeding traffic flow)

Please write down types of businesses you feel would compliment the neighbourhood:

- Book store
- Art studio
- Yoga
- Something Could use business (not too much traffic)
- Consultant (financial)

FO PPA s.22(1)

Name: [redacted]

FOIPPA s.22(1)

Address: [redacted] Langley

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COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

We approve the revision

Please write down types of businesses you feel would compliment the neighbourhood:

General Store with local vineyard wine sales

Name: Neighbour

Address: _____

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Tim VanderHoek

From: FOIPPA s.22(1)
Sent: September 14, 2020 2:02 PM
To: Hans Rawlins; Teresa Hanson FOIPPA s.22(1) Tim VanderHoek
Cc: FOIPPA s.22(1)
Subject: parking and access

Hello

We made concerns known to Teresa Hanson at the PIM. We do not accept the plan as presented by Hans and his architects.

There is nothing in the proposed plan that adds to our residential enjoyment. In fact it will be very negative to us.

To be clear we do not want any commercial development on the land in question. We do not want a shared access across a parking lot.

The land is zoned residential and that is the only use acceptable to the heritage hotel. The heritage hotel is also a 100% residential use and will remain as such for ever

Commercial use next door to the historic heritage hotel will be too noisy and will be the ruin of the historic hotel.

Hotel guests have zero tolerance for noise. To be clear the hotel is a 100% residential use.

The parking lot access and easement arrangement will create endless conflict between the hotel users and commercial/ residential users next door. Hotel guests have zero tolerance for conflict.

Endless conflicts will arise over parking lot maintenance, snow removal, drainage, signage, parking charges, garbage pick up, deliveries, vehicle size, long term parking, derelict vehicles, over night camping, vehicle types, unlicensed vehicles, use of handicap spots, drug dealing, engine idling, engine noise, gated access to the heritage hotel parking, height of vehicles, EV charging, fencing, smell from vehicles, dangerous parking, arguments between parking lot users, alcohol and drug use in the parking lot, oil spills, toxic chemical spills, garbage and litter, insurance, finding a space, accidents, lighting, drainage, salting, ice, collisions, banned users, persons urinating in and around cars and buildings, security for neighbours,vandalism of the vehicles and surrondings , graffiti, theft from neighbours. (we never locked our garage even once in 22 years), identity of users, (at the present we know the identity of every person that visits the hotel site)

No doubt this is an incomplete list. Many issues will arise over the next 100 years and longer. The complaints will have a significant cost to taxpayers as TOL bylaw persons, RCMP etc. will need to be involved. Teresa suggested that everybody needs to be nice. (good luck with that) We suggest you watch the videos below. A comprehensive analysis of the many costs of the shared/easement arragement needs to be done and the result will make the cost of a separate access look insignificant.

A shared easement access has a significant negative value for both properties and there will be no end to that negative value.

A separate dedicated access to the hotel as it exists now is the only workable solution.

It is our view based on representations of TOL that a separate access to the hotel site is an obligation of TOL. I explained that to Teresa at the PIM

https://www.youtube.com/watch?v=boMC-Aku6PM
https://www.youtube.com/watch?v=dBK8_7uavhg
https://www.youtube.com/watch?v=HMGQQ3DY97w

FOIPPA s.22(1)

PS We will have more to say about this.

Tim VanderHoek

From: FOIPPA s.22(1)
Sent: September 14, 2020 8:42 PM
To: Teresa Hanson; Hans Rawlins; Gord; Tim VanderHoek
Cc: FOIPPA s.22(1)
Subject: a great hotel experience

Teresa

You have a very important role to play in giving visitors a great visitor experience in Langley.
You are the one that sets the stage that can give visitors a great experience or a terrible experience.
We want you to give guests a great experience
A great experience will give a guest a reason to come back to Langley
The plan for next door is gauranteed to give visitors a bad experience because they will hate staying in our hotel
We do not want to participate in giving guests a bad experience in Langley
Our goal is to always give guests the best experience.
Guests write reviews and below you can read 4 reviews that have been written by guests recently staying in other hotels in Langley (just a sampling)
Sadly they left Langley with a terrible impression
We need to fix that problem and you can help by putting a stop to commercial zoning next door to a heritage hotel
Below the 4 bad reviews are 4 reviews written recently about our hotel

FOIPPA s.22(1)

PS Our review score on Google is higher than Sutton Place in Vancouver

==========

recent review of a hotel in Langley (Not princess and the Pea)

FOIPPA s.22(1) months ago on Google

FOIPPA s.22(1) stayed there early March, 2020 for 3 nights. When we checked in the first day one of the beds had a large wet spot. Later we found out the price changed from when I booked it as they added $40 for the pets. I had already negotiated a price over the phone when I booked it, so I complained and they took that charge off the bill. On the second day we decided to stay an additional night (so 3 nights total). I went to the front desk and made the arrangements and got new key cards. Later that night we returned, tired and juggling dogs and bags, and found we had been locked out of our room. I went to the front desk and they demanded our credit card and insisted on charging us the additional $40 for the dogs. We got the key for the room and found our room hadn't even been groomed. Overall, the stay at this hotel left us feeling unwelcome and disgusted. Never returning.

==========

recent review of a hotel in Langley (Not princess and the Pea)

Hotel was unsafe, could not get a refund. Room was dirty, room window was broken and was already open. We had child - could not stay in room because of window that would not shut and anyone outside could come in. Air conditioning would not work, hot summer day, room was about 85 degrees. Could not turn off lights in sink area. Room smelled of feces. Bathroom was dirty, mold around tub. No hot water. Another customer mentioned no hot water as well and front desk lady said not her problem. The room was a health

hazard, and danger to anyone who stayed there. We were only there for 5 minutes and could not get a refund or another room. Beware of drug users in area, in parking lot. This hotel should not be in business.

==========

recent review of a hotel in Langley (Not princess and the Pea)

HORRIBLE STAFF WHO HAVE NO CLUE ABOUT THEIR OWN ROOMS.
called 1 hr before hand to confirm they had a king size suite room . Yes 1 left they said we will hold it. Drive 1 hr from downtown van to the hotel. Pay check into the room. Go to the room find a dirty small queen size room !! Sheets on the bed weren't even made !!!DISGUSTING HOTEL !!! After a 20 minute argument with the worker at the from he finally refunded my money after trying to short me 2 times. How simple is math!!! Maybe if they hired decent workers it wouldn't be a SLUM HOTEL !!!I

==========

recent review of a hotel in Langley (Not princess and the Pea)

don't want to give any star, it is worst place and worst manager ever,
They say "We have free Wifi" but only can use few people not every guest. Is it possible in this century? When I complained about it, the manager said "if you don't like it, you can leave without any refund"
And also she told me "I don't like you, you can go now Good bye"
How could say like that to the guest, she has to say sorry first, but never say sorry. She is not a good employee for the owner. If I am the owner, I gonna say " you are fired. you can leave now. Good bye!!!

==========

The following are a sampling of reviews of Princess and the Pea

++++++++++

++++++++++

review of Princess and the Pea

FOIPPA s.22(1) month ago on Google

5/5

I really can't describe how incredible it was. Super punctual, super accommodating of our needs, super respectful, an absolute delight to talk too the owners, delicious food I would never be able to come close too mastering, it was really a breathe of fresh air and a major reminder of what good times used to be like and how modern times has ruined love and respect and customer service like this. I can almost guarantee you will never have an experience like this and all for a great price. This place is a gentle reminder of how incredibly important it is to love thy neighbor and they made my family and I feel like we were family. We will be back again and I will never stay in a hotel ever again unless I'm extremely far away from here and have no other options. I highly recommend staying here. Aside from the service, everything you see indoors and outdoors is stunning and beautiful. I'd give more than 5 stars if I could!

++++++++++

review of Princess and the Pea

FOIPPA s.22(1) week ago on Google

5/5

Another amazing stay at the P&P! This time it was just my partner as I was not able to join sadly. As usual Angela and Wally provided family like service, always going above and beyond. From helping us with a last minute booking to the morning coffee deliveries to the room. We can't say enough about this gem, the beds and linens are the things dreams are made of and the little house is so quaint - we absolutely love the wrap around porch filled with flowers and other green life and the porch swing. You have to stay here when in (or around) Langley.

++

review of Princess and the Pea

FOIPPA s.22(1) week ago on Google

5/5

Another wonderful time at Princess & The Pea. This was our 4th time there and each time it is such a treat. Never disappoints. Wally, Sharon and their daughter Angela are such great hosts. Worth every penny. Highly recommend 👍

++

review of Princess and the Pea

FOIPPA s.22(1) 3 days ago on Google

5/5

We had the most fabulous time at this B&B! Perfect getaway from the city. Hosts were amazing, we felt very safe with their COVID protocols and the coffee was fantastic (this is very important for us). The rooms are so cute and comfortable and the entire atmosphere was really nice and homey. We will absolutely be back!

Tim VanderHoek

From: FOIPPA s.22(1)
Sent: September 15, 2020 9:57 PM
To: Hans Rawlins; Gord; Tim VanderHoek
Cc: Teresa Hanson; FOIPPA s.22(1)
FOIPPA s.22(1)
Subject: blue tarp inn
Attachments: my tarp.jpg; blue tarp.jpg

Hello

Langley Council will vote on your project so we are developing an exit strategy if the vote of council is such that we can not live with it. One thing is certain to us is the day heavy equipment arrives on your site to construct any kind of commercial buildings we will already be long gone. We will still be here if it is one single family residence.

The entire lower mainland and other cities as well are facing a crisis of housing. It is in our face every day. When we sell we do not care who the buyer is. Our guess is it will be a non profit that provides a sort of assisted living etc.as they are gobbling up hotels every where. Hotels such as ours and the one below called Best Value Inn are prime candidates.

.

We have a total of 15 bedrooms and 18 bathrooms in the 2 properties and we will sell the entire thing as a package. It will not be sold separatley nor does it require any city approval. It will remain residential use. Probably a sort of boutique homeless shelter.

It took the Best Value Inn no time to swich their business model. All they did was cover the sign with a blue tarp.

In the mean time we will continue to vocally oppose your project and hopefully it will be defeated. Then we can stay here.

and

We know that the 75,000 people that have been here with us over the past 23 years will be very upset and disappointed if you and TOL drive us out of business. You can also explain to the neighbours why we had to leave. I guess we will say "We did our best"

and

We already own a blue tarp that is large enough.

FOIPPA s.22(1)

Below are Google reviews about Canada Best Value inn located at 6722 Glover Rd
We call it Blue Tarp Inn as the hotel sign is now covered in a blue tarp (see attachment) and some Google reviews about the Best Value Inn written below. You can visit Google to see more reviews.

1/5 Terrible
FOIPPA s 22(1)
Travelled with family, Business traveller
14 Jul. 2020
Disliked: Cleanliness, staff & service, amenities, property conditions & facilities

I checked into my room and looked under the bed covers. There was long black hair in one bed and the sheets were washed but terribly stained. There were (what appeared to be) lots of muffin crumbs between the head of the bed and the nightstand. I went down and spoke with the manager who offered to switch me to a different room. He said he would REFUND my money for the booking through Expedia. The new room was clean but not very well maintained. There were old nail/screw holes in many of the walls that weren't even covered over. The next morning when I checked out, I spoke again with the manager to confirm that I would get a refund. He said yes. I still have not been refunded and it's been months. I WOULD LIKE MY REFUND.

See less

Stayed 1 night in May 2020o

1/5 Terrible

FOIPPA s 22(1)

Travelled with partner

24 Jun. 2020

Disliked: Cleanliness, staff & service, amenities, property conditions & facilities

The building smells so bad that It made me sick. The building it dirty, looks like the floors havent been vacuumed in months. You will not sleep well because of other guest noise. There is also the problem with the air conditioner turining on and off all night. Add on the outside noise from trains and drug deals going down in the parking lot

Stayed 1 night in Jun 2020

,

1/5 Terrible

FOIPPA s 22(1)

Travelled with partner

24 Jun. 2020

Disliked: Cleanliness, staff & service, amenities, property conditions & facilities

Tim VanderHoek

From: FOIPPA s.22(1)
Sent: September 16, 2020 3:24 PM
To: Hans Rawlins; Gord; Tim VanderHoek; Teresa Hanson
Cc: FOIPPA s.22(1)
Subject: heritage preservation

Hello

Regarding the guidlines for Murrayville and the conservation area:

https://webfiles.tol.ca/CommDev/Community%20Plans/Murrayville%20Community%20Plan%20Bylaw%20(No.%202661).pdf?fbclid=IwAR1XHKNHRXm9s8rmUWHbZg7yrCq_3q9N2aYVQijGOtlz_sspNVL_L9tXPlM

Images in the guidelines show a view of the hotel looking east from Old Yale Rd

These images and views are an integral part of the heritage and heritage guidelines of the conservation area

These images were discussed with us by TOL staff in 1997

We were advised by TOL staff that the view shown would not be compromised in any way at any future time.

Grayrose plan should not obstruct that view

The plan provided by Grayrose shows no respect for the built heritage of Murrayville or the heritage of the use of the heritage hotel.

Grayrose plan boxes the hotel in making it impossible to appreciate the heritage of the hotel building

Having a fence jamed up against the property line makes maintanace impossible as well as ruining enjoyment by hotel occupants

Grayrose in their pusuit of maximizing their goals is very willing to sacrifice the heritage of Murrayville regardless of impact on the neighbour and the community at large.

The uses on the concrete plaza will totally disrupt the quiet enjoyment of the occupants of 3 of the hotel bedrooms a mere 3 to 5 meters away (totally unacceptable)

Placing garbage room doors just ouside the hotel kitchen window is an attitude of distain by Grayrose. Of course Grayrose did not want those doors on any of their other walls

THe hotel has 15 windows on the west wall. Having a building close to that is a fire hazard and completely ruins the view of the side wall of the hotel and the enjoyment of the occupants

Grayrose should be treating the area along the common property line as a rear yard with a minimum 7.5 meter setback

The authenticity of the heritage hotel is crying out for preservation. It should not be colateral damage in pursuit of commercial development

FOIPPA s.22(1)

Tim VanderHoek

From: FOIPPA s.22(1)
Sent: September 16, 2020 3:38 PM
To: Hans Rawlins
Cc: Gord; Tim VanderHoek; Teresa Hanson; FOIPPA s.22(1) FOIPPA s.22(1)
Subject: Re: [EXTERNAL] church name

Hi
Thank you
All I can see is traffic information that appears to be 5 or so years old.
We will be asking for up to date traffic analysis
Many persons have told me that the 5 Corner congestion is not accebtable and this will add to that problem
FOIPPA s.22(1)

From: "Teresa Hanson" <thanson@tol.ca>
To: FOIPPA s 22(1) "Hans Rawlins" <hans@grayrose.ca>, "gord" <gord@sitelines.ca>, "Tim VanderHoek" <tim@sitelines.ca>
Sent: Wednesday, September 16, 2020 3:03:08 PM
Subject: RE: [EXTERNAL] church name

H FO PPA s.22(1)

Thank you for your question below. For your information, there is average daily traffic volume information contained on the Township's Geosource application available on our webpage at this link:

https://mapsvr.tol.ca/geosource3/

The average daily traffic volume information is available in the layer list (blue circle icon with three squares overlaid one ach other at the bottom left side of the screen) by checking the box next to "Transportation" and then checking the box next to "Average Daily Traffic Volume". If you click the arrow to the left of the "Average Daily Traffic Volume" check box, the legend for the data shows below the title.

Please let me know if you require any additional information.

Yours truly,
Teresa

Teresa Hanson | Senior Development Planner
Direct Line: 604.533.6021

FOIPPA s.22(1)
Sent: Friday, September 11, 2020 7:07 AM
To: Hans Rawlins <hans@grayrose.ca>; Teresa Hanson <thanson@tol.ca>; gord <gord@sitelines.ca>; Tim VanderHoek <tim@sitelines.ca>
Subject: [EXTERNAL] church name

Hello

The name of the church is Sharon

Shannon church is in Kentucky

Do you have a record of historical and current traffic counts at 5 Corners that you can share with me?

FOIPPA
s 22(1)

Tim VanderHoek

From: FOIPPA s.22(1)
Sent: September 17, 2020 9:16 AM
To: Hans Rawlins; Gord; Tim VanderHoek
Cc: Teresa Hanson; FOIPPA s.22(1)
FOIPPA s.22(1)
Subject: How will it all evolve ?
Attachments: days end.jpg; possible for hans.jpg; image 5.jpg

Hello

We appreciate the response to our concerns.

The decision before council is black and white.

Council will preserve heritage or go for development.

All of the owners in the conservation area will be watching closely.

You are aware that a number of owners in the conservation zone are allowing heritage buildings to go into decline.

We think that is sad. No doubt those owners are seeking redevelopment

Regarding the commercial use of the land we have more questions.

There have probably been studies done on the impact of the change over to commercial use in heritage zones in other jurisdictions.

Can you assist us in gaining more insight and knowlege on the subject of - How does commercial development impact a heritage area ?

Is it the developers intent to have alcohol, cannibis, or other drugs etc. be sold, supplied, consumed or in any way be made availble to the public on the subject land?

We will be asking for a traffc study. This is now very relavant. The recent opening of 216 St freeway overpass and access and public demand for intersection upgrades along the 216 St corridor will affect 5 Corners. This combined with the future of Brookswood expansion needs a thorough understading.

In the past week there has been a lot of discussion in social media and we are listening to what everyone is saying. This conversation needs to be incuded in a study of the impact of commercial development in the heritage zone. We are asking for that study so the 5 Corners will not be lost to commercial development

3 images are attached -" image 5" is a photo of the historic view from Old Yale (1910) and "possible for Hans" an artists idea for the same perspective with the addition of a SFR on the vacant land - image" Days End "is from a Brian Croft painting capturing the same perspective

We will continue to communicate with you

FOIPPA s.22(1)

PS The description by Brian Croft of "Days End"
++
from a watercolour painting by **Brian Croft**

This painting originates from an old photograph circa 1909 -1911. Murray's Corners was an important waypoint for travelers on Old Yale Road. At the center of the painting is the Travelers Hotel, which was built by Billy Murray in 1887, and was the first structure constructed at Murray's Corners. The hotel had rooms for about 20 guests, a restaurant and, for a short time, a bar. Three of the buildings in this painting still stand today: The Travelers Hotel, the Sharon

Presbyterian Church, and the Archibald McCrimmon house barely visible sandwiched between the large Community Center and the long grey livery stable.

I wanted to capture the feeling of welcoming that travelers must have felt approaching Murray's Corners on Old Yale Road. I placed the sun at "day's end", well down on the western horizon, which served to "spotlight" the buildings and especially the Travelers Hotel. A storm is moving in from the east threatening to spoil what had been a perfect day for traveling. The family of three left New Westminster earlier in the day and are evaluating both the weather and Murray's Corners as they approach on Old Yale Road. Their son leans over his mothers shoulder to get a glimpse of the village buildings. They will stay the night in Murray's Corners at Billy Murray's Travelers Hotel.

Brian Croft

Tim VanderHoek

From: FOIPPA s.22(1)
Sent: September 18, 2020 7:14 PM
To: Hans Rawlins; Gord; Tim VanderHoek
Cc: Teresa Hanson; FOIPPA s.22(1)
FOIPPA s.22(1)
Subject: water & moisture etc.

Hello

The issue of the environment needs consideration.
What sort of enviormental impact study, including impact on existing heritage buildings, has been done?
The vacant parcel is a wetland for a good part of the year.
The north west corner has a stand of bullrushes. That part of the land measures 65X65 feet(4225 square feet).
The bullrushes are a sanctuary for. birds, including red wing blackbirds plus other wildlife such as coyotes.
The bullrushes' area should remain in a 100% natural state.
It should be noted here that the bullrushes' area has been increasing in size over the past 22 years. It may be that the decommissioning of artesian wells in the Langley Lowlands may be increasing the artesian pressure and the amount of spring water that is feeding the wetlands. That trend may continue.
We also noted that when a well was decommissioned on the Tracey Cakes land that the subject land had more standing water. Frequently in winter months we see wild ducks swimming in standing water, in the middle of the parcel west of the rear end of the B&B.
The native soils are clay and extremely soft over the entire lot; absorption of water is limited.
Any amount of development on the land will cause significant water flow off the subject property which is bad for both upstream and downstream
fishery. Where will all the parking lot water go?
At both the B&B and our new house to the east, we avoided any kind of impervious paving.
We used clear crush rock on all parking and walkways to slow run off and increase absorption
The vacant land is the lowest point in the quarter section (NW quarter) making it the natural water collection point and unsuitable for any large scale commercial development.
Due to the soft soils, any disturbance even within 10 meters of the heritage hotel could cause foundation and other damage, damage that could be temporary or permanent and be costly or impossible to repair. During the construction of the roundabout at 5 corners ,more than 100 feet away, due to construction vibration, a jar of jam fell from our pantry shelf and smashed to bits.
This is a compelling reason to avoid any vibration damage to the heritage hotel.
The hotel has 140 year old vintage old growth fir wood siding that is not replaceable.
There are trees growing near the property line.
The combination of tree shade plus shade from fences (there are none now) and any new buildings, plus the narrowness of the space will cause increased moisture, condensation and humidity on the B&B walls and windows (windows are wood sash) and promote the growth of algae, liverworts, molds etc. which will increase the rate of deterioration of the vintage siding on the heritage building. Maintenance at the heritage hotel will increase as a result of high moisture and humidity. Regardless of the amount of maintenance, the rate of wood deterioration will accelerate. All these factors including fire safety are compelling reasons for a minimum 7.5 meter setback on the subject land.

A covenant will need to be placed on the title of the subject land to provide safe and accesible access to the hotel foundations,perimeter drains, roof, windows, walls, chimneys, fascias, soffits, christmas lights etc. of the heritage hotel. The covenant space needs to be a minimum of 5 meters wide and must remain unobstructed for access year around.

FOIPPA s.22(1)

Tim VanderHoek

From: FOIPPA s.22(1)
Sent: September 19, 2020 11:33 AM
To: Teresa Hanson; Gord; Tim VanderHoek
Cc: Teresa Hanson; FO PPA s.22(1) FOIPPA s.22(1)
Subject: Fire: Its Impact on Historic Buildings and Cultural Heritage Properties

Hello

Fire protection is a multi-faceted discipline that encompasses risk management, hazard confinement, life safety, and fire notification and suppression. Operating in unison these elements can reduce fire potential and minimize fire's impact. Too often, however, the protection scheme is guided by arbitrary codes, which may or **may not** be applicable for cultural heritage properties, rather than objective guidelines and principals. There is an international movement toward performance-based standards that provide goal- and objective-guided protection schemes.

Subject: Fire: Its Impact on Historic Buildings and Cultural Heritage Properties

https://youtu.be/ej_ZVBJB7os (can you believe there was a fire in an ice hotel)

It is obvious that the proposal being advanced by Grayrose is oblivious to the importance of the preservation of a recognized heritage property.

Fire codes, as they are now, are inadequate . We will insist on a much higher standard to protect the heritage property.

Persons that are smoking and occupying the proposed concrete plaza could be as close as 1.5 meters from our bedroom windows. This proximity is not allowed by TOL. I urge readers to visit the TOL civic facility and view the sign posted at the entrance requiring a 6 meter distance from windows

Consider the following:

There is only one original historic roadhouse hotel in BC that is open and operating at this time. It is the one now being placed at risk by the Grayrose proposal.
There are tens of thousands of commercial spaces in the province.
Commercial spaces are frequently rebuilt after a fire.
The real original historic hotel cannot be replaced after a fire.
That is a mind blowing amount of risk.

We have zero confidence in the Grayrose plan.
In a previous version of the plan they could have poisoned the hotel occupants with carbon monoxide but Grayrose advanced that plan oblivious to the potentially devastating consequences.

For the past 10 days we have all come to a new awareness of the far reaching devastation of fire. We have learned how the irresponsible actions of a few people can affect the lives of millions. https://www.cnn.com/2020/09/07/us/california-fire-el-dorado-gender-reveal-trnd/index.html. Murrayville has hundreds of houses with wood roofs including the heritage hotel. A single firestorm could reduce them all to rubble in no time. We recently watched in horror at a celebration of life at the Murrayville hall where sky lanterns were launched into the air. Recent fires in Langley city condo apartments should be a serious wake up call to action. In our short time in Murrayville we have seen fires in heritage properties including -- a fire at Sharon United church where a person tossed a butt into a dumpster - a fire at the heritage building on Old Yale that now houses a doctor's office.

It is noteworthy, that when the heritage hotel was built there were 180 similar hotel structures along the gold rush route, including the Cariboo Wagon Rd and throughout the province. The majority of these were lost to fire. (source Branwen Patenaude - Road Houses of the Cariboo)https://www.amazon.ca/Trails-Gold-Two-Roadhouses-Cariboo/dp/1895811090

We had the good fortune of hosting a presentation put on by Branwen. It was greatly enjoyed by the many members of the Langley Heritage Society. The event was held at our heritage hotel, which made it very special.

This year we have come to a new awareness of the term "protective bubble to keep us safe"
We need a very special bubble to protect the heritage hotel.

Tim VanderHoek

From: FOIPPA s.22(1)
Sent: September 20, 2020 1:26 PM
To: Teresa Hanson; Hans Rawlins; Gord; Tim VanderHoek
Cc: FOIPPA s.22(1)
Subject: Pick up blocking driveway Nov 27 2019. - 2:54 PM
Attachments: IMG_2317.jpg

see attached image taken Nov 27 2019

Hello

This vehicle was left in our rear access on Nov 27 2019.
There was no person around to move it.
We were not able to exit our rear parking

I believe it was placed there by FOIPPA s 22(1)

FOIPPA s.22(1)

Tim VanderHoek

From: FOIPPA s.22(1)
Sent: September 20, 2020 1:36 PM
To: Teresa Hanson; Hans Rawlins; Gord; Tim VanderHoek
Cc: FOIPPA s.22(1)
Subject: Fwd: Your land at 5 Corners

resent

From: FO PPA s.22(1)
To: "ehorricks <ehorricks@tol.ca>, Teresa Hanson" <thanson@tol.ca>
Sent: Sunday, December 22, 2019 7:09:32 AM
Subject: Fwd: Your land at 5 Corners

Hello Elaine and Teresa
We sent to you this message on December 8
It is an identical copy that we sent to Hans Rawlins
We do not know if you received it.
FOIPPA s.22(1)

From: FOIPPA s 22(1)
To: "Hans Rawlins" <hans@grayrose.ca>
Cc: "Teresa Hanson" <thanson@tol.ca>, "ehorricks" <ehorricks@tol.ca>
Sent: Sunday, December 8, 2019 6:53:21 AM
Subject: Your land at 5 Corners

Hello Hans.

We met recently and we confirm the following
An acceptable entrance road to serve the historic hotel land is a strip of land on the south edge of your land.
The strip can be made part of the historic hotel land to create a panhandle property or it can be a public road.
An easement is not acceptable.
We support a single family recidence on your land with limited commercial use (maximum size of the commercial space to be less than 20% of the overall building and remaining 80% be single family residential
The commercial space to be fully contained with in the residence. (similar to the chiropractic building on the west side of 216 St)
No commercial size garbage containers on site.
Maximum of 4 out door parking spaces
Retention of the wetland area at the north end of your land.
We oppose any development that detracts from the appearance and operation of the historic hotel eg: the entire west side of the hotel to be visible to persons travelling east on Old Yale Rd.
We do not support any freestanding commercial building.

Regarding the heritage area of Murrayville
Some years ago TOL designated the area around the 5 Corners a Heritage conservation area.
The conservation area consists of approximately 70 properties and includes the Old Yale Rd.
The area consists of buildings dating back to 1874 with the Travellers Hotel (our hotel) being the oldest.
Owners of buildings, improvements and land are required to retain the heritage character of the conservation area.
A defining feature of the area is modest sized buildings with lots of open space and greenery.
A strip mall building such as that proposed by yourself is completely out of character with the heritage conservation plan
Should such a building be approved it would be the end of the conservation area as every residential land owner would be applying for a strip mall following the precedent set by allowing such a development to proceed.

Every day we talk to hotel guests and they all say the same thing. “Do not allow a developer to destroy the heritage character of Murrayville.”
We have spoken to 70,000 such guests over the past 22 years
Typically what can happen as new buildings get built it becomes increasingly difficult for the old buildings to survive. A perfect example is now in Fort Langley where the old heritage buildings are going to ruin while new buildings are being built.

Regarding the wetland on your property and concerns about climate change we invite you to study the attached documents below
Saving this important wetland at the 5 Corners will have a very positive affect on the overall appearance of your land It also is part of the view corridor that is to be retained.

An excellent report by the Australian Department of Environment and Energy highlights all the good things that wetlands do for us.

A peer reviewed journal article titled, "Wetlands In a Changing Climate: Science, Policy, and Management".

Interestingly, the BC Government recognizes the importance of wetlands on their website and has an ongoing study looking at key wetland ecosystems and climate change in the Ancient Forest/Chun T’oh Whudujut Provincial Park and Protected Area.

Ducks Unlimited Canada points out that one acre of wetland stores up to 1,000 cubic metres of runoff—or about 6,250 bathtubs worth.

Tim VanderHoek

From: FOIPPA s.22(1) >
Sent: September 21, 2020 1:59 PM
To: Hans Rawlins; Gord; Tim VanderHoek
Cc: FOIPPA s.22(1)
FOIPPA s.22(1)
Subject: The history of the heritage hotel needs more review

Hello

We have zero confidence in the Grayrose plan now before us.
We see a measure of desperation on the part of the developer to get something/anything approved.
No concern has been shown to preserve the heritage of Murrayville.
It is unfortunately obvious that the existence of the heritage hotel is a big nuisance for Grayrose.
We are also concerned whether TOL has the best interest of the heritage conservation area as the primary consideration.
Four commercial spaces. and 2 apartments are not more important than the preservation of a heritage property.
Any design that has the potential for vehicle exhaust directly into the bedroom windows of the heritage hotel is shocking.
This should have raised alarm bells with the TOL staff.
It could still happen if any carbon carbon burning devices, including vehicles are placed in the concrete plaza area proposed by the developer. This could happen at any future time.
We sat with TOL staff, previous to Grayrose being involved, and stared in disbelief at a plan for a produce market and restaurant that also could have had tragic results by having vehicles close to the windows of the hotel.This possibility of harm to the hotel occupants has now been proposed three times on each proposal put forward.
There are trees on the common boundary that cannot be maintained in the case of them being left on a narrow space, sandwiched tightly between two buildings. These trees will need to be removed.
We recently wittnessed the tree removal on 216 st where the chiropractor is located . After many years of flooding TOL finally removed the trees. A huge cost was incurred over a long period of time due to flooding etc. I personally observed the consequeces of the flooding of the buildings and the drainage system reconstruction. I was made aware that the developer that did the construction of the building had used non CSA flimsy drainage pipe. Not only were the pipes plugged by roots but due to the flimsy nature the grade of the pipes were like the moguls on a ski slope.
When we rebuilt the heritage hotel in 1997/1998 we arranged with FO PPA s.22(1) to use the vacant parcel to store materials. FOIPPA said "do not to make a mess". FOIPPA s 22(1)
We kept our promise and as a tribute to FOIPPA and with the encouragement of FOIPPA s.22(1) we planted sunflowers. We repeated the planting of sunflowers for a number of years.
When FOIPPA s 22(1) passed FO PPA s.22(1) delivered a letter to us from FOIPPA s 22(1) They told us not to plant sunflowers. Since then we have been vilified by some for not planting the sunflowers.
We have an obligation to maintain, preserve and protect the heritage property and we take that matter seriously.
TOL needs to dig back to all the records related to the Cruikshank development and the relationship with FOIPPA regarding the rear road to the heritage hotel parking.
Presentations were made to council that a viable separate Rd was needed to access the rear of the heritage hotel to insure the long term viability.
Relevant discussion needs to take place with FO PPA s.22(1) FOIPPA s.22(1) as they would remember the relevant details.
To Elaine
Please forward this and all of our concerns to the current members of the heritage committee. I suspect that they are not fully aware of the devastaing impact that the Grayrose plan will have on the heritage of Murrayville.

FOIPPA s.22(1)

Tim VanderHoek

From: Hans Rawlins <hans@grayrose.ca>
Sent: September 14, 2020 12:57 PM
To: Tim VanderHoek; Gord
Subject: FW: (Hall) - Agenda for Board Meeting - 14SEP20
Attachments: Murrayville - Comment Sheet.pdf

Good afternoon gentlemen:

Here is an email to share...

Best,

Hans Rawlins
GrayRose Developments Ltd.
604 542-1992

****
NOTICE OF CONFIDENTIALITY
You have received this e-mail message from hans@grayrose.ca
This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any other distribution, copying or disclosure is strictly prohibited. If you have received this message in error, please notify me immediately by telephone 604 542-1992 and reply to the sender via e-mail, confirming deletion of the original e-mail and any attachments(s).

From: Hans Rawlins <hans@grayrose.ca>
Sent: September 14, 2020 12:56 PM
To: FOIPPA s.22(1) <[redacted]>
Subject: RE: (Hall) - Agenda for Board Meeting - 14SEP20

Thanks FOIPPA s 22(1)

I have attached the comment sheet; please feel free to fill out and send back.

We are also looking for suggested retail that will compliment the neighbourhood.

Please take note to cc reception@sitlelines.ca with the comment sheet.

We appreciate the letter to ToL as well...

Best,

Hans Rawlins
GrayRose Developments Ltd.
604 542-1992

****
NOTICE OF CONFIDENTIALITY
You have received this e-mail message from hans@grayrose.ca
This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any other distribution, copying or disclosure is strictly prohibited. If you have received this message in error, please notify me immediately

by telephone 604 542-1992 and reply to the sender via e-mail, confirming deletion of the original e-mail and any attachments(s).

From: FO PPA s.22(1) [redacted]
Sent: September 14, 2020 11:25 AM
To: Hans Rawlins <hans@grayrose.ca>
Subject: Fwd: (Hall) - Agenda for Board Meeting - 14SEP20

Hans,

I apologize I wasn't able to attend the meeting but I saw your design I think it looks absolutely amazing. I brought it up at the Murryville Hall director's meeting.. we are writing a letter and I will email it to you as well as the township of Langley.

Cheers, FOIPPA s 22(1)

---------- Forwarded message ---------
From: FOIPPA s 22(1) [redacted]
Date: Mon, Sep 14, 2020, 11:23 AM
Subject: RE: (Hall) - Agenda for Board Meeting - 14SEP20
To: FO PPA s.22(1) [redacted]
FOIPPA s.22(1) [redacted]

Good by me –

Do you need letterhead ?

From: FO PPA s.22(1) [mailto [redacted]
Sent: Monday, September 14, 2020 10:20 AM
To: FOIPPA s.22(1) [redacted]
Cc: FOIPPA s.22(1) [redacted] FO PPA s.22(1) [redacted] FOIPPA s.22(1) [redacted]
FOIPPA s.22(1) [redacted] FO PPA s.22(1) [redacted] FO PPA s.22(1) [redacted]
Subject: Re: (Hall) - Agenda for Board Meeting - 14SEP20

How does this sound

At the September 13th, 2020 meeting of the Board of Directors of the Murrayville Community Memorial Hall, the following motion was passed unanimously , "That the Board of Directors for the Murrayville Community Hall support the 5 Corners/Murrayville development which was presented on September 10, 2020" by the Gray Rose Developments Group". We would also like to take this opportunity to thank the presenters for taking into consideration keeping the integrity of the area within this proposal by incorporating aspects which will enhance our neighbourhood.

Tim VanderHoek

From: Gord
Sent: September 21, 2020 9:56 AM
To: Tim VanderHoek
Subject: FW: GrayRose Development Murrayville

fYI

From: FOIPPA s 22(1) >
Sent: September 21, 2020 8:47 AM
To: Hans Rawlins <hans@grayrose.ca>
Cc: Gord <gord@sitelines.ca>; Teresa Hanson <thanson@tol.ca>
Subject: GrayRose Development Murrayville

Good morning Hans,

Further to my email to you and Teresa last week, FOIPPA s 22(1) , FOIPPA s.22(1) FOIPPA s.22(1)

I have now had an opportunity to focus attention on your revised proposal and offer the following comments.

A). First impressions are very important; I was suitably impressed with many aspects of the revised concept. To name a few:
a) the 5 corners courtyard including the directional layout of the 5 intersecting roads adds a special lasting touch.
b) the peaked roof lines and appearance of both buildings with perhaps a peekaboo site line from our north facing windows to Porters and/or the mountains beyond is a possible bonus.
c) the two standalone buildings fit nicely facing the courtyard on 48th and compliment the other heritage buildings around the 5 corners.
d) the site line corridors from our dwelling to the various heritage buildings that drew us to purchase here you retained.

The first impression of the parking lot and it's proximity to our adjacent property was not positive. I would suggest there is an insufficient buffer zone that will result in excessive starting/idling truck and car engine noises, slamming car doors, plus exhaust smells and deadly carbon monoxide. FYI, we have a flag in our backyard and for a good portion of most days, the wind swirls from the northeast or northwest and would therefore deliver the noise and pollutants directly toward us. There is rarely a day that we don't spend quality time in our secluded backyard; the noise, pollutants and carbon monoxide will directly and permanently affect our lifestyle. For my wife and I, who are both retired, this is a real concern.

I do recall, at the PIM, you and your landscaping team were quick to point out there are a variety of landscaping and noise abatement ideas which they have been exploring, so at this point it's best to continue to develop/explore the options and wait until the Council decision is finalized. Please add parking lot lighting for security to your thought list.

During discussion with you last December, our concept was to locate a designated lane for the B&B adjacent to the north side of our property line, with parking located to the north of the repositioned lane. This location and a dedicated lane for the B&B remains a top priority.

I fail to comprehend why the parking lot has to be as large as shown. There are 94 public parking spots associated with the United Church of Langley just kitty-corner to the proposed development. With the exception of normal

Church services every second Sunday morning, it is regularly used by Porter's and Tracey Cakes customers and is rarely more than 30% full at any time.

In light of this, I suggest the onsite parking be modestly reduced to 12 spots and reconfigure the lane to the B&B as originally suggested above. This change meets the expectation of the B&B and provides added a 12/14 feet (width of lane) buffer for us against noise and fumes while providing added privacy.

B). I have consistently said, in my opinion, there is no need for additional commercial space around 5 Corners - and I still believe that to be the case. I have read various articles (Vancouver Sun, 2019/20) which speak directly to developers shuttering commercial store fronts in Vancouver and the Lower-mainland. I look at the wide variety of commercial entities in Murrayville, Langley Township and the City all just minutes away and each time I come back to this same conclusion.

This question was asked again on the recent handout at the PIM which indicates there is no plan or strategy at this point. The reality is the world is in the midst of the worst pandemic in 100 years; unknown regional economic uncertainties will impact Langley to say nothing about changing consumer habits to online shopping at the expense of storefront shopping. All of these and other factors (unemployment/consumer debt etc) should be red flags to Council and GrayRose that long term demand for storefront shopping is and will continue to decline for years to come.

Similarly, its been reported that theft, vandalism and damage to neighbouring private property accompany speculative commercial development - especially if left vacant, leading to increased policing cost and higher residential insurance costs.

Finally, I want to raise the issue and include the completion of the curb and sidewalk on 216th from your southern property line to 47A, an distance of approx 150 feet. To complete this short distance will enhance the appearance of your project and the accessibility to the public transit stop at the corner of 47A, it will also encourage nearby residents of Macklin Corners (west side of 216th at 47A) and the uphill subdivision of Murray's Corner Park (south and east of 47A) to use the existing walkway connecting to 216 and 5 Corners. In this area there are approximately 200 homes within walking distance who would be encouraged to walk to a new commercial/shops development rather than drive and try to find parking. The cost is minor while the marketing advantage to attract commercial clients can be significant.

Sincerely

FOIPPA s.22(1)

FOIPPA s.22(1)

This distance is about the same distance as along 48 and around on 216th to your property line that you have inherited from the Township.

Emailed 2020.09.11

site lines
ARCHITECTURE

"discovering architectural dreams and stories"

PUBLIC INPUT OPPORTUNITY FOR

GrayRose (Murrayville) Development at the 21600 block of 48th Ave in Murrayville

Date: September 10, 2020

Location : Shannon United Church – 21562 Old Yale Road, Langley, BC (Murrayville)

Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

We approve the proposal

Please write down types of businesses you feel would compliment the neighbourhood:

- please nothing that would compete with existing businesses.
- No chain stores

Name: FOIPPA s.22(1)

Address: FO PPA s.22(1)

Comment sheets should be left in the box provided at the Public Information Meeting. Sheets will be forwarded to the Township of Langley for record.

For further information regarding this proposal, please contact:
Site Lines Architecture Inc. *(contact information below)*

"Thank you for taking the time to view the proposed project and participate in this process."

site lines architecture inc.
#200 - 23160 96 Ave
PO Box 249
Fort Langley BC
V1M 2R6

t: 604 881 7173
e: reception@sitelines.ca
w: sitelines.ca

site lines ARCHITECTURE

"discovering architectural dreams and stories"

Emailed 2020.09.15

PUBLIC INPUT OPPORTUNITY FOR

GrayRose (Murrayville) Development at the 21600 block of 48th Ave in Murrayville

Date: September 10, 2020

Location : Shannon United Church – 21562 Old Yale Road, Langley, BC (Murrayville)

Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

This project fits the quaint feel of the Murrayville community and introduces a contemporary element to this historic neighbourhood, similar to the recent "Reunion" project up the hill, on 48th Avenue. The proposed materials such as accented walkway stones, a rustic wood split rail fence, a historic wayfinding sign situated on radial block paving, and expansive lush gardens on the professionally-designed boulevards bordering 216th Street and 48th Avenue appear to be in keeping with the essence of the look of the surrounding buildings of this development site. The discussed maintenance and preservation of the property's existing oak trees is a great sustainable feature of this development. The additional planting of other ornamental evergreen trees and hedges is in keeping with the planned native woodland-inspired landscape and would offer a welcomed upgrade to the greenery of and surrounding the southeast corner property of Five Corners.

Please write down types of businesses you feel would compliment the neighbourhood:

Five Corners would be an excellent location for community-oriented establishments focused on promoting Langley businesses and local agritourism. For example:

- A wine-oriented, viticulture-promoting, and oenologically-educative outpost that promotes the local wine business and general wine appreciation among community members for both current and future Langley wineries
- Flower shop selling fresh, locally-picked flowers
- Natural wellness spa selling locally-produced products

Name: FOIPPA s.22(1) _____

Address:_____

Comment sheets should be left in the box provided at the Public Information Meeting.
Sheets will be forwarded to the Township of Langley for record.

For further information regarding this proposal, please contact:
Site Lines Architecture Inc. *(contact information below)*

"Thank you for taking the time to view the proposed project and participate in this process."

t: 604 881 7173
e: reception@sitelines.ca
w: sitelines.ca

site lines architecture inc.
#200 - 23160 96 Ave
PO Box 249
Fort Langley BC
V1M 2R6

Developer Held Public Input Opportunity

Township of Langley Project No: 10-31-0160

GrayRose (Murrayville) Developments Ltd. has made significant changes to their application to the Township of Langley to amend the Murrayville Community Plan and rezone the property at the 21600 block of 48th Avenue from Suburban Residential Zone SR-1 to a new Comprehensive Development Zone. This smaller proposal contains 2 boutique commercial spaces, 1 residential unit and 1 live-work unit.



You are invited to attend a public information meeting to view the revised development proposal and provide input and comments prior to Township Council consideration of this application. Please adhere to the Covid-19 Rule Guidelines from the B.C. Ministry of Health.

Thursday, September 10th, 2020
United Churches of Langley, 21562 Old Yale Road

If you have an A – M last name please attend the first session at 5:00 pm – 6:00 pm
If you have an N – Z last name please attend the second session at 6:00 pm – 7:00 pm
[Members of one household may attend together during the session open to any household member.]

Dividing attendees between these two sessions will help maintain safe physical social distancing for all, attendees and meeting staff alike.

***Please enter the meeting room via the front door of the Church.**
***Please exit the meeting room via the rear door in the south/west corner.**

Project team members will be available at the meeting to answer any questions about the Development. In the event you feel uncomfortable and do not want to attend, we are available to book a telephone conversation to discuss the project and answer any question you may have.

Please read the attached Health and Safety Protocol and Covid-19 Safety Plan.

For more information contact:
Hans Rawlins
GrayRose (Murrayville) Developments Ltd.
(604) 542-1992 or hans@grayrose.ca

HEALTH AND SAFETY PROTOCOLS

All attendees and meeting staff must comply with the following health and safety protocols.

CONDITIONS FOR ATTENDANCE

Please do not attend this Public Information Meeting:

- If you are feeling unwell. Feeling unwell includes, but is not limited to, respiratory issues, cough, running nose, fever, shortness of breath, chills, etc.
- If you have had contact with someone, who has or is suspected of having COVID-19, within the past 14 days.
- If you have travelled outside of Canada within the past 14 days.

CHURCH PREMISES

It is **imperative** that you read the attached safety plan prepared by the United Churches of Langley and sign in with your name and phone number before entering the Church.

MEETING PROCESS

A project team member will be outside to assist and direct attendees and monitor the total amount of attendees (maximum 20). Please follow their directions.

Inside the meeting room, project team members will be available to answer any questions about the development.

Information boards will be displayed on easels placed in a pattern with proper spacing to maintain social distancing.

We would like to maintain a smooth one-way circulation with 'floor arrow' markings for attendees to follow in the room and allow everyone time for an opportunity to:

- view the information boards
- speak with project team members
- fill out the comment sheet at the designated table

Please use the rear door in the south/west corner to exit the room.

INFORMED CONSENT

If you choose to attend this Public Information Meeting, please understand and accept the following:

- Despite the health and safety precautions we are implementing, we cannot guarantee that attendance at this Public Information Meeting will have no risk of exposure to the COVID-19 coronavirus.
- You may inadvertently come into close contact with others, or touch information boards, pens, comment forms, tables, doors, etc. exposed to the breath, droplets, touch, etc. of others.
- You have the first responsibility to keep yourself safe by ensuring you maintain safe social distancing and proper hygiene especially hand hygiene.
- You must provide your name and telephone number, which will be recorded by us and the Church for potential contact tracing purposes.

Thank you for your cooperation!

GrayRose (Murrayville) Developments Ltd.
#202 15388-24 Avenue
Surrey, BC V4A 2J2
Tel: 604 542-1992 Email: hans@grayrose.ca

UNITED CHURCHES OF LANGLEY
21562 Old Yale Road, Langley, BC V3A 4M8
Phone: 604.530.2929 E-mail: office@UnitedChurchesOfLangley.ca

COVID-19 SAFETY PLAN for User Groups

The following requirements must be adhered to in order to use a United Churches of Langley property during the Covid-19 pandemic.

General Regulations:

1. **No sick persons** should be entering the church building and joining group gatherings. If a group member is not well, they must stay home.

2. **No gatherings will be over the specified number of people posted in each room**, based on the setup for physical distancing requirements.

3. **Physical distancing (six feet/two metres between every two persons) will be maintained at all times while in the church building.**

4. If a room is already set up with chairs and tables, they are NOT to be moved, and no additional chairs may be added.

5. Members of each group **will only use doors, rooms and washroom assigned to their group.** (Wandering into other parts of the building is not allowed.)

6. **No food or drink may be served** for the time being. Participants may bring their own beverages, and must take their cups with them when they leave.

7. **No trash** is to be collected or left behind ("pack it in / pack it out").

8. User groups are encouraged to keep the doors/windows open during their gathering as much as the weather permits, in order to provide better ventilation.

9. All users must have up-to-date knowledge of and abide by the current health authority requirements and present United Churches of Langley protocol.

10. **Each group will keep the dated list of names and phone numbers of all attendees for each meeting**, should Public Health need this information for contact tracing. Designated group members will keep the list for a minimum of 3 weeks from the date on the list. The list can then be destroyed if the group so decides.

11. **Should a case of Covid-19 occur involving one of the user groups, all persons that were in contact with that case in the preceding 14 days will be contacted by the Public Health and will likely be required to self-isolate for the following 14 days.**

12. This protocol will be adjusted and modified as needed, and user groups informed of any changes by email to the group representatives

Entering and Leaving the Building

1. Depending on the space, whenever possible, a user group will have designated entrance and exit.

2. Each group will develop a plan of the flow of people in the room so that their paths don't cross and they don't bump into one another on their way to the seat, or on the way to the exit.

3. All members of a user group will follow safe physical distancing between people when entering and leaving the building.

4. All people entering the church building will use the hand-sanitizer at the entrance (provided by the church or the user group coordinators).

Physical Distancing

1. Each person must remain 2 meters (6 feet) from other people at all times, including when entering/exiting, conversing, when seated, and when gathering outside building.

2. If two people need to be less than 2 meters apart (i.e., using the scale, receiving a gift, etc.), both people must wear personal masks.

3. No "passing the basket" or papers or sharing of reading material can take place. A box/bowl/plate can be placed on a pedestal or table to collect any kind of donation, money or papers.

4. If any equipment or supplies need to be used by a group of people (scale, table, faucet, bins, reading materials, etc.), only one person can use/handle that equipment or supplies during the entire time of use.

Washrooms Usage

1. Whenever possible, use the washroom at home before you arrive at church. The restrooms at the church should be used only in case of a health concern or an emergency

2. Only one person should be in the washroom at a time. Users must keep physical distancing when waiting for washroom use.

3. Each person will follow the Washroom Usage Protocol, visibly posted outside and Inside the restroom doors.

Sanitizing in the Gathering Room

1. User groups will provide hand-sanitizers at the entrance for their members to sanitize their hands as they arrive.

2. All Chairs, tables, countertops and door handles in the room used must be sanitized thoroughly by user group after each gathering (cleaning supplies will be provided by the church).

4. A designated group member will sanitize all high-touch surfaces in the restrooms Before they lock up and leave.

Washroom Usage Protocol during Covid-19
Only ONE PERSON allowed in each washroom at a time!

1. Use the provided hand-sanitizer before you enter.

2. You should find the door ajar. If it is closed, knock and open the door slightly to determine if anyone else is in the washroom.

3. After using the washroom, wash your hands, following the posted handwashing guidelines from the BC Ministry of Health

4. Sanitize all washroom surfaces you may have touched – door handles, faucet handles, sink counter area – with the provided disinfecting wipes or disinfectant and paper towels.

5. Open the door to leave, without touching the door-handle (use your elbow or a piece of clothing).

6. Leave the door ajar, to indicate that the washroom is available.

DEVELOPER HELD PUBLIC INPUT OPPORTUNITY

Township of Langley Project No 10-31-0160

GrayRose (Murrayville) Developments Ltd. has made significant changes to their application to the Township of Langley to amend the Murrayville Community Plan and rezone the property at the 21600 block of 48th Avenue from Suburban Residential Zone SR-1 to a new Comprehensive Development Zone. This smaller proposal contains 2 boutique commercial spaces, 1 residential unit and 1 live-work unit.



You are invited to attend a public information meeting to view the revised development proposal and provide input and comments prior to Township Council consideration of this application. Please adhere to the Covid-19 Rule Guidelines from the B.C. Ministry of Health.

Thursday, September l0th, 2020
United Churches of Langley, 21562 Old Yale Road
(A-M) last name attend the 1st session at 5:00 pm - 6:00 pm
(N- Z) last name attend the 2nd session at 6:00pm - 7:00pm

Project team members will be available at the meeting to answer any questions about the development and receive your input and comments. In the event you feel uncomfortable and do not want to attend, we are available to book a telephone conversation to discuss the project and answer any questions you may have.

For more information contact:
Hans Rawlins
GrayRose (Murrayville) Developments Ltd.
(604) 542-1992 or hans@grayrose.ca

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (MURRAYVILLE COMMUNITY PLAN) BYLAW 1988 NO. 2661
AMENDMENT (GRAYROSE) BYLAW 2020 NO. 5640

EXPLANATORY NOTE

Bylaw 2020 No. 5640 amends the Murrayville Community Plan by changing the designation of 0.2 ha (0.5 ac) of vacant land located in the 21600 block of 48 Avenue from “Single Family Two” to “Limited Commercial”. Bylaw 5640 also adds policy for the “Limited Commercial” land use designation.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (MURRAYVILLE COMMUNITY PLAN) BYLAW 1988 NO. 2661
AMENDMENT (GRAYROSE) BYLAW 2020 NO. 5640

The Municipal 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 "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Grayrose) Bylaw 2020 No. 5640".

2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 as amended is further amended by:

   (1) Replacing Section 3.57 with the following:
      a. In accordance with Map 2, areas designated "Limited Commercial" shall provide for mixed commercial and residential development limited in scale to complement the historical development at the five corners and limited in use to those uses serving the local community. Limited scale includes limiting the scale of buildings and commercial floor area to be reflective of local historic commercial buildings. In accordance with Council's resolution of Mary 20, 1989:
         i. The Traveller's Hotel property located at 21628 – 48th Avenue and legally described as Lot 1 Section 31 Township 10 NWD Plan LMP34386 is designated as Limited Commercial subject to a heritage revitalization agreement being entered into pursuant to Section 966 of the Municipal Act.
         ii. Property located in the 21600 Block of 48 Avenue legally described as Lot 1 Section 31 Township 10 New Westminster District Plan LMP27831 is designated "Limited Commercial" subject to Council issuance of a Heritage Alteration Permit in accordance with the Murrayville Heritage Conservation Area Design Guidelines and the following limitations:
            1. maximum gross floor area for commercial use on the lot of 330 m^2 (3,552 ft^2)
            2. maximum individual commercial unit size of 190 m^2 (2,045 ft^2)
            3. maximum of two residential units on the lot, and
            4. no subdivision of the lot.

   (2) Changing the designation of the lands described as:

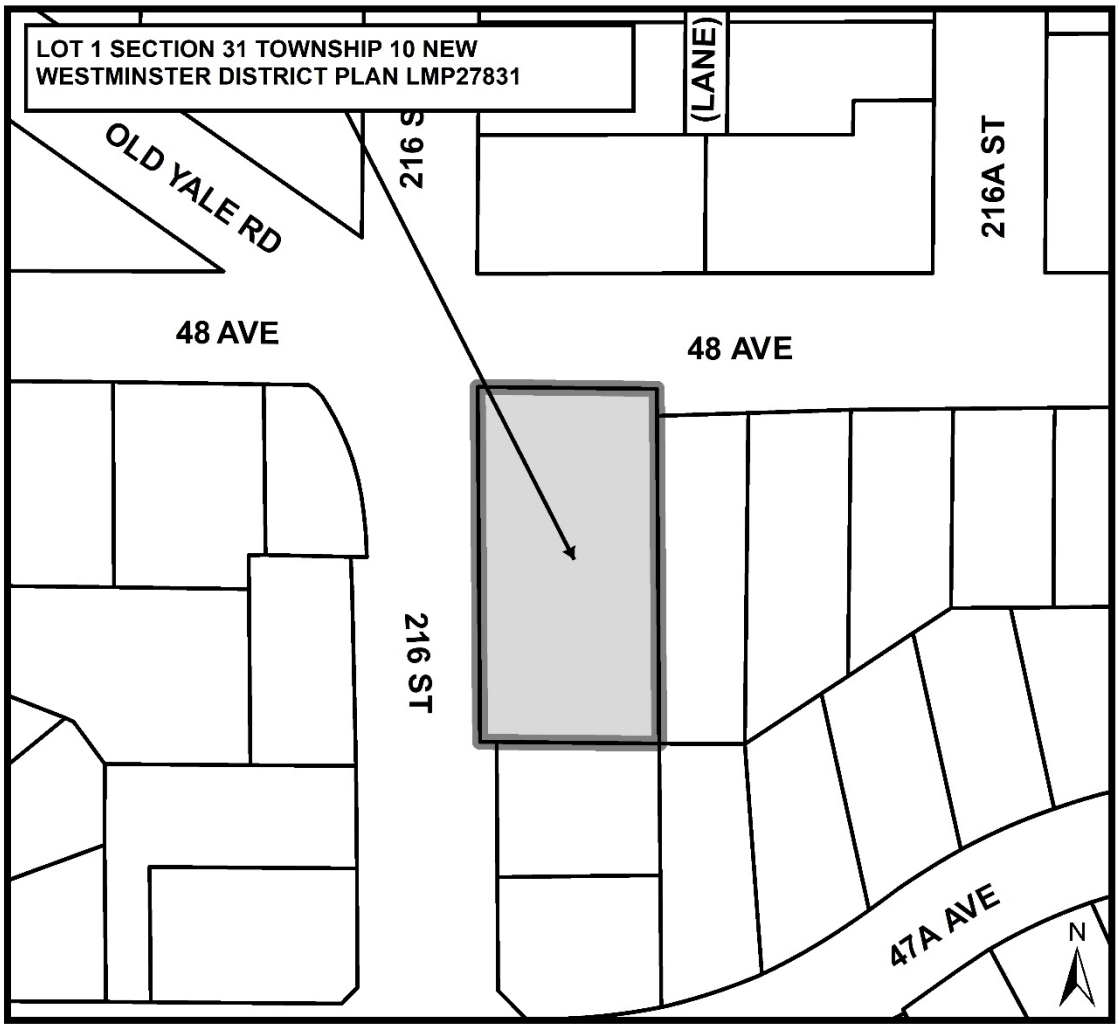
   Lot 1 Section 31 Township 10 New Westminster District Plan LMP27831

   As set out on Schedule "A" attached to and forming part of this Bylaw from "Single Family Two" to "Limited Commercial" on Map 2: Murrayville Community Plan.

READ A FIRST TIME the	day of	, 2020
READ A SECOND TIME the	day of	, 2020
PUBLIC HEARING HELD the	day of	, 2020
READ A THIRD TIME the	day of	, 2020
ADOPTED the	day of	, 2020

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5640



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (GRAYROSE) BYLAW 2020 NO. 5641

EXPLANATORY NOTE

Bylaw 2020 No. 5641 rezones 0.2 ha (0.5 ac) of vacant land located in the 21600 block of 48 Avenue from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-153 to permit a comprehensive development consisting of two mixed use buildings.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (GRAYROSE) BYLAW 2020 NO. 5641

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal 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 "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Grayrose) Bylaw 2020 No. 5641".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-153" after the words "Comprehensive Development Zone CD-152"
   (2) Adding to Section 110.1 after the words "CD-152" the words "CD-153 – 1,500 m²"
   (3) Adding after Section 1052 "Comprehensive Development Zone CD-152" the following as Section 1053 "Comprehensive Development Zone CD-153"

1053 **COMPREHENSIVE DEVELOPMENT ZONE CD-153**

Uses Permitted

1053.1 In the CD-153 Zone, only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *residential use* in accordance with Section 1053.4
4) the following limited commercial uses subject to no individual commercial use exceeding a *gross floor area* of 190m^2 and subject to section 1053.3:
   a) *restaurant* excluding drive thru and drive in establishments, and banquet halls
   b) retail sale of goods and services
   c) office
   d) medical clinic
   e) commercial recreation and entertainment
   f) instruction
   g) *personal service use*
5) *Wine store* in accordance with section 1053.2

Definitions

1053.2 For the purpose of Section 1053, a *wine store* means a business establishment specifically licensed by the Liquor and Cannabis Regulation Branch pursuant to the Liquor Control Licensing Act and Regulations where wine is sold to the public.

Commercial Uses

1053.3 1) A limited commercial use may not be a drive-in or drive-thru establishment.
2) All limited commercial use must be located within a building with the exception of patios and temporary displays accessory to a limited commercial use.
3) Commercial uses may only be located on the first floor of buildings.

Residential Uses

1053.4 *Residential use* shall consist of one (1) *dwelling unit* in each building for a total of two (2*) dwelling units* on lands zoned CD-153.

Lot Coverage

1053.5 The maximum permitted *lot coverage* of *building* and *structures* shall be 25%.

Siting of Buildings and Structures

1053.6 *Buildings* and *structures* shall be sited in accordance with the provisions of a Heritage Alteration Permit and as shown in Section 1053.12.

Height of Buildings and Structures

1053.7 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 7.25 m and 2 storeys.

Subdivision Requirements

1053.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1053.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Heritage Alteration Permit.

Parking and Loading

1053.10 Parking and loading shall be provided in accordance with Section 107.

Heritage Alteration Permit Requirements

1053.11 A Heritage Alteration Permit shall be issued by Council prior to issuance of a Building Permit.

Overall Development Plan

1053.12 Development in this zone shall conform substantially with drawing by Site Lines Architecture Inc. dated April 2020, revision date September 18, 2020 as shown below:



3. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

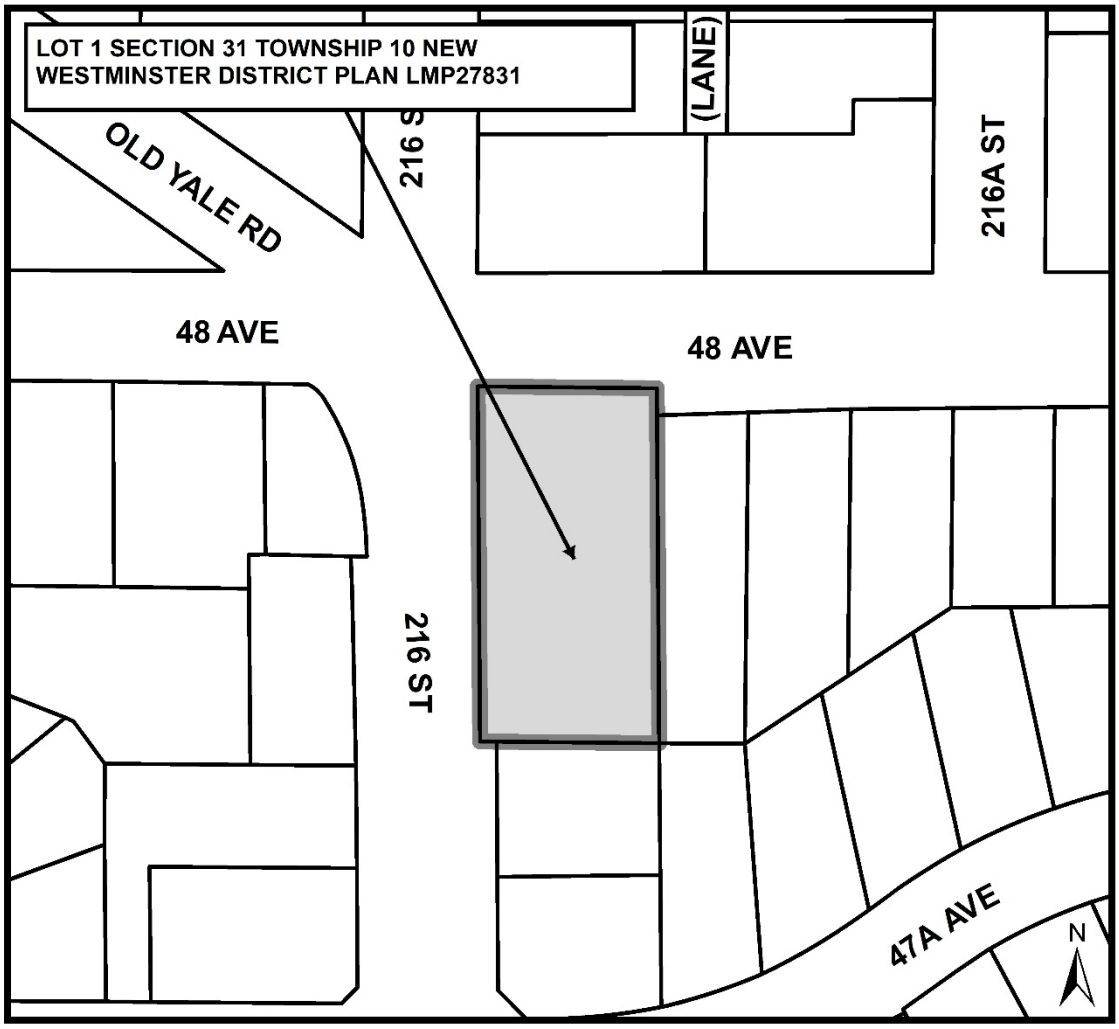
Lot 1 Section 31 Township 10 New Westminster District Plan LMP27831

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-153.

READ A FIRST TIME the	day of	, 2020.
READ A SECOND TIME the	day of	, 2020.
PUBLIC HEARING HELD on the	day of	, 2020.
READ A THIRD TIME the	day of	, 2020.
ADOPTED the	day of	, 2020.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5641



Township of Langley

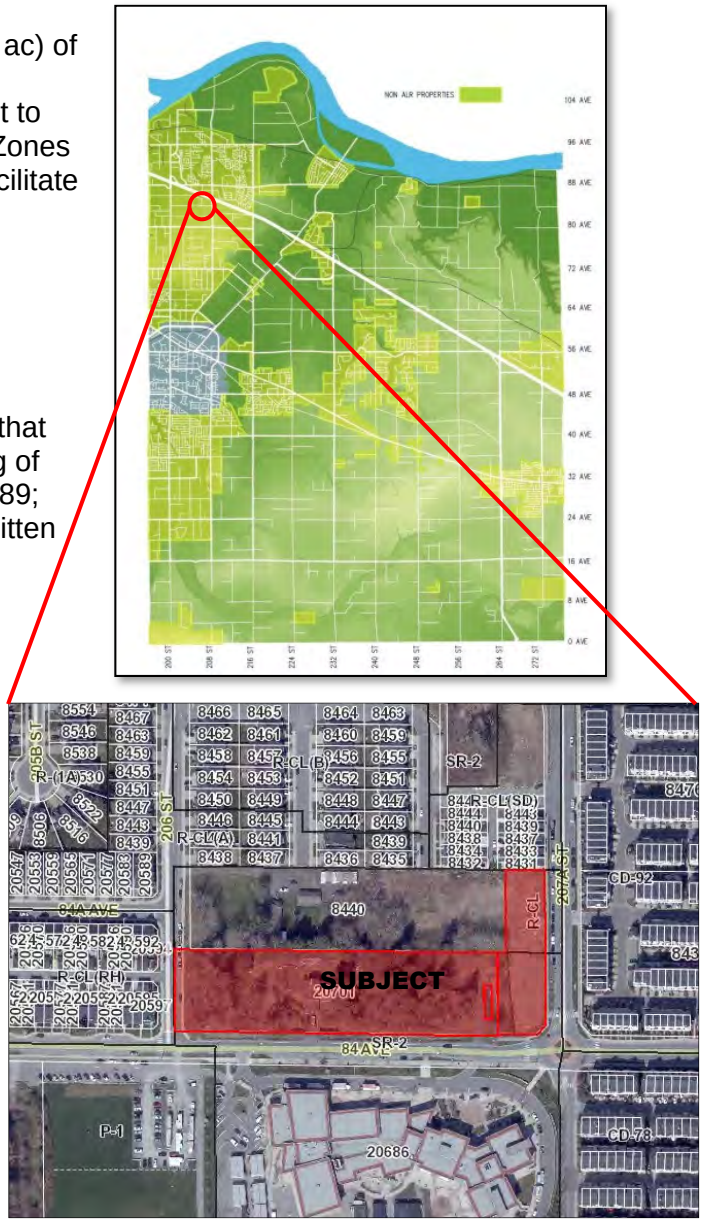
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 5, 2020 - REGULAR MEETING	**REPORT:**	20-128
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-26-0208
SUBJECT:	REZONING APPLICATION NO. 100527 AND DEVELOPMENT PERMIT APPLICATION NO. 101189 (ISLE OF MANN PROPERTY GROUP / 20701 – 84 AVENUE AND 8400 BLOCK OF 207A STREET)		

PROPOSAL:

Application to rezone approximately 0.92 ha (2.27 ac) of land on portions of 20701 – 84 Avenue and the northwest corner lot at 84 Avenue and 207A Street to Residential Zone R-1A, Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD), to facilitate development of 21 lots (10 single family lots, 5 rowhouses and 6 semi-detached lots).



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5635 subject to nine (9) development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5635) of Development Permit No. 101189; and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is consistent with the overall objectives of the Willoughby Community Plan and the Yorkson Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw 2020 No. 5635, rezoning 0.92 ha (2.27 ac) of land located at 20701 – 84 Avenue and 8400 Block of 207A Street to Residential Zone R-1A, Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD), to facilitate the development of 21 lots (10 single family lots, 5 rowhouses and 6 semi-detached lots) subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless noted otherwise prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 206 and 207A Street, and 84 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
5. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
6. Registration of restrictive covenants acceptable to the Township:
    a. Restricting development of rowhouse and semi-detached lots until a Development Permit is issued for the lots;
    b. Prohibiting clearing of the rowhouse and semi-detached residential portion of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township;
    c. Prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within individual units zoned Residential Compact Lot Zone R-CL(RH) and R-CL(SD);
    d. Prohibiting clearing and restricting building on proposed Lot 21 until future development in conjunction with 8440 - 206 Street;
    e. Identifying the units (minimum 5% for single family and semi-detached units) required to incorporate the Adaptable Housing Requirements;
7. Registration of a 6 metre wide statutory right of way on the west portion of "Lot 16" to permit temporary access;
8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Yorkson Greenway Amenity Policy;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5635 authorize issuance of Development Permit No. 101189 (proposed single family lots) subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
c. Payment of supplemental development permit fees prior to issuance.

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5635 in conjunction with Development Permit No. 101189.

EXECUTIVE SUMMARY:

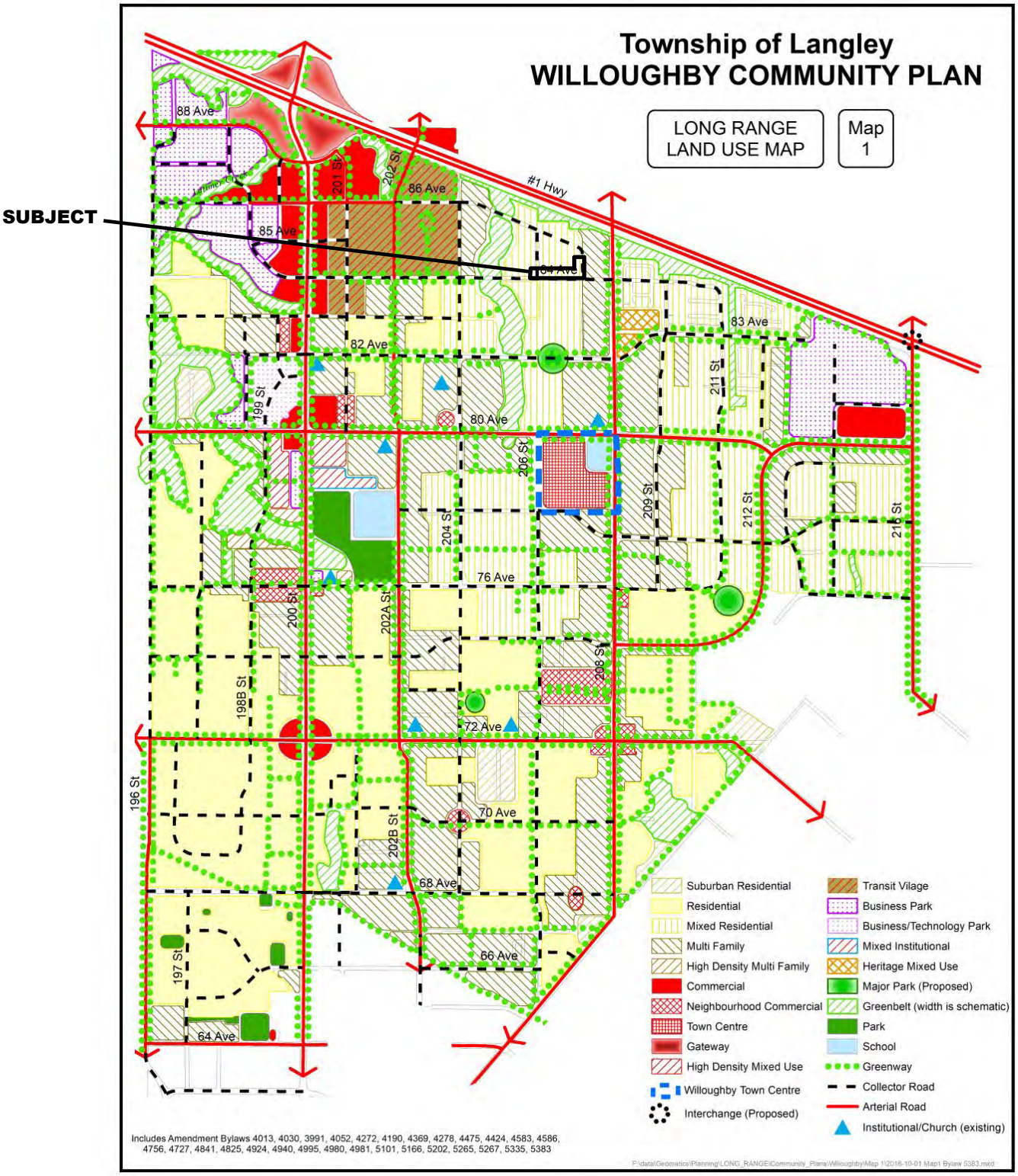
Isle of Mann Property Group has applied to rezone a 0.92 ha (2.27 ac) site located at 20701 – 84 Avenue and the lot at the northwest corner of 84 Avenue and 207A Street to Residential Zone R-1A, and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD) to facilitate development of 21 lots (10 single family lots, 5 rowhouses and 6 semi-detached lots).

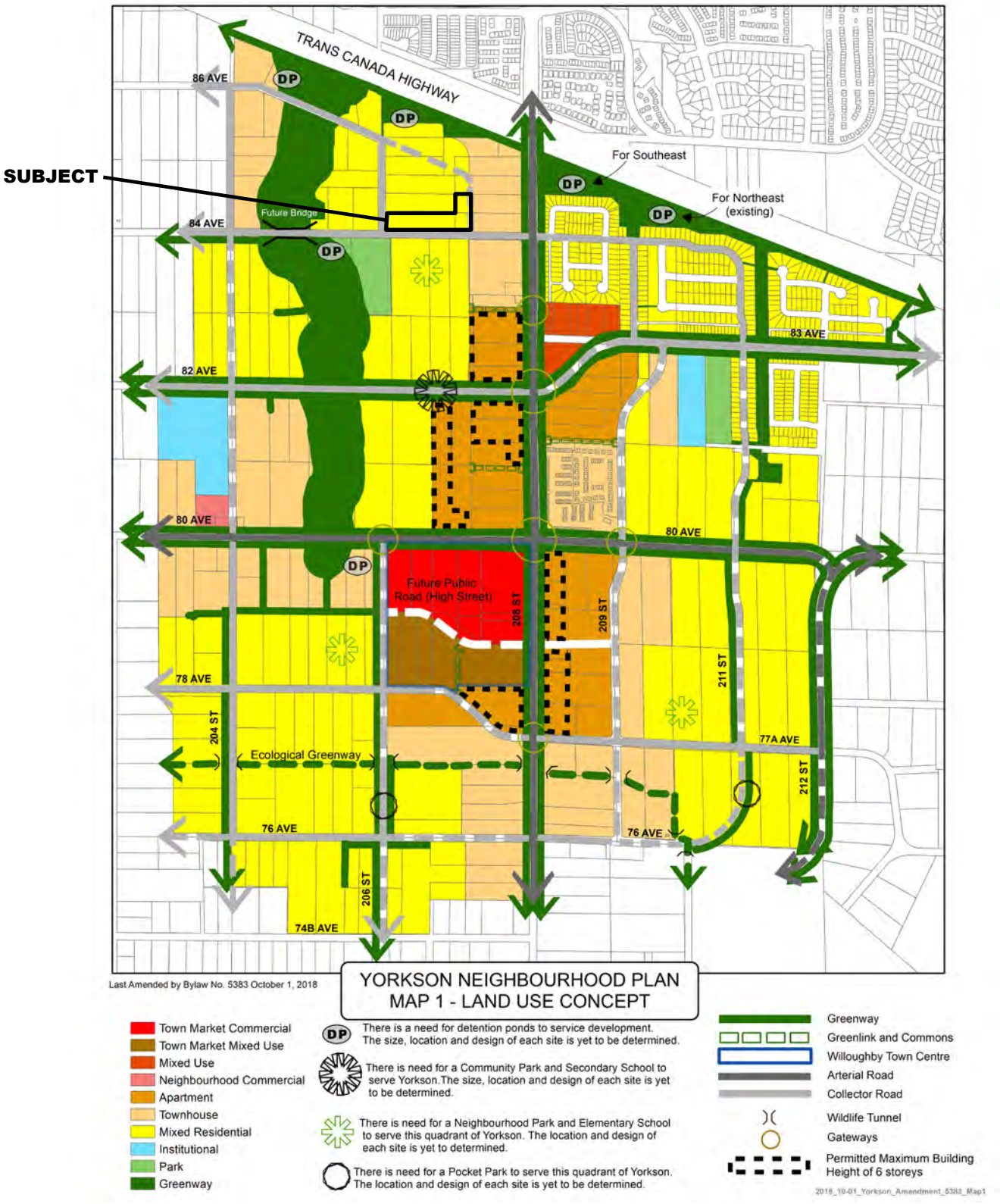
Development Permit No. 101189 is being processed in conjunction with the rezoning application to secure an exterior design control agreement for the R-1A, R-CL(A), and R-CL(B) zoned lots at the time of subdivision. Future Development Permits (yet to be applied for) will provide Council with the opportunity to review the form, character and siting of the rowhouses and semi-detached lots. Typically these are presented to Council concurrently with the Rezoning Bylaw for efficiency and to allow Council as well as the public an opportunity to evaluate the rezoning and the form and character at the same time. However, the applicant has requested to advance the rezoning bylaw for consideration without the accompanying form and character development permit at this time.

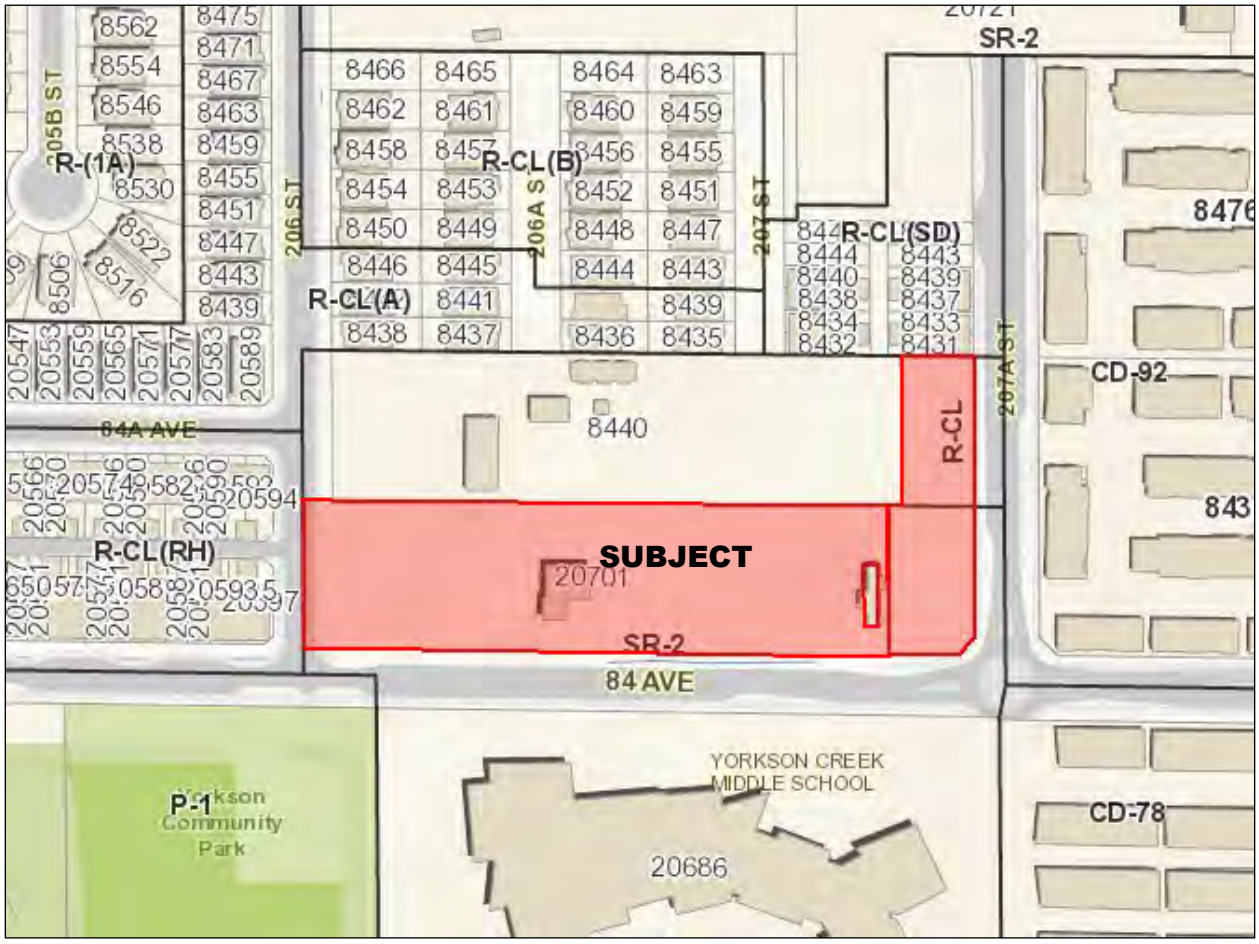
The proposed rezoning is consistent with the overall objectives of the Willoughby Community Plan and the Yorkson Neighbourhood Plan. Staff recommend that Council consider the rezoning request, subject to the completion of nine (9) development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5635) of Development Permit No. 101189 (proposed single family lots).

PURPOSE:

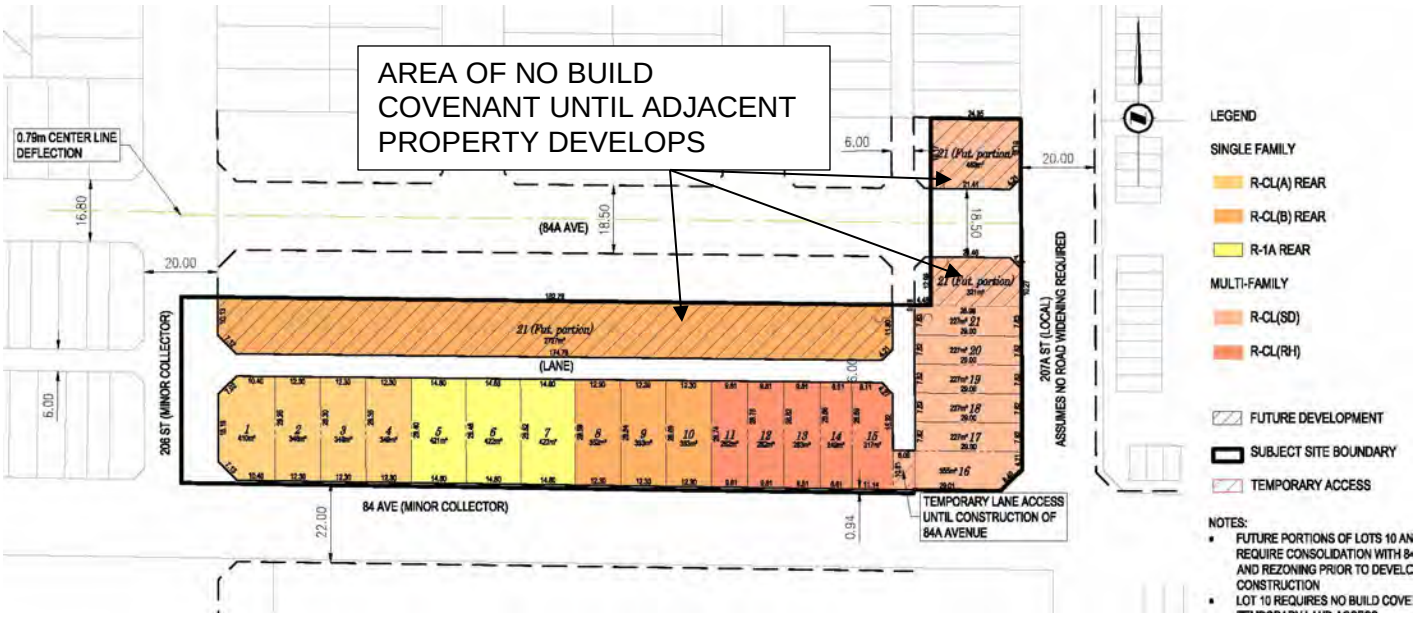
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5635 and Development Permit No. 101189.


SUBJECT
Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
201 St
202 St
199 St
204 St
206 St
209 St
211 St
212 St
216 St
200 St
202A St
208 St
198B St
196 St
202B St
197 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383


SUBJECT
TRANS CANADA HIGHWAY
For Southeast
For Northeast (existing)
Future Bridge
86 AVE
84 AVE
83 AVE
82 AVE
80 AVE
78 AVE
77A AVE
76 AVE
74B AVE
DP
Future Public Road (High Street)
208 ST
209 ST
211 ST
212 ST
204 ST
206 ST
Ecological Greenway
Last Amended by Bylaw No. 5383 October 1, 2018
YORKSON NEIGHBOURHOOD PLAN
MAP 1 - LAND USE CONCEPT
Town Market Commercial
Town Market Mixed Use
Mixed Use
Neighbourhood Commercial
Apartment
Townhouse
Mixed Residential
Institutional
Park
Greenway
There is a need for detention ponds to service development. The size, location and design of each site is yet to be determined.
There is need for a Community Park and Secondary School to serve Yorkson.The size, location and design of each site is yet to be determined.
There is need for a Neighbourhood Park and Elementary School to serve this quadrant of Yorkson. The location and design of each site is yet to determined.
There is need for a Pocket Park to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.
Greenway
Greenlink and Commons
Willoughby Town Centre
Arterial Road
Collector Road
Wildlife Tunnel
Gateways
Permitted Maximum Building Height of 6 storeys
2018_10-01_Yorkson_Amendment_5383_Map1



ZONING BYLAW NO. 2500



PRELIMINARY SUBDIVISION PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1124300 BC Ltd. 401 – 15336 – 31 Avenue Surrey BC V3Z 0X2
Agent:	Isle of Mann Property Group 401 – 15336 – 31 Avenue Surrey BC V3Z 0X2
Legal Description:	Portion of Lot C Section 26 Township 8 New Westminster District Plan EPP35087 Portion of West Half Lot 10 Section 26 Township 8 New Westminster District Plan 3434
Civic Address:	20701 – 84 Avenue and 8400 Block of 207A Street
Area:	0.92 ha (2.27 ac)
Willoughby Community Plan:	Mixed Residential
Yorkson Neighbourhood Plan:	Mixed Residential (20 – 25 uph (8 – 10 upa))
Existing Zoning:	Suburban Residential Zone SR-2 (0.8 ha / 2.0 ac minimum lot size); and Residential Compact Lot Zone R-CL
Proposed Zoning:	Residential Zone R-1A; Residential Compact Lot Zone R-CL(A); Residential Compact Lot Zone R-CL(B); Residential Compact Lot Zone R-CL(RH); and Residential Compact Lot Zone R-CL(SD)

BACKGROUND/HISTORY:

The subject lands are comprised of two lots currently zoned Suburban Residential Zone SR-2 and Residential Compact Lot Zone R-CL while designated “Mixed Residential” (20 – 25 units per hectare / 8 – 10 units per acre) in the Yorkson Neighbourhood Plan. The area under application consists of two (2) parcels. The western property (20701 – 84 Avenue) is currently zoned Suburban Residential Zone SR-2 and used for suburban residential purposes while the eastern property is currently vacant and split zoned Suburban Residential Zone SR-2 and Residential Compact Lot Zone R-CL. The northern portion was rezoned to Residential Compact Lot Zone R-CL in 2005 as part of ToL Project No. 08-25-0059 while the southern portion is currently zoned Suburban Residential Zone SR-2.

DISCUSSION/ANALYSIS:

Isle of Mann Property Group has applied to rezone 0.92 ha (2.27 ac) of land in the Yorkson Neighbourhood Plan North Phase from Suburban Residential Zone SR-2 and Residential Compact Lot Zone R-CL to Residential Zone R-1A, Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH). The proposed rezoning will facilitate a mixed residential development consisting of 21 lots (10 single family lots, 5 rowhouses and 6 semi-detached lots).

A Development Permit for the single family detached lots is being processed in conjunction with the application. Although the applicant has requested not to apply for development permits for the rowhouses at this time, however, would need to before they can commence building on these lots.

As noted on the preliminary subdivision plan, the north portion is not proposed to be rezoned at this time. As a condition of rezoning the site, a no-build restrictive covenant is required to be registered on this portion of land until such time as they can be developed in conjunction with the adjacent property. Staff note that a rezoning / subdivision application (TOL Project #08-26-0214) is currently being processed on the adjacent site to the north.

Adjacent Uses:

North:	Property zoned Suburban Residential Zone SR-2, designated Mixed Residential (20 – 25 uph / 8 – 10 upa) in the Yorkson Neighbourhood Plan and currently under application (ToL Project No. 08-26-0214);
South:	84 Avenue, beyond which is property zoned Suburban Residential Zone SR-2, designated Mixed Residential (20 – 25 uph / 8 – 10 upa) in the Yorkson Neighbourhood Plan and Yorkson Creek Middle School;
East:	207A Street, beyond which is a townhouse development zoned Comprehensive Development Zone CD-92 and designated Townhouse (37 – 62 uph / 15 – 25 upa) in the Yorkson Neighbourhood Plan; and
West:	206 Street, beyond which are lots zoned Residential Compact Lot Zone R-CL(RH) and designated Mixed Residential (20 – 25 uph / 8 – 10 upa) in the Yorkson Neighbourhood Plan.

Zoning Amendment:

The subject development site is currently zoned Suburban Residential Zone SR-2 and Residential Compact Lot Zone R-CL. Bylaw No. 5635 proposes to rezone a portion of the site Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD). The rezoning will facilitate development of a mixed residential development consisting of 21 lots (10 single family lots, 5 rowhouses and 6 semi-detached lots).

Public Consultation:

As per Policy No. 07-164, the applicant held a public meeting on October 4, 2018. Results of the Developer Held Public Information Meeting were compiled and are provided on Attachment D.

Development Permit:

All of the Yorkson Neighbourhood Plan area is designated as a mandatory Development Permit area in the Willoughby Community Plan. The subject site is located in “Development Permit Area ‘B’ – Residential” which establishes objectives and guidelines for the form, character and siting of residential development. The primary objective of the development permit area

designation is to encourage the development of attractive and safe residential areas and reduce conflict with adjacent land uses.

The specific development permit area guidelines outlined in the Plan related to single family residential development are attached to this report (Attachment B). For the single family residential lots, the Development Permit guidelines are implemented by a Development Permit requirement that the proponent enter into an exterior design control agreement at the time of subdivision. The exterior design control agreement typically addresses the form, character and siting of individual single family homes constructed in a development.

A future Development Permit application is required for the attached residential component of the development (rowhomes and semi-detached lots) at which time Council will have an opportunity to review form, character and siting matters prior to building permits being issued. The Development Permit typically details the form and character of each development including siting, access, parking, landscaping, building materials, colours, building elevations and other site development items. As a condition of final reading, the proponent must register a restrictive covenant prohibiting development of the attached residential portion of the development until such time as a Development Permit has been issued.

Subdivision:

Preliminary subdivision plans have been submitted in support of the rezoning application. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Adaptable Housing:

In accordance with Section 4.2.1(9) of the Yorkson Neighbourhood Plan a minimum of 5% of the single family and townhouse units in any residential development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

School Sites:

School District 35 has provided comments (Attachment C) and anticipates that the overall proposed development upon completion of all phases will generate approximately eight (8) new students for Willoughby Elementary (located approximately 850 metres south of the site), three (3) new students for Yorkson Creek Middle School (located approximately 30 metres south of the site) and six (6) students for RE Mountain Secondary School (located approximately 1.7 kilometres south of the site).

Parks:

The closest existing park is Yorkson Community Park located approximately 50 metres to the south of the site.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the

current target contribution amounts specific to this development, which are $6,524 per single family lot and $5,536 per rowhouse / duplex unit for a total of $126,136.

Tree Protection/Replacement:

The tree management plan submitted by the applicant indicates that five (5) significant trees exist on the overall site of which one (1) is within the proposed current development area, three (3) are on proposed lot 21 (intended for future development) and one (1) is within the rowhouses and semi-detached lots that will be subject to future development permits. The one (1) significant tree in the current development area is not proposed for retention. As the applicant has requested to advance this rezoning application without the accompanying form and character development permit for the proposed rowhouses and semi-detached lots, a condition of rezoning is the registration of a restrictive covenant prohibiting clearing (with the exception of servicing access) until such a time as a development permit is issued. Subsequent tree management plans are required as part of future applications.

For the current single family lots proposed 38 replacement trees are required. Additionally, approximately 24 street trees are required along the road frontages (in compliance with the Township's Street Tree and Boulevard Plantings Policy). Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, tree replacement and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan to the acceptance of the Township. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

Transit:

Currently, transit service is provided along 208 Street (approximately 200 metres from the subject site) via the 595 bus.

Intergovernmental Implications:

As the subject site is located within 800 metres of a controlled access highway (Highway No. 1), approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure is required prior to Council's consideration of final reading.

POLICY CONSIDERATIONS:

The proposed rezoning and development permit will facilitate the rezoning and subdivision of 21 lots (10 single family lots, 5 rowhouses and 6 semi-detached lots). The proposed rezoning complies with the land use and density provisions of the Willoughby Community Plan, the Yorkson Neighbourhood Plan and with the proposed Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD).

Staff recommend that Council give first and second reading to Bylaw No. 5635 (subject to nine (9) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5635) of accompanying Development Permit No. 101189 and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101189
ATTACHMENT B	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT C	School District 35 comments
ATTACHMENT D	Public Information Meeting Summary

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101189

This Permit is issued this _____day of _____, 2020 to:

1. Name: 1124300 BC Ltd.

   Address: 401 – 15336 – 31 Avenue
   Surrey BC V3Z 0X2

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Portion of Lot C Section 26 Township 8 New Westminster District Plan EPP35087

   Portion of West Half Lot 10 Section 26 Township 8 New Westminster District Plan 3434

   CIVIC ADDRESS: 20701 – 84 Avenue and 8400 Block of 207A Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan
   b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
   c. Payment of supplemental development permit fees prior to issuance.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2020.

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4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

Lands identified as "Residential" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.

The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.

Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.

Development permit guidelines are as follows:

4.1.2.1 GENERAL

The following general guidelines apply to all development within Development Permit Area "B."

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

- Single family developments shall enter into an Exterior Design Control Agreement (to be registered on title as a restrictive covenant) prior to final subdivision approval and to the acceptance of the Township. The agreement shall incorporate the following single family development permit guidelines.

Architectural Details

- No residential units shall back onto a public road or street greenway other than 212 Street between 76 and 80 Avenues.
- All building elevations visible from public land (i.e. parks, roads, greenways and detention pond sites) shall provide architectural detailing to be consistent with the front of the building.

Parking and Traffic/Pedestrian Circulation

- Where single-family lots abut an arterial road or a street greenway vehicular access and parking shall be provided via a rear lane or any other vehicular access from the rear of the property while retaining the front pedestrian access of the building facing the street.

Landscaping

- Fences adjacent to a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall be designed to complement the building and be an open picket fence design. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.

Building Form

- Pitched roofs are required. Pitched roofs shall have architectural grade roof material, including ridge caps and shadow lines.

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4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

The following guidelines apply to all multiple-unit development including but not limited to apartment, townhouse, rowhouse, duplex, triplex and fourplex buildings.

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.
- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

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Building Form

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- Roofscape is an important element of building design. Green roofs and green walls are encouraged in compliance with the BC Building Code. Roofs may also be developed to provide resident amenity. Open areas of flat roofs shall be finished with pavers or other coloured materials to enhance the view from above. Pitched roofs are required unless a green roof or amenity space incorporating landscaping is provided. Flat roofs shall be designed to enhance the view from adjacent buildings with patterned, textured and/or coloured materials and also include activity areas and or green roofs. Low albedo (light coloured) roofing should be used to the greatest possible extent consistent with appearance from above and avoidance of glare from light reflection for the visual comfort of occupants.
- Ground level and roof areas created by setbacks shall be used as active outdoor space wherever possible, arranged to create 'eyes on the street', and appropriately landscaped.
- Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

Exterior Design and Finish

- The main entrance of the building should be clearly identified by the architecture of the building and include such elements as pedestrian awnings, canopies, and building overhangs to provide protection from the weather.
- Exterior finish of buildings shall be high quality to ensure integrity of the building envelope design, and to present an attractive appearance.
- Exterior materials, colours and textures shall be selected and applied in the context of newer residential and mixed use developments as well as overall community character.
- Acceptable wall cladding materials include natural and manufactured stone, brick masonry, wood, fiber cement composite siding and panels, metal, and glass. Vinyl as a secondary material is permitted, however, a variety of cladding orientation, material, design and/or colour shall be used. Stucco cladding materials may also be used, however are discouraged, and may not fill more than 25% of any wall surface.
- Glass elements incorporated into weather protection shall be frosted, or provided with other translucent finish, to maintain acceptable appearance between maintenance cycles.
- Mechanical equipment shall be screened or integrated with the roof form, as viewed from the street or higher buildings, in a manner consistent with the overall architecture of the building.
- To provide visual interest elevations of buildings facing a street shall have architectural details such as roofline height, varied colour treatments, windows, articulation in the building envelope, etc.
- Building elevations that are visible from adjacent roads, municipal greenway or other public spaces shall be designed with the same level of care and attention in terms of character, articulation, fenestration, architectural detail, and material quality.
- All exposed base supports for structures that include signage, amenity features, building appurtenances and other site elements shall be architecturally integrated into the overall site design. Unadorned concrete and metal is not permitted.

Landscaping

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- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.

- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.

- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.




- Concrete grid / modular pavers in low-traffic areas and may be applied to lanes/access roads, driveways, and low-traffic parking areas, footpaths and bike paths.




- Grass Pave/Grasscrete/Golpha plastic reinforcement products used in conjunction with gravel or grass surfaces.



- Curb cuts may be used to divert runoff from road surfaces into swales or rainwater gardens which contribute to evapotranspiration.



- Multi-use trails shall be incorporated into the development to promote pedestrian and cyclist activity and link to the surrounding trail network.

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Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.
- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

- Pedestrian connections shall be provided throughout the development, including through parking lots, and to adjoining land uses. Ornamental paving materials (stamped and coloured concrete or better) are required for all pedestrian connections.
- Provision of underground parking is encouraged and shall be designed with CPTED principles. Access to either underground or structured parking should be from a lane if possible.
- Parking shall be provided in enclosed and secured garages attached to individual units or in a secure underground parkade.
- Tandem parking on all end units is not permitted.
- Surface parking should be provided for in a number of smaller areas rather than one large lot, and shall be located primarily in the interior of the site or otherwise screened from view. Surface parking shall integrate landscaping and other design elements to reduce the massing of parking areas. Vehicular entrances to surface parking areas shall be landscaped, not gated, to create a subtle boundary between the semi-private and public areas.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways accessing arterial roads may be restricted.
- Wheelchair access shall be provided throughout the development.
- Pedestrian connections shall be clearly visible, landscaped, and provided with hard surfaces suitable for older people and wheelchairs.
- Highly detailed paving materials are required along the High Street to indicate such things as storefronts, thru traffic, seating areas, and aesthetic relief areas.





- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. . This may be achieved through:
  - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.
  - Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
  - Recessing the portion of the facade where the entry is located to help conceal it.
  - Extending portions of the structure over the garage entry to help conceal it.
  - Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
  - Use of screening and landscaping to soften the appearance of the garage entry from the street.
  - Locating the garage entry where the topography of the site can help conceal it.
- Pedestrian entrances shall be separate from vehicular access points.
- Uses near access and egress points shall include design elements that reduce conflict between uses.
- Ramps to additional levels are to be contained within the structure and screened from view.
- Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- Provide separate parking areas for residential and commercial uses.
- The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- Setbacks from above the second storey shall be incorporated into the design.
- If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
- Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- Public and private parking shall be clearly identified through a system of numbering and signage.

- Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
- Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.

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  - Short term bicycle parking should be in well-lit locations and clearly visible from a main building entrance and/or public roads with bicycle racks made of sturdy, theft-resistant material that is securely anchored to the floor or ground.
  - Longer term bicycle storage areas provided (secured in a separate room/enclosed area) as part of a parking structure should be located close to elevators and access points.

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4.1.2.4 TOWNHOUSES/ROWHOUSE

These guidelines are in addition to section 4.1.2.3 and apply to all townhouse and rowhouse developments.

Site Design

- Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).
- Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- Tandem parking on end units is not permitted.

Landscaping

- Where there are multiple buildings on a site, buildings should be located to enclose courtyards and other landscaped spaces.

4825
30/05/11

4.1.2.5 APARTMENTS

These guidelines are in addition to section 4.1.2.3 and apply to all apartment developments.

Architectural Details

- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a ‘good neighbour’ policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.

- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

Landscaping

- Where there are multiple buildings on a site, buildings should be located to provide common space such as courtyards.

Parking and Traffic/Pedestrian Circulation

- Minimize above grade projection of parking structures.
- Provide drop-off areas at grade level near the main building entrance where possible.
- Provide resident parking underground or within the building.

Langley Schools

9 September, 2020

Joel Nagtegaal
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-26-0208 1 1124300 BC LTD/ISLE OF MANN

CIVIC: 20701 - 84 Avenue and 8400 Block of 207A Street

LEGAL: Lot C Plan EPP35087 and West Half Lot 10 Plan 3434; both of Section 26 Township 8 NWD

We have reviewed the above proposal.
We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Single Family Units	**10**	**4**	**1**	**3**
Duplex	**6**	**2**	**1**	**2**
Rowhomes	**5**	**2**	**1**	**1**

Given the current school catchments this development would impact Willoughby Elementary School, Yorkson Creek Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

Joel Nagtegaal
Planner
Township of Langley
203-65th Ave.
Langley, BC V2Y 3J1

October 5, 2018

Dear Mr. Nagtegaal

RE: 20701 – 84th Ave. (08-26-0208)

The following is a summary of the Public Information Meeting held October 4, 2018 at the Willoughby Community Hall, 20809- 83rd Ave. Langley. Local residents where notified of the meeting via a mailed invitation to 480 surrounding households which was done on September 19, 2018. An invitation was to the meeting was also made via an advertisement in the September 20th & 27th editions of the Langley Advance newspaper.

The meeting commenced at 6:30 pm and was attended by approximately 12 local residents as recorded on the sign-in sheet.

Brent Tedford of the IOM Property Group and Kasel Yamashita for McElhanney Consulting Services were in attendance to answer residents. Ruby Sandher from the Township of Langley Planning Dept. attended in an observer capacity.

Five residents provided comments on the forms available at the meeting:

- Two expressed concerns over sidewalks and bike lanes
- Three expressed concerns related to density
- Three wanted to ensure on street parking was not allowed.
- One resident wanted to ensure on street parking would be allowed

We note that the project will have sidewalks and bike lanes conforming to the Township standard. Whether or not on street parking is allowed is an operational decision for the Township. The project density is in conformance with the Yorkson NCP.

I have attached a copy of the sign in-sheet and the comments forms. Also attached is a copy of the display boards used at the meeting.

The meeting was concluded at 8:00pm.

We believe the light attendance at the meeting is an indication that the vast majority of the local residents do not have concerns about the project, and we look forward to bringing this project forward to Council.

Sincerely,

Brent Tedford
Senior Development Manager

Isle of Mann Property Group
15292 Croydon Drive, Suite 304
Surrey, BC V3Z 0Z5

T +1 604 535 1628
F +1 604 535 1627
Admin@IOMPropertyGroup.com

Sign-In Sheet

Project: 20701 84th Avenue	Meeting Date: October 4, 2018
Facilitator: Isle of Mann	Place/Room: Willoughby Community Hall

	Print Name	Address	Signature
1	FOIPPA s 22(1)		FOIPPA s 22(1)
2.	FO PPA s.22(1)		
3.	FO PPA s.22(1)		
4.	FOIPPA s.22(1)		
5.	FOIPPA s.22(1)		
6.			
7.			
8.			
9.	Hamilton Willoughby Residents Assn.		
10	FOIPPA s 22(1)		
11			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
23.			
24.			
25.			

IOM

Public Information Meeting Comment Form

We Appreciate Your Input

Isle of Mann Property Group has applied to rezone & subdivide 20701-84th Avenue & LT C, SEC 26, TWP 8, NWD PL EPP35087 from Suburban Residential Zone SR-2 to Residential Zones R-CL(B), R-CL(A), R-1(A), R-CL(SD) and R-CL(RH) to allow development of a 28-lot mixed use residential subdivision.

Please return your completed comment form to the comment box before you leave. Thank you.

Please Tell Us About Yourself

Name: FOIPPA s 22(1)

Address:

Phone: FO PPA s.22(1) Email:

Let Us Know Your Comments or Questions Regarding the Application

We live in the townhouse complex across the street - ~~[illegible]~~ We are concerned about the density and parking as this is already an issue. We're wondering ~~[illegible]~~ if thought has been given to human traffic for sidewalks etc. with the middle school nearby.

Isle of Mann Property Group
15292 Croydon Drive, Suite 304
Surrey, BC V3Z 0Z5

IOM

Public Information Meeting Comment Form

We Appreciate Your Input

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Please return your completed comment form to the comment box before you leave. Thank you.

Please Tell Us About Yourself

Name: FOIPPA s 22(1)

Address: FOIPPA s.22(1)

Phone: FOIPPA s 22(1) Email: FOIPPA s 22(1)

Let Us Know Your Comments or Questions Regarding the Application

WE WOULD LIKE TO SEE THE WHOLE ACREAGE DEVELOPED AT ONCE & NOT PIECE MEAL. CONSTRUCTION WILL TAKE IT'S TOLL ON PEOPLE ALREADY LIVING IN THE AREA. WOULD LIKE TO SEE LESS DENSITY.

Isle of Mann Property Group
15292 Croydon Drive, Suite 304
Surrey, BC V3Z 0Z5

IOM

Public Information Meeting Comment Form

We Appreciate Your Input

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Please return your completed comment form to the comment box before you leave. Thank you.

Please Tell Us About Yourself

Name: FOIPPA s.22(1)

Address: FOIPPA s 22(1)

Phone: _____ Email: FOIPPA s 22(1)

Let Us Know Your Comments or Questions Regarding the Application

OPPOSED TO INCREASED DENSITY BEYOND THE CURRENTLY-APPROVED PLAN BY THE TOWNSHIP.

THE INCREASE WILL ONLY MAKE THE PARKING WORSE.

Isle of Mann Property Group
15292 Croydon Drive, Suite 304
Surrey, BC V3Z 0Z5

IOM

Public Information Meeting Comment Form

We Appreciate Your Input

Isle of Mann Property Group has applied to rezone & subdivide 20701-84th Avenue & LT C, SEC 26, TWP 8, NWD PL EPP35087 from Suburban Residential Zone SR-2 to Residential Zones R-CL(B), R-CL(A), R-1(A), R-CL(SD) and R-CL(RH) to allow development of a 28-lot mixed use residential subdivision.

Please return your completed comment form to the comment box before you leave. Thank you.

Please Tell Us About Yourself

Name: Cynthia Hamilton, Willoughby Residents Assn.

Address: POB 32095 Langley V1M2M3

Phone: 6048886606 Email: willoughby.residents.assn@gmail.com

Let Us Know Your Comments or Questions Regarding the Application

We would like to see consistency in the ~~last~~ sidewalks & bike lanes. All parking should be off road with appropriate covenant requiring off street parking. "No stopping" signs on 84 (& 207A! not just no parking)

Isle of Mann Property Group
15292 Croydon Drive, Suite 304
Surrey, BC V3Z 0Z5

IOM

Public Information Meeting Comment Form

We Appreciate Your Input

Isle of Mann Property Group has applied to rezone & subdivide 20701-84th Avenue & LT C, SEC 26, TWP 8, NWD PL EPP35087 from Suburban Residential Zone SR-2 to Residential Zones R-CL(B), R-CL(A), R-1(A), R-CL(SD) and R-CL(RH) to allow development of a 28-lot mixed use residential subdivision.

Please return your completed comment form to the comment box before you leave. Thank you.

Please Tell Us About Yourself

Name: FO PPA s.22(1)

Address: FO PPA s.22(1), Langley, B.C

Phone: FO PPA s.22(1) Email: FOIPPA s.22(1)

Let Us Know Your Comments or Questions Regarding the Application

We need sidewalks, bike lanes, and plenty of parking. Houses are getting smaller and parking on the road is always, and already full. Hoping everyone parks in their garage is wishful thinking.

Isle of Mann Property Group
15292 Croydon Drive, Suite 304
Surrey, BC V3Z 0Z5

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (ISLE OF MANN PROPERTY GROUP)
BYLAW 2020 NO. 5635

EXPLANATORY NOTE

Bylaw 2020 No. 5635 rezones 0.92 ha (2.27 ac) of land at 20701 – 84 Avenue and 8400 Block of 207A Street from Suburban Residential Zone SR-2 and Residential Compact Lot Zone R-CL to Residential Zone R-1A, Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD) to accommodate a mixed residential development consisting of 21 lots (10 single family lots, 5 rowhouses and 6 semi-detached lots).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (ISLE OF MANN PROPERTY GROUP)
BYLAW 2020 NO. 5635

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal 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 “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw 2020 No. 5635”.

2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

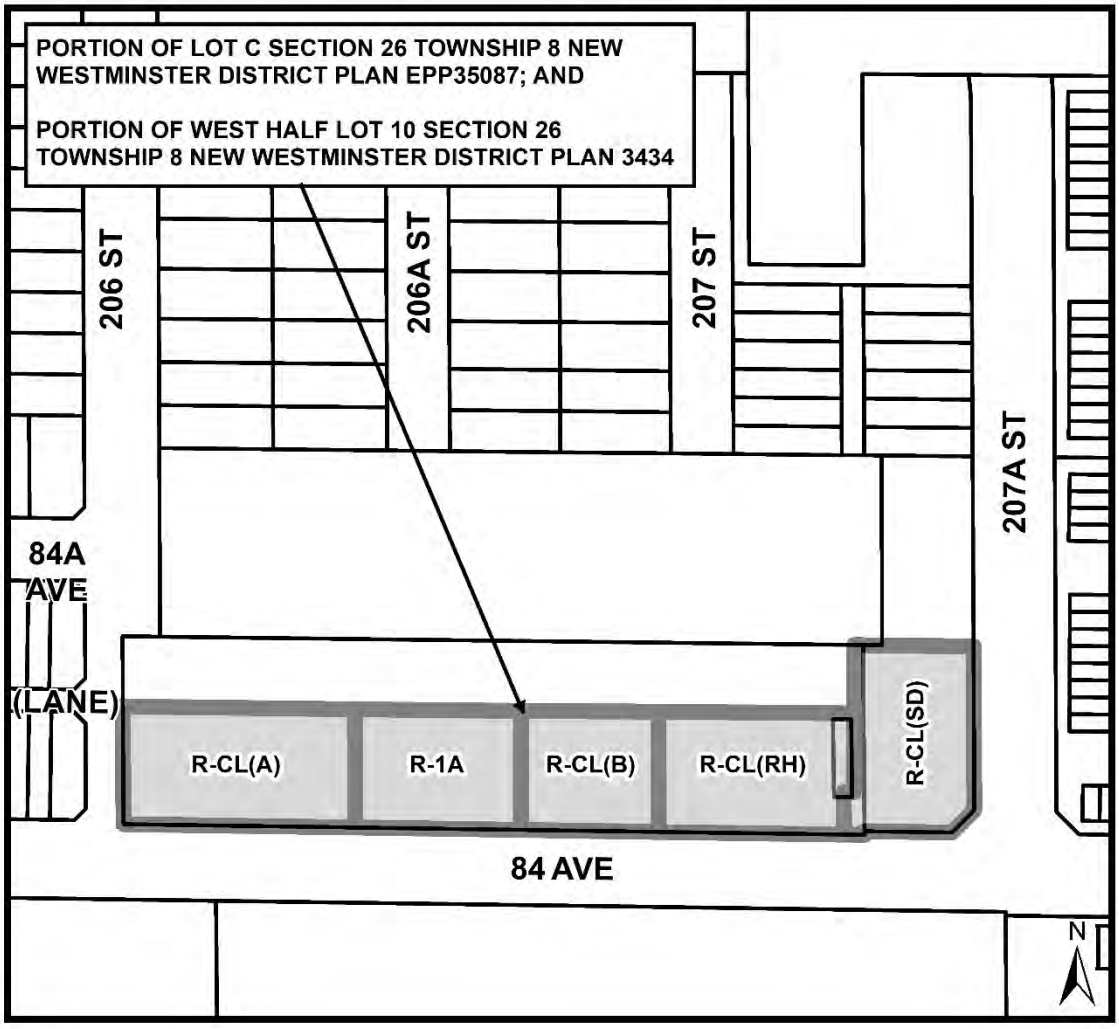
   Portion of Lot C Section 26 Township 8 New Westminster District Plan EPP35087; and
   Portion of West Half Lot 10 Section 26 Township 8 New Westminster District Plan 3434

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1A, Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD) as shown on Schedule “A”.

READ A FIRST TIME the	day of	, 2020
READ A SECOND TIME the	day of	, 2020
NOTICE WAS ADVERTISED the	day of	, 2020
READ A THIRD TIME the	day of	, 2020
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2020
ADOPTED the	day of	, 2020

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5635



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 5, 2020 – REGULAR MEETING	**REPORT:**	20-122
FROM:	FINANCE DIVISION	**FILE:**	1970-04
SUBJECT:	2021 PERMISSIVE TAX EXEMPTIONS		

RECOMMENDATIONS:

That Council give first, second and third reading to the Permissive Tax Exemption Amending Bylaw 2020 No. 5644;

That Council give first, second and third reading to the Partnering Permissive Tax Exemption Bylaw 2020 No. 5645;

That Council approve the addition of the Langley Good Times Cruise-In located at 27173 Fraser Highway for 100% exemption for 2021;

That Council approve the addition of the Aldergrove Food Bank located at 27522 Fraser Highway for 1983 square feet of exemption of the improvement for 2021;

That Council approve the addition of Tourism Langley Association located at 50, 5385 - 216 Street for 694 square feet of exemption of the improvement and 2 parking stalls for 2021;

That Council approve a $75,000 limit on the 2021 exemption for the Langley Rod and Gun Club located at 3854 - 208 Street, calculated using 2020 assessed values and 2020 property tax rates plus 5%, pursuant to a 2019 policy revision implementing such a limit. This will result in an estimated payable amount for the municipal property tax portion of $90,000;

That Council approve a $75,000 limit on the 2021 exemption for the Langley Memorial Hospital Foundation located at 5122 - 221A Street, calculated using 2020 assessed values and 2020 property tax rates plus 5%, pursuant to a 2019 policy revision implementing such a limit. This will result in an estimated payable amount for the municipal property tax portion of $4,800;

That Council approve the name change from Langley Association for Community Living to Inclusion Langley Society for the following locations: 19669 - 44B Avenue, 23535 - 44 Avenue, 24156 - 56 Avenue, 103, 5171 - 221A Street, 202, 5171 - 221A Street, and 203, 5171 - 221A Street;

That Council approve the name change from Lutheran Church – Canada Financial Ministries to Wagner Hills Farm Society located at 8061 - 264 Street;

That Council approve the Vineyard Christian Fellowship Aldergrove located at 27522 Fraser Highway for 2718 square feet of the improvement for 2021;

That Council approve removal of Living Word Christian Church at 20178 - 72 Avenue as they no longer own or occupy the property;

That Council approve the removal of Vineyard Christian Fellowship Aldergrove located at 27309 Fraser Highway as they no longer occupy this location; and

That Council approve amendments to Property Taxation Policy, 03-837 requiring churches and not-for-profit and charitable organizations to apply annually and by June 1 through the Township of Langley online Permissive Tax Exemption application process.

EXECUTIVE SUMMARY:

The Township adopted three separate property tax exemption bylaws in 2014 for charitable and not-for-profit organizations (Bylaw 5117), churches (Bylaw 5118), and heritage properties (Bylaw 5119). These bylaws must be maintained and updated to ensure continuing compliance with statutory requirements of eligibility and to update existing bylaws when needed with:

- Additions, as new eligible organizations establish themselves in the Township of Langley;
- Deletions when properties no longer qualify; and
- Adjustments to properties to meet policy requirements.

PURPOSE:

The purpose of this report is to update Not-For-Profit Tax Exemption Bylaw 2014, No. 5117 and Churches Permissive Tax Exemption Bylaw 2014 No. 5118 and to approve Partnering Permissive Tax Exemption Bylaw 2020 No. 5645.

BACKGROUND/HISTORY:

Statutory property tax exemptions are provided under *Community Charter*, Section 220 for properties such as public hospitals, private schools, buildings set apart for public worship and provincial and municipally owned public buildings and land. Council does not have any authority over statutory exemptions.

Permissive property tax exemptions are provided under *Community Charter,* Sections 224, 225 and 226 for not-for-profit and charitable organizations, churches beyond the statutory exemption, partnering, heritage, riparian and other special exemption authority, and revitalization tax exemptions. These permissive exemptions are at the discretion of Council and are subject to Township budgetary constraints. Associated municipal permissive exemption bylaws must be adopted and forward to BC Assessment by October 31 annually.

Through permissive exemptions from property taxes, Council supports organizations that provide services that fulfill some basic need, improve the life of Langley residents and are compatible with or are complementary to services offered by the Township.

The Township adopted three separate permissive property tax exemption bylaws in 2014 for charitable and not-for-profit organizations, churches, and heritage properties. These bylaws must be maintained to ensure continuing compliance with statutory requirements of eligibility. Each of these bylaws requires removal of properties no longer meeting permissive exemption requirements, adjusting properties for changes and finally, adding new organizations meeting requirements.

The *Community Charter* requires municipalities develop and disclose objectives regarding the use of permissive tax exemptions through a permissive tax exemption policy. It is the Province's objective that the policy for making decisions about permissive tax exemptions promote consistency and certainty to prospective applicants and allow the public to have input. Attached to this report is Township Council Policy 03-837 regarding permissive tax exemptions and related Guidelines.

In 2019, Council approved an update to the Permissive Tax Exemption Policy 03-087 that will come into effect in 2021, instituting a limit of $75,000 (escalated annually) on permissive property tax exemptions for Not-for-Profit organizations.

In preparation for the 2021 Permissive Tax Exemption intake process effecting 2022 Permissive Property Tax Exemptions, staff is recommending a change to the application process. The current process for applying for a permissive tax exemption is to have the Churches and Not-For-Profit annually complete a paper application and submit along with all of their required documentation to the Township of Langley Revenue and Taxation department for review. This manual process can take weeks to verify documents and to ensure applicants have submitted applications. In order to streamline the process, staff recommend an update to the Permissive Exemptions from Property Taxation Policy, 03-837 to have all Permissive Tax Exemption applicants apply through the Township of Langley On-Line Grant application software Survey Monkey Apply.

The Community Grants Programs applications were successful in using this software in early 2020. Staff reported reduced time in reviewing applications, staff could easily respond to applicants and request additional information if needed. By having Permissive Tax Exemption applications added to this software it will:

- reduce staff time reviewing the application and required documentation,
- give applicants once source to apply and upload their required documents,

- reduce paper printing to review and store applications which also aligns with Township policy to reduce our environmental footprint.

In order for this online application process to come in to effect in 2021 for 2022 Permissive Tax Exemption applications, an update to the policy is required to include how applicants apply for annual Permissive Tax Exemptions as well the due date for applicants to apply. By updating the policy and application process for Permissive Tax Exemptions the Township is treating all applicants consistently and equitably.

In accordance with Section 227 of the *Community Charter*, public notification of the estimated value of each new exemption must be advertised for two consecutive weeks in a local newspaper. New requests were advertised during the weeks of September 24 and October 1, 2020.

DISCUSSION/ANALYSIS:

This year's annual permissive tax exemption applications were received by and processed according to specific criteria established by Council policy.

The following summary of amendments are required to ensure Township bylaws and the Policy are consistent.

After a review of this year's tax exemption applications staff provides the following recommendations for Council consideration.

Charitable and Not-For-Profit Organizations Tax Exemption Bylaw 2014, No.5117

Approve:

- Langley Good Times Cruise-In
  27173 Fraser Highway

  Langley Good Times Cruise-In promotes car shows within the Township, to bring community together. They work closely with major charities as well as several other charities in the Township to help support residents and youth of the Township.

- Aldergrove Food Bank
  27522 Fraser Highway – 1983 square feet of the building

  Aldergrove Food Bank objectives are to provide a minimum of 2 day's worth of nutritious food for their clients and their families each week. In additional they develop relational bridges with clients to discover other needs they may have and to find a way to meet those needs.

Amend:

- Langley Rod and Gun Club
  3854 - 208 Street from 100% exemption to 46% exemption as per the Permissive Tax Exemption Policy 03-087 cap of $75,000[1]

- Langley Memorial Hospital Foundation
  5122 - 221A Street from 100% exemption to 86% exemption as per the Permissive Tax Exemption Policy 03-087 cap of $75,000[1]

Housekeeping:

- Langley Association for Community Living to Inclusion Langley Society for the following locations, 19669 - 44B Avenue, 23535 - 44 Avenue, 24156 - 56 Avenue, 103, 5171 - 221A Street, 202, 5171 - 221A Street, and 203, 5171 - 221A Street.

- Lutheran Church – Canada Financial Ministries to Wagner Hills Farm Society located at 8061 - 264 Street.

Church Tax Exemption Bylaw 2014, No. 5118

Approve:

- Vineyard Christian Fellowship Aldergrove
  27522 Fraser Highway for 2718 square feet of the improvement.

Remove:

- Vineyard Christian Fellowship Aldergrove
  27309 Fraser Highway as they no longer occupy this space.

- Living Word Christian Church
  20178 - 72 Avenue as they no longer own this property or occupy the property.

Partnering Permissive Tax Exemption Bylaw 2020, No. 5645

- Tourism-Langley
  50, 5385 - 216 Street – 694 square feet and 2 parking stalls

  Tourism Langley is to deliver effective marketing strategies that will generate increased visitation and extended stays to the Township of Langley. This in turn will generate more business for the Township of Langley and support the Township in areas such as economic development, sport and event hosting. All tourism information and services are available to all residents of the Township so residents can visit and enjoy all the tourism destinations in their own municipality. The Township entered into a Partnering Agreement with Tourism Langley effective March 19, 2020.

[1] Calculation of the bylaw PERCENTAGE required to achieve a $75,000 cap is based on 2020 assessed values and 2020 property tax rates plus 5%. In 2021, when the percentage is applied, the exemption limit will vary from the estimated $75,000.

Applicable Policies:

Subject to the *Community Charter*, Section 224, the Township of Langley provides an exemption from property taxation annually to not-for-profit organizations and community facilities serving the Township and its residents. The criteria for permissive tax exemptions are described in Policy 03-837 and Guidelines as per Attachments A and B, respectively.

Legislation:

The Province considers the authority to grant permissive tax exemptions a policy tool available to municipalities to promote or achieve specific goals.

Community Charter, Section 224 states that a council may, by bylaw in accordance with this section, exempt land or improvements, or both, from municipal portion of property taxes.

Council is not obliged to grant all permissive tax exemptions that are eligible under the Section 224, 225 of the *Community Charter*. Council has the option to decide which permissive tax exemptions they will support based on various considerations such as budgetary constraints, alignment of community values and so forth.

Financial Implications:

Permissive tax exemptions are an exemption from paying property taxes for the successful applicants.

The Township supports, through permissive exemptions from property taxes, organizations that provide services that fulfill some basic need, improve the life of Langley residents and are compatible with or are complementary to services offered by the Township.

The approximate value of a 1% Property Tax increase in 2021 is equal to approximately $1.3 to $1.4 million.

The table below compares the estimated value of permissive tax exemptions recommended for 2021 with those exemptions granted for 2020.

Value of Permissive Tax Exemptions	**Actuals 2020**	**Estimated 2021**
Churches	$728,157	$757,188
Charitable and Not-For-Profit Organizations	$652,581	$598,509
Heritage properties	$21,839	$22,931
TOTAL	$1,402,576	$1,378,628

The table below provides a summary of property changes and the related values.

Reconciliation of Charges (in estimated 2020 dollars)	Churches	Charitable and Not-For-Profit	Heritage Properties	Partnering Property	Total
Opening Balance 2020	$764,564	$685,210	$22,931	$0	$1,472,705
Proposed additions	$2,455	$6,495	$0	$671	$8,950
Proposed adjustments	$0	$-93,796	$0	$0	$-93,796
Proposed deletions	$-9,831	$0	$0	$0	$-9,831
Closing Balance	$757,188	$597,909	$0	$0	$1,378,028
Number of Properties	58	61	8	1	128

Respectfully submitted,

KIM KENWARD
MUNICIPAL COLLECTOR
for
FINANCE DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
Finance Division	Sandra Ruff

Attachment A – Permissive Tax Exemption Policy 03-837
Attachment B – Permissive Tax Exemption Guidelines
Attachment C – Langley Good Time Cruise-In Application and Map
Attachment D - Aldergrove Food Bank Application and Map
Attachment E – Langley Tourism Application and Map
Attachment F – Vineyard Christian Fellowship Aldergrove application and Map

Township of Langley
Est. 1873

COUNCIL POLICY

Subject:	**PERMISSIVE EXEMPTIONS FROM PROPERTY TAXATION**	**Policy No:**	**03-837**
		Approved by Council:	**2006-05-13**
		Revised by Council:	**2019-04-01**
		Revised by Council:	**2019-07-22**

1. Purpose

1.1 The Community Charter Sections 224, 225 and 226 grants Council the discretion to provide permissive exemptions from property taxes for Charitable and Not-for-profit organizations in accordance with regulations set out in those sections and subject to the Township's budgetary constraints.

1.2 The purpose of this policy is to set the parameters under which Council will consider applications for permissive exemptions from property taxes for organizations which are eligible for such exemptions under the Community Charter Sections 224, 225 and 226. The parameters will provide fair, consistent treatment and consideration for all applicants providing charitable and not-for-profit services for the benefit of Township of Langley residents.

2. Background

2.1 Statutory property tax exemptions are provided under *Community Charter* Section 220 for properties such as schools, public hospitals, buildings set apart for public worship and provincial and municipally owned public buildings and land. Council does not have any authority over these statutory exemptions.

2.2 Permissive property tax exemptions are provided under *Community Charter* Sections 224, 225 and 226 for not-for-profit and charitable organizations. These permissive exemptions are at the discretion of Council and are subject to the Township's budgetary constraints.

2.3 Council supports, through permissive property tax exemptions, organizations which provide services that fulfill some basic need, improve the life of Township residents and are compatible with or are complementary to services offered by the Township.

2.4 Due to budgetary constraints, Council has limited the Township's support to those organizations which meet the parameters set out in this policy. In addition, effective 2021, Council has instituted a limit of $75,000[1] (escalated annually) on permissive property tax exemptions for Not-for-Profit organizations.

[1] Permissive Tax Exemptions are a calculation based on assessed values provided by BC Assessment and property tax rates determined by the Township to apply to all property of a given class. For this reason, the actual exemption granted, that is limited, is unlikely to be exactly equal to $75,000.

3. Policy

3.1 General Eligibility for Permissive Exemptions

Council will only consider applications for permissive tax exemptions from charitable and not-for-profit organizations which are in good standing with their respective establishing and governing bodies.

Permissive tax exemptions previously granted by Council are subject to an annual review to ensure that they continue to qualify for an exemption based on the most current available information at the time of the review.

All applications must be consistent with the Township of Langley policies, plans, by-laws and regulations.

Churches and not-for-profit and charitable organization are responsible to apply annually and by June 1 through the Township of Langley online Permissive Tax Exemption application process. It is the responsibility of the applicant to ensure they complete the online permissive application every year. Applications are due June 1 annually, late applications may lose their exemption.

Council may designate only a portion of land/improvements as exempted where the following circumstances exist:

a) A portion of the land/improvements is used by private sector and/or organization not meeting Council's exemption criteria.
b) The applicant already receives a grant from the municipality, provincial or federal government.
c) The applicant meets all eligibility criteria, however Council may at its discretion grant a partial exemption.

Council may impose conditions on the exempted land/improvements with the applicant organization, including but not limited to:

a) Registration of a covenant restricting use of the property.
b) An agreement committing the organization to immediately disclose any substantial increase in the organizations' revenue or anticipated revenue.
c) Requiring repayment of monies equal to the foregone tax revenue.

3.2 Buildings for Public Worship

Lands Used or Occupied by a Church as Tenant or Licensee

Under Section 224(2)(g), Council may exempt the land or improvements used or occupied by a religious organization as tenant or licensee for the purpose of public worship or for the purposes of a church hall, which council considers necessary to land or improvements so used or occupied.

Township will consider providing exemptions for the land, improvements and surrounding area used for parking for the church or church hall under this category with the following conditions:

- Lease agreement requiring direct payment of property taxes to the Township of Langley.
- Owner to complete Statutory Declaration agreeing to Council Policy and Guidelines.

No permissive tax exemptions will be considered for sub leasing of areas within the footprint and surrounding areas considered for exemption. Any areas used for caretaker's accommodation, church manse, care homes, retirement homes, commercial activities, will NOT be considered for

permissive exemption.

Buildings for Public Worship

Buildings for public worship and the footprint of land on which they stand automatically receive a statutory exemption under Section 220.

Under Section 224(2)(f) in relation to property that is exempt under Section 220, Council may exempt an area of land surrounding the exempt building; a hall that Council considers is necessary to the exempt building and the land on which the hall stands; and an area of land surrounding a hall that has been exempted.

Township will only consider exempting the surrounding area for the exempted Church or Place of Worship

- For Properties up to one (1) hectare in size, all such land shall be exempt
- For Properties that exceed one (1) hectare in size, the area of land shall be exempted up to one (1) hectare or eight (8) times the mandatory exempted footprint (area) of the Church or Place of Worship buildings and halls, whichever is greater
- A Property adjacent to and owned by the Church or Place of Worship that is developed as a parking lot for the Church or Place of Worship, may be considered for exemption up to one (1) hectare as long as the area is used for the sole purpose of parking for the Church or Place of Worship services
- Where there is a residence located on the same Property as a Church or Place of Worship in Schedule 'A' the residence and any ancillary buildings and the land upon which the residence and ancillary buildings actually stands, as well as any area of land deemed to be associated with the use and enjoyment of the residential and ancillary buildings, shall be assessed and taxes as residential property.

  Any areas used for caretaker's accommodation, church manse, care homes, retirement homes, commercial activities, will NOT be considered for permissive tax exemption.

3.3 <u>Not-For-Profit, Charitable Organizations and Community Halls</u>

Under Section 224(2)(a)(i), Council may exempt land and/or improvements that are owned or held by a charitable, philanthropic organization or other not-for-profit organization and the Council considers are used for a purpose that is directly related to the purposes of the organization.

The Township will only consider exempting land and/or improvements that are owned or held by not-for-profit organizations which are supported in whole or in part by public funds and used exclusively for charitable or philanthropic purposes. The permissive exemption has an upper limit of $75,000 (escalated annually) beyond which, assessments would become taxable. To qualify for an exemption under this section, the applicants must demonstrate that the services of their organization are open to and used predominantly by Township of Langley residents.

3.4 Care Homes, Private Hospitals/Institutions, Daycares

Under Section 224(2)(a & j), Council may exempt land or improvements owned or held by a person or organization and operated as a private hospital licensed under the Hospital Act or as a licensed community care facility, or registered assisted living residence, under the Community Care and Assisted Living Act. Township will not consider providing any exemptions under these sections for the following reasons:

- These services are the responsibility of senior government. There are Provincial and Federal programs in place to assist these organizations and the services that they provide are the responsibility of these senior governments.
- Council would like to ensure that Township of Langley residents are not overtaxed by the increasing number of regional and broader organizations located in the Township of Langley and receiving exemption from taxation.

3.5 Heritage/ Partnering

Under Section 225(2)(a)(b), Council may provide a tax exemption for eligible partnering property, is owned by a person or public authority providing a municipal service under a partnering agreement; council considers will be used in relation to the service being provided under the partnering agreement; heritage property, being property that is protected heritage property; subject to a heritage revitalization agreement under section 966 of the Local Government Act; subject to a covenant under section 219 of the Land Title Act that relates to the conservation of heritage property; or if the exempted heritage property is a building or other improvement so affixed to the land as to constitute real property, an area of land surrounding that improvement.

Township will consider providing property tax exemptions for the revitalization of eligible heritage properties as an incentive to encourage the preservation, rehabilitation or restoration of heritage resources in the Township.

Eligible heritage properties include protected heritage properties under section 967 of the Local Government Act, properties included on a schedule of protected heritage property in a heritage conservation area under section 970.1(3)(b) of the Local Government Act, property subject to a heritage revitalization agreement under Section 966 of the Local Government Act, or properties subject to a covenant under section 219 of the Land Title Act related to the conservation of heritage property.

3.6 Revitalization Tax Agreements

Under Section 226, Council may consider revitalization tax exemptions to encourage revitalization in the Township. Such exemptions must be in accordance with a revitalization program bylaw which provides details of the program. There also must be an agreement with the property owner detailing any requirements and conditions Council stipulates. Finally, once all the revitalization program bylaw and owner agreement requirements and conditions are met a revitalization tax exemption certificate must be issued for the property.

Township of Langley does not currently have any revitalization tax agreements in place but would consider providing revitalization tax exemptions on an individual basis.

Township of Langley
Est. 1873

Permissive Tax Exemption Guidelines

Date Oct 5, 2020
File No: 1970-04

1. Purpose

1.1 Permissive Exemption from Property Taxation Policy sets the parameters under which Council will consider applications for permissive exemptions from property taxes for organizations which are eligible for such exemptions under Community Charter Sections 224, 225 and 226. The parameters will provide fair, consistent treatment and consideration for all applicants providing charitable and not for profit services for the benefit of Township of Langley Residents.

1.2 The purpose of this Guideline is to provide further details on the application of Council's policy on Permissive Exemptions in accordance with the respective Community Charter sections.

1.3 The objective of this Guideline is to:

1.3.1 Provide consistent and equal treatment and consideration for all applicants,

1.3.2 Facilitate the provision of charitable and not for profit services for the benefit of Township of Langley residents,

1.3.3 Allow for consideration of a wide diversity of organizations and evaluation of each application on its own merits.

2. General Eligibility for Permissive Exemptions

2.1 Council will only consider applications for permissive tax exemptions from charitable and not-for-profit organizations which are in good standing with their respective establishing and governing bodies.

2.2 The exemptions can only be considered after buildings are constructed and have received final inspection and occupancy permit. The applicants also need to be occupying the building and operationally compliant with municipal regulations and policies.

2.3 Permissive tax exemptions previously granted by Council are subject to an annual review to ensure that they continue to qualify for an exemption based on the most current available information at the time of the review.

2.4 The Township may adjust a permissive property tax exemption for a property should factors important to the eligibility of the property for an exemption change. These changes include, but not limited to, change of use, change of ownership and/or non-compliance with Township of Langley bylaws, policies and regulations.

2.5 Effective 2021 Council has instituted a limit of $75,000 (escalated annually) on permissive property tax exemptions for Not-for-Profit organizations.

2.6 Council may designate only a portion of land/improvements as exempted where the following circumstances exist:

2.6.1 A portion of the land/improvements is used by private sector and/or organization not meeting Council's exemption criteria.
2.6.2 The applicant already receives a grant from the municipality, provincial or federal government.
2.6.3 The applicant meets all eligibility criteria, however Council may, at its discretion, grant only a partial exemption.
2.6.4 Effective 2021 Council has instituted a limit of $75,000 (escalated annually) on permissive property tax exemptions for Not-for-Profit organizations.

2.7 Council may impose conditions on the exempted land/improvements with the applicant organization, including but not limited to:

2.7.1 Registration of a covenant restricting use of the property.
2.7.2 An agreement committing the organization to immediately disclose any substantial increase in the organizations' revenue or anticipated revenue.
2.7.3 Requiring repayment of monies equal to the foregone tax revenue.

3. Application for Permissive Exemption

3.1 It is the responsibility of the applicant to ensure they complete the permissive tax exemption application online every year.

3.2 Applicants will complete Township application online forms and upload supporting documents for their request for permissive exemptions.

3.3 All online applications and supporting documents for permissive exemptions must be applied for online by June 1 each year. Late applications may lose their exemption.

3.4 Applications must comply with all guidelines as set out in this document. Council may, at its discretion, reject any or all applicants in any given year.

4. Guidelines

4.1 Consistency with municipal policies, plans, bylaws and regulations

4.1.1 The use of the property must be consistent with and in support of all municipal legislation,
4.1.2 Organizations receiving a permissive tax exemption must be in compliance with all municipal policies, plans, and bylaws and with any other applicable regulations,
4.1.3 Township will not support an organization whose charter or practices encourage discrimination on the basis of age, sex, ethnic origin or religion.

4.2 Nature of services provided by applicants

4.2.1 Services provided by the applicants organization should be complementary extensions to municipal services and programs and should fulfill some basic need, or otherwise improve the quality of life of Township of Langley residents.

4.2.2 Community Halls should provide services to the residents within the community and fill a need that would otherwise be borne by the Township.

4.2.3 It is the responsibility of the applicant to demonstrate how the service will complement Municipal services.

4.2.4 Input may be requested by Municipal departments to determine if the service being offered will complement Municipal services

4.2.5 Services provided need not be for the sole benefit of Township of Langley residents, but Township of Langley residents should be the majority users of the service. Township of Langley residents should not become overtaxed by an increasing number of regional and broader organizations locating to the Township of Langley and receiving exemption from taxation.

4.2.6 Permissive tax exemptions will be based on the principal use of the property. Council may consider partial exemptions at its discretion where the property has multiple uses, some of which may not be eligible for exemption.

4.2.7 Township of Langley residents must be the primary recipients of the organization's services and the services must be accessible to the public at large. The Township of Langley wants to ensure that residents generally will not be restricted from accessing the services of the organization.

4.3 Places of Worship

4.3.1 Places of worship are recommended for permissive tax exemption for terms of 5 years with an annual certificate signed by approving officers that no changes have occurred.

4.3.2 For administrative purposes, Permissive Tax Exemptions for Places of Worship will run on a five year cycle. If a new application(s) is approved within the current 5 (five) year Permissive Exemption Bylaw term, the newly approved exemption will be in effect for the number of years remaining in the cycle. An example for a five year cycle for 2019-2023 is as follows:

Application Due Date	Number of Years of Exemption	Permissive Application Year
June 1, 2018	5 years	2019
June 1, 2019	4 years	2020
June 1, 2020	3 years	2021
June 1, 2021	2 years	2022
June 1, 2022	1 year	2023

4.3.3 Properties under construction will not be considered for permissive exemption until A*ccepted Final Inspections* have been completed and are in use as a place of worship or private school

4.3.4 Caretaker's residence, church manse or other occupied dwellings on the lands will not receive permissive tax exemption.

4.4 Not-for-Profit Organizations

4.4.1 Only not-for-profit organizations will be considered for permissive tax exemptions.

4.4.2 Applicants can demonstrate non-profit status by being a registered charitable institution or society. Registered organizations must be able to demonstrate compliance with the Society Act and provide evidence to corroborate compliance at a minimum through Canada Revenue Agency filing or other documentation as requested.

4.4.3 Council may require evidence of financial need including demonstration that the lack of tax exemption would impair the provision of services to the community or impose significant hardship on users. This is to make certain that municipal support is not used to further the activities of an individual or organization that, but for the not-for-profit status, would otherwise be considered a business. In addition, the property receiving a permissive tax exemption would not ordinarily be used for this purpose by an organization having equivalent operations in the business community.

4.5 Heritage and Revitalization Tax Agreements

4.5.1 These exemptions will be reviewed on a case by case basis as each one is unique and subject to other regulations.

Township of Langley

Est. 1873

Permissive Tax Exemption Application

Not-For-Profit Organizations

1 Property Information

Property address
27173 Fraser Hwy

Folio number
0598511005

PID number
011-993-405

Registered property owner
Township of Langley

2 Organization Information

Year of Exemption 2021

Organization full name (if different from above)
Langley Good Times Cruise-In

Preferred contact name
Kyla Cowx

Preferred email
kyla.cowx@jmins.com

Mailing address
27173 Fraser Hwy

City
Aldergrove

Postal code
V4W 3R1

Society number
S0040916

Business number (CRA)
877096727BC0001

Township of Langley Business Licence number
All not-for-profit organizations must have a business licence (no cost) solely for fire safety purposes.

Applications cannot be considered for societies not in good standing.
Is this society in good standing? ☑ Yes ☐ No

Council may only provide tax exemptions under Section 224 of the *Community Charter*.
This exemption is sought under Section 224 Subsection Community C Clause d.

An exemption is being sought for ☑ whole parcel ☐ portion of parcel, as indicated on attached site plan

Is your organization not-for-profit? ☑ Yes ☐ No

Finance Division | 20338 – 65 Avenue, Langley, BC V2Y 3J1 | t. 604.533.6005 | permissive@tol.ca | tol.ca

2 Organization Information continued

What services do you provide?
Car show in the Township of Aldergrove, volunteers put on a car show, all money raised goes to charities

Is your organization accessible to the public? ☑ Yes ☐ No

How is the general public made aware of your services?
Website and Facebook, word of mouth through the car community.

What is the size of your membership?
seven board members and over one hundred volunteers, over sixty thousand personnel attend.

What percentage are residents of the Township of Langley? 95% %

How is your organization a complementary extension to municipal services and programs?
We bring personnel into Aldergrove, to purchase items, and our charities are sports, and Langley Community Support
Langley Community Support
Valley Therapeutic Equestrian
DW Poppy Secondary
Langley BMX Club
St John Ambulance
Encompass Support
Rotary Club Aldergrove

How does your organization benefit Township of Langley residents?
benefits are showing what Aldergrove and Langley can do in this community, and what our two major charities do in the community.
Langley Community Support
Valley Therapeutic Equestrian

How would your organization be impacted if it did not receive a tax exemption?
Langley Good Times Cruise-In has limited funding, our show could not afford to increase cost, as this would limit the money that goes to our charities, due to the limited major sponsors, the Langley Good Times Cruise-In revenue has dropped significantly over the past ten years. The Langley Good Times Cruse-In is close to not making money as costs keep increasing year over year, a major increase in cost would cause the cruse-in to shut down and leave our charities trying to find ways to keep their programs going.

3 Principal Property Use

What is the principal use of the property?
This property is used to store Cruise-In supplies and products & safety supplies we use year over year to put on the show, it also gives us a meeting area in the area we have our show, this property only has personnel, once a month for meetings, and a mailing address, the week before the show each year this building holds all our merchandise and the equipment that our sponsors give us to put on a show.

Number of buildings on property	Number of occupants per building	Describe building use
1	0	Storage and a meeting place 1834 SF building

What is the square footage of the living area?

Is any portion of the building or property owned, rented, or leased by commercial, private, or not-for-profit groups beside your own organization?

☑ No ☐ Yes. Explain

4 Financial Information

Has your organization applied for or received funding from any other government or non-government organization?

☐ No ☐ Yes. Complete the following:

Funding Agency	Grant or Funding Type	Status	Amount
Township Of Langley	Major Festival Grant & Sponsorship	Pending	$ 10000
Tourism Langley	Community Grant	Pending	$ 5000
			$
			$
			$
			$

Does your organization have revenue generating activities on your property, i.e. hall rentals, catering, daycares, preschools, parking lots, etc?

☑ No ☐ Yes. Explain or attach fee schedule

Activity	Organization or Operator	Fee Charged	Annual Income
		$	$
		$	$
		$	$
		$	$
		$	$
		$	$

see next

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5 Officer Certification

Information and signatures from two of the organization's officials are required.

Failure to disclose all relevant information may result in your application being revoked and repayment of foregone tax revenue.

To receive consideration, your organization must be in compliance with all municipal regulations, zoning, policies, and bylaws.

We certify that all information provided above and materials submitted to the Township of Langley in support of this application are complete, true, and correct in all respects.

Wayne Patterson	Past President
Name	Title
604-250-5998	wayne.patterson@sunbeltrentals.com
Daytime phone	Email
Signature	02/11/2020 Date (mm/dd/yyyy)
Bruce Pihan	Vise President
Name	Title
604-209-9452	bruce.pihan@sunbeltrentals.com
Daytime phone	Email
Signature	02/11/2020 Date (mm/dd/yyyy)

Office use only

☐ Approved ☐ Denied

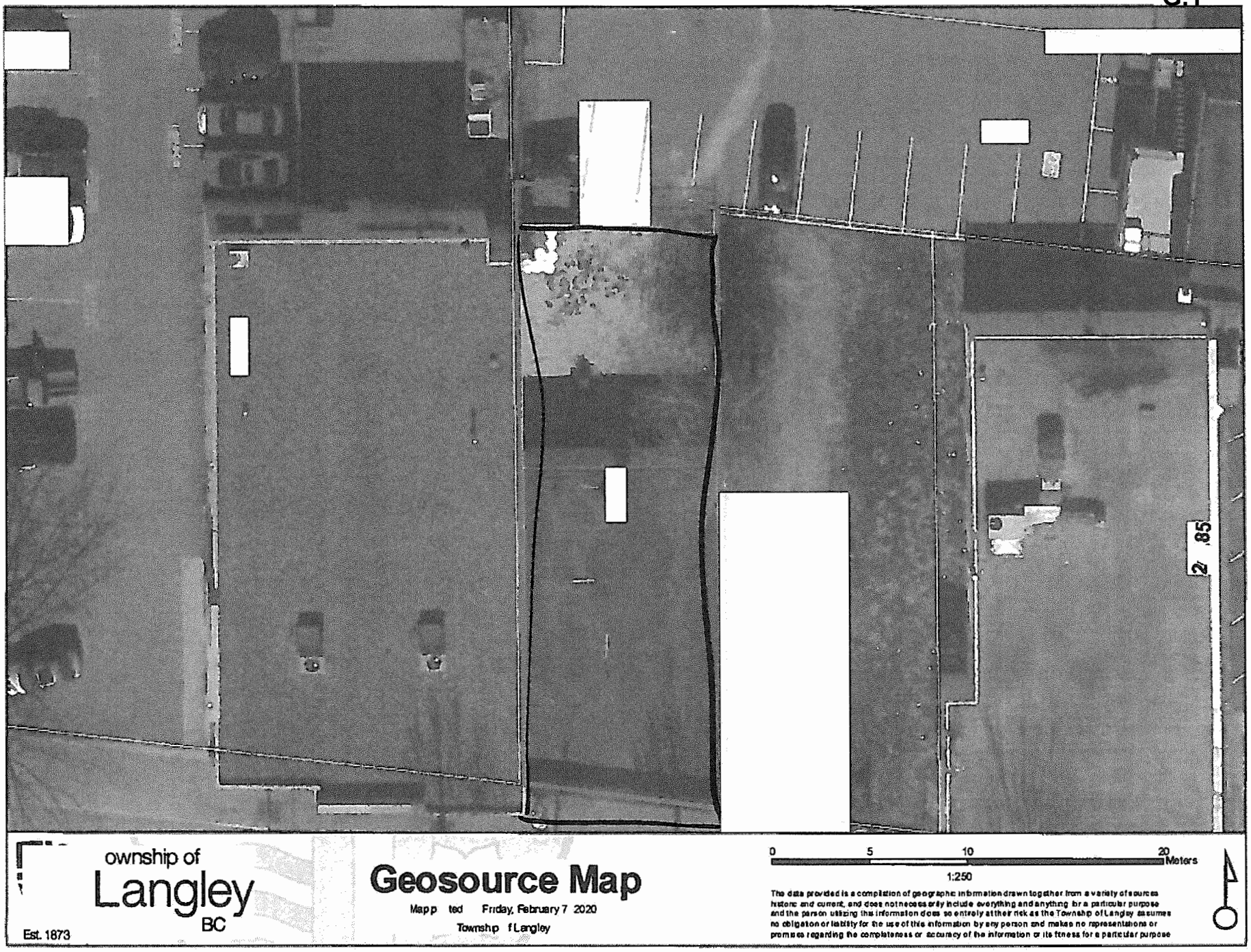
Letter mailed

Bylaw # Date

Exempt %

Folio

Any personal information collected on this form will be managed in accordance with the *Freedom of Information and Protection of Privacy Act*. Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to: Supervisor, Information, Privacy, and Records Management, Township of Langley, 20338 – 65 Avenue, Langley, BC V2Y 3J1 foi@tol.ca 604.532.7396


ownship of
Langley
BC
Est. 1873
Geosource Map
Mapp ted Friday, February 7 2020
Townshp f Langley
0 5 10 20 Meters
1:250
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

Township of Langley
Est. 1873

Permissive Tax Exemption Application

Not-For-Profit Organizations

1 Property Information

Property address: 27524 FRASER HWY. ALDERGROVE Alias

Folio number: 27522 Fraser Hwy

PID number:

Registered property owner: JANDA Group

2 Organization Information

Year of Exemption: 2021

Organization full name (if different from above): Langley FOOD BANK Society on behalf of ALDERGROVE FOOD BANK.

Preferred contact name: Jim Calamunce

Preferred email: info@Langley Food BANK.com

Mailing address: 5768 203ST

City: LANGLEY

Postal code: V3A 1W3

Society number: S0023899

Business number (CRA): 132230459RR0001

Township of Langley Business Licence number

All not-for-profit organizations must have a business licence (no cost) solely for fire safety purposes.

Applications cannot be considered for societies not in good standing.

Is this society in good standing? ☑ Yes ☐ No

Council may only provide tax exemptions under Section 224 of the *Community Charter*.

This exemption is sought under Section 224 Subsection _____ Clause _____

An exemption is being sought for ☐ whole parcel ☑ portion of parcel, as indicated on attached site plan

Is your organization not-for-profit? ☑ Yes ☐ No

2 Organization Information continued

What services do you provide?

We have a free supply of food we give out every Tuesday except The 5th Tuesday of The month. This food goes to Those who sign up. This includes working poor and homeless.

Is your organization accessible to the public? ☑ Yes ☐ No

How is the general public made aware of your services?

- We Advise The public on The Langley Food Bank webpage
- Put out Sandwich Board on day of Distribution
- There is a sign on The side of Aldergrove Vineyard building.

What is the size of your membership?

The Aldergrove Food Bank gives food out to 45-60 people on a Tuesday.

What percentage are residents of the Township of Langley? 100 %

How is your organization a complementary extension to municipal services and programs?

We are able to help The residents OF Aldergrove to get more food thus they are not a burden on Policing and welfare offices. We also have various Agencies join us during the month so they do not have to make added Appointments.

How does your organization benefit Township of Langley residents?

I Believe we show them dignity and care of their person. The relationships That have been built over The years is quite deep. They know they can talk to The workers at The Aldergrove Food Bank.

How would your organization be impacted if it did not receive a tax exemption?

Our landlord might have to charge us more. The low Rent may not be possible if They are not able to set a break on Their land TAXES.

see next

Township of Langley

Est. 1873

Permissive Tax Exemption Statutory Declaration

I, JANDA GROUP HOLDINGS INC. C/O SONNY JANDA (Print first and last name) of 4770 72 Street, Delta. BC V4K3N3, (Civic address)

in the Province of British Columbia, DO SOLEMNLY DECLARE that:

I am the registered owner of 27522 FRASER HIGHWAY, ALDERGROVE (Civic address of lease)

I understand that ALDERGROVE FOOD BANK (Tenant name) is receiving a permissive tax exemption as a non-profit organization.

I have read and understand the Township of Langley's permissive tax exemption policy and guidelines.

If the tenant's lease is terminated for any reason, I will contact the Township of Langley immediately.

I acknowledge that, should the tenant's lease be terminated for any reason, the property will immediately become taxable, and I will become responsible for paying property taxes.

I acknowledge that, should the listed tenant default on any of their responsibilities to the Township of Langley, the property will become taxable and the Township of Langley may levy taxes foregone.

I/We make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED BEFORE ME AT SURREY (City) in the Province of British Columbia

this 10th day of SEPTEMBER, 2020.

Owner signature

Owner signature

Signature of Commissioner for Taking Affidavits in the Province of British Columbia

ANURAG SAINI
BARRISTER & SOLICITOR
BINPAL & ASSOCIATES
#215 - 13737 72nd AVE
SURREY, B.C. V3W 2P2
PHONE: 604-543-0588

Folio_____

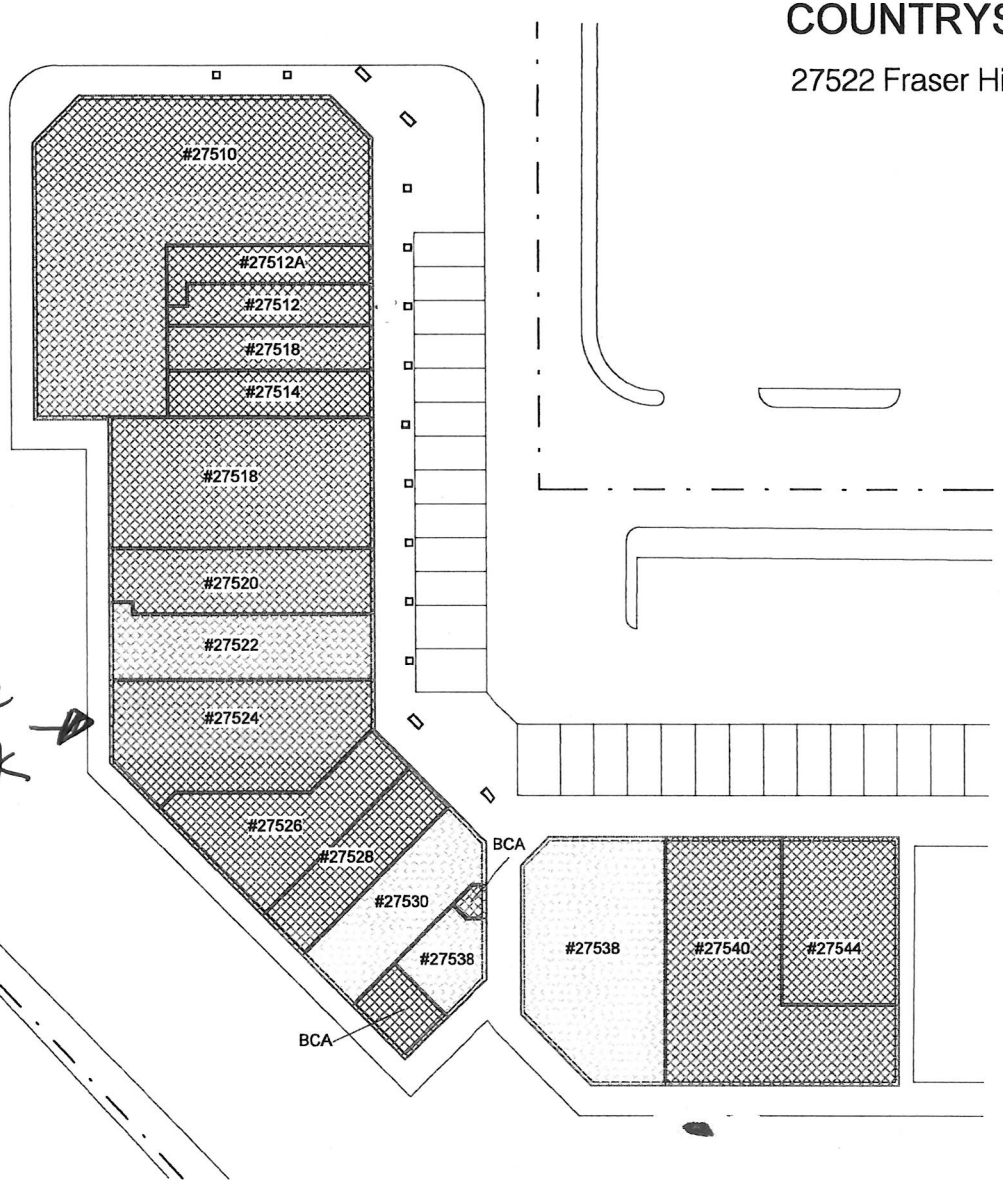
Any personal information collected on this form will be managed in accordance with the Freedom of Information and Protection of Privacy Act. Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to: Supervisor, Information, Privacy, and Records Management, Township of Langley, 20338 – 65 Avenue, Langley, BC V2Y 3J1 foi@tol.ca 604.533.6101

FIN13-267

COUNTRYSIDE SHOPPING CENTRE

27522 Fraser Highway, Aldergrove, B.C. V4W 3N5

JANDA GROUP



Aldergrove Food Bank Location.

1983 sf.

- #27510
- #27512
- #27512A
- #27514
- #27518
- #27520
- #27522
- #27524
- #27526
- #27528
- #27530
- #27538
- #27540
- #27544
- BCA
- BLDG COMMON AREA

Units Gross Floor Area

Unit #	Area - sq. m	Area - sq.ft
#27512A	56 m²	601 ft²
#27510	479 m²	5159 ft²
#27512	55 m²	588 ft²
#27518	61 m²	661 ft²
#27514	64 m²	687 ft²
#27518	231 m²	2486 ft²
#27520	114 m²	1230 ft²
#27522	117 m²	1264 ft²
#27524	184 m²	1983 ft²
#27526	121 m²	1306 ft²
#27528	78 m²	840 ft²
#27530	100 m²	1073 ft²
BCA	30 m²	326 ft²
#27538	41 m²	436 ft²
BCA	6 m²	61 ft²
#27538	219 m²	2360 ft²
#27540	253 m²	2718 ft²
#27544	131 m²	1411 ft²

25160

1983 ÷ 25160 = 8%

exempt.

NORTH

ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR, DISCREPANCIES SHALL BE REPORTED TO THE DESIGN CONSULTANT FOR CLARIFICATION PRIOR TO PROCEEDING, WRITTEN DIMENSIONS ON DRAWINGS SHALL HAVE PRECENDENCE OVER SCALED DIMENSIONS.

Site Plan

scale	date
1/32" = 1'-0"	January 16, 2019

G.1

Township of Langley
Est. 1873

Permissive Tax Exemption Application

Not-For-Profit Organizations

1 Property Information

Property address Unit 220 - 5385 216 Street Langley, BC V2Y 2N3	
Folio number	PID number 000-908-550
Registered property owner Pacific Aircraft Services	

2 Organization Information

Year of Exemption 2021

Organization full name (if different from above) Tourism Langley Association	
Preferred contact name Erinn Kredba	
Preferred email erinn@tourism-langley.ca	
Mailing address Unit 220 - 5385 216 Street	
City Langley	Postal code V2Y 2N3
Society number S-52835	Business number (CRA) 833176613 RC0001
Township of Langley Business Licence number All not-for-profit organizations must have a business licence (no cost) solely for fire safety purposes. 48883	
Applications cannot be considered for societies not in good standing. Is this society in good standing? ☒ Yes ☐ No	
Council may only provide tax exemptions under Section 224 of the *Community Charter.* This exemption is sought under Section 224 Subsection _____ Clause _____	
An exemption is being sought for ☒ whole parcel ☐ portion of parcel, as indicated on attached site plan	
Is your organization not-for-profit? ☒ Yes ☐ No	

2 Organization Information continued

What services do you provide?

Tourism Langley is Destination Marketing Organization providing information to visitors on what the Township has to offer such as accommodation, events, shopping and dining.

We work on marketing activities both independently and cooperatively with other communities to help raise awareness of the Township as a visitor destination. We act as an extension of our stakeholder's marketing platforms to help extend their marketing reach.

Is your organization accessible to the public? ☒ Yes ☐ No

How is the general public made aware of your services?

* Advertising (print and digital)
* Co-operative Marketing Campaigns with other communities in the Fraser Valley and Metro Vancouver
* Website
* Social Media Platforms
* Community event attendance
* Travel Trade and Consumer Shows

What is the size of your membership?

Tourism Langley operates under a stakeholder model, there is no cost to become a stakeholder of Tourism Langley however stakeholders must be committed to contributing to initiatives set forth by Tourism Langley. We have approx 200 Voting and Non Voting Stakeholders.

What percentage are residents of the Township of Langley? 100 %

How is your organization a complementary extension to municipal services and programs?

Our mandate is to deliver effective marketing strategies that will generate increased visitation and extended stays which in return generates more revenue for businesses in the Township of Langley. We work to support the Township in areas such as economic development, sport and event hosting.

How does your organization benefit Township of Langley residents?

We make all our visitor information and services available to residents as well. We find that residents are equally interested in what they can do in their hometown. There is also the benefits that come from living in a community that is an attractive visitor destination. Many restaurants and facilities may not exist for residents to enjoy if it was not for the support of visitors to our community.

How would your organization be impacted if it did not receive a tax exemption?

This would have a negative impacted on our budget. We would have to take financial resources away from our marketing budget to pay the taxes. A decrease in marketing funds would result in less benefit we can provide to businesses and residents of the Township of Langley.

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3 Principal Property Use

What is the principal use of the property?

Three full time staff work from the Tourism Langley office and it is accessible to the general public that wish to visit in person to pick up information or ask questions.

Number of buildings on property	Number of occupants per building	Describe building use

What is the square footage of the living area? 704

Is any portion of the building or property owned, rented, or leased by commercial, private, or not-for-profit groups beside your own organization?

☐ No ☐ Yes. Explain

4 Financial Information

Has your organization applied for or received funding from any other government or non-government organization?

☐ No ☒ Yes. Complete the following:

Funding Agency	Grant or Funding Type	Status	Amount
Township of Langley	Partnering Agreement	Annual	$ 51,000
Destination BC	Co-Operative Marketing Funds	TBD	$ *
	Due to COVID we will need more time to		$
	determine the amount we apply for with the		$
	other Frsr Valley and Metro Van communities		$
			$

Does your organization have revenue generating activities on your property, i.e. hall rentals, catering, daycares, preschools, parking lots, etc?

☒ No ☐ Yes. Explain or attach fee schedule

Activity	Organization or Operator	Fee Charged	Annual Income
		$	$
		$	$
		$	$
		$	$
		$	$
		$	$

5 Officer Certification

Information and signatures from two of the organization's officials are required.

Failure to disclose all relevant information may result in your application being revoked and repayment of foregone tax revenue.

To receive consideration, your organization must be in compliance with all municipal regulations, zoning, policies, and bylaws.

We certify that all information provided above and materials submitted to the Township of Langley in support of this application are complete, true, and correct in all respects.

Erinn Kredba	Executive Director
Name	Title
604.805.2911	erinn@tourism-langley.ca
Daytime phone	Email
Erinn Kredba	09/11/2020
Signature	Date (mm/dd/yyyy)
Taylor Henderson	Board Chair
Name	Title
604.537.7099	taylor@langleyrivermen.com
Daytime phone	Email
	09/11/2020
Signature	Date (mm/dd/yyyy)

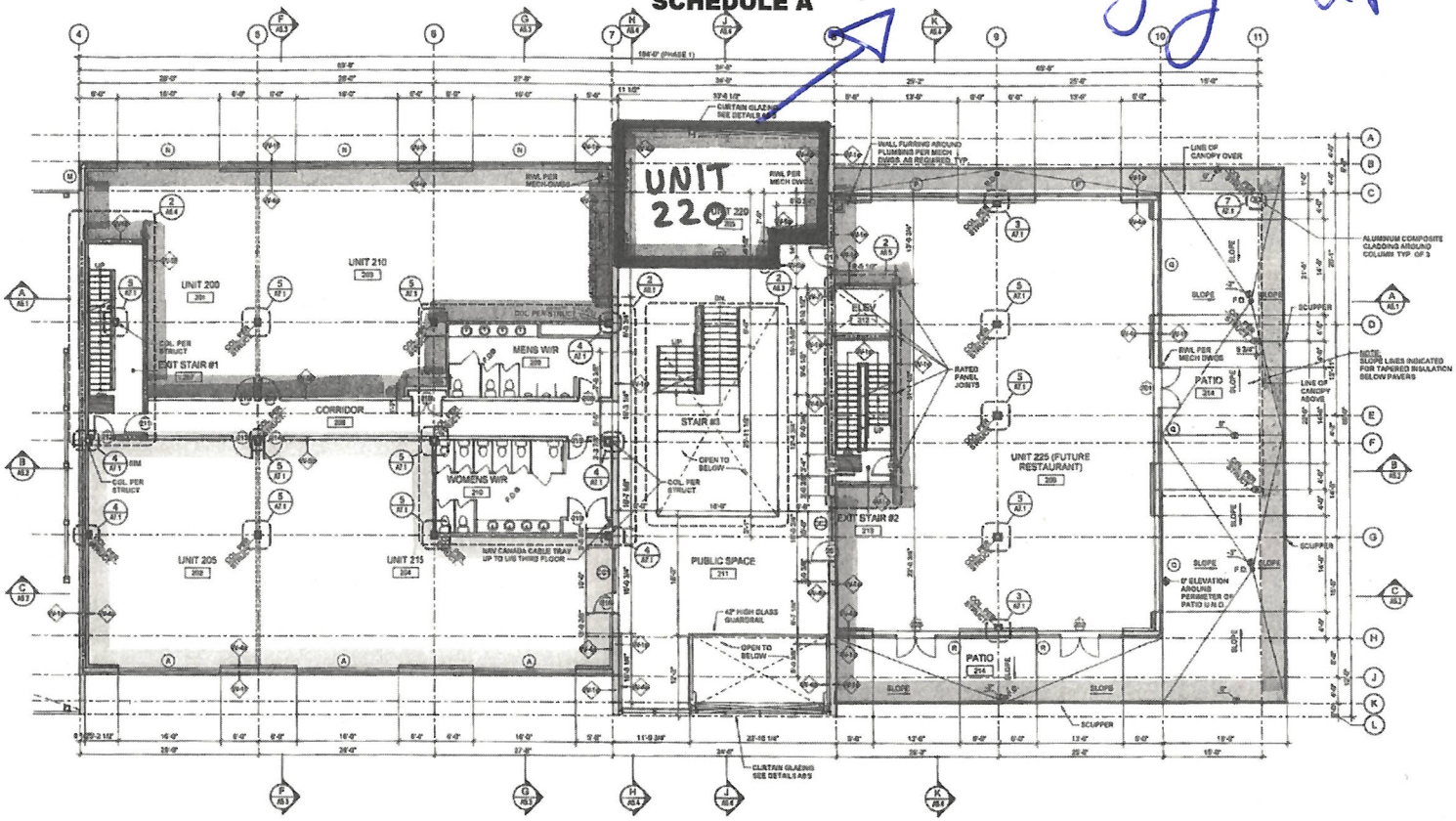
Office use only	
☐ Approved ☐ Denied	
Letter mailed	
Bylaw #	Date
Exempt	%
Folio	

Any personal information collected on this form will be managed in accordance with the Freedom of Information and Protection of Privacy Act. Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to: Supervisor, Information, Privacy, and Records Management, Township of Langley, 20338 – 65 Avenue, Langley, BC V2Y 3J1 foi@tol.ca 604.532.7396

SCHEDULE A

Tourism Langley

694 square feet
2 parking stalls



1 SECOND FLOOR
SCALE: 1/8" = 1'-0"

PROJECT NORTH

FIRE-RESISTANCE RATING LEGEND
- UNRATED FIRE SEPARATION
- 1 HOUR SEPARATION WITH FIRE-RESISTANCE RATING
- 2 HOUR FIRE-RESISTANCE RATING FOR LOADBEARING SUPPORTS
- 2 HOUR SEPARATION WITH FIRE-RESISTANCE RATING

SYMBOL LEGEND
- WINDOW OR DOOR TAGS (SEE SCHEDULES ON SHEETS A1.1,A5.3,A5.3 AND A 5 AS D)
- STRUCTURAL PANEL NUMBERS (SEE STRUCTURAL DRAWINGS)
- WALL TAG (SEE ASSEMBLY SCHEDULE ON SHEET A1.2)
- BUILDING SECTION REFERENCE (IN A SPECIFIC ROOM AS SHOWN)
- DETAIL REFERENCE
- GRIDLINE

Krahn GROUP OF COMPANIES

RDM ENTERPRISES LTD.

NAV CANADA

YNJ LANGLEY REGIONAL AIRPORT

Township of Langley BC

ISSUED AND REVISIONS	
SEAL	

larry podhora|architecture inc

PROJECT NAME
LANGLEY AIRPORT

PROJECT ADDRESS
#50 - 5365 216th STREET,
LANGLEY, BC

DRAWING TITLE
SECOND FLOOR PLAN

SCALE	1/8" = 1'-0"
DRAWN	MH/SG
CHECKED	SG
PROJECT NO.	1608-A
DRAWING NO.	A3.3

THIS DRAWING IS COPYRIGHT OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR USED WITHOUT PRIOR WRITTEN CONSENT

G.1

Township of Langley

Est. 1873

Permissive Tax Exemption Application

Places of Worship

Declaration of Use Certificate

1 Property Information

Property address: 27540 FRASER HWY ALDERGROVE BC

Folio number:

PID number:

Registered property owner: SONNY JANDA

2 Organization Information

Year of Exemption: 2021

Organization full name (if different from above): VINEYARD CHRISTIAN FELLOWSHIP ALDERGROVE

Preferred contact name: ALAINE BARTSCH

Preferred email: Vcf5311@gmail.com

Mailing address: 22311 50 Ave

City: Langley

Postal code: V2Y2V4

Society number: S-34085

Business number (CRA): 893200758 0001

Applications cannot be considered for societies not in good standing.

Is this society in good standing? ☑ Yes ☐ No

Has there been any change in the status or use of the buildings or property in the last 12 months?

☐ No ☑ Yes. Briefly explain:

Our Church moved May 20th from 27309 Fraser Hwy to 27540 Fraser Hwy. Janda Group is still our landlord.

see next

3 Officer Certification

Information and signatures from two of the organization's officials are required.

Failure to disclose all relevant information may result in your application being revoked and repayment of foregone tax revenue.

To receive consideration, your organization must be in compliance with all municipal regulations, zoning, policies, and bylaws.

We certify that all information provided above and materials submitted to the Township of Langley in support of this application are complete, true, and correct in all respects.

TED JARDINE
Name

~~DIRECTOR~~ BOARD MEMBER
Title

604 373-0010
Daytime phone

ted@tulbox.com
Email

Signature

06/18/2020
Date (mm/dd/yyyy)

James VanderVeen
Name

Director
Title

604 309 2076
Daytime phone

james@bluepineenterprises.com
Email

Signature

06/18/2020
Date (mm/dd/yyyy)

Office use only	
☐ Approved ☐ Denied	
Letter mailed	
Bylaw #	Date
Exempt	%
Folio	

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Township of
Langley

Permissive Tax Exemption
Statutory De

Est. 1873

I, Sonny Sande of 770
Print first and last name

in the Province of British Columbia, DO SOLEMNLY DECLARE that:

I am the registered owner of 540 Fraser Hw
Civic

I understand that Aldergrove Vineyard Fell
Tenant name

issive

tax exemption as a non-profit organization.

I have read and understand the Township of Langley's permissive tax e

If the tenant s lease is terminated for any reason, I will contact the Towr

I acknowledge that, should the tenant's lease be terminated for any rea
become taxable, and I will become responsible for paying property ta

I acknowledge that, should the listed tenant default on any of their resp
the property will become taxable and the Township of Langley may lev

I/We make this solemn declaration conscientiously believing it to be true and kı
as if made under oath and by virtue of the Canada Evidence Act.

DECLARED BEFORE ME AT Delta in th
City

this 20 day of May , 2020 .

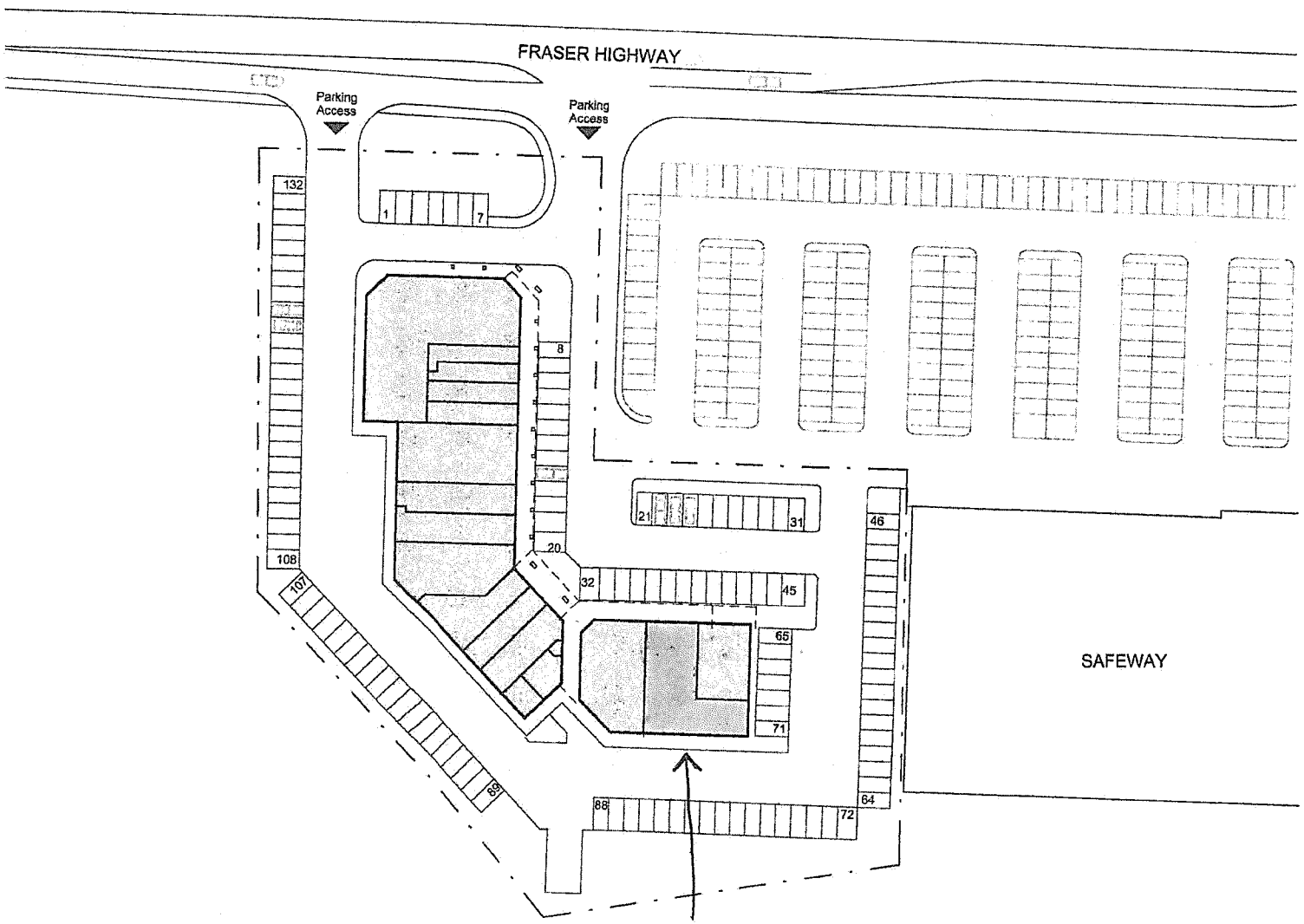
Owner signature

Owner signature

Signature of Commissioner for Taking Affidavits in the Province of British Columbia

Folio

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JANDA GROUP

NORTH

ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR. DISCREPANCIES SHALL BE REPORTED TO THE DESIGN CONSULTANT FOR CLARIFICATION PRIOR TO PROCEEDING. WRITTEN DIMENSIONS ON DRAWINGS SHALL HAVE PRECENDENCE OVER SCALED DIMENSIONS.

Parking Stalls: 132

Site Plan ... cont'd

scale	date
1" = 60'-0"	January 16, 2019

Government of Canada | Gouvernement du Canada

Canada Revenue Agency

Logout

Home → My Business Account → T3010 Registered Charity Information Return

Registered Charity Information Return

Overview of your submitted information return

Name:

VINEYARD CHRISTIAN FELLOWSHIP ALDERGROVE

BN/Registration number:

893200758 RR 0001

Fiscal period:

January 01, 2019 to December 31, 2019

Your Registered Charity Information Return was successfully submitted.

Date and time submitted: 2020-06-01 at 21:28:24

Case Number: CH201531910160

Retain your case number for future reference.

Your completed return includes:

- Form T3010 - Registered Charity Information Return
- Form T1236 - Qualified donees worksheet / Amounts provided to other organizations

Return to My Business Account

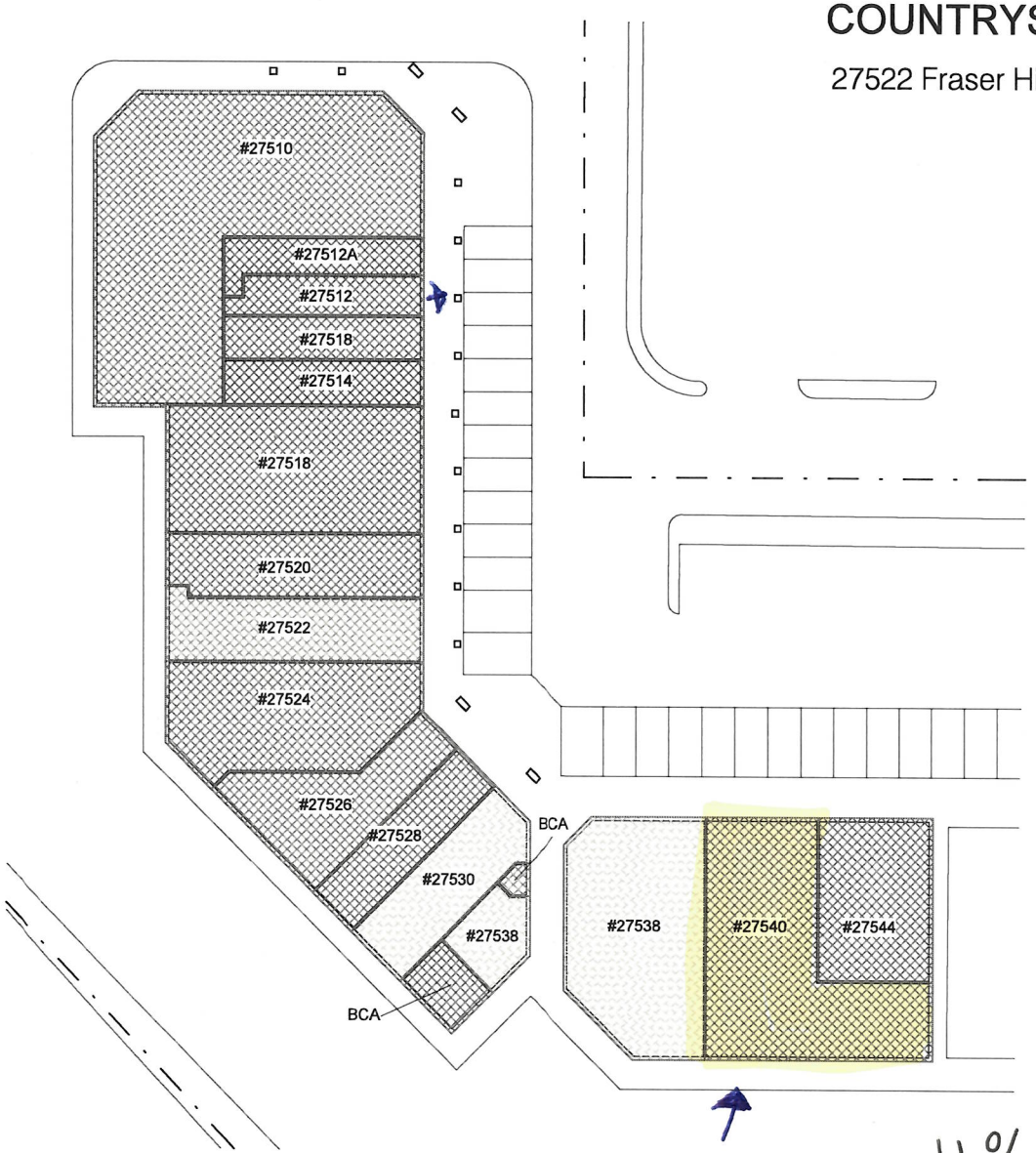
Screen ID: B-RR-24-OV2

Version:

2018-10-22

COUNTRYSIDE SHOPPING CENTRE

27522 Fraser Highway, Aldergrove, B.C. V4W 3N5



- #27510
- #27512
- #27512A
- #27514
- #27518
- #27520
- #27522
- #27524
- #27526
- #27528
- #27530
- #27538
- #27540
- #27544
- BCA
- BLDG COMMON AREA

Units Gross Floor Area

Unit #	Area - sq. m	Area - sq.ft
#27512A	56 m²	601 ft²
#27510	479 m²	5159 ft²
#27512	55 m²	588 ft²
#27518	61 m²	661 ft²
#27514	64 m²	687 ft²
#27518	231 m²	2486 ft²
#27520	114 m²	1230 ft²
#27522	117 m²	1264 ft²
#27524	184 m²	1983 ft²
#27526	121 m²	1306 ft²
#27528	78 m²	840 ft²
#27530	100 m²	1073 ft²
BCA	30 m²	326 ft²
#27538	41 m²	436 ft²
BCA	6 m²	61 ft²
#27538	219 m²	2360 ft²
#27540	253 m²	2718 ft²
#27544	131 m²	1411 ft²

Aldergrove Vineyard. 11%

2718 ÷ 25160 = 11%

exempt

JANDA GROUP

NORTH

ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR. DISCREPANCIES SHALL BE REPORTED TO THE DESIGN CONSULTANT FOR CLARIFICATION PRIOR TO PROCEEDING. WRITTEN DIMENSIONS ON DRAWINGS SHALL HAVE PRECENDENCE OVER SCALED DIMENSIONS.

Site Plan

scale	date
1/32" = 1'-0"	January 16, 2019

G.1

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PERMISSIVE TAX EXEMPTION AMENDING BYLAW 2020 NO. 5644

EXPLANATORY NOTE

Section 220 of the *Community Charter* provides for a mandatory tax exemption for buildings set apart for public worship.

Section 224 (2) (f), (g) and (h) of the *Community Charter* provide for a permissive tax exemption for the surrounding lands to these exempt buildings.

Section 225 (3) of the *Community Charter* authorizes exemption of eligible heritage property from taxation, including the building, improvement and surrounding lands.

Bylaw 2020 No. 5644 provides for amendments to the following Permissive Tax Exemption Bylaws:

Charitable and Not-For-Profit Bylaw 2014, No. 5117

- To add Langley Good Times Cruise-In – 27173 Fraser Highway
- To add the Aldergrove Food Bank – 27522 Fraser Highway
- To change the name from Langley Association for Community Living to Inclusion Langley Society - 19669 - 44B Avenue, 23535 - 44 Avenue, 24156 - 56 Avenue, 103, 5171 - 221 A Street, 202, 5171 - 221A Street, and 203, 5171 - 221A Street
- To change the name from Lutheran Church – Canada Financial Ministries to Wagner Hills Farm Society - 8061 - 264 Street
- To reduce the exemption for the Langley Rod and Gun Club from 100% to 46% - 3854 - 208 Street
- To reduce the exemption for the Langley Memorial Hospital Foundation from 100% to 86% - 5122 - 221A Street

Churches Permissive Tax Exemption Bylaw 2014 No. 5118

- To add the Vineyard Christian Fellowship Aldergrove – 27522 Fraser Highway
- To remove the Vineyard Christian Fellowship Aldergrove – 27309 Fraser Highway
- To remove Living Word Christian Church – 20178 - 72 Avenue

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PERMISSIVE TAX EXEMPTION AMENDING BYLAW 2020 NO.5644

The Municipal 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 “Permissive Tax Exemption Amending Bylaw 2020 No. 5644”.

2. The “Charitable and Not-For-Profit Bylaw 2014, No.5117” as amended is further amended:

Not for Profit - 2021				
Name	Address	Legal	Folio	Exemption
New				
Langley Good Times Cruise-In	27173 Fraser Highway	LT 13, SEC 19, TWP 13, NWD, PL NWP1102 PID 011-993-405	0598511005	Exempt 100% of Class 6 assessment
Aldergrove Food Bank	27522 Fraser Highway	LT 1, SEC 20, TWP 13, NWD, PL LMP52927 PID 025-317-717	0758723054	1983 Square feet of the improvement assessment
Adjustments	Address	Legal	Folio	Exemption
Langley Rod and Gun Club	3854 208 Street	SECTION 25, TOWNSHIP 7, NEW WEST DISTRICT PART NW 1/4 OF NW 1/4, EXCEPT PLAN LMP38137, MANUFACTURED HOME REG. # 98306 PID 013-240-480	0054411117	Exempt only 46% of Class 6 Assessment Exempt only 46% of Class 8 Assessment
Langley Memorial Hospital Foundation	5122 221A Street	LT 4, SEC 6, TWP 11, NWD, PL LMP38288 PID 024-176-320	0758212007	Exempt only 86% of Class 6 Assessment

3. The “Churches Permissive Tax Exemption Bylaw 2014 No. 5118,” as amended is further amended:

Churches - 2021				
Name	Address	Legal	Folio	Exemption
New				
Vineyard Christian Fellowship Aldergrove	27522 Fraser Highway	LT 1, SEC 20, TWP 13, NWD, PL LMP52927 PID 025-317-717	0758723054	2718 square feet of the improvement assessment
Remove				
Name	Address	Legal	Folio	Exemption
Vineyard Christian Fellowship Aldergrove	27309 Fraser Highway	LT 68, SEC 20, TWP 13, NWD, PL NWP51537 PID 004-962-419	0616312015	100%
Living Word Christian Church	20178 72 Ave	LT 5, SEC 14, TWP 8, NWD, PL NWP2249 PID 012-575-887	0125611006	100 %

READ A FIRST TIME the	day of	, 2020
READ A SECOND TIME the	day of	, 2020
READ A THIRD TIME the	day of	, 2020
ADOPTED the	day of	, 2020

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PARTNERING PERMISSIVE TAX EXEMPTION BYLAW 2020 NO. 5645

EXPLANATORY NOTE

Section 225(2)(a) of the *Community Charter* allows eligible partnering properties to be considered for exemption.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PARTNERING PERMISSIVE TAX EXEMPTION BYLAW 2020 NO. 5645

The Municipal 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 “Partnering Permissive Tax Exemption Bylaw 2020 No. 5645”.

2. The land and improvement of the property listed, hereto and forming a part of the Bylaw (the “Property”), are hereby wholly and/or partially exempt from those taxes imposed under section 197(1)(a) of the Community Charter, for a period of ten (10) years ending December 31, 2030.

3. Notwithstanding section 2 herein, this Bylaw ceases to apply to any of the Property when a Property’s use no longer directly related to the purposes of the Partnering Agreement and the property is liable to taxation.

4. Every Partnering Agreement Property must apply online and provided supporting documentation every year by June 1 in order to ensue that the property listed in this Bylaw meet the eligible requirements in the *Community Charter.*

5. In this Bylaw words importing the singular number include the plural number and vice versa.

Name	Address	Legal Description	Exemption
Tourism Langley	Lot 50 5385 216 Street	LOT 2, DISTRICT LOT 307, NEW WEST DISTRICT, PLAN NWP5745,LANGLEY AIRPORT LEASE (99052 SQ FT) LOT NO. 50	694 square feet of the improvement assessment and 2 parking spaces

READ A FIRST TIME the day of , 2020

READ A SECOND TIME the day of , 2020

READ A THIRD TIME the day of , 2020

ADOPTED the day of , 2020

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LICENCING BYLAW 2016 NO. 5192

AMENDMENT BYLAW 2020 NO. 5573

EXPLANATORY NOTE

Bylaw 2020 No. 5573 amends the Township of Langley Licencing Bylaw 2016 No. 5192 to provide for the issuance of business licences for cannabis retail, processing, and research and development, and to provide requirements for non-profit entities.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LICENCING BYLAW 2016 NO. 5192

AMENDMENT BYLAW 2020 NO. 5573

A Bylaw to Amend the Licencing Bylaw 2016 No. 5192

WHEREAS it is deemed necessary and desirable to regulate businesses within the Municipality; and

WHEREAS Council wishes to amend the Licencing Bylaw 2016, No. 5192;

NOW THEREFORE, the Municipal 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 "Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2020 No. 5573".

2. The Township of Langley Licencing Bylaw 2016 No. 5192, as amended, is further amended by:

    1) Adding the following to Section 2.2:

        a. ", Non-Profit" after the first instance of the word "Business" under subsection (3) **"Applicable Law"**

        b. the words "or Non-Profit" after both instances of the word "Business" under subsection (9) **"Business Premises"**, to read:

            "Business Premises" means the vehicle from which a Business or Non-Profit is carried out or the Property, or portion of the Property, upon which a Business or Non-Profit is carried out.

    2) Adding, in alphabetical order, the following definitions to Section 2.2:

        "**Cannabis**" has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500;

        "**Cannabis Processing**" has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500;

        "**Cannabis Research and Development**" has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500;

        "**Cannabis Retail**" has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500;

    3) Adding the words "or Non-Profit" following the word "Business" under Section 3.1;

    4) Adding the words "or Non-Profit" following each instance of the word "Business" under Section 3.5, except where immediately followed by the word "Premises";

5) Adding the words “or Non-Profits” following the word “Businesses” under Section 3.5 (1);

6) Adding the words “or Non-Profit” following each instance of the word “Business” under Sections 4.1, except where immediately followed by the word “Premises”;

7) Adding “, Non-Profit” after each instance of the word “Business” under Sections 4.3 (1), (2) and (3), except where immediately followed by the word “Premises”;

8) Adding the words “or Non-Profit” after the word “Business” under Section 4.3 (5);

9) Adding the words “or Non-Profit” after each instance of the word “Business” under Section 4.4;

10) Adding the words “or Non-Profit” after the word “Business” under Section 5.1, except where immediately followed by the word “Premises”;

11) Adding the words “or Non-Profit” after the word “Business” under Section 5.2, except where immediately followed by the word “Premises”;

12) Adding the words “or Non-Profit” after the word “Business” under Sections 5.4 and 5.5, except where immediately followed by the word “Premises”;

13) Adding the words “or Non-Profit” after the word “Business” under Sections 6.2 (2) and (3), except where immediately followed by the word “Premises”;

14) Adding “, Non-Profit” after the word “Business” under Sections 6.2 (4) and 6.3, except where immediately followed by the word “Premises”;

15) Adding the words “or Non-Profit” after the word “Business” under Section 7.2 (2), except where immediately followed by the word “Premises”;

16) Adding “, Non-Profit” after the word “Business” under Sections 7.2 (5) and 7.3 except where immediately followed by the word “Premises”;

17) Adding “, Non-Profit” after the first two instances of the word “Business” under Section 8.1, except where immediately followed by the word “Premises”;

18) Adding the words “or Non-Profit” after the word “Business” under Sections 8.1 (1), (2), (3) and (6);

19) Adding “, Non-Profit” after the word “Business” under Section 8.2, except where immediately followed by the word “Premises”;

20) Adding “, Non-Profit” after each instance of the word “Business” under Sections 10.1 and 10.2, except where immediately followed by the word “Premises”;

21) Adding the words “or Non-Profit” after the word “Business” under Section 10.4, except where immediately followed by the word “Premises”;

22) Adding “or Non-Profit” after each instance of the word “Business” under Section 10.6;

23) Adding the words “or Non-Profit” after the word “Business” under Section 11.7, except where immediately followed by the word “Premises”;

24) Schedule A

a) Adding “or Cannabis Research and Development” after each instance of the word “Industrial” to read:

Licence Type	Licence Description	Licence Fee
Industrial or Cannabis Research and Development	0-200 Sq. Meters gross floor area (GFA)	140.00
Industrial or Cannabis Research and Development	201-500 Sq. Meters GFA	165.00
Industrial or Cannabis, Research and Development	501-1500 Sq. Meters GFA	240.00
Industrial or Cannabis, Research and Development	1501-3500 Sq. Meters GFA	315.00
Industrial or Cannabis Research and Development	3501 & greater Sq. Meters GFA	390.00

b) Adding “and/or Cannabis Processing” after the words “Cannabis Production” to read:

Licence Type	Licence Description	Licence Fee
Cannabis Production and/or Cannabis Processing		5,000.00

READ A FIRST TIME the 14 day of September , 2020.
READ A SECOND TIME the 14 day of September , 2020.
READ A THIRD TIME the day of , 2020.
ADOPTED the day of , 2020.

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 14, 2020 - REGULAR MEETING	**REPORT:**	20-115
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	3900-25-5130
SUBJECT:	LICENCE BYLAW AMENDMENT CANNABIS PROCESSING, RESEARCH AND DEVELOPMENT AND NON-PROFIT BUSINESSES		

RECOMMENDATION:

That Council give first and second reading to Township of Langley Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2020 No. 5573 and authorize staff to schedule the required public input opportunity, to ensure the imposition of appropriate fees, as necessary related to business operations involved in research, development and processing of cannabis.

EXECUTIVE SUMMARY:

The proposed bylaw amendments to the Township's Licencing Bylaw are intended to ensure that business operations, specifically those related to the production and processing, including research and development of cannabis products, are administered appropriately and in full compliance with the Township's regulatory requirements, consistent with all other businesses operating in the Township of Langley.

In light of the current regulatory framework in the Township, providing for separate and distinct cannabis-related business operations, from growth and manufacturing to production, research, processing and development to most recently retail, it is necessary to amend the Township's Licencing Bylaw to add definitions and relevant licencing fees for cannabis related businesses, wishing to operate in the Township of Langley.

The proposed amendments to the Licencing Bylaw will impose business licence fees for cannabis research and development and cannabis processing. Section 194 of the *Community Charter* states that Council may, by bylaw, impose a fee payable in respect to all or part of a service of the municipality, as well as exercise authority to regulate, prohibit or impose requirements.

The proposed licensing fees for cannabis research and development and cannabis processing have been determined based on the level of inspections and regular monitoring that staff anticipates will be necessary to provide the required administration and ensure continued compliance with all Township bylaws and applicable building and safety requirements.

The requirement for non-profit operations to obtain a Business Licence from the Township is proposed to be confirmed and clarified in the subject amendments to the Licencing Bylaw. Non-profit operations are not required to pay licencing fees; however, consistent with for-profit businesses operating in the Township, the premises for non-profit operations must be inspected to ensure compliance with applicable Building Code and Fire Department safety regulations.

PURPOSE:

To obtain Council approval for proposed bylaw amendments to the Township's Licencing Bylaw 2016 No 5192 Amendment Bylaw 2020 No. 5573.

BACKGROUND/HISTORY:

On April 20, 2020 Township Council adopted the Cannabis Retail Sales Policy No. 07-410 and the Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw 2020 No. 5575. These changes included defining different areas of cannabis operations, including cannabis processing, cannabis production, cannabis research and development and cannabis retail, and permitted cannabis retail sales to occur in the Township.

The existing Licencing Bylaw addresses cannabis production and cannabis retails sales; however, it does not include licencing fees for cannabis processing and cannabis research and development. As these are also defined in the Zoning Bylaw as separate uses, it is appropriate to implement licencing fees for each of these uses.

As recommended by legal counsel, the ongoing requirement for non-profit operations to obtain a Business Licence from the Township needs to be clarified in the Licencing Bylaw. Non-profit operations are not required to pay licencing fees; however, consistent with for-profit businesses operating in the Township, the premises for non-profit operations will be inspected to ensure compliance with the Building Code and Fire Department safety regulations.

DISCUSSION/ANALYSIS:

To-date, there have been five industrial zoned properties that have been rezoned to allow for cannabis use. With the recent definition changes distinguishing the different uses, such as cannabis production, processing, and research and development, it is necessary to designate specific licencing fees for each of these uses.

The proposed licensing fees for cannabis research and development and cannabis processing have been determined based on the level of inspections and regular monitoring that staff anticipates will be necessary to ensure continued compliance with all Township bylaws and applicable building and safety requirements.

The proposed bylaw amendments to the Township's Licencing Bylaw are intended to ensure that all business operations, including specifically cannabis and non-profit organizations, that wish to operate in the Township of Langley, are administered appropriately and are otherwise operated in compliance with the Township's regulatory requirements.

Respectfully submitted,

Britta Bieberstein
LICENCE AND INSPECTION SERVICES COORDINATOR
for
COMMUNITY DEVELOPMENT DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (LEHIGH HANSON MATERIALS LTD.) BYLAW 2020 NO. 5623

EXPLANATORY NOTE

Bylaw 2020 No. 5623 amends the text of Heavy Industrial Zone M-3 to accommodate construction of an asphalt batch plant on a 7.5 ha (18.6 ac) property located at 20111 - 102B Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (LEHIGH HANSON MATERIALS LTD.) BYLAW 2020 NO. 5623

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal 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 "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lehigh Hanson Materials Ltd.) Bylaw 2020 No. 5623".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   (1) amending "Section 703 – Heavy Industrial Zone M-3" by adding as Section 703.1(10) after Section 703.1(9) the following:

   "asphalt batch plant on Lot A (see BP211607) District Lot 50 Group 2 New Westminster District Plan 1115."

READ A FIRST TIME the	21	day of	September	, 2020
READ A SECOND TIME the	21	day of	September	, 2020
NOTICE WAS ADVERTISED on the	24	day of	September	, 2020
and the	01	day of	October	, 2020
READ A THIRD TIME the		day of		, 2020
ADOPTED the		day of		, 2020

_____ Mayor _____ Township Clerk

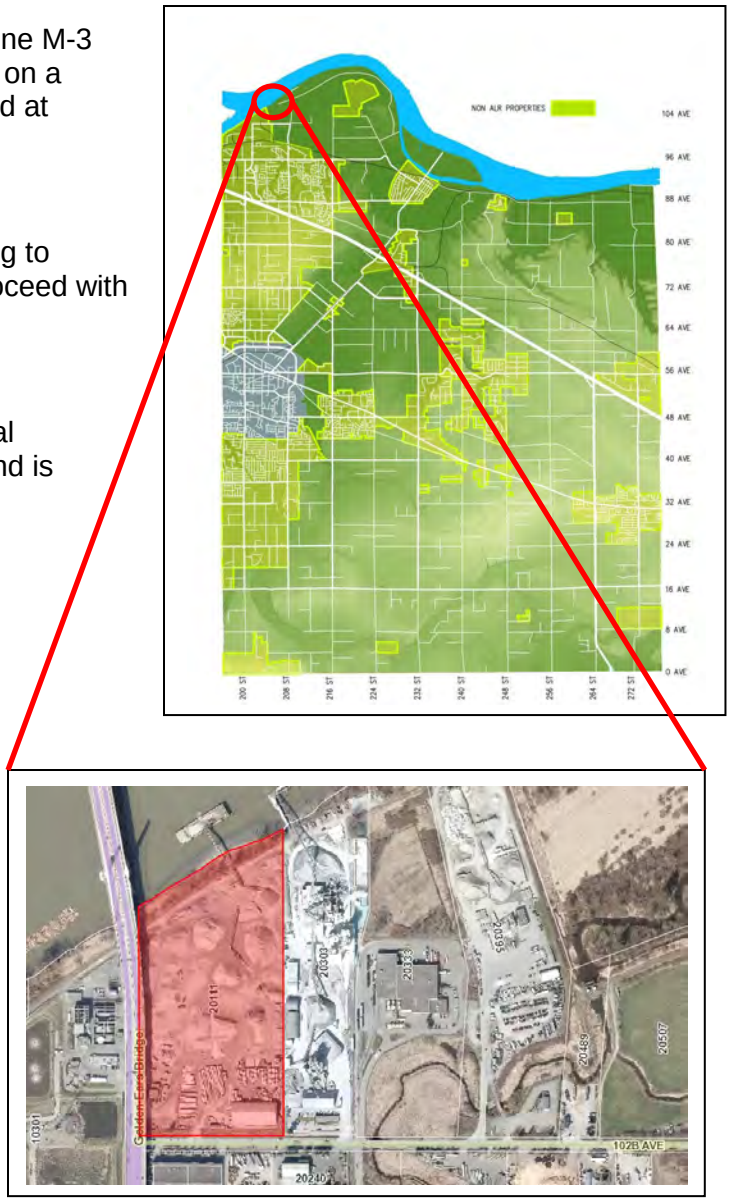
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 21, 2020 - REGULAR MEETING	**REPORT:**	20-120
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	09-02-0173
SUBJECT:	REZONING APPLICATION NO. 100608 (LEHIGH HANSON MATERIALS LTD. / 20111 - 102B AVENUE)		

PROPOSAL:

Application to amend Heavy Industrial Zone M-3 to add asphalt batch plant as a permitted on a 7.5 ha (18.6 ac) industrial property located at 20111 – 102B Avenue



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5623 and authorize staff to proceed with the written submission opportunity.

RATIONALE:

The proposal is consistent with the Official Community Plan Industrial designation and is compatible with the surrounding land use context.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lehigh Hanson Materials Ltd.) Bylaw 2020 No. 5623 to amend Heavy Industrial Zone M-3, to allow for asphalt batch plant uses on a 7.5 ha (18.6 ac) industrial property, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements for 102B Avenue and 201 Street in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Provision of final landscape plans in compliance with the Township's Street Tree and Boulevard Planting Policy;
6. Protection of Streamside Protection and Enhancement Areas in a restrictive covenant and acceptance of the streamside enhancement plans, fencing, signage, and security;
7. Registration of the following restrictive covenants:
    a. Requiring onsite stormwater detention and infiltration; and
    b. Noting the subject property is located in a designated floodplain and saving harmless the Township of Langley from all claims relating to flooding or flood damage;
8. Payment of applicable supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges; and further

That Council authorize staff to proceed with the written submission opportunity.

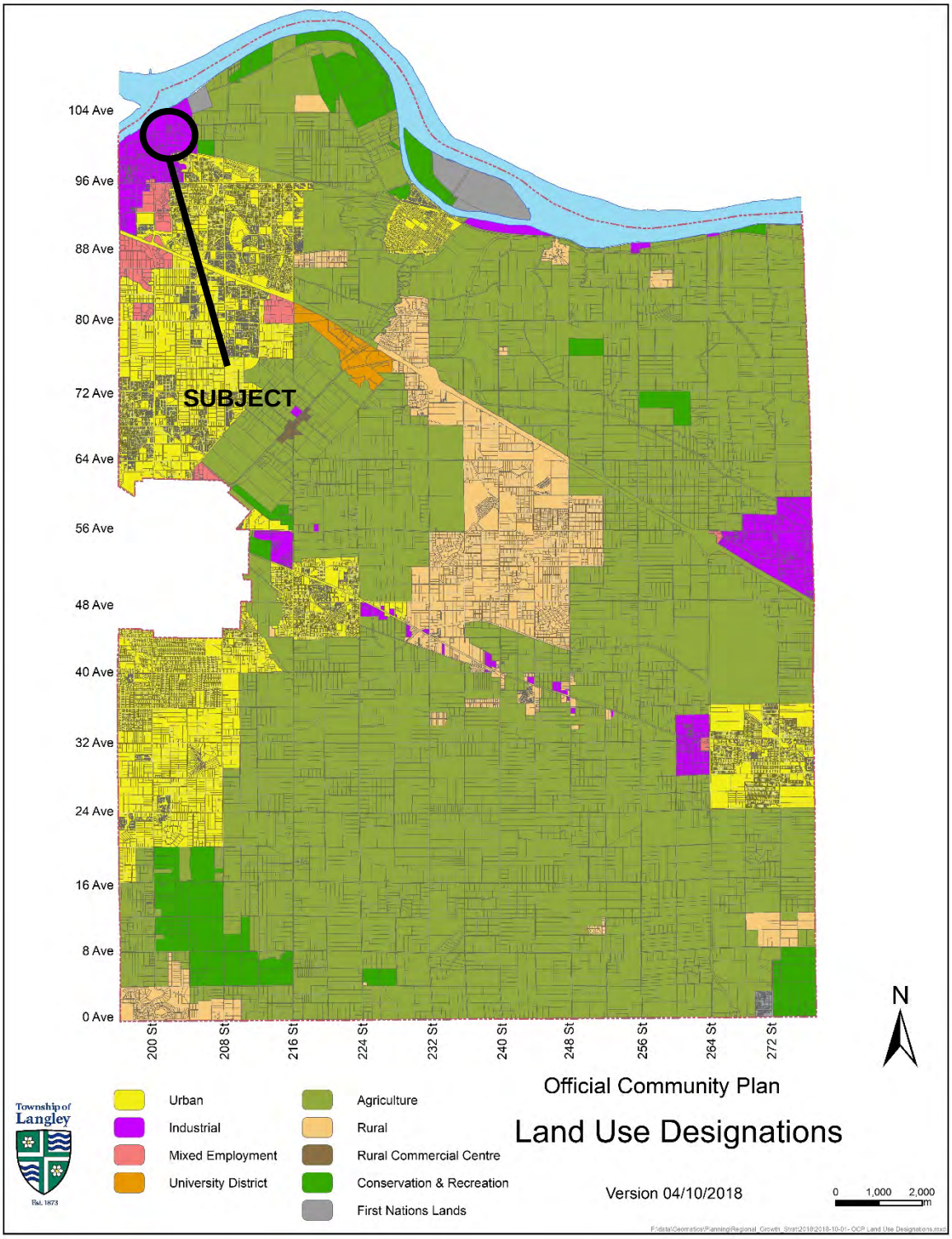
EXECUTIVE SUMMARY:

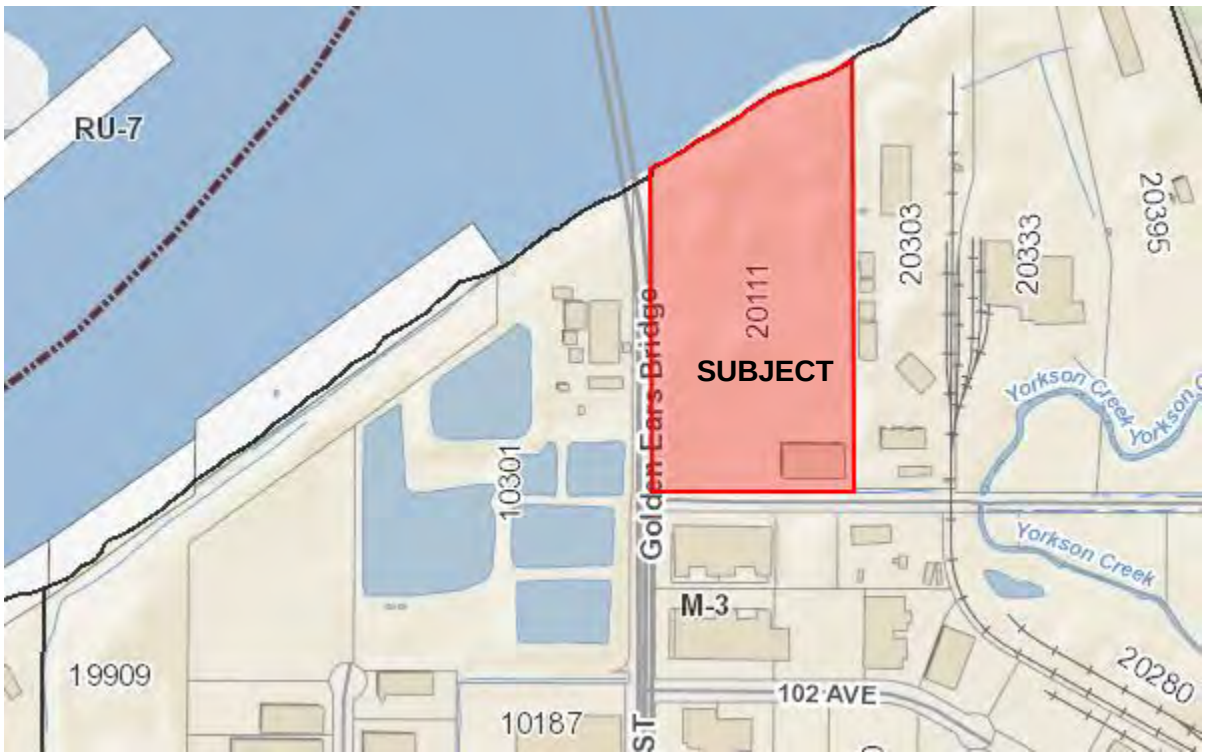
Lehigh Hanson Materials Ltd. currently operates an aggregate depot on the subject site and wish to expand their operations to include an asphalt batch plant. To accommodate this, they have applied to amend the text of Heavy Industrial Zone M-3 to accommodate asphalt batch plant uses on a site specific basis on the subject 7.5 ha (18.6 ac) property located at 20111 - 102B Avenue. Staff note that the proposal allows the existing business to expand operations, meet their future needs, and is consistent with the existing land use context.

The proposal is consistent with the site's Industrial designation in the Township of Langley Official Community Plan and is compatible with the existing heavy industrial context.

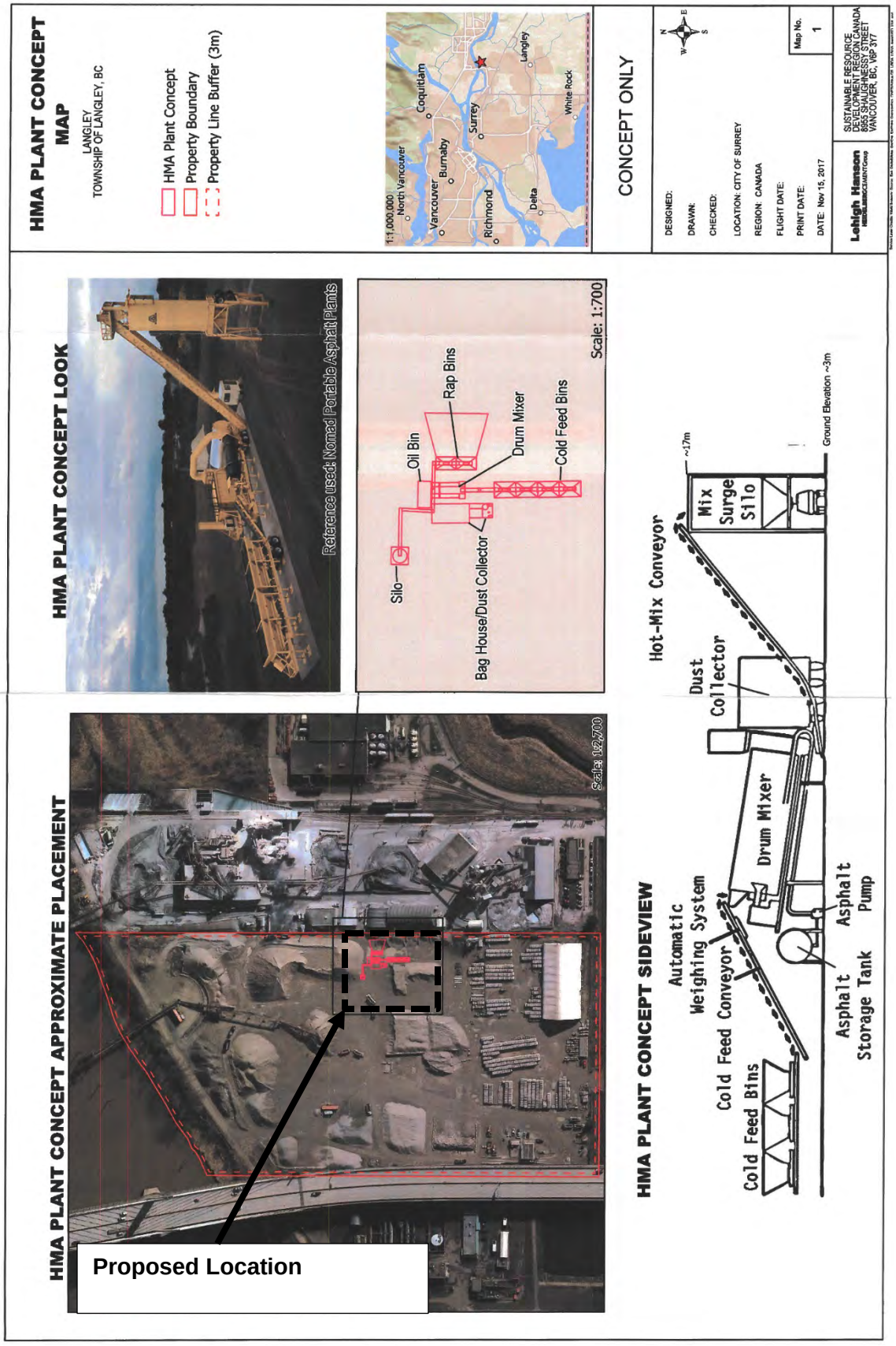
PURPOSE:

This report is to provide information and recommendations to Council concerning the proposed rezoning application.


104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
SUBJECT
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
N
Township of Langley
Est. 1873
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Commercial Centre
Conservation & Recreation
First Nations Lands
Official Community Plan
Land Use Designations
Version 04/10/2018
0 1,000 2,000
m



ZONING BYLAW NO. 2500


HMA PLANT CONCEPT MAP
LANGLEY
TOWNSHIP OF LANGLEY, BC
HMA Plant Concept
Property Boundary
Property Line Buffer (3m)
1:1,000,000
North Vancouver
Coquitlam
Vancouver
Burnaby
Surrey
Langley
White Rock
Richmond
Delta
CONCEPT ONLY
DESIGNED:
DRAWN:
CHECKED:
LOCATION: CITY OF SURREY
REGION: CANADA
FLIGHT DATE:
PRINT DATE:
DATE: Nov 15, 2017
Map No.
1
Lehigh Hanson
SUSTAINABLE RESOURCE DEVELOPMENT REGION CANADA
885 WEST GEORGIA STREET
VANCOUVER, BC, V6P 3Y7
HMA PLANT CONCEPT LOOK
Reference used: Nomad Portable Asphalt Plants
Scale: 1:700
Silo
Oil Bin
Rap Bins
Drum Mixer
Cold Feed Bins
Bag House/Dust Collector
HMA PLANT CONCEPT APPROXIMATE PLACEMENT
Scale: 1:2,700
Proposed Location
HMA PLANT CONCEPT SIDEVIEW
Hot-Mix Conveyor
~17m
Mix Surge Silo
Dust Collector
Ground Elevation ~3m
Automatic Weighing System
Drum Mixer
Cold Feed Conveyor
Asphalt Storage Tank
Asphalt Pump
Cold Feed Bins

SITE PLAN – SUBMITTED BY APPLICANT

Reference:

Owner/Agent :	Lehigh Hanson Materials Ltd. 8955 Shaughnessy Street Vancouver, BC V6P 3Y7
Legal Description:	Lot A (see BP211607) District Lot 50 Group 2 New Westminster District Plan 1115
Location:	20111 – 102B Avenue
Area:	7.5 ha (18.6 ac)
Existing Zoning:	Heavy Industrial Zone M-3
Proposed Zoning:	Heavy Industrial Zone M-3
Official Community Plan:	Industrial

BACKGROUND/HISTORY:

The subject property is located near the Golden Ears Bridge in northwest Langley abutting the Fraser River. The subject site accommodates a loading dock and an outdoor aggregate storage facility for aggregates brought in by barge on the Fraser River. Asphalt batch plant is not currently among the uses permitted in the site's current Heavy Industrial M-3 zoning. The proposed amendment is necessary to accommodate the proposed use on site. Should Council approve the application, the applicant will require a Building Permit to accommodate the proposed asphalt batch plant and to comply with senior government regulations concerning air quality and watercourse protection.

DISCUSSION/ANALYSIS:

The subject property is zoned Heavy Industrial Zone M-3, designated Industrial in the Official Community Plan and is located adjacent to existing heavy industrial uses (sewage treatment plant, Lhoist lime producer and Burnco concrete ready-mix plant). As the existing zoning does not accommodate an asphalt batch plant, the applicant proposes to amend Heavy Industrial Zone M-3 (on a site specific basis) to add asphalt batch plant to the list of permitted uses. There is one (1) other property 1 km to the west of the subject site located at 9930 – 197 Street in the Township of Langley accommodating Columbia Bitulithic asphalt batch plant.

According to the applicant's rationale (Attachment A), the company currently operates an aggregate depot on the subject property and the proposed amendment would enable the company to expand its operations, which would support economic growth in the Township of Langley through job creation and sales of asphalt and concrete products. The applicant has also indicated plans to construct a ready-mix concrete plant on the subject property at a future date as it is accommodated by the current zoning.

In staff's opinion, an asphalt batch plant use is similar to a ready-mix concrete plant in terms of type and intensity of industrial land use. By accommodating both uses on the subject property it aligns with the Official Community Plan objective of intensifying the existing industrial land base as noted below:

2.4.12. Encourage efficient utilization of industrial lands and intensification of industrial development.

Adjacent Uses:

North: The Fraser River, beyond which is Maple Ridge, BC;

South: An industrial property accommodating a multi-tenant industrial building; two (2) industrial properties accommodating Mac and Mac Hydro Demolition; both are zoned Heavy Industrial Zone M-3 and designated Industrial in the Official Community Plan;

East: An industrial property accommodating Lhoist (a lime production facility), 4.8 ha (12 ac) in size, zoned Heavy Industrial Zone M-3 and designated Industrial in the Official Community Plan;

West: 201 Street, beyond which is an industrial property zoned Heavy Industrial Zone M-3 accommodating the Metro Vancouver sewage treatment station, designated Industrial in the Official Community Plan.

Proposed Zoning Amendment:

The subject site is currently zoned Heavy Industrial Zone M-3. Bylaw 2020 No. 5623 amends the text of Heavy Industrial Zone M-3 by adding asphalt batch plant to the list of permitted uses (on a site specific basis) to accommodate the proposed use.

Public Consultation:

At its Special Meeting of April 20, 2020 Council resolved to temporarily suspend Council Policy No. 07-164, Development Held Public Information Meetings.

Access and Parking:

The site is currently accessed via driveways on 102B Avenue and 201 Street. The site accommodates two (2) modular buildings for office purposes on the southwestern portion of the site and a tent structure on the southeastern portion of the site to accommodate crane storage. Pursuant to section 107.3 of the Zoning Bylaw, no additional parking spaces are required to accommodate installation of the proposed asphalt batch plant.

Servicing:

Full municipal services exist to the subject site. Prior to final reading, the applicant is required to enter into a servicing agreement to secure works and services including construction of road works, tree replacement, stormwater management plan and utility upgrades and/or extensions to the acceptance of the Township. As a condition of rezoning, the applicant will be required to resurface 102B Avenue along the property frontage and to determine the adequacy of the existing water main and complete any required upgrades in accordance with the Subdivision and Development Servicing Bylaw. An on-site servicing plan and a site-specific stormwater management plan including onsite detention, infiltration and drainage certificate in accordance with the Township's Subdivision and Development Servicing Bylaw is required prior to issuance of a Building Permit. Additionally, an Erosion and Sediment Control Permit or exemption will be required in accordance with the Erosion and Sediment Control Bylaw.

Minimum Building Elevation:

The elevation of the subject parcel is below the "Flood Construction Level" as defined by the Township of Langley Zoning Bylaw 1987 No. 2500. As a condition of Rezone, the applicant will be required to register a restrictive covenant noting the above and saving harmless the Township of Langley from all claims related to flooding or flood damage.

Landscaping:

Landscaping plans submitted by the applicant propose plantings, trees, and groundcover to enhance the front lot line landscape area in accordance with the requirements of the Zoning Bylaw. Final acceptance of landscape drawings is noted as a condition of rezoning.

Tree Protection and Replacement:

The tree management plan submitted by the applicant indicates there are no significant trees on the subject property. In accordance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), based on the submitted 0.4 ha (1 acre) portion of the subject site (as indicated on the site plan included above), a total of 30 replacement trees are required. Final tree protection and replacement plans are subject to the final acceptance of the Township, noted as a condition of rezoning.

Environmental Considerations:

The subject property abuts the Fraser River (a red coded watercourse), any site improvements are required to comply with Schedule 3 of the Township of Langley Official Community Plan Streamside Protection and Enhancement provisions.

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Official Community Plan (OCP), Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

POLICY CONSIDERATIONS:

The proposed amendment to the Zoning Bylaw is consistent with the provisions of the Official Community Plan and compatible with the existing and surrounding land use context. The proposal achieves objectives of the Industrial designation by intensifying an existing industrial land use and generating additional jobs. Staff recommend that Council give first and second reading to Rezoning Bylaw 2020 No. 5623 and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Applicant Rationale Letter

Lehigh Hanson Materials Limited
8955 Shaughnessy Street
Vancouver, BC V6P 3Y7
Phone 604-269-6575
Fax 604-261-0135
www.lehighhansoncanada.com

January 8, 2020

Mr. Daniel Graham
Township of Langley
20338 – 65 Avenue
Langley, BC
V2Y 3J1

Re: Project 09-02-0173 / 20111 102B Avenue

Dear Mr. Graham,

On December 5th, 2020, Lehigh Hanson submitted a rezoning application for the property located at 20111 102B Avenue to allow the installation of a portable asphalt plant. The proposal is to rezone the property from M-3 to M-13 while still maintaining the ability to install a ready-mix concrete plant in the future. In my research of the bylaws the only significant difference between M-3 and M-13 zoning is asphalt plants. The options of split zoning and property subdivision were each investigated; however, Lehigh Hanson would prefer to keep this large industrial parcel intact and not limit future development options.

The property currently operates as an aggregate depot where sand and gravel are imported via barge, offloaded, and sold to internal and external customers to support growth in the Township of Langley and the surrounding area. The industrial zoning is consistent with the TOL OCP and Lehigh Hanson believes the addition of a portable asphalt plant is an efficient utilization of industrial lands. It is anticipated that the addition of a portable asphalt plant will create 2-3 full time positions.

Lehigh Hanson will initiate the Metro Vancouver Air Permitting process once the rezoning process is complete and will not operate the portable asphalt plant until all permits are in place.

Please do not hesitate to contact me if you have any questions.

Regards,

John Dick
Land Manager, British Columbia
Lehigh Hanson Materials Limited

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (JANDA GROUP HOLDINGS INC) BYLAW 2020 NO. 5636

EXPLANATORY NOTE

Bylaw 2020 No. 5636 amends the Comprehensive Development Zone CD-14 by adding pharmacy to the list of permitted uses to accommodate a pharmacy at 20178 – 96 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (JANDA GROUP HOLDINGS INC.) BYLAW 2020 NO. 5636

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal 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 "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Janda Group Holdings Inc.) Bylaw 2020 No. 5636".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended:

   (1) By amending "Section 914 – Comprehensive Development Zone CD-14" by adding as Section 914.1(5) after Section 914.1(4) the following and renumber accordingly:

   "pharmacy not exceeding 450 m^2 (4,844 ft^2) in *gross floor area*, on Lot 1 Section 35 Township 8 New Westminster District Plan LMP36055*"*

READ A FIRST TIME the	14	day of	September	, 2020.
READ A SECOND TIME the	14	day of	September	, 2020.
NOTICE WAS ADVERTISED the	24	day of	September	, 2020.
and the	01	day of	October	, 2020.
READ A THIRD TIME the		day of		, 2020.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

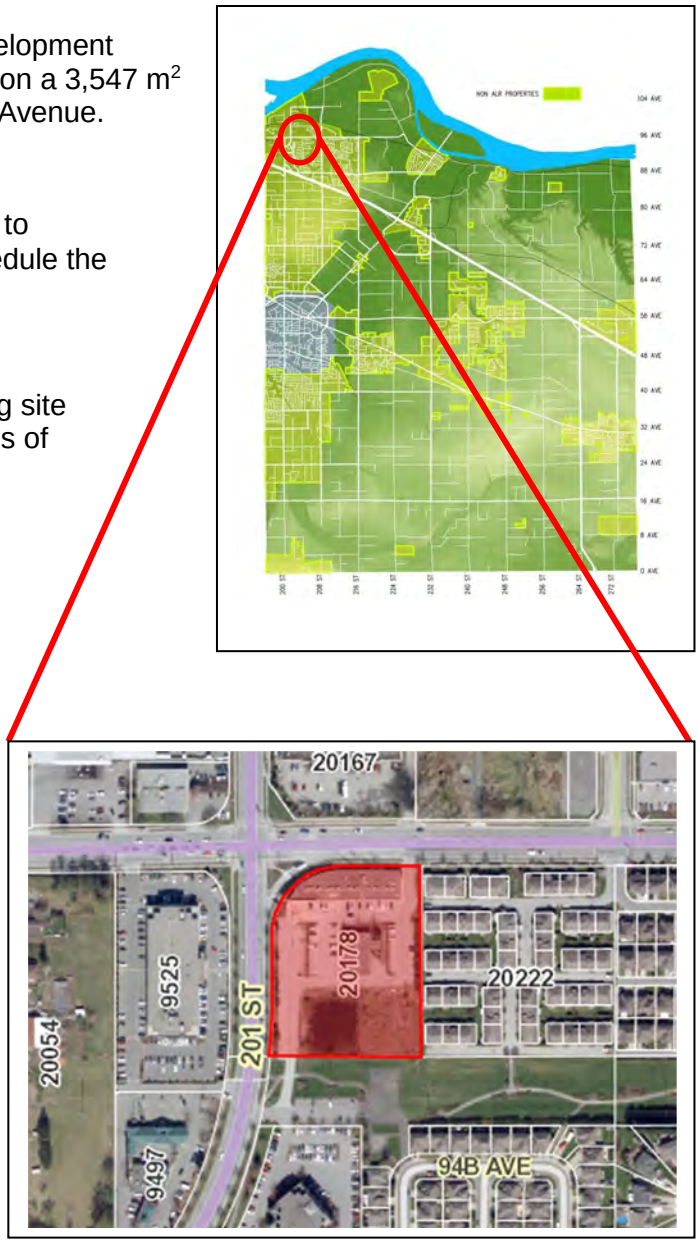
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 14, 2020 - REGULAR MEETING	**REPORT:**	20-117
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-35-0198
SUBJECT:	REZONING APPLICATION NO. 100613 (JANDA GROUP HOLDINGS INC. / 20178 – 96 AVENUE)		

PROPOSAL:

Application to amend Comprehensive Development Zone CD-14 to accommodate a pharmacy on a 3,547 m^2 (38,176 ft^2) property located at 20178 - 96 Avenue.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5636 and authorize staff to schedule the required written submission opportunity.

RATIONALE:

The proposal is compatible with the existing site context and is consistent with the provisions of the Walnut Grove Community Plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Janda Group Holdings Inc.) Bylaw 2020 No. 5636, amending Comprehensive Development Zone CD-14 to add pharmacy as a site specific permitted use; and further

That Council authorize staff to schedule the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5636.

EXECUTIVE SUMMARY:

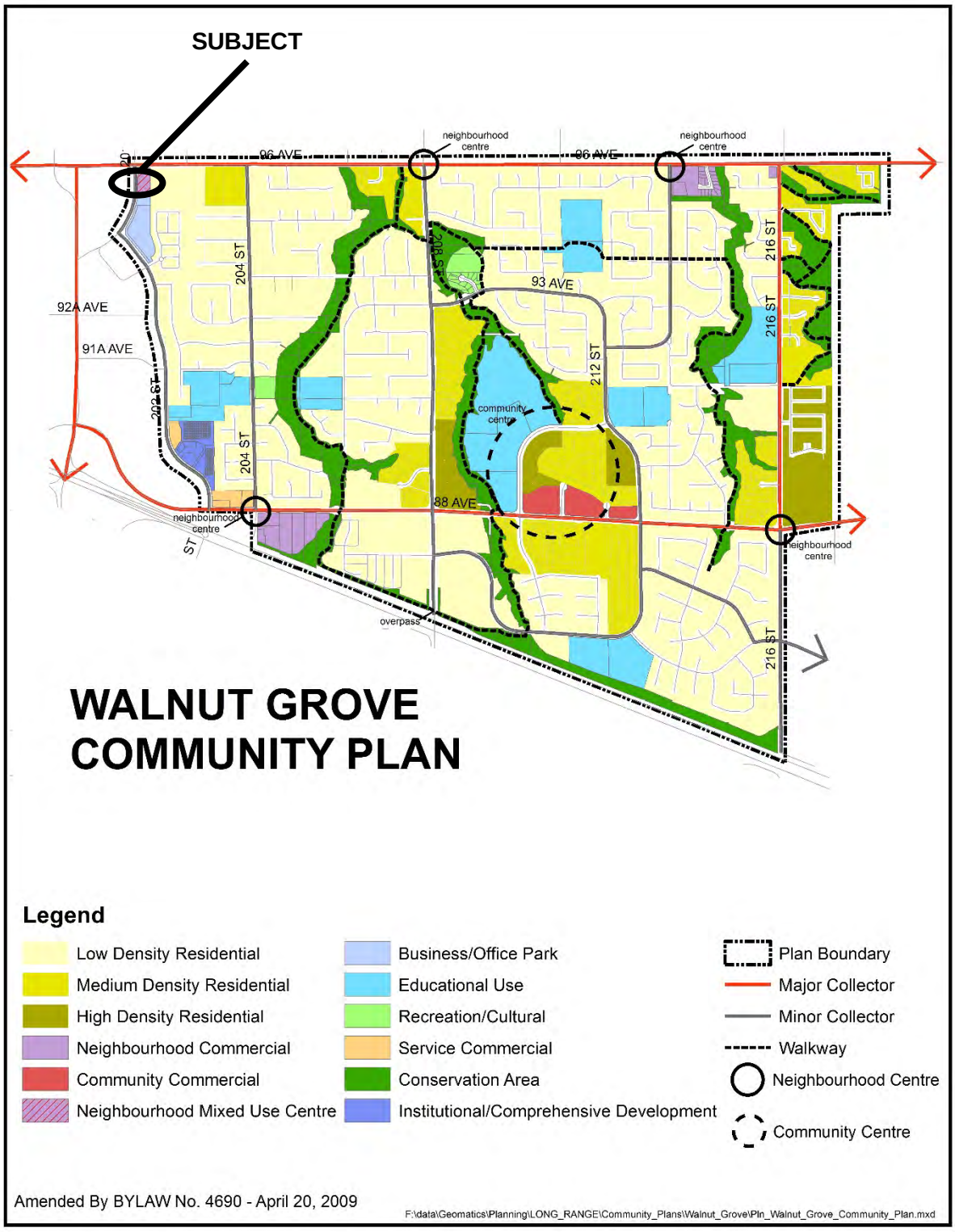
The applicant has applied to amend the text of the Comprehensive Development Zone CD-14 (on a site specific basis) in order to accommodate a pharmacy in the four (4)-storey mixed use building (currently under construction) located at 20178 - 96 Avenue.

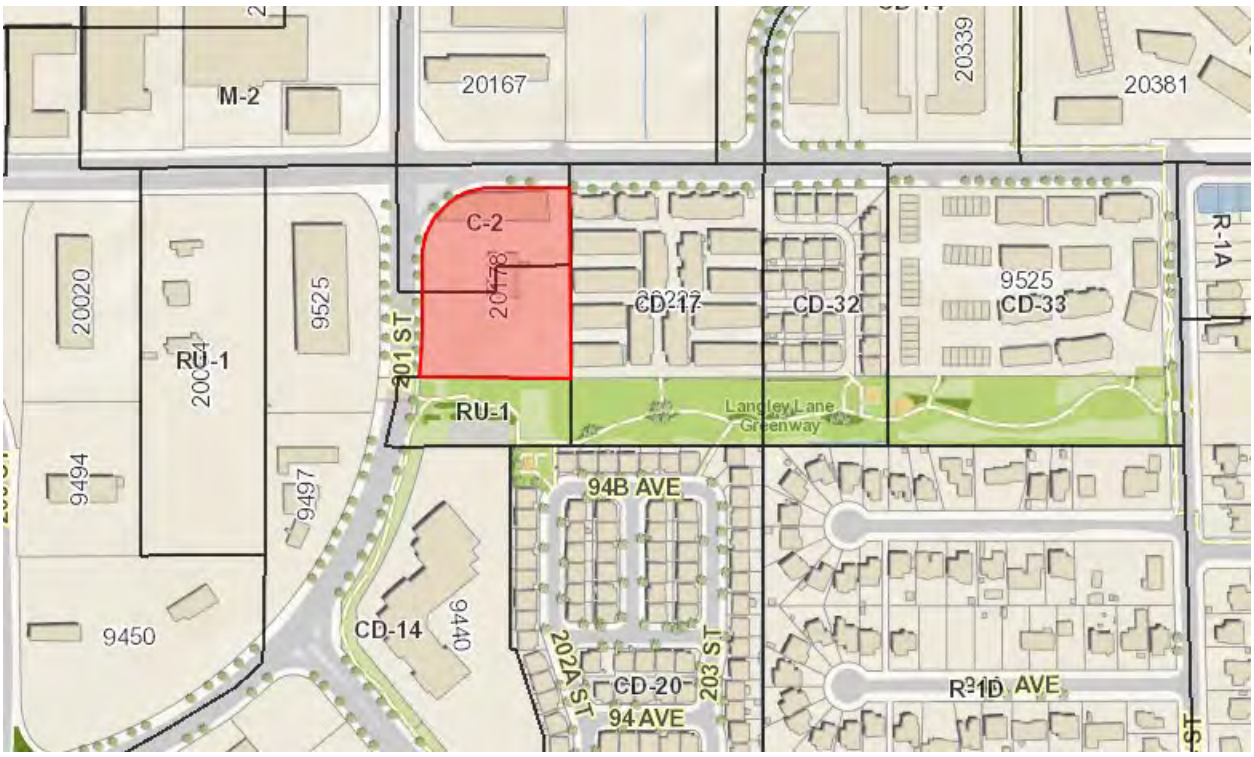
Pharmacies are currently accommodated in many existing commercial and comprehensive developments within the 'commercial uses' definition in the Township of Langley Zoning Bylaw.

The proposal aligns with the site context and is compatible with the objectives of the site's Neighbourhood Mixed Use Centre designation in the Walnut Grove Community Plan.

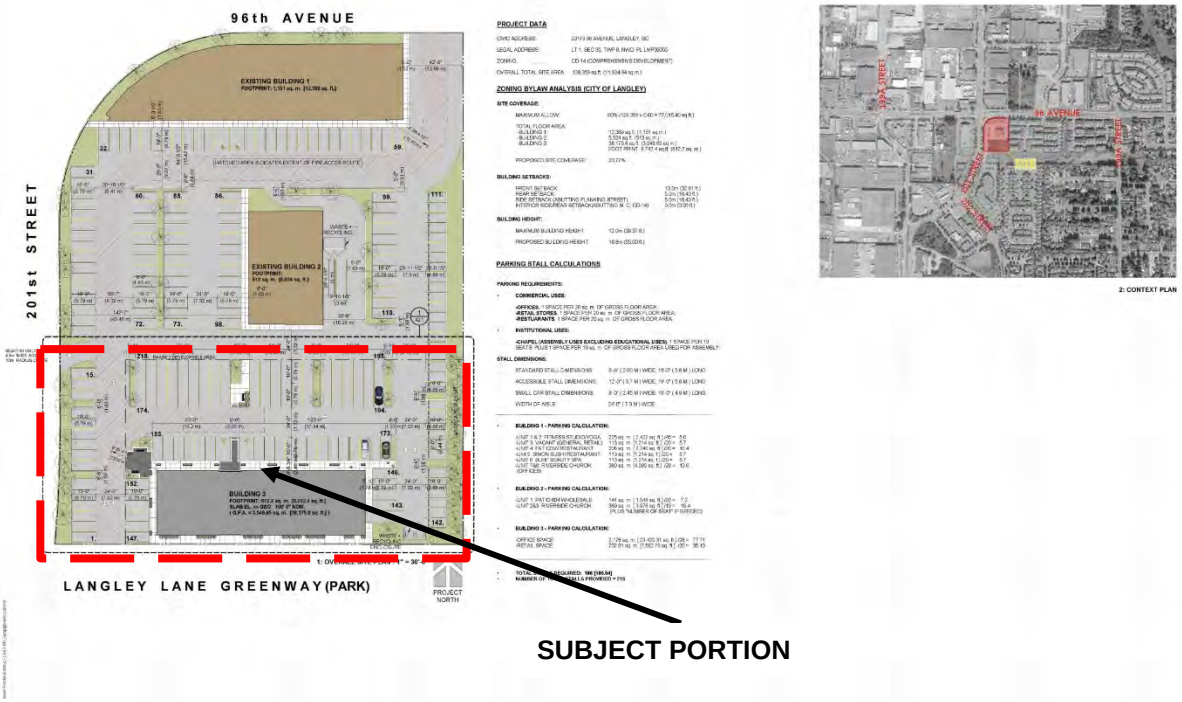
PURPOSE:

This report is to provide information and recommendations to Council concerning the proposed rezoning application.


SUBJECT
96 AVE
neighbourhood centre
96 AVE
neighbourhood centre
92A AVE
91A AVE
202 ST
204 ST
204 ST
206 ST
93 AVE
212 ST
216 ST
216 ST
216 ST
community centre
88 AVE
neighbourhood centre
neighbourhood centre
overpass
WALNUT GROVE
COMMUNITY PLAN
Legend
Low Density Residential
Medium Density Residential
High Density Residential
Neighbourhood Commercial
Community Commercial
Neighbourhood Mixed Use Centre
Business/Office Park
Educational Use
Recreation/Cultural
Service Commercial
Conservation Area
Institutional/Comprehensive Development
Plan Boundary
Major Collector
Minor Collector
Walkway
Neighbourhood Centre
Community Centre
Amended By BYLAW No. 4690 - April 20, 2009
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Walnut_Grove\Pln_Walnut_Grove_Community_Plan.mxd



ZONING BYLAW NO. 2500



SUBJECT PORTION

SITE PLAN – SUBMITTED BY APPLICANT

Reference:

Owners/Agents :	Janda Group Holdings Inc. 4770 – 72 Street Delta, BC V4K 3N3
Legal Description:	Lot 1 Section 35 Township 8 New Westminster District Plan LMP36055
Location:	20178 – 96 Avenue
Area:	3,547 m^2 (38,176 ft^2)
Existing Zoning:	Community Commercial Zone C-2 Comprehensive Development Zone CD-14
Proposed Zoning:	Community Commercial Zone C-2 Amended Comprehensive Development Zone CD-14
Walnut Grove Community Plan:	Neighbourhood Mixed Use Centre

BACKGROUND:

The subject property is located at the corner of 201 Street and 96 Avenue amongst other office commercial uses in Walnut Grove. The subject site is designated Neighbourhood Mixed Use Centre in the Walnut Grove Community Plan and accommodates a mix of commercial uses on the site. Development Permit No. 100905 was issued September 17, 2018 accommodating development of a four (4) storey office building (currently under construction) on the southerly portion of the property.

A subdivision application has also been submitted on the subject site to create an airspace parcel for the four (4) storey building currently under construction.

In addition, Development Permit and Development Variance Permit applications have been submitted proposing to construct a drive through restaurant on the northerly portion of the subject site.

DISCUSSION/ANALYSIS:

The subject property is zoned Community Commercial Zone C-2 (northerly portion) and Comprehensive Development Zone CD-14 (southerly portion) and designated Neighbourhood Mixed Use Centre in the Walnut Grove Community Plan. This designation provides a mix of retail commercial uses and employment-generating office uses as reflected in the site's 'split zoning'. A pharmacy is not currently among the uses permitted on the southerly portion of the site zoned Comprehensive Development Zone CD-14. The subject rezoning application is necessary to accommodate the proposed use on the southerly portion of the site.

The proposed pharmacy could be accommodated on the northerly portion of the site within the existing Community Commercial C-2 zoning, however, the applicant has applied to amend the text of Comprehensive Development Zone CD-14 (on a site specific basis for the southerly portion of the site) to accommodate a pharmacy in a proposed new four (4) storey building (currently under construction).

The existing CD-14 zoning is a hybrid of service industrial and office park zones, and accommodates a variety of uses such as:

1) all uses permitted in the Service Industrial Zone M-1A except the following M-1A uses which are prohibited:
a) vehicle towing uses and vehicle storage compounds (temporary and permanent);
b) public works yards, maintenance yards, and accessory open storage uses unless located in a fully screened rear yard on a lot greater than 6,000 m^2 in size;
c) transportation and trucking terminals and compounds including public transportation depots;
d) service stations and gas bars;
e) vehicle body shops;
f) vehicle servicing and vehicle repair shops unless located on a lot greater than 3,000 m^2 in size; and
g) parking of commercial vehicles
2) business and professional offices and research and development laboratories
3) computer sales, service and repair stores (excluding home electronic retail stores)
4) medical clinics
5) custom brokers
6) funeral homes excluding crematoria and accessory crematoria
7) assembly uses excluding residential institutional uses
8) new automotive parts and accessory stores
9) servicing and repair of household appliances and goods
10) home improvement centres excluding outside building material storage yards
11) mail order, mailbox and business service uses

Comprehensive Development Zone CD-14 accommodates a medical clinic as a permitted use, which often have a pharmacy located in close proximity for convenience. The applicant indicates there is a large population in the area that could support the proposed pharmacy use and that the nearest alternative pharmacy location is Thunderbird Village (see Attachment A).

Surrounding Land Uses:

Surrounding land uses include the following:

North: 96 Avenue, beyond which is an industrial property accommodating a two (2) storey commercial building with multiple tenants, zoned Service Industrial Zone M-1A, designated Light Industrial in the Northwest Langley Community Plan;

South: Langley Lane Greenway and B.C. Hydro right-of-way, zoned Rural Zone RU-1, accommodating a trail, parking and a basketball court, designated Institutional/Comprehensive Development in the Walnut Grove Community Plan;

East: A property zoned Comprehensive Development Zone CD-17 accommodating multifamily residential uses (Windsor Gardens), designated Low Density Residential in the Walnut Grove Community Plan;

West: 201 Street, beyond which, is a commercial property with a three (3) storey office building accommodating multiple tenants, zoned Comprehensive Development Zone CD-14 and designated Light Industrial in the Northwest Langley Community Plan.

Zoning Amendment:

The subject site is currently zoned Community Commercial Zone C-2 and Comprehensive Development Zone CD-14. Bylaw 2020 No. 5636 proposes to add pharmacy to the list of permitted uses in the CD-14 zone on a site-specific basis for the southerly portion of the subject site.

Public Information Meeting:

At its Special Meeting of April 20, 2020 Council resolved to temporarily suspend Council Policy No. 07-164, requiring Developer Held Public Information Meetings.

Access and Parking:

The site is accessed via a driveway on 201 Street and a driveway on 96 Avenue. No changes are proposed in conjunction with this application. The most recent parking calculation provided at time of Development Permit No. 100905 met the requirements of the Zoning Bylaw and is summarized in the table below.

	Required	**Provided**
Building 1 (existing)	46	46
Building 2 (existing)	27	27
Building 3 (under construction)	113	142
TOTAL	**186**	**215**

Servicing:

Full municipal services exist to the subject site.

POLICY CONSIDERATIONS:

The proposed amendment to the Comprehensive Development Zone CD-14 is consistent with the provisions of the Walnut Grove Community Plan and compatible with the surrounding area. Staff recommend that Council give first and second reading to Rezoning Bylaw No. 5636 and authorize staff to schedule the required written submission opportunity.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Applicant Rationale Letter

ATTACHMENT A

LETTER OF INTENT
Supplemental Document to Zoning Text Amendment Application

To Staff, Council and Mayor,

This Letter of Intent is prepared to provide a rationale for a site specific, zoning text amendment to CD14, at the Fraser Point project located at 20178 96 Avenue, Langley, B.C. (the "Property"), for a pharmacy use.

BACKGROUND

The Property is a commercial mixed-use business centre located in the Walnut Grove community of Langley, British Columbia. The Property currently hosts two retail strip buildings, with a third mixed-use, retail and office building, currently under construction. The Property is odd shaped and split zoned, with a northern, odd shaped block, zoned C2, and the southern, odd shaped, block, zoned CD-14[1]. The Property currently has 3 access points, 2 from 201st Street with a right-in and right-out privilege, and from 96th Avenue, with a right-in, right-out and a left-in privilege.

RATIONALE

There are the main arguments for rationale:

TOWNSHIP OF LANGLEY

1. The Property is one contiguous parcel with 2 non-linear polygon shapes splitting the C-2 and CD-14 zoned areas. Under the C-2 zoned area, pharmacy use is an allowed use and under the CD-14 zoned area, it is not. However, if the true intent, of this split zone, was to have a unique property with specific uses, the restricted uses on the CD-14 zoned area are permitted, in close proximity and eyesight, in one of the other two buildings on the Property;

2. Within 1 kilometer of the Property there is a total population of 3,893 compared to a daytime population of 9,040 people[2], meaning there is 3X as many people travelling to this trade area during working hours. Even if a small percentage of this demographic, has medical needs, children or value convenience, a pharmacy would have the opportunity to service a large demographic, currently being underserved. The closest pharmacy that we can find is over a 1 kilometer away, due south of the Property, located at the interchange, which is not the primary arterials for this Property; and

3. Lastly, pharmacy and medical clinics have and are more increasingly being a syndicated offering within a retail shopping experience. CD-14 and C-2 zones both allow for medical clinics use, but CD-14 does not allow for pharmacy use, and as most pharmacies and medical clinics will take space only if the other is there, having one or the other, over a contiguous parcel is important.

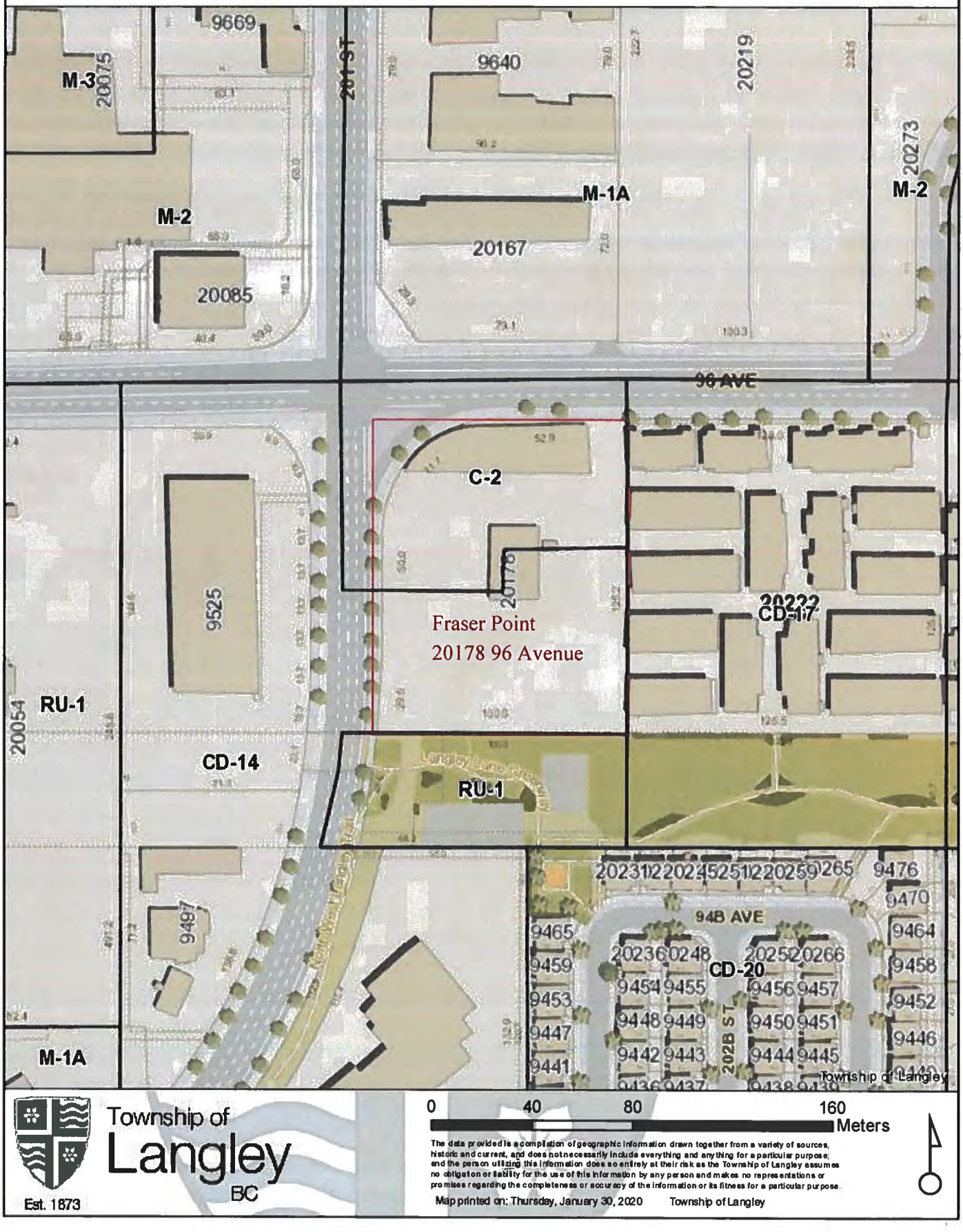
We hope the rationale provided above has presented enough evidence to justify a site specific, zoning text amendment for pharmacy use.

Thank you for considering our application.

[1] – See Exhibit A – Site Plan showing split zone configuration.
[2] – See Exhibit B – "Market Breakdown", a report by Colliers depicting the demographics in relation to this Property.

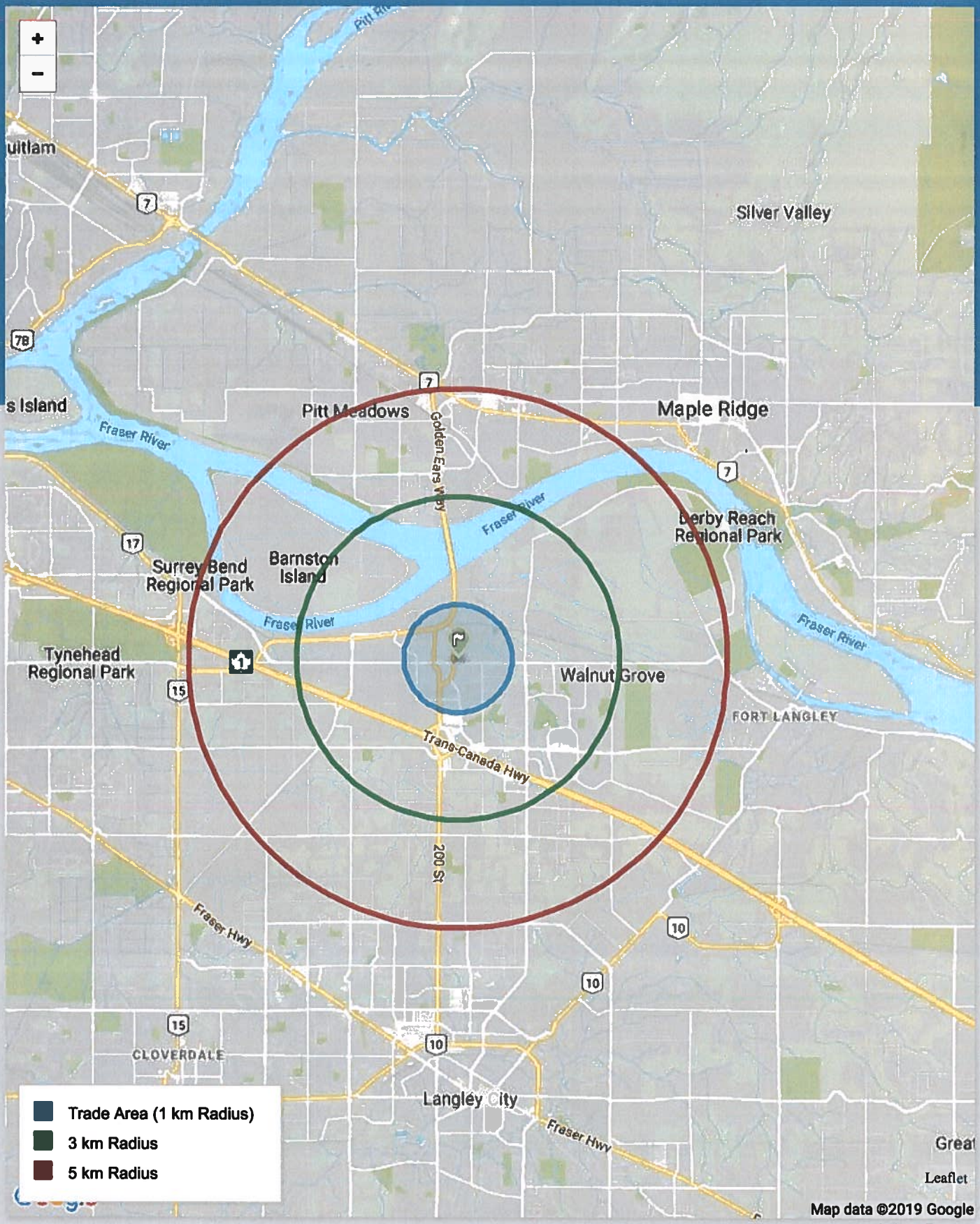
Exhibit A to Letter of Intent

Fraser Point - 20178 96 Ave.



Fraser Point - 20178 96 Avenue, Langley, B.C.

Exhibit B to the Letter of Intent



Market Breakdown

Total Population
within Trade Area (1 km Radius)
3,893

Daytime Population
within Trade Area (1 km Radius)
9,040

Total Households
within Trade Area (1 km Radius)
1,390

Retail Landscape (Trade Area)



- **Restaurants** - 18 (66.7%)
- **Financial Services** - 4 (14.8%)
- **Personal Care** - 3 (11.1%)
- **Cafes** - 1 (3.7%)
- **Bars** - 1 (3.7%)

Custom Demographics

Your Demographics

Criteria	Aggregation	Trade Area (1 km Radius)	3 km Radius	5 km Radius
Total Population	Sum	3,893	25,743.3	60,992.6
Average household income	Average	108,863.2	103,900.3	105,702.1
Number of people in private households	Sum	3,715.1	25,186.3	59,807.8
Total Households	Sum	1,389.9	9,598.5	21,387.1
Annual spending on Child care	Average	532.9	496.1	508.8
Total Dwellings	Sum	1,417.8	9,895.3	22,150.9
Average household size	Average	2.7	2.6	2.8
Annual spending on Health care	Average	2,996.9	2,769.1	2,804
Average size of families	Average	3	2.9	3

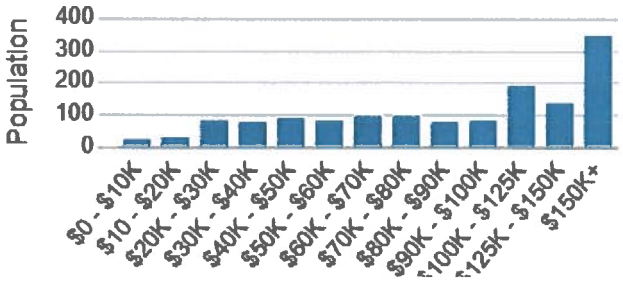
Demographic Overview

Median Household Income

within Trade Area (1 km Radius)

$99,270

↑ 10% higher than Langley

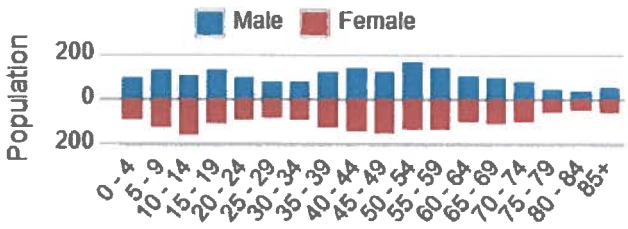


Median Age

within Trade Area (1 km Radius)

44

↑ 6% higher than Langley



Education

within Trade Area (1 km Radius)

93%

same as Langley

Employment Rate

within Trade Area (1 km Radius)

64%

↓ 0% lower than Langley

Visible Minorities

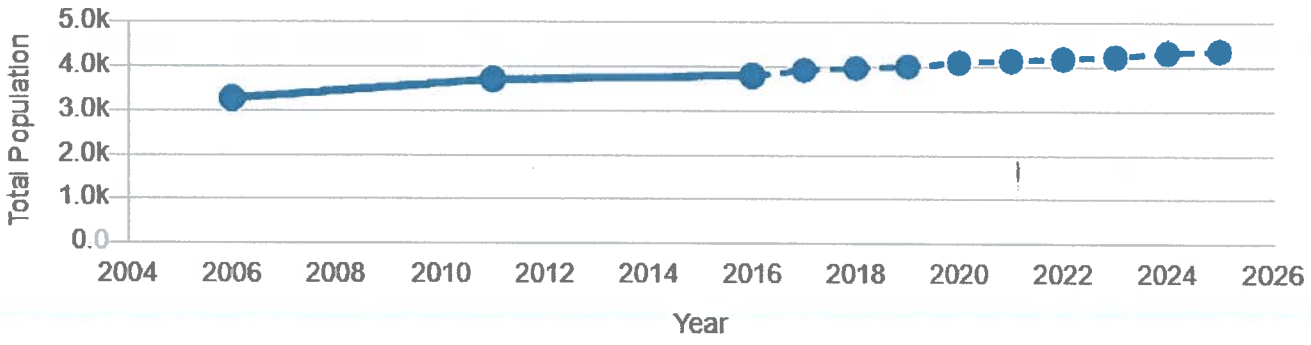
within Trade Area (1 km Radius)

17%

↓ 7% lower than Langley

Demographic Projections

Total Population



Criteria	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Growth
Total Population	3.2k	3.7k	3.8k	3.9k	3.9k	4.0k	4.1k	4.1k	4.2k	4.2k	4.3k	4.3k	**33.55%**

Custom Demographic Tables

Households, Income (Current Year $)

Variable	Trade Area (1 km Radius)	3 km Radius	5 km Radius
Median Household Income	99,269.7	92,073.6	95,898
Total Households	1,417.8	9,895.3	22,150.9
$0 to $4,999	12.9 (0.9%)	147.6 (1.5%)	314.6 (1.4%)
$5,000 to $9,999	7 (0.5%)	74.6 (0.8%)	173 (0.8%)
$10,000 to $14,999	7.5 (0.5%)	103.4 (1.0%)	261.1 (1.2%)
$15,000 to $19,999	18.4 (1.3%)	183.9 (1.9%)	404.8 (1.8%)
$20,000 to $24,999	46.3 (3.3%)	251.6 (2.5%)	520.4 (2.3%)
$25,000 to $29,999	36.9 (2.6%)	256 (2.6%)	499.8 (2.3%)
$30,000 to $34,999	43.9 (3.1%)	291.6 (2.9%)	561.3 (2.5%)
$35,000 to $39,999	31.3 (2.2%)	296 (3.0%)	642.2 (2.9%)
$40,000 to $45,999	30.6 (2.2%)	299.8 (3.0%)	611.4 (2.8%)
$45,000 to $49,999	55.9 (3.9%)	338.3 (3.4%)	643.5 (2.9%)
$50,000 to $59,999	82.8 (5.8%)	645.9 (6.5%)	1,316.1 (5.9%)
$60,000 to $69,999	94.8 (6.7%)	650.9 (6.6%)	1,324 (6.0%)
$70,000 to $79,999	91.8 (6.5%)	680.5 (6.9%)	1,394.7 (6.3%)
$80,000 to $89,999	75 (5.3%)	569.8 (5.8%)	1,312.1 (5.9%)
$90,000 to $99,999	79.1 (5.6%)	558.7 (5.6%)	1,293.6 (5.8%)
$100,000 to $124,999	190 (13.4%)	1,266.1 (12.8%)	2,949.4 (13.3%)
$125,000 to $149,999	138.1 (9.7%)	1,030.4 (10.4%)	2,316.1 (10.5%)
$150,000 to $199,999	203.4 (14.3%)	1,148.5 (11.6%)	2,797.4 (12.6%)
$200,000 and Over	142.2 (10.0%)	758.9 (7.7%)	1,817 (8.2%)

All demographic data is based on 2017 census information from Statistics Canada.

From: Daniel Graham
Sent: Tuesday, September 29, 2020 3:21 PM
To: CD Agenda Bylaw
Subject: Item for Oct 5 / 20 Council meeting agenda Bylaw No 5636 (Janda Group Holdings Inc.) 20178 - 96 Avenue

Good Afternoon:

As Bylaw No. 5636 (Janda Group Holdings Inc. / 20178 – 96 Ave) does not have any development prerequisites requiring completion between third and final readings, Council should be advised that they have the option to also grant final reading to the bylaw on the Council agenda of October 5, 2020.

Best Regards,

Township of Langley

Daniel Graham | Planner
Development Planning | Community Development
20338 – 65 Avenue, Langley, BC V2Y 3J1
Direct line: 604.533.6090x2239
Web Facebook Twitter YouTube

expect excellence

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
HIGHWAY CLOSING AND DEDICATION REMOVAL
(TOWNSHIP – FORT BLOCK LANE) BYLAW 2020 NO. 5634

EXPLANATORY NOTE

Bylaw 2020 No. 5634 authorizes the closure and highway dedication removal from a portion of lane between Royal Street and King Street at Mavis Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL

(TOWNSHIP – FORT BLOCK LANE) BYLAW 2020 NO. 5634

WHEREAS pursuant to subsection 40(1)(a) of the *Community Charter*, S.B.C. 2003, c. 26, the Council may, by bylaw, close all or part of a highway that is vested in the municipality to all or some types of traffic;

AND WHEREAS pursuant to section 40(2) of the *Community Charter*, S.B.C. 2003, c. 26, the Council may, by bylaw, remove the dedication of a highway that has been closed by a bylaw under subsection 40(1)(a);

NOW THEREFORE, the Municipal 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 "Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5634".

2. That portion of road lying in District Lot 19 Group 2 NWD shown outlined in heavy black line on the reference plan EPP100098 attached hereto as Schedule "A", prepared by M. Adam Fulkerson, BCLS, completed on the 29th day of January, 2020, and more particularly described as:

   all that portion of Parcel A containing 252.4 square meters and dedicated on Plan 8856

   shall be closed to traffic (hereinafter the "Lane").

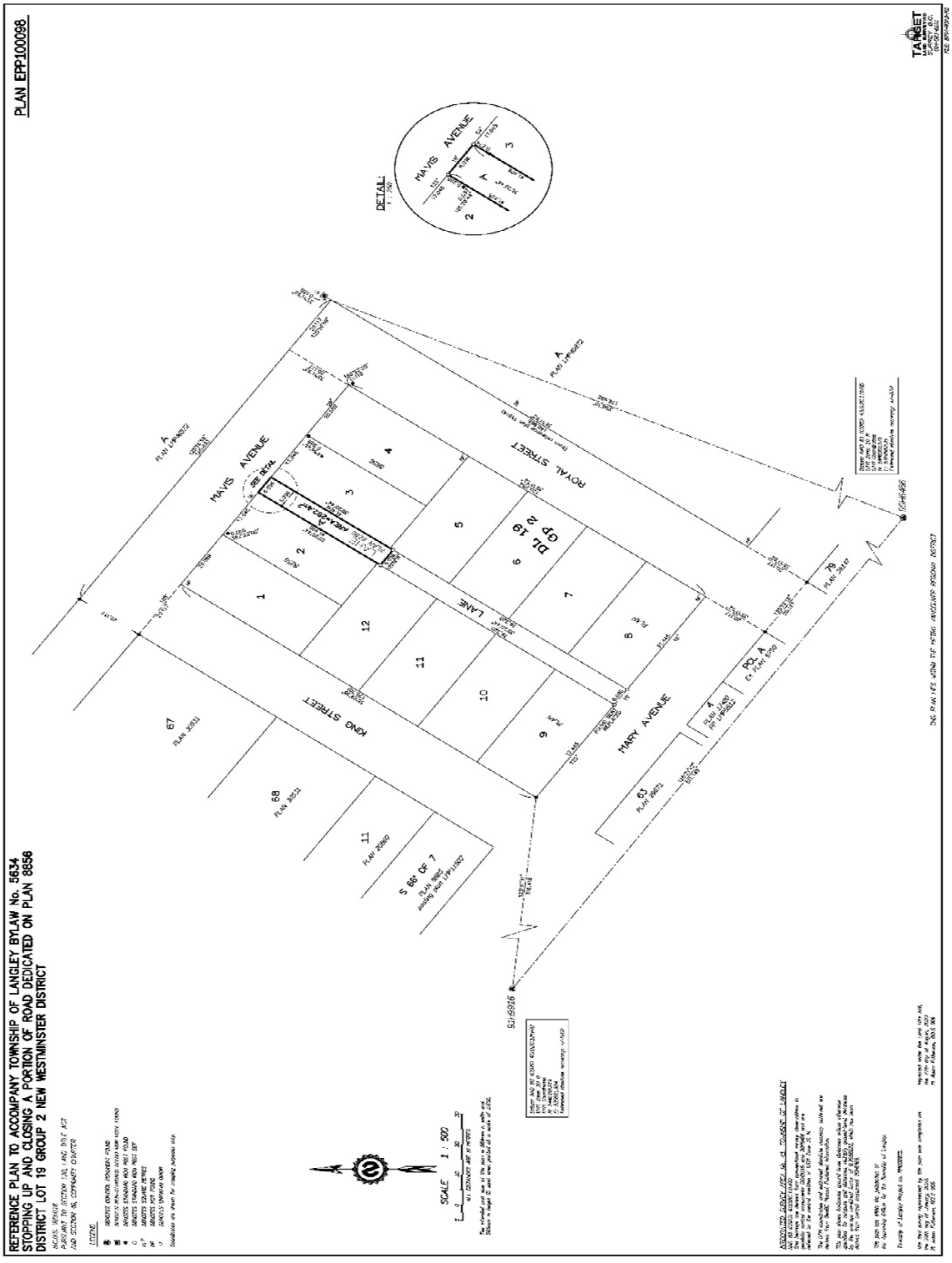
3. The dedication as highway shall be removed from the Lane.

4. The Township Clerk is hereby authorized to sign the plan(s) of survey and any such other instrument(s) as may be required to carry into effect the closure and dedication removal described in this bylaw.

READ A FIRST TIME the	14	day of	September	, 2020
READ A SECOND TIME the	14	day of	September	, 2020
READ A THIRD TIME the	14	day of	September	, 2020
ADOPTED the		day of		, 2020

_____ Mayor _____ Township Clerk

SCHEDULE "A"


PLAN EPP100098
REFERENCE PLAN TO ACCOMPANY TOWNSHIP OF LANGLEY BYLAW No. 5634
STOPPING UP AND CLOSING A PORTION OF ROAD DEDICATED ON PLAN 8856
DISTRICT LOT 19 GROUP 2 NEW WESTMINSTER DISTRICT
PURSUANT TO SECTION 136, LAND TITLE ACT
AND SECTION 86, COMMUNITY CHARTER
LEGEND
GRIDDED CONTROL MONUMENT FOUND
GRIDDED STANDARD IRON POST FOUND
GRIDDED STANDARD IRON POST SET
GRIDDED SQUARE METRES
GRIDDED DECIMAL METRES
GRIDDED UNKNOWN UNITS
Coordinates are shown for mapping purposes only
DETAIL
1 : 200
MAVIS AVENUE
SEE DETAIL
ROYAL STREET
KING STREET
MARY AVENUE
LANE
DL 19
GP 2
PLAN 8856
PLAN 30631
PLAN 20869
PLAN EPP100097
PLAN LMP46872
PLAN LMP46873
PLAN 27407
PCL A
EX PLAN 8856
S 66' OF 7
SCALE 1 : 500
TARGET
LAND SURVEYING LTD.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LED STREET LIGHTING CONVERSION LOAN AUTHORIZATION

BYLAW 2020 NO. 5620

EXPLANATORY NOTE

Bylaw 2020 No. 5620 authorizes the Township of Langley to borrow $4.392 million towards the estimated cost of the LED Street Light Program: Multiple Locations Project.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LED STREET LIGHTING CONVERSION LOAN AUTHORIZATION

BYLAW 2020 NO. 5620

WHEREAS it is deemed desirable and expedient to construct LED Street Light Program: Multiple Locations capital works 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 LED Street Light Program: Multiple Locations project including incidentals thereto is equal to the sum of $4.392 million (Four million three hundred ninety-two thousand four hundred and twenty-four 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 “LED Street Lighting Conversion Loan Authorization Bylaw 2020 No. 5620”.

2. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of the LED Street Light Program: Multiple Locations project 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 $4,392,424 (Four million three hundred ninety-two thousand four hundred and twenty-four 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 LED Street Light Program: Multiple Locations project.

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	15	day of	June	, 2020
READ A SECOND TIME the	15	day of	June	, 2020
READ A THIRD TIME the	15	day of	June	, 2020
RECEIVED THE APPROVAL of the INSPECTOR of MUNICIPALITIES this	12	day of	August	, 2020
ADOPTED the		day of		, 2020

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

CERTIFICATE OF ALTERNATIVE APPROVAL PROCESS RESULTS

LED STREET LIGHTING CONVERSION CAPITAL WORKS BYLAW 2020 NO. 5620

I, Wendy Bauer, Corporate Officer for the Corporation of the Township of Langley, hereby certify the results of the alternative approval process that was conducted to obtain the approval of the electors for the *LED Street Lighting Conversion Capital Works Bylaw 2020 No. 5620*, as follows:

Estimated number of electors:	80,452
Number of valid, accepted elector response forms submitted prior to the deadline, September 28, 2020, 4:30pm:	2
Percentage of estimated electors who submitted valid elector response forms:	<1%

In accordance with sections 84 and 86 of the *Community Charter*, the approval of the electors was obtained to proceed with the *LED Street Lighting Conversion Capital Works Bylaw 2020 No. 5620*, the borrowing of funds to undertake LED Street Light Conversion.

Declared at the Corporation of the Township of Langley, British Columbia
This 30th day of September, 2020.

Wendy Bauer
Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924

AMENDMENT (ESSENCE HOLDINGS (PARC CENTRAL 1) INC.) BYLAW NO. 5632

EXPLANATORY NOTE

Bylaw 2020 No. 5632 amends the Central Gordon Estate Neighbourhood Plan for a 0.8 ha (1.9 ac) of land located at 20261 – 72B Avenue to increase the density allowable in the Townhouse B land use designation. The amendment is required to facilitate the development of 30 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924
AMENDMENT (ESSENCE HOLDINGS (PARC CENTRAL 1) INC.) BYLAW NO. 5632

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal 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 "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Essence Holdings (Parc Central 1) Inc.) Bylaw No. 5632".

2. Langley Official Community Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw No. 4924 as amended is further amended by:

   a) Amending Map 1 to add dashed black outline around and label #2 to the property shown in Schedule A and adding "Refer to Section 3.4.1.6" in the legend for the dashed black outline

   b) Inserting as a new bullet point after the last bullet point in Section 3.4.1.6 Townhouse B (12 – 40 UPA), the following:

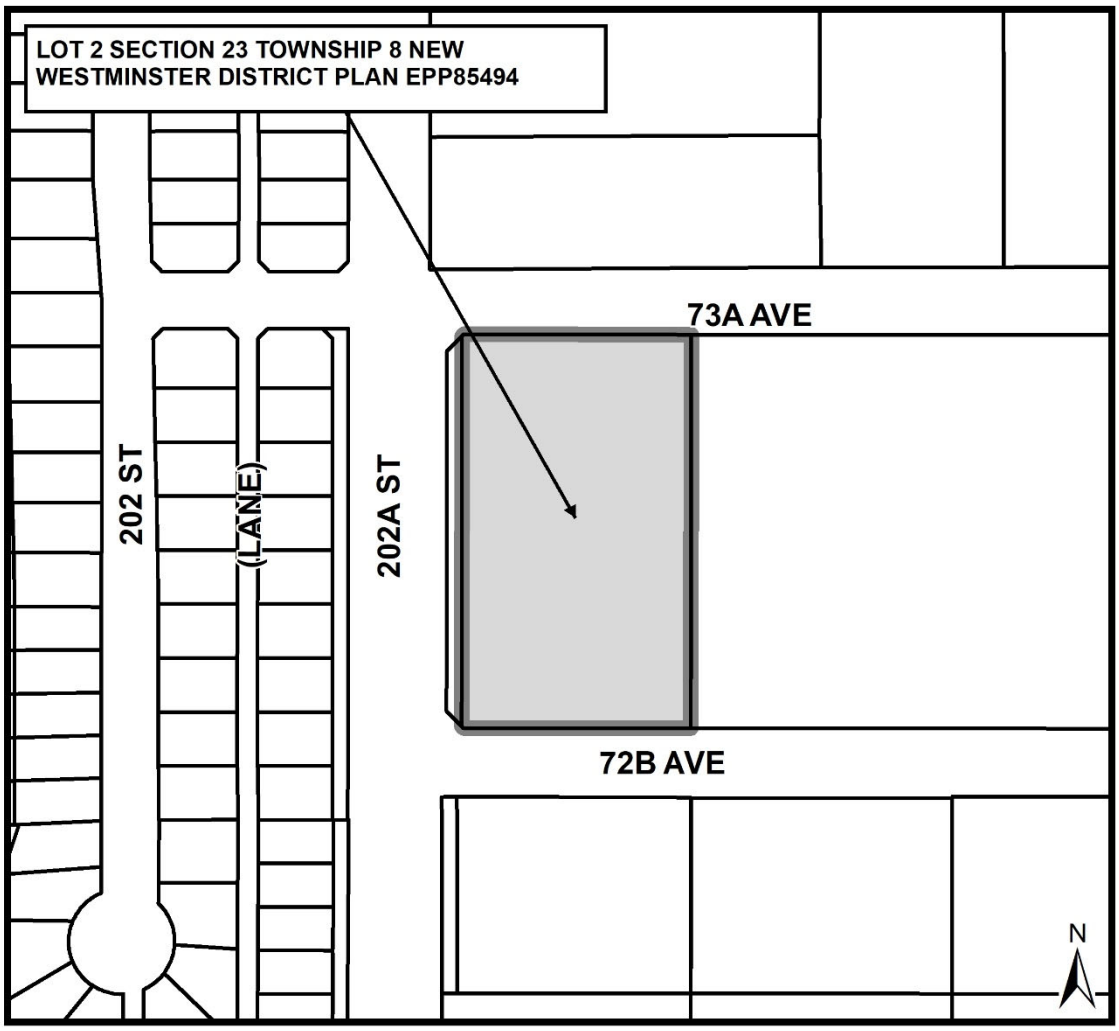
      - Those lands identified outlined in dashed black on Map 1: Land Use Concept may be developed in accordance with the following site specific densities (without underground parking):

#	Designation	Location	Permitted Density
2	Townhouse B	20261 – 72B Avenue	15.8 UPA

READ A FIRST TIME the	27	day of	July	, 2020.
READ A SECOND TIME the	27	day of	July	, 2020.
PUBLIC HEARING HELD the	14	day of	September	, 2020.
READ A THIRD TIME the	14	day of	September	, 2020.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5632



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ESSENCE HOLDINGS (PARC CENTRAL 1) INC.) BYLAW 2020 NO. 5633

EXPLANATORY NOTE

Bylaw 2020 No. 5633 amends the Comprehensive Development Zone CD-124 to change the number of permitted townhouses to 110 from 102.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ESSENCE HOLDINGS (PARC CENTRAL 1) INC.) BYLAW 2020 NO. 5633

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal 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 “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties (Parc Central 1) Inc,) Bylaw 2020 No. 5633”.

2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:

    a. Replacing Section 1024.2 with the following:

    Residential uses shall consist of 110 *townhouses* and 75 *apartments*.

    b. Replacing Section 1024.12 with the following text and map:

    Development in this zone shall conform substantially with the Drawing prepared by Focus Architecture Incorporated dated May 15, 2020 as shown below:



READ A FIRST TIME the	27	day of	July	, 2020.
READ A SECOND TIME the	27	day of	July	, 2020.
PUBLIC HEARING HELD the	14	day of	September	, 2020.
READ A THIRD TIME the	14	day of	September	, 2020.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101164

This Permit is issued this _____day of _____, 2020 to:

1. Name: Essence Holdings (Parc Central 1) Inc.

   Address: 118 – 3950 – 191 Street
   Surrey, BC V3Z 0Y6

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 2 Section 23 Township 8 New Westminster District Plan EPP85494

   CIVIC ADDRESS: 20261 – 72B Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. On-site landscaping plans being in substantial compliance with Schedules “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;
   c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

   Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

   a. Completion of an onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
   b. On-site landscaping to be secured by letter of credit at building permit stage; and
   c. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

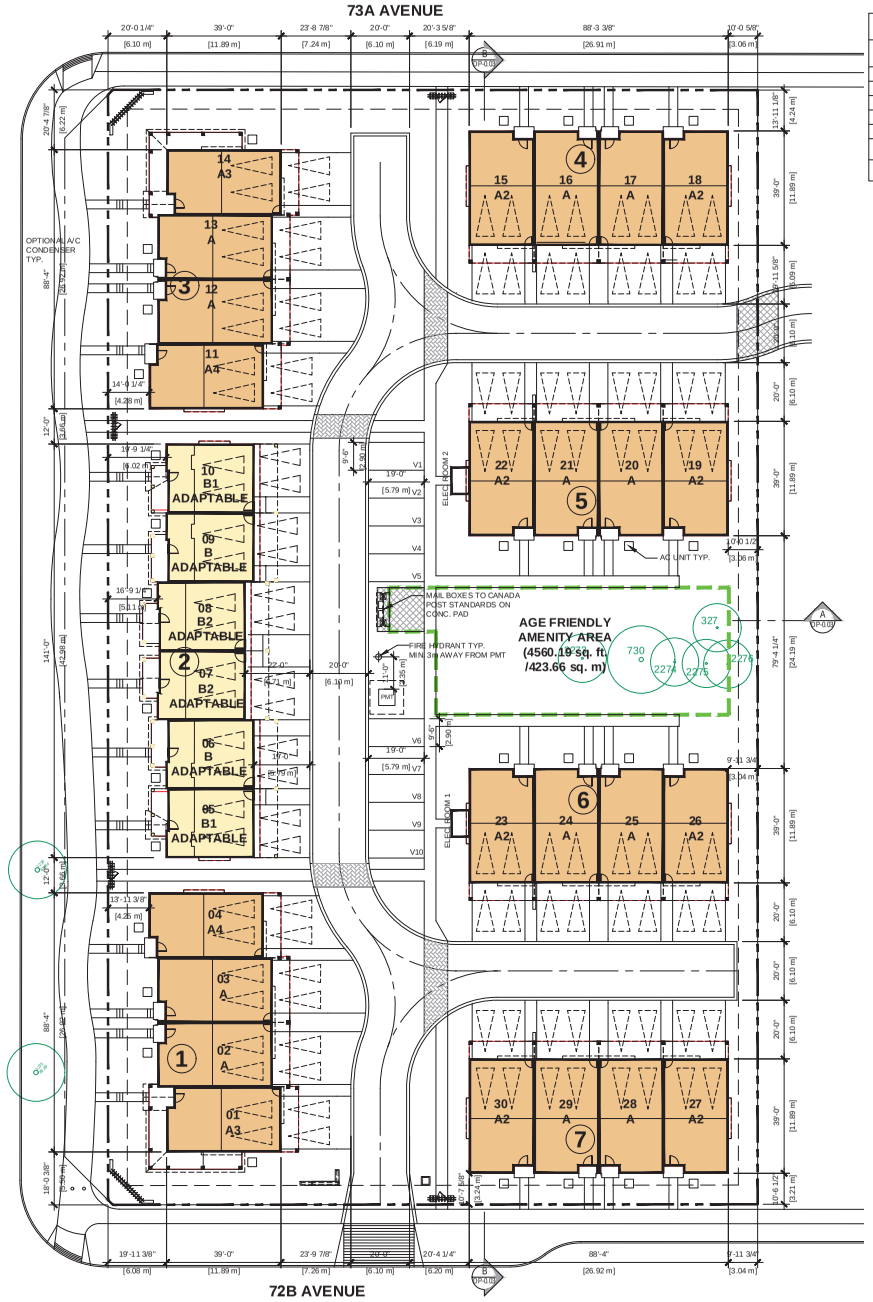
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2020.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



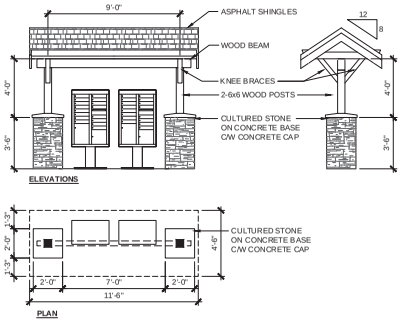
SITE PLAN
SCALE: 1"= 20'-0"

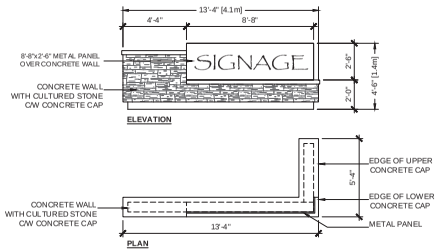
FLOOR AREA SUMMARY

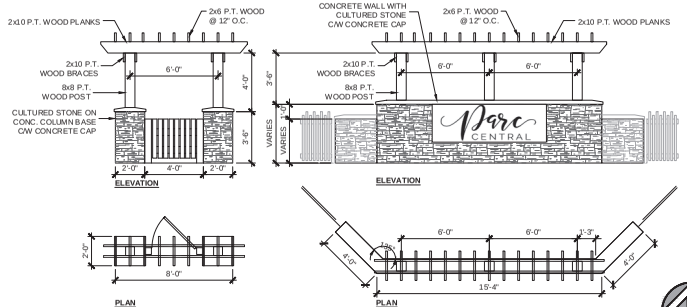
UNIT TYPE	# of UNITS	GARAGE	LOWER	MAIN	UPPER	UNIT TOTALS	SITE TOTALS
A	12	447 sq.ft.	394 sq.ft.	841 sq.ft.	854 sq.ft.	2,089 sq.ft. 194.1 m²	25,068 sq.ft. 2,328.9 m²
A2/A4	10	451 sq.ft.	397 sq.ft.	861 sq.ft.	860 sq.ft.	2,118 sq.ft. 196.7 m²	21,180 sq.ft. 1,967.7 m²
A3	2	451 sq.ft.	397 sq.ft.	862 sq.ft.	861 sq.ft.	2,120 sq.ft. 196.9 m²	4,240 sq.ft. 393.9 m²
B/B2	4	483 sq.ft.	213 sq.ft.	759 sq.ft.	738 sq.ft.	1,710 sq.ft. 158.9 m²	6,840 sq.ft. 635.5 m²
B1	2	483 sq.ft.	213 sq.ft.	770 sq.ft.	738 sq.ft.	1,721 sq.ft. 160.8 m²	3,442 sq.ft. 319.8 m²
TOTAL	30	EXCLUDING GARAGES					60,770 sq.ft. 5,645.8 m²
		GARAGE TOTAL:	13,665 sq.ft.			INCLUDING GARAGES	74,435 sq.ft. 6,915.3 m²

LOT COVERAGE SUMMARY

BLDG	# OF UNITS	LOT COVERAGE
1	4	4,267 sq.ft. 396.4 m²
2	6	5,013 sq.ft. 465.7 m²
3	4	4,262 sq.ft. 396.0 m²
4	4	3,937 sq.ft. 365.8 m²
5	4	3,939 sq.ft. 365.9 m²
6	4	3,938 sq.ft. 365.9 m²
7	4	3,938 sq.ft. 365.9 m²
TOTAL	30	29,295 sq.ft. 2,721.6 m²







SITE RECONCILIATION

LEGAL DESCRIPTION: –
CIVIC ADDRESS: 20261 - 72B AVENUE, LANGLEY BC

NET LOT AREA: 84,137.69 sf / 7,816.65 m² / 1.932 ac / 0.782 ha

ZONE: EXISTING: CD-124 PROPOSED: CD (TO BE DETERMINED)

SETBACKS:

	PROPOSED BUILDING FACE:	PROPOSED STRUCTURE/COL.:
WEST	4.5m	2.0m
EAST	3.0m	-
NORTH	4.0m	2.0m
SOUTH	4.0m	2.0m

DENSITY:
ALLOWED PER CD-124: 22 UNITS AS PER TOL PROJECT #08-23-0164
PROPOSED: 30 UNITS-CGNP AMENDMENT TO INCREASE DENSITY FROM ALLOWABLE 22 UNITS TO 30 UNITS.

LOT COVERAGE:
PROPOSED (GROSS): 30.5% = 29,295 sf / 95,988 sf
PROPOSED (NET): 34.8% = 29,295 sf / 84,138 sf

VISITOR PARKING:
REQUIRED: 30 UNITS x 0.2 = 6 STALLS
PROVIDED: 10 STALLS
(60 ADDITIONAL DRIVEWAY STALLS PROVIDED)

AGE FRIENDLY AMENITY / OUTDOOR AMENITY:
REQUIRED: 30 UNITS x 8 m² = 240 m²
PROVIDED: 363 m²

ADAPTABLE HOUSING:
30 UNITS (SUBJECT SITE)
80 UNITS (ADJACENT SITE) "TOL PROJECT #08-23-0164"
30 UNITS + 80 UNITS = 110 UNITS
110 UNITS X 5.0% = 5.5 UNITS = 6 UNITS

REQUIRED: = 6 UNITS
PROPOSED: = 6 UNITS (B & B1 PLANS)

NORTH

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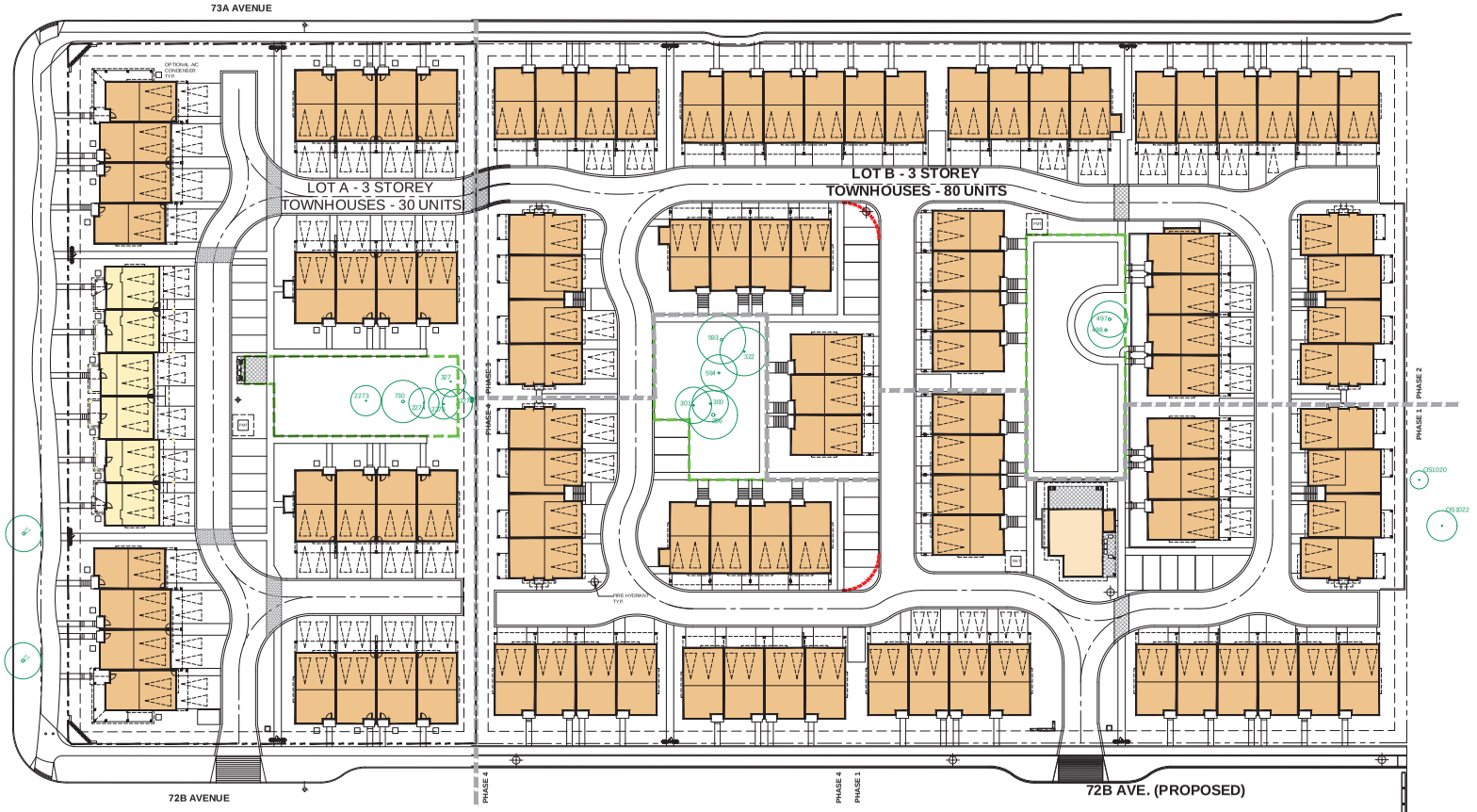
PROJECT
Parc CENTRAL NOBLE
20261 72B AVENUE
LANGLEY, BC

DRAWING TITLE
SITE PLAN

DATE 2019.08.21 FILE NO.
DWN. KG 1901
CHK. CH

SCHEDULE A
SHEET NO. DP-0.01

J.3



LOT A

GROSS LOT AREA:	95,988 sf / 8,917.58 m² / 2.204 ac / 0.892 ha
NET LOT AREA:	84,138 sf / 7,816.68 m² / 1.932 ac / 0.782 ha
ZONE:	EXISTING: SR-2 PROPOSED: CD
DENSITY:	
PROPOSED:	30 units
LOT COVERAGE:	
PROPOSED (GROSS):	30.5% = 29,295 SF / 95,988 SF
PROPOSED (NET):	34.8% = 29,295 SF / 84,138 SF
VISITOR PARKING:	
REQUIRED:	30 UNITS X 0.2 = 6 STALLS
PROVIDED:	10 STALLS
(60 ADDITIONAL DRIVEWAY STALLS PROVIDED)	
AGE FRIENDLY AMENITY / OUTDOOR AMENITY:	
REQUIRED:	30 UNITS X 8 MF = 240 M²
PROVIDED:	363 MF

ADAPTABLE HOUSING:

30 UNITS (LOT A) + 80 UNITS (LOT B) = 110 UNITS
110 UNITS X 5.0% = 5.5 UNITS = 6 UNITS REQUIRED

PROPOSED: 6 UNITS (B, B1 , B2 PLANS)

OVERALL DENSITY (LOTS A & B COMBINED):

GROSS LOT AREA = 2.20 Ac + 4.593 Ac = 6.793 Ac
COMBINED DENSITY = 110 UNITS / 6.793 Ac = 16.19 UPA

LOT B

GROSS LOT AREA:	200,088 sf / 18,588.78 m² / 4.593 ac / 1.859 ha
NET LOT AREA:	191,749 sf / 17,814.07 m² / 4.402 ac / 1.780 ha
ZONE:	EXISTING: SR-2 PROPOSED: CD
DENSITY:	
PROPOSED:	80 units
LOT COVERAGE:	
PROPOSED (GROSS):	41.2% = 82,458 sf / 200,088 sf
PROPOSED (NET):	43.0% = 82,458 sf / 191,749 sf
VISITOR PARKING:	
REQUIRED:	80 UNITS x 0.2 = 16 CARS
PROVIDED:	22 CARS
(41 ADDITIONAL DRIVEWAY STALLS PROVIDED)	
AGE FRIENDLY AMENITY / OUTDOOR AMENITY:	
REQUIRED:	80 UNITS x 8 m² = 640 m²
PROVIDED:	1,132 m²
INDOOR AMENITY:	
PROVIDED:	140 m²

NORTH

OVERALL SITE PLAN
SCALE: 1"= 30'-0"

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20261 72B AVENUE
LANGLEY, BC

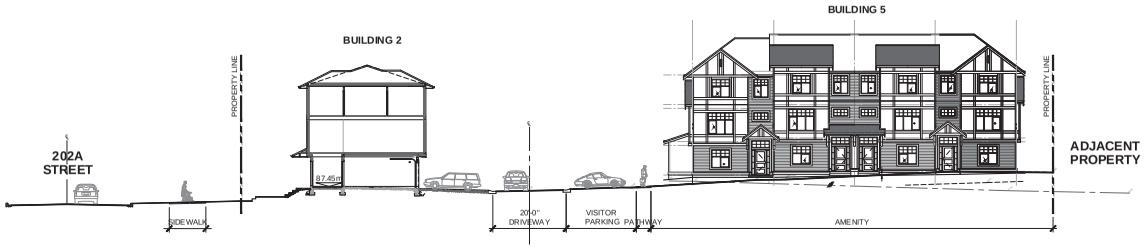
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OVERALL SITE PLAN

DATE 2019.08.21 FILE NO. 1901
DWN. KG
CHK. CH

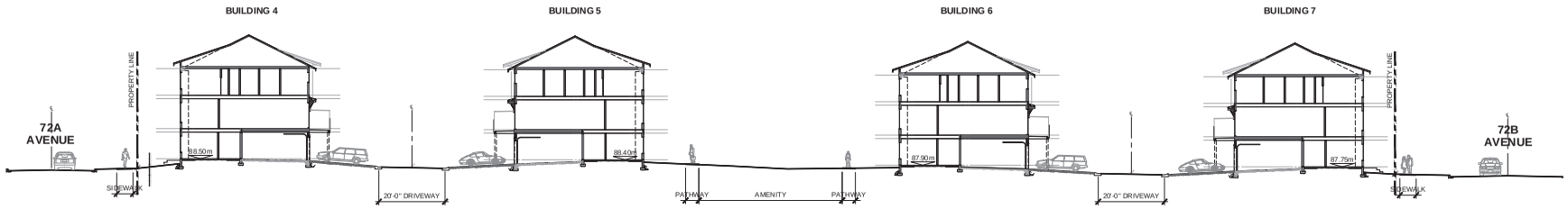
J.3

SEAL

SHEET NO.
DP0.01a



A-A **SITE SECTION 'A-A'**
SCALE: 1/16" = 1'-0"



B-B **SITE SECTION 'B-B'**
SCALE: 1/16" = 1'-0"

SITE SECTIONS

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DRAWING TITLE
SITE SECTIONS

DATE 2019.08.21 FILE NO. 1901
DWN. CL
CHK. CH

SEAL

SHEET NO. J.3 DP-0.03

Plotted: June 03, 2020 at 3:56:58pm by Kennie Ong
File: Z:\2019 projects\1901 - Essence - 20261 72B Ave\Revit\DP Plans\1901 Site Sections.dwg - Layout: DP-0.03



SOUTH STREETSCAPE - 72B AVENUE
SCALE: N.T.S.



WEST STREETSCAPE - 202A STREET
SCALE: N.T.S.



NORTH STREETSCAPE - 73A AVENUE
SCALE: N.T.S.

STREETSCAPES

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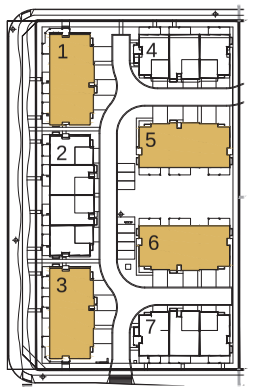
DRAWING TITLE
STREETSCAPES

DATE 2019.08.21 FILE NO.
DWN. DW
CHK. CH 1901

SEAL

SHEET NO. J.3 DP-0.04





KEYPLAN

LOT A - COLOUR SCHEME 1

A — Roof Shingles:
Pabco Premier Laminated Shingle
"Pewter Gray"

B — Hardie Panel c/w Trim:
James Hardie - "Pearl Gray" smooth

C — Hardie Plank Siding:
James Hardie - "Rich Espresso"

D — Stone Veneer:
Cultured Stone - Ledgestone
"Burnt Ochre Del Mare

E — Fascia & Wood Trim:
Benjamin Moore
"OC-17 - White Dove"

F — Garage Doors:
Benjamin Moore
"OC-17 - White Dove"

G — Entry Doors & Bracket:
Stained - "Walnut"

H — Window/Sliding Door Frames:
Vinyl - "Black"

I — Railings:
Aluminum - "Black"

J — Gutters:
Makin Metals
"Cambridge White"

K — Soffit:
Royal Building Products
Vinyl - "Linen"

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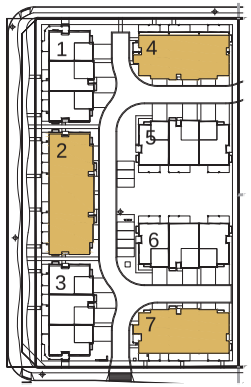
PROJECT
Parc CENTRAL
NOBLE
20261 72B AVENUE
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME 1

DATE 2019.08.21 FILE NO.
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CHK. CH 1901

SEAL
SHEET NO. J.3
DP.A-0.05





KEYPLAN

LOT A - COLOUR SCHEME 2

A **Roof Shingles:** Pabco Premier Laminated Shingle "Pewter Gray"	F **Hardie Siding:** James Hardie - "Boothbay Blue"	K **Window/Sliding Door Frames:** Vinyl - "Black"
B **Hardie Shingle 1:** James Hardie - "Aged Pewter"	G **Fascia & Wood Trim:** Benjamin Moore "OC-17 - White Dove"	L **Railings:** Aluminum - "Black"
C **Hardie Shingle 2:** James Hardie - "Navajo Beige"	H **Garage Doors:** Benjamin Moore "OC-17 - White Dove"	M **Gutters:** Makin Metals "Cambridge White"
D **Hardie Plank Siding:** James Hardie - "Aged Pewter"	I **Wooden Bracket:** Stained - "Walnut"	N **Soffit:** Royal Building Products Vinyl - "Linen"
E **Hardie Vertical Siding:** James Hardie - "Navajo Beige"	J **Entry Doors:** "Black"	

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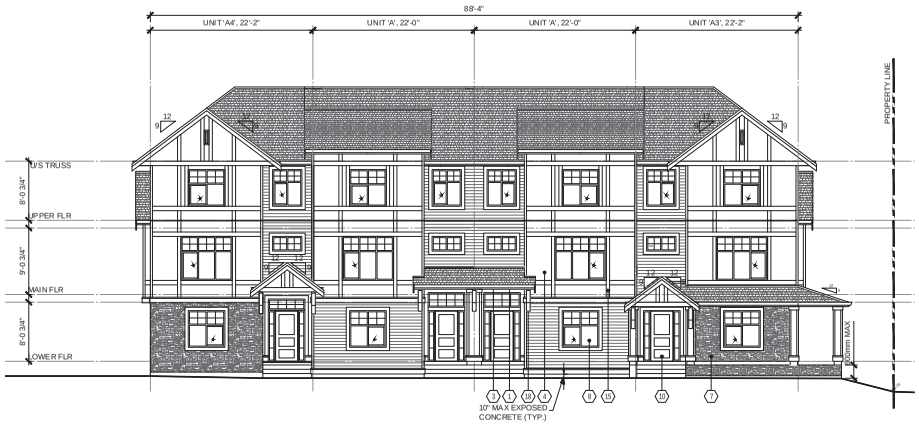
PROJECT
Parc CENTRAL
NOBLE
20261 72B AVENUE
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME 2

DATE 2019.08.21 | FILE NO. 1901
DWN. DW
CHK. CH

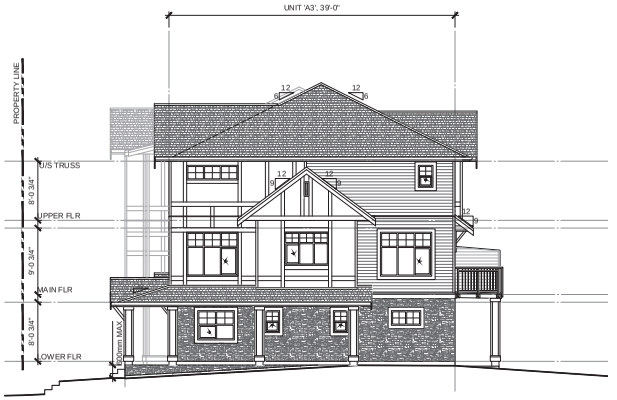
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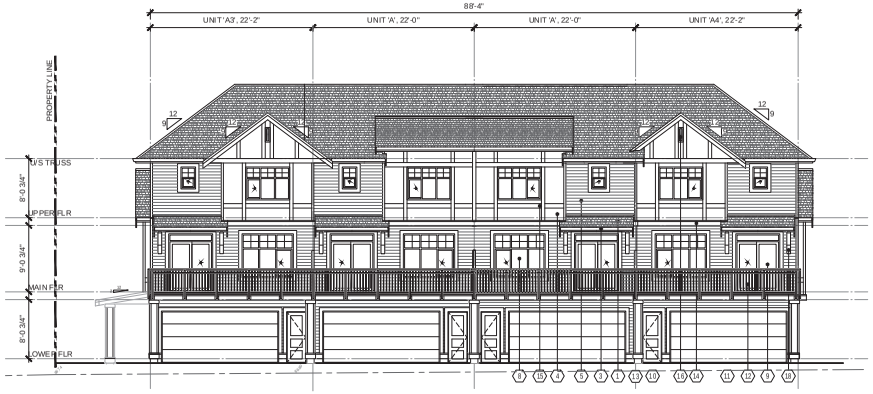
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SCALE: 1/8"=1'-0"



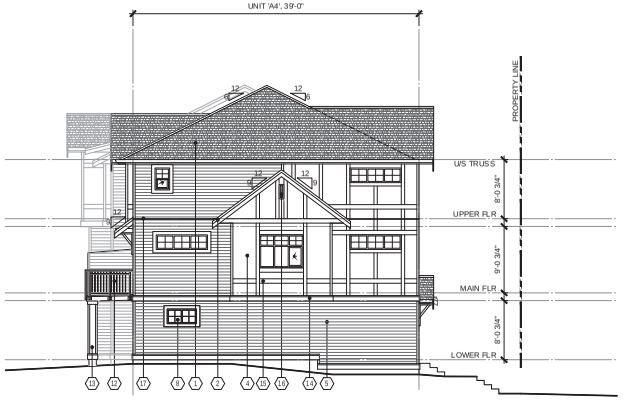
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION - 72B AVENUE

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

LOT B - COLOUR SCHEME 1 (BLDG #1, #3, #5, #6)

Roof Shingles:
Pabco Premier Laminated Shingle "Pewter Gray"

Hardie Panel c/w Trim:
James Hardie - "Pearl Gray" Smooth

Hardie Plank Siding:
James Hardie - "Rich Espresso"

Stone Veneer:
Cultured Stone - Ledgestone "Burnt Ochre Del Mare"

Fascia, Wood Trim:
Benjamin Moore "OC-17 - White Dove"

Garage Doors:
Benjamin Moore "OC-17 - White Dove"/"Cambridge White"

Entry Doors & Bracket:
Stained - "Walnut"

Window/Sliding Door Frames:
Vinyl - "Black"

Railings:
Aluminum - "Black"

Gutters:
Makin Metals

Soffit:
Royal Building Products Vinyl - "Linen"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
3. 5" PREFINISHED ALUMINUM GUTTER ON 2 X 8 PAINTED WOOD FASCIA
4. CEMENT BOARD PANEL SIDING
5. CEMENT BOARD HORIZONTAL SIDING
6. CEMENT BOARD SHINGLE SIDING
7. LEDGESTONE VENEER
8. SEALED DOUBLE GLAZED P.V.C. WINDOW
9. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
10. ENTRY DOOR c/w 2x6 WOOD TRIM AROUND
11. OVERHEAD GARAGE DOORS
12. PRE- FIN ALUMINUM GUARD RAIL
13. CEMENT BOARD PANEL ON BUILT-UP WOOD COLUMN c/w CORNER TRIM
14. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
15. PAINTED 2x6 VERTICAL WOOD TRIM & 2x8 HORZ. WOOD TRIM c/w PREFINISHED METAL FLASHING
16. 24" x 8" DECORATIVE VENTING LOUVER
17. PREFINISHED METAL THROUGH WALL FLASHING
18. DECORATIVE ROOF BRACKET
19. EXPOSED CONCRETE WALL
20. CEMENT BOARD VERTICAL SIDING
21. SMOOTH CONC. ON VERTICAL FACE

BUILDING 1

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2019.08.21 ISSUED FOR DP

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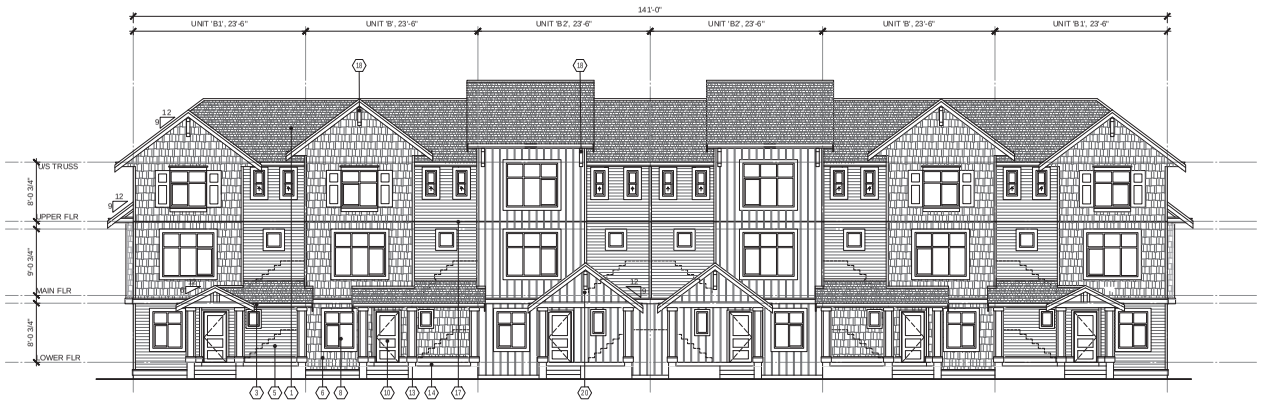
PROJECT
Parc CENTRAL
NOBLE
20261 72B AVENUE
LANGLEY, BC

DRAWING TITLE
BUILDING 1 ELEVATIONS

DATE 2019.08.21 | FILE NO.
DWN. CL
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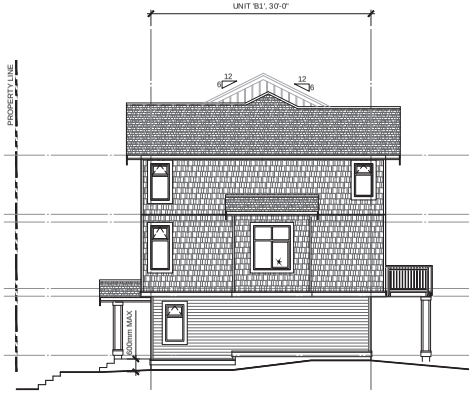
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SHEET NO. J.3 DP-1.02



WEST ELEVATION

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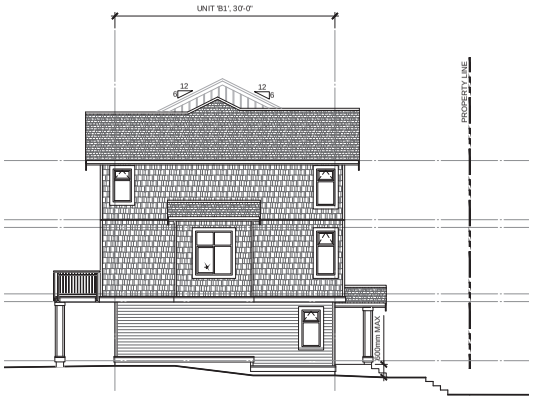
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION - 72B AVENUE

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

LOT B - COLOUR SCHEME 2 (BLDG #2, #4, #7)

Roof Shingles: Pabco Premier Laminated Shingle "Pewter Gray"

Hardie Panel: James Hardie - "Aged Pewter"

Hardie Plank Siding: James Hardie - "Navajo Beige"

Hardie Vertical Siding: James Hardie - "Kahki Brown"

Stone Veneer: Cultured Stone - Ledgestone "Burnt Ochre Del Mare

Fascia & Wood Trim: Benjamin Moore "OC-17 - White Dove"

Garage Doors: Benjamin Moore "OC-17 - White Dove"

Entry Doors & Bracket: Stained - "Walnut"

Window/Sliding Door Frames: Vinyl - "Black"

Railings: Aluminum - "Black"

Gutters: Makin Metals "Cambridge White"

Soffit: Royal Building Products Vinyl - "Linen"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
3. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
4. CEMENT BOARD PANEL SIDING
5. CEMENT BOARD HORIZONTAL SIDING
6. CEMENT BOARD SHINGLE SIDING
7. LEDGESTONE VENEER
8. SEALED DOUBLE GLAZED P.V.C. WINDOW
9. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
10. ENTRY DOOR c/w 2x6 WOOD TRIM AROUND
11. OVERHEAD GARAGE DOORS
12. PRE- FIN ALUMINUM GUARD RAIL
13. CEMENT BOARD PANEL ON BUILT-UP WOOD COLUMN c/w CORNER TRIM
14. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
15. PAINTED 2x6 VERTICAL WOOD TRIM & 2x8 HORZ. WOOD TRIM c/w PREFINISHED METAL FLASHING
16. 24" x 8" DECORATIVE VENTING LOUVER
17. PREFINISHED METAL THROUGH WALL FLASHING
18. DECORATIVE ROOF BRACKET
19. EXPOSED CONCRETE WALL
20. CEMENT BOARD VERTICAL SIDING
21. SMOOTH CONC. ON VERTICAL FACE

BUILDING 2

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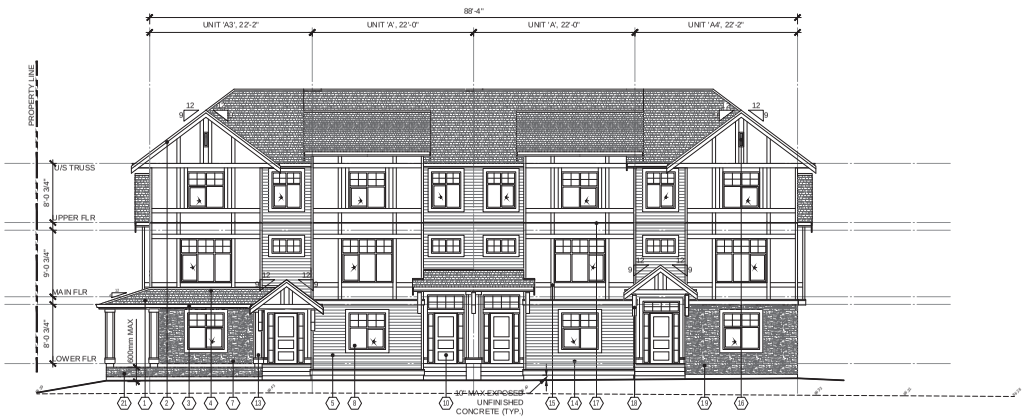
PROJECT
Parc CENTRAL
NOBLE
20261 72B AVENUE
LANGLEY, BC

DRAWING TITLE
BUILDING 2 ELEVATIONS

DATE 2019.08.21 | FILE NO. 1901
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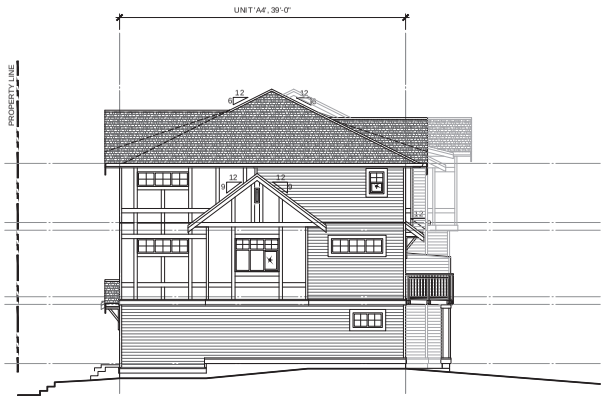
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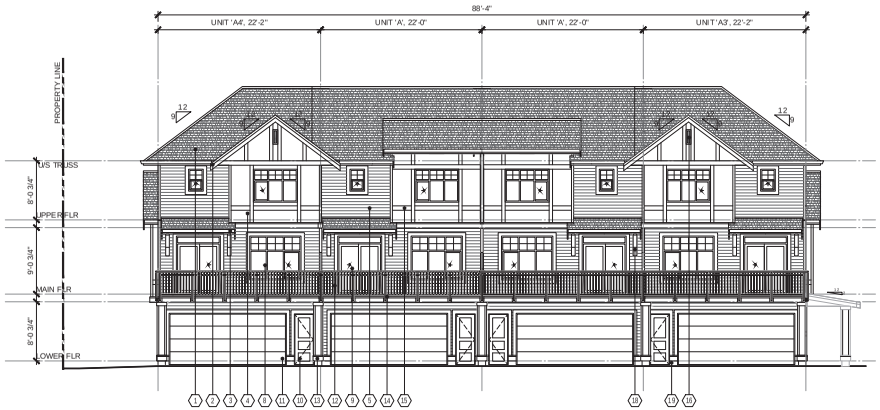
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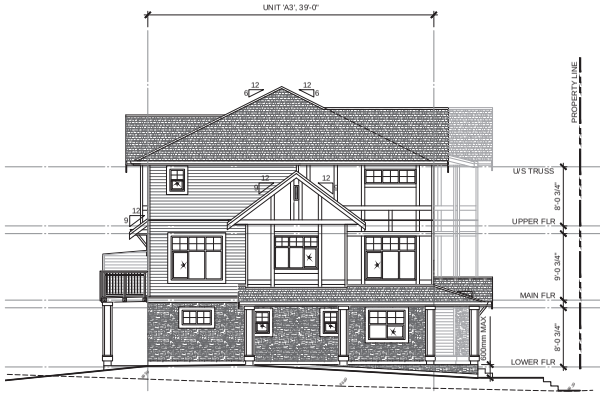
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION - 72B AVENUE

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

LOT B - COLOUR SCHEME 1 (BLDG #1, #3, #5, #6)

Roof Shingles: Pabco Premier Laminated Shingle "Pewter Gray"

Hardie Panel c/w Trim: James Hardie - "Pearl Gray" Smooth

Hardie Plank Siding: James Hardie - "Rich Espresso"

Stone Veneer: Cultured Stone - Ledgestone "Burnt Orchre Del Mare"

Fascia, Wood Trim: Benjamin Moore "OC-17 - White Dove"

Garage Doors: Benjamin Moore "OC-17 - White Dove" "Cambridge White"

Entry Doors & Bracket: Stained - "Walnut"

Window/Sliding Door Frames: Vinyl - "Black"

Railings: Aluminum - "Black"

Gutters: Makin Metals

Soffit: Royal Building Products Vinyl - "Linen"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
3. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
4. CEMENT BOARD PANEL SIDING
5. CEMENT BOARD HORIZONTAL SIDING
6. CEMENT BOARD SHINGLE SIDING
7. LEDGESTONE VENEER
8. SEALED DOUBLE GLAZED P.V.C. WINDOW
9. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
10. ENTRY DOOR c/w 2x6 WOOD TRIM AROUND
11. OVERHEAD GARAGE DOORS
12. PRE- FIN ALUMINUM GUARD RAIL
13. CEMENT BOARD PANEL ON BUILT-UP WOOD COLUMN c/w CORNER TRIM
14. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
15. PAINTED 2x6 VERTICAL WOOD TRIM & 2x8 HORIZ. WOOD TRIM c/w PREFINISHED METAL FLASHING
16. 24" x 8" DECORATIVE VENTING LOUVER
17. PREFINISHED METAL THROUGH WALL FLASHING
18. DECORATIVE ROOF BRACKET
19. EXPOSED CONCRETE WALL
20. CEMENT BOARD VERTICAL SIDING
21. SMOOTH CONC. ON VERTICAL FACE

BUILDING 3

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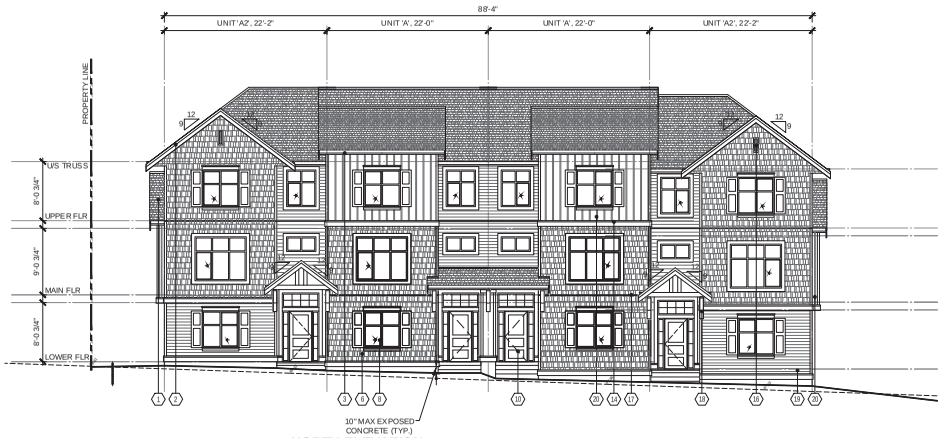
PROJECT
Parc CENTRAL
NOBLE
20261 72B AVENUE
LANGLEY, BC

DRAWING TITLE
BUILDING 3 ELEVATIONS

DATE 2019.08.21 FILE NO.
DWN. KG
CHK. CH 1901

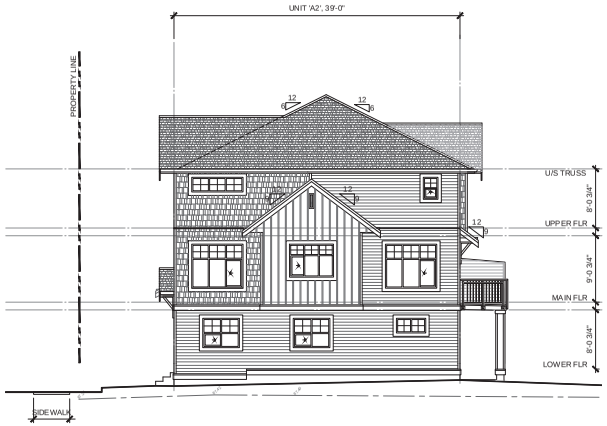
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SHEET NO. J.3 DP-3.02



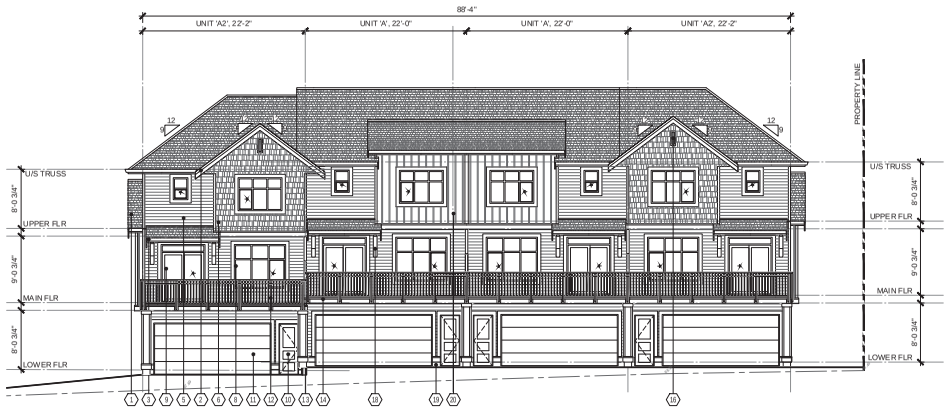
NORTH ELEVATION

SCALE: 1/8"=1'-0"



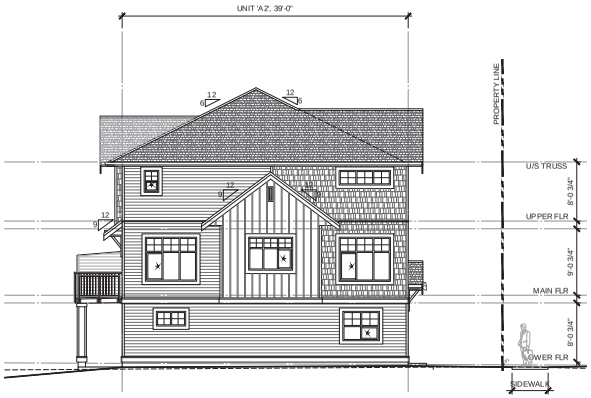
WEST ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION - 72B AVENUE

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"

LOT B - COLOUR SCHEME 2 (BLDG #2, #4, #7)

Roof Shingles: Pabco Premier Laminated Shingle "Pewter Gray"

Hardie Panel: James Hardie - "Aged Pewter"

Hardie Plank Siding: James Hardie - "Navajo Beige"

Hardie Vertical Siding: James Hardie - "Kahki Brown"

Stone Veneer: Cultured Stone - Ledgestone "Burnt Ochre Del Mare

Fascia & Trim: Benjamin Moore "OC-17 - White Dove"

Garage Doors: Benjamin Moore "OC-17 - White Dove"

Entry Doors & Bracket: Stained - "Walnut"

Window/Sliding Door Frames: Vinyl - "Black"

Railings: Aluminum - "Black"

Gutters: Makin Metals "Cambridge White"

Soffit: Royal Building Products Vinyl - "Linen"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
3. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
4. CEMENT BOARD PANEL SIDING
5. CEMENT BOARD HORIZONTAL SIDING
6. CEMENT BOARD SHINGLE SIDING
7. LEDGESTONE VENEER
8. SEALED DOUBLE GLAZED P.V.C. WINDOW
9. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
10. ENTRY DOOR c/w 2x6 WOOD TRIM AROUND
11. OVERHEAD GARAGE DOORS
12. PRE- FIN ALUMINUM GUARD RAIL
13. CEMENT BOARD PANEL ON BUILT-UP WOOD COLUMN c/w CORNER TRIM
14. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
15. PAINTED 2x6 VERTICAL WOOD TRIM & 2x8 HORZ. WOOD TRIM c/w PREFINISHED METAL FLASHING
16. 24" x 8" DECORATIVE VENTING
17. PREFINISHED METAL THROUGH WALL FLASHING
18. DECORATIVE ROOF BRACKET
19. EXPOSED CONCRETE WALL
20. CEMENT BOARD VERTICAL SIDING
21. SMOOTH CONC. ON VERTICAL FACE

BUILDING 4

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1 2020.05.15 PLANNING REVISIONS
2019.08.21 ISSUED FOR DP

REVISIONS

CONSULTANT

CLIENT
ESSENCE PROPERTIES

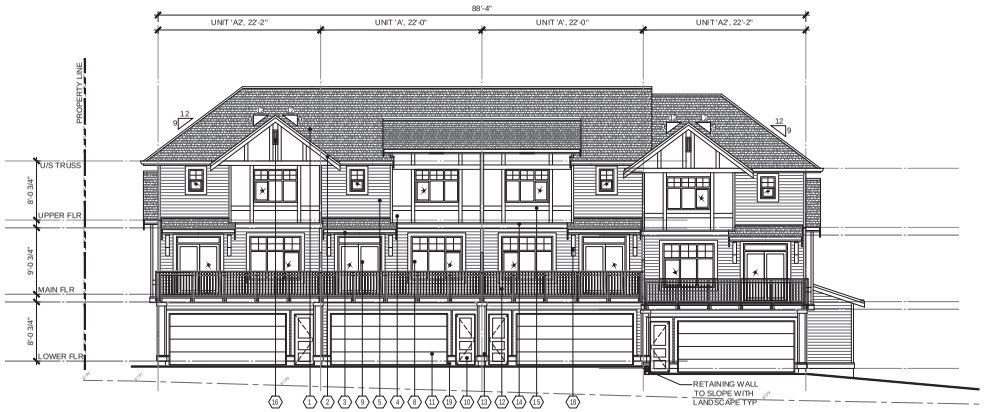
PROJECT
Parc CENTRAL NOBLE
20261 72B AVENUE
LANGLEY, BC

DRAWING TITLE
BUILDING 4 ELEVATIONS

DATE 2019.08.21 | FILE NO. 1901
DWN. KG
CHK. CH

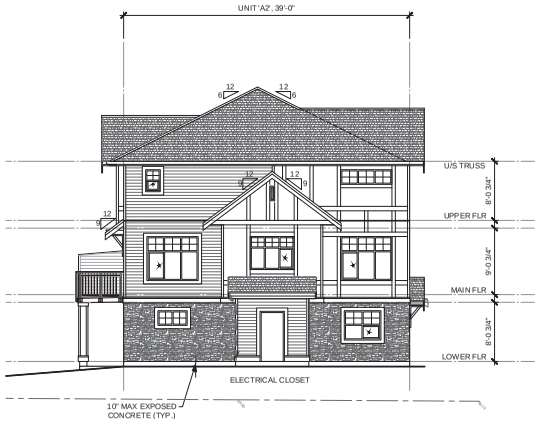
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SHEET NO. J.3 DP-4.02



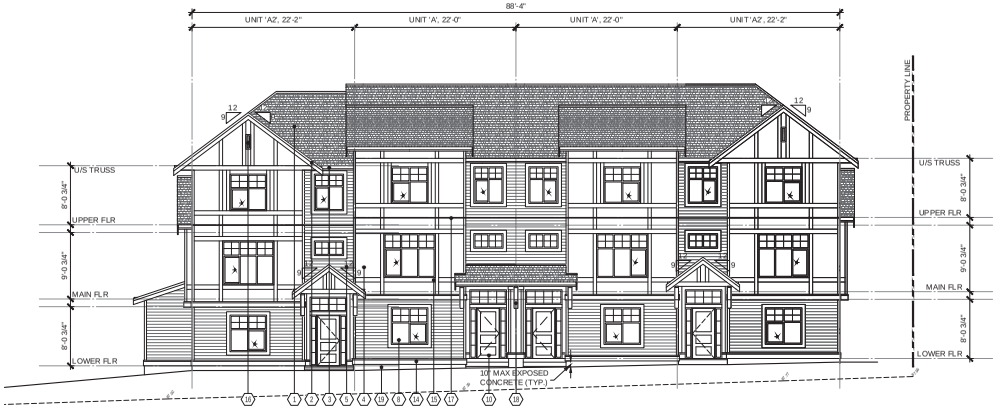
NORTH ELEVATION

SCALE: 1/8"=1'-0"



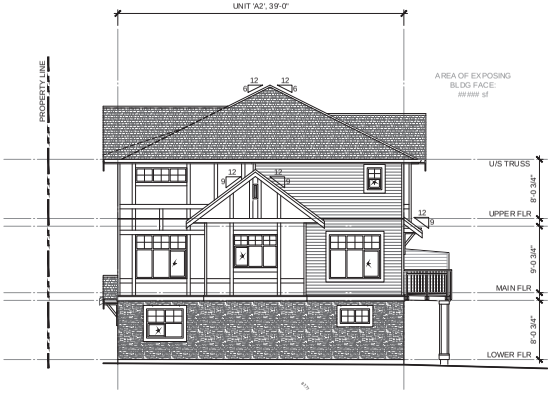
WEST ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION - 72B AVENUE

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"

LOT B - COLOUR SCHEME 1 (BLDG #1, #3, #5, #6)

Roof Shingles:
Pabco Premier Laminated Shingle
"Pewter Gray"

Hardie Panel c/w Trim:
James Hardie - "Pearl Gray" Smooth

Hardie Plank Siding:
James Hardie - "Rich Espresso"

Stone Veneer:
Cultured Stone - Ledgestone
"Burnt Orchre Del Mare"

Fascia, Wood Trim:
Benjamin Moore "OC-17 - White Dove"

Garage Doors:
Benjamin Moore "OC-17 - White Dove" "Cambridge White"

Entry Doors & Bracket:
Stained - "Walnut"

Window/Sliding Door Frames:
Vinyl - "Black"

Railings:
Aluminum - "Black"

Gutters:
Makin Metals

Soffit:
Royal Building Products
Vinyl - "Linen"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
3. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
4. CEMENT BOARD PANEL SIDING
5. CEMENT BOARD HORIZONTAL SIDING
6. CEMENT BOARD SHINGLE SIDING
7. LEDGESTONE VENEER
8. SEALED DOUBLE GLAZED P.V.C. WINDOW
9. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
10. ENTRY DOOR c/w 2x6 WOOD TRIM AROUND
11. OVERHEAD GARAGE DOORS
12. PRE- FIN ALUMINUM GUARD RAIL
13. CEMENT BOARD PANEL ON BUILT-UP WOOD COLUMN c/w CORNER TRIM
14. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
15. PAINTED 2x6 VERTICAL WOOD TRIM & 2x8 HORIZ. WOOD TRIM c/w PREFINISHED METAL FLASHING
16. 24" x 8" DECORATIVE VENTING
17. PREFINISHED METAL THROUGH WALL FLASHING
18. DECORATIVE ROOF BRACKET
19. EXPOSED CONCRETE WALL
20. CEMENT BOARD VERTICAL SIDING
21. SMOOTH CONC. ON VERTICAL FACE

BUILDING 5

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1 2020.05.15 PLANNING REVISIONS
2019.08.21 ISSUED FOR DP

REVISIONS

CONSULTANT

CLIENT
ESSENCE PROPERTIES

PROJECT
Parc CENTRAL NOBLE
20261 72B AVENUE
LANGLEY, BC

DRAWING TITLE
BUILDING 5 ELEVATIONS

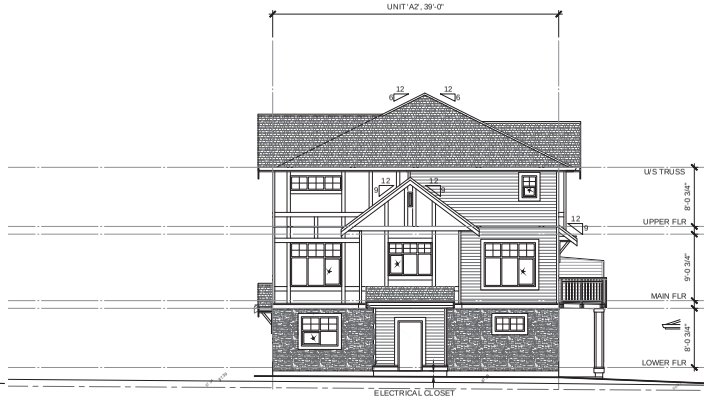
DATE 2019.08.21 | FILE NO.
DWN. KG
CHK. CH 1901

SEAL

SHEET NO. J.3 DP-5.02



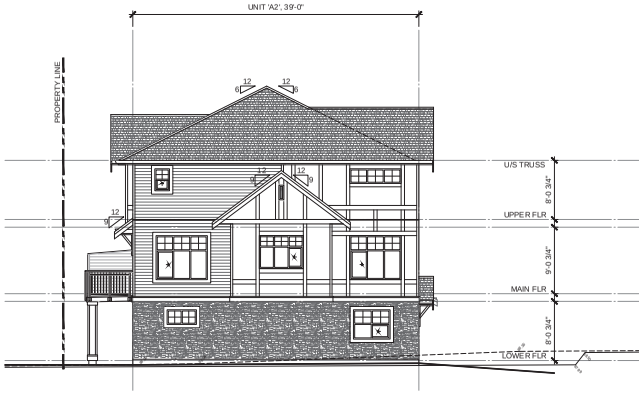
NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION - 72B AVENUE
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

LOT B - COLOUR SCHEME 2 (BLDG #2, #4, #7)

Roof Shingles: Pabco Premier Laminated Shingle "Pewter Gray"

Hardie Panel: James Hardie - "Aged Pewter"

Hardie Plank Siding: James Hardie - "Navajo Beige"

Hardie Vertical Siding: James Hardie - "Kahki Brown"

Stone Veneer: Cultured Stone - Ledgestone "Burnt Ochre Del Mare

Fascia & Wood Trim: Benjamin Moore "OC-17 - White Dove"

Garage Doors: Benjamin Moore "OC-17 - White Dove"

Entry Doors & Bracket: Stained - "Walnut"

Window/Sliding Door Frames: Vinyl - "Black"

Railings: Aluminum - "Black"

Gutters: Makin Metals "Cambridge White"

Soffit: Royal Building Products Vinyl - "Linen"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
3. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
4. CEMENT BOARD PANEL SIDING
5. CEMENT BOARD HORIZONTAL SIDING
6. CEMENT BOARD SHINGLE SIDING
7. LEDGESTONE VENEER
8. SEALED DOUBLE GLAZED P.V.C. WINDOW
9. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
10. ENTRY DOOR c/w 2x6 WOOD TRIM AROUND
11. OVERHEAD GARAGE DOORS
12. PRE- FIN ALUMINUM GUARD RAIL
13. CEMENT BOARD PANEL ON BUILT-UP WOOD COLUMN c/w CORNER TRIM
14. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
15. PAINTED 2x6 VERTICAL WOOD TRIM & 2x8 HORIZ. WOOD TRIM c/w PREFINISHED METAL FLASHING
16. 24" x 8" DECORATIVE VENTING LOUVER
17. PREFINISHED METAL THROUGH WALL FLASHING
18. DECORATIVE ROOF BRACKET
19. EXPOSED CONCRETE WALL
20. CEMENT BOARD VERTICAL SIDING
21. SMOOTH CONC. ON VERTICAL FACE

BUILDING 6

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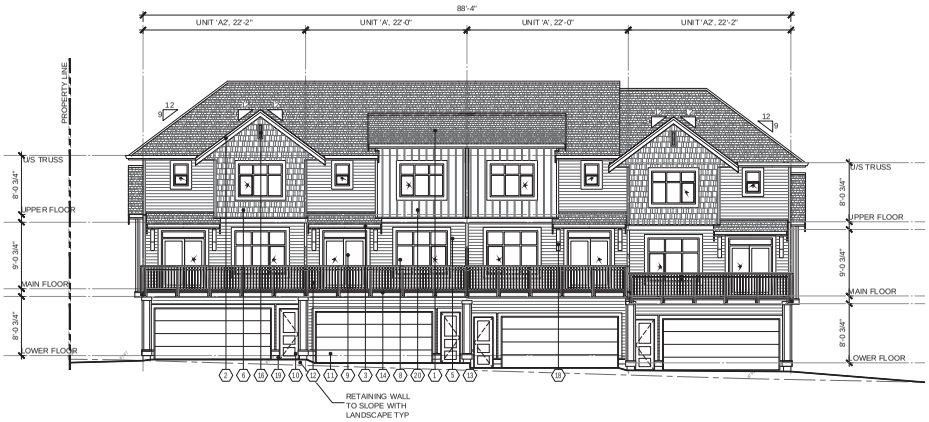
1 2020.05.15 PLANNING REVISIONS
2019.08.21 ISSUED FOR DP

REVISIONS
CONSULTANT
CLIENT
ESSENCE PROPERTIES
PROJECT
Parc CENTRAL NOBLE
20261 72B AVENUE LANGLEY, BC

DRAWING TITLE
BUILDING 6 ELEVATIONS

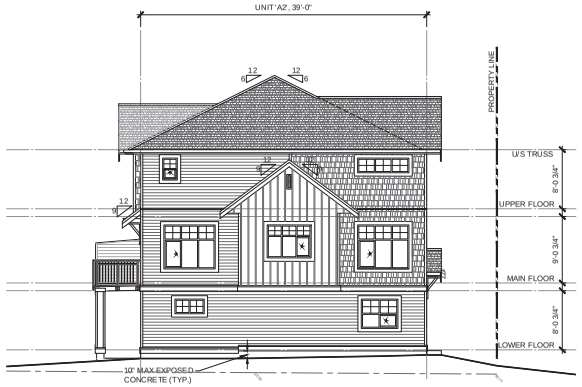
DATE 2019.08.21 FILE NO.
DWN. KG
CHK. CH 1901

SEAL
SHEET NO. J.3 DP-6.02



NORTH ELEVATION

SCALE: 1/8"=1'-0"



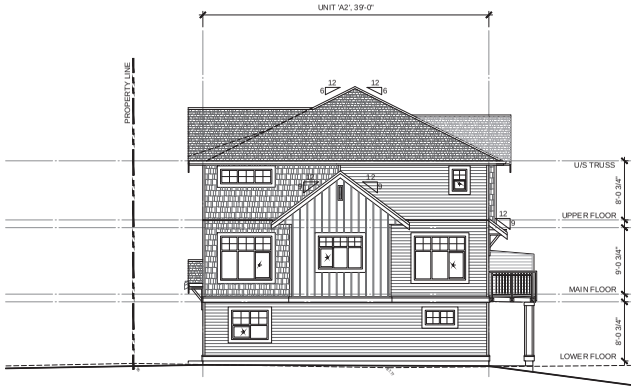
WEST ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION - 72B AVENUE

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"

LOT B - COLOUR SCHEME 1 (BLDG #1, #3, #5, #6)

Roof Shingles: Pabco Premier Laminated Shingle "Pewter Gray"

Hardie Panel c/w Trim: James Hardie - "Pearl Gray" Smooth

Hardie Plank Siding: James Hardie - "Rich Espresso"

Stone Veneer: Cultured Stone - Ledgestone "Burnt Orchre Del Mare"

Fascia, Wood Trim: Benjamin Moore "OC-17 - White Dove"

Garage Doors: Benjamin Moore "OC-17 - White Dove" "Cambridge White"

Railings: Aluminum - "Black"

Gutters: Makin Metals

Entry Doors & Bracket: Stained - "Walnut"

Soffit: Royal Building Products Vinyl - "Linen"

Window/Sliding Door Frames: Vinyl - "Black"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
3. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
4. CEMENT BOARD PANEL SIDING
5. CEMENT BOARD HORIZONTAL SIDING
6. CEMENT BOARD SHINGLE SIDING
7. LEDGESTONE VENEER
8. SEALED DOUBLE GLAZED P.V.C. WINDOW
9. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
10. ENTRY DOOR c/w 2x6 WOOD TRIM AROUND
11. OVERHEAD GARAGE DOORS
12. PRE- FIN ALUMINUM GUARD RAIL
13. CEMENT BOARD PANEL ON BUILT-UP WOOD COLUMN c/w CORNER TRIM
14. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
15. PAINTED 2x6 VERTICAL WOOD TRIM & 2x8 HORIZ. WOOD TRIM c/w PREFINISHED METAL FLASHING
16. 24" x 8" DECORATIVE VENTING
17. PREFINISHED METAL THROUGH WALL FLASHING
18. DECORATIVE ROOF BRACKET
19. EXPOSED CONCRETE WALL
20. CEMENT BOARD VERTICAL SIDING
21. SMOOTH CONC. ON VERTICAL FACE

BUILDING 7

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2019.08.21 ISSUED FOR DP

REVISIONS

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PROJECT
Parc CENTRAL NOBLE
20261 72B AVENUE
LANGLEY, BC

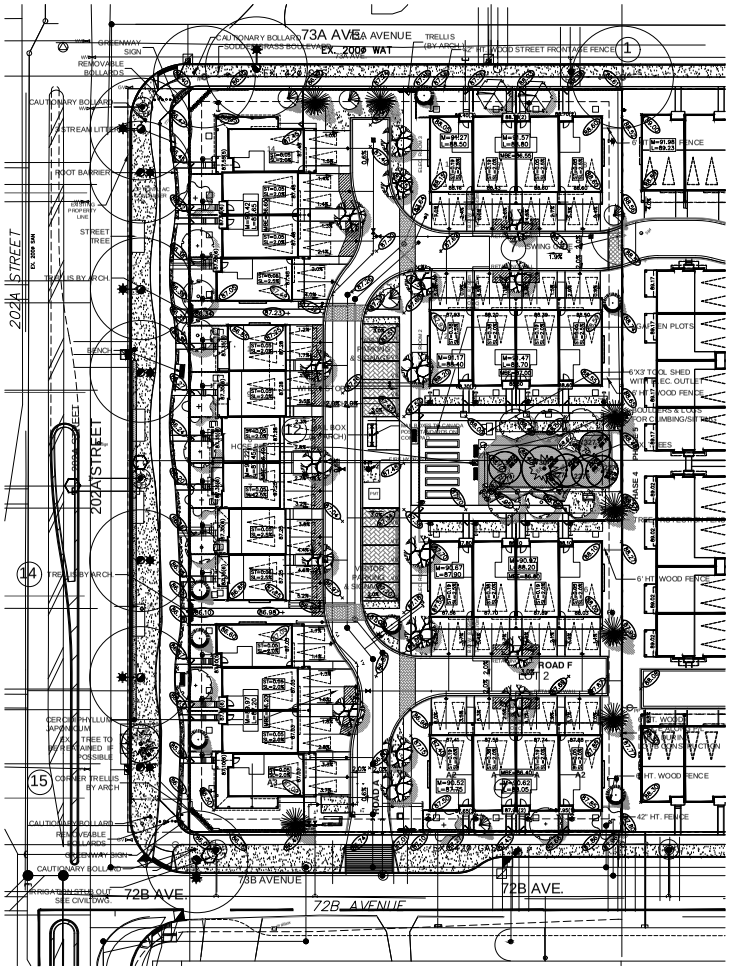
DRAWING TITLE
BUILDING 7 ELEVATIONS

DATE 2019.08.21 FILE NO.
DWN. KG
CHK. CH 1901

SEAL

SHEET NO. J.3 DP-7.02

NOBLE
Parc
CENTRAL



PLANT SCHEDULE

PMG PROJECT NUMBER: 17-112 LOT 2

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	ACER PLATANOIDES 'CRIMSON SENTRY'	COLUMNAR CRIMSON SENTRY MAPLE	6CM CAL; 2M STD; B&B
	5	CEDRUS DEODORA 'TWISTED GROWTH'	TWISTED GROWTH HIMALAYAN CEDAR	2.5M HT; B&B
	5	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL;1.5M STD; B&B
	-	EXISTING TREE	-	-
	2	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA	2.5M HT; B&B
	8	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	6CM CAL; 1.5M STD.B&B
	7	PICEA OMORIKA 'BRUNS PENDULA'	WEEPING BRUNS SERBIAN SPRUCE	2.5M HT; B&B SPECIMEN
	7	PINUS FLEXILIS 'VANDERWOLFS PYRAMID'	VANDERWOLFS PYRAMIDAL LIMBER PINE	2.5M HT;B&B
	17	QUERCUS ROBUR 'FASTIGIATA'	FASTIGIATE ENGLISH OAK	6CM CAL; 3M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

CONTACT PROJECT ARBORIST BEFORE WORKING IN AND AROUND EXISTING TREES

RETAINING WALLS :
INTERIOR, FRONT OR SIDE LOT LINES FLANKING ROADS - MAX. HT. OF RETAINING WALL & FENCE IS1M.
REAR OR INTERIOR SIDE LOT LINES, - MAX. HT. OF RETAINING WALL & FENCE IS 2M.

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	20.JUNE.17	MUN. COMMENTS	MM
2	20.MAY.21	DP AMENDMENT	MM
1	20.JAN.06	DP AMENDMENT	MM

CLIENT:

Parc CENTRAL
NOBLE

PROJECT:

RESIDENTIAL DEV.

LOT 2 (PARCELS 73 & 74)
20261 72B AVE.

LANGLEY, BC

LANGLEY # 08-23-0200

DRAWING TITLE:

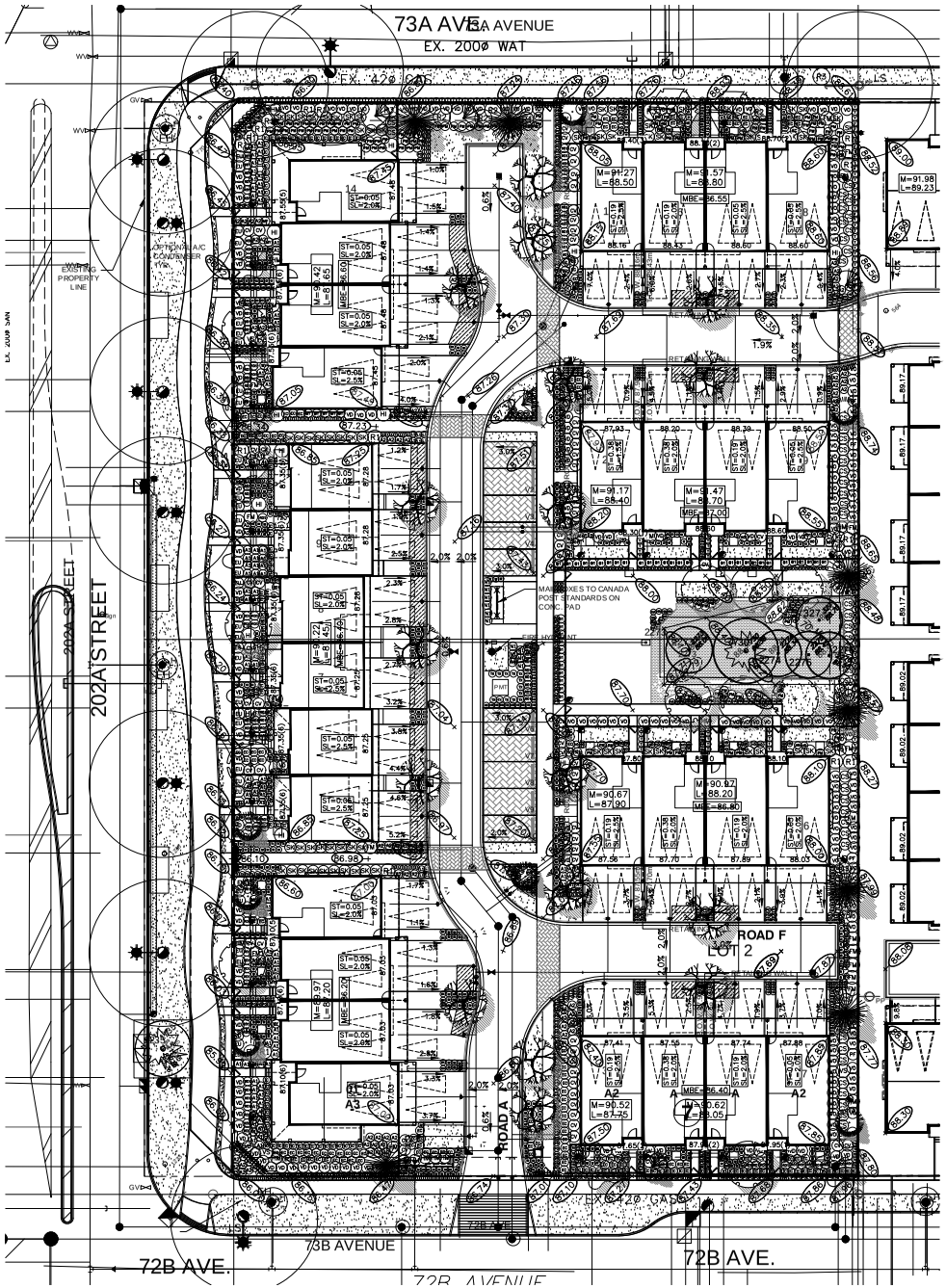
LANDSCAPE TREE PLAN

Schedule B

DATE: 17.AUG.0 DRAWING NUMBER: L3
SCALE: 1"=30'-0"
DRAWN: DO
DESIGN: MM
CHK'D: MCY

17112-LOT 2-4.ZIP

PMG PROJECT NUMBER: **17-112**



PLANT SCHEDULE

PMG PROJECT NUMBER: 17-112 LOT 2

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AZ	81	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA; SINGLE DEEP CRIMSON	#2 POT; 25CM
AS	108	AZALEA JAPONICA 'PURPLE SPLENDOUR'	AZALEA; RED-VIOLET	#2 POT; 25CM
BX	55	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
CV	75	CEANOTHUS 'THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	#3 POT; 50CM
CS	52	CORNUS SERICEA	REDTWIG DOGWOOD	#2 POT; 50CM
EC	148	ESCALLONIA 'COMPACTA'	DWARF ESCALLONIA; DEEP PINK	#2 POT; 30CM
EA	33	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
FM	21	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT; 60CM
HS	12	HIBISCUS SYRIACUS 'OISEAU BLUE'	BLUE ROSE OF SHARON	#3 POT; 50CM
HM	16	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGEA; PINK/BLUE	#3 POT; 40CM
HB	7	HYDRANGEA SERRATA 'BLUEBIRD'	MOUNTAIN HYDRANGEA; LACECAP BLUE	#3 POT; 40CM
IC	142	ILEX CRENATA 'GREEN THUMB'	HOLLY; COMPACT	#3 POT; 50CM
NI	17	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#3 POT; 50CM
PF	4	PIERIS JAPONICA 'FOREST FLAME'	PIERIS; WHITE BLOOMS	#3 POT; 50CM
RK	18	RHODODENDRON 'CHEER'	RHODODENDRON; SHELL PINK	#3 POT; 30CM
RP	4	RHODODENDRON 'PURPLE SPLENDOR'	RHODODENDRON; DARK PURPLE; L. MAY	#3 POT; 50CM
RV	3	RHODODENDRON 'VIRGINIA RICHARDS'	RHODODENDRON; PINK/CRIMSON BLOTCH	#3 POT; 50CM
RM	112	ROSA MEIDILAND 'SCARLET'	MEIDILAND ROSE; SCARLET	#2 POT; 40CM
SK	65	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
TH	72	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
T	103	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT; B&B
VE	40	VACCINIUM 'NORTHBLUE	NORHTBLUE BLUEBERRY	#2 POT; 50CM
VO	125	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
VD	96	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
VS	4	VIBURNUM P. T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM
GRASS				
CO	79	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
CP	13	CAREX PENNSYLVANICA	PENNSYVANIA SEDGE	#1 POT
HA	154	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
HC	72	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
IM	231	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
MS	12	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#1 POT
PA	301	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
VINE				
LV	5	LONICERA x BROWNII 'DROPMORE SCARLET'	SCARLET TRUMPET HONEYSUCKLE	#2 POT; 60CM; STAKED
PERENNIAL				
HE	42	HELLEBORUS x HYBRIDUS	LENTEN ROSE (COLOUR MIX)	15CM POT
HH	8	HEMEROCALLIS 'YELLOW STONE'	DAYLILY; LIGHT YELLOW	#1 POT; 2-3 FAN
HO	22	HOSTA UNDULATA	WAVY LEAF HOSTA	#1 POT; 1 EYE
I	239	IBERIS SEMPERVIRENS ' SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFT	9CM POT
K	6	KNIPHOFIA UVARIA	RED HOT POKER	15CM POT
L	7	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
R	24	RUDBECKIA FULGIDA VAR SULLIVANTII ' GOLDSTURM	RUDBECKIA; YELLOW	15CM POT
GC				
F	76	FRAGARIA x ANANASSA	GARDEN STRAWBERRY	9CM POT
LI	18	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
PU	127	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM
W	187	WALDSTEINIA TERNATA	BARREN STRAWBERRY	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

CONTACT PROJECT ARBORIST BEFORE WORKING IN AND AROUND EXISTING TREES

CONTACT PROJECT ARBORIST BEFORE WORKING IN AND AROUND EXISTING TREES

17112-LOT 2-4.ZIP

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	20.JUNE.17	MUN. COMMENTS	MM
2	20.MAY.21	DP AMENDMENT	MM
1	20.JAN.06	DP AMENDMENT	MM

CLIENT:

Parc CENTRAL
NOBLE

PROJECT:

RESIDENTIAL DEV.

LOT 2 (PARCELS 73 & 74)
20261 72B AVE.

LANGLEY, BC

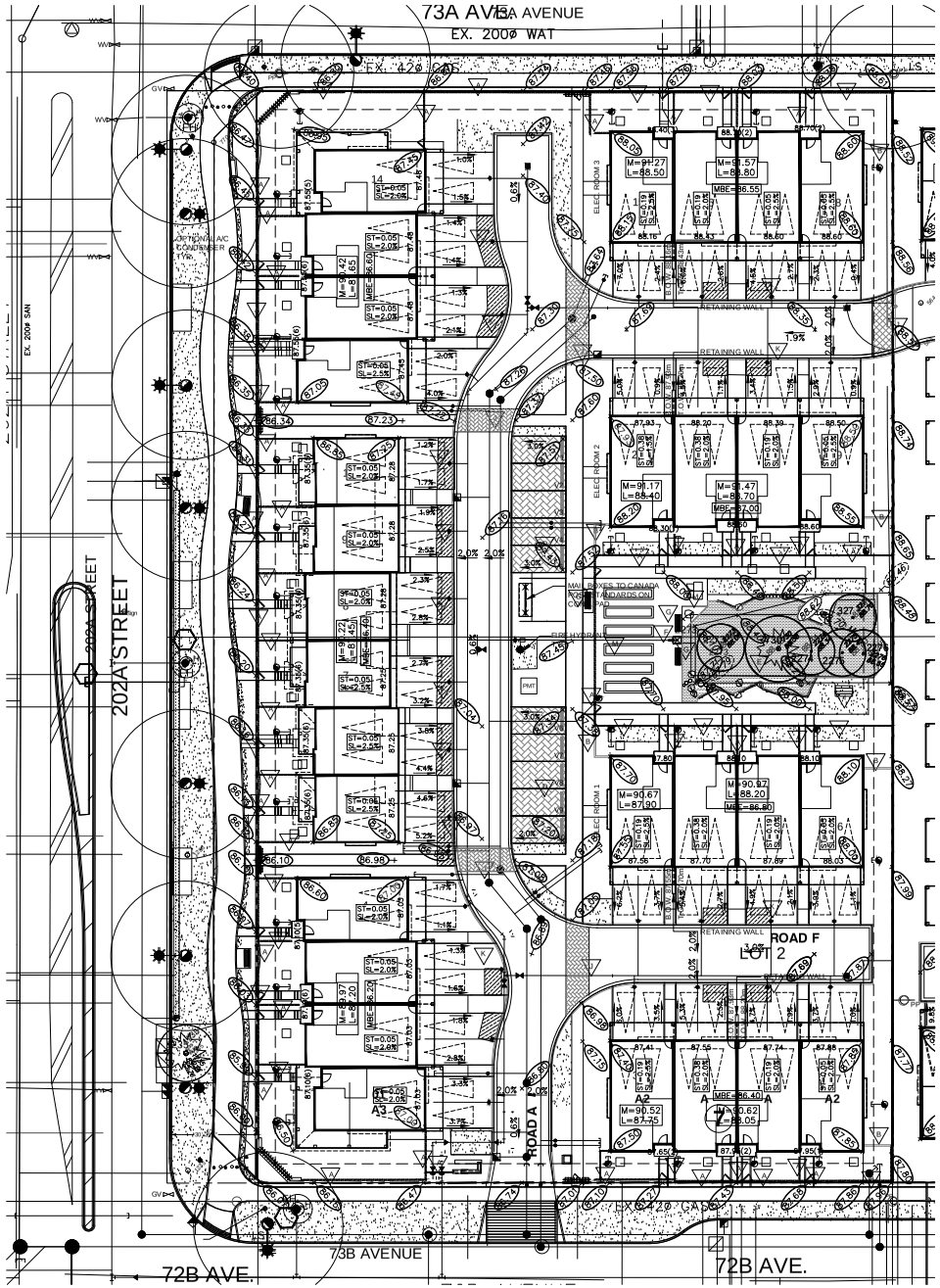
LANGLEY # 08-23-0200

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE:	17.AUG.02	DRAWING NUMBER:
SCALE:	1"=20'-0"	L3
DRAWN:	DO	
DESIGN:	MM	
CHK'D:	MCY	OF 9

PMG PROJECT NUMBER: 17-112



MATERIALS KEY - LOT A

A	42" HT. WOOD FENCE S/ GATE
B	6' HT. WOOD FENCE
C	RIVER ROCK OVER WEED FABRIC
D	DECORATIVE PAVERS: VISITOR PARKING ABBOTSFORD CONCRETE PRODUCTS HERRINGBONE PATTERN, SAND/BROWN CLASSIC STANDARD PAVERS
E	FIBAR SAFETY SURFACING
F	HOSE BIB
G	WISHBONE INDUSTRIES: PARKER BENCH PKB-6, SAND SLATS, CARDINAL TEXTURED GREY FRAME SURFACE MOUNTED
I	WISHBONE INDUSTRIES: PARKER PICNIC TABLE PKPT-6, SAND SLATS, CARDINAL TEXTURED GREY FRAME SURFACE MOUNTED
J	DECORATIVE PAVERS: CROSSWALKS ABBOTSFORD CONCRETE PRODUCTS HERRINGBONE PATTERN, DESERT SAND, CLASSIC STANDARD PAVERS
K	STRUCTURAL SOIL
L	GARDEN PLOTS, ALLAN BLOCK
M	GARDEN SHED - 6'X3' LEAN TO SHED FROM CEDAR SHED INDUSTRIES -1-800-830-8033 - ADD ELECTRICAL OUTLET TO SHED

RETAINING WALLS :
INTERIOR, FRONT OR SIDE LOT LINES FLANKING ROADS - MAX. HT
REAR OR INTERIOR SIDE LOT LINES, - MAX. HT. OF RETAINING WA

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1	20.JAN.06	DP AMENDMENT	MM

CLIENT:

Parc CENTRAL
NOBLE

PROJECT:

RESIDENTIAL DEV.

LOT 2 (PARCELS 73 & 74)
20261 72B AVE.

LANGLEY, BC

LANGLEY # 08-23-0200

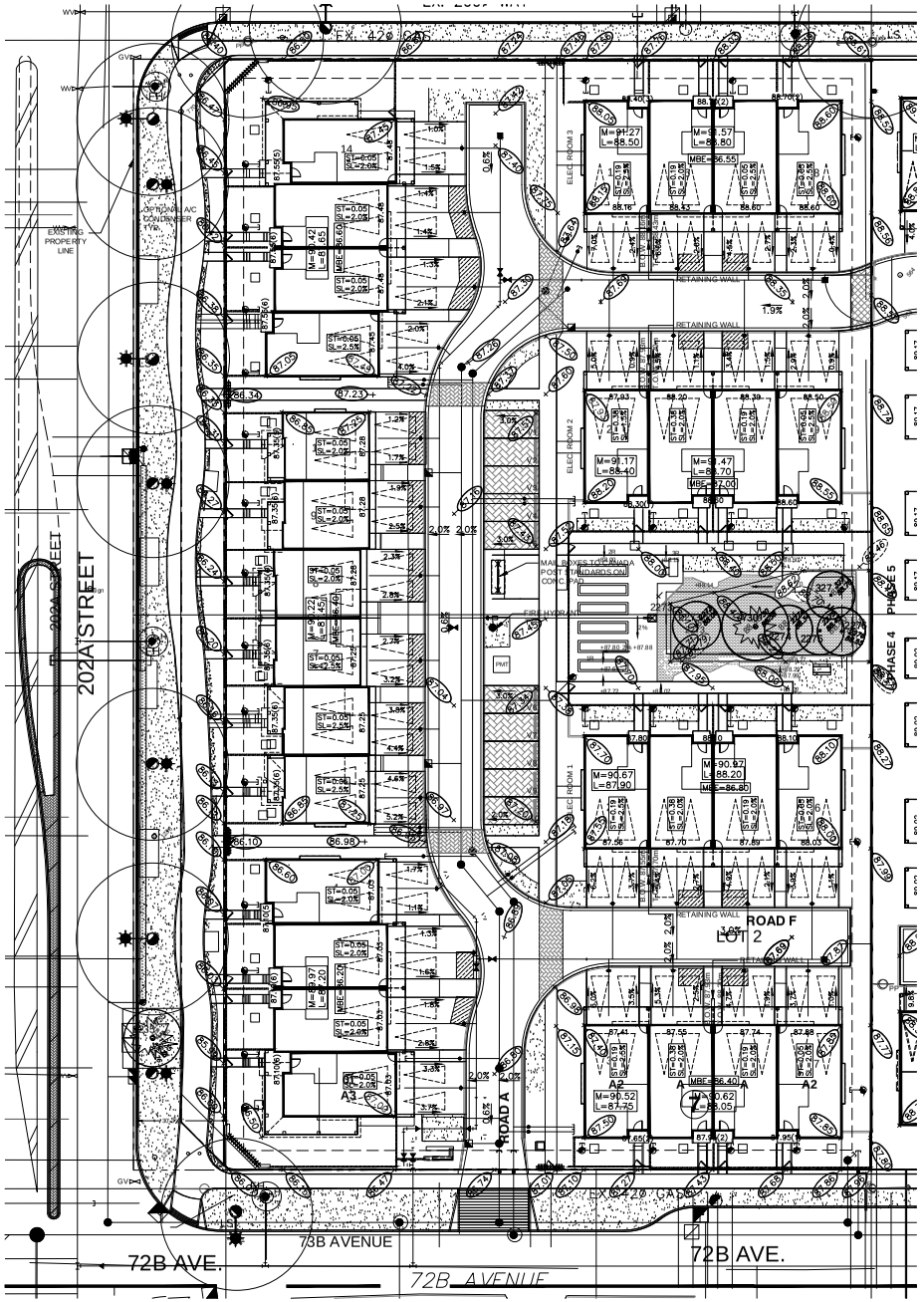
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LANDSCAPE MATERIALS PLAN

DATE:	17.AUG.02	DRAWING NUMBER:
SCALE:	1"=20'-0"	L4
DRAWN:	DO	
DESIGN:	MM	
CHK'D:	MCY	OF 9

17112-LOT 2-4.ZIP

PMG PROJECT NUMBER: **17-112**



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2	20.MAY.21	DP AMENDMENT	MM
1	20.JAN.06	DP AMENDMENT	MM

CLIENT:

Parc CENTRAL
NOBLE

PROJECT:

RESIDENTIAL DEV.

LOT 2 (PARCELS 73 & 74)
20261 72B AVE.

LANGLEY, BC

LANGLEY # 08-23-0200

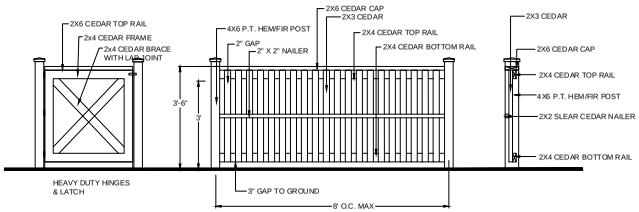
DRAWING TITLE:

LANDSCAPE GRADING PLAN

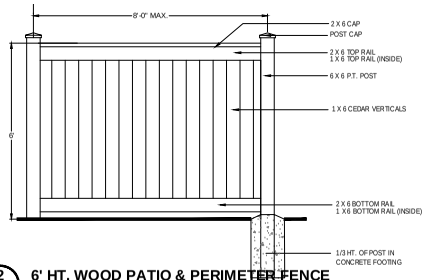
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SCALE:	1"=16'-0"	L3
DRAWN:	DO	OF 9
DESIGN:	MM	
CHK'D:	MCY	

17112-LOT 2-4.ZIP

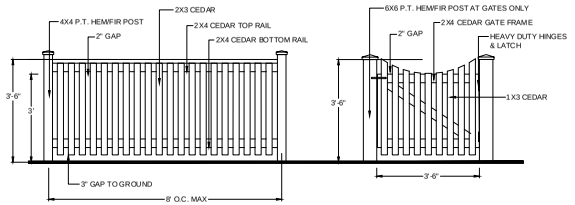
PMG PROJECT NUMBER: **17-112**



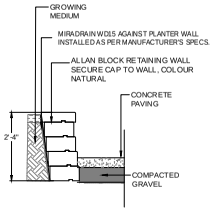
1 **42" HT. STREET FRONTAGE FENCE**
1/2"=1'-0"



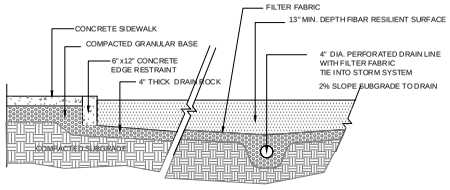
2 **6' HT. WOOD PATIO & PERIMETER FENCE**
1/2"=1'-0"



3 **42" HT. WOOD PATIO FENCE**
1/2"=1'-0"



4 **GARDEN PLOTS**
1/2"=1'-0"



5 **FIBAR PLAY SURFACE**
1/2"=1'-0"



WISHBONE INDUSTRIES:
PARKER PICNIC TABLE PKPT-6
CARDINAL TEXTURED GREY
WITH SAND SLATS, SURFACE
MOUNTED



WISHBONE INDUSTRIES:
PARKER BENCH PKB-6
CARDINAL TEXTURED GREY
WITH SAND SLATS, SURFACE
MOUNTED

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CLIENT:

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NOBLE

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RESIDENTIAL DEV.

LOT 2 (PARCELS 73 & 74)
20261 72B AVE.

LANGLEY, BC

LANGLEY # 08-23-0200

DRAWING TITLE:

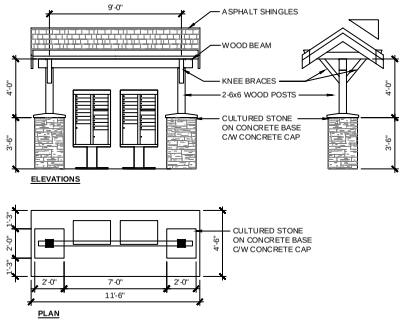
LANDSCAPE DETAILS

DATE: 17.AUG.02
SCALE: AS NOTED
DRAWN: MM
DESIGN:
CHK'D: MCY

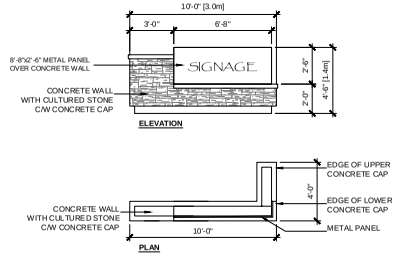
DRAWING NUMBER: L1
OF 9

17112-LOT 2-4.ZIP

PMG PROJECT NUMBER: 17-112

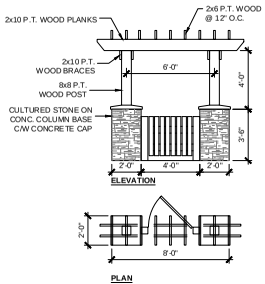


MAILBOX - DETAIL BY ARCH
1/4"=1'-0"

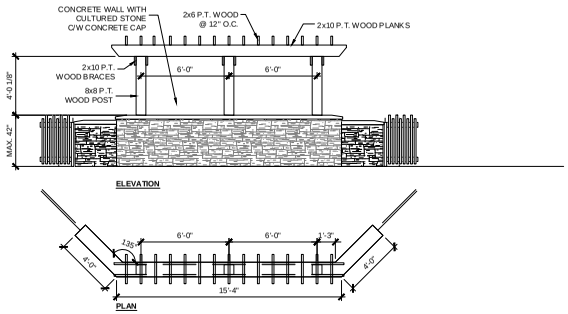


SIGNAGE - DETAIL BY ARCH
1/4"=1'-0"

DETAILS BY FOCUS
ARCHITECTURE INCORPORATED



TRELLIS - DETAIL BY ARCH
1/4"=1'-0"



CORNER TRELLIS - DETAIL BY ARCH
1/4=1'-0"

DETAILS BY FOCUS
ARCHITECTURE INCORPORATED

DETAILS BY FOCUS
ARCHITECTURE INCORPORATED

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	20.JUNE.17	MUN. COMMENTS	MM
2	20.MAY.21	DP AMENDMENT	MM
1	20.JAN.06	DP AMENDMENT	MM

CLIENT:

Parc CENTRAL
NOBLE

PROJECT:

RESIDENTIAL DEV.

LOT 2 (PARCELS 73 & 74)
20261 72B AVE.

LANGLEY, BC

LANGLEY # 08-23-0200

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 17.AUG.02
SCALE: AS NOTED
DRAWN: MM
DESIGN:
CHK'D: MCY

DRAWING NUMBER: L03-2
OF 9

17112-LOT 2-4.ZIP

PMG PROJECT NUMBER: 17-112

From: Ruby Sandher
Sent: Tuesday, September 29, 2020 3:53 PM
To: CD Agenda Bylaw
Cc: Khalil Ibrahim
Subject: Item for October 5, 2020 Council meeting agenda Bylaw No 5632 & 5633 (ESSENCE HOLDINGS (PARC CENTRAL 1) INC.)

Hi,

1. Please place Bylaw Nos. 5632 & 5633 on the Council agenda of October 5, 2020 for consideration of final reading and adoption.

2. Please note that all development prerequisites listed in the Community Development Division report to Council of July 27, 2020 attached to the Bylaw have been satisfactorily addressed.

3. The Public Hearing for the Bylaws was held on September 14, 2020 with third reading given on September 14, 2020.

4. Also, please place accompanying Development Permit No. 101164 on the same agenda for issuance by Council.

Thank you,

Ruby Sandher, MCIP, RPP | Planner
Development Services | Community Development
20338 – 65 Avenue, Langley, BC V2Y 3J1
604.533.6057
Web Facebook | Twitter | YouTube

Township of Langley

expect excellence

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CASTLEHILL HOMES (CARVOLTH) LTD.) BYLAW 2019 NO. 5499

EXPLANATORY NOTE

Bylaw 2019 No. 5499 rezones property located at 20179 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-139 to permit a comprehensive development consisting of 44 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CASTLEHILL HOMES (CARVOLTH) LTD.) BYLAW 2019 NO. 5499

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal 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 "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5499".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-139" after the words "Comprehensive Development Zone CD-138"
   b. Adding to Section 110.1 after the words "CD-138" the words "CD-139 – 6,000 m^2"
   c. Adding after Section 1038 "Comprehensive Development Zone CD-138" the following as Section 1039 "Comprehensive Development Zone CD-139"

1039 **COMPREHENSIVE DEVELOPMENT ZONE CD-139**

Uses Permitted

1039.1 In the CD-139 Zone, only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *townhouses* subject to Section 1039.2

Density

1039.2 The density permitted shall be no less than 0.9 *floor space ratio* and no greater than 1.2 *floor space ratio* as outlined in the Carvolth Neighbourhood Plan.

Residential Uses

1039.3 No more than 44 townhouse units are permitted on lands rezoned by Bylaw No. 5499.

Lot Coverage

1039.4 *Buildings* and *structures* shall not cover more than 50% of the *lot area*.

Siting of Buildings and Structures

1039.5 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structure

1039.6 Except as provided for in Section 104.5, the *height* of principal *buildings* and *structures* shall not exceed three storeys plus a rooftop patio access and will be in accordance with a Development Permit. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

1039.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1039.8 All *lots* created by subdivision shall comply with Section 110 of this Bylaw and the Township of Langley Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1039.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Age Friendly Amenity

1039.10 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1039.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

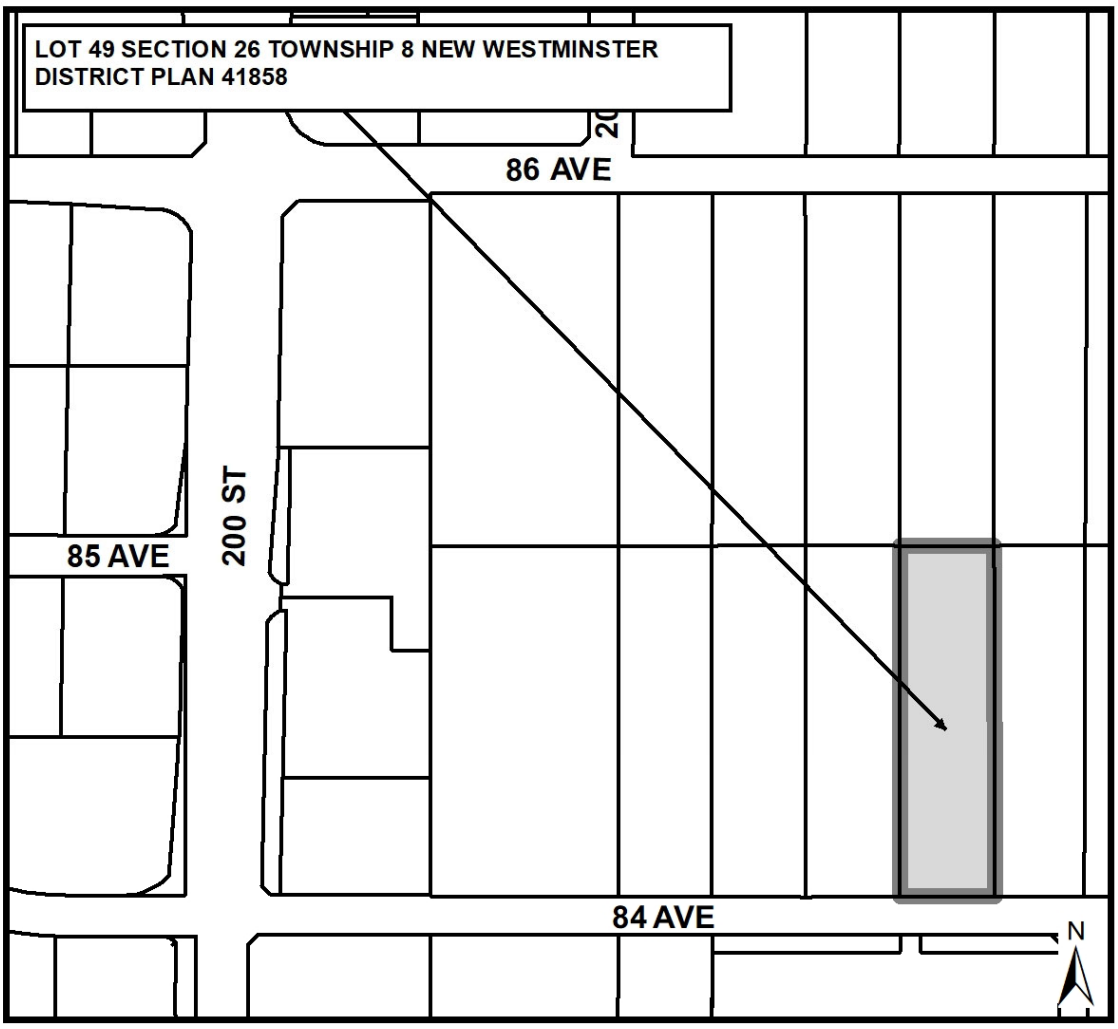
Lot 49 Section 26 Township 8 New Westminster District Plan 41858

As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-139.

READ A FIRST TIME the	09	day of	September	, 2019
READ A SECOND TIME the	09	day of	September	, 2019
PUBLIC HEARING HELD the	30	day of	September	, 2019
READ A THIRD TIME the	07	day of	October	, 2019
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	23	day of	April	, 2020
ADOPTED the		day of		, 2020

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5499



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101077

This Permit is issued this _____day of _____, 2019 to:

1. Name: Castlehill Homes (Carvolth) Ltd.

   Address: 212 – 5455 – 152 Street
   Surrey BC V3S 5A5

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 49 Section 26 Township 8 NWD Plan 41858

   CIVIC ADDRESS: 20179 84 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building plans being in compliance with Schedules “A” through “N”;
   b. Landscape plans being in substantial compliance with Schedule “P” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
   c. All signage being in compliance with Schedule “O” and the Township’s Sign Bylaw;
   d. Mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township; and,
   e. All refuse areas to be located within the buildings to the acceptance of the Township.

   Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

   a. Issuance of Energy Conservation and Greenhouse Gas Reduction Development Permit No. 101078;
   b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
   c. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy;
   d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
   e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
   f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
   g. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2019.

Attachments:

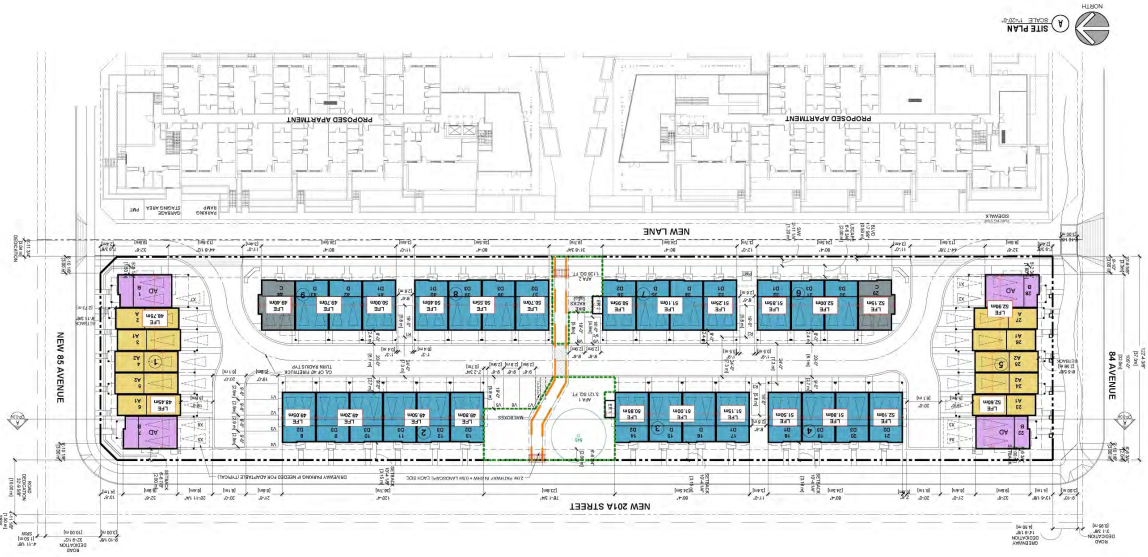
SCHEDULE A	Rendering
SCHEDULE B	Site Plan
SCHEDULE C	Building 1 Elevations
SCHEDULE D	Building 2 Elevations
SCHEDULE E	Building 3 Elevations
SCHEDULE F	Building 4 Elevations
SCHEDULE G	Building 5 Elevations
SCHEDULE H	Building 6 Elevations
SCHEDULE I	Building 7 Elevations
SCHEDULE J	Building 8 Elevations
SCHEDULE K	Building 9 Elevations
SCHEDULE L	Streetscapes
SCHEDULE M	Colour Scheme 1
SCHEDULE N	Colour Scheme 2
SCHEDULE O	Signage
SCHEDULE P	Landscape Plan



Township of Langley

Est. 1873

SCHEDULE A
RENDERING



SCHEDULE B
SITE PLAN

Township of Langley Est. 1873



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL CEMENT BOARD SIDING
3. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
4. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
5. SEALED DOUBLE GLAZED P.V.C. WINDOW c/w 2X6 WOOD TRIM AROUND
6. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
7. 1/2 GLASS FIBREGLASS DOOR w/ 2X6 WOOD TRIM AROUND
8. SOLID FIBREGLASS DOOR w/ 2x6 WOOD TRIM AROUND
9. OVERHEAD GARAGE DOOR
10. PAINTED WOOD COLUMN
11. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
12. PREFINISHED METAL THROUGH WALL FLASHING
13. 42" HIGH METAL RAILING
14. 2x10 WOOD TRIM
15. CEMENT BOARD SIDING W/ WOOD BATTENS
16. GALVANIZED METAL ROOF
17. WOOD OR CEMENT SHINGLE SIDING
18. SMOOTH HARDIE PANEL
19. BRICK
20. WOOD BRACKET
21. PAINTED CONCRETE

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2018-04-16
PLANNING RESUBMISSION

2018-12-14
PLANNING RESUBMISSION OF SUBMISSION

REVISIONS

CONSULTANT

CLIENT
Castlehill Homes Ltd (Carvolth)

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
20179 84 Ave LANGLEY BC

DRAWING TITLE
BUILDING 1 ELEVATIONS

DATE: 2018.12.14 FILE NO.
DWN: DW
CHK: CH: **1804**

SEAL

SHEET NO.
DP-1.03



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL CEMENT BOARD SIDING
3. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
4. 5" PREFINISHED ALUMINIUM GUTTER ON 2X8 PAINTED WOOD FASCIA
5. SEALED DOUBLE GLAZED P.V.C. WINDOW c/w 2X6 WOOD TRIM AROUND
6. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
7. 1/2 GLASS FIBREGLASS DOOR w/ 2X6 WOOD TRIM AROUND
8. SOLID FIBREGLASS DOOR w/ 2x6 WOOD TRIM AROUND
9. OVERHEAD GARAGE DOOR
10. PAINTED WOOD COLUMN
11. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
12. PREFINISHED METAL THROUGH WALL FLASHING
13. 42" HIGH METAL RAILING
14. 2x10 WOOD TRIM
15. CEMENT BOARD SIDING W/ WOOD BATTENS
16. GALVANIZED METAL ROOF
17. WOOD OR CEMENT SHINGLE SIDING
18. SMOOTH HARDIE PANEL
19. BRICK
20. WOOD BRACKET
21. PAINTED CONCRETE

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2016-08-30
PLANNING SUBMISSION

2016-12-14
PLANNING REVISION TO SUBMISSION

REVISIONS

CONSULTANT

CLIENT
Castlehill Homes Ltd (Carvolth)

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
20179 84 Ave
LANGLEY BC

DRAWING TITLE
BUILDING 2 ELEVATIONS

DATE: 2016.12.14 FILE NO.
DWN: DW CH: CH **1804**

SEAL

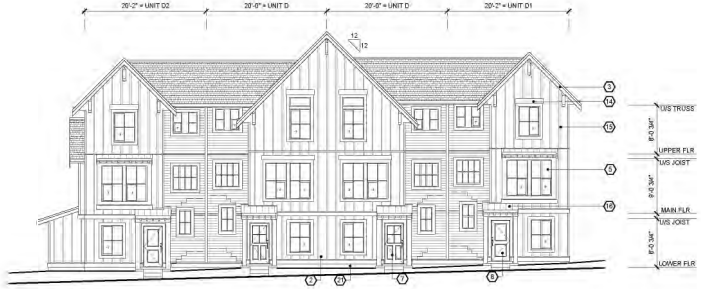
SHEET NO.
DP-2.03



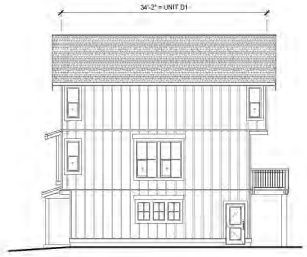
EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

1 COMPOSITE ASPHALT SHINGLES	11 2x10 PAINTED WOOD TRIM w/ PREFINISHED METAL FLASHING
2 HORIZONTAL CEMENT BOARD SIDING	12 PREFINISHED METAL THROUGH WALL FLASHING
3 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM	13 42" HIGH METAL RAILING
4 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA	14 2x10 WOOD TRIM
5 SEALED DOUBLE GLAZED P.V.C. WINDOW c/w 2X6 WOOD TRIM AROUND	15 CEMENT BOARD SIDING W/ WOOD BATTENS
6 SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND	16 GALVANIZED METAL ROOF
7 1/2 GLASS FIBREGLASS DOOR w/ 2X6 WOOD TRIM AROUND	17 WOOD OR CEMENT SHINGLE SIDING
8 SOLID FIBREGLASS DOOR w/ 2x6 WOOD TRIM AROUND	18 SMOOTH HARDIE PANEL
9 OVERHEAD GARAGE DOOR	19 BRICK
10 PAINTED WOOD COLUMN	20 WOOD BRACKET
	21 PAINTED CONCRETE

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REVISIONS

CONSULTANT

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PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
20179 84 Ave LANGLEY BC

DRAWING TITLE
BUILDING 3 ELEVATIONS

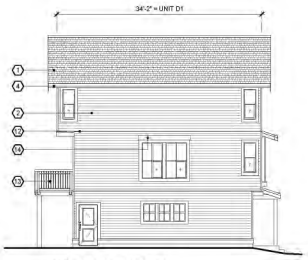
DATE: 2018.12.14 FILE NO.
DWN: DW
CHK: CH
1804

SEAL

SHEET NO.
DP-3.02



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL CEMENT BOARD SIDING
3. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
4. 5" PREFINISHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
5. SEALED DOUBLE GLAZED P.V.C. WINDOW c/w 2X6 WOOD TRIM AROUND
6. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
7. 1/2 GLASS FIBREGLASS DOOR w/ 2X6 WOOD TRIM AROUND
8. SOLID FIBREGLASS DOOR w/ 2x6 WOOD TRIM AROUND
9. OVERHEAD GARAGE DOOR
10. PAINTED WOOD COLUMN
11. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
12. PREFINISHED METAL THROUGH WALL FLASHING
13. 42" HIGH METAL RAILING
14. 2x10 WOOD TRIM
15. CEMENT BOARD SIDING W/ WOOD BATTENS
16. GALVANIZED METAL ROOF
17. WOOD OR CEMENT SHINGLE SIDING
18. SMOOTH HARDIE PANEL
19. BRICK
20. WOOD BRACKET
21. PAINTED CONCRETE

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1 2019.04.10 PLANNING RESUBMISSION
2018.12.14 PLANNING RESUBMISSION FOR SUBMISSION

REVISIONS
CONSULTANT

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Castlehill Homes Ltd (Carvolth)

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
20179 84 Ave LANGLEY BC

DRAWING TITLE
BUILDING 4 ELEVATIONS

DATE: 2018.12.14 FILE NO.
DWN DW
CHK CH 1804

SEAL
SHEET NO.
DP-4.02



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL CEMENT BOARD SIDING
3. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
4. 5" PREFINISHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
5. SEALED DOUBLE GLAZED P.V.C WINDOW c/w 2X6 WOOD TRIM AROUND
6. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
7. 1/2 GLASS FIBREGLASS DOOR w/ 2X6 WOOD TRIM AROUND
8. SOLID FIBREGLASS DOOR w/ 2x6 WOOD TRIM AROUND
9. OVERHEAD GARAGE DOOR
10. PAINTED WOOD COLUMN
11. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
12. PREFINISHED METAL THROUGH WALL FLASHING
13. 42" HIGH METAL RAILING
14. 2x10 WOOD TRIM
15. CEMENT BOARD SIDING W/ WOOD BATTENS
16. GALVANIZED METAL ROOF
17. WOOD OR CEMENT SHINGLE SIDING
18. SMOOTH HARDIE PANEL
19. BRICK
20. WOOD BRACKET
21. PAINTED CONCRETE

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1 2018.08.01 PLANNING SUBMISSION
2018.12.14 PLANNING REVISIONS / DP SUBMISSION
REVISIONS
CONSULTANT

CLIENT
Castlehill Homes Ltd (Carvolth)

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
20179 84 Ave LANGLEY BC

DRAWING TITLE
BUILDING 5 ELEVATIONS

DATE 2018.12.14 FILE NO
DWN DW
CHK CH 1804

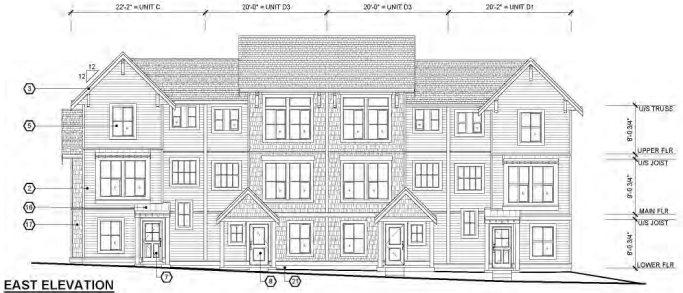
SEAL
SHEET NO
DP-5.03



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

1 COMPOSITE ASPHALT SHINGLES	11 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
2 HORIZONTAL CEMENT BOARD SIDING	12 PREFINISHED METAL THROUGH WALL FLASHING
3 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM	13 42" HIGH METAL RAILING
4 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA	14 2x10 WOOD TRIM
5 SEALED DOUBLE GLAZED P.V.C. WINDOW c/w 2X6 WOOD TRIM AROUND	15 CEMENT BOARD SIDING W/ WOOD BATTENS
6 SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND	16 GALVANIZED METAL ROOF
7 1/2 GLASS FIBREGLASS DOOR w/ 2X6 WOOD TRIM AROUND	17 WOOD OR CEMENT SHINGLE SIDING
8 SOLID FIBREGLASS DOOR w/ 2x6 WOOD TRIM AROUND	18 SMOOTH HARDIE PANEL
9 OVERHEAD GARAGE DOOR	19 BRICK
10 PAINTED WOOD COLUMN	20 WOOD BRACKET
	21 PAINTED CONCRETE

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2018.10.19
PLANNING RESUBMISSION

2018.10.14
PLANNING RESUBMISSION
DP SUBMISSION

REVISIONS

CONSULTANT

CLIENT
Castlehill Homes Ltd (Carvolth)

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

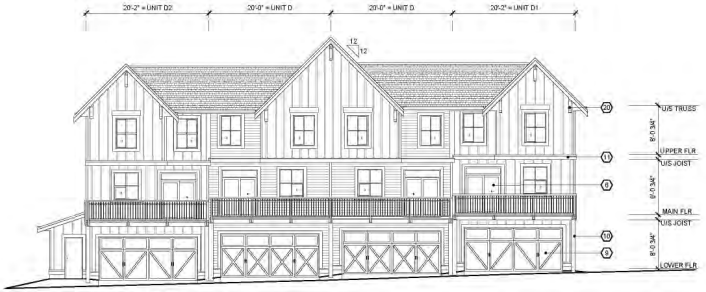
20179 84 Ave
LANGLEY BC

DRAWING TITLE
BUILDING 6 ELEVATIONS

DATE 2018.12.14 FILE NO.
DWN DW
CHK CH **1804**

SEAL

SHEET NO.
DP-6.02



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL CEMENT BOARD SIDING
3. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
4. 6" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
5. SEALED DOUBLE GLAZED P.V.C. WINDOW c/w 2X6 WOOD TRIM AROUND
6. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND
7. 1/2 GLASS FIBREGLASS DOOR w/ 2X6 WOOD TRIM AROUND
8. SOLID FIBREGLASS DOOR w/ 2x6 WOOD TRIM AROUND
9. OVERHEAD GARAGE DOOR
10. PAINTED WOOD COLUMN
11. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
12. PREFINISHED METAL THROUGH WALL FLASHING
13. 42" HIGH METAL RAILING
14. 2x10 WOOD TRIM
15. CEMENT BOARD SIDING W/ WOOD BATTENS
16. GALVANIZED METAL ROOF
17. WOOD OR CEMENT SHINGLE SIDING
18. SMOOTH HARDIE PANEL
19. BRICK
20. WOOD BRACKET
21. PAINTED CONCRETE

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1 Issued for PLANNING DEPARTMENT REVIEW 2018-12-14

REVISIONS
CONSULTANT

CLIENT
Castlehill Homes Ltd (Carvolth)

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
20179 84 Ave LANGLEY BC

DRAWING TITLE
BUILDING 7 ELEVATIONS

DATE: 2018.12.14 FILE NO.
DWN DW
CHK CH **1804**

SEAL
SHEET NO.
DP-7.02



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

1 COMPOSITE ASPHALT SHINGLES	11 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
2 HORIZONTAL CEMENT BOARD SIDING	12 PREFINISHED METAL THROUGH WALL FLASHING
3 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM	13 42" HIGH METAL RAILING
4 5" PREFINISHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA	14 2x10 WOOD TRIM
5 SEALED DOUBLE GLAZED P.V.C WINDOW c/w 2X8 WOOD TRIM AROUND	15 CEMENT BOARD SIDING W/ WOOD BATTENS
6 SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x8 WOOD TRIM AROUND	16 GALVANIZED METAL ROOF
7 1/2 GLASS FIBREGLASS DOOR w/ 2X8 WOOD TRIM AROUND	17 WOOD OR CEMENT SHINGLE SIDING
8 SOLID FIBREGLASS DOOR w/ 2x8 WOOD TRIM AROUND	18 SMOOTH HARDIE PANEL
9 OVERHEAD GARAGE DOOR	19 BRICK
10 PAINTED WOOD COLUMN	20 WOOD BRACKET
	21 PAINTED CONCRETE

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1 2019-04-01 PLANNING RESUBMISSION
2018-12-19 PLANNING RESUBMISSION OF PLANNING

REVISIONS
CONSULTANT

CLIENT
Castlehill Homes Ltd (Carvolth)

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT

20179 84 Ave LANGLEY BC

DRAWING TITLE
BUILDING 8 ELEVATIONS

DATE 2018.12.14 FILE NO.
DWN DW
CHK CH **1804**

SEAL

SHEET NO.
DP-8.02



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

1 COMPOSITE ASPHALT SHINGLES	11 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
2 HORIZONTAL CEMENT BOARD SIDING	12 PREFINISHED METAL THROUGH WALL FLASHING
3 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM	13 42" HIGH METAL RAILING
4 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA	14 2x10 WOOD TRIM
5 SEALED DOUBLE GLAZED P.V.C WINDOW c/w 2X6 WOOD TRIM AROUND	15 CEMENT BOARD SIDING W/ WOOD BATTENS
6 SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR c/w 2x6 WOOD TRIM AROUND	16 GALVANIZED METAL ROOF
7 1/2 GLASS FIBREGLASS DOOR w/ 2X6 WOOD TRIM AROUND	17 WOOD OR CEMENT SHINGLE SIDING
8 SOLID FIBREGLASS DOOR w/ 2x6 WOOD TRIM AROUND	18 SMOOTH HARDIE PANEL
9 OVERHEAD GARAGE DOOR	19 BRICK
10 PAINTED WOOD COLUMN	20 WOOD BRACKET
	21 PAINTED CONCRETE

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1 ISSUED FOR PLANNING SUBMISSION 2018-12-14
2 PLANNING RESUBMISSION 2019-12-19

REVISIONS

CONSULTANT

CLIENT
Castlehill Homes Ltd (Carvolth)

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
20179 84 Ave LANGLEY BC

DRAWING TITLE
BUILDING 9 ELEVATIONS

DATE: 2018.12.14 FILE NO.
DWN: DW
CHK: CH
1804

SEAL

SHEET NO.
DP-9.02



201A STREET - WEST
SCALE: 1"=20'-0"



201A STREET - WEST
SCALE: 3/32"=1'-0"



201A STREET - WEST
SCALE: 3/32"=1'-0"



84 AVENUE - SOUTH
SCALE: 3/32"=1'-0"



INTERIOR LANE
SCALE: 3/32"=1'-0"

Township of Langley
Est. 1873

SCHEDULE L
STREETSCAPES





COLOUR SCHEME 1:

A **Roof Shingles:**
Pabco Premier Laminated Shingle
'Antique Black'

B **Horizontal Siding:**
James Hardie 'Pearl Grey"

C **Shingle Siding:**
Wood or Cement Shingles
Benjamin Moore 'Cloud White' CC-40

D **Trim:**
James Hardie
Benjamin Moore 'Cloud White' CC-40

E **Fascia Board/Gutters:**
Benjamin Moore 'Cloud White' CC-40

F **Porch Post, Fascia, Gutter:**
Wood Finish or
Benjamin Moore 'Cloud White' CC-40

G **Window Frames, Metal Railing:**
Black

H **Standing Seam Metal Panel Roof:**
Makin Metals 'Galvanized'

I **Entry Doors:**
Wood or
Benjamin Moore 'Black' 2132-10

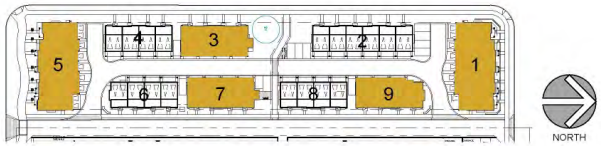
J **Garage Doors:**
Benjamin Moore 'Kendall Charcoal' HC-166
or
Benjamin Moore 'Cloud White' CC-40

K **Decorative Bracket:**
Wood

Township of Langley
Est. 1873

SCHEDULE M
COLOUR SCHEME 1





COLOUR SCHEME 2:

A **Roof Shingles:**
Pabco Premier Laminated Shingle
'Antique Black'

B **Horizontal Siding:**
Benjamin Moore 'Kendall Charcoal' HC-166

C **Board and Batten Siding:**
James Hardie
Benjamin Moore 'Cloud White' CC-40

D **Trim:**
James Hardie
Benjamin Moore 'Cloud White' CC-40

E **Fascia Board/Gutters:**
Benjamin Moore 'Cloud White' CC-40

F **Porch Post, Fascia, Gutter:**
Wood Finish or
Benjamin Moore 'Cloud White' CC-40

G **Window Frames, Metal Railing:**
Black

H **Standing Seam Metal Panel Roof:**
Makin Metals 'Galvanized'

I **Entry Doors:**
Wood or
Benjamin Moore 'Black' 2132-10

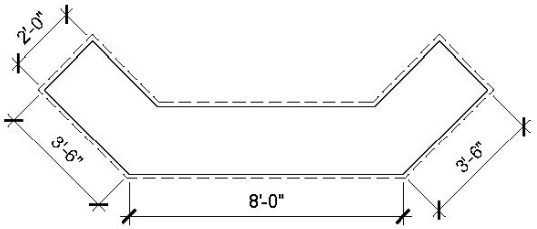
J **Garage Doors:**
Benjamin Moore 'Kendall Charcoal' HC-166
or
Benjamin Moore 'Cloud White' CC-40

K **Decorative Bracket:**
Wood

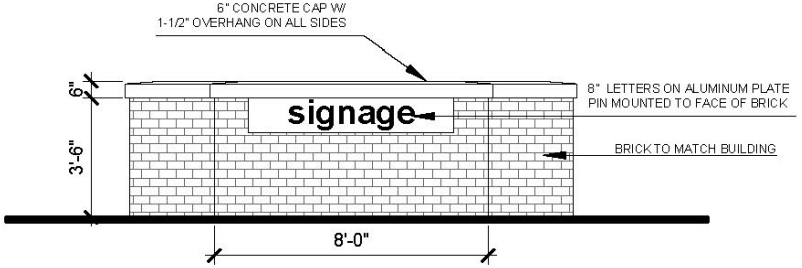
L **Brick:**
Benjamin Moore 'Snow White' OC-66

Township of Langley
Est. 1873

SCHEDULE N
COLOUR SCHEME 2



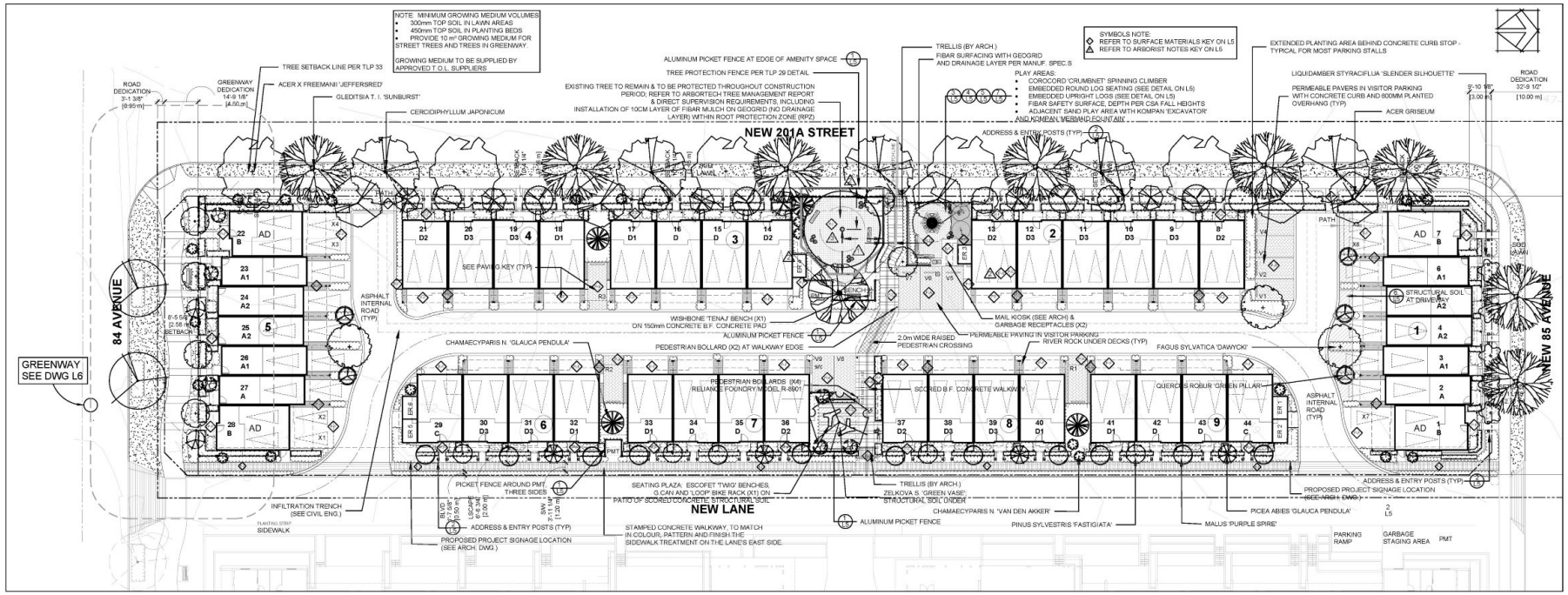
G **ENTRANCE SIGN PLAN**
SCALE: 1/4" = 1'-0"



H **ENTRANCE SIGN ELEVATION**
SCALE: 1/4" = 1'-0"

Township of Langley
Est. 1873

SCHEDULE O
SIGNAGE



PLANT SCHEDULE: ON & OFF SITE TREES

PMG PROJECT NUMBER: 18-222

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	5	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	6	ACER PALMATUM 'OMUR YAMA'	OMUR YAMA JAPANESE MAPLE	#15 POT
	5	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	6CM CAL; 2M STD; B&B
	9	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL; 1.8M STD; B&B
	4	CHAMAECYPARIS NOOTK. 'GLAUCA PENDULA'	BLUE WEEPING NOOTKA CYPRESS	2.5M HT; B&B
	20	CHAMAECYPARIS NOOTKATENSIS 'VAN DEN AKKER'	VAN DEN AKKER NOOTKA CYPRESS	2.0M HT; B&B
	1	EXISTING TREE TO RETAIN	EXISTING TREE TO RETAIN	NA
	3	FAGUS SYLVATICA 'DAWYCK'	DAWYCK BEECH	6CM CAL; 1.8M STD; B&B
	8	GLEDITSIA T. INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST	6CM CAL; 1.8M STD; B&B
	7	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	6CM CAL; 2M STD; B&B
	2	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	7CM CAL; 2M STD; B&B
	9	MAGNOLIA 'GALAXY'	GALAXY MAGNOLIA	5CM CAL; 1.8M STD; B&B
	1	MAGNOLIA x 'CAERHAY'S SURPRISE'	CAERHAY'S SURPRISE MAGNOLIA	6CM CAL; 1.8M STD; B&B
	12	MALUS 'PURPLE SPIRE'	PURPLE SPIRE CRABAPPLE	6CM CAL; 1.8M STD; B&B
	2	PICEA ABIES 'PYRAMIDALIS'	PYRAMIDAL NORWAY SPRUCE	2.5M HT; B&B
	4	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	2.5M HT; B&B
	6	PINUS NIGRA 'ARNOLD'S SENTINEL'	ARNOLD'S SENTINEL BLACK PINE	6CM CAL; 1.8M STD; B&B
	4	PINUS SYLVESTRIS 'FASTIGIATA'	COLUMNAR SCOTS PINE	2.5M HT; B&B
	5	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA CHERRY	6CM CAL; 1.9M STD; B&B
	5	QUERCUS ROBUR 'GREEN PILLAR'	GREEN PILLAR ENGLISH OAK	6CM CAL; 2.0M STD; B&B
	4	SORBUS AUCUPARIA 'FASTIGIATA'	COLUMNAR MOUNTAIN ASH	6CM CAL; 2M STD; B&B
	1	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	6CM CAL; 2.0M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

PLANT SCHEDULE: ON SITE TREES ONLY

PMG PROJECT NUMBER: 18-222

KEY		BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	6	ACER PALMATUM 'OMUR YAMA'	OMUR YAMA JAPANESE MAPLE	#15 POT
	4	CHAMAECYPARIS NOOTK. 'GLAUCA PENDULA'	BLUE WEEPING NOOTKA CYPRESS	2.5M HT; B&B
	17	CHAMAECYPARIS NOOTKATENSIS 'VAN DEN AKKER'	VAN DEN AKKER NOOTKA CYPRESS	2.5M HT; B&B
	1	EXISTING TREE TO RETAIN	EXISTING TREE TO RETAIN	NA
	3	FAGUS SYLVATICA 'DAWYCK'	DAWYCK BEECH	6CM CAL; 1.8M STD; B&B
	7	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	6CM CAL; 2M STD; B&B
	2	MAGNOLIA 'GALAXY'	GALAXY MAGNOLIA	5CM CAL; 1.8M STD; B&B
	1	MAGNOLIA x 'CAERHAY'S SURPRISE'	CAERHAY'S SURPRISE MAGNOLIA	6CM CAL; 1.8M STD; B&B
	12	MALUS 'PURPLE SPIRE'	PURPLE SPIRE CRABAPPLE	6CM CAL; 1.5M STD; B&B
	4	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	2.5M HT; B&B
	6	PINUS NIGRA 'ARNOLD'S SENTINEL'	ARNOLD'S SENTINEL BLACK PINE	2.5M HT; B&B
	4	PINUS SYLVESTRIS 'FASTIGIATA'	COLUMNAR SCOTS PINE	2.5M HT; B&B
	5	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA CHERRY	6CM CAL; 1.9M STD; B&B
	5	QUERCUS ROBUR 'GREEN PILLAR'	GREEN PILLAR ENGLISH OAK	6CM CAL; 2.0M STD; B&B
	4	SORBUS AUCUPARIA 'FASTIGIATA'	COLUMNAR MOUNTAIN ASH	6CM CAL; 2M STD; B&B
	1	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	6CM CAL; 2.0M STD; B&B

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PLANT SCHEDULE: OFF SITE BOULEVARD - TREES ONLY

PMG PROJECT NUMBER: 18-222

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	6	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	6CM CAL; 2M STD; B&B
	5	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL; 1.8M STD; B&B
	8	GLEDITSIA T. INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST	6CM CAL; 1.8M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

Township of Langley

Est. 1873

SCHEDULE P
LANDSCAPE PLAN

From: Ruby Sandher
Sent: Wednesday, September 30, 2020 10:10 AM
To: CD Agenda Bylaw
Cc: Dave Lind
Subject: Item for October 5, 2020 Council meeting agenda Bylaw No 5499 (CASTLEHILL HOMES (CARVOLTH) LTD.)

Hi,

1. Please place Bylaw No. 5499 (Castlehill Homes (Carvolth) Ltd.) on the Council agenda of October 5, 2020 for consideration of final reading and adoption.

2. Please note that all development prerequisites listed in the Community Development Division report to Council of September 9, 2019 attached to the Bylaw have been satisfactorily addressed.

3. The Public Hearing for the Bylaw(s) was held on September 30, 2019 with third reading given on October 7, 2019.

4. Also, please place accompanying Development Permit No. 101077 on the same agenda for issuance by Council.

Thank you,

Ruby Sandher, MCIP, RPP | Planner
Development Services | Community Development
20338 – 65 Avenue, Langley, BC V2Y 3J1
604.533.6057
Web | Facebook | Twitter | YouTube

Township of Langley

expect excellence

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030
AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.)
BYLAW 2019 NO. 5426

EXPLANATORY NOTE

Bylaw 2019 No. 5426 amends Table 4.1 Residential Housing Mix and Densities of the Yorkson Neighbourhood Plan concerning the type mix provisions for lands designated Mixed Residential located at 20544 and 20570 – 78 Avenue. The amendment will allow the development of 39 lots (22 single family lots, 11 rowhouse lots and 6 semi-detached lots).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030
AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.)
BYLAW 2019 NO. 5426

A Bylaw to amend Yorkson Neighbourhood Plan Bylaw No.4030

The Municipal 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 "Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Developments (Vancouver) Inc. Bylaw 2019 No. 5426".

2. Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 as amended is further amended by:

a) inserting "±" after "Mixed Residential ***+ in the first column of Table 4.1-Residential Housing Mix and Densities and the following at the bottom of Table 4.1. – Residential Housing Mix and Densities:

"±" For lands legally described as Lot 23 Section 23 Township 8 New Westminster District Plan 49017 and Northerly portion Lot 26 Section 23 Township 8 New Westminster District Plan 59588 and designated "Mixed Residential", Table 4.1 may be modified by not applying the Column C minimum and maximum unit percentage type and increasing the maximum permitted percentage of the single family residential to 56% and decreasing the minimum attached residential types to 44%.

READ A FIRST TIME the	01	day of	April	, 2019
READ A SECOND TIME the	01	day of	April	, 2019
PUBLIC HEARING HELD the	15	day of	April	, 2019
READ A THIRD TIME the	13	day of	May	, 2019
ADOPTED the		day of		, 2020

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.
BYLAW 2019 NO. 5461

EXPLANATORY NOTE

Bylaw 2019 No. 5461 rezones properties located at 20544 and 20570 – 78 Avenue from Suburban Residential Zone SR-2 to Residential Zone R-1 A, and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD) to permit a comprehensive development consisting of 39 lots (22 single family lots, 11 rowhouse and 6 semi-detached lots).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO DEVELOPMENTS / (VANCOUVER) INC.
BYLAW 2019 NO. 5461

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal 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 "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc. Bylaw 2019 No. 5461".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

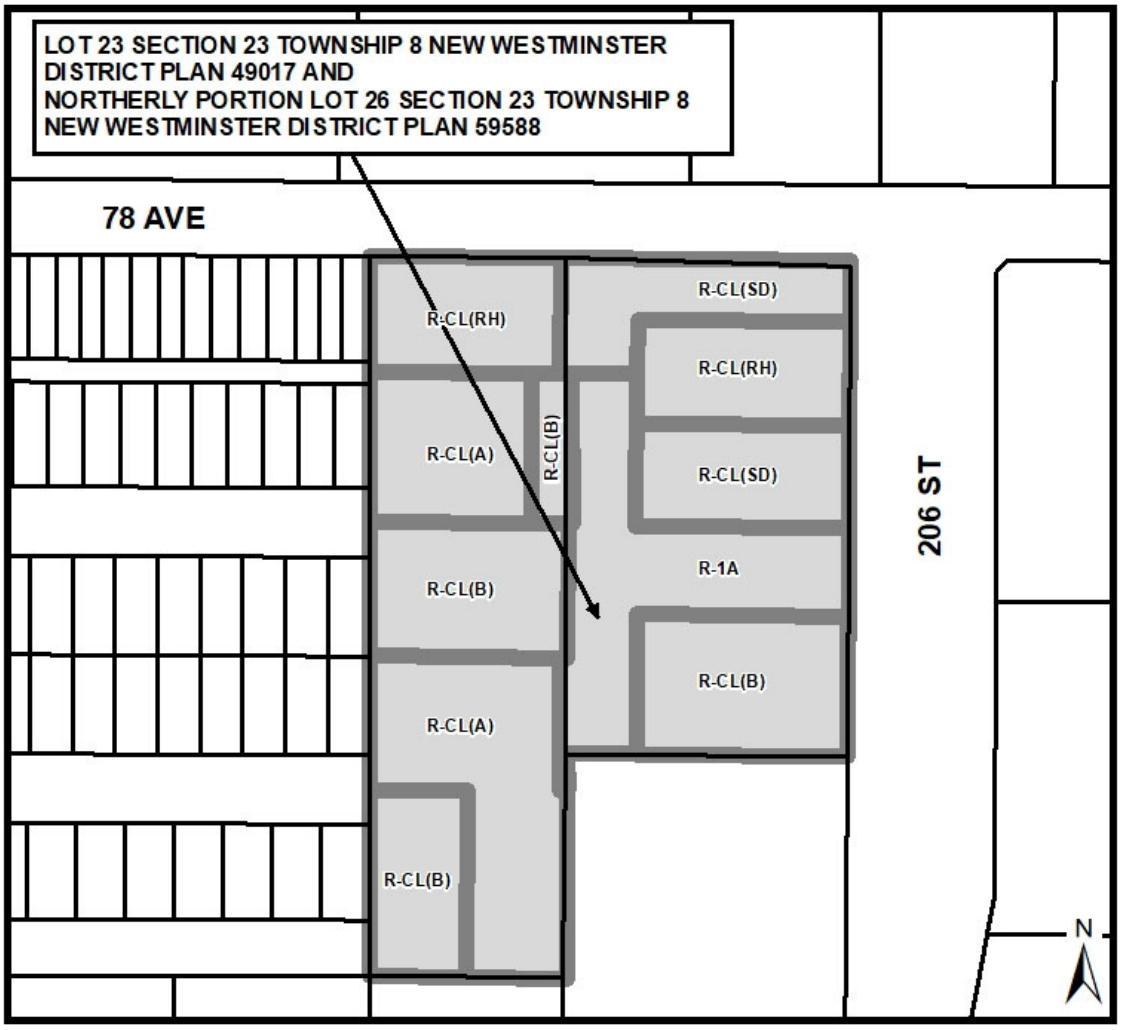
   Lot 23 Section 23 Township 8 New Westminster District Plan 49017
   Northerly portion Lot 26 Section 23 Township 8 New Westminster District Plan 59588

   As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD) as shown on Schedule "A".

READ A FIRST TIME the	01	day of	April	, 2019.
READ A SECOND TIME the	01	day of	April	, 2019.
PUBLIC HEARING HELD the	15	day of	April	, 2019.
READ A THIRD TIME the	13	day of	May	, 2019.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5461



ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No.100903

This Permit is issued this _____day of _____, 2019 to:

1. Name: Qualico Developments (Vancouver) Inc.

   Address: 310 5620 -152 Street
   Surrey, BC V3S 3K2

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 23 Section 23 Township 8 New Westminster District Plan 49017 and Northerly portion Lot 26 Section 23 Township 8 New Westminster District Plan 59588

   CIVIC ADDRESS: 20544 and 20570 - 78 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
   b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2019.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No.100103

This Permit is issued this _____day of _____, 2019

1.

Name: Qualico Developments (Vancouver) Inc.

Address: #310 5620 -152 Street
Surrey, BC V3S 3K2

This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot 23 Section 23 Township 8 New Westminster District Plan 49017 and Northerly portion Lot 26 Section 23 Township 8 New Westminster District Plan 59588

CIVIC ADDRESS: 20544 and 20570 - 78 Avenue

2. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lot 28, indicated on Schedule "A".
   b. Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement for a detached garage from 0.9 metres to 0.6 metres on proposed Lot 15, indicated on Schedule "A".
   c. Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement for a detached garage from 0.9 metres to 0.6 metres and to reduce the side lot line setback requirement for a detached garage abutting a street from 4.5 metres to 2.5 metres on proposed Lot 33, indicated on Schedule "A".

3. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit. All developments forming part of this Development Variance Permit shall be substantially commenced within two years after the date the Development Variance Permit is issued.

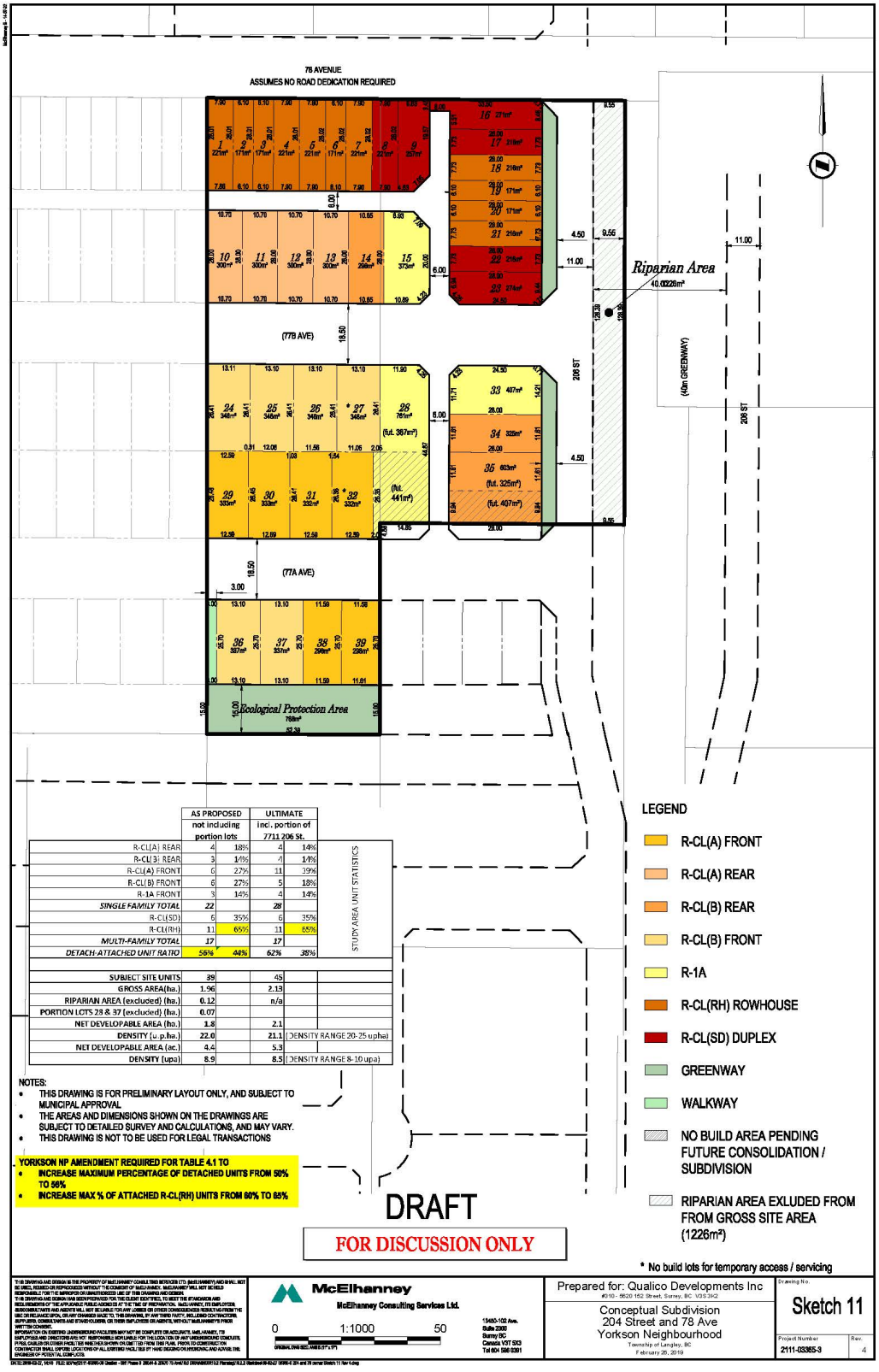
   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2019

SCHEDULE A – Preliminary Subdivision Plan



STUDY AREA UNIT STATISTICS	AS PROPOSED not including portion lots		ULTIMATE incl. portion of 7711 206 St.	
R-CL(A) REAR	4	18%	4	14%
R-CL(B) REAR	3	14%	4	14%
R-CL(A) FRONT	6	27%	11	39%
R-CL(B) FRONT	6	27%	5	18%
R-1A FRONT	3	14%	4	14%
SINGLE FAMILY TOTAL	*22*		*28*	
R-CL(SD)	6	35%	6	35%
R-CL(RH)	11	65%	11	65%
MULTI-FAMILY TOTAL	*17*		*17*	
DETACH-ATTACHED UNIT RATIO	*56%*	*44%*	*62%*	*38%*
SUBJECT SITE UNITS	39		45	
GROSS AREA(ha.)	1.96		2.13	
RIPARIAN AREA (excluded) (ha.)	0.12		n/a	
PORTION LOTS 28 & 37 (excluded) (ha.)	0.07			
NET DEVELOPABLE AREA (ha.)	1.8		2.1	
DENSITY (u.p.ha.)	22.0		21.1	(DENSITY RANGE 20-25 u/pha)
NET DEVELOPABLE AREA (ac.)	4.4		5.3	
DENSITY (upa)	8.9		8.5	(DENSITY RANGE 8-10 upa)

NOTES:
- THIS DRAWING IS FOR PRELIMINARY LAYOUT ONLY, AND SUBJECT TO MUNICIPAL APPROVAL
- THE AREAS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY.
- THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS

YORKSON NP AMENDMENT REQUIRED FOR TABLE 4.1 TO
- INCREASE MAXIMUM PERCENTAGE OF DETACHED UNITS FROM 50% TO 56%
- INCREASE MAX % OF ATTACHED R-CL(RH) UNITS FROM 60% TO 65%

McElhanney
McElhanney Consulting Services Ltd.
13450-102 Ave.
Suite 2300
Surrey BC
Canada V3T 5X3
Tel 604 596 0391
0 1:1000 50

Prepared for: Qualico Developments Inc
#210 - 8620 152 Street, Surrey, BC V3S 3K2
Conceptual Subdivision
204 Street and 78 Ave
Yorkson Neighbourhood
Township of Langley, BC
February 25, 2019

Drawing No.: Sketch 11
Project Number: 2111-03365-3
Rev.: 4

From: Zorica Andjelic
Sent: Wednesday, September 30, 2020 12:05 PM
To: CD Agenda Bylaw
Cc: Dave Lind; Chris Jarvie
Subject: Item for October 5, 2020 Council meeting agenda Bylaw Nos. 5426 and 5461 (Qualico Developments (Vancouver) Inc.

1. Please place Bylaw No. 5426 and Bylaw No. 5461 (Qualico Developments (Vancouver) Inc.) on the Council agenda of October 5, 2020 for consideration of final reading and adoption, along with Development Permit 100903 and Development Variance Permit No. 100103 (siting variance) for issuance by Council.

2. Please note that all development prerequisites listed in the Community Development Division report to Council of April 1, 2019 attached to the Bylaw have been satisfactorily addressed.

3. The Public Hearing for the Bylaws was held on April 15, 2019 with third reading given on May 13, 2019. In accordance with Council policy, staff advise that the public hearing for the Bylaws was held more than a year prior to the proposed final reading date. During this period, resolution of the development prerequisite items , including finalization of securing the required neighbourhood park, was on-going.

Zorica Andjelic | MCIP, RPP, M.A Planning
Development Planner
Community Development | Township of Langley
20338 – 65 Avenue, Langley, BC V2Y 3J1
Telephone: 604.533.6090 ext 3421

Web | Facebook | Twitter | YouTube



Township of Langley
Est. 1873

HERITAGE ADVISORY COMMITTEE

Wednesday, September 2, 2020 at 7:10pm
Nicomekl River Meeting Room and virtual Microsoft Teams
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

Present:
C. Boughen, Community Co-Chair
Councillor M. Kunst, Council Co-Chair
Councillor B. Long

T. Annandale, R. Genberg, S. Jacobsen, W. Mufford, and H. Whittell

Staff:
J. Aldag, Cultural Services Manager
E. Horricks, Heritage Planner
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Heritage Advisory Committee
September 2, 2020

Moved by T. Annandale,
Seconded by H. Whittell,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the September 2, 2020 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee
March 4, 2020

Moved by C. Boughen,
Seconded by H. Whittell,
That the Heritage Advisory Committee adopt the minutes of the March 4, 2020 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chairs' Reports

C. Boughen reported that he enjoyed a great summer with a little more time during the pandemic to appreciate family time.

Councillor Kunst commented that she is glad the committee is back and ready to discuss heritage matters once again.

Councillor Long thanked everyone for returning and reported that all the members whose terms were ending in December 2020, have agreed to stay on for one more year.

2. Heritage Planner's Report

E. Horricks provided an update on the following historic sites:

- Porter's Store has completed their exterior painting.
- The Murrayville School revitalization in now complete, along with the interpretive Belmont Plaza located at 48 Avenue and Old Yale Road adjacent to the school. The landscaped pedestrian plaza provides history on the school and the other heritage buildings encompassed within this newly enhanced heritage precinct.
- Additional conservation projects underway include the Rizun Residence, which has started up again after a temporary shutdown, and the Parry-Evans Residence, which is now at the building permit stage.
- Updates on additional projects in the early planning stages or proceeding through an application process, will be reported on as they progress.

The deadline for the next call to the Heritage Building Incentive Program is October 9 at 4:30pm. This is the final call for applications in 2020.

3. Museum Manager's Report

J. Aldag reported that the museum has been closed since March and is down to three staff. They have been catching up on several projects. The reopening plan is still fluid, with a goal to reopen in mid to late October.

The new museum is moving forward and the architects were able to incorporate some of the suggestions made at the HAC workshop in June in the revised plans. Deconstruction will begin in late fall of 2020, with the goal to open a new facility in 2023.

The Museum Advisory Group is having its first meeting on September 16, which will include focus groups with a consultant to explore which aspects of the museum are most important to members of the community. The Kwantlen, Katzie, and Semiahmoo First Nations have also been consulted, as their stories will be reflected in the new museum.

The next exhibit, "The Roaring 20's", will be provided online if the museum is not open at the time of its launch.

D. REPORTS

Council approved a nominal entrance fee for the museum when it re-opens.

4. Heritage Review Panel

T. Annandale reported that the Shortreed Residence received a grant of $3900 earlier in the year to paint the exterior of the house. This work has now begun with the goal to finish by the late fall.

He further reported that the Murrayville Heritage Review Panel has recently provided comment on a revised proposal for five corners in Murrayville, which is superior to the previous proposal. The original plan had taller buildings, higher density and a greater lot coverage than the revised proposal. The new plan includes two small-scale buildings that are each two storeys in height, with limited commercial on the ground level and a residence above (for a total of two residences proposed for the site). Lot coverage is proposed to be 33%. An interpretive plaza that will promote Murrayville's history is also proposed for the area in front of the smaller building, which is set back from 48 Avenue. Parking is provided behind the buildings at the south end of the lot with access off of 216 Street. Changes to the previous application were made based on public feedback received by the developer at their Public Information Meeting held in the spring of 2019. The panel was very pleased with the proposed changes and were unanimous in recommending support for the proposal.

Selected architectural and landscape drawings, and three-dimensional renderings of the proposed project were shared with the committee, including a summary document entitled, "The Ongoing History of 5 Corners" that included:

- a contextual analysis of the changing development pattern of the five corners area from 1906 to the present day;
- details on the revisions made to the initial application based on public input; and
- a summary of the overall design rational for the project.

An artist's sketch of the corner site was also shared with the committee at the request of the owner of the Travellers Hotel displaying what the neighbour felt would be an appropriate use for this location.

It was further observed that there may be an old well on the property, not related to the pumphouse.

MOTION
Moved by H. Whittell,
Seconded by T. Annandale,
That the Heritage Advisory Committee receive and endorse the recommendations of the Murrayville Heritage Review Panel for support of the Murrayville five corners proposal.
CARRIED

A Public Information Meeting for the proposal will take place on September 10 at the Sharon Church. Residents with surnames beginning with A-M may attend between 5:00 – 6:00pm, and surnames beginning with N-Z from 6:00 – 7:00pm.

D. REPORTS

5. Douglas Day 2020 Planning Committee Report

R. Genberg reported that the Douglas Day event will not take place this year due to COVID-19. Instead, members will be sent an information package that will include a list of all the pioneers in 2020 (including those recently deceased), a gift certificate to White Spot, a Township pin, and a recognition certificate.

6. Museum Advisory Group Report

No report.

E. CORRESPONDENCE

F. 2020 WORK PROGRAM

1. Work Plan 2020 Update and Discussion

Based on the committee closure between March and September of this year, the membership reviewed each item of the 2020 HAC Work Plan for the purpose of considering what work plan items could be completed during the current year, and which ones should be carried over into 2021.

1. **Langley's Rural Heritage (Phase 1)**
   A task force was created in March that included the following members: C. Boughen, S. Jacobsen, T. Lightfoot and W. Mufford. Their first meeting will take place soon and they will present their findings to the HAC at a future meeting. Given the extent and complexity of this work, it was agreed by mutual consent that the item carry forward to the 2021 work plan.

2. **Township's Heritage Inventory**
   This work plan item is in the final stages of completion, and will be discussed further with the committee as part of the September agenda.

3. **Presentation on Archaeology in the Township**
   The committee received a presentation on the Archaeological Overview Assessment for the Township on March 4. The proposed assessment will go forward for Council's consideration before the end of the year.

4. **Heritage Register Evaluation Methodology and Criteria for Langley's Heritage Sites**
   This item, which was initially considered by the HAC in 2019, will return to the committee for further consideration before the end of the current year. A presentation and discussion is currently planned for November or December.

F. 2020 WORK PROGRAM

5. **Heritage Building Incentive Program**
   This ongoing program has continued throughout the year. Final call for applications to the program for 2020 is October 9.

6. **Heritage Register Recognition Program**
   This item is planned for consideration at the committee's October meeting, and can be completed this year.

7. **Township's Heritage Sites (continued updates to the Township's Inventory and Register and review of the required documentation)**
   Work in this area has been completed this year, and is ongoing.

8. **Heritage Sites and Areas Impacted by Development**
   Work in this area has been completed this year through the Heritage Review Panel Subcommittee, and is ongoing.

9. **Committee Liaison to Douglas Day Planning Committee**
   The Douglas Day event has been cancelled this year, but will continue planning again next year for a November 2021 event.

10. **Committee Liaison to the Museum Advisory Group**
    The museum remains temporary closed due to Covid-19. Regular updates to the HAC will continue once the MAG resumes their meeting schedule in September.

11. **HAC Terms of Reference**
    The committee discussed their interest in receiving regular updates from the Langley Heritage Society and the Aldergrove Heritage Society in order to stay informed on the societies activities throughout the Township. It was agreed by mutual consent that an invitation to the societies to contribute to the HAC agendas in future be included within the agenda format, as there are currently representatives of both societies on the committee. The HAC did not see the need for any formal updates to the committee's current terms of reference at this time.

12. **Explore Salvage Processes and Policies related to the Deconstruction of Heritage Buildings**
    This item was conditionally included on the 2020 work plan if time permitted. Given the extent of work involved, it was agreed by mutual consent to be carried forward for consideration by the committee for the 2021 work plan.

13. **Consider or Inquire into matters and requested by Council**
    This item is ongoing.

F. 2020 WORK PROGRAM

2. New and Updated Statements of Significance for the following Historic Sites:

- **Canadian Northern Railway "Langley Station"**
- **Dixon Farmstead**
- **Hope Carriage House**
- **Murrayville Elementary School**

E. Horricks presented updated Statements of Significance for four heritage sites in the Township. The committee was asked to review the statements for any possible errors or recommended changes and advise by September 9.

MOTION
Moved by T. Annandale,
Seconded by H. Whittell,
That the Heritage Advisory Committee endorse the updated Statements of Significance for the following historic sites:

- Canadian Northern Railway "Langley Station"
- Dixon Farmstead
- Hope Carriage House
- Murrayville Elementary School

CARRIED

3. Developing Online Access to Township's Heritage Inventory

E. Horricks presented the draft layer of the Township's Heritage Inventory for addition to the Langley's Historic Places online application, for the committee's input and review.

The addition represents well over one hundred new sites of historic interest previously published only in hard copy. A small number of sites, which require further review, have not yet been posted. For the present, the inventory sites are described in updated text, while the registered sites combine photos, text, and statements of significance required as part of their formal recognition. Provision has been made within the architecture of the inventory site entries to accommodate photos if desired. These can be added in future as time permits. Other features of the web application were also explored with the committee.

MOTION
Moved by R. Genberg,
Seconded by S. Jacobsen,
That the Heritage Advisory Committee endorse the proposed heritage inventory layer for the Langley Historic Places web application.
CARRIED

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. APT & National Trust 2020 Joint (Virtual) Conference, "Hindsight 2020: Conservation, Disruption, and the Future of Heritage", October 1 – October 7, Edmonton, Alberta

Provided in package for information. Members were asked to let E. Horricks know by September 21 if they were interested in attending this virtual conference.

2. Heritage BC Update: Heritage HealthCheck Survey, COVID-19 and the Heritage Sector, Fall Webinar, and Funding Opportunities

Provided in package for information.

I. NEXT MEETING

Date: Wednesday, October 7, 2020
Location: Nicomekl River Meeting Room
4th Floor, 20338 – 65 Avenue
Time: 7:00pm

J. TERMINATE

Moved by T. Annandale,
Seconded by H. Whittell,
That the meeting terminate at 8:46pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

SENIORS ADVISORY COMMITTEE

Tuesday, September 15, 2020 at 7:00pm
Nicomekl River Meeting Room and virtual Microsoft Teams
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

Present:
S. Soheili (Community Co-Chair)
Councillor P. Arnason (Council Co-Chair)
Councillor S. Ferguson (Council Co-Chair)

E. Brett, L. Gates, M. Gill, S. Hedao, G. Larson, and S. Martin

Fraser Health Representative:
H. Chow

Staff:
P. Chevrier, Manager, Corporate Communications
P. Ward, Strategic/Social Planner
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – September 15, 2020

Moved by M. Gill,
Seconded by G. Larson,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the September 15, 2020 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – February 19, 2020

Moved by E. Brett,
Seconded by S. Martin,
That the Seniors Advisory Committee adopt the Minutes of the February 19, 2020 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

S. Soheili reported that the co-chairs and staff met to discuss the Dementia-friendly Task Force and that the appointments will likely be considered at the next meeting.

Councillor Ferguson reported that the Langley Seniors Centre has been delivering meals to seniors, along with Meals on Wheel and other agencies. He further reported that Council has been conducting their meetings via Zoom.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Township Communications Strategy

P. Chevrier provided an update on the Township Communications Strategy, particularly information related to seniors. He noted that the Township has been developing a communications strategy to determine the best method to distribute information and what information is most needed. The strategy will be built around the goals of the Township and based on actual data, research, and science. A survey was conducted several months ago to ask residents which tools they use to find information about the Township and which information they are most looking for. Of the approximately 900 respondents, 28% were 50 years of age and older, and 13% were 60 years of age and older. The website was the primary tool people used to find information, no matter the age of respondents. Facebook was the second choice overall, but was the third choice for people over 50. eNewsletters were number five for all respondents, and newspaper articles and ads were in the top 6 for all respondents but rose slightly for those over 50. Word-of-mouth was also in the top 6. The information that is most sought for by all residents, regardless of age, is recreation and events, followed by parks, waste management, bylaws, community planning and development, and transportation.

Some of the marketing and communication tools that the Township currently uses are:

- Website
- Social media (Facebook, Twitter, Instagram, LinkedIn, YouTube);
- Media releases and story pitches
- eNewsletters (several specific eNewsletter categories);
- Newspaper advertisements (hardcopy and digital)
- Printer materials (posters, brochures, flyers)
- Bus shelter advertisements;
- Direct mailers (for specific needs);
- Surveys, open houses, and other feedback / engagement activities;
- Syndication of information through external partners and other organizations; and

F. WORK PROGRAM

- TV screens in Township facilities;

A new website with more links and information on the home page is anticipated to launch September 18.

Discussion ensued on the following topics:

- Alignment of the Communications Strategy and the Age-friendly Strategy
- Communication tools used for campaigns targeted directly at seniors
- The importance of partnerships with other organizations in communicating information
- Opportunities to improve the findability of seniors content on the Township website

It was noted that the SAC had previously discussed opportunities to enhance the format of the seniors pages on the Township website and that the SAC could continue this discussion at a future meeting.

2. Township Social Sustainability Strategy

P. Ward provided a summary and highlights from the draft Strategy, which has not yet been considered by Council. He noted that SAC had previously engaged in the project at multiple points, including providing input into the project Terms of Reference and establishing the project Task Force. The following information was provided:

- Preparing the Strategy included an inclusive community engagement process with 45 engagement activities, 1,500 interactions with residents and stakeholders, 58 local organizations engaged, and 1,100 hours of community input.
- The Township's role in social sustainability is meant to reflect its mandate, powers, and resources, and may include: advocacy, convening/coordination, education, planning/regulation, funding, and service delivery.
- Many issues and trends present challenges and opportunities in the Township, including population growth, aging and diversity; cost of living and poverty; inequity and discrimination; climate change; Indigenous relations; technological innovation; and human health.
- The proposed Strategy consists of a long-term vision, three 10-year goals, and six 5-year priorities with associated actions:

  Vision:
  The Township of Langley is a connected, inclusive, and resilient community where everyone can enjoy and contribute to a great quality of life.

  10-year goals:
  Goal 1 – Connected Community
  Goal 2 – Inclusive Community
  Goal 3 – Resilient Community

F. WORK PROGRAM

5-year priorities:
1 – Indigenous Relations
2 – Belonging
3 – Housing and Food
4 – Learning
5 – Getting Around
6 – Health and Safety

Discussion ensued on the following topics:

- How the proposed Strategy will track progress and measure success
- How the proposed Strategy addresses the challenges related to COVID-19

P. Ward noted that the full draft Strategy has been posted on the project webpage (tol.ca/socialstrategy) for review and feedback.

3. 2020 Work Plan

S. Soheili led a discussion regarding the 2020 Work Plan and which items the committee would like to focus on for the remainder of the year. Each member was asked to pick their top two projects, and it was noted that this discussion would inform the work of the co-chairs and staff in preparing the committee agendas for the remainder of the year. The following projects were identified:

- Age-and Dementia-friendly Action Plan
- Hidden Mobility Disability Pilot Project
- Partnerships and Liaison with Local Seniors' Organizations
- Township Communications Strategy

In addition to these items from the 2020 Work Plan, committee members also expressed an interest in seniors isolation and mental health, particularly in light of COVID-19, and green burials.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: October 21, 2020
Location: Nicomekl River Meeting Room
4th Floor, 20338 – 65 Avenue
Time: 7:00 pm

J. TERMINATE

The meeting terminated at 8:56pm.

CERTIFIED CORRECT:

Community Representative Co-Chair	Council Representative Co-Chair