REGULAR MEETING OF COUNCIL

Monday, February 8, 2021 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 - February 8, 2021**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Council meeting held February 8, 2021.

B. ADOPTION OF MINUTES

B.1 **Special Council Meeting for Budget Purposes - January 25, 2021**

Recommendation: That Council adopt the Minutes of the Special Council Meeting for Budget Purposes held January 25, 2021.

Attachments: B.1 01_25 Special Meeting minutes

B.2 **Regular Council Meeting - January 25, 2021**

Recommendation: That Council adopt the Minutes of the Regular Council meeting held January 25, 2021.

Attachments: B.2 01_25 Regular minutes

B.3 **Public Hearing Meeting - January 25, 2021**

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held January 25, 2021.

Attachments: B.3 01_25 Public Hearing minutes

B.4 **Special Council Meeting for Priority Planning for Budget Purposes - January 29, 2021**

Recommendation: That Council adopt the Minutes of the Special Council Meeting for Priority Planning for Budget Purposes held January 29, 2021.

Attachments: B.4 01_29 Special Meeting minutes (Priority Planning)

B.5 **Special Council Meeting for Budget Purposes - February 1, 2021**

Recommendation: That Council adopt the Minutes of the Special Council Meeting for Budget Purposes held February 1, 2021.

Attachments: B.5 02_01 Special Meeting minutes (budget)

C. DELEGATIONS

C.1 **Jason Hineman and Sunny Gill**
Heat + Herb
File 0550-07

Recommendation: Request by Jason Hineman and Sunny Gill, Heat + Herb, to appear before Council to request reconsideration of third reading for their Retail Cannabis application at 9103 Glover Road.

Clerk's Note: Please refer to Item N.2.

Attachments: C.1 Jason Hineman and Sunny Gill

D. PRESENTATIONS

D.1 **Heritage Building Recognition Plaques**

Recommendation: Mayor and Council to virtually present Lanson Foster of Lanstone Homes with a Heritage Building Recognition Plaque for the historic Murrayville Elementary School revitalization project located at 21858 - 47B Avenue.

Clerk's Note: In October 2010, the Township established a Community Heritage Register Plaque Program to acknowledge the efforts of owners of heritage properties who have made concerted efforts toward preserving Township heritage resources.

D.2 **Fraser Valley Regional Library (FVRL) Update**

Recommendation: Presentation by Scott Hargrove, CEO, and Nancy Gomerich, Director of Finance, Fraser Valley Regional Library, to provide an update on the FVRL.

D.3 **2021 Draft Budget**

Recommendation: That Council receive the continuation of the presentation by staff regarding the 2021 Draft Budget.

Clerk's Note: The Finance Division will be providing a memorandum under separate cover.

E. REPORTS TO COUNCIL

E.1 **UBCM Poverty Reduction Planning Program**
Report 21-08
File CD LSP00016

Recommendation: That Council authorize staff to submit an application to the UBCM Poverty Reduction Planning and Action program and indicate support for the poverty reduction planning work.

Attachments: E.1 cd UBCM Poverty Reduction Program

E.2 2021 Budget Pre-Approval Requests
Report 21-09
File ENG 1705-01

Recommendation: That Council pre-approve the following capital projects as part of the 2021 Capital Budget;

- Dump Truck (Heavy) Replacement 18-V013 and 23-V013, each in the amount of $320,000
- SW Yorkson Neighbourhood Park and NE Latimer Neighbourhood Park in the amount of $1,300,000 and $1,350,000 respectively; and

That Council authorize staff to transfer budget of $60,000 from Old Yale Park project MADP1001-01 and $24,000 from Nicomekl River Trail to MAP project TRL1002-01 to Fort to Fort Trail: Viewing Platform Replacement project FTF1000-01.

Attachments: E.2 en 2021 Capital Budget Pre-Approval Requests

F. BYLAWS FOR FIRST AND SECOND READING

F.1 Rezoning Application No. 100605 and
Development Permit Application No. 101161
(1151244 BC Ltd. / Flat Architecture Inc. / 20267 - 72 Avenue)
Bylaw No. 5687
Report 21-10
File CD 08-23-0198

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1151244 BC Ltd.) Bylaw 2021 No. 5687 rezoning 0.44 ha (1.1 ac) of land located at 20267 - 72 Avenue to Comprehensive Development Zone CD-132, to facilitate the development of 66 condominium units, subject to the following development prerequisites being satisfied to acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted 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 the north half of 72 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan;

3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Dedication and construction of a 4.5 m wide street greenway on the north side of 72 Avenue and 3.5 m greenlink along the eastern boundary, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
5. 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);
6. Compliance with Age Friendly Amenity Area requirements;
7. Acceptance of final landscape drawings;
8. Registration of restrictive covenants:
a. Identifying the units (10% of apartment units) required in accordance with the Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan;
b. Prohibiting access from 72 Avenue;
9. Registration of an access easement on 20276 - 72B Avenue in favour of 20267 - 72 Avenue;
10. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Central Gordon Estate Greenway Amenity Policy, and the Township's 5% Neighbourhood Park Land Acquisition Policy; and
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges.

That Council at time of final reading of Rezoning Bylaw No. 5687 authorize issuance of Development Permit No. 101161 subject to the following conditions:

a. Building plans 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 and Age Friendly Amenity Area requirements;
c. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
d. All signage being in compliance with the Township's Sign Bylaw;
e. Requiring rooftop mechanical equipment to be screened from view; and

f. All refuse areas to be located in an enclosure and screened.

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 erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5687 in conjunction with Development Permit No. 101161.

Explanation - Bylaw No. 5687

Bylaw 2021 No. 5687 rezones 0.4 ha (1.1 ac) of land located at 20267 - 72 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-132 to accommodate 66 apartment units.

Attachments: F.1 cd 1151244 BC Ltd

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

G.1 **Temporary Borrowing Bylaws and Municipal Security Issuing Resolution Bylaw No. 5689 Report 21-11 File FIN 1760-30**

Recommendation: That Council give first, second, and third reading to Temporary Borrowing Bylaw 2021 No. 5689 towards the estimated cost of LED Street Lighting Conversion Project;

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their 2021 Fall bond issue, $4.392 million as authorized through LED Street Lighting Conversion Loan Authorization Bylaw 2020 No. 5620; and

That the Greater Vancouver Regional District be requested to consent to our borrowing of $4.392 million as authorized through LED Street Lighting Conversion Loan Authorization Bylaw 2020 No. 5620 over a twenty (20) year term and include the borrowing in their security issuing bylaw.

Explanation - Bylaw No. 5689

Bylaw 2021 No. 5689 provides for temporary borrowing pending the issuance of debenture securities to complete LED Street Light Program capital project, in the amount of $4.392 million pursuant to LED Street Lighting Conversion Loan Authorization Bylaw 2020 No. 5620.

Attachments: G.1 fin Rpt 21-11 Temporary Borrowing Bylaw 2021

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

H.1 **Official Community Plan Amendment and Rezoning Application No. 100205 Brewery Lounge Endorsement Application No. 000053 (Brookswood Brewing Company Ltd. / 102, 4061 - 200 Street) Bylaw No. 5680 Bylaw No. 5681 Report 21-02 File CD 07-34-0063**

Recommendation: That Council give third and final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Brookswood Brewing Company Ltd.) Bylaw 2021 No. 5680"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Brookswood Brewing Company Ltd.) Bylaw 2021 No. 5681".

Explanation - Bylaw No. 5680

Bylaw 2021 No. 5680 amends the "Commercial Village" designation of the Brookswood-Fernridge Community Plan to allow brewing and distilling uses on a portion of property at 102, 4061 - 200 Street.

Explanation - Bylaw No. 5681

Bylaw 2021 No. 5681 amends Community Commercial Zone C-2B to permit brewing and distilling as a site specific permitted use at unit 102, 4061 - 200 Street.

That Council, upon final reading of the associated Bylaws, adopt the following resolution, should it decide to endorse Brookswood Brewing Company Ltd.'s request:

"That Council has considered and ENDORSED the request by Brookswood Brewing Company Ltd. to locate a 70 person brewery lounge serving the Brookswood Brewery located at #102, 4061 - 200 Street, Langley, characterized as having liquor service from 12:00PM to 8:00PM Monday - Thursday; 12:00PM to 10:00PM Friday; 11:00AM to 10:00PM Saturday and; 11:00AM to 8:00PM Sunday.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the brewery lounge; the proximity of the brewery lounge to other special or recreational facilities and public buildings; the person capacity of the brewery lounge; the hours of liquor service of the brewery 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 January 25, 2021 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."

Clerk's Note: As the above noted bylaws do not have prerequisites requiring completion between third and final readings, Council should be advised that they have the option to also grant final reading to the bylaws.

Attachments: H.1 cd Brookswood Brewing Company

I. BYLAWS FOR FINAL ADOPTION

I.1 Rezoning Application No. 100515
Development Permit Application No. 100983 and
Development Variance Application No. 100104
(Qualico Developments (Vancouver) Inc. / 7664 - 204 Street, 20431 and 20495 - 76 Avenue, and a Portion of 20525 - 76 Avenue)
Bylaw No. 5501
Bylaw No. 5514
Report 19-162
File CD 08-23-0176

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5501"; and

"Township of Langley Phased Development Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5514".

Explanation - Bylaw No. 5501

Bylaw 2019 No. 5501 rezones 4.08 ha (10.07 ac) of land at 7664 - 204 Street, 20431 and 20495 - 76 Avenue and a portion of 20525 - 76 Avenue from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD) to accommodate 88 residential lots.

Explanation - Bylaw No. 5514

Bylaw 2019 No. 5514 authorizes the Township of Langley to enter into a phased development agreement with Qualico Developments (Vancouver) Inc.

Development Permit No. 100983

That Council authorize issuance of Development Permit No. 100983 Qualico Developments (Vancouver) Inc. / 7664 - 204 Street, 20431 and 20495 - 76 Avenue, and a Portion of 20525 - 76 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. 100104

That Council authorize issuance of Development Variance Permit No. 100104 (Qualico Developments (Vancouver) Inc. / 7664 - 204 Street, 20431 and 20495 - 76 Avenue, and a Portion of 20525 - 76 Avenue) in accordance with Attachment B 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 lot line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 25 and 26.
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 Lots 47, 48, 54, 55, and 63;
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 side lot line setback requirement for a principal building abutting a street from 3.0 metres to 2.5 metres on proposed Lots 25 and 26.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of October 21, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw(s) was held on November 4, 2019 with third reading given on November 18, 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. Although resolution of the development prerequisite items was on-going and the on-site rezoning signs remained in place, the Bylaws were delayed as the applicant worked on securing the required pocket park.

Attachments: I.1 cd Qualico RZ DP DVP

J. CORRESPONDENCE

K. MINUTES OF COMMITTEES

K.1 **Tree Protection Advisory Committee - January 12, 2021**
Seniors Advisory Committee - January 20, 2021
Agricultural Advisory and Economic Enhancement Committee - January 27, 2021
File 0540-20

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

Attachments: K.1 Committee Minutes

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER REPRESENTATIVES REPORT

N. ITEMS FROM PRIOR MEETINGS

Councillor Woodward has requested the following Motion from the December 14, 2020 Regular Council meeting be brought back for reconsideration:

N.1 **Motion to Reconsider**

Recommendation: That Council reconsider the following motion:

Non-Medical Cannabis Retail Sales
Development Applications (Group 2)
Bylaw No. 5658
Report 20-163
File CD BA000027

Moved by Councillor Whitmarsh,
Seconded by Councillor Richter,
That Council give first and second reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1067418 BC LTD.) Bylaw 2020 No. 5658".

That Council, at time of final reading of the above referenced Bylaw, should the applications be endorsed by Council and the provincial Liquor and Cannabis Control Branch to proceed, adopt the following resolution:

"That Council has considered and ENDORSED the request by 1067418 BC LTD.to locate a non-medical cannabis retail store at 105, 20826 - 72 Avenue, Langley, as meeting the objectives of the Cannabis Retail Sales Policy No. 07-410.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the cannabis retail store; the proximity of the store to other special or recreational facilities and public buildings; the size of the store; 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 as part of a public input opportunity, the records of which are provided as attachments to this resolution. ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Cannabis Control and Licensing Act Regulations."
CARRIED

Attachments: N.1 Reconsideration Bylaw 5658

Councillor Kunst has requested the following Motion from the January 25, 2021 Regular Council meeting be brought back for reconsideration:

N.2 Motion to Reconsider

Recommendation: That Council reconsider the following motion:

Non-Medical Cannabis Retail Sales
Development Applications
Bylaw No. 5651
Report 20-148 and 20-163
File CD BA000027

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Burg Properties Ltd.) Bylaw 2020 No. 5651".
DEFEATED

Mayor Froese and Councillors Arnason, Davis, Long, Richter, and Whitmarsh opposed

Attachments: N.2 Reconsideration Bylaw 5651

Mayor Froese has requested reconsideration of the following Motion from the January 25, 2021 Regular Council meeting in accordance with Section 131 of the Community Charter:

N.3 Non-Medical Cannabis Retail Sales
Development Applications
Report 20-148 and 20-163
File CD BA000027

Recommendation: That Council reconsider the following motion:

MOTION
Moved by Councillor Woodward,
Seconded by Councillor Kunst,
That staff refund the application fees for every cannabis retail applicant that met the criteria of the policy at the time of application yet did not receive approval.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Davis,
That this motion be referred to staff for a report.
DEFEATED

Mayor Froese and Councillors Arnason, Kunst, Whitmarsh, and Woodward opposed

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

Mayor Froese and Councillors Arnason, Davis, and Long opposed

Clerk's Note: Please refer to Item 10 of the February 4, 2021 Items Distributed to Council List.

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

P. OTHER BUSINESS

Councillor Richter has requested the following item be placed on the Regular Council meeting agenda for discussion:

P.1 Vetting of Media Releases

Recommendation: That Council discuss vetting of media releases.

Clerk's Note: This item was deferred at the January 25, 2021 Regular Council meeting.

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 D.1 - Section 90(1) (e) Property; (k) Negotiations;
Item E.1 - Section 90(1) (e) Property; (k) Negotiations;
Item E.2 - Section 90(1) (e) Property; (k) Negotiations;
Item F.1 - Section 90(1) (c) Labour Relations;
Item F.2 - Section 90(1) (f) Law Enforcement;
Section 90(1) (i) Solicitor-Client Privilege;
Item G.1 - Section 90(1) (g) Legal; (i) Solicitor-Client Privilege;
Item H.1 - Section 90(1) (g) Legal; and
Item H.2 - Section 90(1) (g) Legal.

R. TERMINATE

Township of Langley
Est. 1873

SPECIAL MEETING OF TOWNSHIP COUNCIL FOR BUDGET PURPOSES

Monday, January 25, 2021 at 11:00am
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 Ministerial Order 192/2020.

PRESENT: Mayor J. Froese

Councillors P. Arnason, 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, D. Heichert, S. Little, K. Mahil, S. Nam, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Special Council Meeting for Budget Purposes Agenda – January 25, 2021

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council adopt the agenda and receive the agenda items of the Special Council Meeting for Budget Purposes held January 25, 2021.
CARRIED

B. PRESENTATIONS

1. 2021 Draft Budget

S. Ruff provided overview information on the Universal Services Budget discussions to date:

B. PRESENTATIONS

	Dec 14 2020	Jan 11 2021	Jan 18 2021	Jan 25 2021
Preliminary Universal Services Budget:				
Non-discretionary and other (1)	**7.14%**	**6.71%**	**6.54%**	**6.54%**
Recreation Centre (COVID) increases (2) (reduced by allowing staff to determine hours and adjust service levels)	2.35%	1.75%	1.75%	1.75%
Recreation Centre Revenue/Cost reduction (3)	2.68%	2.35%	2.35%	2.35%
Growth reforcast (4)	0.00	-0.17%	-0.17%	-0.17%
Deferments and Reductions (5)	0.00	-1.03%	-1.21%	-1.21%
Restart Grant (One-Time)	-5.47%	-5.47%	-5.47%	-5.47%
Balance	**6.70%**	**4.14%**	**3.79%**	**3.79%**

NOTES:

1) Moves library expenses to library levy as directed by Council (0.60%)
2) Reduced from 2.34% by adjusting service levels 1.75%
3) Moves from 2.68% with no particular basis 2.35%
4) Growth included in preliminary Universal Services budget 1.53%
   Growth at BC Assessment rate (1.70%) (0.17%)
5) Deferments, reductions, and surplus
   - RCMP budget adjustments ($260,568)
   - Reduce road paving increase ($250.000)
   - Defer staff changes 6 months ($179,000)
   - Reduce CPO lease ($225,959)
   - Increase building permit revenue ($300,000)
   - Use of surplus to find contribution to capital ($475,000)
   - Additional 5 RCMP officers (9.5 months) $702,000
   - Cost savings recreation service reductions ($702,000)

   ($1,690,527) (1.21%)

C. OTHER BUSINESS

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That the meeting terminate at 12:00pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, January 25, 2021 at 1:00pm
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 Ministerial Order 192/2020.

PRESENT: Mayor J. Froese

Councillors P. Arnason, 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, E. Horricks, S. Little, T. Rouse, R .Schmidt, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – January 25, 2021

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held January 25, 2021.
CARRIED

2. Approval of Additional Delegation Request Garry Vanderveen

File 0550-07

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council consider approval of an additional delegation request from Garry Vanderveen to discuss faith communities and COVID-19.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – January 11, 2021

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council adopt the Minutes of the Regular Council meeting held January 11, 2021.
CARRIED

2. Public Hearing Meeting – January 11, 2021

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council adopt the Minutes of the Public Hearing meeting held January 11, 2021.
CARRIED

3. Special Meeting for Priority Planning for Budget Purposes – January 18, 2021

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council adopt the Minutes of the Special Meeting held for Priority Planning for Budget Purposes on January 18, 2021.
CARRIED

4. Special Meeting for Budget Purposes – January 18, 2021

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council adopt the Minutes of the Special Meeting held for Budget Purposes on January 18, 2021.
CARRIED

C. DELEGATIONS

1. Christopher Duffin

File 0550-07

Christopher Duffin appeared before Council to discuss the Township's Climate Action Strategy. He commented that he is in support of this Strategy as the future of the community is dependent on reducing green house gas emissions. The shift to low carbon economies is a positive move.

C. DELEGATIONS

2. Tim Stephenson
Walnut Grove Secondary School EcoTeam
File 0550-07

The Walnut Grove Secondary School EcoTeam, appeared before Council to discuss the Township's Climate Action Strategy. They asked Council to vote in favour of the Climate Action Strategy as without a strategy in place, environmental disasters will continue. They noted that many other communities are enacting their own Climate Action Plans and that the youth are looking to Council to take leadership in climate action.

3. Natalie Cook
File 0550-07

Natalie Cook appeared before Council to discuss the Township's Climate Action Strategy. She asked Council to approve the Climate Action Strategy. She noted that the plan is a solid blueprint for climate action and will provide a framework for decision making in the future.

4. Natalie Bruner
File 0550-07

Natalie Bruner appeared before Council to discuss the Township's Climate Action Strategy. She asked Council to approve the Climate Action Strategy. She commented on the recent extreme storms and the loss of trees as a result. The strategy will help address this.

5. Norah Babcock and
Carys Muench
File 0550-07

Norah Babcock and Carys Muench appeared before Council to discuss the Township's Climate Action Strategy. They commented that climate change is going to impact their future as environmental disasters are increasing and greenspace is disappearing. They asked Council to approve the Climate Action Strategy.

6. Garry Vanderveen
File 0550-07

Garry Vanderveen appeared before Council to discuss faith communities and COVID-19. He commented that the Canadian Charter of Rights recognizes the freedom to peacefully assemble. He stated that the provincial health orders have many inconsistencies. He further commented that church services have not been a big spreader of the COVID-19 virus.

D. PRESENTATIONS

1. Health Contact Services

Dan Kipper, Director, Public Heath, and team provided a presentation regarding opportunities for a Health Contact Centre and an RFP process Fraser Health would like to undergo to serve the Langley area. They provided the statistics for overdose deaths in BC from 1994 to November 2020, which are on the rise. There has been a 74% increase in overdose deaths in Langley from 2019. Extreme fentanyl concentrations detected in overdose deaths has doubled.

They further commented on Health Contact Services and development of an Overdose Prevention Site (OPS). OPS are spaces where people are provided a safe setting to use their previously obtained substances under the supervision of someone trained to recognize and respond to an overdose. This enables a rapid response to an overdose, which prevents brain injury and death. There have been zero deaths in any OPS in BC, in Canada, and internationally.

Next steps:

- Fraser Health to seek organization to provide a Health Contract Service that includes OPS service;
- Public process through a request for proposal process (February);
- Service provider to selected site with support.

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter as he owns heritage sites and left the meeting at 2:41pm.

2. Township of Langley Heritage Evaluation System

Donald Luxton, Principal, Donald Luxton & Associates Inc., provided a presentation regarding the Township of Langley Heritage Evaluation System. He noted that the Township of Langley has remained a local leader in the recognition of a broad range of heritage resources and is now poised to finalize one of the first holistically values-based heritage programs in the province. He added that the proposed evaluation methodology is the final step for the Township in completing a fully integrated values-based Heritage Program. A values-based Heritage Program considers a broad-based view that goes beyond just architectural and technological value. This new system has been tested on a variety of sites (a modern site, a road, a tree, a grouping of trees, and a house) and the criteria was able to capture the value of these varied sites. General experience has been that switching from an additive system to a values-based system does not result in the loss of any sites.

The agenda order was varied.

E. REPORTS TO COUNCIL

1. Township of Langley Heritage Evaluation System
Report 21-05
File CD 6800-03

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council endorse the updated Heritage Evaluation System for assessment of sites for potential inclusion on the Township of Langley Community Heritage Register.
CARRIED

The agenda order then resumed.

Councillor Woodward re-entered the meeting at 3:03pm.

D. PRESENTATIONS

3. Climate Action Strategy

T. Rouse and R. Schmidt provided a presentation regarding a Climate Action Strategy for the Township of Langley. They noted that the targets for this strategy are to reduce emissions by 45% by 2030, and by 100% by 2050. The strategy is a playbook with a series of actions that sets a new vision for the Municipality. Results from the feedback gathered from public consultation were presented. 6,600+ individuals were engaged, 1,649 surveys were taken, and 70+ organizations and agencies were engaged. 72% of respondents were in support for a Climate Action Strategy and the required investment. Green spaces and ecosystems, transportation, and health and emergency preparedness were the highest areas of concern. The 10-year financial investment is $130 per year per representative household. Climate change is costing the Township due to the increase in extreme weather events and clean-up costs and environmental impacts on health.

E. REPORTS TO COUNCIL

2. Climate Action Strategy
Report 21-07
File ENG 5280-31

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council endorse the Township of Langley Climate Action Strategy; and authorize staff to bring forward related budget requests for Council's

E. REPORTS TO COUNCIL

consideration as part of future years' budgets, complete with an annual progress report.
CARRIED

MEETING RECESSED
The meeting recessed at 3:45pm.

MEETING RECOVENED
The meeting reconvened at 3:50pm.

3. Private Driveways Policy Update
Report 21-04
File ENG 5400-15

Moved by Councillor Woodward,
Seconded by Councillor Ferguson,
That Council endorse amendments to the Private Driveways Policy No. 05-001, to permit widening of driveways to a maximum overall width of 7.5 m for Residential Compact Lots (R-CL) where the lot frontage is a minimum of 12.5 m, as highlighted in Attachment A.
CARRIED

4. Council Policy 03-837 – Permissive Exemptions from Property Tax
Report 21-06
File ADM / FIN 1970-04

Moved by Councillor Richter,
Seconded by Mayor Froese,
That Council receive the report providing further information on a potential amendment to "Council Policy 03-837, Permissive Exemptions from Property Tax".
CARRIED

Councillor Long opposed

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Highway Closure, Dedication Removal and Disposal (MacDonald Realty) 22424 Fraser Highway
Report C19-05
File ADM PM001469

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council give first, second and third reading to "Highway Closing and Dedication Removal (MacDonald Realty) Bylaw 2021 No. 5435."
CARRIED

H. ITEMS FROM PRIOR MEETINGS

1. Motion to Reconsider

Moved by Councillor Long,
That Council reconsider the following motion:

Non-Medical Cannabis Retail Sales
Development Applications (Group 2)
Bylaw No. 5663
Report 20-163
File CD BA000027
RECEIVED NO SECONDER

I. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Non-Medical Cannabis Retail Sales Development Applications

Bylaw No. 5630
Bylaw No. 5651
Bylaw No. 5654
Bylaw No. 5664
Bylaw No. 5666
Report 20-148 and 20-163
File CD BA000027

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Visco) Bylaw 2020 No. 5630";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Burg Properties Ltd.) Bylaw 2020 No. 5651";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Rieding Projects Ltd.) Bylaw 2020 No. 5654";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (381282 BC LTD.) Bylaw 2020 No. 5664"; and

"Township of Langley Land Use Contract No. 76 Authorization Bylaw 1977 No. 1692 Amendment (Valley Properties Ltd.) Bylaw 2020 No. 5666".

I. BYLAWS FOR CONSIDERATION AT THIRD READING

MOTION DIVIDED
The motion was divided.

REFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That Bylaws No. 5630, 5654, 5664, and 5666 be referred to staff for a report on why other surrounding municipalities have not considered hosting cannabis retail stores.
DEFEATED

Mayor Froese and Councillors Arnason, Davis, Ferguson, Kunst, Long, Richter, and Whitmarsh

Bylaw No. 5630
Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Visco) Bylaw 2020 No. 5630".
CARRIED

Councillors Ferguson and Woodward opposed

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 4:30pm.

Bylaw No. 5651
Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Burg Properties Ltd.) Bylaw 2020 No. 5651".
DEFEATED

Mayor Froese and Councillors Arnason, Davis, Long, Richter, and Whitmarsh opposed

Councillor Woodward re-entered the meeting at 4:33pm.

Bylaw No. 5654
Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Rieding Projects Ltd.) Bylaw 2020 No. 5654".
DEFEATED

Councillors Arnason, Davis, Ferguson, Long, Richter, and Woodward opposed

I. BYLAWS FOR CONSIDERATION AT THIRD READING

Bylaw No. 5664
Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (381282 BC LTD.) Bylaw 2020 No. 5664".
CARRIED

Councillors Arnason, Ferguson, Long, and Woodward opposed

Bylaw No. 5666
Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council give third reading to "Township of Langley Land Use Contract No. 76 Authorization Bylaw 1977 No. 1692 Amendment (Valley Properties Ltd.) Bylaw 2020 No. 5666".
DEFEATED

Mayor Froese and Councillors Arnason, Davis, Ferguson, Kunst, Long, Richter, Whitmarsh, and Woodward opposed

MOTION
Moved by Councillor Woodward,
Seconded by Councillor Kunst,
That staff refund the application fees for every cannabis retail applicant that met the criteria of the policy at the time of application yet did not receive approval.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Davis,
That this motion be referred to staff for a report.
DEFEATED

Mayor Froese and Councillors Arnason, Kunst, Whitmarsh, and Woodward opposed

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

Mayor Froese and Councillors Arnason, Davis, and Long opposed

J. BYLAWS FOR FINAL ADOPTION

K. CORRESPONDENCE

1. Request for Representation on the Agricultural Advisory and Economic Enhancement Committee
File 0540-20

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council receive the letter from the Board of Directors, Langley Farmers Institute, requesting a representative seat on the Agricultural Advisory and Economic Enhancement Committee.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Davis,
That this motion be referred to the Agricultural Advisory and Economic Enhancement Committee for their input.
CARRIED

L. MINUTES OF COMMITTEES

1. Heritage Advisory Committee – January 6, 2021
Council Process Committee – January 11, 2021
File 0540-20

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council adopt the Minutes from the Council Process Committee meeting held January 11, 2021 and receive the Minutes of the Council Advisory Committee meeting as listed above.
CARRIED

M. MAYOR AND COUNCIL REPORT

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

N. METRO VANCOUVER REPRESENTATIVES REPORT

Councillor Ferguson reported that he attended a Liquid Waste Committee meeting.

Councillor Arnason reported that she attended a Climate Action Committee meeting.

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

P. OTHER BUSINESS

1. Recognition of the Rights of Indigenous People

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
Whereas the United Nations and the Government of Canada recognize the rights of indigenous people; and

Whereas the Council of the Township of Langley recognize the rights of indigenous people and wish to confirm this recognition;

Therefore be it resolved that at the beginning of all Regular meetings of Council, the Chair begin with a statement to acknowledge that the meeting takes place on the traditional lands of the Katzie, Kwantlen, Matsqui, and Semiahmoo First Nations.
CARRIED

2. Vetting of Media Releases

DEFERRAL
Moved by Councillor Richter,
Seconded by Councillor Davis,
That this item be deferred to the next Regular Meeting.
CARRIED

Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Arnason,
Seconded by Councillor Long,
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 D.1 - Section 90(1) (d) Security;
Section 90(2) (b) Intergovernmental Relations;
Item D.2 - Section 90(1) (e) Property; (k) Negotiations;
Item E.1 - Section 90(1) (d) Security;
Section 90(2) (b) Intergovernmental Relations;
Item E.2 - Section 90(1) (e) Property; (k) Negotiations; Section 90(2) (b) Intergovernmental Relations;
Item F.1 - Section 90(1) (g) Legal; (i) Solicitor-Client Privilege;
Item H.1 - Section 90(1) (k) Negotiations; and
Item H.2 - Section 90(1) (a) Personnel.
CARRIED

R. TERMINATE

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That the meeting terminate at 5:46pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING AND DEVELOPMENT PERMITS

Monday, January 25, 2021 at 7:06pm
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 Ministerial Order 192/2020.

PRESENT: Mayor J. Froese

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

R. Seifi and J. Winslade

W. Bauer, S. Little, S. Richardson, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – January 25, 2021

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held January 25, 2021.
CARRIED

B. DEVELOPMENT PERMITS

C. PUBLIC HEARING

1. Official Community Plan Amendment and
Rezoning Application No. 100205
Brewery Lounge Endorsement Application No. 000053
(Brookswood Brewing Company Ltd. / 102, 4061 – 200 Street)
Bylaw No. 5680
Bylaw No. 5681
Report 21-02
File CD 07-34-0063

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Brookswood Brewing Company Ltd.) Bylaw 2021 No. 5680"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Brookswood Brewing Company Ltd.) Bylaw 2021 No. 5681"

Explanation – Bylaw No. 5680

S. Richardson explained that Bylaw 2021 No. 5680 amends the "Commercial Village" designation of the Brookswood-Fernridge Community Plan to allow brewing and distilling uses on a portion of property at 102, 4061 – 200 Street. 117 public notices were mailed out.

Explanation – Bylaw No. 5681

S. Richardson explained that Bylaw 2021 No. 5681 amends Community Commercial Zone C-2B to permit brewing and distilling as a site specific permitted use at unit 102, 4061 – 200 Street.

That Council, upon final reading of the associated Bylaws, adopt the following resolution, should it decide to endorse Brookswood Brewing Company Ltd.'s request:

> *"That Council has considered and ENDORSED the request by Brookswood Brewing Company Ltd. to locate a 70 person brewery lounge serving the Brookswood Brewery located at #102, 4061 - 200 Street, Langley, characterized as having liquor service from 12:00PM to 8:00PM Monday – Thursday; 12:00PM to 10:00PM Friday; 11:00AM to 10:00PM Saturday and; 11:00AM to 8:00PM Sunday.*
>
> *In ENDORSING this request, Council deems that it has considered and found acceptable the location of the brewery lounge; the proximity of the brewery lounge to other special or recreational facilities and public buildings; the person capacity of the brewery lounge; the hours of liquor service of the brewery lounge; potential*

C. PUBLIC HEARING

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 _____ __, 2021 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:

1. J. Spancers, a Langley resident, was in attendance and stated her opposition due to increased traffic and parking issues in the mall. She further stated that a brewery does not fit in with a family oriented community.

The following written submissions were received from the public:

1. D. Pawelchak, a Langley resident, expressing support for the brewery as it will be a place to bring the community together and will encourage supporting local businesses.
2. E. Hannah, a Langley resident, expressing support for the brewery.
3. R. Keigher, a Langley resident, expressing support for the brewery.
4. K. Sengara, a Langley resident, expressing support for the brewery.
5. C. Holland, a Langley resident, expressing support for the brewery.
6. A. Heinen, a Langley resident, expressing support for the brewery.
7. M. and E. Elis, Langley residents, expressing support for the brewery.
8. J. Evans, a Langley resident, expressing support for the brewery.
9. C. Whidden, a Langley resident, expressing support for the brewery.
10. M. Maxwell, a Langley resident, expressing support for the brewery.
11. L. McIntyre, a Langley resident, expressing support for the brewery.
12. J. Nagy, a Langley resident, expressing support for the brewery.
13. T. Tagieff, a Langley resident, expressing support for the brewery.
14. K. and H. Crozier, Langley residents, expressing support for the brewery.
15. C. Nagy, a Langley resident, expressing support for the brewery.
16. J. Sellars, a Langley resident, expressing support for the brewery.
17. W. Shields, a Langley resident, presented an 11 signature petition in support of the brewery.
18. J. Speers, a Langley resident, expressing support for the brewery.
19. L. Riley, a Langley resident, expressing support for the brewery.

C. PUBLIC HEARING

20. MGE, Langley residents, expressing concerns about parking in the strip mall, parking on residential side streets, noise, and business scope creep.
21. K. Wasyluk, a Langley resident, expressing opposition as this will significantly increase traffic and parking problems in the area.
22. H. and J. Spancers, Langley residents, expressing opposition as this will significantly increase traffic and parking problems in the area.
23. J. Kelly, a Langley resident, expressing opposition as this will significantly increase traffic and parking problems in the area.
24. G. Kelly, a Langley resident, expressing opposition as this will significantly increase traffic and parking problems in the area.
25. D. and C. Rogers, Langley residents, expressing opposition as this will significantly increase traffic and parking problems in the area.
26. S. Schmidt, a Langley resident, expressing opposition as this will significantly increase traffic and parking problems in the area.
27. K. McCarthy, a Langley resident, expressing opposition as this will significantly increase traffic and parking problems in the area.
28. W. Hope, a Langley resident, expressing opposition as this will significantly increase traffic and parking problems in the area.
29. G. Hope, a Langley resident, expressing opposition as this will significantly increase traffic and parking problems in the area.
30. V. Weston, a Langley resident, expressing opposition as this will significantly increase traffic and parking problems in the area.
31. J. Tomey, a Langley resident, expressing opposition as this will significantly increase traffic and parking problems in the area.
32. D. Klyne, a Langley resident, expressing opposition as this will significantly increase traffic and parking problems in the area.
33. A. Akhurst, a Langley resident, expressing support for the brewery.
34. C. Martin, a Langley resident, expressing support for the brewery.

Explanation by the proponent:

J. Collins, Sarahbond Investments Ltd., was in attendance and commented that this brewery will be a local neighbourhood hub and walking to the brewery by local residents will be encouraged. He further stated that all the parking requirements have been met.

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That the meeting terminate at 7:30pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

Township of Langley

Est. 1873

SPECIAL MEETING FOR PRIORITY PLANNING FOR BUDGET PURPOSES

Friday, January 29, 2021 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 Ministerial Order 192/2020.

PRESENT: Mayor J. Froese

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

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

W. Bauer, S. Little, and K. Stepto

Guest:
Dr. G. McIntosh

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Special Council Meeting for Priority Planning for Budget Purposes Agenda – January 29, 2021

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council adopt the agenda and receive the agenda items of the Special Council Meeting for Priority Planning for Budget Purposes held January 29, 2021.
CARRIED

B. ITEMS FOR DISCUSSION

1. Priority Planning for the 2021 Budget

Council continued discussions and identified Council priorities to aid in the 2021 budget preparations with the assistance of Dr. Gordon McIntosh and senior staff.

The following topics were discussed:

B. ITEMS FOR DISCUSSION

STRATEGIC POSSIBLITIES

Council discussed the remaining strategic topics:

- CPO Implementation
    a. Lease has been concluded and executed.
    b. On track to be in place by 2022.

- Water Policy (Blending Metro Vancouver and Township water)
    a. In progress - Metro Vancouver has been asked to provide a presentation regarding the services they provide.

- Willoughby Library
    a. Presentation to Council on February 8 from FVRL.

- COVID Recovery
    a. Budget implications.
    b. Impact on business community. (Update from Economic Development and local businesses)
    c. Impact on citizens (What services are needed? Cost of living. Housing prices. Community Task Force to determine what the needs are?)

STRATEGIC PRIORITIES

Attention Now:

- ASE District: Recommendation - July
- Budget Guidance: COVID, 2021/2022, debt, and model – April
- Water Policy: Method and Pricing
- Willoughby Library: Direction
- COVID Recovery: Community Impact Analysis

Important Next:

- Neighbourhood Plans: Completion – December
- Horne Pit Housing: Options
- Equity/Inclusion Framework: Research/Discussion
- Township Road Network: Traffic Flow Hotspots
- TOL Property: Inventory/Assessment/Strategy
- Service Level: Essential/discretionary review
- Art/Amenity Installation: Policy
- Public Art Reserve: Policy

Important Later:

- Willoughby Roads
- Future of Farming: Task Force Report
- Community Building: Diverse values discussion
- RCMP Detachment: Discussion re: future*

B. ITEMS FOR DISCUSSION

Advocacy/Partnerships:

- BC Housing: University District
- Highway 1 widening east of 216 Street
- Rapid Transit: TOL options
- Kwantlen First Nation: Supportive Housing
- Supportive Housing Facility: Assessment
- 16 Avenue: Widening
- RCMP CO Priorities Update*
- Metro Water Presentation
- Library Presentation
- EDC: COVID Recovery Update

Operational:

- Resident inquiry response: Procedure/management proposal

STRATEGIC ONGOING PROCESS

- Strategic Priorities Chart - Review regularly
- Emerging Strategic Topics – Know the implications
- Council Matters Arising – Follow up Action List
- Councillor Requests - Protocol
- CPC Meetings – Review every six months
- Public Requests – Procedure proposal
- Staff Capacity

Follow up:

- 16 Avenue Status
- 24 Avenue Update
- North Langley truck route
- Aldergrove DT Incentives Report: refresh
- Willoughby Roads/WARCAP: update

Operational:

- CPO: Start-up
- Public Art Policy
- Development Management: Procedural Adjustment Report
- Housing Needs Action Plan update

Capital Budget:

- Willoughby Roads
- North Langley Truck Route
- Road Network: Priority Projects
- Water Treatment Plant
- A&E District

B. ITEMS FOR DISCUSSION

Discussion:

- Can we review these priorities in three months' time?
- How do we follow up with these items? What is the process for implementing these items?
- Perhaps Notices of Motion should be deferred until after CPC discussions.
- Procedural and implementation issues need to be discussed further.
- How can Council ease the workload of senior staff?

MOTION
Moved by Councillor Whitmarsh,
Seconded by Councillr Richter,
That Council receive and further consider the Strategic Priorities Chart.
CARRIED

C. OTHER BUSINESS

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Long,
That the meeting terminate at 5:51pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley
Est. 1873

SPECIAL MEETING OF TOWNSHIP COUNCIL FOR BUDGET PURPOSES

Monday, February 1, 2021 at 3:20pm
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 Ministerial Order 192/2020.

PRESENT: Mayor J. Froese

Councillors P. Arnason, 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, S. Little, K. Mahil, S. Nam, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Special Council Meeting for Budget Purposes Agenda – February 1, 2021

Moved by Councillor Ferguson,
Seconded by Councillor Whitmarsh,
That Council adopt the agenda and receive the agenda items of the Special Council Meeting for Budget Purposes held February 1, 2021.
CARRIED

B. PRESENTATIONS

1. 2021 Draft Budget

S. Ruff provided overview information on the Universal Services Budget discussions to date:

	Budget Presentation				
	Dec 14 2020	Jan 11 2021	Jan 18 2021	Jan 25 2021	Feb 1 2021
Preliminary Universal Services Budget:					
Non-discretionary and other (1)	**7.14%**	**6.71%**	**6.54%**	**6.54%**	**6.54%**
Recreation Centre (COVID) increases (2)	2.35%	1.75%	1.75%	1.75%	1.75%
(reduced by allowing staff to determine hours and adjust service levels)					
Recreation Centre Revenue/Cost reduction (3)	2.68%	2.35%	2.35%	2.35%	2.35%
Growth reforcast (4)	0.00	-0.17%	-0.17%	-0.17%	-0.17%
Deferments and Reductions (5)	0.00	-1.03%	-1.21%	-1.21%	-0.58%
Restart Grant (One-Time)	-5.47%	-5.47%	-5.47%	-5.47%	-5.47%
Balance	**6.70%**	**4.14%**	**3.79%**	**3.79%**	**4.42%**

NOTES:

1) Moves library expenses to library levy as directed by Council (0.60%)
2) Reduced from 2.34% by adjusting service levels 1.75%
3) Moves from 2.68% with no particular basis 2.35%
4) Growth included in preliminary Universal Services budget 1.53%
   Growth at BC Assessment rate (1.70%) (0.17%)
5) Deferments, reductions, and surplus
   - RCMP budget adjustments ($260,568)
   - Reduce road paving increase ($250.000)
   - Defer staff changes 6 months ($179,000)
   - Reduce CPO lease ($225,959)
   - Increase building permit revenue ($300,000)
   - Use of surplus to find contribution to capital ($475,000)
   - Additional 5 RCMP officers (12 months) $884,000

   ($806,527) (0.58%)

Preliminary comparative tax rate increases in other communities were presented:

Coquitlam	2.94%
Langley City	4.74%
Maple Ridge	3.60%
North Vancouver District	3.00%
Pitt Meadows	4.42%
Richmond	5.68%
Surrey	2.9%*
Vancouver	5.00%

* in addition to a parcel tax increase

Discussion ensued regarding how many RCMP officers could be hired while still maintaining a tax increase of under 4%.

MOTION
Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council direct staff to prepare a preliminary budget including four RCMP officers with a 3.99% tax increase for further consideration by Council.

Councillor Davis left the meeting at 4:35

AMENDMENT
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That staff also prepare a preliminary budget with a 3.79% tax increase with four RCMP officers funded through the RCMP reserve.
CARRIED

Councillors Long and Richter opposed

Councillor Davis rejoined the meeting at 4:40pm

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

Councillors Long and Richter opposed

C. OTHER BUSINESS

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That the meeting terminate at 4:42pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley
Est. 1873

Delegation Request To Appear Before Township Council

Please be advised, that due to COVID-19 precautions,
Council is currently attending Council meetings electronically.

I/we would like to appear as a delegation at the Council meeting on

February 8, 2021 at the 1:00pm Regular Meeting
(Council meeting date requested)

Name of delegate or organization wishing to appear

Jason Hineman and Sunny Gill, Heat + Herb

1 Topic

Requesting reconsideration of third reading for Retail Cannabis application at 9103 Glover Road, Bylaw No. 5651.

2 Additional Information

Purpose of presentation ❑ Information only ❑ Request letter of support ❑ Request funds ❑ Other

Desired resolution

3 Meeting Location

Fraser River Presentation Theatre, 4th Floor
Township of Langley Civic Facility
20338 – 65 Avenue, Langley, BC V2Y 3J1

Office use only	
❑ Approved ❑ Declined ❑ Other	❑ Applicant informed

heat + herb

LEGAL | SAFE | ACCESSIBLE

February 2, 2021

Township of Langley
20338 – 65 Avenue
Langley, BC
V2Y 3J1

Dear Mayor and Council:

Re: Reconsideration of Township of Langley Zoning Bylaw 1987 No. 2500
Amendment Burg Properties Ltd. ("Heat + Herb") Bylaw 2020 No. 5651
Retain Cannabis Fort Langley -
Regular Afternoon Council Meeting January 25, 2021

This is a request for reconsideration of the application brought on behalf of Heat + Herb. This Bylaw amendment would permit retail cannabis store located at #103, 9103 Glover Road, Fort Langley, BC, legally described as Parcel A (S900 11E) Block 2 District Lot 79 Group 2 NWD Plan 741

THE BASIS FOR RECONSIDERATION

Heat & Herb sets out the following information to supports its application for reconsideration as well as providing additional information. It is unfortunate that the present circumstances which arise from the COVID19 Pandemic did not permit the applicants to appear before Council to present their application and take questions on January 25, 2021.

ISSUES

1. The applicant relied on the legalization of retail cannabis by the Government of Canada in 2018, followed by the Province of British Columbia and then the approval of criteria for applications by the Township of Langley.

a) The applicant met and exceeded all the criteria as stated in the Township policy.

b) At Third Reading on January 25, 2021, Township Council debated several applications. The Heat + Herb application was debated and the issues identified by Township Council and which resulted in the denial were as follows;

c) The population of Fort Langley is not adequate to support a retail cannabis location;

d) there is a retail gelato store in close proximity which may result in exposure of minors to cannabis; and

e) The location is highly visible.

2. Notwithstanding that the criteria developed by Township Council, with full participation of staff, identified Fort Langley as an approved location, it is in the commercial area and retail gelato stores (or other similar businesses) were not identified as "Sensitive Uses".

3. The presence of a gelato store, or similar establishment, was never identified in the Township criteria and the stated concern of exposure to children is not supportable. Retail cannabis are strictly controlled and all parties who enter must be over the age of majority, present valid identification and their names are recorded. There is virtually zero chance that any child will gain entry to Heat + Herb.

4. A question arose as to whether or not the RCMP or other law enforcement agencies had opportunity to participate in the establishment of the criteria.

6. Another question arose as to why local governments, specifically, Surrey, had decided not to move forward with retail cannabis.

THE CRITERIA AND VALUE ADDED

Township Council endorsed and referenced a specific criteria suggested by staff to be applied to retail cannabis rezoning applications. Heat + Herb met every single criteria and scored 7/7 as follows:

THE HEAT + HERB LOCATION

a) Is not within 200 meters of a sensitive use, including a park, school, recreation centre, other cannabis store or geographic barriers (highway, rail, watercourse).
b) Is in a commercial centre location.
c) Is in a commercial designation.
d) Located in an existing commercial zone.
e) Meets and exceeds the parking requirements.
f) Is not within 300 meters of a buffer zone for a Group Children's Day Care Centre
g) Is not within 300 meters of an emergency shelter
h) There are no additional cannabis endorsements applications
i) Not located within 200 meters of a municipal border

There are also value added components to this specific application which addresses the Township of Langley's Climate Action stated goals and include:

a) The installation of two level 2 EV chargers
b) Sheltered bike parking
c) Bike repair station and E-charging pillar

In addition to the value added items above, Heat + Herb is committed to strict compliance with all Federal, Provincial and Local Government laws and regulations, including the following:

a) Identification of every party who enters the location by way of two pieces of valid/current identification at every visit;
b) Maximum purchase amount of 30 grams of flower or its equivalent in other consumable forms;
c) Opaque windows and restrictions on storefront signage;
d) Penalties for reselling product and/or selling to minors (up to 14 years imprisonment);
e) Prohibitions on cannabis advertisement and any media promoting or glorifying its use;
f) Prohibitions concerning on-site consumption.

In addition to these items, there will also be significant benefits in creating employment. It has been estimated that each Cannabis Retail Store location would create 10 to 16 new jobs to Township residents, in these tumultuous times, with unemployment rates the highest they've been in years, these jobs are needed. The benefits far outweigh any risks:

a) Potentially 80 to 125 new living wage jobs in the Township (based on 8 locations). In Fort Langley, we have forecasted 14 new jobs; 8 full-time and 6 part-time.
b) Those local employees will then spend disposable income at other small businesses in the Township of Langley.
c) Stimulation of local economy would be a massive benefit to every single resident in the Township of Langley.

During the Council debate on January 25, 2021, it was raised that there is a gelato store nearby the Heat + Herb location, which would obviously be frequented by children. There is no rationale or evidence that children who visit a gelato store will be harmed by a retail cannabis store that is nearby. These children would have no opportunity to even enter the store,

If children are going to be exposed to cannabis it will undoubtedly occur in their homes or other locations where they may witness adults, including but not limited to, their parents consuming or using cannabis. The same is true for alcohol, with the exception of public consumption of alcohol in restaurants where Children often frequent in the company of adults. Therefore, the proximity of restaurants/liquor stores to gelato stores is far more concerning than retail cannabis.

Heat + Herb has gone further than the above matters and has made independent arrangements to provide the following community services:

a) Yoga
b) Group Counselling
c) Women's Empowerment
d) Transitional Job Placement Program

All of these programs are operating by Registered Social Workers, Clinical Counsellors, Human Resources Specialist and Licenced Nurse Practitioners. They will be fully funded by Heat + Herb.

THE HISTORY OF THE APPLICATION

The Bylaw Amendment Application first came before council for first and second reding on November 9, 2020 and third reading on January 25, 2021. Between first/second reading and third reading, there was a public hearing and the applicants also hosted and in person and virtual open house to ensure that all interested parties had the opportunity to attend and to make their views known. The support from the public was overwhelming. After the Township of Langley passed resolutions which permitted the establishment of retail cannabis at 8 and possibly 9 locations/neighbourhoods in the Township of Langley, Heat + Herb set out to acquire a location and to develop a viable business plan/proposal which not only met but exceeded all of the criteria established by the Government of Canada, the Province of British Columbia and the Township of Langley.

I ask that Council consider the proliferation of establishments in the Township which not only sell alcohol but also have open consumption of alcohol, all of which is accommodated in our society. The former of those establishments do not permit persons under the ae of majority (19 years) while the latter have no such restriction. In other words, if you are under the age of majority, you cannot enter a retail establishment which sells wine, beer and spirits but you can enter a restaurant where wine, beer and liquor are served as a part of the dining experience.

When you enter a retail cannabis location, you are required to produce your identification and it is recorded who entered and when. No such requirement is imposed for establishments that distribute, sell and consume alcohol.

The regulations for retail cannabis prohibit consumption on the premises. Therefore, the opportunity for direct exposure to children is extremely limited, while the same is not true for alcohol.

COMMUNITY ENGAGEMENT

In the Township of Langley, council sought input from the community and in March of 2020, they considered criteria which was then reduced to a 7item score card by staff. The Township of Langley also determined that only one retail outlet per neighbourhood would be approved although others could apply. Those neighbourhoods were identified as follows:

a) Aldergrove
b) Willoughby
c) Brookswood
d) Walnut Grove
e) Fort Langley
f) Murrayville

In the process of establishing criteria, staff sought public input and hosted 3 open houses. They sent out a survey for community feedback from Township residents in order to create a framework for the Township's Retail Cannabis Policy

a) The survey response was the highest in TOL history;
b) 70% of respondents were in favor of retail cannabis sales in the Township;
c) 64% of respondents were in favor of a store in each Town Centre;
d) Fort Langley survey participants came in at an overwhelming 76.67% in favour;
e) Murrayville was the only Town Centre not to garner a majority support.

Given that Township Council and Staff, conducted extensive due diligence in establishing the criteria, which is a precursor to approval by the Province of British Columbia. Council then established criteria and the criteria was then made public.

Legislative History

In October 2018, the Federal Government in Canada legalized retail cannabis which includes its production, distribution and use. The regulation of retail cannabis was delegated to the Provinces which in turn delegated the approval of retail cannabis to Local Governments.

The underlying intention of the federal legislation is to:

a) restrict youth access to cannabis;
b) prohibit promotions that are designed to encourage youth to use cannabis;
c) impose serious criminal penalties on people who break the law, especially those who import or export cannabis illegally, or provide cannabis to youth'
d) establish strict product safety and quality requirements;
e) reduce the burden on the criminal justice system;
f) provide for the legal production of cannabis;
g) allow adults to possess and access regulated, quality-controlled, legal cannabis; and
h) enhance public awareness of the health risks associated with cannabis.

The process established in British Columbia is that the retailer must first apply to the local government who then sets criteria/standards for retail locations, the local government then approves the applicant and it is referred to the Province of British Columbia for final authority.

OTHER COMMUNITIES

Township Council pondered why other communities have not moved forward to approve retail cannabis establishments. I have determined that the rationale behind the refusal to consider retail cannabis is firstly a personal issue driven by the Mayor of Surrey as well as a cautious economic approach. In other words, until there is a firm commitment from the Province of British Columbia to share the wealth generated with the community, the Mayor is not keen to consider enacting bylaws or other regulations to facilitate retain cannabis. The income sharing is a matter that must be worked out and the UBCM is

the better vehicle to accomplish a firm and binding commitment from the Province of British Columbia that is consistent for all local governments. The income sharing is a matter that must be worked out and the UBCM is the better vehicle to accomplish a firm and binding commitment from the Province of British Columbia that is consistent for all local governments.
The impact of this decision is that the black and/or gray markets continue to maintain their foothold on an industry which is legal. The black/gray market can provide similar products that are not regulated or tested. The consumers really have no idea if there are additives to increase the effect of the cannabis or additives which may well be dangerous and life threatening.

Many neighbouring local governments have moved forward as follows:

a) Abbotsford has approved 4 locations spread out within the city limits.
b) Maple Ridge has 3 retail cannabis stores operating.
c) Chilliwack has 6 retail cannabis stores operating.
d) Mission has 2 operating stores with more approved.
e) White Rock has 2 retail cannabis store operating, plus Indigenous Bloom which is on First Nations Land.
f) Port Coquitlam has 3 cannabis stores operating.
g) New Westminster has 4 cannabis stores operating.
h) Port Moody has 2 operating stores with more approved.

There are also numerous retail cannabis locations on indigenous Land, such as Indigenous Bloom in Kelowna, Chilliwack, Williams Lake, Hope and several other locations in British Columbia.
The Process and Third Reading

Based upon the established criteria, Heat & Herb moved forward with their application. They have made significant investments, over and above the Provincial and Township Fees attached to the processing of their application. Heat + Herb have met and exceeded all of the stated criteria, only to be turned down on the basis that there is:

a) A gelato shop which is nearby; and
b) One Councillor sought to modify the criteria in the meeting on the basis that Fort Langley had inadequate population to warrant a retail cannabis location, notwithstanding that Fort Langley was a designated community in the approved criteria.

There were two locations approved despite that these locations did not meet the criteria in the 7 point score card. For example, one location is located near the Harley Davidson Store. This specific location has far more exposure to children than Heat + Herb. There are family days hosted at the Harley Davidson Store, they also sell All Terrain Vehicles, they teach motorcycle safety, they have a restaurant and a clothing store which sells children's clothing. One of the established criteria and concerns raised by Council in past meetings is that they did not want retail cannabis within sensitive uses 200 meter buffer from ... geographic barriers (highway, rail, watercourse). The Harley Davidson Dealership near the Carvolth Interchange area is adjacent to Highway 1 and could easily create a cannabis destination issue where individuals from other communities travel to Langley to purchase cannabis and leave.

The Aldergrove location is in very close proximity to a Tai Kwan Do School, which is used primarily by Children, yet this was approved and Heat + Herb was not. One Councillor, who supported this application, admitted that the presence of the Tai Kwan Do School was troubling for him, yet then went on to vote.

It is the position of Heat + Herb that all of the applicants have the right to be able to rely on the published criteria and to have confidence in local government that when they meet or exceed that criteria that their applications will be approved.

SIMILAR ACTIVITIES

The social mischief identified is intoxication, addiction, criminal activity/organized crime and overdose. All of these were addressed by Parliament when they legalized production, regulation and use of marihuana for recreational purposes.

The obvious analogy is with alcohol. Alcohol was also prohibited in Canada (and the USA) until its legalization in the 1920's. Prohibition in Canada came about as a result of the temperance movement. It called for moderation or total abstinence from alcohol, based on the belief that drinking was responsible for many of society's ills.

In 1920, British Columbia voted to go "wet." By the following year, some alcoholic beverages were legally sold there and in Yukon through government stores. Manitoba inaugurated a system of government sale and control of alcohol in 1923, followed by Alberta and Saskatchewan in 1924; Newfoundland in 1925; Ontario and New Brunswick in 1927; and Nova Scotia in 1930. The last bastion, Prince Edward Island, finally gave up "the noble experiment" in 1948. Pockets of dryness under local option continued for years throughout the country.

Cannabis has a similar history, with the exception that it was included as a Schedule II drug in the Narcotic Control Act (repealed and replaced by the Controlled Drugs and Substances Act). Cannabis and its distribution is dealt with in the Cannabis Act, S.C. 2018, c.16. Part 12 contains the Transitional Provisions and Related Consequential and Coordinating Amendments (the "Transitional Provisions"). At s.160.1 of the Transitional Provisions, Parliament laid out the framework to legalize the production and distribution in Canada for retail/recreational use and s.158 sets out the rules as it relates to Cannabis for medical purposes. In s.161.1(6) the government of Canada delegates the implementation to the Provinces.

The Province of British Columbia then enacted the Cannabis Control and Licensing Act (SBC 2018 Chapter 29 (the "BC Act") , which received Royal Assent on May 31,2018. The BC Act sets out, in great detail, the rules and regulations which all retail cannabis establishments must comply with.

It is against this backdrop of social concerns/historical legislation that the Township of Langley now struggles with their duty to regulate this industry by way of Bylaws.

An important distinction is that the federal and provincial governments in Canada have taxation authority whereby they can generate substantial benefits from the legalization of both alcohol and cannabis. The Township can only benefit from this taxation by way of agreements with the Province of British Columbia and perhaps the Federal Government. The Township is also entitled to levy fees for applications and business licences.

THE IMPACT OF LEGALIZATION

Canadians have been granted the right to regulated, dignified access to cannabis.

Communities that exercise a veto over retail are contributing to the black/gray market cannabis providers who will continue to maintain a foothold in those communities. This also contributes to criminal and/or gang activity, the very concerns that the Government of Canada sought to address and hopefully eliminate.

HEALTH CONCERNS AND OVERDOSE

Much is said about health concerns. Some worry that there is an overdose crisis in British Columbia which has become worse with the COVID19 Pandemic. There is no evidence, credible or even urban legend, that our citizens are overdosing on marihuana but rather it is more often injectable drugs which are prohibited by the Controlled Drugs and Substances Act and those are very often laced with lethal quantities of fentanyl. Heroin is the most common drug causing overdoses and not marihuana.

Marihuana has not been identified as a "gateway" drug to "hard" drug use. Nor is beer a "gateway" beverage to hard liquor/spirits. Many of our citizens, use edible/oil marihuana. Others smoke or vape marihuana.

HISTORY OF THE HEAT + HERB APPLICATION

After the Township of Langley passed bylaws which permitted the establishment of retail cannabis at 8 and possibly 9 locations/neighbourhoods in the Township of Langley, Heat + Herb set out to acquire a location and to develop a viable business plan/proposal which not only met but exceeded all of the criteria established by the Government of Canada, the Province of British Columbia and the Township of Langley.

I ask that Council consider the proliferation of establishments in the Township which not only sell alcohol but also have open consumption of alcohol, all of which is accommodated in our society. The former of those establishments do not permit persons under the ae of majority (19 years) while the latter have no such restriction. In other words, if you are under the age of majority, you cannot enter a retail establishment which sells wine, beer and spirits but you can enter a restaurant where wine, beer and liquor are served as a part of the dining experience.

When you enter a retail cannabis location, you are required to produce your identification and it is recorded who entered and when. No such requirement is imposed for establishments that distribute,

sell and consume alcohol, with the current exception of the provision of contact tracing information brought about by the COVID19 Pandemic.

The regulations for retail cannabis prohibit consumption on the premises. Therefore, the opportunity for direct exposure to children is extremely limited, while the same is not true for alcohol.

CONCLUSION

In conclusion, Heat + Herb requests that Township Council reconsider its Third Reading and approve this application to be brought forward to the Province of British Columbia.

Thank you for your reconsideration.

Yours truly,

HEAT + HERB

Jason Hineman
:jh

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 8, 2021 – REGULAR MEETING	**REPORT:**	21-08
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	LSP00016
SUBJECT:	UBCM POVERTY REDUCTION PLANNING PROGRAM		

RECOMMENDATION:

That Council authorize staff to submit an application to the UBCM Poverty Reduction Planning and Action program for grant funding and indicate support for poverty reduction planning work.

EXECUTIVE SUMMARY:

At its Regular Meeting on January 11, 2021, Council requested information from staff on potential Township service and budget impacts related to the Province of BC's Poverty Reduction Strategy, which was included in the items distributed to Council on January 7, 2021. Although the Strategy states that poverty reduction requires solutions from all levels of government, First Nations, businesses, community organizations, and individuals, staff did not identify any direct service or budget impacts on the Township. Staff will continue to monitor the implementation of the Strategy for such impacts and report back to Council as required.

Under the framework of its Poverty Reduction Strategy and stated need for solutions across all levels of government, the Province has provided funding to the Union of BC Municipalities (UBCM) to administer a Poverty Reduction Planning and Action program. UBCM is currently accepting applications to this program, which provides up to $25,000 in funding to support communities in developing local poverty reduction assessments and plans. In consultation with the Langley Poverty Reduction Task Group, a subcommittee of the Langley Healthier Community Partnership, staff have developed, for Council's consideration, a grant application to the UBCM program. The grant funding would support the development of a Langley poverty reduction plan and poverty reduction best practice recommendations for the new Transportation and Mobility Strategy (a short-term action in the Climate Action Strategy), at no cost to the Township.

External consultants would be utilized to undertake the work and provide content expertise, with input from staff and the Langley Poverty Reduction Task Group, as needed. Consultant costs are eligible expenses as part of the program. The UBCM grant program does not require local governments to provide additional funding, and it is anticipated that the $25,000 maximum grant available would be sufficient to cover the project costs. A Council resolution indicating support for the poverty reduction planning work is a requirement of the application criteria. The deadline for the submission of applications is March 5, 2021.

PURPOSE:

The purpose of this report is to provide information on the Province of BC's Poverty Reduction Strategy, as requested by Council, and obtain Council's authorization for the submission of a grant funding application to the UBCM Poverty Reduction Planning and Action program.

BACKGROUND/HISTORY:

The Province of BC's Poverty Reduction Strategy was included in the items distributed to Council on January 7, 2021. At its Regular Meeting on January 11, 2021, Council requested information from staff on potential Township service and budget impacts related to the Provincial Strategy.

DISCUSSION/ANALYSIS:

TogetherBC, the Provincial Poverty Reduction Strategy was released in March 2019. As stated in the Strategy, it represents a starting point for delivering on the targets introduced in the 2018 Poverty Reduction Strategy Act: a 25% reduction in BC's overall poverty rate and a 50% reduction in the child poverty rate by 2024. In the Township, 11,280 people (10% of the population) including 800 children under the age of six years (10% of that age group) live in poverty.[1]

The Poverty Reduction Strategy is intended as a living document that will continue to evolve in consultation with stakeholders and a provincial advisory committee. It brings together actions being taken across the provincial government and combines them with the initiatives announced in the February 2019 provincial budget.

TogetherBC is built on five foundational elements that are intended to be fully implemented prior to 2024:

1. The BC Child Opportunity Benefit (financial support for families with children);
2. Increases to the minimum wage;
3. Child Care BC (child care availability and affordability);
4. Income assistance and disability assistance rate increases; and
5. Leveraging federal initiatives and supports.

Once fully implemented, the Province expects that these five elements combined will lift tens of thousands of families out of poverty and achieve two-thirds of its poverty reduction targets.

TogetherBC also summarizes other provincial initiatives introduced since July 2017, grouped into six priority areas:

1. Making housing more affordable (initiatives include support for renters, increasing the supply of affordable homes, and action on homelessness);
2. Supporting families, children and youth (initiatives include universal child care prototypes, investments in affordable dental care, and supports for former youth in government care);
3. Expanding access to education and training (initiatives include eliminating interest on student loans, skills training for older workers, and expansion of free Adult Basic Education and English Language Learning);
4. More opportunities, more jobs (initiatives include changes to WorkBC, new opportunities for people with disabilities, and changes to Employment Standards);
5. Improving affordability (initiatives include eliminating MSP premiums, a BC Hydro customer crisis fund, and expanded access to healthy food); and
6. Investing in social inclusion (initiatives include new transit investments, accessibility legislation, and restoration of the BC Human Rights Commission).

[1] Based on the low-income measure, after tax (LIM-AT) per the 2016 Census.

Township Impacts

The Provincial Strategy states that poverty is a complex challenge requiring solutions from all levels of government, First Nations, businesses, community organizations, and individuals. That being said, the Strategy does not include any actions required of local government and, as a result, staff did not identify any clear or direct service or budget impacts on the Township. It is possible, however, that the implementation of provincial initiatives may impact Township services and budgets in currently unforeseen ways. For example, the elimination of MSP premiums resulted in the implementation of the employer health tax, which impacted the Township budget. Staff will continue to monitor the implementation of the Strategy for such impacts and report back to Council as required.

UBCM Poverty Reduction Planning and Action Program

Under the framework of its Poverty Reduction Strategy and stated need for solutions across all levels of government, the Province has provided funding to the Union of BC Municipalities (UBCM) to administer a Poverty Reduction Planning and Action program. UBCM is currently accepting applications to this program to support communities in reducing poverty at the local level. Only local governments are eligible to apply to the program.

The program has two streams:

- Stream 1 provides up to $25,000 in funding to develop local poverty reduction assessments and plans; and
- Stream 2 provides up to $50,000 in funding to undertake local poverty reduction projects (e.g. social enterprise initiatives that provide employment support and local food security initiatives like community kitchens and food-waste diversion projects).

In order to be eligible for Stream 2 funding, local governments are required to have completed a poverty reduction plan or assessment, or another plan or strategy inclusive of poverty reduction principles. As such, the Township is only eligible for Stream 1 funding at this time.

In consultation with the Langley Poverty Reduction Task Group, staff have developed, for Council's consideration, an application to Stream 1 of the UBCM program to support the preparation of:

- A Langley poverty reduction plan; and
- Poverty reduction best practice recommendations for the new Transportation and Mobility Strategy.

A Council resolution indicating support for the poverty reduction planning work is a requirement of the application criteria. The deadline for the submission of applications is March 5, 2021. It is anticipated that both projects would take approximately one year to complete.

<u>Langley Poverty Reduction Plan</u>

The proposed Langley poverty reduction plan would serve as a strategic plan for the Langley Poverty Reduction Task Group, which was formed in 2015 as a subcommittee of the Langley Healthier Community Partnership, a joint initiative of the Township, City of Langley, and Fraser Health Authority. The Task Group is comprised of representatives from various public sector, non-profit, and business organizations and aims to strengthen collaborative action on poverty alleviation and reduction in Langley. The work of the Task Group is currently informed by the outcome of a poverty reduction forum held in 2015.

The opportunity to develop a strategic plan, which would include statistical analysis and engagement with people living in poverty, was highly supported by the Task Group, with the following comments received from members at its January 26, 2021 meeting:

- The plan would support evidence-based action, informed by research including best practices in other communities;
- The plan would strengthen cross-sectoral collaboration and provide enhanced strategic directions that address root causes of poverty in the community; and
- The plan would provide updated data and community engagement findings, which assists community-based service organizations with funding applications.

The process to develop the Langley poverty reduction plan would be guided by the Task Group, which includes a Township staff representative, and would be supported by an external consultant with content expertise. Once complete, Council would receive the plan for information and consideration of endorsement as a collaborative approach to poverty reduction in Langley.

Poverty reduction recommendations for the Transportation and Mobility Strategy

On January 25, 2021, Council endorsed the Climate Action Strategy, which identifies the development of a Transportation and Mobility Strategy as a short-term action. Recognizing that transportation is an environmental and social issue, the Social Sustainability Strategy, referred by Council to the Council Process Committee on October 5, 2020, also identifies the development of a Transportation and Mobility Strategy as a short-term action.

With direction through the Climate Action Strategy to proceed with the Transportation and Mobility Strategy, the UBCM poverty reduction grant program provides an opportunity to assess current transportation plans and policies and develop poverty reduction best practice recommendations to inform the new Strategy. It is anticipated that the proposed poverty reduction recommendations would complement other best practice backgrounders that may be prepared in the future to inform the new Transportation and Mobility Strategy. Other best practice backgrounders could explore the transportation barriers faced by other equity-seeking groups, like children and youth, older adults, and people with disabilities. It is anticipated that a Terms of Reference for the Transportation and Mobility Strategy will be prepared later this year.

The development of the poverty reduction recommendations for transportation and mobility would be informed by engagement with people living in poverty and research of best practices in other communities, supported by an external consultant with content expertise.

Intergovernmental Implications:

City of Langley staff have indicated that the City is also considering an application to the UBCM Poverty Reduction Planning program. As the City is a co-chair of the Langley Healthier Community Partnership and a member of the Langley Poverty Reduction Task Group, Township and City staff have had preliminary discussions on potential opportunities to partner in supporting the development of the Langley poverty reduction plan for the Langley Poverty Reduction Task Group. This potential partnership would increase the funding available for the development of the Langley poverty reduction plan, enabling more in-depth research, community engagement, and action planning. Should the Township and City receive the grant funding, staff will further explore the opportunity to partner in supporting the Langley poverty reduction plan while ensuring that Township-specific interests in the process are maintained.

Project Management:

Should the Township receive the grant funding, the social planning function of the Community and Policy Planning Department will be responsible for administering the grant funds and, in consultation with the Langley Poverty Reduction Task Group and Transportation Department, managing the work program. As noted above, consultants will be drawn upon to support the work and provide expertise. Consulting costs are eligible expenditures under the UBCM grant program.

Financial Implications:

The UBCM grant program does not require local governments to provide additional funding, and it is anticipated that the $25,000 maximum grant available would be sufficient to cover the project costs.

CONCLUSION:

The purpose of this report is to provide information on the Province of BC's Poverty Reduction Strategy, as requested by Council, and obtain Council's authorization for the submission of a grant funding application to the UBCM Poverty Reduction Planning and Action program. Should Council authorize staff to submit the grant, and should the Township be successful with the grant application, staff will initiate the work immediately.

Respectfully submitted,

Patrick Ward
STRATEGIC/SOCIAL PLANNER, COMMUNITY AND POLICY PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 8, 2021 - REGULAR MEETING	**REPORT:**	21-09
FROM:	ENGINEERING DIVISION	**FILE:**	1705-01
SUBJECT:	2021 BUDGET PRE-APPROVAL REQUESTS		

RECOMMENDATIONS:

That Council pre-approve the following capital projects as part of the 2021 Capital Budget;

- Dump Truck (Heavy) Replacement 18-V013 and 23-V013, each in the amount of $320,000
- SW Yorkson Neighbourhood Park and NE Latimer Neighbourhood Park in the amount of $1,300,000 and $1,350,000 respectively; and

That Council authorize staff to transfer budget of $60,000 from Old Yale Park project MADP1001-01 and $24,000 from Nicomekl River Trail to MAP project TRL1002-01 to Fort to Fort Trail: Viewing Platform Replacement project FTF1000-01.

EXECUTIVE SUMMARY:

Dump Trucks – Two tandem axle dump trucks (18-V013 and 23-V013) have reached the end of their useful life and must be replaced as soon as possible. The delivery is from the United States, with the procurement process expected to take approximately one (1) year to complete. The trucks, both built on Sterling chassis, were manufactured in 2007 and 2008, respectively and are due for replacement. Further exacerbating the need is the difficulty in obtaining replacement parts for the old trucks, as the Sterling line has been discontinued.

SW Yorkson & NE Latimer Neighbourhood Parks - Neighbourhood Parks are required at the two (2) referenced locations to coincide with the opening of adjacent elementary schools; namely: SW Yorkson at 204B Street and 78 Avenue, and NE Latimer at 82 Avenue east of 201 Street. These are joint park/school sites, intended to be constructed concurrently to allow new residents access to a neighbourhood park and for school children to have access to outdoor play spaces. Both Neighbourhood Park plans include two (2) sand turf playing fields, which require one (1) year of growing time before they can be utilized, resulting in an immediate need to begin site preparation.

Fort to Fort Trail: Viewing Platform Replacement - The Fort to Fort Trail Viewing Platform was originally constructed for use as a loading dock for the mill operation formerly located adjacent to the Bedford Landing development on the Fraser River. The original pilings are deteriorating and require replacing. Design work has been completed, but the tender pricing received exceeds the preliminary construction estimate used to inform the 2019 capital budget

submission, necessitating a transfer utilizing funding available from two other projects as outlined in the Financial Implications section of this report.

PURPOSE:

To request Council consideration of funding approval prior to adoption of the 2021 budget to allow staff to proceed with: the purchase of two tandem axle dump truck replacements; works for two (2) time-sensitive park improvement projects; and to authorize the transfer of capital funding from existing parks capital projects to complete safety upgrades to the Fort to Fort Trail Viewing Platform.

BACKGROUND/HISTORY:

Dump Trucks

The Township's fleet includes nine (9) heavy-duty tandem axle dump trucks which are utilized for construction, maintenance, or snow and ice control works. The manufactured year of these dump trucks range from 2007 to 2020. Two dump trucks are due for replacement in 2021 and have been included for consideration in the 2021 – 2025 Fleet capital budget submission for Council's consideration.

SW Yorkson & NE Latimer Neighbourhood Parks

In collaboration with the Langley School District, and through the Neighbourhood Planning process, school/park site requirements have been identified in each of the phases of the Latimer and Yorkson Neighbourhood Plans to provide a variety of recreational opportunities for the neighbourhood including sports fields, playgrounds and natural areas. Each site may vary in size from about 2 to 2.8 ha (5 to 7 acres), and land is secured through the rezoning process. Four (4) elementary school/park sites are identified in each of the Yorkson and NE Latimer Neighbourhood Plans.

The School District has announced construction of two (2) new elementary schools; one (1) in SW Yorkson at 204B Street and 78 Avenue, set to open September 2021, and one (1) in NE Latimer at 82 Avenue east of 201 Street, set to open in September 2022. The Township of Langley has developed conceptual plans for the adjoining neighbourhood park sites and propose construction to occur concurrently with the adjacent elementary schools, with funding for both included in the 2021 – 2025 Parks capital budget submission for Council's consideration.

Fort to Fort Trail: Viewing Platform

The Fort to Fort Viewing platform is a remnant loading dock from the site's previous use as a lumber mill. As part of the residential redevelopment of the area, the dock was repurposed as a pedestrian viewdeck and incorporated into the Fort-to-Fort Trail. Vandalized by fire in 2018, the deck was closed to the public, and temporary repairs were undertaken in 2019. It was subsequently identified that the original support piles were deteriorating and approaching the end of their service life. A redesign was completed in 2020 that would allow the existing deck to be retained in place while new support piles are installed. Environmental permits have been obtained and staff are in a position to award the construction contract to allow the works to take place during the Lower Fraser River fisheries window. Funding was approved by Council through the 2019 Parks Capital budget submission but is insufficient to complete the works to repair the platform for safe use by the public.

DISCUSSION/ANALYSIS:

Dump Trucks

Dump truck 18-V013 is a 2007 Sterling chassis with approximately 316,000 km and dump truck 18-V013 is a 2008 Sterling with approximately 241,000 km. Both dump trucks are past their cost-effective life cycle and Sterling chassis are no longer manufactured resulting in parts availability becoming sparse. Consequently, work programs and winter maintenance activities could be impacted if one or both trucks suffer an irreparable breakdown.

The procurement of heavy-duty tandem axle dump trucks is inherently a long process, typically six (6) to eight (8) months, and with COVID-19 still prevalent the lead time is expected to be even longer, up to 12 months. Pre-approval of capital projects Dump Truck (Heavy) Replacement 18-V013 and Dump Truck (Heavy) Replacement 23-V013 will allow staff to begin procurement earlier in 2021 mitigating a late delivery into 2022.

SW Yorkson & NE Latimer Neighbourhood Parks

Neighbourhood Parks are required at the two (2) referenced locations to coincide with the opening of two (2) adjacent neighbourhood schools; SW Yorkson at 204B Street and 78 Avenue in September 2021, and NE Latimer at 82 Avenue east of 201 Street in September 2022. These are joint park/school sites, intended to be constructed concurrently.

Both Neighbourhood Park plans include two (2) sand turf playing fields, a playground area, trails and landscaped areas. In order to ensure that work on the playing fields can begin, site vegetation clearing needs to occur prior to the nesting bird window that begins in March, and environmental approvals to undertake work in the fisheries window must also be obtained where watercourses may be impacted. If clearing does not occur prior to the nesting bird window, or works around watercourses are not approved, additional expenses for bird nest surveys will be required, and construction delays will be incurred.

The project costs are estimated to be approximately $1.3M for the SW Yorkson Park, and $1.35M for the NE Latimer Park. To ensure site preparation is not delayed, staff are requesting that Council pre-approve funding from a combination of Park DCCs and 2021 Operating Contribution to Capital and/or Greenway Amenity Fees as part of the 2021 budget process.

Fort to Fort Trail: Viewing Platform

Repairs are required to the pilings that support the Fort to Fort Viewing Platform to ensure public safety. Funding for the high-level estimated costs of the works of $90,000 was approved by Council as part of the 2019 Budget process in Fort to Fort Trail: Viewing Platform Replacement project FTF1000-01. A redesign was completed, utilizing a portion of this funding, that will allow the existing deck to be retained in place while new support piles are installed adjacent to the existing, deteriorating pilings. Works in or around the Fraser River require environmental permits, which have been obtained and are valid for June 2021, during the Lower Fraser River fisheries window. To ensure funding is in place to award the construction contract so that work can begin in June, a budget transfer from existing Capital projects is required.

Financial Implications:

Dump Trucks

The table below identifies the proposed funding identified by staff in the 2021 Fleet Capital budget submission, required to initiate the procurement process for the purchase of two (2) Dump Truck (Heavy) Replacements for the consideration of pre-approval by Council.

Work Breakdown	Project Title	Funding Source(s)	Proposed Funding
TBD	Dump Truck (Heavy) Replacement 18-V013	Equipment Replacement Reserve	$320,000
TBD	Dump Truck (Heavy) Replacement 23-V013	Equipment Replacement Reserve	$320,000

SW Yorkson & NE Latimer Neighbourhood Parks

The table below identifies the proposed funding identified by staff in the 2021 Parks Capital budget submission, required for the completion of the projects for the consideration of pre-approval by Council.

Work Breakdown	Project Title	Funding Source(s)	Proposed Funding
SWYP1000-01	SW Yorkson Neighbourhood Park	DCC's Operating Contribution to Capital	$1,287,000 $13,000
NELP1000-01	NE Latimer Neighbourhood Park	DCC's Latimer Greenway Amenity Fund	$1,200,000 $150,000

Fort to Fort Trail: Viewing Platform

The 2019 high level capital cost estimate of $90,000 for the Fort to Fort Trail: Viewing Platform Replacement project FTF1000-01 was based on a preliminary conceptual design for the viewdeck repair. Further review through the structural design process identified a change in scope, increasing the number of pilings from two (2) piles to four (4) piles, which has resulted in construction tender prices exceeding available funding. Staff propose transferring a total of $84,000 from two (2) existing Parks capital projects to fund the additional costs and to complete the repairs to ensure a safe viewdeck on this heavily travelled section of the Fort to Fort Trail.

Old Yale Park project MADP1001-01 proposed to decommission and replace the existing barn with shipping containers, and a roof structure for storage. The project has been deferred to revisit the needs of the park through development of a new replacement strategy for the aging structure. The new design concept and budget will be presented for Council's consideration as part of a future year's capital budget process. Staff propose transferring the full budget of $60,000 to the Fort to Fort Trail: Viewing Platform Replacement project.

The granular surface of the Nicomekl River Trail was constructed in 2020 through project TRL1002-01 and now forms a section of the Arbour Ribbon Trail. The majority of the works are complete, with only a portion of the remaining funding required for environmental compensation planting. A budget surplus is anticipated due to significant cost savings realized during construction of the two (2) bridges, and favourable pricing for the trail. Staff propose transferring $24,000 of the remaining budget to the Fort to Fort Trail: Viewing Platform Replacement project.

See Attachment A for location details of each Parks Capital project.

The table below identifies the proposed funding identified by staff to be transferred to the Fort to Fort Trail: Viewing Platform project FTF1001-01 for Council's consideration.

Work Breakdown	Project Title	Funding Source(s)	Proposed Transfer Amount
MADP1001-01	Old Yale Park	Reserve for Future Capital	$60,000
TRL1002-01	Nicomekl River Trail to MAP	Reserves and Surpluses	$24,000

Respectfully submitted,

Ramin Seifi
GENERAL MANAGER,
ENGINEERING & COMMUNITY DEVELOPMENT
for
COMMUNITY DEVELOPMENT DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff

ATTACHMENT A – Location Details/Parks Capital Projects



Township of Langley BC
Est. 1873

Fort to Fort Viewdeck

Township of Langley

0 40 80 160 Meters

1:2,000

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.

ATTACHMENT A

E.2



OLD YALE PARK

P PARKING

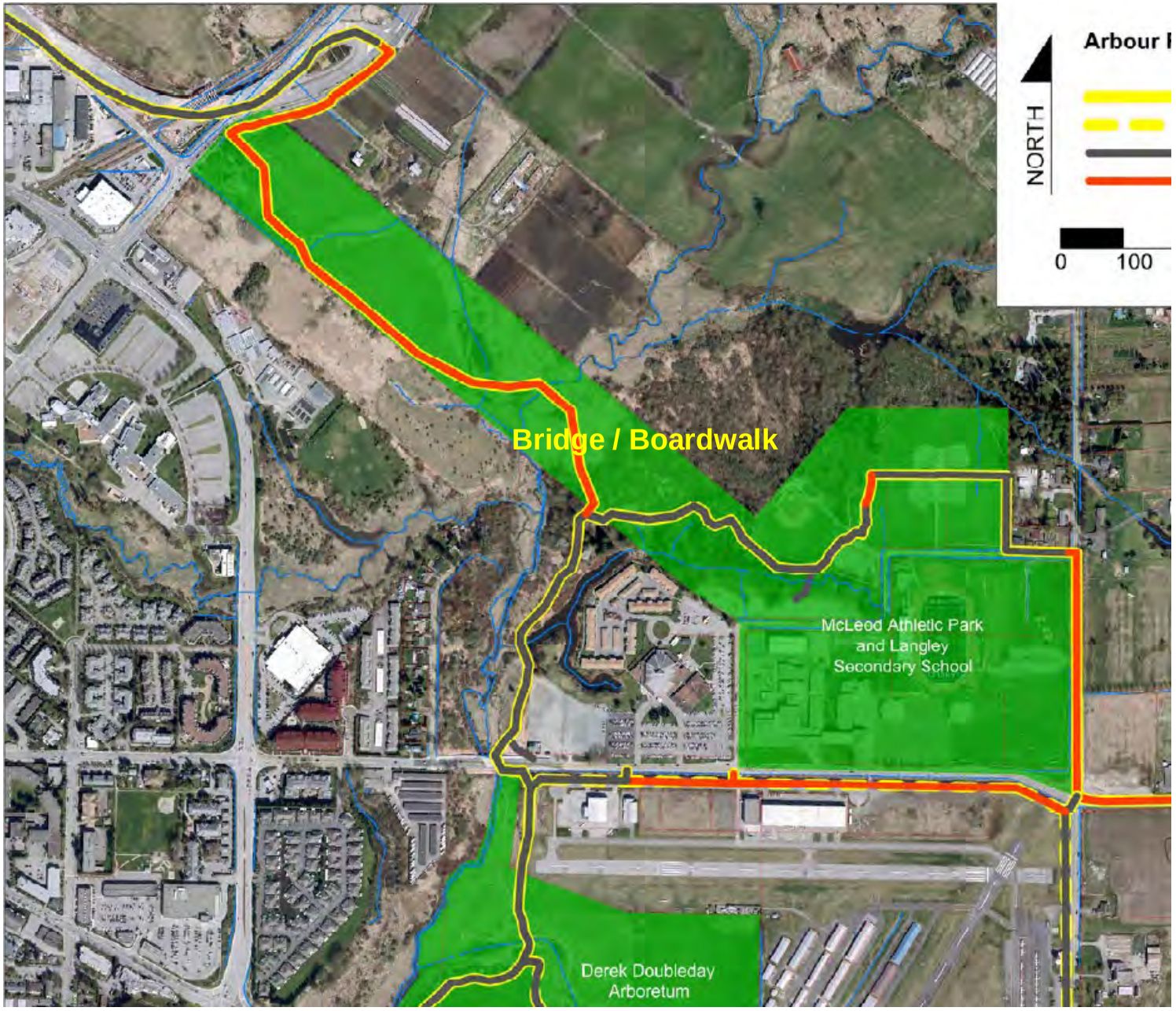
WASHROOMS

Park hours are 8 AM to dusk.
Please respect our neighbours.
Please keep dogs on leash unless in off-leash area.
Please leave park tidy.

Township of Langley
Est. 1873

Recreation, Culture & Parks Administration 604.533.6086 - Fax 604.533.6131 | Recreation, Culture & Parks Operations 604.532.7350

Nicomekl River Trail to MAP



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: FEBRUARY 8, 2021 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100605 AND DEVELOPMENT PERMIT APPLICATION NO. 101161 (1151244 BC LTD. / FLAT ARCHITECTURE INC. / 20267 - 72 AVENUE)

REPORT: 21-10
FILE: 08-23-0198

PROPOSAL:

Application to rezone approximately 0.44 ha (1.1 ac) of land located at 20267 – 72 Avenue to Comprehensive Development Zone CD-132 and issue a Development Permit to facilitate development of a four-storey apartment building containing 66 condominium units.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5687 subject to 11 development prerequisites; authorize issuance (at time of final reading of Bylaw No. 5687) of Development Permit No. 101161 and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan (NP).

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1151244 BC Ltd.) Bylaw 2021 No. 5687 rezoning 0.44 ha (1.1 ac) of land located at 20267 - 72 Avenue to Comprehensive Development Zone CD-132, to facilitate the development of 66 condominium units, subject to the following development prerequisites being satisfied to acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted 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 the north half of 72 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Dedication and construction of a 4.5 m wide street greenway on the north side of 72 Avenue and 3.5 m greenlink along the eastern boundary, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
5. 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);
6. Compliance with Age Friendly Amenity Area requirements;
7. Acceptance of final landscape drawings;
8. Registration of restrictive covenants:
    a. Identifying the units (10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    b. Prohibiting access from 72 Avenue;
9. Registration of an access easement on 20276 – 72B Avenue in favour of 20267 – 72 Avenue;
10. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Central Gordon Estate Greenway Amenity Policy, and the Township's 5% Neighbourhood Park Land Acquisition Policy; and
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges.

That Council at time of final reading of Rezoning Bylaw No. 5687 authorize issuance of Development Permit No. 101161 subject to the following conditions:

a. Building plans 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 and Age Friendly Amenity Area requirements;

c. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
d. All signage being in compliance with the Township's Sign Bylaw;
e. Requiring rooftop mechanical equipment to be screened from view; and
f. All refuse areas to be located in an enclosure and screened.

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 erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
c. On-site landscaping to be secured by letter of credit at building permit stage;
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5687 in conjunction with Development Permit No. 101161.

EXECUTIVE SUMMARY:

Flat Architecture Inc. has applied on behalf of 1151244 BC Ltd. to rezone 0.44 ha (1.1 ac) of land located at 20267 - 72 Avenue to Comprehensive Development Zone CD-132 to facilitate the development of 66 condominium units.

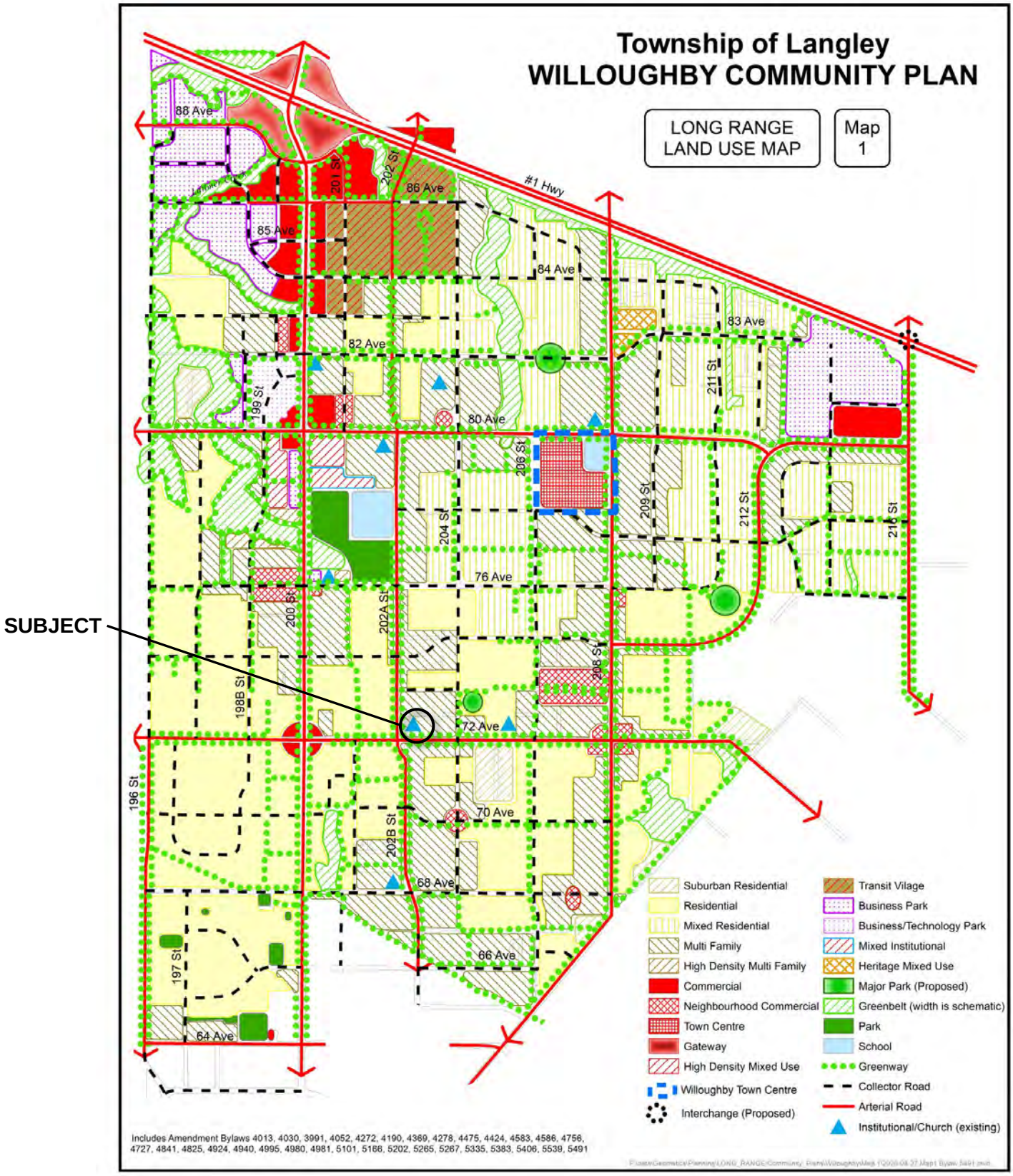
A Development Permit for the site is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

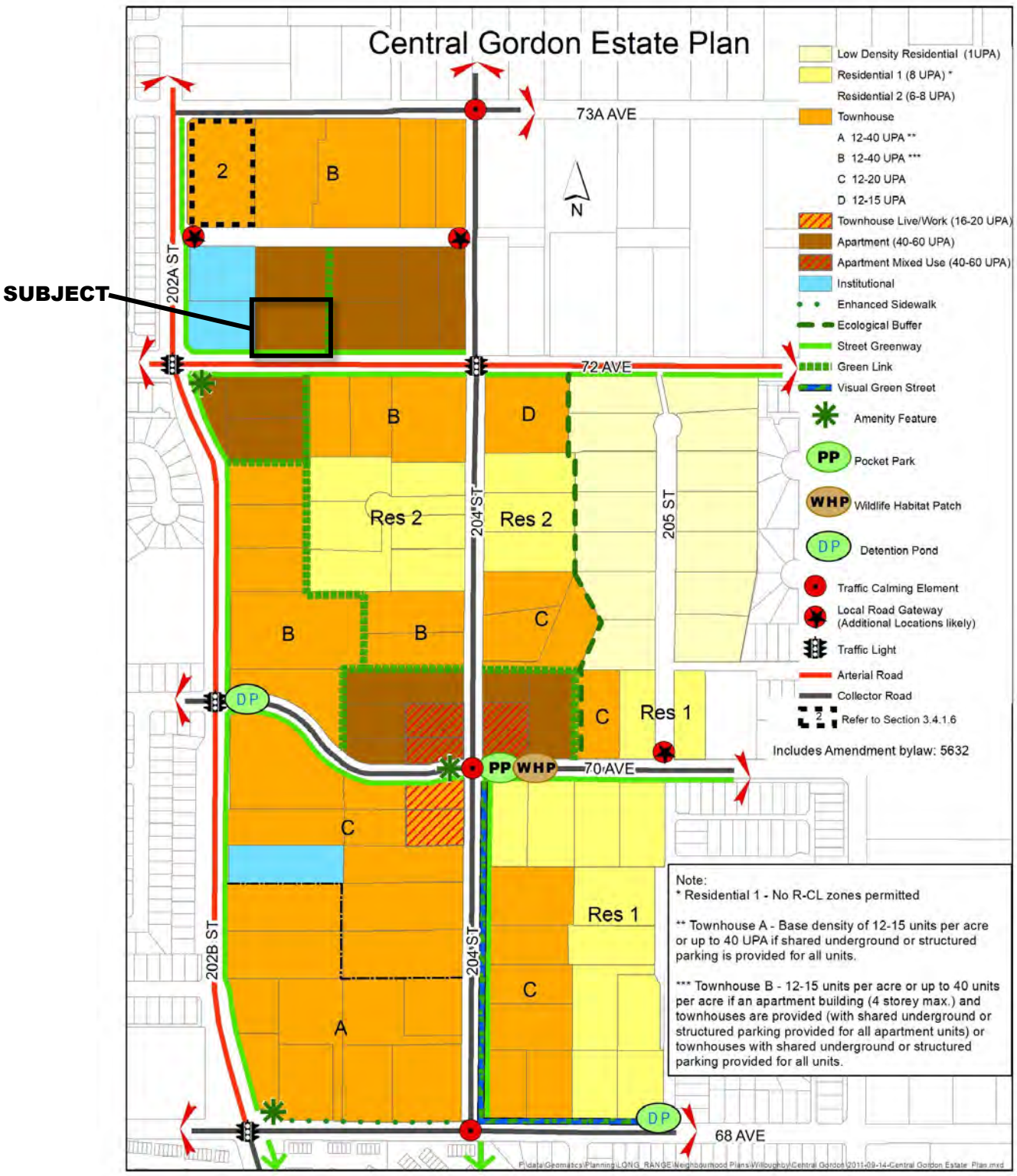
The proposed building is an L-shaped four (4) storey apartment building containing 66 condominium units ranging from 63 to 91 m^2 (683 to 980 ft^2) and vary from one (1) to three (3) bedrooms.

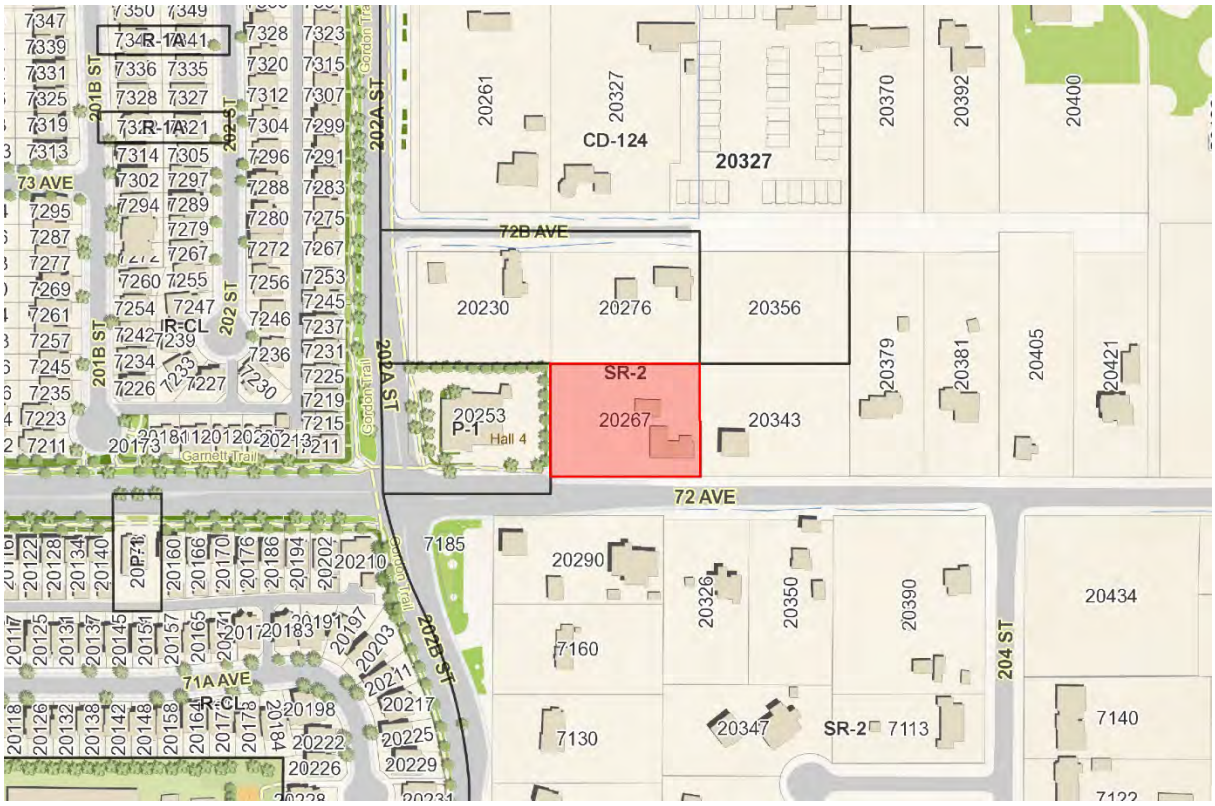
The proposal is consistent with the overall objectives of the Central Gordon Estate Neighbourhood Plan (NP). Staff recommend that Council consider the rezoning request, subject to the completion of 11 development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5687) of Development Permit No. 101161.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5687 and Development Permit No. 101161.


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#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
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 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, 5406, 5539, 5491


Central Gordon Estate Plan
SUBJECT
73A AVE
72 AVE
70 AVE
68 AVE
202A ST
202B ST
204 ST
205 ST
N
Low Density Residential (1UPA)
Residential 1 (8 UPA) *
Residential 2 (6-8 UPA)
Townhouse
A 12-40 UPA **
B 12-40 UPA ***
C 12-20 UPA
D 12-15 UPA
Townhouse Live/Work (16-20 UPA)
Apartment (40-60 UPA)
Apartment Mixed Use (40-60 UPA)
Institutional
Enhanced Sidewalk
Ecological Buffer
Street Greenway
Green Link
Visual Green Street
Amenity Feature
PP Pocket Park
WHP Wildlife Habitat Patch
DP Detention Pond
Traffic Calming Element
Local Road Gateway (Additional Locations likely)
Traffic Light
Arterial Road
Collector Road
Refer to Section 3.4.1.6
Includes Amendment bylaw: 5632
Res 1
Res 2
Note:
* Residential 1 - No R-CL zones permitted
** Townhouse A - Base density of 12-15 units per acre or up to 40 UPA if shared underground or structured parking is provided for all units.
*** Townhouse B - 12-15 units per acre or up to 40 units per acre if an apartment building (4 storey max.) and townhouses are provided (with shared underground or structured parking provided for all apartment units) or townhouses with shared underground or structured parking provided for all units.



ZONING BYLAW NO. 2500



Building Entrance on 72 Avenue



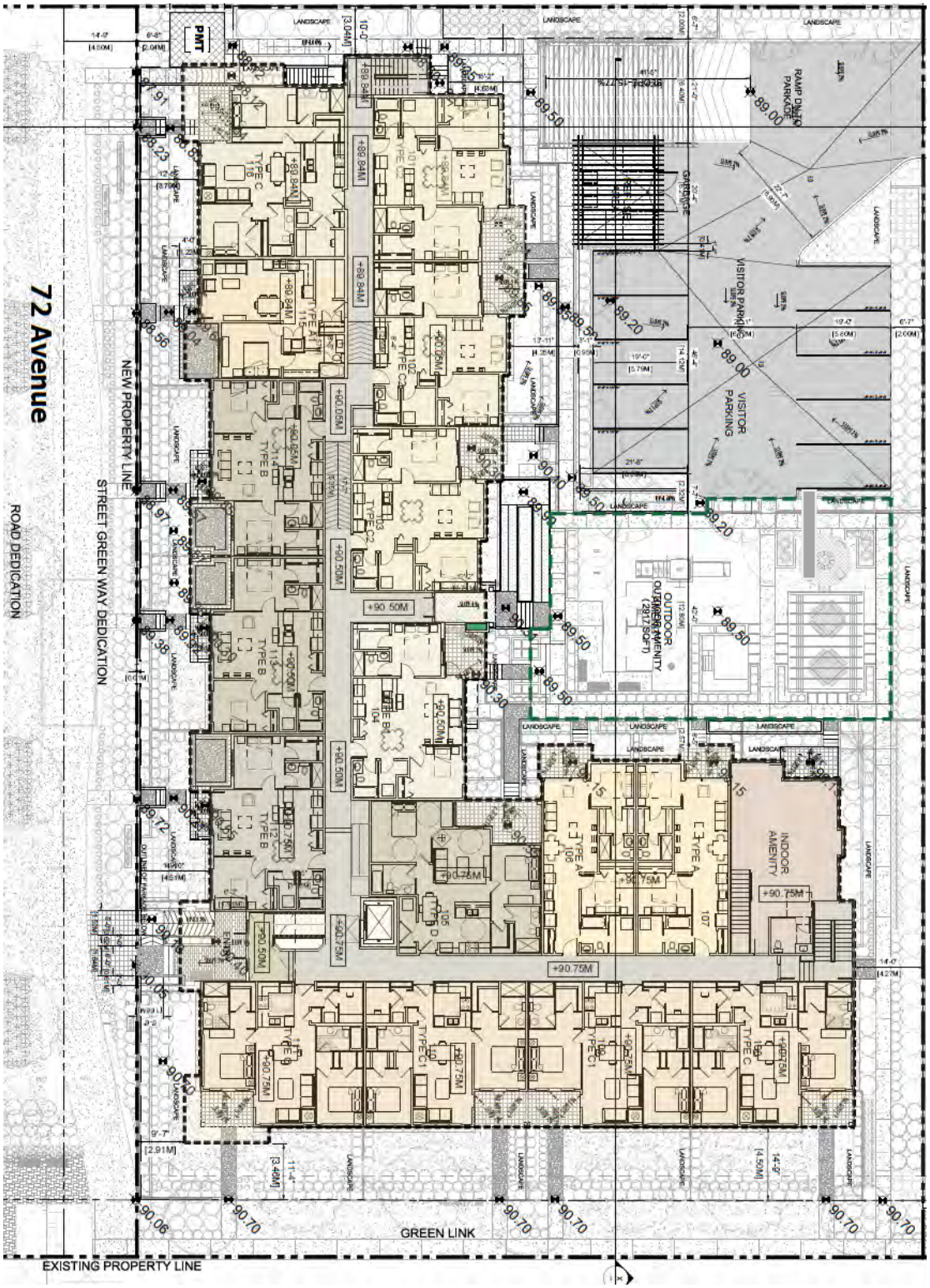
SW Corner of Building on 72 Avenue

RENDERINGS – SUBMITTED BY ARCHITECT



Age Friendly Amenity Area

RENDERING – SUBMITTED BY ARCHITECT



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1151244 BC Ltd. 1A, 12777 – 76A Avenue Surrey, BC V3W 4Y8
Agent:	Flat Architecture Inc. 209, 6321 King George Blvd Surrey, BC V3X 1G1
Legal Description:	Lot 78 Section 23 Township 8 NWD Plan 41978
Location:	20267 – 72 Avenue
Area:	0.44 ha (1.1 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-132
Willoughby Community Plan:	Multi-Family
Central Gordon Estates Neighbourhood Plan:	Apartment (99 – 148 uph / 40 – 60 upa)

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential SR-2 and are designated Apartment (40-60 UPA/ 99-148 UPH) in the Central Gordon Estate NP.

DISCUSSION/ANALYSIS:

Flat Architecture Inc. has applied on behalf of 1151244 BC Ltd. to rezone 0.44 ha (1.1 ac) of land in the Central Gordon Estate NP to Comprehensive Development Zone CD-132 to facilitate a residential development consisting of 66 condominium units. The applicant has also applied for a development permit for the site to be processed in conjunction with the rezoning application to provide Council the opportunity to review the form, character and siting of the development. The existing property is currently used for suburban residential purposes, with a single family dwelling on the property.

The Apartment designation permits a minimum density of 99 units per ha (40 upa) and a maximum of 148 units per ha (60 upa) with a four (4) storey maximum height. The proposed density of 148 units per ha (60 upa) complies with the density and height provisions of the plan.

Adjacent Uses:

North: A property zoned Suburban Residential SR-2, designated Apartment (40 – 60 upa) in the Central Gordon Estate NP currently under application for the development of 66 condominiums (project 08-23-0199);

South:	72 Avenue, beyond, which, is two (2) properties, zoned Suburban Residential Zone SR-2, designated as Apartment (40 – 60 upa) and Townhouse B in the Central Gordon Estate NP
East:	A property zoned Suburban Residential SR-2, designated Apartment (40 – 60 upa) in the Central Gordon Estate NP;
West:	A property zoned Civic Institutional P-1 designated Institutional in the Central Gordon NP that houses a Township Fire Hall.

Zoning Amendment:

The subject development site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5687 proposes to rezone the site to a new Comprehensive Development Zone (CD-132) to facilitate development of 66 condominium units.

The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-132 zoning in terms of siting, site coverage, parking, height, use and density (60 UPA).

Public Consultation:

Policy 07-164 requires the subject application to hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic, Council has temporarily suspended the requirement for a Public Information Meeting.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan and Section 3.4.9 of the Central Gordon Estate NP, a minimum of 10% of apartment developments units 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.

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 $4,539 per low-rise apartment unit for a total of $299,574.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that eight (8) significant trees exist within the subject site with one (1) proposed for retention.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 31 replacement trees are required with 33 proposed. In addition, approximately eight (8) street trees are required along the road frontage and greenway (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 42 trees will be in place. 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.

Greenways:
As part of the project, the applicant will be required to dedicate and construct the street greenway (including a multi-use path and landscaping) along 72 Avenue as defined in the Central Gordon Estate NP.

Servicing:
The applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, community stormwater detention pond and utility upgrades and/or extensions. Road dedications, widening, and necessary traffic improvements (both on-site and off-site) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Central Gordon Estate NP. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw.

The applicant will be required to dedicate 5 m for road widening along the north side of 72 Avenue along the full frontage of the subject property and register a covenant to prohibit access from 72 Avenue. Vehicular access is proposed from 72B Avenue through the property to the north (currently under application) via an access easement and is included as a development prerequisite. In addition to the road and greenway dedications the applicant is also dedicating and constructing a 3.5 m greenlink along the eastern boundary of the property.

Development Permit:
The site is designated a mandatory Development Permit area to provide Council the opportunity to review the form, character and siting of any proposed development. The site has been considered in accordance with the existing Residential Development Permit Area guidelines included in the Willoughby Community Plan (see Attachment B). Proposed Development Permit No. 101161 is attached to this report (see Attachment A). The proponent has submitted building elevations and renderings detailing the form, height, exterior finishing and architectural style and massing of the proposed apartment development for Council's consideration.

The proposed L-shaped four (4) storey building frames the 72 Avenue and eastern (greenlink) frontages, with lobby entrances on the south from 72 Avenue and the internal courtyard on the north side of the building. The floor area for individual units range from 63 to 91 m^2 (683 to 980 ft^2) and vary from one (1) to three (3) bedrooms.

An outdoor age friendly amenity space is located on the north portion of the site, with a connection to the main building through an internal lobby. Resident parking is proposed within a single level of underground parking, while a surface parking area for visitor parking is proposed adjacent to the amenity space on the northern portion of the site.

The proposed building addresses the street and includes a variety of materials including hardie boards, brick, wood style metal panel, corrugated metal siding and three different panel colours.

The proposed building height (4 storeys), site coverage (46%), parking and building siting comply with the CD-132 zoning provisions and the Development Permit Area "B" guidelines of the Willoughby Community Plan.

Landscaping:

The landscape plans (provided in Schedule B of Attachment A) propose extensive plantings, trees, shrubs and groundcovers on the edge and throughout the site to enhance the development and provide separation between public and private space.

Age Friendly Amenity Area:

Section 111.5 of the Township's Zoning Bylaw requires provision of Age Friendly Amenity areas (4 m^2 per residential unit) for apartment developments, resulting in a requirement of 264 m^2 (2,841 ft^2). The amenity area is located on the northern portion of the site and includes facilities for the use of residents. Final age friendly amenity area 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.

Access and Parking:

Vehicular access is proposed from 72B Avenue through the adjacent property to the north (currently under application) via an access easement in favour of the subject lot to permit shared access and is listed as a development pre-requisite. Pedestrian access will be provided from a greenway along 72 Avenue as well as the greenlink. Prior to final reading of the rezoning bylaw, the applicant will be required to register a covenant restricting vehicular access from 72 Avenue.

The Zoning bylaw requires 99 parking spaces and 99 are proposed. Resident parking is proposed within a single level of underground parking, while visitor parking is proposed within a surface lot. Parking is outlined in the table below:

	Parking Spaces Required	**Parking Spaces Provided**
Residential Spaces 66 units (1 bedroom +) @ 1.5 spaces	99	99
10% of total designated visitor	10	10
Total	**99**	**99**

School Sites:

School District 35 has provided comments (see Attachment C) estimating that the proposed development will generate approximately one (1) new student for Donna Gabriel Robins Elementary, one (1) student for Peter Ewart Middle School (located approximately 1.1 km northwest of the site) and two (2) students for RE Mountain Secondary School (located approximately 750 m northwest of the site).

Parks:

RC Garnett Park, which is equipped with playing fields and playground equipment is located in the 7100 Block of 202B Street (approximately 220 m to the southwest of the subject site).

Transit:

Currently, transit service is provided along 72 Avenue and 202B Street.

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.

POLICY CONSIDERATIONS:

The proposed rezoning and Development Permit applications will facilitate the development of 66 condominium units. The proposed development complies with the land use and density provisions of the Central Gordon Estate NP, and in staff's opinion is in compliance with the Development Permit Guidelines of the Willoughby Community Plan.

Staff recommend that Council give first and second reading to Bylaw No. 5687 (subject to 11 development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5687) of accompanying Development Permit No. 101161 and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Chris Jarvie
MANAGER, DEVELOPMENT PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101161
ATTACHMENT B	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT C	School District 35 comments

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101161

This Permit is issued this _____day of _____, 2021 to:

1. Name: 1151244 BC Ltd.

   Address: 1A, 12777 – 76A Avenue
   Surrey, BC V3W 4Y8

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 78 Section 23 Township 8 New Westminster District Plan 41978

   CIVIC ADDRESS: 20267 – 72 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 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 and Age Friendly Amenity Area requirements;
   c. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
   d. All signage being in compliance with the Township’s Sign Bylaw;
   e. Requiring rooftop mechanical equipment to be screened from view; and
   f. All refuse areas to be located in an enclosure and screened.

   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 erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
   b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
   c. On-site landscaping to be secured by letter of credit at building permit stage;
   d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
   e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

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 _____, 2021

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



PROPOSED 66 UNIT CONDOMINIUM DEVELOPMENT

20267 72 Ave, Langley, BC

SCHEDULE A

Proposed 66 Unit Condominium Development

at 20267 72 Ave, Langley, BC

PROPOSED PROJECT
Four storey Condo Development
GROUND LEVEL
SECOND LEVEL
THIRD & FOURTH LEVEL

PROJECT DATA

CIVIC ADDRESS	20267 72 AVE, LANGLEY, BC
LEGAL ADDRESS	LOT 79, SEC23, TWP8, NWD, PL. NWP47661
SIZE	48,017.57 SFT. (REFER TO SURVEY)
LOT DIMENSIONS	48.41m x 73.98m
ZONING	EXISTING SR2 (Suburban Residential Zone)
ACTUAL USE	SINGLE FAMILY DWELLING

REZONING
Rezoning Reference #
Comprehensive Development(CD)
OCP-Willough Community(Plan 3800)
CENTRAL GORDON NEIGHBOURHOOD

APPLICANT FLAT ARCHITECTURE Inc.

DRAWING LIST (Architectural)

A-0.0	COVER SHEET
A-1.1	SITE PLAN & PROJECT DATA
A-2.1	PARKADE LEVEL PLAN
A-2.2	LEVEL 1 FLOOR PLAN
A-2.3	LEVEL 2 FLOOR PLAN
A-2.4	LEVEL 3 FLOOR PLAN
A-2.5	LEVEL 4 FLOOR PLAN
A-3.1	NORTH & SOUTH ELEVATIONS
A-3.2	EAST & WEST ELEVATIONS
A-5.1	BUILDING MASSING
A-6.1	MATERIAL BOARD

DRAWING LIST (Landscape)

L-1	Key Plan.
L-2	LANDSCAPE CONCEPT
L-3	HARDSCAPE
L-4	PLANTING PLAN
L-5	OUTDOOR AMENITY DETAIL
L-6	STANDARD DETAILS
L-7	GRADING PLAN

Double height element to emphasise the townhouse character

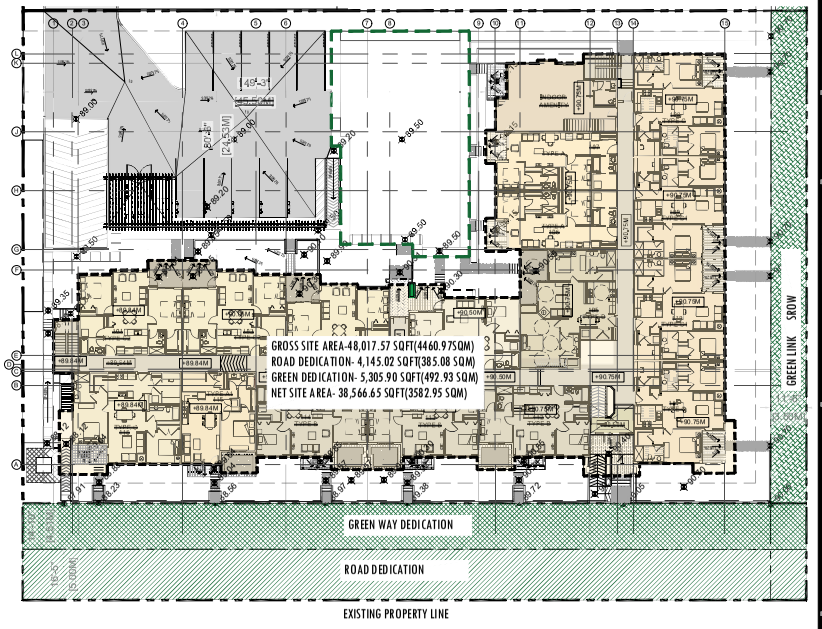








NORTH



1 KEY PLAN

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66 UNIT CONDOMINIUM DEVELOPMENT AT, 20267 72 AVE.,LANGLEY, BC
OWNER : DAVE BOYAL

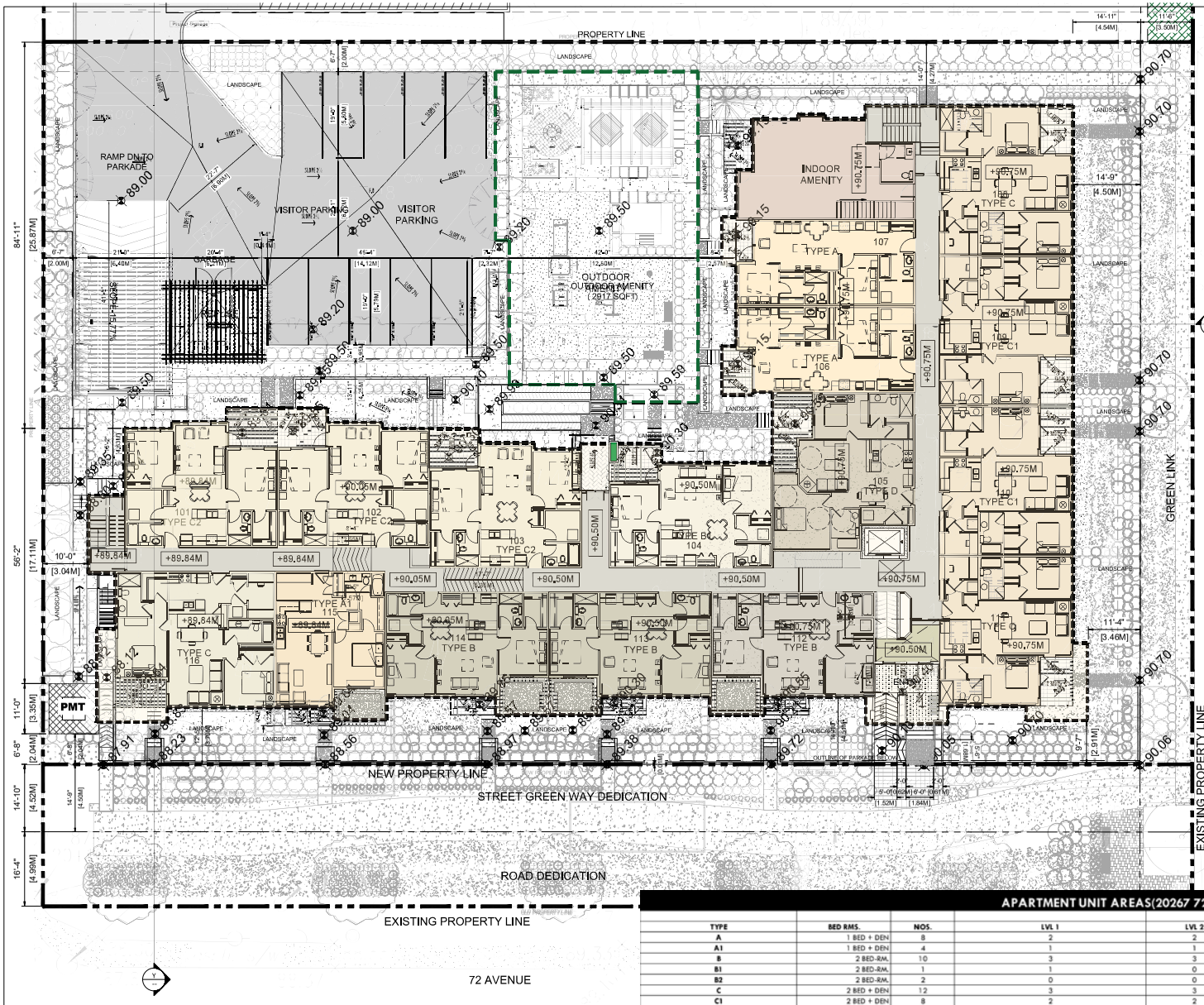
DATE 07.12.2020
DRAWN BY JG
SCALE As Noted
PROJECT NO. 18-229

REV	DESCRIPTION	BY	DATE
01	DP SUBMISSION	JG	2020/12/07
02	DP RESUBMISSION	JG	2020/06/03

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COVER SHEET

A0.0



PROJECT NORTH
NORTH

PROJECT RECONCILIATION

CIVIC ADDRESS:	20267 72 Avenue, Langley, BC		
LOT AREA			
TOTAL	48,517.57 SQ.FT.	4660.97 SQMT = 1.13 Ac = 0.44 Ha	
ROAD DEDICATIONS	4,143.02 SQ.FT.	384.98 SQMT	
GREEN DEDICATIONS	5,303.90 SQ.FT.	492.93 SQMT	
NET AREA	38,566.65 SQ.FT.	3582.95 SQMT	
ZONING			
CURRENT			
PROPOSED			
LOT COVERAGE			
ALLOWED			
PROPOSED	45%	17,512.91 SQ.FT/38,566.65 SQ.FT	
SETBACKS			
		REQUIRED	PROVIDED
NORTH		3.0"	4.23 M
SOUTH		2.30"	1.81 M
EAST		4.92"	1.50 M
WEST		0.00"	1.04 M
HEIGHT			
STOREYS	4		
SITE COVERAGE	17,512.91 Sq.Ft. / 1627.77 m2		38,566.65Sq.Ft. / 3582.95SQ.MT 45.44%
DENSITY			
ALLOWED	60 UPA 60 (1.1		45.00
PROPOSED			45.00
4 STORY APARTMENT BUILDING	66 UNITS		
BUILDING FLOOR AREA (EXCLUDING PARKING)			
APARTMENT BUILDING	EXCLUDING BALCONIES WITH IN ENVELOPE		
LEVELS			
			1,340.00 Sq.Ft.
			1,340.00 Sq.Ft.
			1,309.50 Sq.Ft.
			1,309.50 Sq.Ft.
TOTAL APARTMENT AREA			5,298.50 Sq.Ft. / 492.23 SQMT
OUTDOOR AMENITY:		OUTDOOR AMENITY	
APARTMENT BUILDING			
REQUIRED	66 x 43SQ.FT	2839 Sq.Ft.	3,841.00 Sq.Ft.
PROPOSED AMENITY INCLUDING KIDS AND ADULTS			3,841.00 Sq.Ft.
INDOOR AMENITY			
PROVIDED			148.9 SQMT 1,560.00 Sq.Ft.
UNIT COUNT:			
1 BED + DEN	13		
2 BED	23		
2 BED + DEN	23		
3 BED	2		
ADAPTABLE UNIT	4		
TOTAL:	66		
OFF STREET PARKING			
RESIDENCES			
APARTMENT	REQUIRED 66x1.5		
	TOTAL REQUIRED		99.0 SPACES
	PROVIDED		99 SPACES
VISITORS			
APARTMENT	REQUIRED 10% of # OF APT	9.9	
	PROVIDED		10 SPACES
	PROVIDED TOTAL INCLUDING VISITOR AND RESIDENTIAL:		99 SPACES

1 Site Plan
Scale: 3/32" = 1'-0"

APARTMENT UNIT AREAS(20267 72 AVE)

TYPE	BED RMS.	NOS.	LVL 1	LVL 2	LVL 3	LVL 4	AREA / UNIT	TOTAL AREA
A	1 BED + DEN	8	2	2	2	2	715.00 Sq.Ft.	5,720.00 Sq.Ft.
A1	1 BED + DEN	4	1	1	1	1	683.00 Sq.Ft.	2,732.00 Sq.Ft.
B	2 BED-RM.	10	3	3	2	2	787.00 Sq.Ft.	7,870.00 Sq.Ft.
B1	2 BED-RM.	1	1	0	0	0	787.00 Sq.Ft.	787.00 Sq.Ft.
B2	2 BED-RM.	2	0	0	1	1	755.00 Sq.Ft.	1,510.00 Sq.Ft.
C	2 BED + DEN	12	3	3	3	3	975.00 Sq.Ft.	11,700.00 Sq.Ft.
C1	2 BED + DEN	8	2	2	2	2	895.00 Sq.Ft.	7,160.00 Sq.Ft.
C2	2 BED-RM.	12	3	3	3	3	846.00 Sq.Ft.	10,152.00 Sq.Ft.
C3	2 BED + DEN	3	0	1	1	1	900.00 Sq.Ft.	2,700.00 Sq.Ft.
D(ADAPTABLE)	2 BED-RM.	4	1	1	1	1	970.00 Sq.Ft.	3,880.00 Sq.Ft.
E	3 BED-RM.	2	0	0	1	1	980.00 Sq.Ft.	1,960.00 Sq.Ft.
TOTAL		66 UNITS	16	16	17	17		56,171.00 Sq.Ft.
	2 BED-RM.	25 UNITS						
	2 BED+DEN	23 UNITS						
	3 BED-RM.	2 UNITS						
	1 BED+DEN	12 UNITS						
	ADAPTABLE UNIT(2 BED)	4 UNITS						

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66 UNIT CONDOMINIUM DEVELOPMENT AT, 20267 72 AVE., LANGLEY, BC

OWNER : DAVE BOYAL

-

DATE	DRAWN BY
07.12.2020	J.G
SCALE	PROJECT NO.
As Noted	18-229

REV	DESCRIPTION	BY	DATE
01	DP RESUBMISSION	JG	2020/12/07
01	DP SUBMISSION	JG	2020/04/24

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SITE PLAN & PROJECT DATA

A1.1

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07.12.2020	As Noted

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01	DP RESUBMISSION	JG	2020/04/24

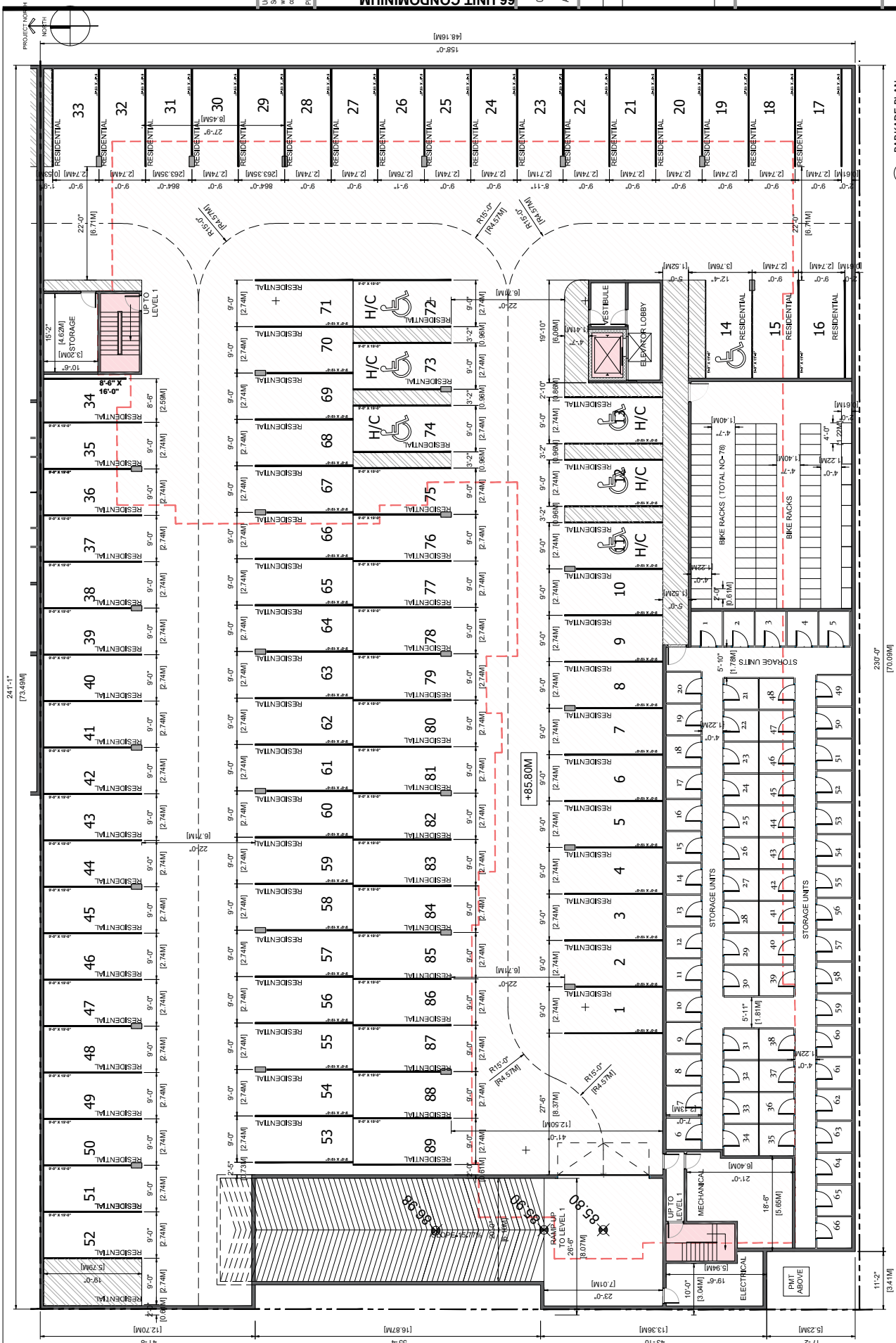
PARKADE PLAN

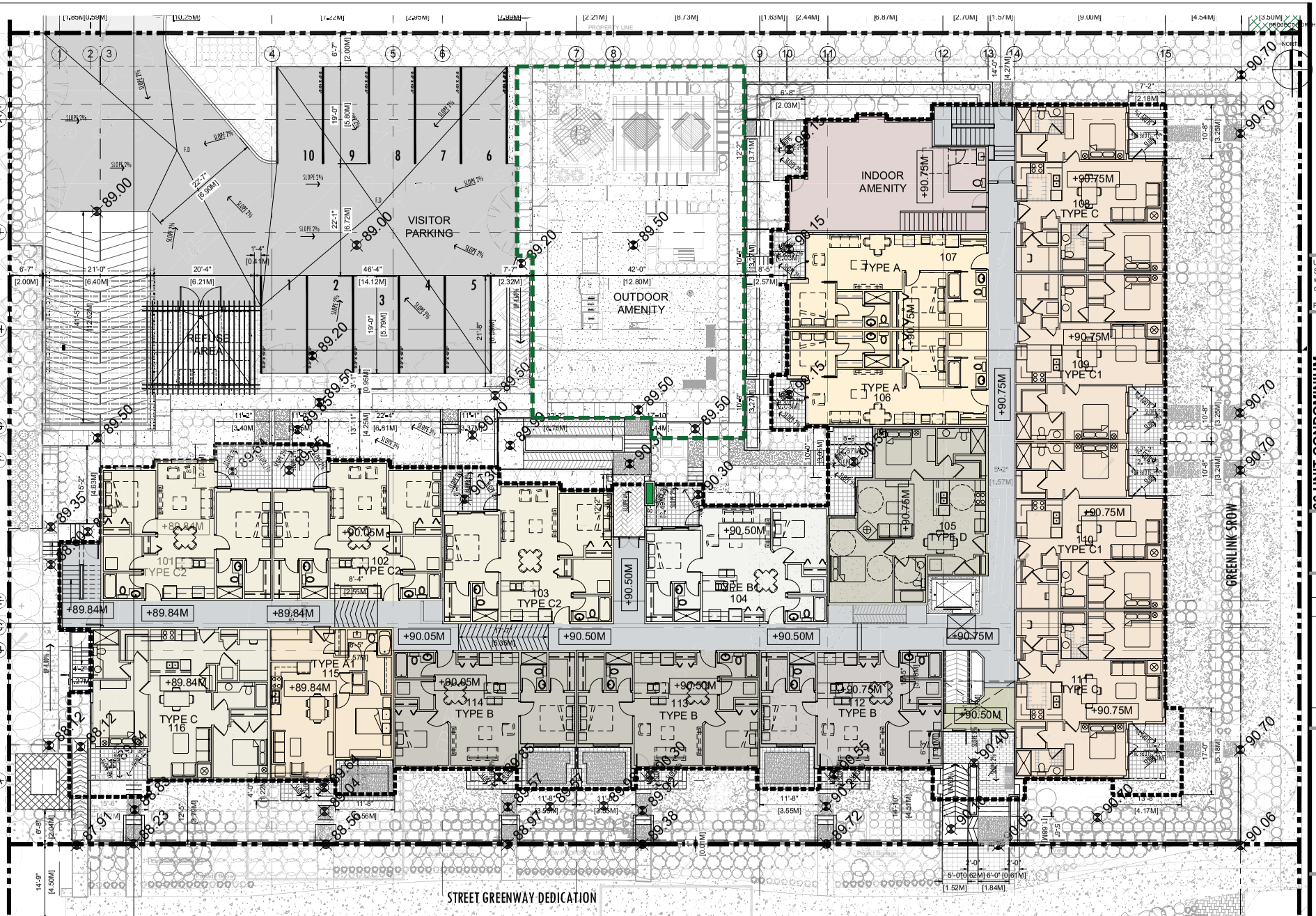
A2.0

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PROJECT NORTH
NORTH

1 PARKADE PLAN
Scale: 1/8"=1'-0"





MAIN FLOOR AREA- 16,342 SQFT

Main floor Plan

1

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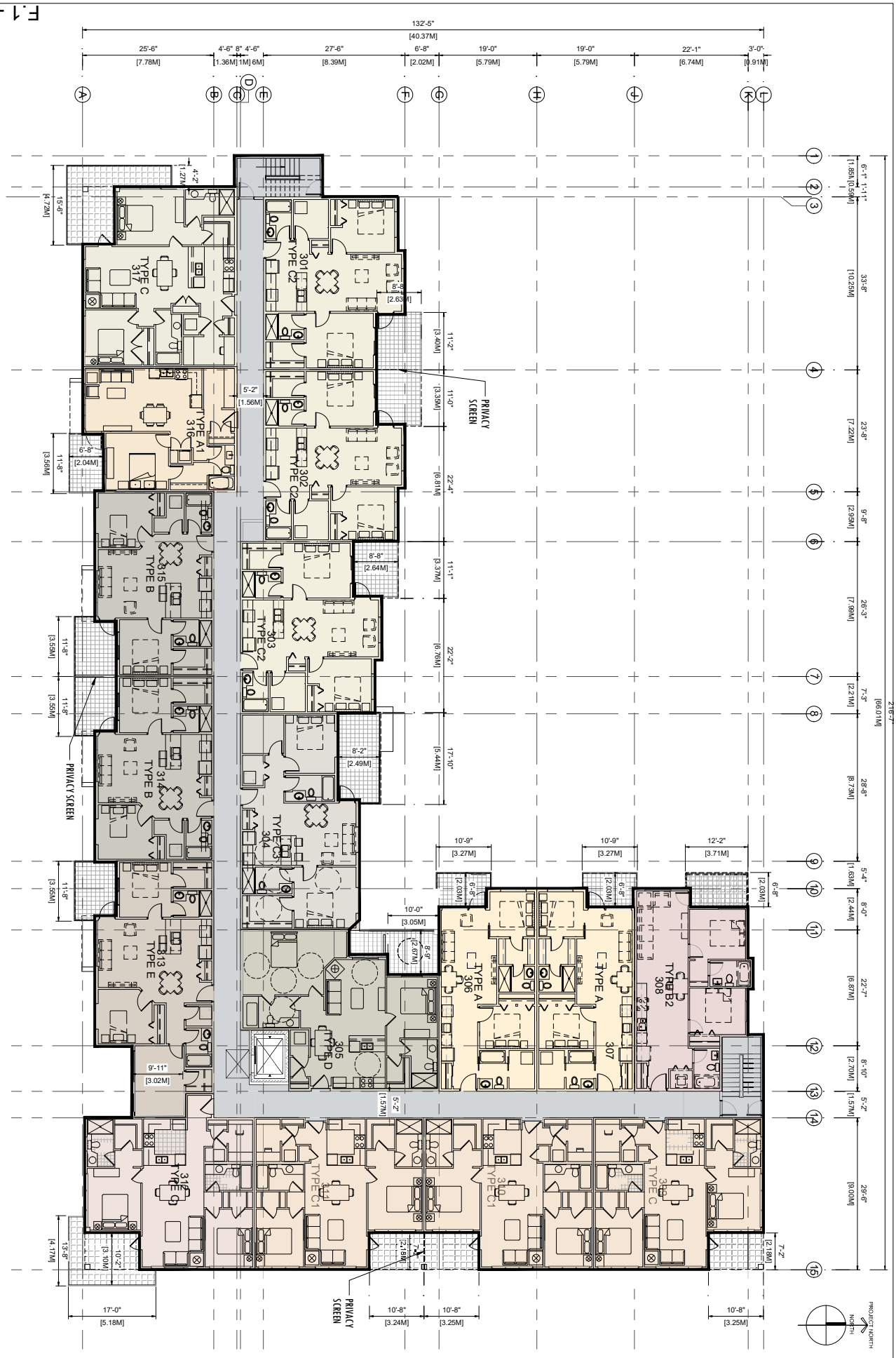
REV	DESCRIPTION	DATE	BY
01	DP RESUBMISSION	2020/10/01	JG
01	DP SUBMISSION	2020/04/24	JG

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FIRST FLOOR PLAN

A2.1

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66 UNIT CONDOMINIUM
DEVELOPMENT AT,
20267 72 AVE.,LANGLEY, BC
OWNER : DAVE BOYAL
-
DRAWN BY J.G
PROJECT NO. 18-229
DATE 07.12.2020
SCALE As Noted
DESCRIPTION
DP SUBMISSION
DP RESUBMISSION
2ND FLOOR PLAN
A2.2
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2ND FLOOR AREA- 16,342 SQFT
1 2ND floor Plan
Scale: 1/8"=1'-0"
PROJECT NORTH
NORTH
INDOOR AMENITY
TYPE A 206
TYPE A 207
TYPE C 208
TYPE C1 209
TYPE C1 210
TYPE D 205
TYPE C3 204
TYPE C2 203
TYPE C2 202
TYPE C2 201
TYPE A1 215
TYPE C 216
TYPE B 212
TYPE B 213
TYPE B 214
PRIVACY SCREEN
PRIVACY SCREEN
PRIVACY SCREEN
132'-5" [40.37M]
216'-7" [66.01M]



1 3RD floor Plan
Scale: 1/8" = 1'-0"

THIRD FLOOR AREA- 16,309.5SQFT

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A2.3

3RD FLOOR PLAN

REV	DESCRIPTION	BY	DATE
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01	DP SUBMISSION	JG	2020/04/24

DATE 07.12.2020
SCALE As Noted
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66 UNIT CONDOMINIUM DEVELOPMENT AT, 20267 72 AVE.,LANGLEY, BC

OWNER : DAVE BOYAL

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01	DP SUBMISSION	JG	2020/12/07
02	DP RESUBMISSION	JG	2020/04/24

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4TH FLOOR PLAN

A2.4

4TH FLOOR AREA- 16,309.5SQFT

4TH floor Plan (1) Scale: 1/8"=1'-0"



1 NORTH ELEVATION
Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

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REV	DESCRIPTION	DATE	BY
06			
05			
04	DP RESUBMISSION	2020/12/07	JG
03	ISSUED TO CONSULTANT FOR COORDINATION	2020/11/24	JG
02	DP SUBMISSION	2020/06/05	JG
01			

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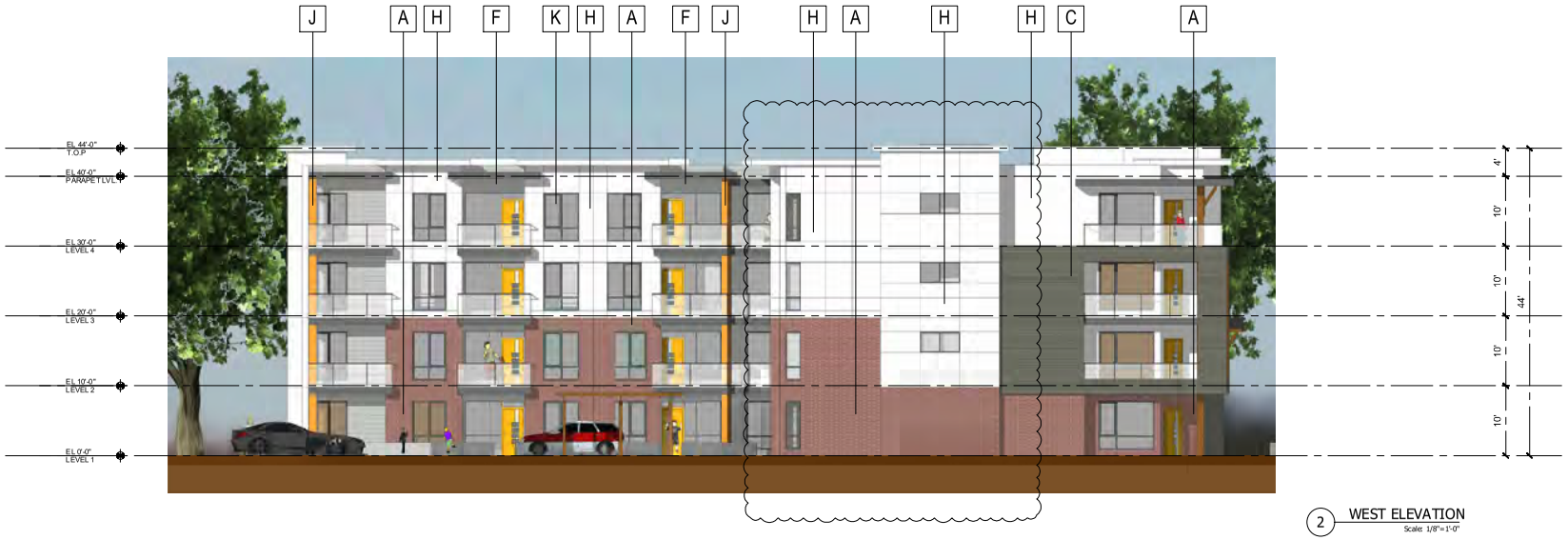
ELEVATIONS

F.1

A3.1



1 EAST ELEVATION
Scale: 1/8"=1'-0"



2 WEST ELEVATION
Scale: 1/8"=1'-0"

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01			

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ELEVATIONS

F.1

A3.2



VIEW FROM 72ND AVENUE



NORTH-WEST SIDE VIEW



VIEW AT THE ENTRANCE



SOUTH-EAST SIDE VIEW

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REV	DESCRIPTION	DATE	BY
06			
05	DP RESUBMISSION	20201207	JG
04	ISSUED TO CONSULTANTS FOR COORDINATION	20201124	JG
03	DP SUBMISSION	20200603	JG
02			
01			

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BUILDING MASSING

F.1

A5.1



Material Legend

A - Brick Veneer- To Match Endicott Ruby Red(Velour)

B - Corrugated Sheet-QC198 Heron Blue

C - Corrugated Sheet-QC690 Charcoal

D - Platinum Gray PM-7-HARDIE PANELS

E - Charcoal Slate PM-8-HARDIE PANELS

F - Cobble Stone Hardie Siding

G - Iron Gray Hardie Panels

H - Arctic White Hardie Panels

J - Cedar Finish-METAL LONGBOARD

K- Vinyl Windows

L- Aluminium Glass Railing

A



B



C



D



E



F



G



H

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01			

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F.1 MATERIAL BOARD

A6.1

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01	DP SUBMISSION	JG	2020/06/03

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3D RENDERS

VIEW ALONG SOUTH-WEST CORNER

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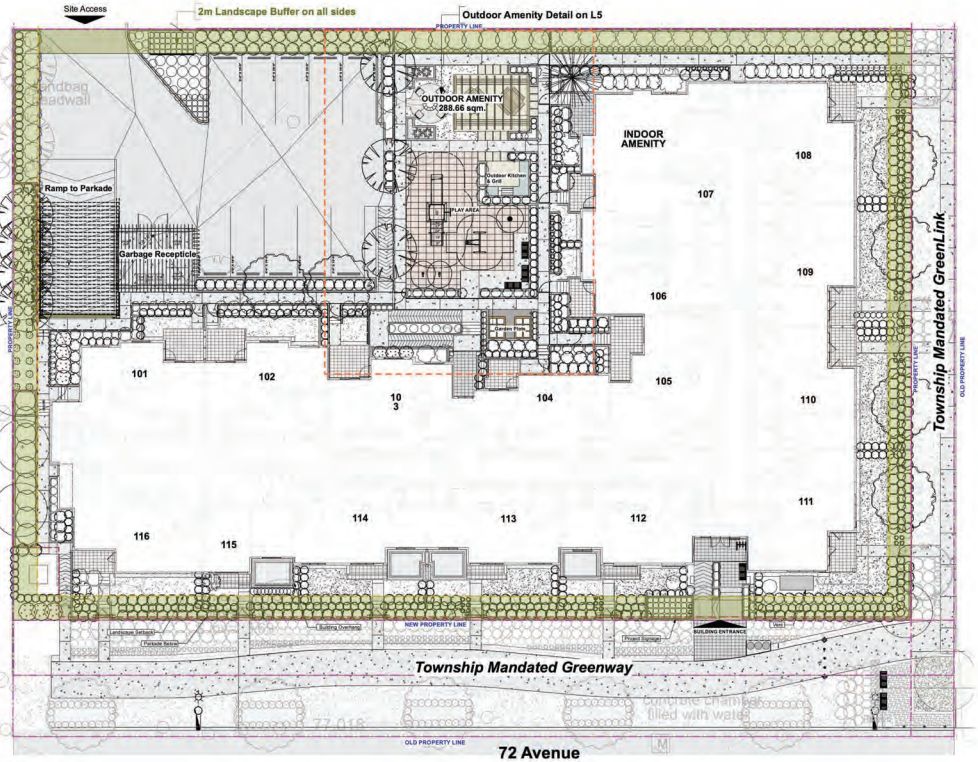
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01	DP SUBMISSION	JG	2020/06/09

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3D RENDERS

F.1.2

VIEW ALONG OUTDOOR AMENITY



1 KEY PLAN
Scale: 1/16" = 1'-0"


Hemerocallis x 'Lemon Yellow'

Aucuba Japonica


Holodiscus Discolor


Nandina Domestica


Lonicera Involucrata


Rubus Spp


Ribes Sanguineum


Vaccinium Ovatum


Lirope Muscari


ACER RUBRUM


ACER PALMATUM


PINUS PARVIFLORA

2 Examples of recommended plants and trees
Scale: NTS

Design Rationale and Summary

Owing to the highly visible nature of the project located on 72 Ave with requirements to meld the constituents of the Central Gordon Estate Neighbourhood plan, a balance of access and flanking street interface is required.

We are proposing an addition of textural paving distinctions to identify the varied use entrances and accentuation with the built form edge. The dense development zones and their respective demarcations have been attempted by alocating a variety of hardscape finishes such as the stained concrete, pavers, Hydra-pressed finish and in-situ concrete panels directing the movement and circulation.
Most of the boulevard planting has been based on the TOL bylaw requirements for the offsite species and the rules in terms of the number of species as laid out. Also features such as the greenlink interface, doggy bag dispensers, trail bollards have all been thought out and placed based on the TOL requirements. A detailed design of the offsite features will be included in the subsequent submissions leading upto the fourth reading. . A number of focal tree species have been used once again to highlight the site zones such as the White Spruce(Picea Glauca) and Katsura. This development is amidst a rapidly changing area where a number of developments have sprung up in the past few years.our design concept advocates a sensitive scheme that merges with the general trnsformation of the area.

The multi-user nature of the residential development demands privacy for the various units and their accessible spaces. The element used to define these spaces (private patios from one another) is emerald cedar) thuja occidentalis smaragd and Taxus. These columnar hedge plants are used in tandem with smaller hedging material such as the Spirarea and the flowering perennials to allow for multiple layers of textural relief.

The flanking and the landscape buffer zones of the site have been very strongly designed in favour of the native trees, shrubs and groundcovers. They are chosen for not only for their low footprint factor but also owing to their mainly evergreen nature and limited maintenace and the leaf litter.

The outdoor amenity has been designed with a very distinct three zone concept. The intent is to have a spill over lawns to go with social/recreational area on the SE side with seating area and lawns. The Central part of the amenity is treated for play area for children as well as sculptural log stucture that can be a play area for kids as well as be used by a varied demographic. The northernmost part of the amenity is treated with relaxed private seating to allow for quiet interctions in a green natural setting.

It may be pointed out that since a majority of the site has underground parkade, a very careful selection of trees and shrubs are proposed that can grow in limited depth of available growing medium. Wherever necessary, built up planters are provided.

GENERAL NOTES
All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the BC Landscape Standard's latest edition. Container sizes are specified as per 'CNTA STandards'. BOth plant size and coontainer size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply.Area of search to include Lower Mainland and Fraser Valley. 'Substitutions' must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected.Allow a minimum of five working days prior to delivery for request to substitute.Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery.All plant material must conform to the latest edition of the 'BC Landscape STandard'.Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the CLS standards.

Min. growing medium depths over prepared subgrade shall be:.

Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground'areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications.Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium.Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproducive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape architect. All plant material to be warranteed for one year from date of substantial completion. All wood fences to be cedar, with one coat of clear penetrating preservative.

Recommended Shrubs

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size	Spacing
A.Kn	A.Kn	52	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinick	#2 pot	1'6"
Au	Ac Jp	8	Aucuba japonica 'Picturata'	Picturata Aucuba	#3 pot	4'0"
AJ	AzJp	18	Azalea japonica	Japanese azalea	#3 pot	2'6"
AM	AzMo	8	Azalea mollis 'Lemonara'	Deciduous azalea yellow	#3 pot	3'4"
BT	BT	6	Berberis thunbergii 'Crimson Pygmy' ('Atropurpurea Nana')	Crimson Pygmy Dwarf Japanese Barberry	#3 pot	3'6"
CA	CA	15	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#2 pot	3'0"
CT1	Ch.Az	3	Choisya ternata 'Aztec Pearl'	Aztec Pearl Mock Orange	#3 pot	3'6"
CJ	CJ	1	Camellia japonica	Japanese Camellia	#2 pot	5'0"
CB	CIBo	3	Callicarpa bodinieri 'Profusion'	Profusion Beautyberry	#3 pot	3'8"
CT	CT	1	Choisya ternata	Mexican Orange Blossom	#2 pot	4'0"
CT1	CT1	11	Choisya ternata 'Aztec Pearl'	Aztec Pearl Mock Orange	#3 pot	3'6"
	Cz	13	Clematis 'Zojapur'	Happy Jack® Purple Clematis		1'0"
ER	ER	9	Echinacea 'Rosita'	Purple coneflower Rosita (dwarf)	#2 pot	1'8"
H.ba	H.ba	20	Hosta x 'Blue Angel'	Blue Angel Plantain Lily	#2 pot	2'0"
H1	H1	24	Helictotrichon sempervirens	Blue Oat Grass	#2 pot	1'6"
HD	HD	29	Holodiscus discolor	oceanspray	#3 pot	5'0"
HL	HL	49	Hemerocallis x 'Lemon Yellow' or vars	Lemon Yellow Daylily	#2 pot	1'6"
HO	HO	6	Helleborus orientalis 'Red'	Red Flowering Lenten Rose	#2 pot	1'6"
L	L	6	Lavendula vars	Lavender	#2 pot	2'0"
LI	LI	52	Lonicera involucrata	Black Twinberry	#2 pot	3'0"
LM	LM	110	Liriope muscari	Big Blue Lily Turf	#2 pot	1'6"
M	M	9	Mahonia nervosa	Dull Oregon grape	#2 pot	1'8"
MA	MA	55	Mahonia aquafolium	Oregon grapw	#3 pot	3'6"
ND	Ndam	5	Nandina domestica	Heavenly Bamboo	#2 pot	3'0"
PV	Phv	1	Philadelphus x virginalis	Mock Orange	#5 pot	6'0"
PL	PL	4	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	#2 pot	2'6"
PM	PM	18	Polystichum munitum	swordfern	#3 pot	2'8"
Pn.HD	Pn.HD	7	Pennisetum alopecuroides 'Hameln'	Hameln Dward Fountain Grass	#2 pot	2'4"
PO	PO	19	Pennisetum orientale	Oriental Fountain Grass	#3 pot	3'0 3/8"
R	R	11	Rosa Nutkana	Nootka Rose	#2 pot	1'0"
Rh.Gp	Rh.Gp	1	Rhododendron 'Gumpo Pink'	Pink Gumpo Azalea	#7 pot	3'6"
RV	Rh.VL	6	Rhododendron Vulcan	Red Rhododendron	#7 pot	5'0"
RR	RR	40	Rosa rugosa 'Champlain'	Champlain Hardy Shrub Rose	#2 por	1'6"
RS	RS	18	Ribes sanguineum 'King Edward VII'	King Edward Vii Flowering Currant	#3 pot	4'6"
RS1	RS1	22	Rubus spp	Flowering Raspberry	#2 pot	3'6"
SJ1	SJ1	101	Spiraea japonica 'Little Princess'	Little Princess Spirea	#3 pot	2'8"
sk	sk	4	Skimmia japonica	Japanese Skimmia	#2 pot	2'4"
Tx	Tx	375	Taxus sp	Yew, hedge variety	#2 pot	2'0"
VO	VO	163	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot	2'8"
		0				0"

Recommended Trees

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
	Ac.Pl	6	Acer palmatum	Japanese Maple	6cm Cal	Sch D Part 2
	Lq.SG	6	Liquidambar styraciflua	American Sweetgum	7 cm. cal.	
	P.Par	3	Pinus parviflora 'Templehof'	Japanese White Pine	3.5 m. ht.	
	p.syl	1	Pinus sylvestris	Scotch Pine	3.0 m. ht	
	PiGlc	7	Picea glauca	White Spruce	3 m	
	PiOm	3	Picea omorika	Serbian Spruce	3 m	
	Q.C	1	Quercus coccinea	Scarlet Oak	8 cm cal	

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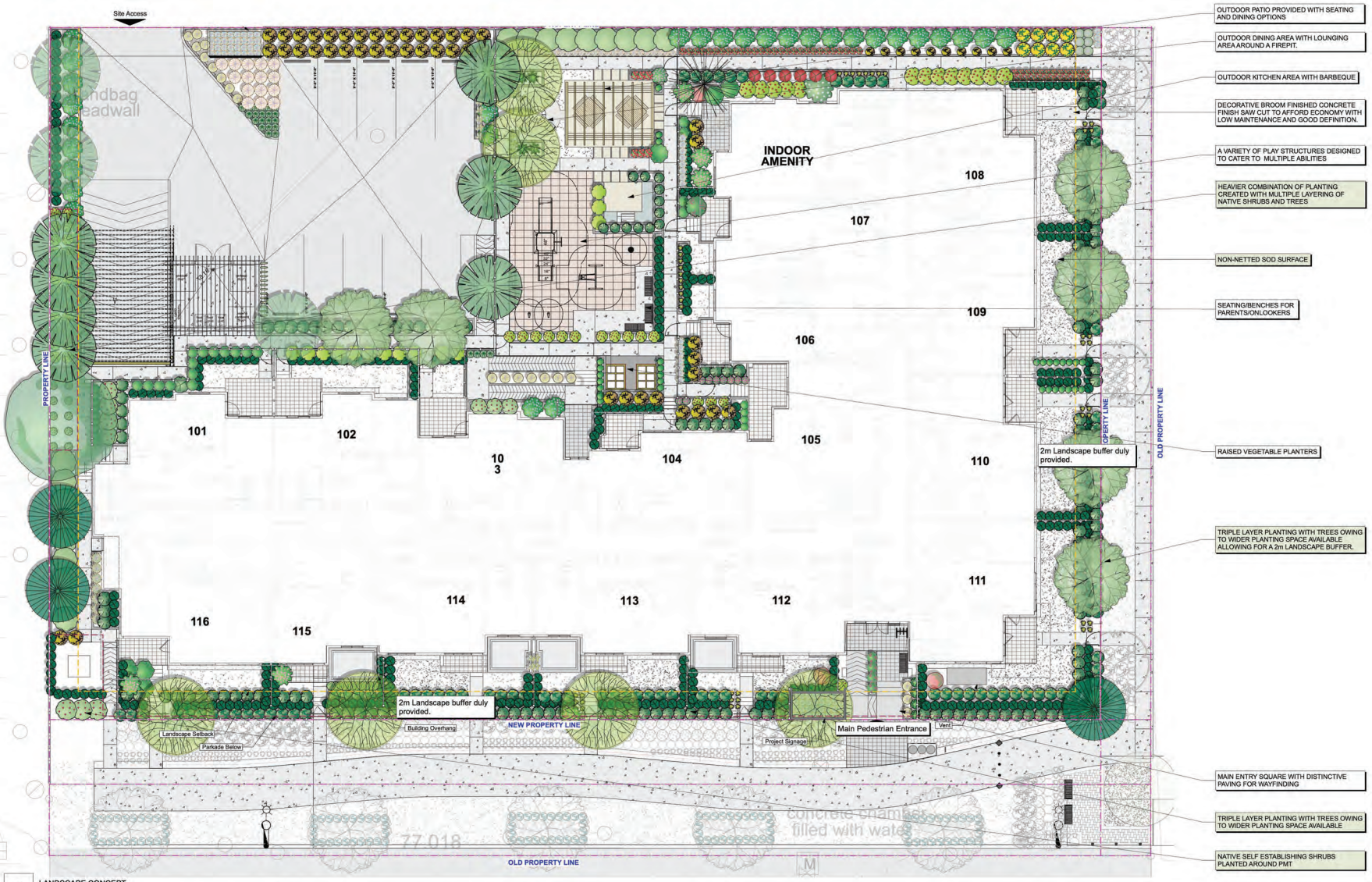
Sheet Title
Key Plan

Total Sheets	Sheet No.	Contractors	Consultants
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Drawn By	**Checked By**	**AHJ**	**Documents**
SD	**RD**	**Township of Langley**	
Reviewed By	**Status**		
RD	**DP**		

No	Date	Issue Notes
A	25-11-19	DP Application
B	04-06-20	DP Application
C	07-12-20	DP Application

N
Scale
0 25 30 49 FT

SCHEDULE B
F.1



1 LANDSCAPE CONCEPT
Scale: 3/32" = 1'-0"

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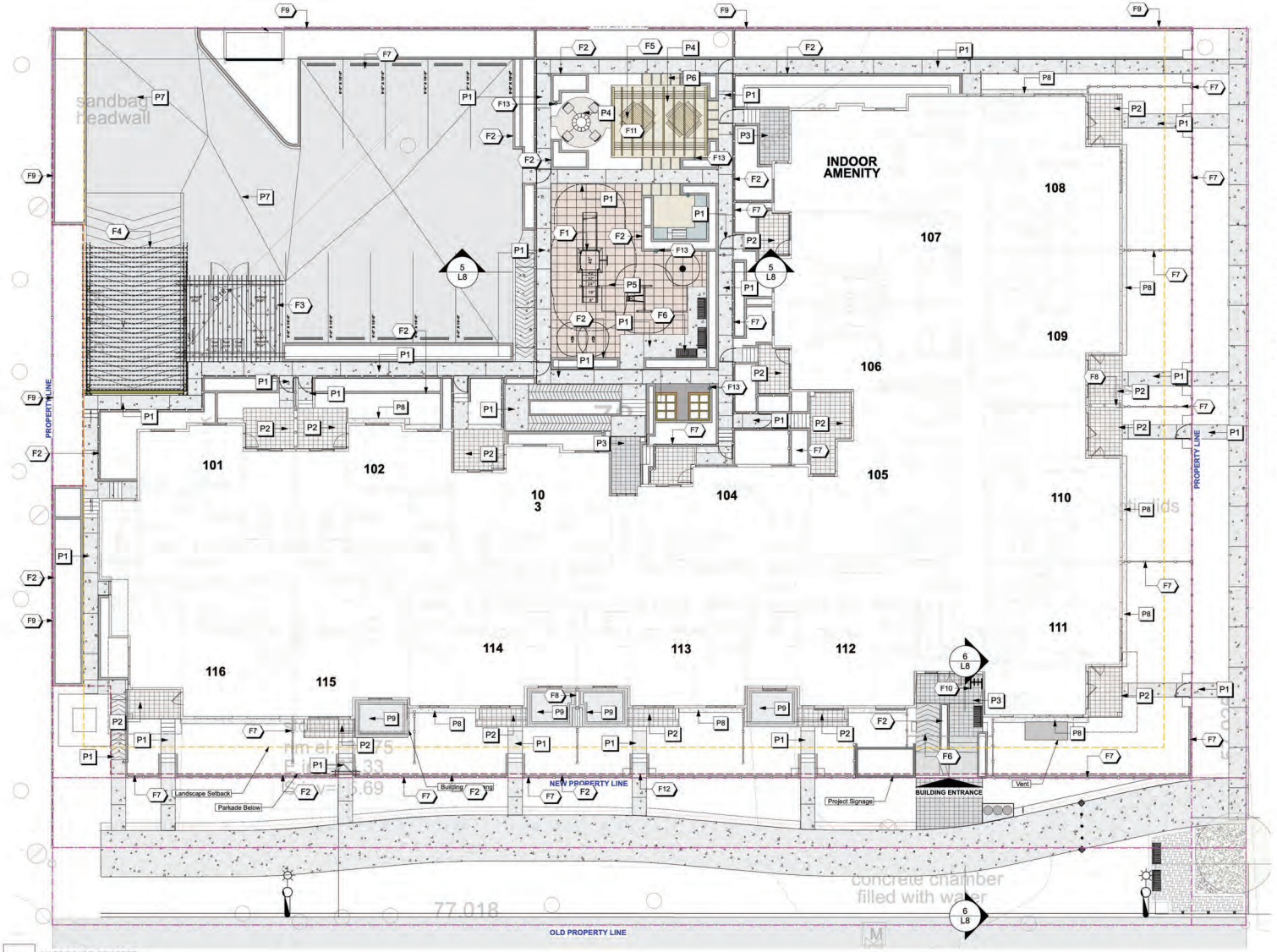
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Landscape Concept

Total Sheets	Sheet No.	Contractors	Consultants
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Drawn By	Checked By	AHJ	Documents
SD	**RD**	**Township of Langley**	
Reviewed By	Status		
RD	**DP**		

No	Date	Issue Notes
A	25-11-19	DP Application
B	04-06-20	DP Application
C	07-12-20	DP Application

N

Scale
F.1
0 10 20 30 FT



1 HARDCSAPE CONCEPT
Scale: 3/32" = 1'-0"

Paving Legend

P1	Decorative CIP Concrete with Saw cut joints. Light Broom Finish
P2	17 3/4" x 17 3/4" The Aristokrat® Series 2cm HydraPressed Porcelain Slabs
P3	STAMPED CIP concrete
P4	CIP Concrete with Integral Colour,Sawcut
P5	Rymar Rubber Playtile 1.75" [45 mm] x 24" [60 cm] x 24" [60 cm] (RED) over 2'X2' unit pavers
P6	Patterned CIP Concrete. Bordered with aggregate finish bands
P7	Asphalt Parking Lot and Road
P8	River Rock Surface 2"-6". Laid over compacted subbase and impervious membrane
P9	CIP Stamped Concrete with Integral Colour and 9" border of CIP edging

Furnishing Legend

F1	CASCADE Pacific Timber Form Play Structures (See Details on L5)
F2	Planter Per detail provided on L8.See Arch/Civil.
F3	Hollow Aluminum Section trellis spaced at 600 o/c, Engg,. Design Required.(See Arch.)
F4	Hollow Aluminum Section trellis spaced at 300 o/c, Engg,. Design Required.
F5	Equiparc Square Picnic Tables. See Attched Brochure
F6	Equiparc Outdoor Bench. See Attached Brochure
F7	4'0" tall cedar decorative Picket fence. White Colour
F8	6' Privacy Screen
F9	6' Tall Privacy Fence
F10	MAGLIN Bike Rack. Cast Aluminum Bike RAck'. See Attached Brochure
F11	Trellis As per Architectural Design(Engg. Required)
F12	Arbour/Gate Entrance as per TLP 08
F13	Hose Bib

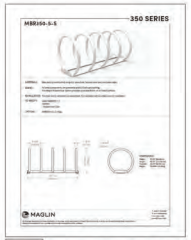
Hose bibs to be added in external yards of individual units.



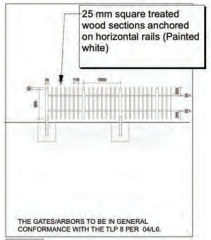
2 PROPOSED OUTDOOR BENCH (F6)
Scale: NTS



3 PROPOSED OUTDOOR DINING SET (F5)
Scale: NTS



4 PROPOSED BIKE RACK (F10)
Scale: NTS



5 PICKET FENCE DETAIL (F7)
Scale: NTS

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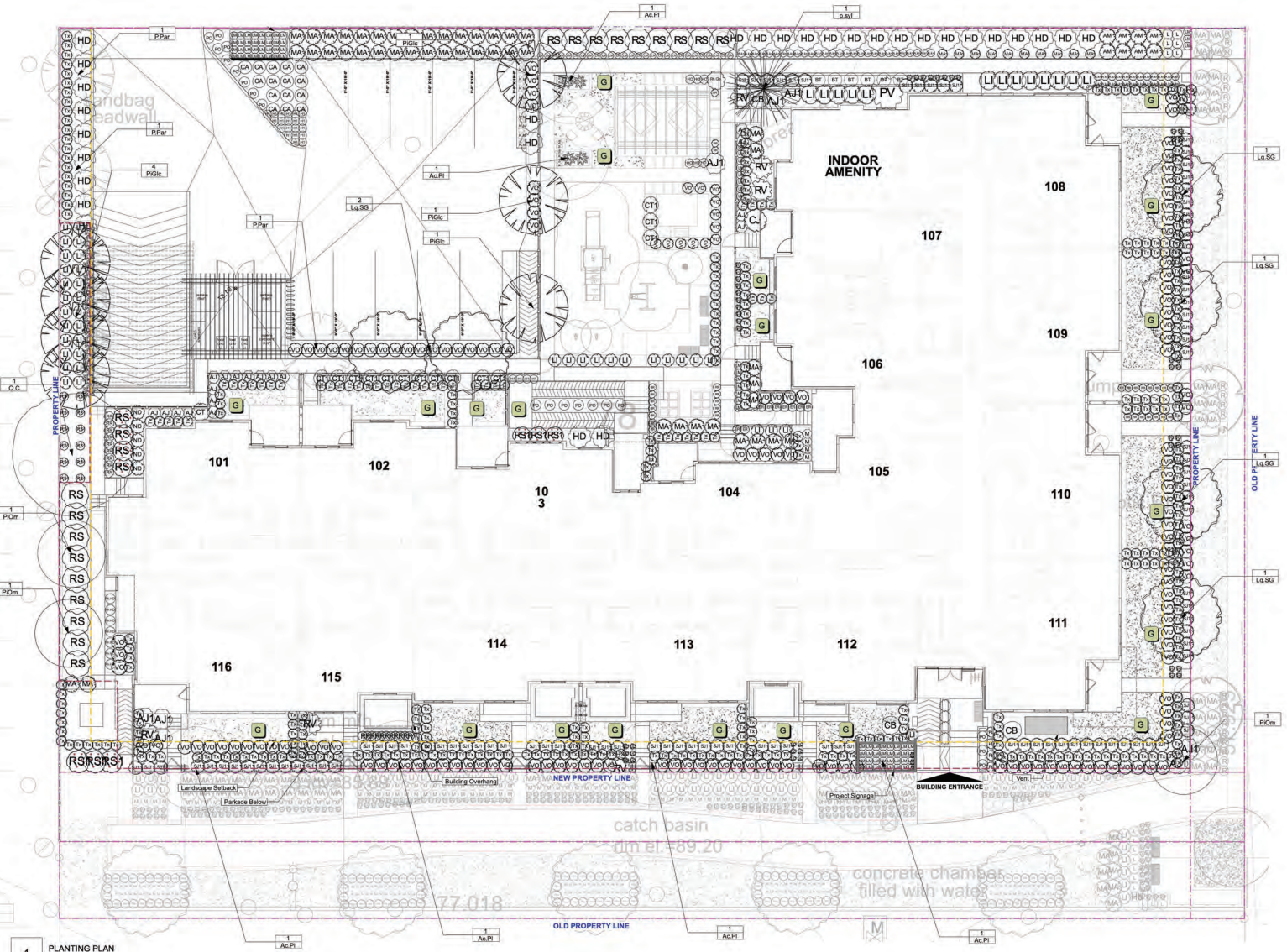
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Hardscape Plan

Total Sheets	Sheet No.	Contractors	Consultants
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Drawn By	**Checked By**	**AHJ**	**Documents**
SD	**RD**	**Township of Langley**	
Reviewed By	**Status**		
RD	**DP**		

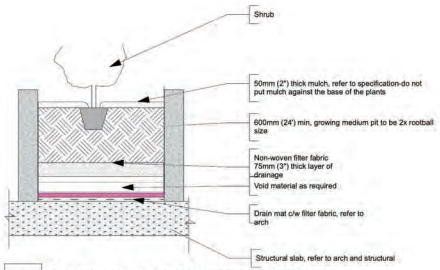
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A	25-11-19	DP Application
B	04-06-20	DP Application
C	07-12-20	DP Application

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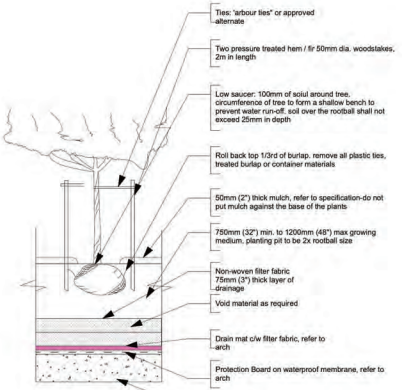
F.1



1 PLANTING PLAN
Scale: 3/32" = 1'-0"



2 SCHEMATIC SHRUB ON SLAB (See structural/Envelope)
Scale: NTS



3 SCHEMATIC TREE ON SLAB(See structural/envelope)
Scale: NTS

Over the slab planting notes

Since Majority of the site has underground parkade, large shrubs and trees require speciallycreated planting medium that allows for the thriving of such landscape. Careful selection of the plant species has been made to allow for suitable depth availability of the growing medium. i.e the tree species chosen to be planted in such conditions are **Acer Palmatum** and **Picea Omorika** that would find available depths more than sufficient. These depths in consultation with the architects has been achieved by raising concrete retaining walls over the parkade slab.

Following criteria are followed to achieve the soil/growing medium depth.

Min. 1m depth for trees

Min. 0.5m depth for shrubs and ground covers/Perennials.

Min. 10 cubic metres per tree.

G
Non-Netted SOD

See Plant Schedules, tables and descriptions on L1

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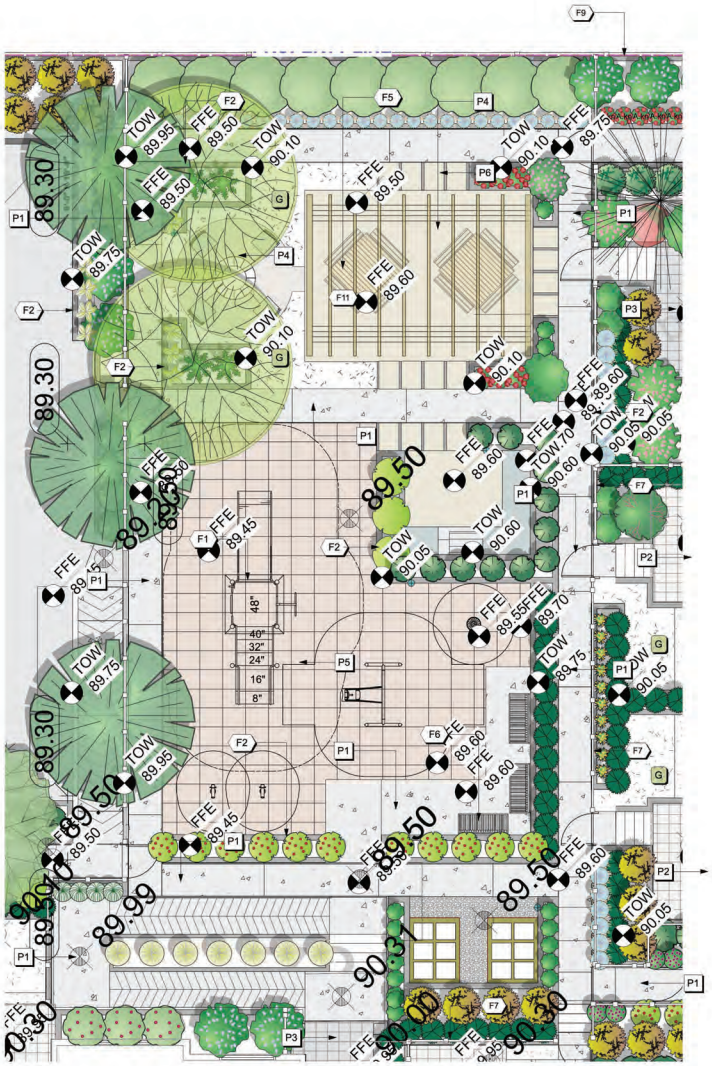
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Planting Plan

Total Sheets	Sheet No.	Contractors	Consultants
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Drawn By	**Checked By**	**AHJ**	**Documents**
SD	**RD**	**Township of Langley**	
Reviewed By	**Status**		
RD	**DP**		

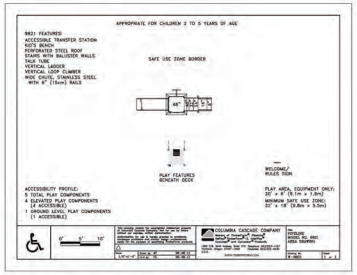
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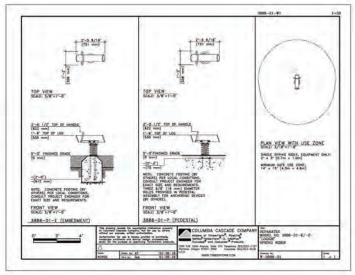
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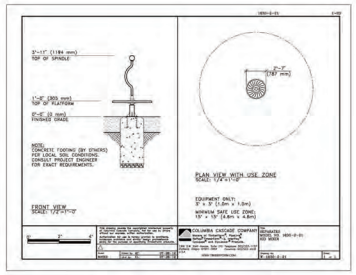
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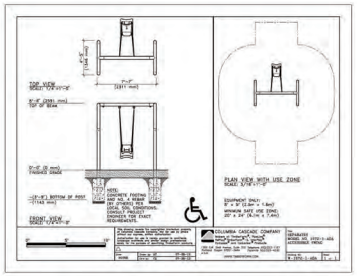


1 OUTDOOR AMENITY DETAIL
Scale: 3/16" = 1'-0"







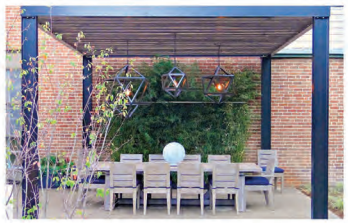


2 PROPOSED PLAY STRUCTURES(F1)
Scale: NTS



3 PROPOSED RAISED VEGETABLE PLANTERS
Scale: NTS







4 EXAMPLES OF TRELLIS AND BENCHES
Scale: NTS

G
Non-Netted SOD

See Plant Schedules, tables and descriptions on L1

See Paving and Furinishings legends on L3

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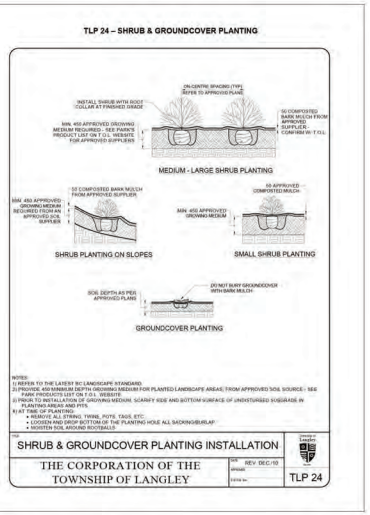
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Outdoor Amenity Detail

Total Sheets	Sheet No.	Contractors	Consultants
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Drawn By	Checked By	AHJ	Documents
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RD	**DP**		

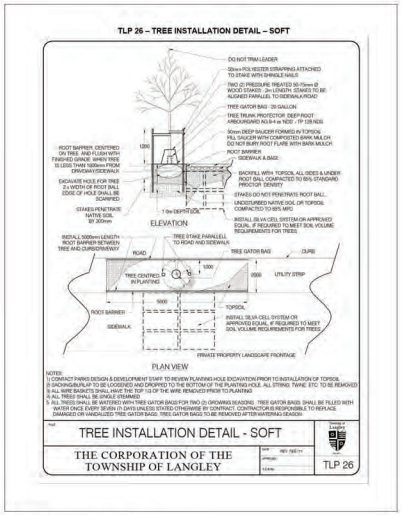
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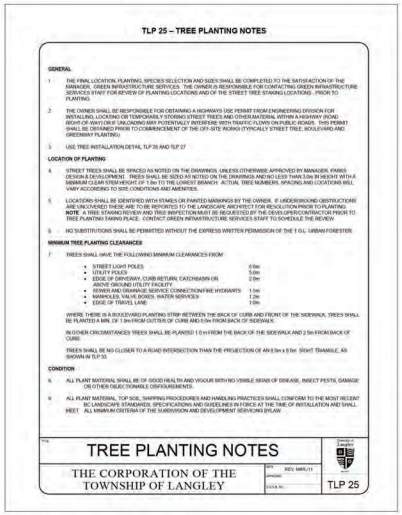
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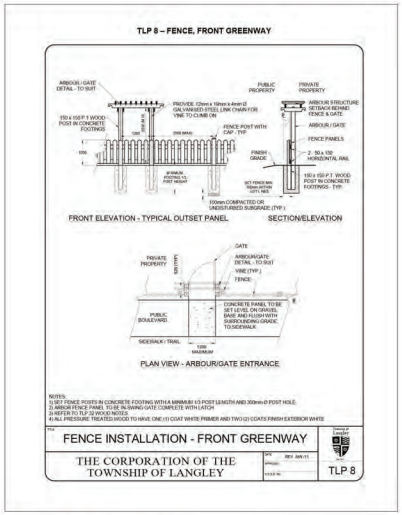
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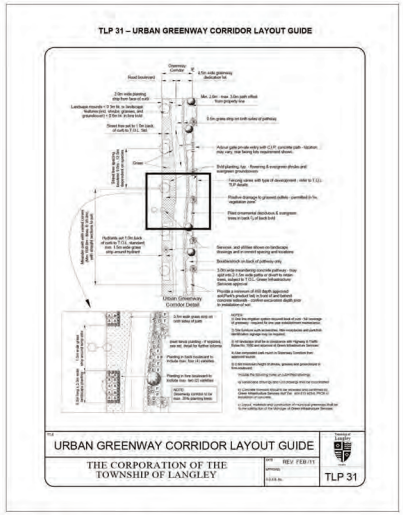
2 TREE PLANTING SOFT
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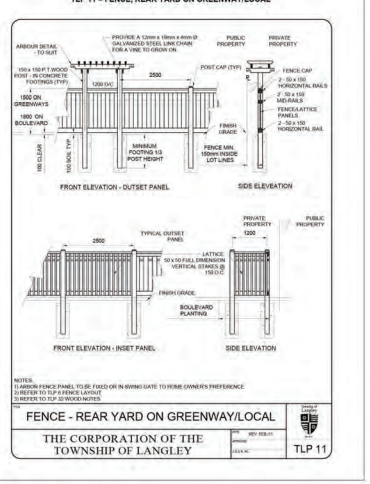
3 TREE PLANTING NOTES
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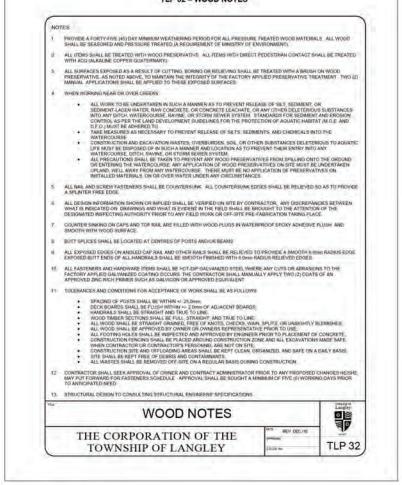
4 FENCE GREENWAY FRONTING
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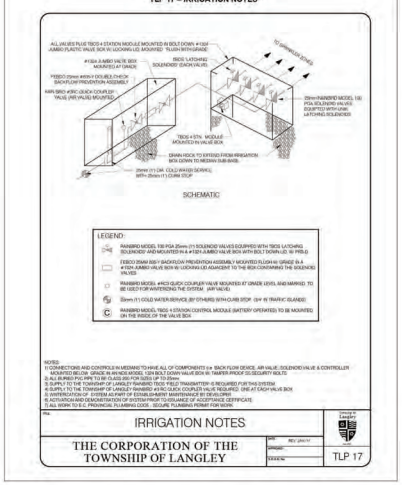
5 GREENWAY GUIDE
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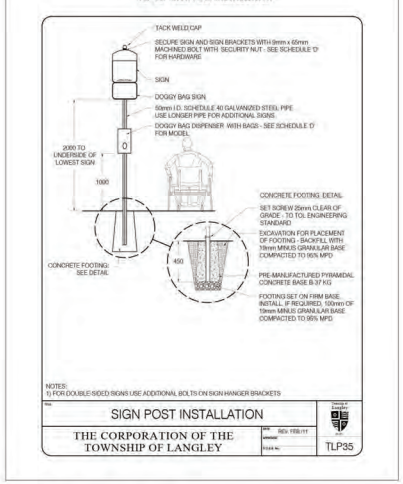
6 REAR FENCE DETAIL
Scale: NTS



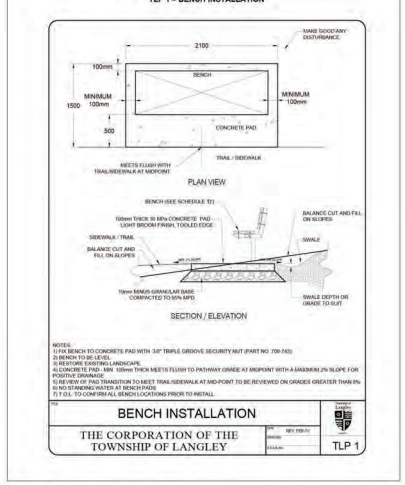
7 WOOD NOTES
Scale: NTS



8 IRRIGATION NOTES
Scale: NTS



9 SIGN POST INSTALLATION
Scale: NTS



10 BENCH INSTALLATION
Scale: NTS

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ruchirdhall@gmail.com
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20267 72 Ave Langley, BC

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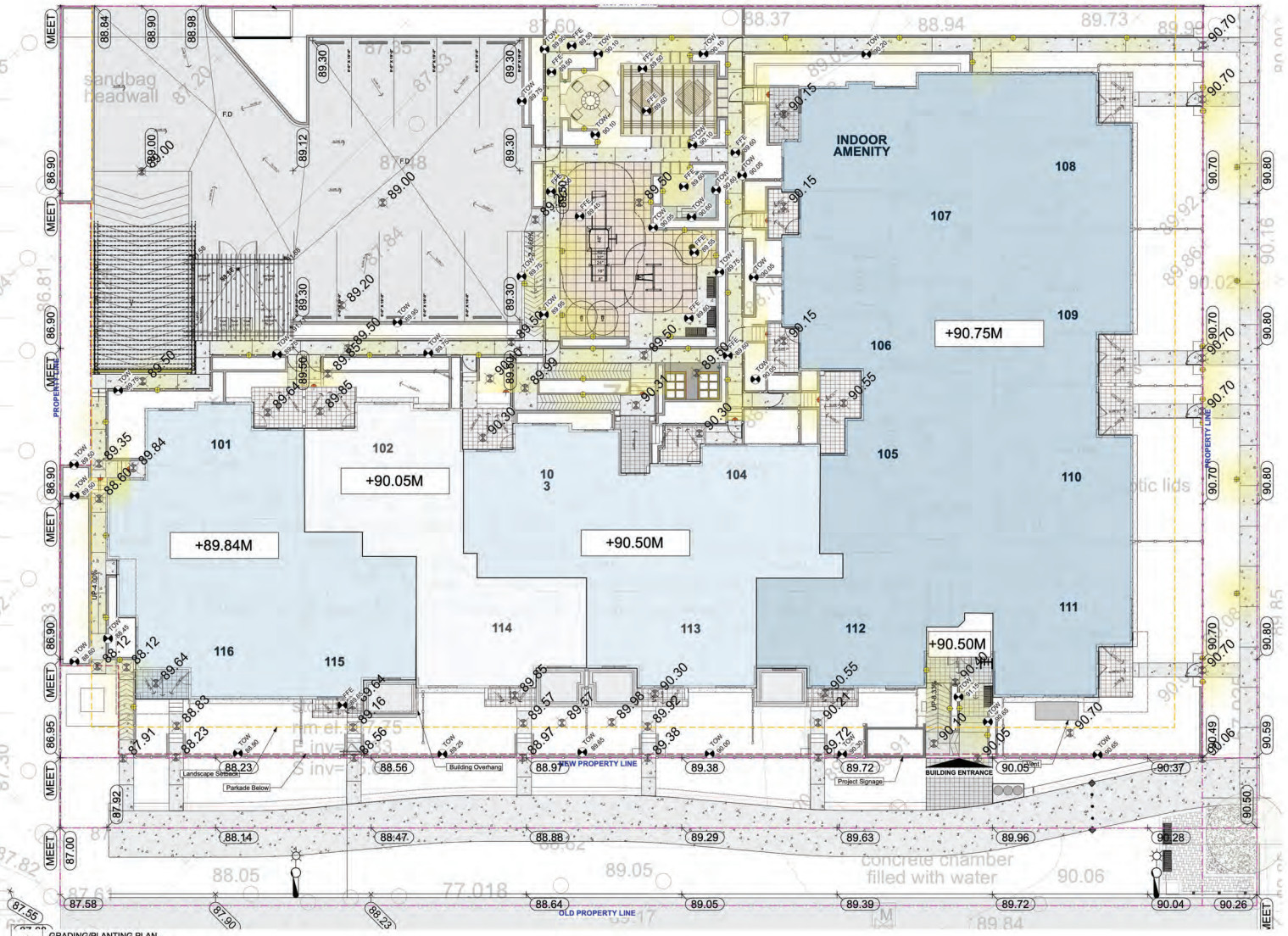
Sheet Title
Standard Details

Total Sheets	Sheet No.	Contractors	Consultants
9	**L6**		**FLAT Architecture**
Drawn By	**Checked By**	**AHJ**	**Documents**
SD	**RD**	**Township of Langley**	
Reviewed By	**Status**		
RD	**DP**		

No	Date	Issue Notes
A	25-11-19	DP Application
B	04-06-20	DP Application
C	07-12-20	DP Application

Scale

F.1



1 GRADING/PLANTING PLAN
Scale: 3/32" = 1'-0"

Elevation Legend

	Existing Site Grades
88.97	Proposed Developed Grades
FFE 88.05	Proposed Surface Grades
88.56	ISDC Grades

Lighting Legend





2 PROPOSED SQUARE BOLLARDS (F11)
Scale: NTS



3 CYPHER WALL MOUNT
Scale: NTS

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Sheet Title
Grading/Lighting Plan

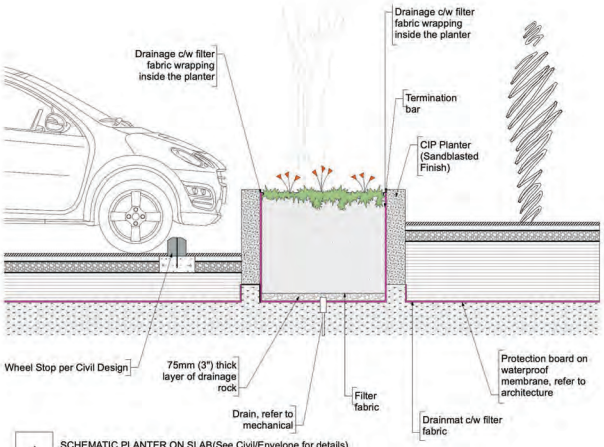
Total Sheets	Sheet No.	Contractors	Consultants
9	**L7**		**FLAT Architecture**
Drawn By	**Checked By**	**AHJ**	**Documents**
SD	**RD**	**Township of Langley**	
Reviewed By	**Status**		
RD	**DP**		

No	Date	Issue Notes
A	25-11-19	DP Application
B	04-06-20	DP Application
C	07-12-20	DP Application

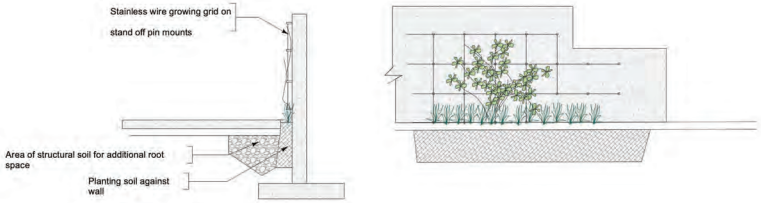
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Scale
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F.1

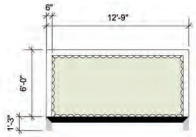


1 SCHEMATIC PLANTER ON SLAB(See Civil/Envelope for details)
Scale: NTS



2 VINE ON STRUCTURAL SOIL (GARBAGE ENCLOSURE)
Scale: NTS

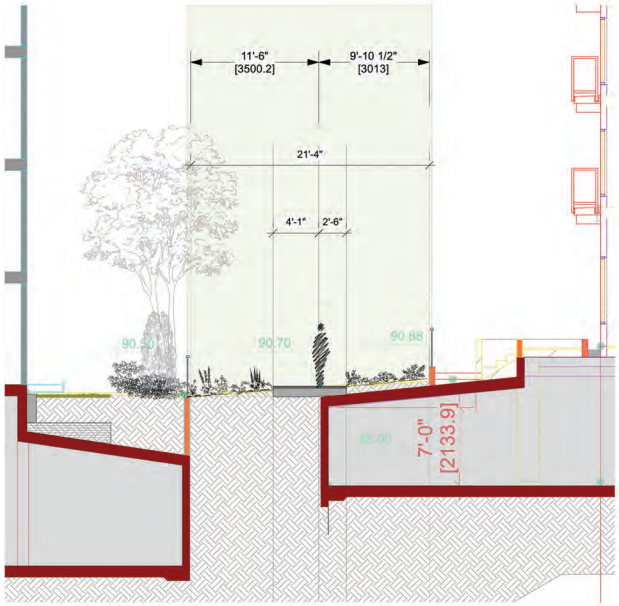




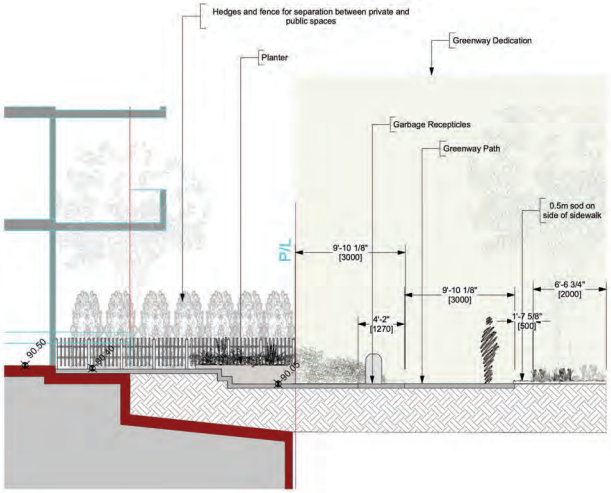
SIGN NOTES

-The signage structure is proposed to be in CIP sandblasted surface per architectural specifications.
-The size indicated here is just notional and might be adjusted per site conditions

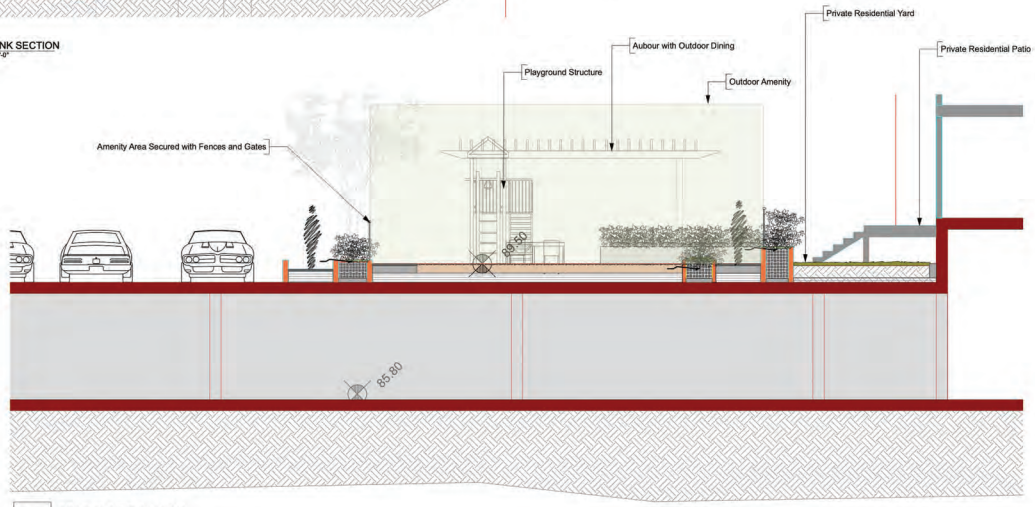
3 PROJECT SIGNAGE
Scale: NTS



4 GREEN LINK SECTION
Scale: 3/16" = 1'-0"



5 BUILDING ENTRANCE SECTION
Scale: 3/16" = 1'-0"



6 INTERIOR PATIO SECTION
Scale: 3/16" = 1'-0"

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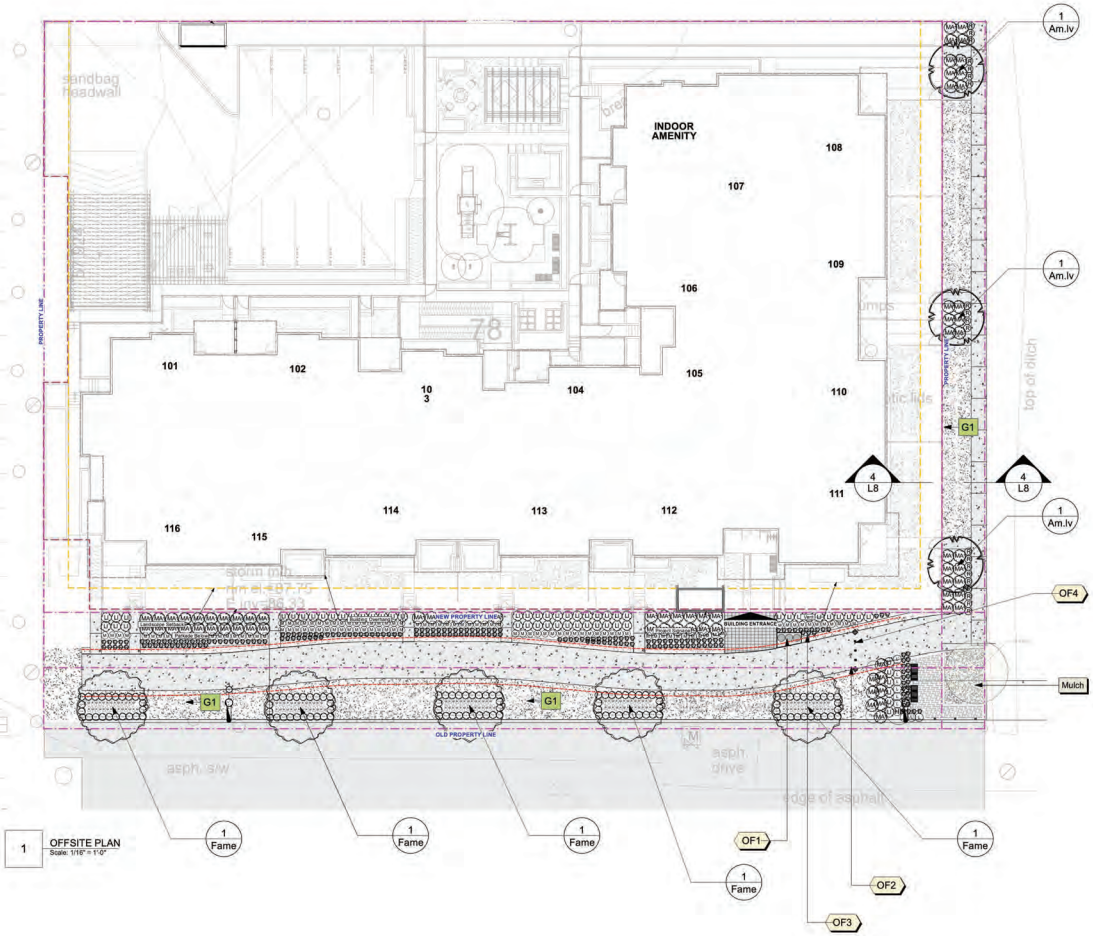
Sheet Title
Sections

Total Sheets	Sheet No.	Contractors	Consultants
9	**L8**		**FLAT Architecture**
Drawn By	**Checked By**	**AHJ**	**Documents**
SD	**RD**	**Township of Langley**	
Reviewed By	**Status**		
RD	**DP**		

No	Date	Issue Notes
A	25-11-19	DP Application
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Scale

F.1



1 OFFSITE PLAN
Scale: 1/16" = 1'-0"

RECOMMENDED OFF SITE SHRUBS

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Hea	Hea.	120	Erica vagans 'Pyrenees Pink'	Pyrenees Pink Cornish Heath	#1 pot	
HL	HL	198	Hemerocallis x 'Lemon Yellow' or vars	Lemon Yellow Daylily	#2 pot	
Hb	Hb	1	Hibiscus syriacus 'Lucy'	Lucy Rose Of Sharon	1.5 m. ht	
H. ba	H.ba	70	Hosta x 'Blue Angel'	Blue Angel Plantain Lily	#2 pot	
L	L	11	Lavendula vars	Lavender	#2 pot	
LI	LI	59	Lonicera involucrata	Black Twinberry	#2 pot	
MA	MA	8	Mahonia aquafolium	Oregon grapw	#3 pot	
MA	M.Aqf	65	Mahonia aquafolium	Oregon grapw	#3 pot	
M	M	105	Mahonia nervosa	Dull Oregon grape	#2 pot	
R	R	20	Rosa Nutkana	Nootka Rose	#2 pot	
Th.sm	Th.sm	2	Thuja occidentalis 'Smaragd'	Emerald Cedar	2.5 m. ht.	

RECOMMENDED OFF SITE TREES

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
	Am.lv	3	Amelanchier laevis	Allegheny Serviceberry	6 cm cal.	
	Fame	5	Fraxinus americana	White Ash	6 cm cal.	

OF1 → Multistream Garbage Recepticles on concrete pads as per TLP16 (L8/2)

OF2 → Wood Bollards as per TLP 13 (L8/1)

OF3 → Trail Signage with Doggy Bag Dispenser as per TLP 35 (L7/9)

OF4 → Steel Bollards as per L4.4 (Restrictive Barriers)

G1 → NON-NETTED SOD

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Sheet Title
OS

Total Sheets	Sheet No.	Contractors	Consultants
9	**L9**		**FLAT Architecture**
Drawn By	**Checked By**	**AHJ**	**Documents**
SD	**RD**	**Township of Langley**	
Reviewed By	**Status**		
RD	**DP**		

No	Date	Issue Notes
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N

Scale
0 10 20 30 FT

F.1

The objective of this development permit area designation is to encourage retention of existing "estate character" homes, by allowing innovative "infill" residential units to be developed on the property in a manner that will maintain the character of the existing streetscape and surrounding neighbourhood.

Unless the owner of land first obtains a development permit or produces a registerable building scheme acceptable to the Township, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of an additional dwelling unit, or work exceeding value of $50,000 measured in 2000 dollars, must not be started.

Development permit guidelines for this area are as follows:

- Where an existing estate character house is to be retained, new infill units shall be designed in a complementary style, using features such as roof slope, building massing and finish materials to create a cohesive development.
- Where a new "main house" is to be developed as part of the development, the overall project should appear as a cohesive development compatible with the remainder of the neighbourhood.
- Infill units shall be sited and designed to limit overview of adjacent rear yards, and to permit sun penetration onto adjacent properties. Building height is to be compatible with existing houses in the neighbourhood.
- Only one driveway access will be permitted per each original parcel. As such, the main house and infill units will share one access. On a corner lot, a second driveway access would be permitted from the other street.
- Wherever possible, existing mature vegetation should be retained and enhanced by new plantings.
- Where possible, infill units should be sited around a courtyard and/or common parking area.

06/02/06 - Bylaw No. 4475 Deleted Section 4.1.2 Commercial and Business/Office Park Areas Development permit guidelines.

04/02/08 - Bylaw No. 4586 Deleted Section 4.1.3 Development Permit Area 'B' – Residential Density Bonus and Multi-Family

4586
04/02/08

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.

4825
30/05/11

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.

5101
28/09/15

- 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.

Building Form

5101
28/09/15

- 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

5101
28/09/15

- 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 180 cm (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.

5101
28/09/15

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.

5101
28/09/15

- Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.
  - 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.

4825
30/05/11

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
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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.

4.2 COMMERCIAL DEVELOPMENT PERMIT PROVISIONS

4.2.1 DEVELOPMENT PERMIT AREA "C"– LOCAL COMMERCIAL

Lands identified as "Development Permit Area "C"– Local Commercial" on Map 4, Development
4475 Permit Areas are hereby designated as development permit areas under Section 488(1) (f) of
06/02/06 the Local Government Act. Act to establish objectives and provide guidelines for the form and character of development.

4825
30/05/11

The objective of this development permit area designation is to encourage development of attractive and safe commercial areas and reduce conflict with adjacent land uses.

Langley Schools

8 January, 2021

Chris Jarvie
Manager Development Planning
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-23-0198 / 1151244 BC Ltd / Flat Architecture Inc

CIVIC: 20267 72 Avenue

LEGAL: Lot 78 Section 23 Township 8 NWD Plan 41978

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	**66**	**1**	**1**	**2**

Given the current school catchments this development would impact Donna Gabriel Robins Elementary School, Peter Ewart 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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1151244 BC LTD.) BYLAW 2021 NO. 5687

EXPLANATORY NOTE

Bylaw 2021 No. 5687 rezones 0.4 ha (1.1 ac) of land located at 20267 – 72 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-132 to accommodate 66 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1151244 BC LTD.) BYLAW 2021 NO. 5687

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 (1151244 BC Ltd.) Bylaw 2021 No. 5687".

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-132" after the words "Comprehensive Development Zone CD-131"

   b. Adding to Section 110.1 after the words "CD-131" the words "CD-132 – 0.4 ha"

   c. Adding after Section 1031 "Comprehensive Development Zone CD-131" the following as Section 1032 "Comprehensive Development Zone CD-132"

1032 **COMPREHENSIVE DEVELOPMENT ZONE CD-132**

Uses Permitted

1032.1 In the CD-132 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) *apartments*

Density

1032.2 The density permitted shall be no less than 98 units per hectare (40 units per acre) and no greater than 148 units per hectare (60 units per acre).

Lot Coverage

1032.3 *Buildings* and *structures* shall not cover more than 55% of the *lot area*.

Siting of Buildings and Structures

1032.4 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1032.5 The *height* of *buildings* and *structures* shall not exceed four (4) *storeys*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

1032.6 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit.

Subdivision Requirements

1032.7 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

1032.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1032.9 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1032.10 An application for a Development Permit shall be submitted to Council for its consideration 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:

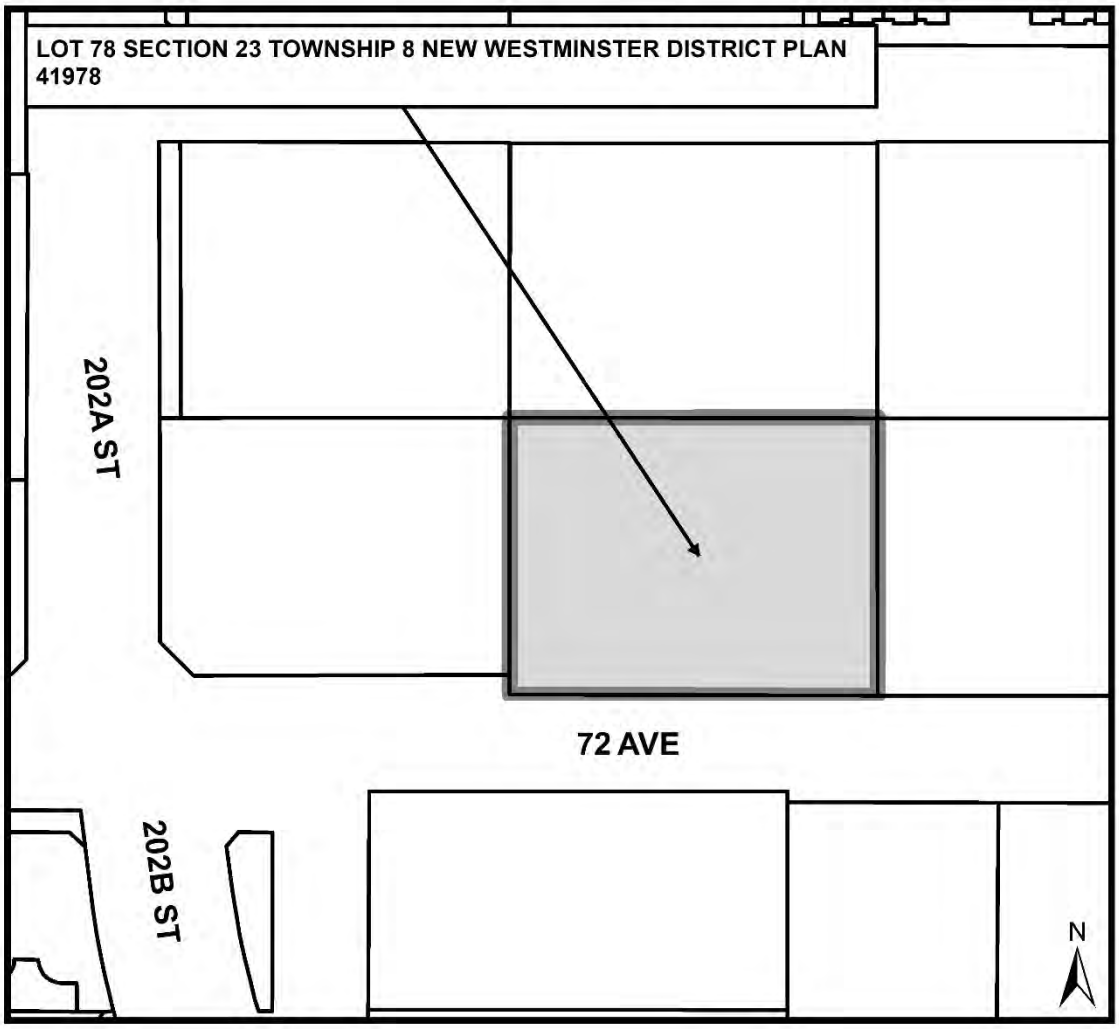
Lot 78 Section 23 Township 8 New Westminster District Plan 41978

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-132.

READ A FIRST TIME the	day of	, 2021.
READ A SECOND TIME the	day of	, 2021.
NOTICE WAS ADVERTISED the	day of	, 2021.
READ A THIRD TIME the	day of	, 2021.
ADOPTED the	day of	, 2021.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5687



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 08, 2021 – REGULAR MEETING	**REPORT:**	21-11
FROM:	FINANCE DIVISION	**FILE:**	1760-30
SUBJECT:	TEMPORARY BORROWING BYLAWS AND MUNICIPAL SECURITY ISSUING RESOLUTION		

RECOMMENDATION:

That Council give first, second, and third reading to Temporary Borrowing Bylaw 2021 No. 5689 towards the estimated cost of LED Street Lighting Conversion Project;

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their 2021 Fall bond issue, $4.392 million as authorized through LED Street Lighting Conversion Loan Authorization Bylaw 2020 No. 5620; and

That the Greater Vancouver Regional District be requested to consent to our borrowing of $4.392 million as authorized through LED Street Lighting Conversion Loan Authorization Bylaw 2020 No. 5620 over a twenty (20) year term and include the borrowing in their security issuing bylaw.

EXECUTIVE SUMMARY:

On October 5, 2020 Council gave final reading to LED Street Lighting Conversion Loan Authorization Bylaw 2020 No. 5620 for $4.392 million to complete the capital works as identified in the 2020-2024 Financial Plan.

The Temporary Borrowing bylaws provide for temporary borrowing up to a maximum of $4.392 million pending the issuance of debenture debt by the Municipal Finance Authority in accordance with the *Community Charter*.

Under the *Community Charter*, all long term debt, with a term longer than five years, must be undertaken with the Municipal Finance Authority through the municipality's Regional District. The municipality is required to approve the borrowing from the Municipal Finance Authority through a Municipal Security Issuing Resolution as stated above.

The Township will place the specified LED Street Lighting Conversion debt with the MFA through the long term debenture debt program over a 20 year term. The principal and interest will be repaid from the General Operating Fund.

PURPOSE:

The purpose of the report is to obtain Council's approval for Temporary Borrowing Bylaws 2021 No. 5689 for LED Street Lighting Conversion Project as outlined in the 2020-2024 Financial Plan and Municipal Security Issuing Resolutions as required under the *Community Charter* with respect to long term debt for capital works.

DISCUSSION/ANALYSIS:
On October 5, 2020 Council gave final reading to LED Street Lighting Conversion Loan Authorization Bylaw 2020 No. 5620 for $4.392 million to complete the capital works as identified in the 2020-2024 Financial Plan.

The need to borrow funds for capital projects may arise because of many factors such as rising capital costs in recent years and depleted funding sources such as surpluses and reserves. In addition, budgets are strained as the Township continues to provide ongoing funding for infrastructure and adequate protective services. Legislative requirements make certain capital projects mandatory and unavoidable.

The loan authorization bylaw will provide funding for the LED Street Light Program: Multiple Locations approved by Council through adoption of the 2020 – 2024 Financial Plan Bylaw No. 5565 on March 27, 2020. The Township currently owns, operates and maintains over 7,000 high-pressure sodium (HPS) streetlights, which illuminate both roadways and pedestrian walkways.

The Temporary Borrowing Bylaws provide for temporary borrowing up to a maximum of $4.392 million pending the issuance of debenture debt by the Municipal Finance Authority in accordance with the *Community Charter*.

LED Street Lighting Conversion debt will be repaid from the General Operating Fund,over 20 years.

The Township will place LED Street Lighting Conversion debt with the MFA through the municipality's Regional District and through the long term debenture debt program as required by the *Community Charter* for debt longer than five years. Temporary Borrowing Bylaws are required to obtain funds from the MFA through their interim financing program until the long-term debenture debt program is in place.

To secure the ultimate amount of long-term permanent borrowing from the MFA, a Council approved Municipal Security Issuing Resolution, Loan Authorization Bylaw and the Certificate of Approval from the Ministry of Community Services is required and must be forwarded to the Greater Vancouver Regional District (GVRD). Upon consent of the undertaking, the GVRD will proceed with the issuing of the Regional District Security Issuing Bylaw to the MFA on behalf of the Township.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING (TRANSPORTATION) BYLAW 2021 NO. 5689

EXPLANATORY NOTE

Bylaw 2021 No. 5689 provides for temporary borrowing pending the issuance of debenture securities to complete LED Street Light Program capital project, in the amount of $4.392 million pursuant to LED Street Lighting Conversion Loan Authorization Bylaw 2020 No. 5620.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING (TRANSPORTATION) BYLAW 2021 NO. 5689

WHEREAS it is provided by Section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily from any person under the conditions therein set out;

AND WHEREAS the Council has adopted Bylaw No. 5620, cited as LED Street Lighting Conversion Loan Authorization Bylaw 2020 No. 5620 authorizing the borrowing of a sum not exceeding four million three hundred and ninety-two thousand dollars ($4,392,000) to complete LED Street Light Program capital project;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of four million three hundred and ninety-two thousand dollars ($4,392,000), as the same may be required.

The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Financial Administration Officer.

The money so borrowed shall be used solely for the purposes set out in said LED Street Lighting Conversion Loan Authorization Bylaw 2020 No. 5620.

The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

This bylaw may be cited as Temporary Borrowing (Transportation) Bylaw 2021 No. 5689.

READ A FIRST TIME the	day of	, 2021
READ A SECOND TIME the	day of	, 2021
READ A THIRD TIME the	day of	, 2021
ADOPTED the	day of	, 2021

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (BROOKSWOOD-FERNRIDGE COMMUNITY PLAN)

BYLAW 2017 NO. 5300 AMENDMENT

(BROOKSWOOD BREWING COMPANY LTD.) BYLAW 2021 NO. 5680

EXPLANATORY NOTE

Bylaw 2021 No. 5680 amends the “Commercial Village” designation of the Brookswood-Fernridge Community Plan to allow brewing and distilling uses on a portion of property at 102, 4061 – 200 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (BROOKSWOOD-FERNRIDGE COMMUNITY PLAN)
BYLAW 2017 NO. 5300 AMENDMENT
(BROOKSWOOD BREWING COMPANY LTD.) BYLAW 2021 NO. 5680

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 (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Brookswood Brewing Company Ltd.) Bylaw 2021 No. 5680".

2. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 as amended is further amended by amending Section 4.8 by adding the following as Section 4.8(2):

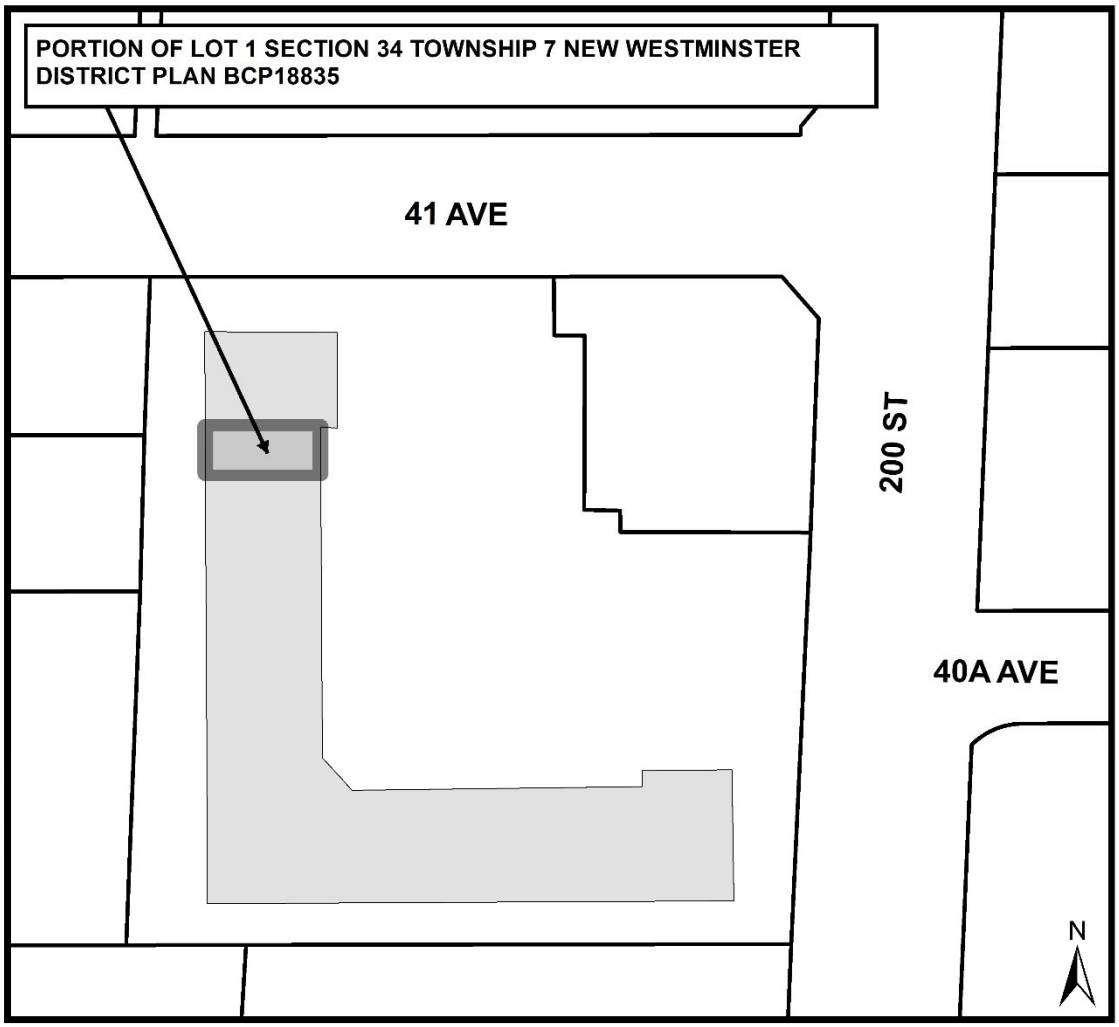
   Brewing and distilling uses including lounge area subject to the Liquor Control and Licencing Act on Portion of Lot 1 Section 34 Township 7 New Westminster District Plan BCP18835.

   As shown delineated on Schedule "A" attached to and forming part of this bylaw.

READ A FIRST TIME the	11	day of	January	, 2021
READ A SECOND TIME the	11	day of	January	, 2021
PUBLIC HEARING HELD the	25	day of	January	, 2021
READ A THIRD TIME the		day of		, 2021
ADOPTED the		day of		, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5680



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (BROOKSWOOD BREWING COMPANY LTD.) BYLAW 2021 NO. 5681

EXPLANATORY NOTE

Bylaw 2021 No. 5681 amends Community Commercial Zone C-2B to permit brewing and distilling as a site specific permitted use at unit 102, 4061 – 200 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (BROOKSWOOD BREWING COMPANY LTD.) BYLAW 2021 NO. 5681

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 (Brookswood Brewing Company Ltd.) Bylaw 2021 No. 5681".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended:

    a) Amending Section 602B.1 Uses Permitted in Community Commercial Zone C-2B by adding the following:

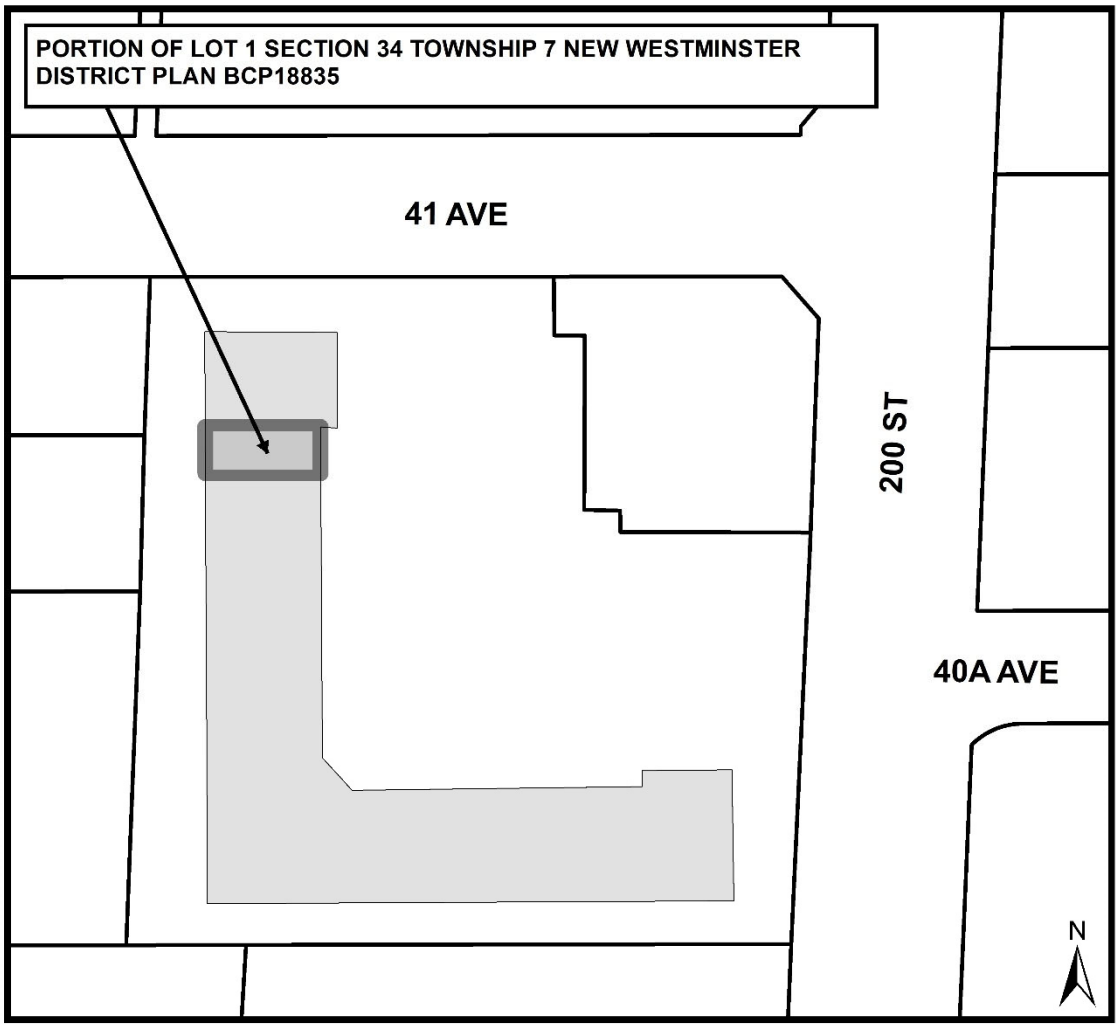
        "3) *brewery or distillery* including lounge area subject to the Liquor Control and Licencing Act on Portion of Lot 1 Section 34 Township 7 New Westminster District Plan BCP18835."

    As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Community Commercial Zone C-2B

READ A FIRST TIME the	11	day of	January	, 2021
READ A SECOND TIME the	11	day of	January	, 2021
PUBLIC HEARING HELD the	25	day of	January	, 2021
READ A THIRD TIME the		day of		, 2021
ADOPTED the		day of		, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5681



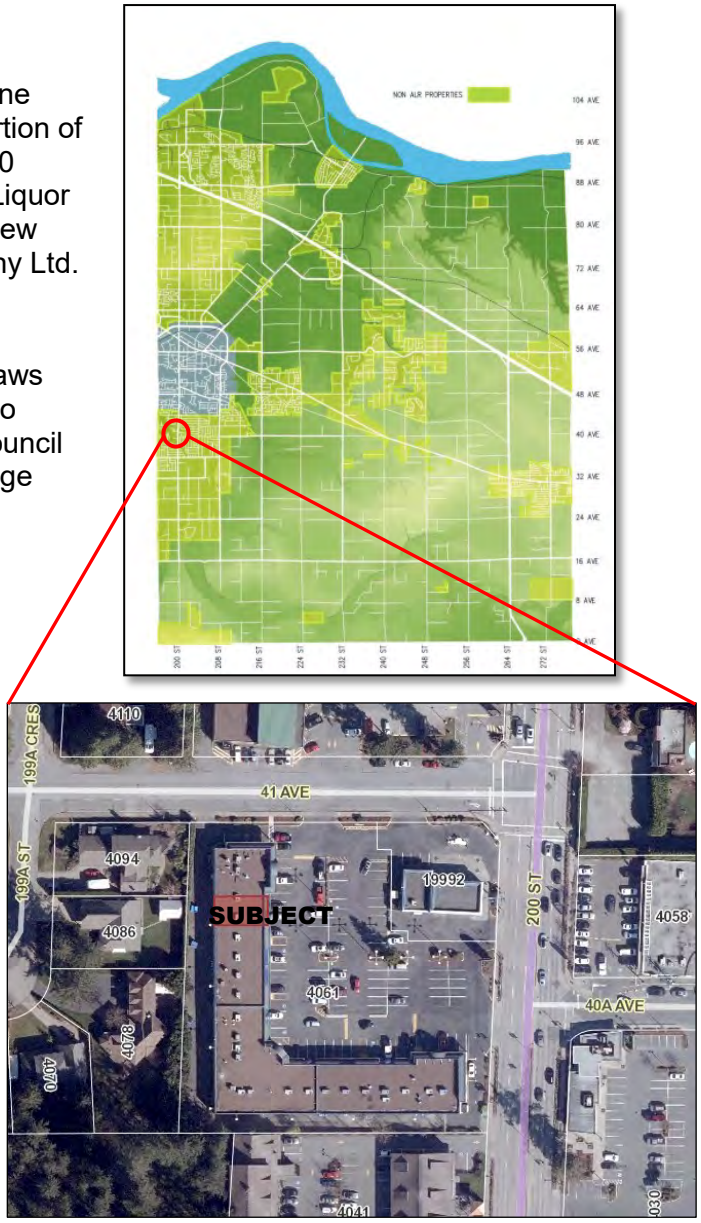
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 11, 2021 - REGULAR MEETING	**REPORT:**	21-02
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	07-34-0063
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100205 BREWERY LOUNGE ENDORSEMENT APPLICATION NO. 000053 (BROOKSWOOD BREWING COMPANY LTD. / 102, 4061 – 200 STREET)		

PROPOSAL:

Application to amend the Brookswood-Fernridge Community Plan and Community Commercial Zone C-2B to allow brewing and distilling uses on a portion of a 0.79 ha (1.95 ac) property located at 4061 – 200 Street and request Council endorsement (to the Liquor and Cannabis Regulation Branch (LCRB)) for a new brewery lounge for Brookswood Brewing Company Ltd.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5680 and 5681, and that staff be authorized to schedule the required public hearing; and that Council consider the request to endorse the brewery lounge application including input received at the “Liquor Licencing Hearing” in accordance with Council’s Liquor Licencing Policy.

RATIONALE:

The proposed Plan and Zoning Bylaw amendments are consistent with the overall objectives of the Brookswood-Fernridge Community Plan. Council’s consideration of the brewery lounge endorsement request is required in accordance with Council’s Liquor Licencing Policy and LCRB regulations.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Brookswood Brewing Company Ltd.) Bylaw 2021 No. 5680 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Brookswood Brewing Company Ltd.) Bylaw 2021 No. 5681 amending the Community Commercial Zone C-2B to permit brewing and distilling uses on a portion of a 0.79 ha (1.95 ac) property located at 4061 - 200 Street;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Brookswood Brewing Company Ltd.) Bylaw 2021 No. 5680 is 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, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-621);

That Council consider the endorsement request for a new brewery lounge for Brookswood Brewing Company Ltd. located at 102, 4061 – 200 Street;

That Council authorize staff to schedule the required public hearing for Bylaws 5680 and 5681; and

That Council, upon final reading of the associated Bylaws, adopt the following resolution, should it decide to endorse Brookswood Brewing Company Ltd.'s request:

> *"That Council has considered and ENDORSED the request by Brookswood Brewing Company Ltd. to locate a 70 person brewery lounge serving the Brookswood Brewery located at 102, 4061 - 200 Street, Langley, characterized as having liquor service from 12:00PM to 8:00PM Monday – Thursday; 12:00PM to 10:00PM Friday; 11:00AM to 10:00PM Saturday and; 11:00AM to 8:00PM Sunday.*
>
> *In ENDORSING this request, Council deems that it has considered and found acceptable the location of the brewery lounge; the proximity of the brewery lounge to other special or recreational facilities and public buildings; the person capacity of the brewery lounge; the hours of liquor service of the brewery 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 _____ __, 2021 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."*

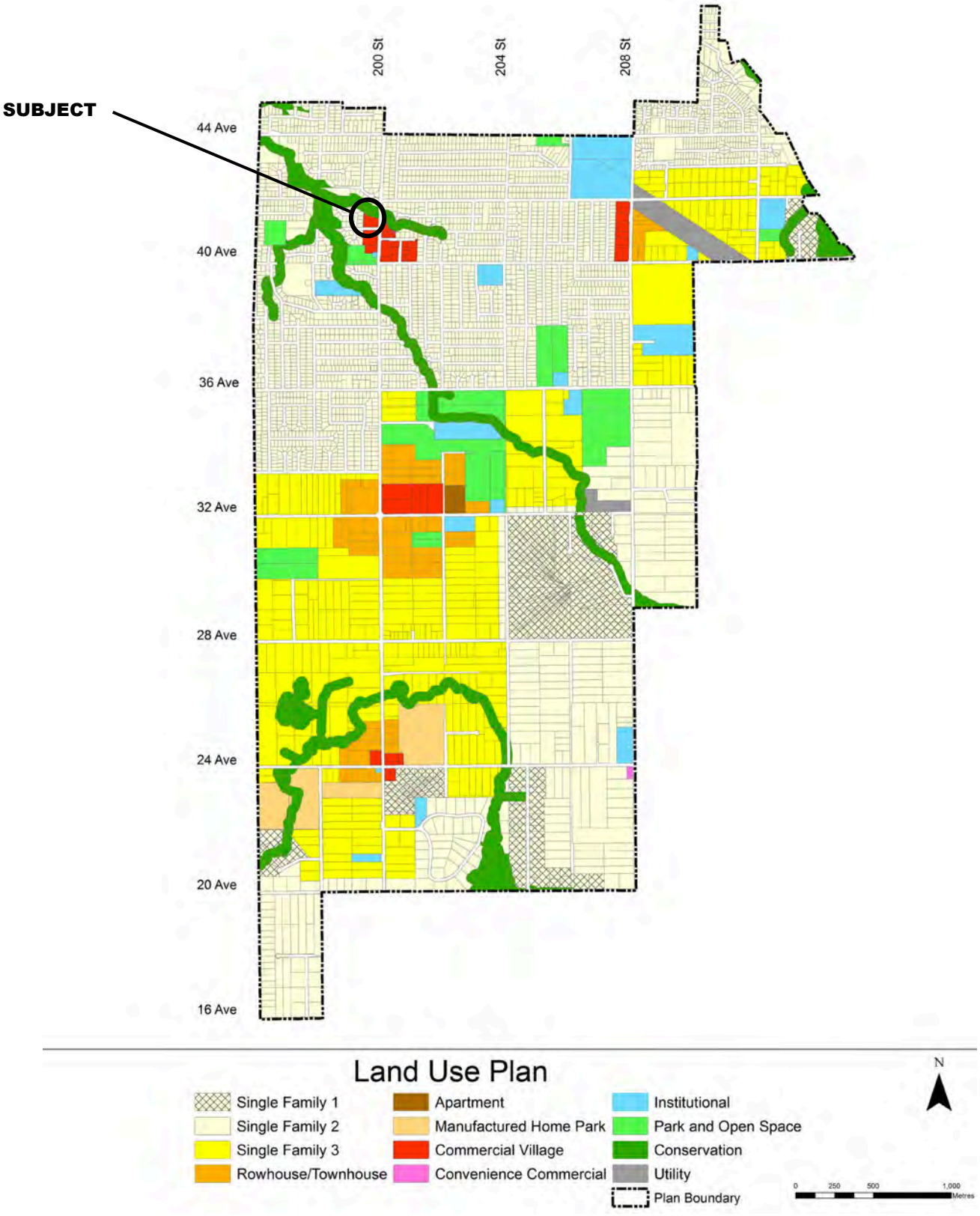
EXECUTIVE SUMMARY:

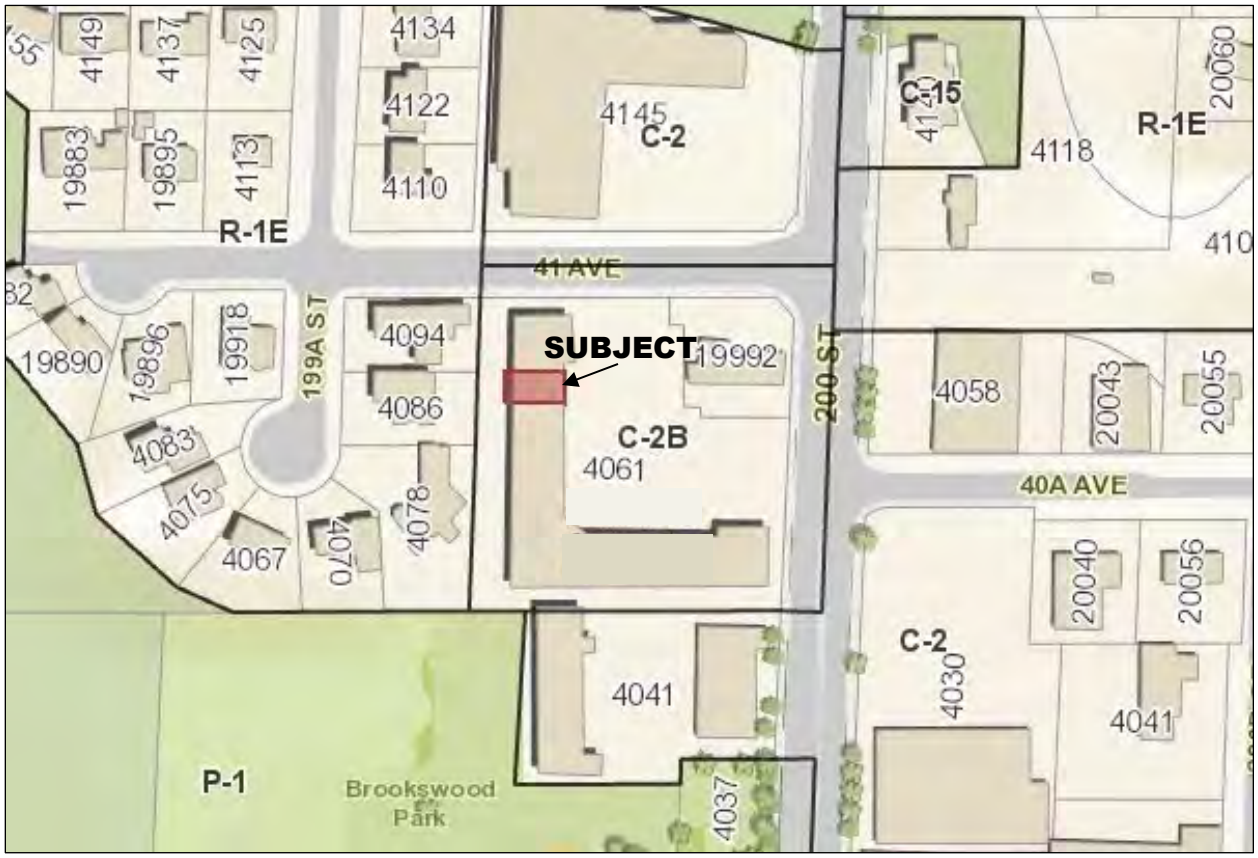
Brookswood Brewing Company Ltd. has applied to amend the Brookswood-Fernridge Community Plan to include brewing and distilling uses in the Commercial Village land use designation and to amend the Community Commercial Zone C-2B to allow brewing and distilling uses on a portion of the 0.79 ha (1.95 ac) site located at 4061 - 200 Street.

Brookswood Brewing Company Ltd. has also made an application to request Council's endorsement to the Provincial agency responsible for licensing, for a new brewery lounge, which will serve as an accessory use to the proposed brewery. Although the issuance of brewery licences is a Provincial jurisdiction, the Provincial LCRB provides Council the opportunity to "endorse" or "not endorse" applications for a brewery lounge. Council (through its Liquor Licencing Policy) has chosen to participate in the endorsement process involving lounge endorsements to existing manufacturer licences. Accordingly, Council may consider the public input prior to consideration of the endorsement request.

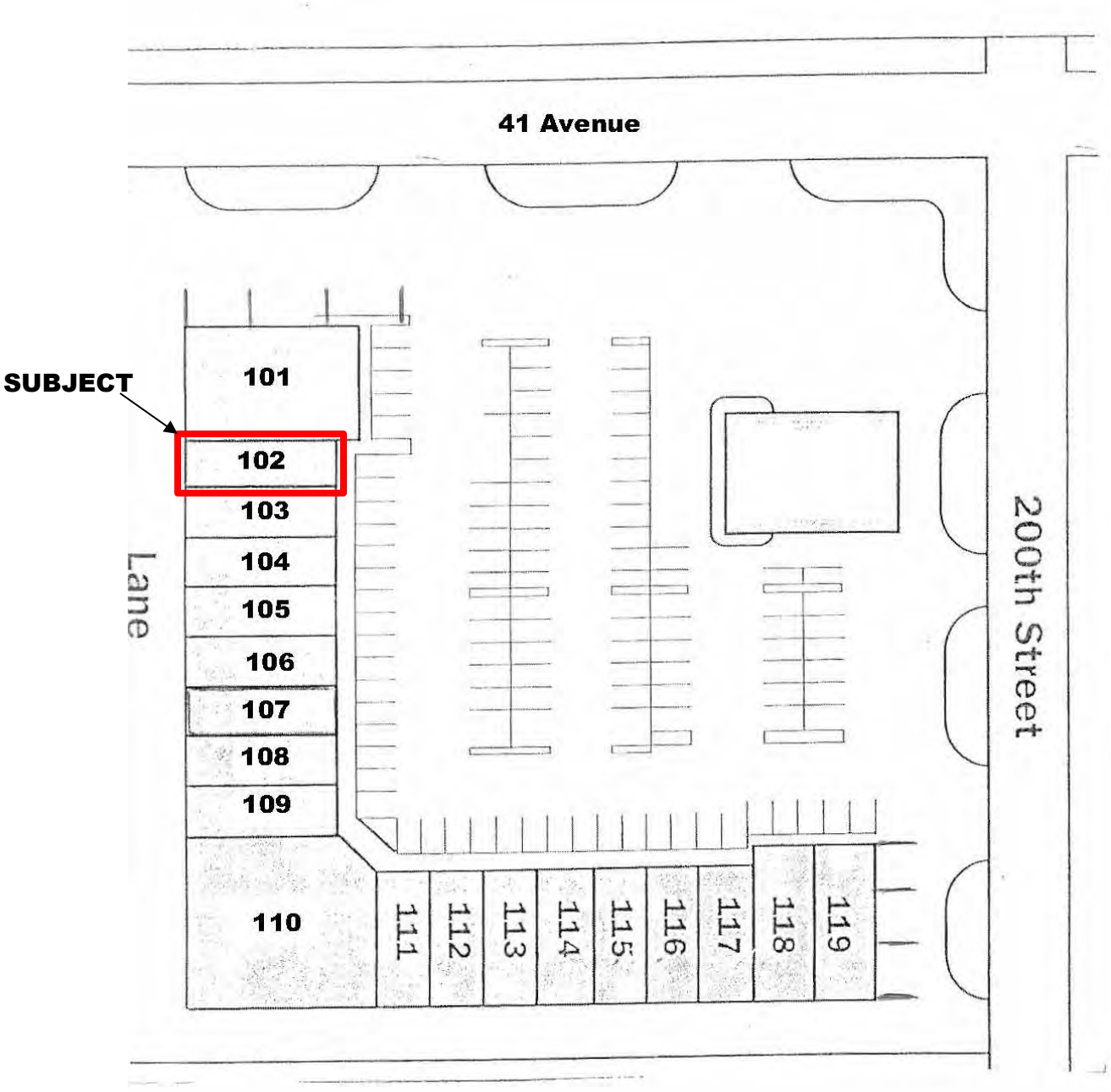
PURPOSE:

The purpose of this report is to provide Council with information and recommendations with respect to Brookswood-Fernridge Community Plan Amendment Bylaw No. 5680, Rezoning Bylaw No. 5681 and the endorsement request for a new brewery lounge for Brookswood Brewing Company Ltd. located at 102, 4061 – 200 Street.


SUBJECT
200 St
204 St
208 St
44 Ave
40 Ave
36 Ave
32 Ave
28 Ave
24 Ave
20 Ave
16 Ave
Land Use Plan
Single Family 1
Single Family 2
Single Family 3
Rowhouse/Townhouse
Apartment
Manufactured Home Park
Commercial Village
Convenience Commercial
Institutional
Park and Open Space
Conservation
Utility
Plan Boundary
N
0
250
500
1,000
Metres



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Sarahbond Investments Ltd. 19395 Langley Bypass Surrey, BC V3S 6K1
Agent:	Brookswood Brewing Company Ltd. 5145 – 215 Street Langley, BC V3A 5B9
Legal Description:	Portion of Lot 1 Section 34 Township 7 New Westminster District Plan BCP18835
Civic Address:	102, 4061 – 200 Street
Area:	0.79 ha (1.95 ac)
Brookswood-Fernridge Community Plan:	Commercial Village
Existing Zoning:	Community Commercial Zone C-2B

BACKGROUND/HISTORY:

The subject site accommodates a multi-tenant commercial building, is designated Commercial Village in the Brookswood-Fernridge Community Plan and zoned Community Commercial Zone C-2B. The proposed brewery location (unit 102) is currently vacant and has a floor area of 134 m^2 (1,447 ft^2).

DISCUSSION/ANALYSIS:

Brookswood Brewing Company Ltd. has made applications to amend the Brookswood-Fernridge Community Plan, amend Community Commercial Zone C-2B to allow brewing and distilling uses on a portion of a 0.79 ha (1.95 ac) property located at 4061 – 200 Street.

Brookswood Brewing Company Ltd. has also made an application to Council to endorse a new brewery lounge. The proposed brewery lounge will serve as an accessory use to the brewery being proposed on the subject site. Although the issuance of brewery licences is a Provincial jurisdiction, the Provincial Liquor Control and Licensing Branch provides Council with the opportunity to “endorse” or “not endorse” applications for a brewery lounge. Council (through its Liquor Licencing Policy) has chosen to participate in the endorsement process involving lounge endorsements to existing manufacturer licences. Accordingly, Council may consider the public input prior to consideration of the endorsement request.

Therefore, the proponent has also made an application to Council to endorse the brewery lounge. The applicant has requested a capacity of a 70 person indoor lounge. The requested hours of operation are from 12:00PM to 8:00PM Monday to Thursday; 12:00PM to 10:00PM Friday; 11:00AM to 10:00PM Saturday; and 11:00AM to 8:00PM Sunday. Minors are permitted in the brewery lounge when accompanied by a parent or guardian. Food and non-alcoholic beverages must be available in the brewery lounge.

The applicant has provided a letter of intent (Attachment D) which includes a description of the brewery lounge endorsement application.

Adjacent Uses:

North:	Unit 101 (McDonald's restaurant) beyond which is 41 Avenue and properties designated Commercial Village in the Brookswood-Fernridge Community Plan and zoned Community Commercial Zone C-2;
South:	Properties designated Commercial Village and Park and Open Space in the Brookswood-Fernridge Community Plan and zoned Community Commercial Zone C-2 and Civic Institutional Zone P-1;
East:	200 Street, beyond which is Property designated Commercial Village in the Brookswood-Fernridge Community Plan and zoned Community Commercial Zone C-2; and
West:	Properties designated Single Family 2 in the Brookswood-Fernridge Community Plan and zoned Residential Zone R-1E.

The subject property currently accommodates a number of individual commercial operations, including food, health and personal service establishments.

Brookswood-Fernridge Community Plan Amendment:

The subject site is designated Commercial Village in the Brookswood-Fernridge Community Plan. The Commercial Village land use designation is intended to accommodate vibrant centres that provide commercial services and other amenities for local residents and form the 'heart' of the neighbourhood and community. Further, Commercial Village areas north of 36 Avenue are to accommodate locally-serving commercial uses. The Plan also includes policies for the Commercial Village designation specific to the 200 Street and 40 Avenue area to encourage the area to function as a neighbourhood commercial area, providing convenient neighbourhood shopping facilities for common daily requirements.

The Commercial Village designation does not currently include breweries (light manufacturing) as one of the permitted uses. Bylaw No. 5680 proposes to add "brewery or distillery including lounge area subject to the Liquor Control and Licensing Act" as a permissible use on the subject site in the Brookswood-Fernridge Community Plan's Commercial Village designation. The applicant has provided a rationale for the proposed amendment to the Brookswood-Fernridge Community Plan (Attachment A).

Staff do not object to the proposed Plan amendment as the inclusion of the brewery use at this location supports the intent of the Commercial Village designation and helps contribute to the development of a vibrant centre as contemplated in Section 4.8 of the Brookswood-Fernridge Plan.

Zoning Bylaw:

The subject site is currently zoned Community Commercial Zone C-2B, which currently permits the following uses:

1) accessory buildings and uses
2) accessory home occupations subject to 104.3
3) assembly uses
4) commercial uses
5) group children's day care
6) hotels
7) licensee retail store subject to the provisions of the "Liquor Control and Licensing Act" and Regulations pursuant thereto
8) liquor primary use subject to the provisions of the "Liquor Control and Licensing Act" and Regulations pursuant thereto
9) refund container return centre up to a maximum size of 280 m^2 (3,000 ft^2)
10) residential uses accessory to a commercial use and subject to Section 602.3
11) gas bars

As a brewery or distillery is not currently a permitted use in the Community Commercial Zone C-2B the applicant has applied to amend the C-2B zone to permit a brewery or distillery on the subject site only.

The proponent is providing five (5) parking stalls in compliance with Zoning Bylaw requirements. Staff note than on an overall site basis, off-street parking provided exceeds parking requirements of the Zoning Bylaw as 110 stalls are required with 115 provided.

Given that the site's Community Commercial Zone C-2B zoning currently permits liquor primary uses as well as U-Brews, which are similar types of uses, staff do not object to amending the zone to also permit a brewery or distillery in this particular location.

Liquor Licencing Policy:

Council adopted its Liquor Licence Endorsement Policy in 2004, and approved revisions to the policy in 2017 (Attachment C). The policy requires that Council be consulted with respect to applications to add a lounge endorsement to a new or 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 an application for a new brewery lounge to the LCRB (Attachment D). 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 D), 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.

Servicing:

Full urban services exist to the subject site.

RCMP Comments:

RCMP comments are provided as Attachment E to this report. The RCMP indicates there are no concerns with the subject application.

Public Consultation:

Policy 07-164 requires the subject application to hold a Developer Held Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic, Council has temporarily suspended the requirement for a Public Information Meeting until June 30, 2021. Applications proceeding to Council for consideration prior to this date will not be required to hold a public information meeting.

Official Community Plan Consultation Policy:

Council's Official Community Plan Consultation Policy requires Council to consider the OCP amendment in conjunction with the financial plan, Housing Needs Report, 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.

POLICY CONSIDERATIONS:

The proposed amendments to the Brookswood-Fernridge Community Plan and Community Commercial Zone C-2B support the overall goals of the Brookswood-Fernridge Community Plan. Accordingly, staff recommend that Council give first and second reading to Bylaws No. 5680 and 5681, authorize staff to schedule the required public hearing, and that Council consider the request to endorse the brewery lounge application including input received at the "Liquor Licencing Hearing" in accordance with Council's Liquor Licencing Policy.

Although the issuance of Liquor Licences is a Provincial jurisdiction, the Provincial LCRB provides Council with the opportunity to "endorse" or "not endorse" applications for a brewery lounge. Council (through the Liquor Licencing Policy) has chosen to participate in the endorsement process as it pertains to applications to add a lounge endorsement to an existing Manufacturer Licence.

Pursuant to Council's Liquor Licencing Policy, staff will advertise the proposal in area newspapers and mail out 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.

Required Council Resolution:

> *"That Council has considered and ENDORSED the request by Brookswood Brewing Company Ltd. to locate a 70 person brewery lounge serving the Brookswood Brewery located at 102, 4061 - 200 Street, Langley, characterized as having liquor service from 12:00PM to 8:00PM Monday – Thursday; 12:00PM to 10:00PM Friday; 11:00AM to 10:00PM Saturday and; 11:00AM to 8:00PM Sunday.*
>
> *In ENDORSING this request, Council deems that it has considered and found acceptable the location of the brewery lounge; the proximity of the brewery lounge to other special or recreational facilities and public buildings; the person capacity of the brewery lounge; the hours of liquor service of the brewery 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 _____ __, 2021 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."*

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Applicant's Rationale for Proposed Neighbourhood Plan Amendment
ATTACHMENT B	Floor Plan
ATTACHMENT C	Policy No. 07-407 – Liquor Licensing
ATTACHMENT D	Liquor Control and Licensing Branch Application Summary Including Proponent's Application Form and Letter of Intent
ATTACHMENT E	RCMP Comments

ToL Project No. 07-34-0063 / Brookswood Brewing

With the full support of the landlord (Super Save Group) our rationale to amend the Zoning (C2B) as well as the Brookswood-Fernridge Community Plan. For local owners to build a family friendly local business which will also support other local small business and provide a much needed service in the Brookswood Village area. The Brewery will be a gathering space and serve as the "HEART" of the community of Brookswood-Fernridge. The Commercial Village land use designation accommodates vibrant centers that provide commercial services and other amenities for local residents and form the 'heart' of the neighborhood and community (Section 4.8 of the Brookswood-Fernridge Community Plan). After 2 plus years of developing a business plan we decided on establishing our vision in the Township of Langley to help support other businesses in the surrounding area. One important aspect we at Brookswood Brewing Company are proud and excited about is the focus on community and bringing this service to our dense and well established neighborhood. With other Brewers locating in industrial/commercial areas, we see the need for a local business to offer what no other manufacturer cared to look at doing. The Brookswood Village business model provides a service to the families in the area from coffee, fast food and specialists to hair salons, insurance offices and sushi restaurants. One thing that our neighbors desire and want is a local establishment that they can walk to or stop in at on their way home. As another measure of insulation we will install a stack condenser to our brewing system that will keep any scent or ventilation from escaping from the brewery.

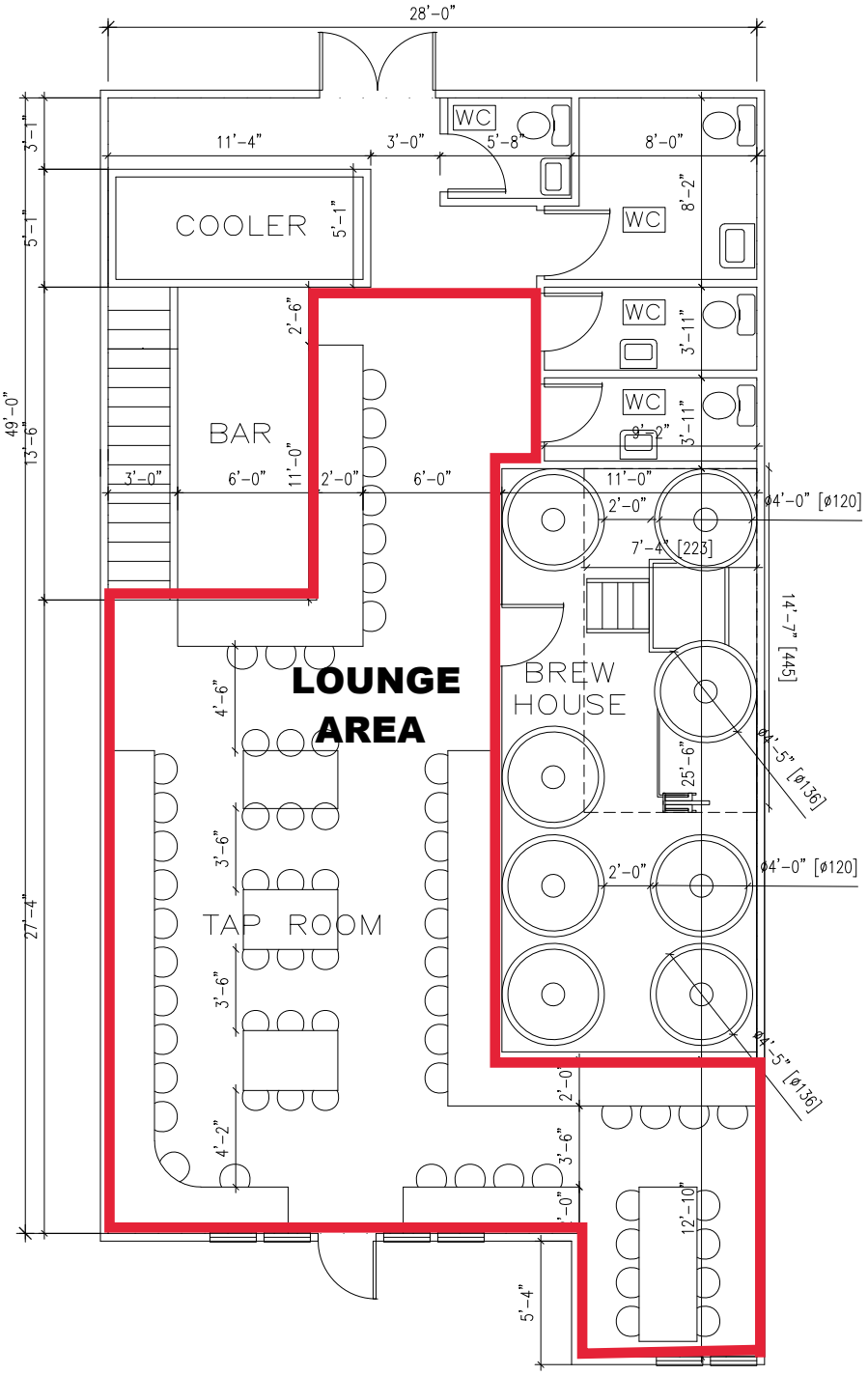
Think of our strategy as locally motivated as we live in the area and have many friends and acquaintances that love the thought (almost as much as we do) of having a beer brewed in their back yard. We see it as a hub for social gatherings in the community with a kid and dog friendly atmosphere. Currently, our area lacks a place for locals to grab fresh brewed beer in growlers, cans and bottles to take home for back yard bbq's and dinner parties at home in Brookswood. We would love to responsibly fill that local void.

The subject property is currently zoned Community Commercial Zone C-2B. The C-2B Zone does not currently permit brewery or distillery uses. An amendment to the C-2B Zone would be required to permit a brewery or distillery use. Along with the primary focus of manufacturing craft beer, we aspire to create a warm and inviting tasting room (approx 60-80 seats) to sample and serve 12 and 16oz pours along with tasting flights (4 x 4oz glasses) while offering a small food menu consisting of light appetizer and hand held type foods.

Based on the recent news of the COVID-19 Vaccine approval we should see things back to somewhat normal by the time we anticipate opening our doors in the fall of 2021. This timing could be a great boost to The Brookswood Village small businesses in the surrounding area.

Sincerely,

The Brookswood Brewery Team



BROOKSWOOD BREWING CO.

APPROX. 1412 SQ.FT.

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.

Re: Brookswood Brewing Co. - Lounge Endorsement and Brewery Manufacturing License

LETTER OF INTENT:

Brookswood Brewing Company is currently in the process of submitting their LCRB application Brewery Manufacturer's License along with endorsements for on-site retail, brewery tours and a inviting lounge.

The purpose of the lounge is to provide guests with a casual gathering place to enjoy locally produced craft beers and a small bite to eat. We plan to utilize manufactured food from the local bakery and deli within the plaza, however the focus will be on our beer and we will also offer a small selection of local Fraser Valley wine and cider. Patrons will also have the opportunity to view and learn about the small batch brewing process.

Operating hours will be 12:00 PM to 8:00 PM Monday through Thursday, 12:00PM – 10:00PM on Fridays, 11:00 AM to 10:00 PM on Saturdays and 11:00AM – 8:00PM on Sundays. The production process will mainly occur during daylight business hours. As local owners our vision is for Brookswood Brewing Co. to provide a much needed community hub for neighbours to gather and relax in a low key social environment. We aim to create a safe space for kids and dogs to enjoy a family orientated establishment complete with board games! Keeping to this theme we also plan to hire local staff creating approximately 10 jobs in the process.

Brookswood Brewing Co will be located at Unit 102 – 4061 200th Street. The Brookswood community sits within the southwest quadrant of the Township of Langley, approximately 8 minutes south of Willowbrook Centre and Downtown Langley. This is a Business Plaza located at the commercial core of the neighborhood and consists of a grocery store, a bank, some other retail stores and mostly quick serve restaurants. The landlord is excited to partner with a business that will keep their property busy into the evening as most of the businesses in the area currently operate primarily during the morning and early afternoon.

We do not anticipate additional noise impact on the local neighbours. With that in mind we took the time to canvas those residents located directly behind the plaza and received nothing but a very positive response and well wishes of good luck! A couple of them even offered to endorse us and support our business venture anyway possible! As another measure of insulation we will install a stack condenser to our brewing system that will keep any scent or ventilation from escaping from the brewery.

We don't foresee any negative impact within the community and by all of the positive response from locals thus far, it goes without saying we are extremely excited to provide a hub that neighbours can safely walk to from their homes! We're hopeful our taproom can be a new local gathering place in the Township of Langley.

Sincerely, the Brookswood Ownership Group

Kris Johnson - 604-202-5535
Jeff Hurkett – 604-970-4213
John Collins – 604-910-7590

brookswoodbrewing@gmail.com

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

LOUNGE AND SPECIAL EVENT AREA APPLICATION

Liquor and Cannabis Regulation Form LCRB049A

Instructions:
Using the attached guide, complete this application form and assemble all required documents. Once complete, follow instructions for submitting your application package to local government/first nation and the Liquor and Cannabis Regulation Branch.

Part 1: Type of Application

office use only
Job No:

☒ Lounge Endorsement ☐ Special Event Area Endorsement

Note: Do not apply for special event area if it will occupy same footprint as the lounge.

Are you submitting an application for a manufacturing licence with this application? ☐ No ☒ Yes

Are you submitting an application to transfer the location of the manufacturing facility with this application? ☒ No ☐ Yes

Part 2: Applicant

Manufacturer Licence Number (if licensed):

Applicant/Licensee Name: Brookswood Brewing Company Inc.

Mailing Address:

Street	City	Province	Postal Code
28-15405 31 ave	Surrey	BC	V3Z 2W5

Phone number: 604-970-4213 E-mail address: brookswoodbrewing@gmail.com

Note: An authorized signing authority of a licensee can appoint a representative to interact with the branch on their behalf by completing form LCRB101 *Add, Change or Remove Licensee Representative*

Part 3: Application Contact Person

Name: Jeff Hurkett Phone number: 604-970-4213

Position: Director/Owner E-mail address: jmhconsutling19@gmail.com

Note: The applicant authorizes the person above to be the primary contact for the duration of the application process only.

Part 4: Establishment

Establishment Name: Brookswood Brewing Company Inc.

Manufacturer Address:

Street	City	Province	Postal Code
102-4061 200th Street	Langley	BC	V3A 1K8

4a. Parcel Identifier (PID): PID 026 354 187, Lot 1 - SEC 34 Township 7 New Westminster District Plan BCP18835

4b. Local Government/First Nation: Local Government Local Police: RCMP

4c. Is this location zoned for liquor service? ☒ No ☐ Yes

4d. Is this manufacturing site part of the Agricultural Land Reserve (ALR)? ☒ No ☐ Yes

4e. If the proposed site is on ALR land, have you reviewed the ALR policies regarding a lounge and/or special event area? ☒ No ☐ Yes

Part 5: Lounge Proposal

This section requires several supporting documents to be submitted with your application. Please see the checklist on page 3 below for more information regarding letter of intent, floor plan and site map.

5a. Proposed Service Areas:
Complete the following based on your establishment floor plan and occupant load (see page 5 of guide):

Area No.	Floor Level (e.g. Basement, Main, 2nd)	Indoor	Patio	Occupant Load
1.	MAIN	✓		70
2.				
3.				
4.				
5.				
Total Occupant Load (of all licensed areas): 70				

5b. Hours of Liquor Service:

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	11AM	12PM	12pm	12pm	12pm	12pm	11AM
Close	8pm	8pm	8pm	8pm	8pm	10pm	10pm

Part 6: Special Event Area Proposal

This section requires several supporting documents to be submitted with your application. Please see the checklist on page 3 below for more information regarding letter of intent, floor plan and site plan.

6a. Proposed Service Areas:
Complete the following chart based on your establishment floor plan. Occupant load is required for indoor and patio areas (see page 5 of guide). If you want an outdoor area that is not a patio see 6b:

Area No.	Floor Level (e.g. Main, Mezzanine)	Indoor	Patio	Occupant Load
1.				
2.				
3.				
4.				
Total Occupant Load (of all licensed areas):				

6b. Complete the following chart if you will have an outdoor event area (not a patio). Outdoor areas require a person capacity not occupant load (see page 5 of guide):

Area No.	Outdoor Area Identify by location or name	Capacity
1.		
2.		
3.		
4.		
Total Person Capacity for all Outdoor Areas:		

6c. Hours of Liquor Service

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open							
Closed							

Part 7: Declaration of Signing Authority

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: Hurkett/Jeff/Michael (last / first / middle)

Position: Director/Owner (if not an individual)

Date: 9/9/2020 (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 licensee 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, then 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 (LCLB101) and they have specifically permitted a licensee representative to sign this form on the licensee's behalf, the branch will accept the licensee representative's signature.

Part 8: Checklist

Your application package must include the following documents. An incomplete application will delay the licensing process.

- ☒ Completed Lounge & Special Event Area Application (this form).
- ☒ Letter of Intent for each type of endorsement (page 5 of the guide).
- ☒ Lounge Floor Plan (2 copies) preferably with occupant load (page 5 & 6 of the guide).
- ☐ Special Event Area Floor Plan (2 copies) preferably with occupant load (page 5 & 6 of the guide).
- ☐ Site plan for any outdoor endorsement area (see page 6 of guide).
- ☐ Patio(s) (see Appendix I on page 8 of the guide).
- ☐ Any additional information (labelled per question number on application form) if there is not sufficient space to answer a question on the application form.
- ☐ Take your application package to Local Government/First Nation (Part 9 below). Note: This step is note required if you are applying for this endorsement(s) on a second manufacturing licence located at the same site (see # 3 on page 2 of guide).

- ☐ After Part 9 is completed, submit your application package to the Branch (Parts 10 and 11 below).

Part 9: Local Government/First Nation (LG/FN) Confirmation of Receipt of Application

This is to be filled out by your local government/First Nation office prior to submitting this application to the branch.

Local government/First Nation (name):

Name of official: Title/Position:

Email: Phone:

Date Received:

Signature of Official:

Check here if the LG/FN will not be providing comment: ☐ Yes, opting out of comment.

Note: The LG/FN cannot provide comment for their own application.

Is the manufacturing site located on Treaty First Nation land? ☐ No ☐ Yes

Instructions for Local Government/First Nation (LG/FN)

This serves as notice that an application for a lounge and/or special event area endorsement is being made within your community. The Branch requests that you consider this application (application form, letter of intent, and floor plan) and provide the Branch with 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 application form, patio appendix (if applicable), letter of intent, floor plan and site map (for outdoor areas) to LG/FN.
- If there are any major issues (e.g. zoning), 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 Part 9 of the application form 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 will contact LG/FN to confirm receipt of the application and identify the Branch staff responsible for processing the application.
- 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 within the immediate vicinity of the establishment.
- 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 to speak to the Senior Licensing Analyst.

Part 10: 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 and ask to speak to the Senior Licensing Analyst for your geographic area. Or email us at liquor.licensing@gov.bc.ca or visit our website for more information: www.gov.bc.ca/liquorregulationandlicensing

Part 11: Application Fees (non-refundable)

Lounge Application Fee $330.00 (non-refundable)
Special Event Area Application Fee $330.00 (no lounge) or $110.00 (if you already have a lounge or are applying in conjunction with a lounge)

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 fax or mail and have given my credit information in the space provided at the bottom of the page.

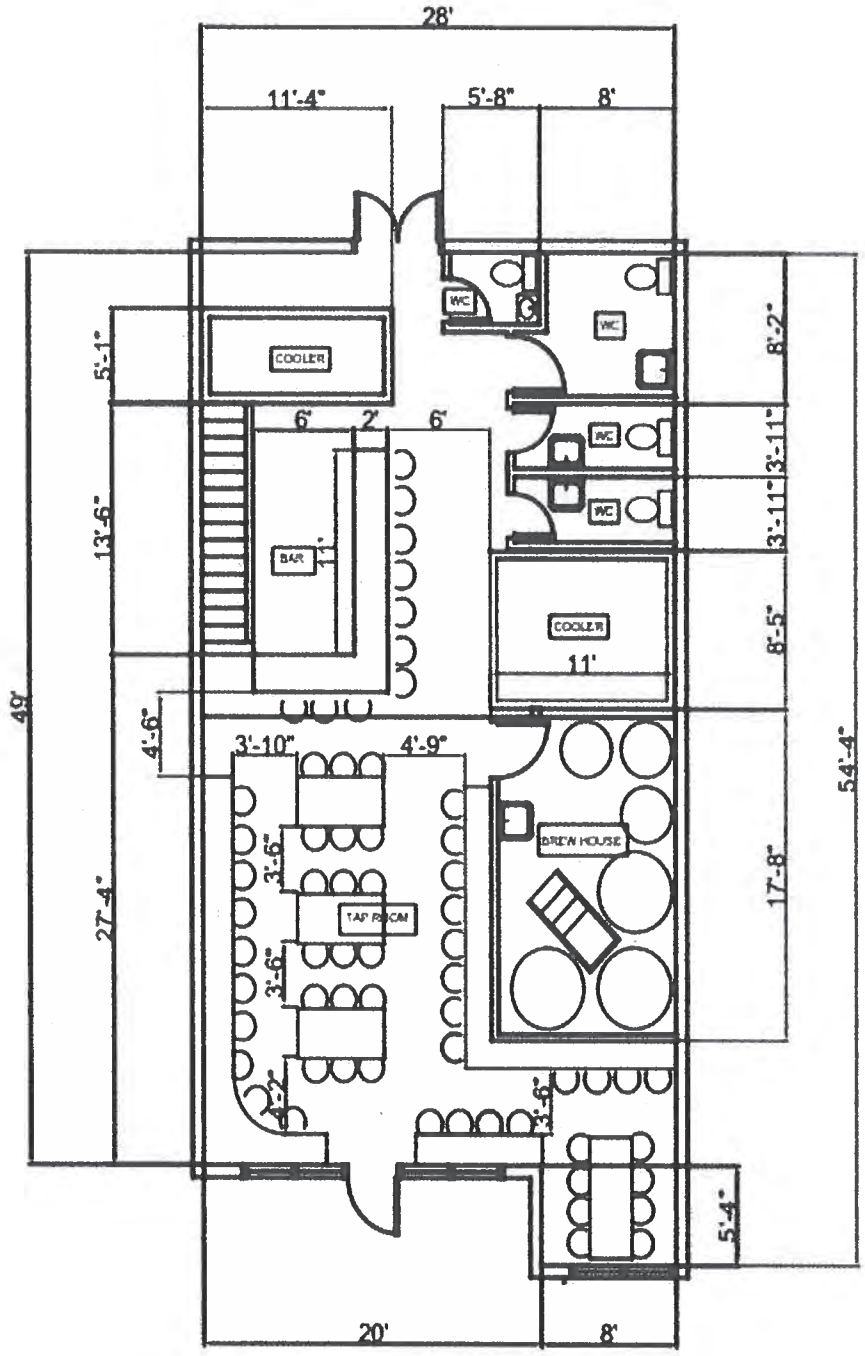
The information requested on this form is collected by the Liquor and Cannabis Regulation Branch under Section 26 (a) and (c) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purpose of liquor licensing and compliance and enforcement matters in accordance with the *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)

Signature: _____



GROUND FLOOR PLAN

TAP ROOM CAPACITY = 62 PERSONS

NORTH

RCMP
ROYAL CANADIAN MOUNTED POLICE

LOWER MAINLAND DISTRICT REGIONAL POLICE SERVICE – CONNECTED TO OUR COMMUNITIES

Langley Detachment

2020-12-04

Langley Detachment RCMP-GRC
22180 – 48(A) Avenue
Langley, B. C. V3A 8B7

Township of Langley
20338 – 65 Avenue
Langley, B. C. V2Y3J1

Attention: Mr. Joel Nagtegaal, Development Planner

Dear Sir:

Re: Project: 07-34-0063 / SARAHBOND INVESTMENTS LTD

Please be advised that a thorough RCMP indices check was conducted by the Langley Detachment regarding the above-noted business application and as a result there is no indication as to why this application should not be approved.

Yours truly,

Sukh Parmar, Inspector
Acting/Officer in Charge
Langley Detachment

/bds

From: Joel Nagtegaal
Sent: Tuesday, January 19, 2021 11:05 AM
To: CD Agenda Bylaw
Subject: January 25, 2021 Public Hearing for Bylaws 5680 and 5681 (Brookswood Brewing Company Ltd.)

Good morning,

As the above noted bylaws do not have prerequisites requiring completion between third and final readings, Council should be advised that they have the option to also grant final reading to the bylaws.

Thank you,

Township of Langley

Joel Nagtegaal | Planner
Development Services | Community Development
20338 – 65 Avenue, Langley, BC V2Y 3J1
604.533.6044
Web | Facebook | Twitter | YouTube

expect excellence

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.) BYLAW 2019 NO. 5501

EXPLANATORY NOTE

Bylaw 2019 No. 5501 rezones 4.08 ha (10.07 ac) of land at 7664 - 204 Street, 20431 and 20495 - 76 Avenue and a portion of 20525 - 76 Avenue from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD) to accommodate 88 residential lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.)
BYLAW 2019 NO. 5501

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. 5501”.

2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

   PID: 010-677-437, Lot 7 Section 23 Township 8 New Westminster District Plan 2685,

   PID: 010-678-107, North Half Lot 8 Section 23 Township 8 New Westminster District Plan 2685,

   PID: 007-502-079, South Half Lot 8 Section 23 Township 8 New Westminster District Plan 2685,

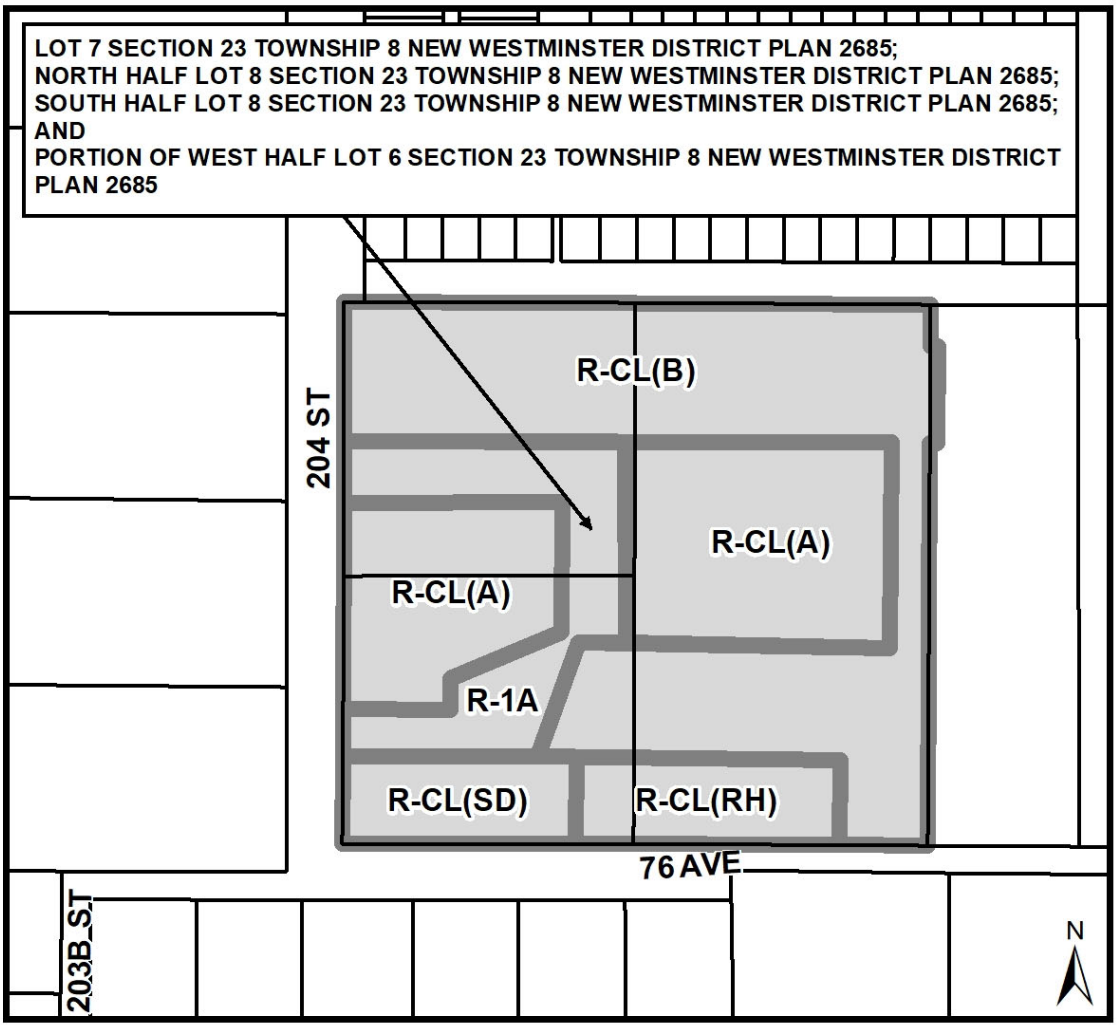
   Portion of PID: 010-677-313, West Half Lot 6 Section 23 Township 8 New Westminster District Plan 2685;

   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	21	day of	October	, 2019.
READ A SECOND TIME the	21	day of	October	, 2019.
PUBLIC HEARING HELD the	04	day of	November	, 2019.
READ A THIRD TIME the	18	day of	November	, 2019.
ADOPTED the		day of		, 2021.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5501



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT
(QUALICO DEVELOPMENTS (VANCOUVER) INC.) BYLAW 2019 NO. 5514

EXPLANATORY NOTE

Bylaw 2019 No. 5514 authorizes the Township of Langley to enter into a phased development agreement with Qualico Developments (Vancouver) Inc.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT
(QUALICO DEVELOPMENTS (VANCOUVER) INC.) BYLAW 2019 NO. 5514

A Bylaw to enter into a phased development agreement;

WHEREAS under Section 516 of the *Local Government Act* a municipality may enter into a phased development agreement with the owner of land to provide the municipality with amenities, works and services and other things; provide assurances related to future changes to land use regulations; and allow development to proceed in phases over an extended period of time;

AND WHEREAS Council has considered the bylaw in conjunction with the Official Community Plan;

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 Phased Development Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5514”.

2. Appendix “A” is a copy of the phased development agreement.

3. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the holding of invalidity shall not affect the validity of the remainder of the Bylaw.

4. The Township enters into, and the Mayor and Corporate Officer, are authorized to execute that certain form of phased development agreement attached to and forming part of this bylaw as Appendix “A”.

READ A FIRST TIME the	21	day of	October	, 2019.
READ A SECOND TIME the	21	day of	October	, 2019.
NOTICE WAS ADVERTISED ON	25, 30	day of	October	, 2019.
PUBLIC HEARING HELD the	04	day of	November	, 2019.
READ A THIRD TIME the	18	day of	November	, 2019.
ADOPTED the		day of		, 2021.

_____ Mayor _____ Township Clerk

APPENDIX "A"

PHASED DEVELOPMENT AGREEMENT

Qualico Developments (Vancouver) Inc.

THIS AGREEMENT dated for reference _____, 2019

BETWEEN:

Qualico Developments (Vancouver) Inc.

#310 5620 -152 Street
Surrey, BC
V3S 3K2

(the "**Developer**")

AND

The Corporation of the Township of Langley
20338-65 Avenue
Langley, BC
V2Y 3J1

(the "**Township**")

THIS AGREEMENT WITNESSES that, pursuant to section 516 of the *Local Government Act*, and in consideration of the promises hereby contained, the parties agree as follows:

Definitions

1. In this Agreement

"**Amenities**" means collectively the Cash in Lieu and the dedication of the Roads, the Ecological Greenway, and the Pedestrian Connection pursuant to this Agreement;

"**Assumption Agreement**" has the meaning set out in section 29;

"**Authorized Assignee**" has the meaning in section 24;

"**Cash in Lieu**" has the meaning set out in section 2;

"**Development**" means the design and construction on the Lands of residential development consisting of 66 single family dwellings, 12 rowhouses and 10 semi-detached dwellings, together with all servicing works and landscaping, as shown on the Site Plan;

"Development Variance Permit" means the Development Variance Permit No. 100104 to vary siting provisions in the Rezoning Bylaw in respect to the Development, a copy of which is attached as Schedule D;

"Ecological Greenway" means a 15 metre wide area along the northern edge of the site to be dedicated and constructed as an ecological greenway to the satisfaction of the Township, as shown on the Site Plan;

"Lands" means, collectively, the lands and premises legally described as:

- PID: 010-677-437, Lot 7 Section 23 Township 8 New Westminster District Plan 2685,

- PID: 010-678-107, North Half Lot 8 Section 23 Township 8 New Westminster District Plan 2685,

- PID: 007-502-079, South Half Lot 8 Section 23 Township 8 New Westminster District Plan 2685, and

- That portion of certain lands and premises legally described as: [PID: 010-677-313, West Half Lot 6 Section 23 Township 8 New Westminster District Plan 2685] shown on the Site Plan,

as subdivided from time to time;

"**PDA Bylaw**" means the bylaw authorizing the entering into of this Agreement, being the "Township of Langley Phased Development Agreement Bylaw 2019, No. 5514;

"Pedestrian Connection" means a 3 metre wide area between the Ecological Greenway and 76B Avenue, to be dedicated and constructed as a pedestrian and cycling pathway to the satisfaction of the Township, materially as shown on the Site Plan;

"**Policy**" means the Community Amenity Contributions Policy No. 07-166, as amended from time to time;

"**Rezoning Bylaw**" means Zoning Bylaw Amendment 2019 No. 5501, a copy of which is attached as Schedule C;

"**Roads**" means the east half of 204 Street, 204A Street, 205 Street, 76 Avenue, 76A Avenue, 76B Avenue, a lane between 204 Street and 204A Street, and a lane between 76 Avenue and 76A Avenue, as generally shown on the Site Plan;

"**Site Plan"** means the plan attached as Schedule A;

"**Specified Bylaw Provisions**" means any and all provisions of the Rezoning Bylaw that are modified by the Development Variance Permit that regulate:

(a) the use of land, buildings and other structures;

(b) the density of the use of land, buildings and other structures;

(c) the siting, size and dimensions of:

(i) buildings and other structures; and

(ii) uses that are permitted on the land; and

(d) the location of uses on the land and within buildings and other structures;

(e) the shape, dimensions and area, including the establishment of minimum and maximum sizes, of parcels of land that may be created by subdivision; or

(f) the conditions that will entitle an owner to different density regulations,

as described in the Development Variance Permit;

"**Term**" means five years from the date on which the Township executes this Agreement, following the adoption of the PDA Bylaw; and

"**Zoning Bylaw**" means Township of Langley Zoning Bylaw No. 2500, 1987, as amended by the Rezoning Bylaw.

Amenities and Restrictions

2. The Developer will deliver to the Township the amount of $480,326.00 (the "**Cash in Lieu**"). The Cash in Lieu represents an amount in lieu of municipal facilities and services for the benefit of the residents of the Township contemplated in the Policy and calculated in accordance with the Policy.

3. The Cash in Lieu will be payable at a time in accordance with the Policy, being one of the following, at the discretion of the Township:

(a) prior to the adoption of the Rezoning Bylaw; or

(b) at the time of issuance of a development permit or a building permit for the Development, provided that the entire Cash in Lieu amount is secured by a letter of credit.

4. The delivery of the Cash in Lieu does not exempt the Developer or the Development from any other requirements or conditions imposed in connection with the Rezoning Bylaw, in connection with the subdivision of the Lands, or in connection with any development or building permit for the Development.

5. The Developer will survey and diligently seek all necessary approvals to dedicate areas necessary to widen or to create the Roads as municipal roads pursuant to section 107 of the *Land Title Act*, or as otherwise may be acceptable to the Township, with the intent of transferring the freehold in the Roads to the Township. The areas required as Roads will be consistent with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan.

6. The Developer will survey and diligently seek all necessary approvals to dedicate the Ecological Greenway and the Pedestrian Connection as a public area pursuant to section 107 of the *Land Title Act,* or as otherwise may be acceptable to the Township, with the intent of transferring the freehold in the Ecological Greenway and the Pedestrian Connection to the Township.

7. The Developer will not apply for any development permit, building permit or subdivision of the Lands or the Development, and the Township or the Township's approving officer will have no obligation to consider any such application, until the Developer has complied with sections 2, 5 and 6, to the satisfaction of the Township.

8. The Lands will only be subdivided as necessary to create the layout shown on the Site Plan, unless authorized by the Township in writing in advance. The Developer will not apply to file a subdivision plan (under the *Land Title Act*), a strata plan (under the *Strata Property Act*) or otherwise create shared interest in the Lands that is different from the layout shown on the Site Plan. The Township and the Township's approving officer will have no obligation to consider any application for subdivision inconsistent with the Site Plan.

Bylaw Changes

9. Changes made during the Term to the Specified Bylaw Provisions will not apply to the Development or the Lands, unless:

   (a) the changes fall within the limits established by section 516 of the *Local Government Act*, being:

      (i) changes to enable the Township to comply with an enactment of British Columbia or of Canada;

      (ii) changes to comply with the order of a Court or arbitrator or another direction in respect of which the Township has a legal requirement to obey;

      (iii) changes that, in the opinion of the Township, are necessary to address a hazardous condition of which the Township was unaware at the time it entered into this Agreement; and

      (iv) other changes that may be made as a result of an amendment to the *Local Government Act*;

   (b) this Agreement has been terminated; or

   (c) the Developer has agreed in writing that the changes apply.

10. In the event of the repeal of the Zoning Bylaw in its entirety, including where that bylaw is replaced by one or more bylaws under the *Local Government Act*, the Specified Bylaw Provisions will continue to apply to the Lands for the balance of the Term, despite such repeal.

11. The agreement of the Developer that changes to provisions of the Zoning Bylaw that fall within the definition of the Specified Bylaw Provisions will apply to the Development or the Lands will only be effective if it is in writing and includes the terms set out in Schedule B.

12. Changes made to the provisions of the Zoning Bylaw that do not fall within the definition of the Specified Bylaw Provisions will apply to the Development and the Lands. The interpretation of whether a section in the Zoning Bylaw is one of the Specified Bylaw Provisions is not impacted by the headings used in the Zoning Bylaw.

Amendment

13. No amendment to this Agreement will be effective unless it is made in writing and is duly executed by the Developer and the Township.

14. The Township, by resolution without a new public hearing, and the Developer, may agree to "minor amendments" of this Agreement. For the purposes of this Agreement, a "minor amendment" is any amendment other than one that proposes the renewal or extension of this Agreement or changes to any of the following provisions of this Agreement:

    (a) the Lands;

    (b) the definition of the Specified Bylaw Provisions;

    (c) the Term of this Agreement;

    (d) the provision of this Agreement regarding what cannot constitute a minor amendment; or

    (e) the provisions of this Agreement regarding transfer.

15. Nothing in section 14 prevents the Township from deciding to hold a public hearing in advance of a minor amendment to this Agreement if it so chooses.

16. A public hearing is required as a precondition to an amendment to this Agreement that is not a minor amendment.

Term, Termination and Enforcement

17. This Agreement will be in place during the Term after which it will expire and all rights granted herein will terminate, except as expressly stated otherwise.

18. The parties may terminate this Agreement by mutual written agreement at any time before the transfer of a subdivided parcel within the Lands to a third party.

19. The Township may, but is not obliged to, terminate this Agreement if the Developer is in default of any of its obligations and has not corrected the default within 30 days of written notice by the Township.

20. The following enforcement procedures and remedies will be available to a party if the other party does not comply with any other section hereof when required:

    (a) either party may commence proceedings for a declaration or to otherwise enforce against any breach, and, if successful, will be entitled to recover costs from the other on a solicitor and his own client basis; and

    (b) either party may commence proceedings for injunctive relief in connection with a breach, and, if successful, will be entitled to receive costs from the other on a solicitor and his own client basis;

provided however that, in the event of a default in performance of any such sections, a party will give the other party written notice within thirty days after it becomes aware that any default has occurred, and the other will have thirty days from the date of the written notice to correct the default.

21. Whether or not the Developer proceeds with the Development during the Term:

(a) the expiry or termination of this Agreement will not entitle the Developer to recover any portion of the Amenities or to seek restitution in relation thereto or in relation to any other obligation of the Developer as performed. The Developer further agrees that the Township's covenant that the Specified Bylaw Provisions will not be amended during the Term constitutes sufficient consideration for the Amenities; and

(b) the Developer will not commence or advance a legal proceeding of any kind to seek to quash, set aside, hold invalid this Agreement, or the Zoning Bylaw, or to recover any portion of the Amenities, or seek restitution in relation to any of the Amenities, and if does any of the foregoing, the Township may provide this Agreement to a Court as a full and complete answer.

Rights and obligations upon title transfer

22. Nothing in the Agreement in any way limits the right of the Developer to sell all, or any portion of, the Lands.

23. In the event of a sale, the "class of persons" by whom the rights set out in this Agreement may be exercised without further consent by the Township, as contemplated by section 516 of the *Local Government Act,* is any company, partnership, individual or other entity to whom the Developer transfers the Lands, or individual parcels subdivided therefrom, other than companies, partnerships, individuals or entities that are in receivership or bankruptcy (the "**Authorized Assignee(s)**").

24. A company, partnership, individual or entity that is in receivership or bankruptcy may only exercise the rights set out in this Agreement if it first obtains the consent of the Township to the assignment of such rights. Otherwise, consent of the Township to the assignment is not required.

25. The Developer's obligations under this Agreement are binding on all persons who acquire an interest in the land affected by this Agreement.

26. In the event of a transfer of the whole of the Lands to an Authorized Assignee, the following will apply:

(a) this Agreement is, effective immediately upon such transfer, assigned to the transferee such as to be a Phased Development Agreement between the Township of the transferee, and enforceable as between the Township and the transferee;

(b) the obligations of the Developer to the Township under this Agreement (as compared to the obligations of the transferee to the Township) will cease if the Developer provides the Township with an acknowledgement signed by the transferee that the transferee assumes the obligations of the Developer under this Agreement; and

(c) notwithstanding section 26(b), the Developer will not be released as regards any breach of this Agreement that occurred while the Developer was the owner of or had an interest in the Lands, unless the Township provides the Developer with a release to that effect.

27. In the event of a transfer of any subdivided portion of the Lands:

(a) subject to section 27(c), the transferee will have all right, title, benefit, interest, privilege and advantage of the Developer of this Agreement in respect of the portion of the Lands transferred to the transferee, but only in respect of that portion of the Lands transferred;

(b) the agreement of the transferee is not and will not be required under this Agreement on the issue of whether a change made to the Specified Bylaw Provisions is applicable to the development of lands other than the portion of the Lands transferred to the transferee; and

(c) unless otherwise set out in the Assumption Agreement, notwithstanding section 27 (a), the transferee:

(i) will not have any rights under any provision of this Agreement other than section 6, as against the Developer or the Township; and

(ii) the transferee will have no rights or remedies against the Developer or the Township in the event of the termination of this Agreement pursuant to provisions herein.

28. Unless an assumption agreement is entered into between the Township, the Developer and the transferee, in the form satisfactory to the Township (the "**Assumption Agreement**") a transfer of a subdivided portion of the Lands does not in any way affect:

(a) the rights and obligations of the Township as against the Developer (as compared to the transferee) under this Agreement;

(b) the rights and obligations of the Developer (as compared to the transferee) as against the Township under this Agreement; or

(c) the Township's right to terminate this Agreement (and by doing so terminate the rights of the transferee) under this Agreement.

29. The Assumption Agreement can provide that some or all of the rights and obligations of the Developer to the Township under this Agreement are transferred to the transferee and cease to be rights or obligations of the Developer, as set out in the Assumption Agreement.

30. Unless otherwise provided for in the Assumption Agreement, the obligation of the transferee in respect of a subdivided portion of the Lands includes an obligation to:

    (a) cooperate fully and promptly execute all documentation that the Developer may require; and

    (b) provide all authorizations, access and information that the Developer may require,

    to facilitate or enable the performance and discharge by the Developer of its rights and obligations under this Agreement.

Other

31. This Agreement will enure to the benefit of and will be binding upon the parties hereto, and their respective successors and permitted assigns.

32. All obligations of the Developer hereunder are subject to the Developer being able to obtain all bylaw and statutorily required approvals therefor.

33. This Agreement does not restrict any discretion of the Township's Council or officials under its or their statutory powers, apart from the restrictions expressly provided for herein and as provided for in section 516 of the *Local Government Act.*

34. All obligations of the Developer hereunder are subject to the Developer being able to obtain all bylaw and statutorily required approvals therefor.

35. The Developer and the Township will do all further acts as may be necessary for carrying out this Agreement, including without limitation execution of all required documentation and alterations required to achieve registration at the Land Title Office.

36. This Agreement (including consequential agreements contemplated herein) is the entire agreement (verbal or written) between the parties regarding the Specified Bylaw Provisions and the payment of Cash in Lieu. The parties acknowledge and agree that the Developer and the Township may enter into other agreements and covenants in respect to the Rezoning Bylaw, the Development and the Lands, including a servicing agreement for the construction of the Roads, the Ecological Greenway and other servicing for the Development, development works agreement, latecomer agreements, statutory rights of way pursuant to section 218 of the *Land Title Act*, and covenants pursuant to section 219 of the *Land Title Act*.

37. Time is of the essence of this Agreement.

38. All obligations of the parties will be suspended so long as the performance of such obligation is prevented, in whole or in part, by reason of labour dispute, fire, act of God, unusual delay by common carriers, earthquake, act of the elements, riot, civil commotion or inability to obtain necessary materials on the open market, and the period in which any party is required to perform any such obligation is extended for the period of such suspension. The impact of the Developer's financial circumstances upon the Developer's ability to perform this Agreement does not suspend the Developer's obligations under this Agreement. This provision does not extend the Term. Furthermore, delays in Development (for any reason) will not result in extension of the Term.

39. No provision of this Agreement is to be considered to have been waived by a party unless the waiver is expressed in writing by the party. The waiver by a party of any breach by another party of any provision is not to be construed as or constitute a waiver of any further or other breach.

40. If any part of this Agreement other than section 9 is held to be invalid, illegal or unenforceable by a Court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part. In the event that section 9 is held to be invalid, illegal or unenforceable by a Court having jurisdiction to do so, such a holding will not limit such nonconforming use protection as has accrued to the Developer or transferee in connection with the subdivision and development of the Lands in keeping with the Site Plan, including by way of the doctrine of "commitment to use", nor the application of the law related to unjust enrichment.

Interpretation

41. In this Agreement:

(a) the headings and captions are for convenience only and do not form a part of this Agreement and will not be used to interpret, define or limit the scope, extent or intent of this Agreement or any of its provisions;

(b) the word "including" when following any general term or statement is not to be construed as limiting the general term or statement to the specific items or matters set forth or to similar terms or matters but rather as permitting it to refer to other items or matters that could reasonably fall within its scope;

(c) a reference to currency means Canadian currency;

(d) a reference to a statute includes every regulation made pursuant thereto, all amendments to the statute or to any such regulation in force from time to time and any statute or regulation that supplements or supersedes such statute or any such regulation;

(e) a reference to time or date is to the local time or date in Langley, British Columbia;

(f) a word importing the masculine gender includes the feminine or neuter, and a word importing the singular includes the plural and vice versa;

(g) a reference to approval, authorization, consent, designation, waiver or notice means written approval, authorization, consent, designation, waiver or notice; and

(h) a reference to a section means a section of this Agreement, unless a specific reference is provided to a statute.

42. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

Indemnity and Release

43. The Developer will indemnify and save harmless the Township from any and all claims, causes of action, suits, demands, fines, penalties, costs, deprivation, expenses or legal fees whatsoever, whether based in law or equity, whether known or unknown, which anyone has or may have against the Township or which the Township incurs as a result of any loss, damage or injury, including economic loss or deprivation, arising out of or connected with or any breach by the Developer of this Agreement.

44. The Developer hereby releases and forever discharges the Township of and from any claims, causes of action, suits, demands, fines, penalties, costs, deprivation, expenses or legal fees whatsoever which the Developer can or may have against the Township, whether based in law or equity, whether known or unknown, for any loss, damage or injury, including economic loss or deprivation, that the Developer may sustain or suffer arising out of or connected with this Agreement, including the restrictions and requirements of this Agreement, the provisions of the Amenities, or any breach by the Developer of any covenant in this Agreement.

45. The indemnity and release provisions of sections 43 and 44 will survive the expiry or termination of this Agreement.

Notice

46. A notice, demand, statement, request or other evidence required or permitted to be given hereunder must be written and will be sufficiently given if delivered in person or by registered mail, as follows:

(a) if to the Developer:

Qualico Developments (Vancouver) Inc.
#310 5620 -152 Street
Surrey, BC
V3S 3K2

(b) if to the Township:

The Corporation of the Township of Langley
20338-65 Avenue
Langley, BC V2Y 3J1

Attention: General Manager, Engineering and Community Development

and a party at any time may give notice to the others of a change of address after which the address so specified will be considered to be the address of the party who gave the notice. Any notice, demand, statement, request or other evidence delivered in person will be considered to have been given at the time of personal delivery and if delivered by registered mail, on the date of receipt.

Execution

47. This agreement may be executed in counterparts and may be electronically delivered.

Costs

48. Every obligation of the Developer under this Agreement must be satisfied by the Developer at its sole cost.

Schedules

49. The following schedules are annexed to and form part of this Agreement:

Schedule A – Site Plan

Schedule B – Form for Agreement to Bylaw Changes

Schedule C – Copy of the Rezoning Bylaw

Schedule D - Development Variance Permit

IN WITNESS WHEREOF the parties have executed this Agreement as of the date first written above.

QUALICO DEVELOPMENTS (VANCOUVER) INC.,

Per:_____
Authorized Signatory

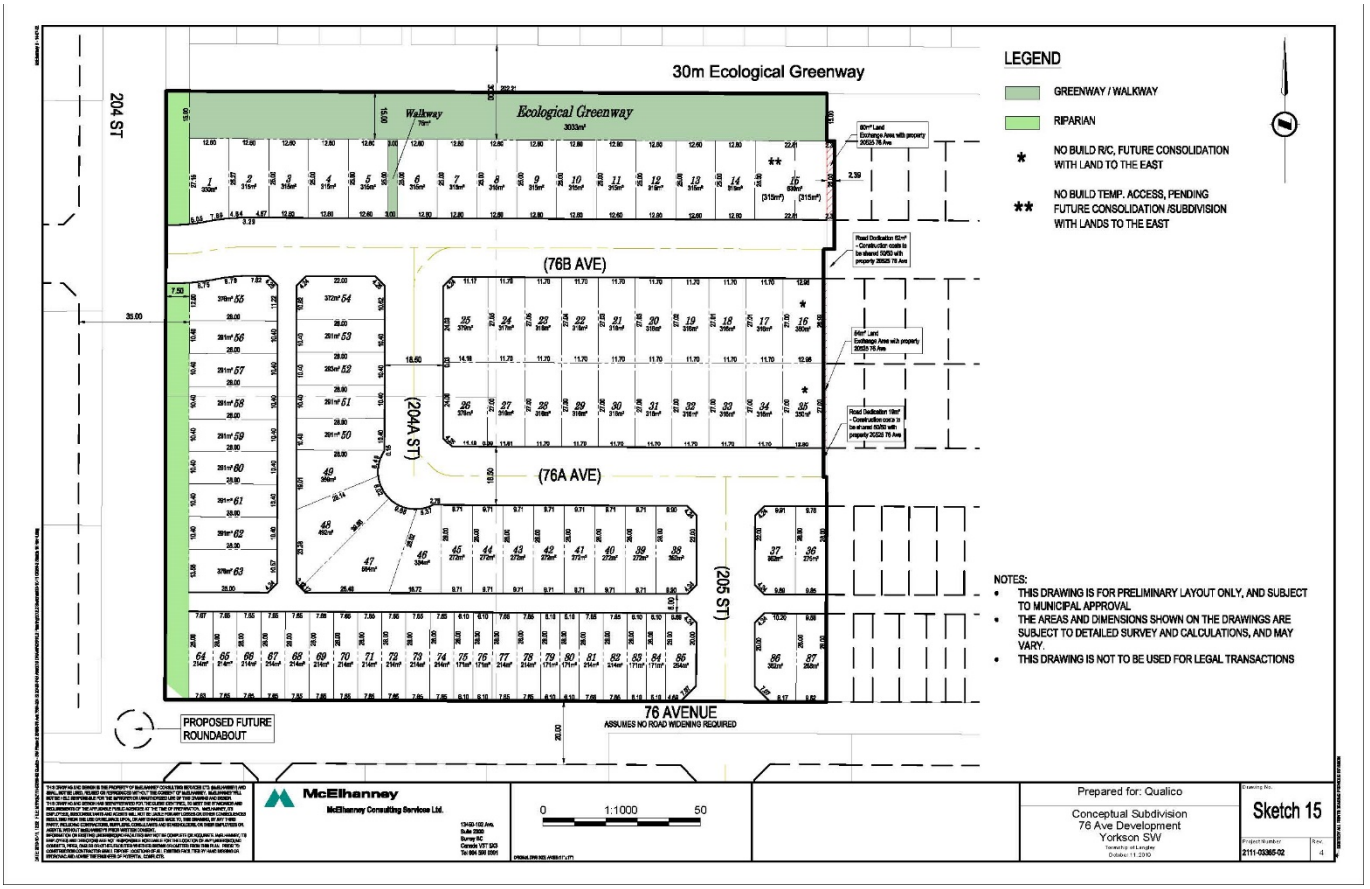
Per:_____
Authorized Signatory

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Per:_____

Per:_____

SCHEDULE A



SITE PLAN

SCHEDULE B

FORM FOR AGREEMENT TO BYLAW CHANGES

This AGREEMENT dated for reference the ___ day of ___, ____

BETWEEN:

Qualico Developments (Vancouver) Inc.

#310 5620 -152 Street
Surrey, BC
V3S 3K2

(the "**Developer**")

AND:

The Corporation of the Township of Langley
20338-65 Avenue
Langley, BC V2Y 3J1

(the "**Township**")

WHEREAS:

A. The Township has entered into a Phased Development Agreement authorized by Bylaw 2019, No.5514 dated the ___ day of _____, _____ (the "**PDA**");

B. The Developer is the registered owner of the lands described below, being all or part of the lands that are the subject of the PDA:

PID: 010-677-437, Lot 7 Section 23 Township 8 New Westminster District Plan 2685,
PID: 010-678-107, North Half Lot 8 Section 23 Township 8 New Westminster District Plan 2685,
PID: 007-502-079, South Half Lot 8 Section 23 Township 8 New Westminster District Plan 2685,
Part of certain lands and premises legally described as: PID: 010-677-313, West Half Lot 6 Section 23 Township 8 New Westminster District Plan 2685,

as subdivided from time to time (the "**Lands**");

C. The Township has, pursuant to Bylaw 2019, No. 5501 amended the provisions of its Zoning Bylaw as set out below:

[set out the amendments that the Township and the Developer agree apply to the Lands]

(the "**Amended Provisions**")

D. The Developer and the Township wish to agree that the Amended Provisions apply to the Lands;

NOW THEREFORE THIS AGREEMENT WITNESSES THAT:

1. The Developer and the Township hereby agree, further to section 516 of the *Local Government Act*, that the Amended Provisions apply to the development of the Lands.

2. Apart from the amendment of the Amended Provisions, the agreement of the Township and the Developer hereunder is not intended to, and does not, in any way:

(a) limit or otherwise alter the rights and responsibilities of the Developer and the Township under the PDA, which will continue in full force and effect, and be enforceable by both parties, notwithstanding section 1; or

(b) impact lands that may be the subject of the PDA other than the Lands.

3. Without limiting the generality of section 1, the Township and the Developer, noting that neither the definition of Specified Bylaw Provisions in the PDA, nor the provisions of the PDA relating to the Specified Bylaw Provisions, have been amended, agree and confirm that:

(a) the foregoing agreement in respect of the Amended Provisions does not imply, and will not be construed as implying, that the Developer has waived the protection that the PDA provides to it in respect of the Specified Bylaw Provisions, apart from the application of the Amended Provisions; and

(b) any further or subsequent changes to the Specified Bylaw Provisions, other than the Amended Provisions, will not apply to the development of the Lands unless the Developer agrees in writing that they apply on the basis set out at sections 2 and 3 of this Agreement.

IN WITNESS WHEREOF the Parties have executed this Agreement as of the date first written above.

QUALICO DEVELOPMENTS (VANCOUVER) INC

Per:_____
Authorized Signatory

Per:_____
Authorized Signatory

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Per:_____

Per:_____

SCHEDULE C

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.) BYLAW 2019 NO. 5501

EXPLANATORY NOTE

Bylaw 2019 No. 5501 rezones 4.08 ha (10.07 ac) of land at 7664 204 Street, 20431 and 20495 76 Avenue and a portion of 20525 76 Avenue from Suburban Residential Zone SR-2 to Residential Lot Zone R-1A, and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD) to accommodate 88 residential lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.)
BYLAW 2019 NO. 5501

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. 5501”.

2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

   PID: 010-677-437, Lot 7 Section 23 Township 8 New Westminster District Plan 2685,

   PID: 010-678-107, North Half Lot 8 Section 23 Township 8 New Westminster District Plan 2685,

   PID: 007-502-079, South Half Lot 8 Section 23 Township 8 New Westminster District Plan 2685,

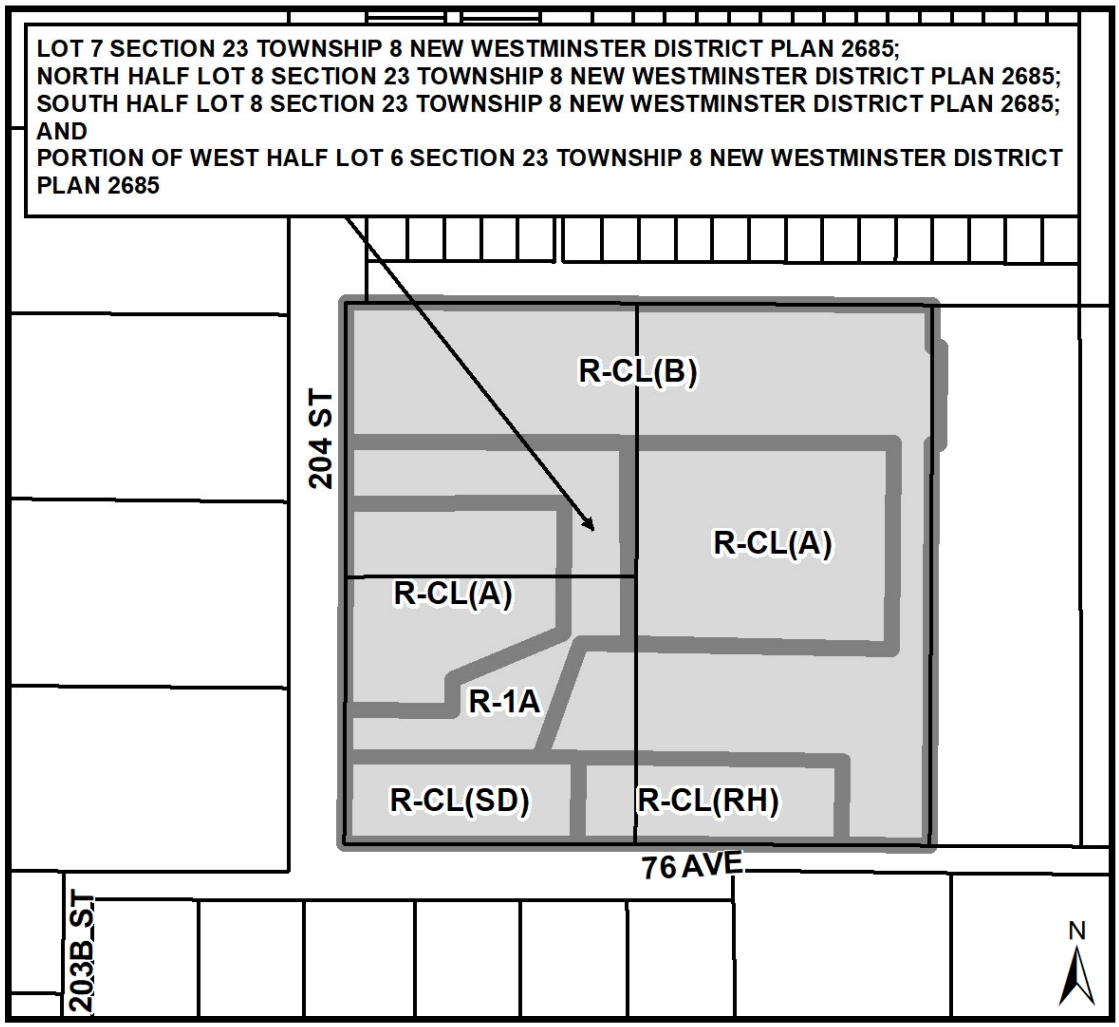
   Portion of PID: 010-677-313, West Half Lot 6 Section 23 Township 8 New Westminster District Plan 2685;

   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	day of	, 2019.
READ A SECOND TIME the	day of	, 2019.
PUBLIC HEARING HELD the	day of	, 2019.
READ A THIRD TIME the	day of	, 2019.
ADOPTED the	day of	, 2019.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5501



Schedule D
Development Variance Permit

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100104

This Permit is issued this _____day of _____, 2019 to:

1. Name: Qualico Developments (Vancouver) Inc.

   Address: 310 – 5620 – 252 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 7 Section 23 Township 8 New Westminster District Plan 2685 North Half Lot 8 Section 23 Township 8 New Westminster District Plan 2685 South Half Lot 8 Section 23 Township 8 New Westminster District Plan 2685 Portion of West Half Lot 6 Section 23 Township 8 New Westminster District Plan 2685
CIVIC ADDRESS:	7664 204 Street 20431 and 20495 76 Avenue and a portion of 20525 76 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. 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 lot line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 25 and 26.
   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 Lots 47, 48, 54, 55, and 63;
   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 side lot line setback requirement for a principal building abutting a street from 3.0 metres to 2.5 metres on proposed Lots 25 and 26.

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 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.

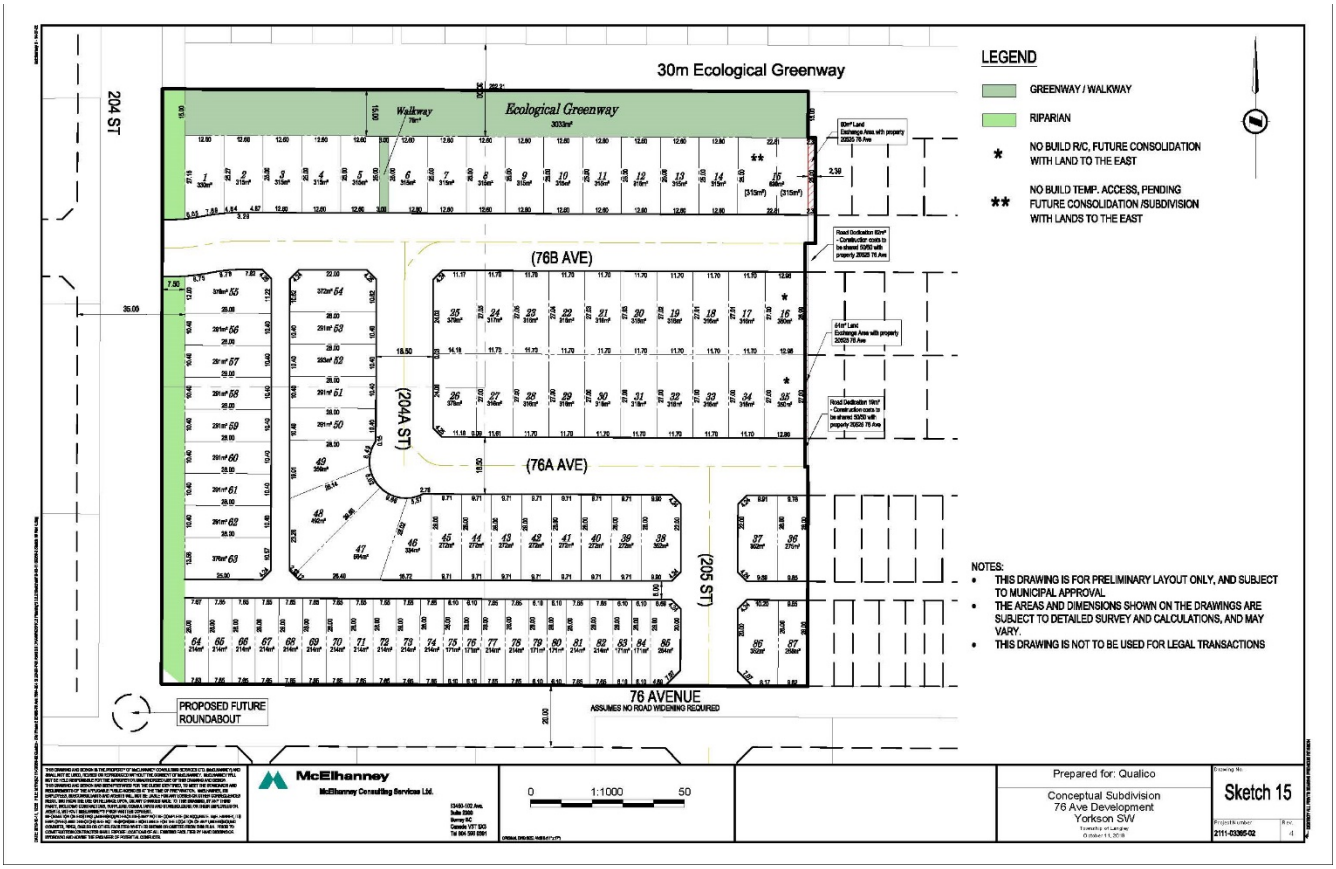
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   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

SCHEDULE A


30m Ecological Greenway
Walkway
Ecological Greenway
3033m²
204 ST
(76B AVE)
(204A ST)
(76A AVE)
(205 ST)
76 AVENUE
ASSUMES NO ROAD WIDENING REQUIRED
PROPOSED FUTURE ROUNDABOUT
LEGEND
GREENWAY / WALKWAY
RIPARIAN
* NO BUILD R/C, FUTURE CONSOLIDATION WITH LAND TO THE EAST
** NO BUILD TEMP. ACCESS, PENDING FUTURE CONSOLIDATION /SUBDIVISION WITH LANDS TO THE EAST
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
McElhanney
McElhanney Consulting Services Ltd.
0 1:1000 50
Prepared for: Qualico
Conceptual Subdivision
76 Ave Development
Yorkson SW
Sketch 15
2111-03365-02

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No.100983

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 7 Section 23 Township 8 New Westminster District Plan 2685
North Half Lot 8 Section 23 Township 8 New Westminster District Plan 2685
South Half Lot 8 Section 23 Township 8 New Westminster District Plan 2685
Portion of West Half Lot 6 Section 23 Township 8 New Westminster District Plan 2685

CIVIC ADDRESS: 7664 204 Street, 20431 and 20495 - 76 Avenue and a portion of 20525 - 76 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. 100104

This Permit is issued this _____day of _____, 2019 to:

1. Name: Qualico Developments (Vancouver) Inc.

   Address: 310 – 5620 – 252 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 7 Section 23 Township 8 New Westminster District Plan 2685
   North Half Lot 8 Section 23 Township 8 New Westminster District Plan 2685
   South Half Lot 8 Section 23 Township 8 New Westminster District Plan 2685
   Portion of West Half Lot 6 Section 23 Township 8 New Westminster District Plan 2685

   CIVIC ADDRESS: 7664 204 Street
   20431 and 20495 - 76 Avenue and
   a portion of 20525 - 76 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. 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 Lots 25 and 26.
   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 Lots 47, 48, 54, 55, and 63;
   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 side lot line setback requirement for a principal building abutting a street from 3.0 metres to 2.5 metres on proposed Lots 25 and 26.

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 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.

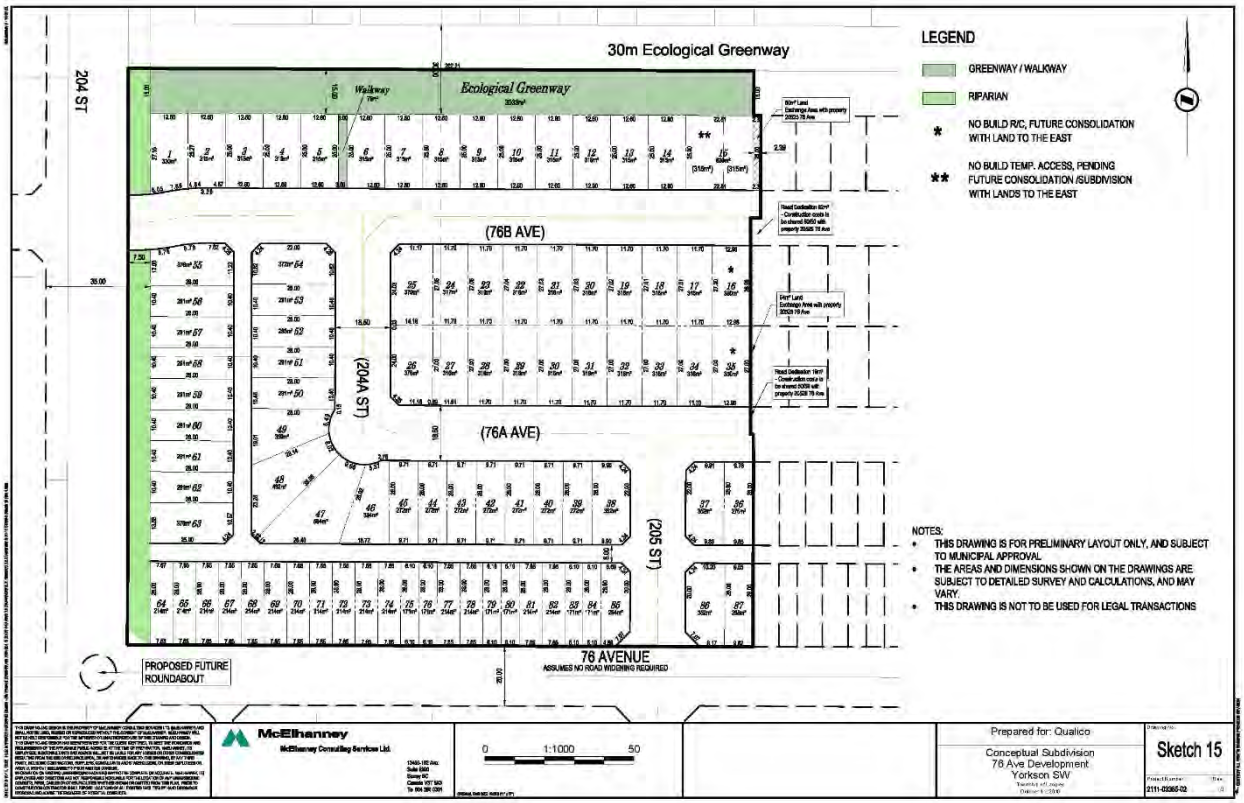
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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

SCHEDULE A


30m Ecological Greenway
Walkway
Ecological Greenway
204 ST
(76B AVE)
(204A ST)
(76A AVE)
(205 ST)
76 AVENUE
ASSUMES NO ROAD WIDENING REQUIRED
PROPOSED FUTURE ROUNDABOUT
LEGEND
GREENWAY / WALKWAY
RIPARIAN
* NO BUILD R/C, FUTURE CONSOLIDATION WITH LAND TO THE EAST
** NO BUILD TEMP. ACCESS, PENDING FUTURE CONSOLIDATION /SUBDIVISION WITH LANDS TO THE EAST
NOTES:
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• THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS
McElhanney
McElhanney Consulting Services Ltd.
0 1:1000 50
Prepared for: Qualico
Conceptual Subdivision
76 Ave Development
Yorkson SW
Sketch 15

From: Zorica Andjelic
Sent: Wednesday, February 03, 2021 10:24 AM
To: CD Agenda Bylaw
Cc: Chris Jarvie
Subject: Item for February 8, 2021 Council meeting agenda Bylaws No. 5501 and 5514 (Project # 08-23-0176)

1. Please place Bylaw # 5501 and 5514 (Qualico Developments (Vancouver) Inc.) on the Council agenda of February 8, 2021 for consideration of final reading and adoption.

2. Please note that all development prerequisites listed in the Community Development Division report to Council of October 21, 2019 attached to the Bylaw have been satisfactorily addressed.

3. The Public Hearing for the Bylaw(s) was held on November 4, 2019 with third reading given on November 18, 2019

4. 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. Although resolution of the development prerequisite items was on-going and the on-site rezoning signs remained in place, the Bylaws were delayed as the applicant worked on securing the required pocket park.

5. Also, please place accompanying Development Permit No. 100983 and DVP 100104 (siting variance) on the same agenda for issuance by Council.

Township of Langley
Est. 1873

TREE PROTECTION ADVISORY COMMITTEE

Tuesday, January 12, 2021 at 7:00pm
via Zoom

MINUTES

Present:
C. Grey, Community Co-Chair
B. Whitmarsh, Council Co-Chair
P. Arnason, Council Co-Chair (Alternate)
K. Richter, Councillor
E. Woodward, Councillor

C. Bishop, J. Evanochko, M. Muller, A. Neufeld, H. Sakurai, and T. Smith

Staff:
J. Chu, Manager, Community and Policy Planning
E. Fong, Superintendent, Trees, Trails, Horticulture, and Natural Areas
A. Jensen, Planner, Community and Policy Planning
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Tree Protection Advisory Committee – January 12, 2021

Moved by J. Evanochko,
Seconded by J. Turner,
That the Tree Protection Advisory Committee approve the agenda and receive the agenda items of the January 12, 2021 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Tree Protection Advisory Committee – December 8, 2020

Moved by A. Neufeld,
Seconded by T. Smith,
That the Tree Protection Advisory Committee adopt the minutes of the December 8, 2020 meeting, as amended.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

E. CORRESPONDENCE

F. WORK PROGRAM

1. Detailed Review of Tree Protection Bylaw (continued)

The committee continued with their review of the Tree Protection Bylaw. The following items were discussed and commented on:

Section 3 - Application of Standards

- Why does this section not include private property? What is the rationale for how it is written?
- Staff followed the same format as the Richmond Tree Protection Bylaw, and this was also a Council direction. This section may apply to public rights-of-way as well.
- Public rights-of-way needs to be clarified and defined better.
- When the Township needs to remove a tree, this bylaw does not apply. The Township should want to protect as many trees as possible.
- Does the Highway and Traffic Bylaw protect trees on rights-of way? Section 3.a should be retained in the Tree Protection Bylaw until rights-of way are addressed properly in the Highway and Traffic Bylaw.
- Would like to see the Tree Protection Bylaw applied to golf courses as well. All of the golf courses in the Township are in the ALR. Municipalities are subject to the rules and regulations of the Agricultural Land Commission (ALC).
- If a site is already part of a development application, the Tree Protection Bylaw does not apply. The site falls under the Subdivision and Development Bylaw. Should these two bylaws be amalgamated?
- It is really not the mandate of the task force to review several different bylaws, but they could make a recommendation to Council to ask for the bylaws to be reviewed.
- Would like to get a sense of the enforcement statistics of the Highway and Traffic Bylaw. How many trees are being taken down? Is there enough tree protection in these other bylaws?
- Should development sites receive the same protection as lands under the Tree Protection Bylaw?
- Public trees are protected with a $500 fine under two different bylaws, the Highway and Traffic Bylaw and the Public Spaces Bylaw.

Action: Staff to summarise the four bylaws that pertain to trees, and report back to the Committee.

Sections 5 and 6 – Restrictions and Exemptions

- The language issues were already addressed in our initial review.
- Should 30cm dbh be reduced to 20cm dbh, with a possible exemption for Cottonwood and Alders?
- A 20cm threshold will increase the number of applications coming into the department.

F. WORK PROGRAM

- Staff noted that lowering the dbh could cause an increase in the workload. It is challenging to keep with the current bylaw as it is now.
- Exemptions for Cottonwood and Alders make things more complicated.
- If there are two new employees, would that be enough staff to manage the 20cm dbh threshold?
- Reviewing and documenting 20cm dbh should not be a big impact on staff and will help expand the tree canopy.
- This topic needs to be reviewed further.

Section 9 - Replacement Trees

- Questions were raised regarding the fee in lieu of replacement trees and what other municipalities are doing in this regard.
- $600 is a good place to start. Richmond charges $750 which includes watering.
- Should there be uniformity with other municipalities?
- The ratio of replacement trees is not consistent between municipalities.
- It would be good to review the cost of planting and maintaining a tree; i.e. watering, staff time, etc. We may need to increase the fee.
- The bylaw should state that the cost could go up each year.

Action: Staff to provide the cost of planting and maintaining a tree, and report back to the Committee.

- Should section 9.3 be removed?
- Hazardous trees that must be removed should not require replacement trees. The removal costs can be significant and requiring a replacement tree is an additional burden for the owner.
- Staff can make the decision if a tree needs to be replaced.
- Areas missing from the bylaw:
    - establish a requirement to replace with a native tree,
    - exempt a fee for removing a hazard tree,
    - require a professional to determine if a tree is hazardous,
    - re-visit cash in-lieu payment,
    - limit the number of trees that can be removed, and
    - include a strong justification for why the tree is being removed.
- There should be a formula for the number of trees to be replaced. With native trees, resiliency should be considered first.
- Should the public have input on the removal of a significant tree?
- Item 6.2 regarding the 24 month period needs to be revisited. Staff have suggested that item 6.2 be removed in their report to Council.
-

Section 13 – Tree Cutting and Removal

- Section 13.1.e – why don't the hours coincide with the Noise Bylaw? The hours should be in line with the construction hours. 7:30am makes sense from a business perspective, although this is more of an issue in the higher density areas where noise may disturb people on shift work etc. Following the construction hours may be a good thing to try.

F. WORK PROGRAM

Section 6 – Exemptions

- Should Section 6.2 regarding the 24 month period be removed? 5.1 affects 6.2 – staff primarily use 5.1 as their basis when an application is received. If we are going to interpret with more flexibility, then 6.2 does not need to be in the bylaw. Other municipalities have a lot more specifics on what can and cannot be cut. This needs to be revisited. Staff need to have clearer guidelines. If there are only a few rejected applications each year, what has been the benefit of the Tree Protection Bylaw? Remove 6.2.
- Do we want a permissive bylaw or one that is more restrictive?
- Until there are more detailed guidelines, item 6.2 should not be removed.
- How will changing the bylaw to be more restrictive affect staff? Maybe outside arborist reports should be used to help staff. Should 6.2 be changed to 36 months?
- Requirement for replacement trees required for any given time a permit is approved.
- 6.2 needs to be discussed further.
- Vancouver and Richmond had similar clauses which they removed because it was affecting the tree canopy.
- Clear direction from Council is needed for staff on how to implement the bylaw.
- There are different interpretations of “private property”. Residents only have tenure rights.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: February 16, 2021
Location: via Zoom
Time: 7:00 pm

J. TERMINATE

Moved by A. Neufeld,
Seconded by J. Evanochko,
That the meeting terminate at 8:57pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair	Council Representative Co-Chair

Township of Langley
Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, January 20, 2021 at 7:00pm
Via Zoom

MINUTES

Present:
Councillor P. Arnason (Council Co-Chair)
Councillor S. Ferguson (Council Co-Chair)

E. Brett, C. Eaton, L. Gates, L. George, S. Soheili, and G. Wong

Staff:
P. Ward, Strategic/Social Planner
K. Stepto, Recording Secretary

Guest:
P. Crump

Code of Ethics Signing

Members signed the *"Code of Ethics, Confidentiality, and Conflict of Interest for Council Members and Appointees"* and submitted them electronically.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – January 20, 2021

Moved by S. Soheili,
Seconded by L. George,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the January 20, 2021 meeting, as amended.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – December 16, 2020

Moved by S. Soheili,
Seconded by C. Eaton,
That Seniors Advisory Committee adopt the Minutes of the December 16, 2020 meeting.
CARRIED

B. ADOPTION OF MINUTES

2. Dementia-friendly Task Force Notes – December 16, 2020

Moved by S. Soheili,
Seconded by L. Gates,
That Seniors Advisory Committee receive the Notes of the December 16, 2020 meeting (see Attachment A).
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Langley Seniors in Action

P. Crump, Chair, Langley Seniors in Action, presented an overview of the organization. He noted that this group was formerly the Langley Seniors Community Action Table and that they became a registered society in 2020 and re-branded themselves to be Langley Seniors in Action. The focus of the organization is to:

- Facilitate seniors' leadership and involvement in the community;
- Recognize local issues and opportunities;
- Share information and resources; and
- Build partnerships with other community services.

Some of the issues they have addressed include:

- Housing
- Transportation
- Education and awareness (e.g. online workshops)
- Health
- Social isolation
- Elder abuse

Discussion ensued on the following topics:

- COVID-19, seniors, and advocacy
- Equity, inclusion, and seniors
- Opportunities for additional seniors' centres (e.g. Willoughby)
- Connecting seniors with children and youth
- Engagement with First Nations and Indigenous organizations
- Seniors and community connectedness

D. REPORTS

1. Co-Chair Reports

Councillor Ferguson reported that the Council is currently going through the budget process and that staff and the Council co-chair had an orientation session with the new SAC members.

Councillor Arnason noted that she is the Council representative on the Fraser Valley Regional Library Board, and that there are many virtual programs currently being offered.

E. CORRESPONDENCE

F. WORK PROGRAM

1. 2021 Work Plan

The SAC discussed its work plan for 2021. P. Ward noted that the 2020 work plan was included in the agenda package for reference purposes and that the Age- and Dementia-friendly Action Plan had been identified as a preliminary work plan item in SAC's 2020 annual report. Discussion ensued and it was suggested that part of the SAC meetings during the first half of 2021 could be allocated for the Age- and Dementia-friendly Action Plan (through the Dementia-friendly Task Force), with the other part of the SAC meetings allocated for other work plan items. It was suggested to include COVID-19 recovery as a possible work plan item for 2021.

The 2021 work plan will be further discussed and finalized at the February meeting.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Terms of Reference

The committee reviewed the Terms of Reference.

2. 2021 Meeting Schedule

Provided in package for information.

3. 2021 Membership List

Provided electronically after the committee agreed.

I. NEXT MEETING

Date: February 17, 2021
Location: via Zoom
Time: 8:30 pm

J. TERMINATE

Moved by S. Soheili,
Seconded by C. Eaton,
That the meeting terminate at 7:52pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

TOWNSHIP OF LANGLEY
AGE- AND DEMENTIA-FRIENDLY ACTION PLAN

DEMENTIA-FRIENDLY TASK FORCE MEETING #1 MEETING NOTES

Wednesday, December 16, 2020 from 7:30pm to 9:00pm via Teams

Task Force members in attendance:

Councillor Arnason, Councillor Ferguson, S. Aziz, E. Brett, K. Brown, C. Eaton, L. Gates, M. Gill, L. George, S. Hedao, C. Munnalall, R. Oren, S. Soheili, and G. Wong

Facilitators:

A. Penner, Community and Policy Planner; M. Larson, Consultant; P. Ward, Strategic/Social Planner

Summary Notes:

1. Welcome and introductions

P. Ward welcomed everyone to the meeting and acknowledged that the work would be taking place on the traditional and unceded territories of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations. Introductions took place.

2. Age- and dementia-friendly communities

M. Larson and P. Ward provided an overview of age- and dementia-friendly communities. The following information was provided:

- In 2007, the World Health Organization (WHO) launched a global Age-friendly Community Initiative. It recognizes the increase in the number and proportion of people aged 60 years and older.
- Dementia is a set of symptoms caused by disorders in the brain. There are over 100 different diseases that may cause dementia. Dementia affects thinking, behaviour, and feelings, and is progressive (gets worse over time).

- The concept “aging in place” is evolving to “aging in the right place” in recognition that the right place may be different for different people.
- The Township finalized its existing Age-friendly Strategy in 2014 and was designated an age-friendly community by the Province of BC in 2015. Progress reports on the implementation of the Strategy have been prepared in 2017 and 2019.
- In 2020, the Township received grant funding from the Union of BC Municipalities to update its Age-friendly Strategy and integrate dementia-friendly concepts into one Action Plan.
- The Cities of Burnaby, New Westminster, Richmond, and Vancouver and the three North Shore municipalities have undertaken age- and/or dementia-friendly work.

3. Dementia-friendly Task Force terms of reference

P. Ward provided an overview of the Age- and Dementia-friendly Action Plan Terms of Reference and the Dementia-friendly Task Force Terms of Reference. It was noted that the Task Force is part of a broader public engagement program. The role of the Task Force is to provide input and feedback at key points during the project and help raise community awareness about the project.

P. Ward further noted the Task Force member with lived experience of dementia has withdrawn from the Task Force. All Task Force members were asked to consider potential replacements, and forward any suggestions to staff.

4. Project activities

M. Larson indicated that project activities to date have focused on background research. In early 2021, public communications and engagement activities will be launched. It is anticipated that the project team will begin synthesizing the information and drafting the Action Plan in the spring of 2021.

5. Breakout discussion

The Task Force broke out in two virtual rooms for facilitated discussion on two questions. The following is a summary of these discussions:

What is unique about our Township?

- A community of diverse communities

- Rural/agricultural areas
- Large municipality, primarily auto-oriented
- Urban amenities, though still predominately suburban
- Abundance of outdoor recreation spaces
- Many programs and services
- Manufactured home parks
- Multi-generational households
- Housing affordability challenges
- Engaged, age-friendly local businesses
- Active Chamber of Commerce
- Has an Age-friendly Strategy

How might we engage community participation?

- Public communications (Township website, social media, newspaper)
- Outreach to seniors homes, recreational directors
- Consultation at the community level
- Focus groups with seniors
- Fraser Health Authority and Langley City engagement
- Equity considerations (cultural and language barriers, time of day of activities, targeting diverse groups)

When Task Force members returned to the plenary, M. Larson indicated that a summary of the breakout discussions would be included in the meeting notes.

6. Next steps

M. Larson indicated that the next steps for the project will include preparing for public engagement activities, including the Dementia Friends Forum in late February.

Next Meeting

February 17, 2020 (tentative)

Attachments

1. Meeting #1 PowerPoint slides

Reference Materials

1. Township of Langley Age-friendly Strategy: www.tol.ca/agefriendly

Attachment 1

Township of Langley Dementia-friendly Task Force

Dec. 16, 2020



1

Agenda

- Age- and Dementia-friendly communities
- Dementia-friendly Task Force
- Project Activities
- Breakout Groups: Township approach
- Next steps



2



Age- and dementia-friendly community concepts

2007: World Health Organization launches a global Age-friendly Community initiative

- Recognizes the increase in number and proportion of people age 60+
- Leaders: Japan, UK, Australia, Canada
- All ages benefit from increased health, safety, participation, social supports.

1 million people worldwide turn 60 every month; 80% live in developing countries

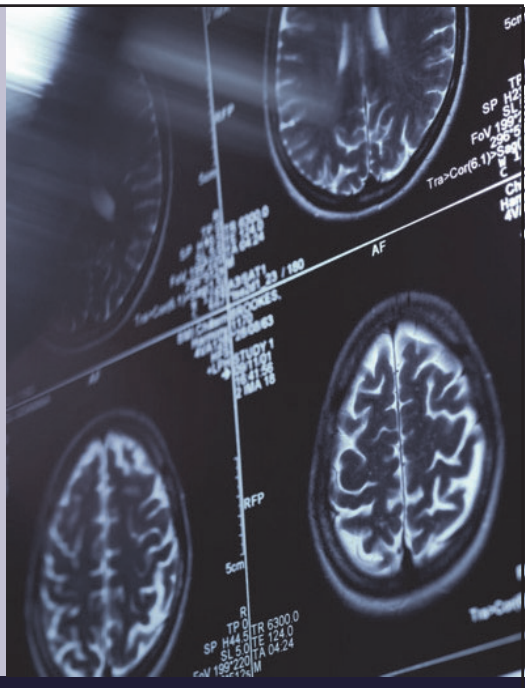
3

Age- and dementia-friendly community concepts

Dementia: A set of symptoms caused by disorders in the brain.

- 100+ different diseases may cause dementia
- Affects thinking, behaviour, and feelings
- Progressive (gets worse over time)

AGING ≠ DEMENTIA



4

Age- and dementia-friendly community concepts

Aging in the Right Place

- Changed from "age in place"
- Not "one-size-fits-all"

What makes a place "right" for you?



5

Age- and dementia-friendly communities

Global, federal, provincial, regional

- Burnaby
- New Westminster
- North Shore (3 communities)
- Richmond
- Vancouver

Impact:

- Visibility + learning = Reduced stigma
- Increased connections and support
- Expand programs and strengthen policies



6

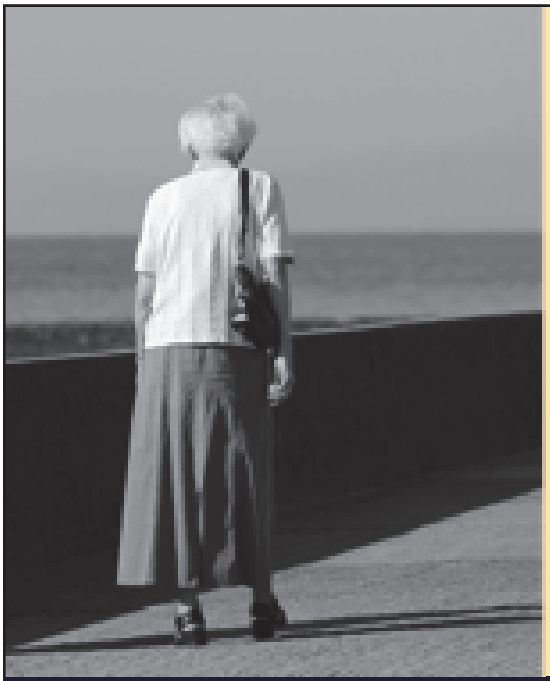
Age- and dementia-friendly Township of Langley

- 2014: Age-friendly Strategy
- 2015: Age-friendly Strategy Implementation Plan
  Age-friendly community designation
- 2017 and 2019: Age-friendly Progress Reports
- 2020: UBCM funding for a one-year project to integrate age and dementia-friendly concepts into one Action Plan

Outdoor Spaces & Buildings | Transportation | Housing | Respect & Social Inclusion | Social Participation | Communication & Information | Civic Participation & Employment | Community Support & Health Services



7



Terms of Reference

1. Age- and Dementia-friendly Action Plan Terms of Reference
2. Dementia-friendly Task Force Terms of Reference

Engagement: Township staff, stakeholders, community— including those with lived experience of dementia

8

Project Activities: Timeline and tools

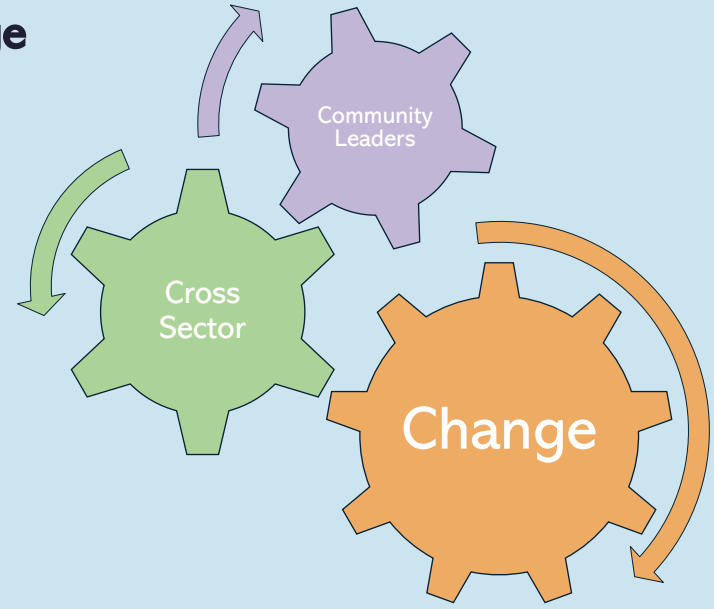
Sept.-Dec.	Jan.	Feb.	Mar.-May	June, July, Aug.	Sept.
RESEARCH	PLAN PROMO	FORUM	SURVEY, FOCUS GROUPS, OTHER OPTIONS?	SYNTHESIZE DATA DRAFT PLAN	ACTION PLAN



9

Elements of change

- Connection
- Communication
- Engagement
- Equity, inclusion
- Facilitation
- Creativity
- Innovation
- Cooperation
- Compromise
- Coordination
- Training
- Analysis
- Evaluation
- Reflection
- Planning



10

Breakout Discussion

Small groups: 10 – 15 mins:

1. What is unique about our Township?
2. How might we inspire community members to participate?
   - Equity, inclusion, accessibility
   - COVID-19 safe

Full group: 10 – 15 mins.

- Respond, reflect and refine



11



Next Steps

1. February meeting
2. Forum

12

Township of Langley
Est. 1873

AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE

Wednesday, January 27, 2021 at 7:00pm
Via Zoom

M I N U T E S

Present:
Councillor B. Whitmarsh, Council Co-Chair
J. Caldarella, Community Co-Chair

C. Alison, C. Clark, I. Han, P. Kathuria, V. Pontaletta, B. Sharp, and A. Smith

Staff:
M. Gunn, Planner, Community and Policy Planning
R. Nelson, Senior Planner, Community and Policy Planning
K. Stepto, Recording Secretary

Guest:
B. Pearson, Langley Farmers' Institute

Welcome
Councillor Whitmarsh welcomed everyone.

Code of Ethics Signing
Members signed the *"Code of Ethics, Confidentiality, and Conflict of Interest for Council Members and Appointees"* and submitted them electronically.

Election
C. Clark nominated J. Caldarella to be the Community Co-Chair
B. Sharp seconded the nomination.

J. Caldarella was elected Community Co-Chair for 2021 by acclamation and assumed the position for the rest of the meeting.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory and Economic Enhancement Committee - January 27, 2021

Moved by A. Smith,
Seconded by B. Sharp,
That the Agricultural Advisory and Economic Enhancement Committee approve the agenda and receive the agenda items of the January 27, 2021 meeting, as amended.
CARRIED

Clerk's Note: Item G.1 was added to the agenda

B. ADOPTION OF MINUTES

1. Agricultural Advisory and Economic Enhancement Committee - November 25, 2020

Moved by A. Smith,
Seconded by V. Pontaletta,
That the Agricultural Advisory and Economic Enhancement Committee adopt the Minutes of the November 25, 2020 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

E. CORRESPONDENCE

F. WORK PROGRAM

1. Review Terms of Reference

Staff provided an overview of the Terms of Reference and made particular note of the mandate which is to provide advice to Council regarding plans, policies, programs, and strategies that are focused on maintaining and enhancing the Township's overall economy including, but not limited to, its agricultural sector.

It was noted that Council received a letter from the Langley Farmers' Institute (LFI) requesting that a LFI representative seat be added to the AAEEC Membership, by amending AAEEC Terms of Reference. This would parallel the current seat for a Chamber of Commerce representative. This request was referred to the AAEEC by Council to provide comment.

Discussion ensued and the committee was in agreeance that adding a LFI representative would be beneficial to the AAEEC and also the Future of Farming Task Force. As there are currently two members on the AAEEC who are also on the LFI, this will not affect the membership in 2021. Moving forward, The AAEEC recommend that the LFI appoint a representative to the AAEEC each year, similar to the Chamber of Commerce representative. The AAEEC also recommends that this representative be a voting member.

MOTION
Moved by C. Clark,
Seconded by B. Sharp,
That the Agricultural Advisory and Economic Enhancement Committee support the addition of a representative from the Langley Farmers' Institute as a voting

F. WORK PROGRAM

member and ask staff to amend the Terms of Reference for the committee's endorsement and Council approval.
CARRIED

2. 2020 AAEEC Annual Report

Provided in package for information.

"Round table" introductions took place.

3. 2021 Work Program

On-going projects

Staff commented that the 2021 Work Plan will be based on three categories:

1. Committee-led initiatives;
2. On-going staff work programs and respective strategies; and
3. Partnership projects with other community organizations.

Under these categories, the work plan could include the following:

Committee-led initiatives:
- Completion and recommendations from the Future of Farming Task Force.

On-going staff work programs and implementation strategies:
- Host the annual Farm Tour in the fall
- Provide strategic advice and industry intelligence to implement the Agricultural Viability Strategy and the Economic Development Strategy and recommend strategies to capitalize on emerging opportunities.

Partnership projects;
- Explore other partnerships opportunities with other institutions and advisory committees.

Possible New Projects

Discussion ensued and the following comments/suggestions were provided:

- The Farm Tour is a very important part of the work plan. Perhaps it could be a drive-thru event similar to Christmas in Williams Park, or a virtual event if social distancing protocols are still in place in the fall.
- Suggest discussing the future of the Langley Farmer's Market.
- Suggest discussing the Cranberry Festival and whether it can be combined with the Langley Farmer's Market.
- Suggest discussing the farm residential footprint.

Action: Staff will bring back a draft Work Plan to the February meeting for the committee's endorsement.

F. WORK PROGRAM

4. Future of Farming Task Force

Staff reviewed the purpose of the Task Force which is as follows:

"To Identify actions for the benefit of agriculture in relation with the future of farming, farming protection, assistance to small & medium sized farms, food security, and regulations, within the context of the Council-adopted AVS by:

- Undertaking a review of the AVS sections 2.1 & 2.3;
- Reviewing existing regulatory context; and
- Conducting case study(ies) analysis."

The goal for the Task Force is to provide action plans on how to improve the experience and reduce the complexities and barriers for the farmer. The development of case studies will help identify the steps / departments a farmer must navigate through at the Township to put together the required information to have a question answered or to apply to do something on their property

The following suggestions for case studies were provided by the committee:

- Improving the TOL website; i.e. have an agriculture portal to make finding information easier for farmers.
- Marketing of the farmers produce/goods; i.e. an app to inform residents of what is for sale (virtual farmers market/food hub)
- Make regulations easier for farmers to understand.
- "Home Plate" – a housing footprint – support farmers with how they live on their farms.
- Access to affordable meat processing in Langley.
- How to attract more people to become farmers.
- Enhance current TOL farming policies – an "Ag refresh".
- How to attract young people to become farmers.
- How can the TOL support small farms

The committee divided into two breakout rooms to determine their top three choices for case studies.

After each group reported on their top three, the following case studies were chosen to focus on:

1. Communication strategy (TOL website and marketing app)
2. Review of farming policies in the TOL (including meat processing)
3. Attracting new farmers.

Committee members were asked to think about how to move these case studies forward and which one they would personally like to work on.

G. COUNCIL REFERRALS

The following motion was referred from Council at the January 25, 2021 Regular Meeting:

1. *Request for Representation on the Agricultural Advisory and Economic Enhancement Committee*

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council receive the letter from the Board of Directors, Langley Farmers' Institute, requesting a representative seat on the Agricultural Advisory and Economic Enhancement Committee.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Davis,
That this motion be referred to the Agricultural Advisory and Economic Enhancement Committee for their input.
CARRIED

Clerk's Note: Please refer to item F. 1

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. 2021 Membership List

Provided electronically after the committee was in agreeance.

2. 2021 Meeting Schedule

Provided in package for information.

I. NEXT MEETING

Date: Wednesday, February 24, 2021
Location: via Zoom
Time: 7:00 pm

J. TERMINATE

Moved by B. Sharp,
Seconded by V. Pontaletta
That the meeting terminate at 8:48pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair	Council Representative Co-Chair

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1067418 BC LTD.) BYLAW 2020 NO. 5658

EXPLANATORY NOTE

Bylaw 2020 No. 5658 amends Comprehensive Development Zone CD-110 by adding cannabis retail as a site specific permitted use at 105, 20826 – 72 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1067418 BC LTD.) BYLAW 2020 NO. 5658

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 (1067418 BC LTD.) Bylaw 2020 No. 5658".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended:

   By amending "Section 1010 – Comprehensive Development Zone CD-110" by adding as Section 1010.1(7) after Section 1010.1(6) the following:

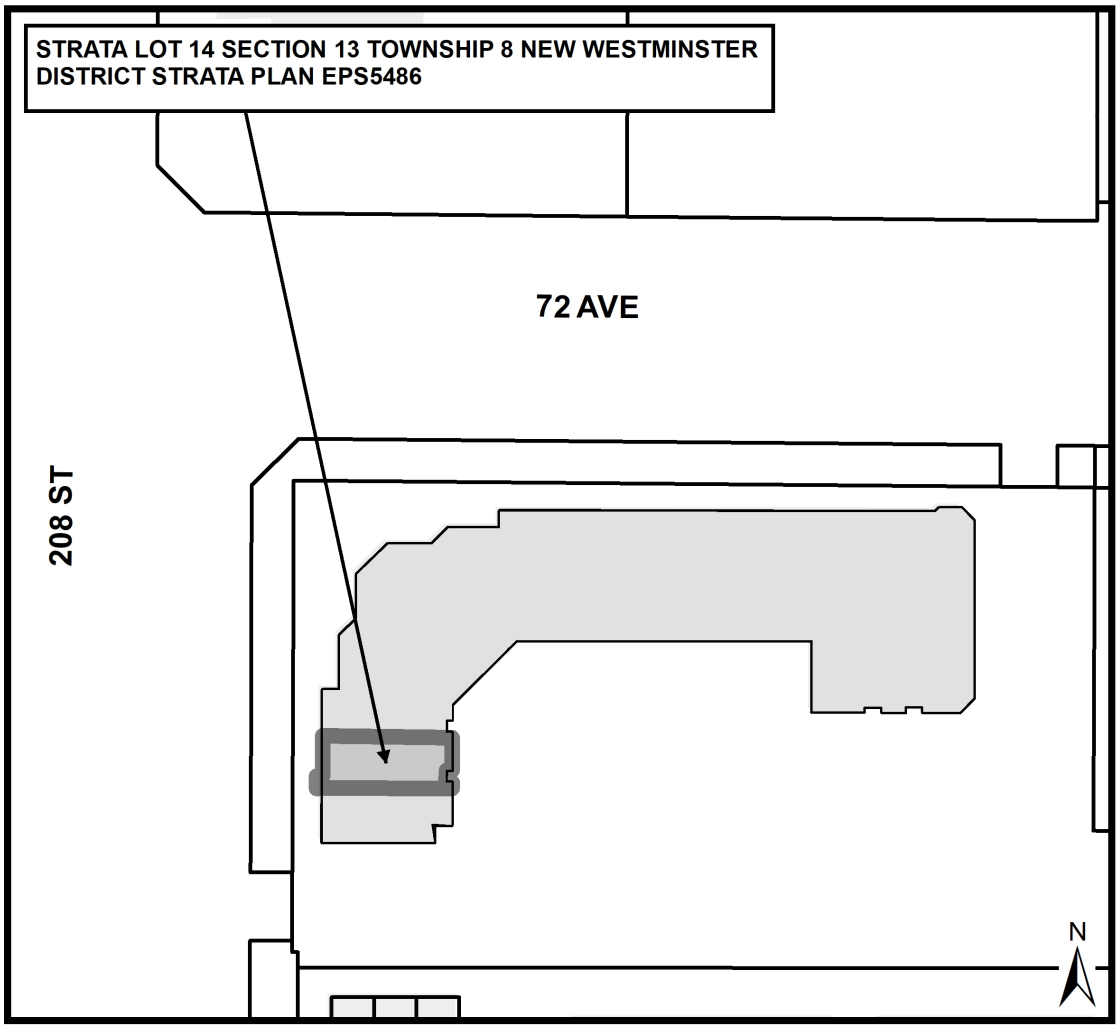
   "*cannabis retail* on Strata Lot 14 Section 13 Township 8 New Westminster District Strata Plan EPS5486"

   As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-110

READ A FIRST TIME the	14	day of	December	, 2020
READ A SECOND TIME the	14	day of	December	, 2020
NOTICE WAS ADVERTISED the		day of		, 2020
READ A THIRD TIME the		day of		, 2021
ADOPTED the		day of		, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5658



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: DECEMBER 14, 2020 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: NON-MEDICAL CANNABIS RETAIL SALES DEVELOPMENT APPLICATIONS (GROUP 2)

REPORT: 20-163
FILE: BA000027

RECOMMENDATIONS:

That Council consider and if deemed appropriate grant first and second reading to the following Bylaws, proposed to amend the Township of Langley Zoning Bylaw 1987 No. 2500, to accommodate non-medical cannabis retail sales on a site specific basis, on the following properties:

Application No.	Applicant	Address	Bylaw No.
CR000002 / RZ100622 / 08-14-0116	Barbieri Developments Ltd.	105, 20125 – 64 Avenue	5631
CR000010 / RZ100631 / 08-13-0093	1067418 BC Ltd.	105, 20826 – 72 Avenue	5658
CR000003 / RZ100624 / 13-19-0250	0830828 BC Ltd.	A130, 26426 Fraser Highway	5663
CR000004 / RZ100625 / 10-25-0037	381282 BC Ltd.	3227 – 264 Street	5664
CR000005 / RZ100627 / 13-20-0153	Toor Brothers Enterprises Ltd.	27276 Fraser Highway	5665
CR000006 / RZ100623 / 08-10-0062	Valley Properties Ltd.	6225 – 200 Street	5666
CR000009 / RZ100630 / 13-19-0309	Friday 5pm Management Ltd.	26444 – 32 Avenue	5667
CR000012 /RZ100633 / 13-20-0148	Janda Group Holdings Inc.	27512, 27522 Fraser Highway	5668
CR000013 / RZ100634 / 13-19-0083	Sharma	27112, 27114 Fraser Highway	5669
CR000020 / RZ100647 / 13-20-0154 /	Fraser Highway Prime Investments Ltd.	3083 – 276 Street	5672

Subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley's General Manager of Engineering and Community Development prior to final reading:

1. Approval of rezoning bylaw by the Ministry of Transportation and Infrastructure, as required; and
2. Confirmation of "fit and proper" stage completed by the Provincial Liquor and Cannabis Regulation Branch;

That Council consider the endorsement requests for new non-medical cannabis retail stores at the above referenced locations;

That Staff be authorized to proceed with the next steps in the process, including the required public input opportunity, prior to Council's consideration of third reading of the referenced Bylaws, in conjunction with the endorsement request for a new non-medical cannabis retail store; and further

That Council, at time of final reading of the above referenced Bylaws, should the applications be endorsed by Council and the provincial Liquor and Cannabis Control Branch to proceed, adopt the following resolution:

> *"That Council has considered and ENDORSED the request by ____ to locate a non-medical cannabis retail store at_____, Langley, as meeting the objectives of the Cannabis Retail Sales Policy No. 07-410.*
>
> *In ENDORSING this request, Council deems that it has considered and found acceptable the location of the cannabis retail store; the proximity of the store to other special or recreational facilities and public buildings; the size of the store; 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 as part of a public input opportunity, the records of which are provided as attachments to this resolution. ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Cannabis Control and Licensing Act Regulations."*

EXECUTIVE SUMMARY:

At its Regular Meeting held on November 9, 2020, Council resolved as follows:

> *Whereas at the October 19, 2020 Special Meeting of Council, Council directed that 8 of the 20 non-medical cannabis retail sales rezoning applications not proceed to first and second reading;*
>
> *Whereas Council has been contacted by several applicants requesting that Council reconsider their decision(s) based on the fact that the original criteria for the selection were amended after the applications had been received; and*
>
> *That the nullification of some proposals may have prejudiced applications by precluding proposals that were otherwise sufficient in the first instance;*
>
> *Therefore be it resolved that staff be directed to bring forward all of the non-medical cannabis retail sales rezoning applications to first and second reading, in order to ensure equal consideration and fairness to all of the applications meeting the original criteria.*

Based on Council direction, staff have brought forward for Council's consideration the remaining ten (10) non-medical cannabis retail sales applications for consideration of first and second reading. Staff recommend that Council grant first and second reading of the associated rezoning Bylaws and direct staff to proceed with the next steps in the process.

PURPOSE:

The purpose of this report is to provide Council with information and recommendations concerning development applications proposing non-medical cannabis retail sales.

BACKGROUND/HISTORY:

On July 27, 2020 Council considered Rezoning Applications RZ100621 (CR000001) and RZ100622 (CR000002), consistent with the process outlined in Council Policy 07-410 Cannabis Retail Sales. The two (2) applications proposed to rezone properties located at 8860 – 201 Street and 20125 - 64 Avenue, to accommodate non-medical cannabis retail sales and were deferred by Council as per the following resolution:

> *"That staff be directed that items G.4 and G.5 be deferred and that cannabis rezoning applications received by August 31, 2020 be presented together by area and that staff develop selection criteria that Council may use in selecting the appropriate retail outlet for each area."*

As directed by Council, staff compiled all non-medical cannabis retail sales applications received by August 31, 2020, assembled them according to community and included them in a criteria based tabular format for Council's consideration. Council at its September 21, 2020 meeting considered the staff report and passed the following resolutions:

> *That the staff recommendations be referred to a Special Meeting of Council, to be held on October 19, 2020, for the purpose of reviewing each application in detail; and*
>
> *That new applications be brought forward for processing by Council, only after the current applications submitted by August 31, 2020 within the areas identified in the staff report have been processed.*

At its October 19, 2020 Special Meeting, Council passed the following resolutions:

- *That Council direct staff to proceed with the applicants who received 7 of 7 check marks, and bring them forward for first and second reading;*
- *That applicant CR7, 1135648 BC Ltd., proceed to first and second reading.*
- *That applicants receiving 6 of 7 check marks, also be brought forward for first and second reading;*
- *That application CR10, 1186354 BC Ltd., located at 208 Street and 72 Avenue, NOT proceed any further and the applicant be advised accordingly; and that the applicant be refunded any application fee;*
- *That applicant CR11, 0510711 BC Ltd., proceed to first and second reading;*
- *That applicant CR4, High Five Retail., proceed to first and second reading;*
- *That applicant CR5, 11811168 BC Ltd., proceed to first and second reading;*
- *That applicant CR14, Kansas Enterprises Ltd., proceed to first and second reading;*
- *That applicant CR15, Berezan Hospitality Group, having received 5 of 7 check marks, NOT proceed to first and second reading; and the application fees be refunded to Berezan Hospitality Group; and*
- *That all applicants who do not proceed, be refunded.*

At its November 9, 2020 Regular Meeting, Council passed the following resolution:

> *Whereas at the October 19, 2020 Special Meeting of Council, Council directed that 8 of the 20 non-medical cannabis retail sales rezoning applications not proceed to first and second reading;*
>
> *Whereas Council has been contacted by several applicants requesting that Council reconsider their decision(s) based on the fact that the original criteria for the selection were amended after the applications had been received; and*

That the nullification of some proposals may have prejudiced applications by precluding proposals that were otherwise sufficient in the first instance;

Therefore be it resolved that staff be directed to bring forward all of the non-medical cannabis retail sales rezoning applications to first and second reading, in order to ensure equal consideration and fairness to all of the applications meeting the original criteria.

DISCUSSION / ANALYSIS:

Based on Council direction of November 9, 2020 staff have brought forward the remaining ten (10) non-medical cannabis retail sales applications for Council's consideration. At the time of authoring this report, applications: CR15 / Berezan; CR17 / Berezan; and CR19 / P&L So Enterprises have withdrawn their respective applications, thereby reducing the total number of applications to eighteen (18) Township wide. Staff recommend that Council consider and if deemed appropriate grant first and second reading of the following rezoning bylaws and proceed with the required public input opportunity.

Application No.	Bylaw No.	Applicant	Address	Community	Total Checks
CR000002 / RZ100622 / 08-14-0116	5631	Barbieri Developments Ltd.	105, 20125 – 64 Avenue	Willowbrook	7/7
CR000010 / RZ100631 / 08-13-0093	5658	1067418 BC Ltd.	105, 20826 – 72 Avenue	Willoughby	6/7
CR000003 / RZ100624 / 13-19-0250	5663	0830828 BC Ltd.	A130, 26426 Fraser Highway	Aldergrove	5/7
CR000004 / RZ100625 / 10-25-0037	5664	381282 BC Ltd.	3227 – 264 Street	Aldergrove	6/7
CR000005 / RZ100627 / 13-20-0153	5665	Toor Brothers Enterprises Ltd.	27276 Fraser Highway	Aldergrove	6/7
CR000006 / RZ100623 / 08-10-0062	5666	Valley Properties Ltd.	6225 – 200 Street	Willowbrook	6/7
CR000009 / RZ100630 / 13-19-0309	5667	Friday 5pm Management Ltd.	26444 – 32 Avenue	Aldergrove	5/7
CR000012 /RZ100633 / 13-20-0148	5668	Janda Group Holdings Inc.	27512, 27522 Fraser Highway	Aldergrove	5/7
CR000013 / RZ100634 / 13-19-0083	5669	Sharma	27112, 27114 Fraser Highway	Aldergrove	5/7
CR000020 / RZ100647 / 13-20-0154 /	5672	Fraser Highway Prime Investments Ltd.	3083 – 276 Street	Aldergrove	5/7

Application Fees:

At its October 19, 2020 Special Meeting Council resolved that non-medical cannabis retail applications that do not move forward be refunded their application fees. At its November 9, 2020 Regular Meeting, Council resolved to bring forward all non-medical cannabis retail applications for consideration of first and second readings and public input opportunity. Unless directed otherwise, full refunds will be provided for applications that do not receive first and second readings of the accompanying rezoning bylaw and any future refunds will be in accordance with the Development Applications Procedures Bylaw 2018 No. 5428.

POLICY CONSIDERATIONS:

Although the issuance of Cannabis Licences is a Provincial jurisdiction, the Provincial Liquor and Cannabis Regulation Branch provides Council with the opportunity to endorse or not endorse applications for non-medical cannabis retail sales. Should Council choose not to endorse the Provincial application, it will be terminated by the Liquor and Cannabis Regulation Branch. Should Council choose to endorse the Provincial application, a resolution similar to the following is required to be adopted at the time of final reading of the rezoning bylaw.

In accordance with Liquor and Cannabis Regulation Branch requirements, subsequent to the Public Hearing, it is recommended that Council (at the time of final reading) adopt the following resolution:

> *"That Council has considered and ENDORSED the request by ____ to locate a non-medical cannabis retail store at_____, Langley, as meeting the objectives of the Cannabis Retail Sales Policy No. 07-410.*
>
> *In ENDORSING this request, Council deems that it has considered and found acceptable the location of the cannabis retail store; the proximity of the store to other special or recreational facilities and public buildings; the size of the store; 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 as part of a public input opportunity, the records of which are provided as attachments to this resolution. ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Cannabis Control and Licensing Act Regulations."*

Council may, of course, add to or expand upon the items referenced in the resolution, however, according to the Liquor and Cannabis Regulation Branch, all items in the resolution must be referenced.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (BURG PROPERTIES LTD.) BYLAW 2020 NO. 5651

EXPLANATORY NOTE

Bylaw 2020 No. 5651 amends Community Commercial Zone C-2 by adding *cannabis retail* as a site specific permitted use at unit 103, 9103 Glover Road.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (BURG PROPERTIES LTD.) BYLAW 2020 NO. 5651

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 (Burg Properties Ltd.) Bylaw 2020 No. 5651".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended:

   (1) By amending "Section 602 – Community Commercial Zone C-2" by adding as Section 602.1(11) after Section 602.1(10) the following:

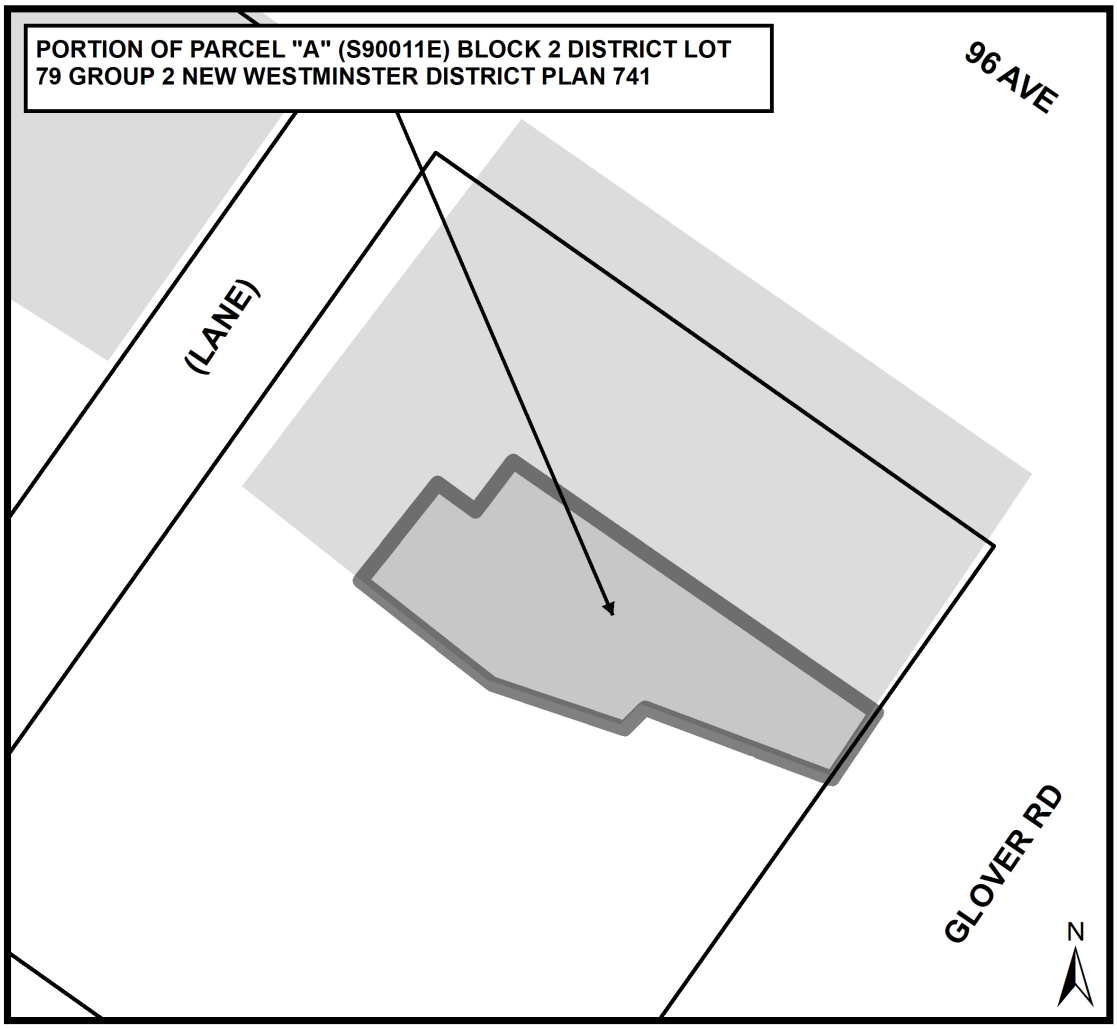
   "*cannabis retail* limited to the following locations:
   - Portion of Parcel A (S90011E) Block 2 District Lot 79 Group 2 NWD Plan 741."

   As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Community Commercial Zone C-2

READ A FIRST TIME the	09	day of	November	, 2020
READ A SECOND TIME the	09	day of	November	, 2020
NOTICE WAS ADVERTISED on the	26	day of	November	, 2020.
and the	03	day of	December	, 2020.
READ A THIRD TIME the		day of		, 2021
ADOPTED the		day of		, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5651



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: NOVEMBER 9, 2020 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: NON-MEDICAL CANNABIS RETAIL SALES DEVELOPMENT APPLICATIONS

REPORT: 20-148
FILE: BA000027

RECOMMENDATIONS:

That Council give first and second reading to the following Bylaws, proposed to amend the Township of Langley Zoning Bylaw 1987 No. 2500, to accommodate non-medical cannabis retail sales on a site specific basis, on the following properties:

Application No.	Applicant	Address	Bylaw No.
CR000007 / RZ100629 / 11-33-0127	Berg Properties Ltd.	103, 9103 Glover Road	5651
CR000014 / RZ100635 / 11-33-0133	1042725 BC Ltd.	100, 9084 Glover Road	5652
CR000018 / RZ100641 / 11-33-0111	Billy Brown Investments Ltd.	9273 Glover Road	5653
CR000001 / RZ100621 / 08-26-0219	Visco	102, 8860 – 201 Street	5630
CR000008 / RZ100628 / 08-35-0270	Rieding Projects Ltd.	1, 20349 – 88 Avenue	5654
CR000017 / RZ100640 / 08-27-0030	Willoughby Business Centre Ltd.	103A, 8399 – 200 Street	5655
CR000011 / RZ100632 / 11-06-0200	Central Langley Investments Ltd.	200, 4839 – 221 Street	5656
CR000016 /RZ100639 / 08-36-0201	North Langley Shopping Centre Ltd.	A401, 8840 – 210 Street	5657
CR000021 / RZ100649 / 07-35-0155	1179858 BC Ltd.	20047 - 20045 – 40 Avenue	5659

Subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley's General Manager of Engineering and Community Development prior to final reading:

1. Approval of rezoning bylaw by the Ministry of Transportation and Infrastructure, as required; and
2. Confirmation of "fit and proper" stage completed by the Provincial Liquor and Cannabis Regulation Branch;

That Council consider the endorsement requests for new non-medical cannabis retail stores at the above referenced locations;

That Staff be authorized to proceed with the next steps in the process, including the required public input opportunity, prior to Council's consideration of third reading of the referenced Bylaws, in conjunction with the endorsement request for a new non-medical cannabis retail store; and further

That Council, at time of final reading of the above referenced Bylaws, should the applications be endorsed by Council and the provincial Liquor and Cannabis Control Branch to proceed, adopt the following resolution:

> *"That Council has considered and ENDORSED the request by ____ to locate a non-medical cannabis retail store at_____, Langley, as meeting the objectives of the Cannabis Retail Sales Policy No. 07-410.*
>
> *In ENDORSING this request, Council deems that it has considered and found acceptable the location of the cannabis retail store; the proximity of the store to other special or recreational facilities and public buildings; the size of the store; 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 as part of a public input opportunity, the records of which are provided as attachments to this resolution. ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Cannabis Control and Licensing Act Regulations."*

EXECUTIVE SUMMARY:

At its Special Meeting held on October 19, 2020, Council considered retail sales of non-medical cannabis in a comprehensive and holistic manner, and resolved as follows:

- *That Council direct staff to proceed with the applicants who received 7 of 7 check marks, and bring them forward for first and second reading;*
- *That applicant CR7, 1135648 BC Ltd., proceed to first and second reading.*
- *That applicants receiving 6 of 7 check marks, also be brought forward for first and second reading;*
- *That application CR10, 1186354 BC Ltd., located at 208 Street and 72 Avenue, NOT proceed any further and the applicant be advised accordingly; and that the applicant be refunded any application fee;*
- *That applicant CR11, 0510711 BC Ltd., proceed to first and second reading;*
- *That applicant CR4, High Five Retail., proceed to first and second reading;*
- *That applicant CR5, 11811168 BC Ltd., proceed to first and second reading;*
- *That applicant CR14, Kansas Enterprises Ltd., proceed to first and second reading;*
- *That applicant CR15, Berezen Hospitality Group, having received 5 of 7 check marks, NOT proceed to first and second reading; and the application fees be refunded to Berezan Hospitality Group; and*
- *That all applicants who do not proceed, be refunded.*

Based on Council direction, staff have brought forward for Council's consideration, nine (9) non-medical cannabis retail sales applications from communities where all applications in that community were able to proceed, for consideration of initial bylaw readings as first step in the process. Staff recommend that Council grant first and second reading of the associated rezoning Bylaws and direct staff to proceed with the next steps in the process.

PURPOSE:

The purpose of this report is to provide Council with information and recommendations concerning development applications proposing non-medical cannabis retail sales.

BACKGROUND/HISTORY:

On July 27, 2020 Council considered Rezoning Applications RZ100621 (CR000001) and RZ100622 (CR000002), consistent with the process outlined in Council Policy 07-410 Cannabis Retail Sales. The two (2) applications proposed to rezone properties located at 8860 – 201 Street and 20125 - 64 Avenue, to accommodate non-medical cannabis retail sales and were deferred by Council as per the following resolution:

> *"That staff be directed that items G.4 and G.5 be deferred and that cannabis rezoning applications received by August 31, 2020 be presented together by area and that staff develop selection criteria that Council may use in selecting the appropriate retail outlet for each area."*

As directed by Council, staff compiled all non-medical cannabis retail sales applications received by August 31, 2020, assembled them according to community and included them in a criteria based tabular format for Council's consideration. Council at its September 21, 2020 meeting considered the staff report and passed the following resolutions:

> *That the staff recommendations be referred to a Special Meeting of Council, to be held on October 19, 2020, for the purpose of reviewing each application in detail; and*
>
> *That new applications be brought forward for processing by Council, only after the current applications submitted by August 31, 2020 within the areas identified in the staff report have been processed.*

At its October 19, 2020 Special Meeting, Council passed the following resolutions:

- *That Council direct staff to proceed with the applicants who received 7 of 7 check marks, and bring them forward for first and second reading;*
- *That applicant CR7, 1135648 BC Ltd., proceed to first and second reading.*
- *That applicants receiving 6 of 7 check marks, also be brought forward for first and second reading;*
- *That application CR10, 1186354 BC Ltd., located at 208 Street and 72 Avenue, NOT proceed any further and the applicant be advised accordingly; and that the applicant be refunded any application fee;*
- *That applicant CR11, 0510711 BC Ltd., proceed to first and second reading;*
- *That applicant CR4, High Five Retail., proceed to first and second reading;*
- *That applicant CR5, 11811168 BC Ltd., proceed to first and second reading;*
- *That applicant CR14, Kansas Enterprises Ltd., proceed to first and second reading;*
- *That applicant CR15, Berezen Hospitality Group, having received 5 of 7 check marks, NOT proceed to first and second reading; and the application fees be refunded to Berezan Hospitality Group; and*
- *That all applicants who do not proceed, be refunded.*

DISCUSSION / ANALYSIS:

Based on Council direction of October 19, 2020 staff have brought forward for Council's consideration, nine (9) non-medical cannabis retail sales applications from communities where all applications within the community were able to proceed. Staff recommend that Council grant first and second reading of the accompanying rezoning bylaw and proceed with the required public input opportunity, within the current pandemic context.

Since the October 19, 2020 Special Council Meeting, an application for non-medical cannabis retail sales was received for property located at 20045 – 40 Avenue in Brookswood (CR000021 / 07-35-0155). A rezoning bylaw and applicant rationale materials (Attachment A) have been included in this report for Council's consideration. As this application is the only application in its respective community, and further that it has received 7 of the 7 check marks based on the selection criteria previously considered and authorized by Council to proceed, staff recommend Council give first and second reading to the rezoning bylaw and direct staff to proceed with the next steps in the process.

All other applications being brought forward for Council's consideration are consistent with previous Council directions, with the exception of those that have not received 6 or 7 check marks and those that have received 6 or 7 check marks but are NOT the only applications in their respective community area pursuant Policy 07-410, as outlined in the following table.

Application No.	Applicant	Bylaw No.	Address	Community Area	Total Check Marks
CR7 / RZ100629 / 11-33-0127	Berg Properties Ltd.	5651	103, 9103 Glover Road	Fort Langley	7
CR14 / RZ100635 / 11-33-0133	1042725 BC Ltd.	5652	100, 9084 Glover Road	Fort Langley	6
CR18 / RZ100641 / 11-33-0111	Billy Brown Investments Ltd.	5653	9273 Glover Road	Fort Langley	7
CR1 / RZ100621 / 08-26-0219	Visco	5630	102, 8860 – 201 Street	Carvolth	7
CR8 / RZ100628 / 08-35-0270	Rieding Projects Ltd.	5654	1, 20349 – 88 Avenue	Carvolth	7
CR17 / RZ100640 / 08-27-0030	Willoughby Business Centre Ltd.	5655	103A, 8399 – 200 Street	Carvolth	7
CR11 / RZ100632 / 11-06-0200	Central Langley Investments Ltd.	5656	200, 4839 – 221 Street	Murrayville	6
CR16 /RZ100639 / 08-36-0201	North Langley Shopping Centre Ld.	5657	A401, 8840 – 210 Street	Walnut Grove	7
CR21 / RZ100649 / 07-35-0155	1179858 BC Ltd.	5659	20047 - 20045 – 40 Avenue	Brookswood	6

POLICY CONSIDERATIONS:

Although the issuance of Cannabis Licences is a Provincial jurisdiction, the Provincial Liquor and Cannabis Regulation Branch provides Council with the opportunity to endorse or not endorse applications for non-medical cannabis retail sales. Should Council choose not to endorse the Provincial application, it will be terminated by the Liquor and Cannabis Regulation Branch. Should Council choose to endorse the Provincial application, a resolution similar to the following is required to be adopted at the time of final reading of the rezoning bylaw.

In accordance with Liquor and Cannabis Regulation Branch requirements, subsequent to the Public Hearing, it is recommended that Council (at the time of final reading) adopt the following resolution:

> *"That Council has considered and ENDORSED the request by ____ to locate a non-medical cannabis retail store at_____, Langley, as meeting the objectives of the Cannabis Retail Sales Policy No. 07-410.*
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> *In ENDORSING this request, Council deems that it has considered and found acceptable the location of the cannabis retail store; the proximity of the store to other special or recreational facilities and public buildings; the size of the store; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.*
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> *In ENDORSING this request, Council has considered the views of area residents expressed to Council as part of a public input opportunity, the records of which are provided as attachments to this resolution. ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Cannabis Control and Licensing Act Regulations."*

Council may, of course, add to or expand upon the items referenced in the resolution, however, according to the Liquor and Cannabis Regulation Branch, all items in the resolution must be referenced.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
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