# REGULAR MEETING OF COUNCIL

Monday, February 22, 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 22, 2021**

***Recommendation:*** That Council adopt the agenda and receive the agenda items of the Regular Council meeting held February 22, 2021.

### B. ADOPTION OF MINUTES

**B.1** **Regular Council Meeting - February 8, 2021**

***Recommendation:*** That Council adopt the Minutes of the Regular Council meeting held February 8, 2021.

***Attachments:*** B.1 02_08 Regular minutes

### C. DELEGATIONS

**C.1** **Jessica Simpson**
**File 0550-07**

***Recommendation:*** Request by Jessica Simpson, to appear before Council to discuss migrating the Langley RCMP to the E-Comm 911 radio, reporting and dispatch systems, and transitioning the Langley RCMP into a municipal police force.

***Attachments:*** C.1 Jessica Simpson

### D. PRESENTATIONS

## E. REPORTS TO COUNCIL

**E.1** **Murrayville Heritage Pumphouse**
**Well Options**
**Report 21-13**
**File ENG 5330-27-084**

***Recommendation:*** That Council direct staff to decommission the well at the Murrayville Heritage Pumphouse and provide municipal water connection to allow continued public access while maintaining the water feature as an integral and important component of the heritage character of the site.

***Attachments:*** E.1 en Murrayville Pumphouse Well Options

**E.2** **Draft 2021-2025 Financial Plan**
**Report 21-15**
**File FIN 1700-40**

***Recommendation:*** That Council approve a 2021 Universal Services property tax revenue increase of 3.99%;

That Council approve a 2021 Water Utility user pay levy increase 4.35%; and

That Council approve a 2021 Sanitary Sewer Utility user pay levy increase of 1.48%.

***Attachments:*** E.2 fin Rpt 21-15 Draft 2021-2025 Financial Plan

## F. BYLAWS FOR FIRST AND SECOND READING

## G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**G.1** **Highway Development Works Agreement Bylaw**
**2020 No. 5682 (Qualico Developments (Vancouver) Inc.)**
**Bylaw No. 5682**
**Report 21-14**
**File CD 08-23-0155**

***Recommendation:*** That Council give first, second, and third reading to Highway Development Works Agreement (Qualico Development (Vancouver) Inc.) Bylaw 2020 No. 5682, for the provision of off-site roadworks and related underground infrastructure (storm and sanitary sewers and water main) for a portion of the Yorkson Neighbourhood Plan area in the Willoughby Community Plan.

Explanation - Bylaw No. 5682

Bylaw 2020 No. 5682, authorizes the execution of a Development Works Agreement between the Township of Langley and Qualico Developments (Vancouver) Inc. for the provision of Highway Works in the Yorkson Neighbourhood Plan area of the Township of Langley, and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

***Attachments:*** G.1 cd Highway DWA No. 5682 (Qualico)

**G.2** **Langley 2021 - 2025 Five-Year Financial Plan Bylaw and Development Cost Charge Reserve Fund Expenditure Bylaw**
**Bylaw No. 5692**
**Bylaw No. 5691**
**Report 21-16**
**File FIN 1700-80**

***Recommendation:*** That Council give first, second, and third reading to the Langley 2021 - 2025 Five-Year Financial Plan Bylaw 2021 No. 5692; and

That Council give first, second, and third reading to the Development Cost Charge Reserve Fund Expenditure Bylaw 2021 No. 5691.

Explanation - Bylaw No. 5692

The Langley 2021 - 2025 Five-Year Financial Plan Bylaw 2021 No. 5692 authorizes the expenditure of funds for the Municipality. The Langley 2021 - 2025 Five-Year Financial Plan Bylaw 2021 No. 5692 is prepared pursuant to Section 165 of the Community Charter and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2021.

An expenditure that is not provided for in the 2021 - 2025 Five-Year Financial Plan is not lawful.

Explanation - Bylaw No. 5691

Bylaw 2021 No. 5691 provides for the 2021 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2021 - 2025 Five Year Financial Plan. The projects are for roads, stormwater, sewer, water services and for parkland acquisition and development.

Expenditures have been included in the DCC Expenditure Bylaw, even when it looks like there are not enough funds available, in the event that enough DCC funds are received during the year. Projects will only proceed when sufficient funds are available.

Funds that become available in the Parkland Acquisition DCC Reserve, Water DCC Reserve, Stormwater DCC Reserve, and Roads DCC Reserve are first directed towards payment of the annual debt.

Presently, there are estimated expenditures under the bylaw in the amount of $105,342,394, which include capital carry-forwards from prior years, current debt payments and new capital projects for 2021.

Should any of the above-noted monies remain unexpended at the end of a project; the unexpended balance will be returned to the credit of the reserve fund.

***Attachments:*** G.2 fin Five Year Plan and DCC Bylaws

**G.3** **User Pay Utility Rate Bylaws for 2021**
**Bylaw No. 5693**
**Bylaw No. 5694**
**Report 21-17**
**File FIN 1700-80**

***Recommendation:*** That Council give first, second, and third reading to the Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2021 No. 5693; and

That Council give first, second, and third reading to the Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw 2021 No. 5694.

Explanation - Bylaw No. 5693

Bylaw 2021 No. 5693 sets the minimum charge for metered water customers at $291.25 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $279.10.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.842 per cubic meter. The current rate is $0.807 per cubic meter.

The flat rate for residential customers will be $582.50. The current rate is $558.22.

Explanation - Bylaw No. 5694

Bylaw 2021 No. 5694 sets the annual flat rate per service connection at $494.50 for residential sewer use. The current rate is $487.28.

The rate for Non-Residential sewer use is set at $1.391 per cubic meter of sewage discharged with a minimum of $247.25 per service connection for each six-month period. The current rates are $1.371 per cubic meter of sewage discharged with a minimum of $243.64 per service connection for each six-month period.

***Attachments:*** G.3 fin User Pay Utility Rate Bylaws

## H. BYLAWS FOR CONSIDERATION AT THIRD READING

**H.1**

**Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2021 No. 5615, approved by Council on April 20, 2021, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.**

**Rezoning Application No. 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 third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1151244 BC LTD.) Bylaw 2021 No. 5687.

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.

Development Permit No. 101161

Running concurrently with this Bylaw is Development Permit No. 101161 (1151244 BC Ltd. / Flat Architecture Inc. / 20267 - 72 Avenue) in accordance with Attachment A 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.

***Attachments:*** H.1 cd 1151244 BC Ltd

## I. BYLAWS FOR FINAL ADOPTION

**I.1** **Highway Closure, Dedication Removal and Disposal (MacDonald Realty) 22424 Fraser Highway**
**Bylaw No. 5435**
**Report C19-05**
**File ADM PM001469**

***Recommendation:*** That Council give final reading to "Highway Closing and Dedication Removal (MacDonald Realty) Bylaw 2021 No. 5435."

Explanation - Bylaw No. 5435

Bylaw 2021 No. 5435 authorizes the closure and highway dedication removal from a portion of 48 Avenue and 224 Street at Fraser Highway.

***Attachments:*** I.1 adm Hwy Closure, Dedication Removal (MacDonald Realty)

**I.2 Temporary Borrowing Bylaws and Municipal Security Issuing Resolution**
**Bylaw No. 5689**
**Report 21-11**
**File FIN 1760-30**

***Recommendation:*** That Council give final reading to "Temporary Borrowing (Transportation) Bylaw 2021 No. 5689".

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:*** I.2 Bylaw 5689 Temporary Borrowing (LED)

**I.3 Non-Medical Cannabis Retail Sales Development Application**
**Bylaw No. 5664**
**Report 20-163**
**File CD BA000027**

***Recommendation:*** That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (381282 BC LTD.) Bylaw 2020 No. 5664".

Explanation - Bylaw No. 5664

Bylaw 2020 No. 5664 amends Comprehensive Development Zone CD-35 by adding cannabis retail as a site specific permitted use on a portion of the property located at 5, 3227 - 264 Street.

That Council, at time of final reading of the above referenced Bylaw, should the application 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 381282 BC Ltd. to locate a non-medical cannabis retail store at

unit 5, 3227 - 264 Street, 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."

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of December 14, 2020 attached to the Bylaw have been satisfactorily addressed. The written submission opportunity for the Bylaw and non-medical cannabis retail sales endorsement was held on January 11, 2021 with third reading given on January 25, 2021.

***Attachments:*** I.3 cd Cannabis Retail Sales Bylaw 5664

**I.4** **Rezoning Application No. 100513 and**
**Development Permit Application No. 100974**
**(Zenterra Developments (West End) Ltd. / 7507 - 200 Street)**
**Bylaw No. 5427**
**Report 19-04**
**File CD 08-22-0081**

***Recommendation:*** That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Developments (West End) Ltd.) Bylaw 2019 No. 5427".

Explanation - Bylaw No. 5427

Bylaw 2019 No. 5427 rezones 1.56 ha (3.85 ac) of land located at 7507 - 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 and CD-132 to accommodate 38 townhouses and 115 apartment units.

Development Permit No. 100974

That Council authorize issuance of Development Permit No. 100974 (Zenterra Developments (West End) Ltd. / 7507 - 200 Street) in

accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedules "A" through "R";
b. On-site landscaping plans being in substantial compliance with Schedules "S" through "V", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. On-site landscaping to be secured by letter of credit at building permit stage;
c. Written confirmation form the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of January 14, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on February 11, 2019 with third reading given on February 25, 2019. In accordance with Council policy, staff advise that the Public Hearing for the Bylaw 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 Bylaw was delayed because the development had to wait until the Neighbourhood School and Park site and detention pond for the catchment was secured by another developer.

***Attachments:*** I.4 cd Zenterra Dev (West End)

**I.5 Official Community Plan Amendment and Rezoning Application No. 100155 and Development Permit Application No. 100942 (1041129 BC Ltd. / 19875, 19887, and 19929 - 75A Avenue) Bylaw No. 5439 Bylaw No. 5440 Report 19-37 File CD 08-22-0082**

***Recommendation:*** That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1041129 BC Ltd.) Bylaw 2019 No. 5439"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1041129 BC Ltd.) Bylaw 2019 No. 5440".

Explanation - Bylaw No. 5439

Bylaw 2019 No. 5439 amends the designation of a portion of property located at 19875 - 75A Avenue in the Willoughby Community Plan and the Latimer Neighbourhood Plan to accommodate a townhouse development on lands located at 19875, 19887, and 19929 - 75A Avenue.

Explanation - Bylaw No. 5440

Bylaw 2019 No. 5440 rezones 1.13 ha (2.80 ac) of land at 19875, 19887, and 19929 - 75A Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 61 townhouse units

Development Permit No. 100942

That Council authorize issuance of Development Permit No. 100942 (1041129 BC Ltd. / 19875, 19887, and 19929 - 75A Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedules "A" through "P";
b. On-site landscaping plans being in substantial compliance with Schedules "Q" through "R", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. On-site landscaping to be secured by letter of credit at building permit stage;
c. Written confirmation form the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of March 11, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw(s) was held on April 1, 2019 with third reading given on April 15, 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 because the Neighbourhood School and Park site and detention pond had yet to be secured for the catchment area.

***Attachments:*** I.5 cd 1041129 BC Ltd - Focus 08-22-0082

**I.6** **Rezoning Application No. 100521 and**
**Development Permit Application Nos. 100997, 101156 and**
**Development Variance Permit No. 100116**
**(Waterstone Anderson Ltd. / 7491 - 198B Street and**
**7500 Block of 198B Street)**
**Bylaw No. 5534**
**Bylaw No. 5535**
**Report 19-202**
**File CD 08-22-0085**

***Recommendation:*** That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Waterstone Anderson Ltd.) Bylaw 2019 No. 5534"; and

"Township of Langley Phased Development Agreement (Waterstone Anderson Ltd.) Bylaw 2019 No. 5535".

Explanation - Bylaw No. 5534

Bylaw 2019 No. 5534 rezones 4.29 ha (10.6 ac) of land at 7491 - 198B Street and 7500 Block of 198B Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A), R-CL(B) and R-CL(SD) to accommodate a mixed residential development consisting of 83 lots (47 single family lots and 36 semi-detached lots).

Explanation - Bylaw No. 5535

Bylaw 2019 No. 5535 authorizes the Township of Langley to enter into a phased development agreement with Waterstone Anderson Ltd. and 1078289 BC Ltd.

Development Permit No. 100997

That Council authorize issuance of Development Permit No. 100997 (Waterstone Anderson Ltd. / 7491 - 198B Street and 7500 Block of 198B Street) (proposed single family lots) 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 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 11.4 of the Latimer 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;

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit.

Development Permit No. 101156

That Council authorize issuance of Development Permit No. 101156 (Waterstone Anderson Ltd. / 7491 - 198B Street and 7500 Block of 198B Street) (streamside protection) in accordance with Attachment B subject to the following conditions:

a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township;
b. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

Development Variance Permit No. 100116

That Council authorize issuance of Development Variance Permit No. 100116 (Waterstone Anderson Ltd. / 7491 - 198B Street and 7500 Block of 198B Street) (lot depth variance) in accordance with Attachment C subject to the following conditions:

a. Section 405.9 - Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front loaded lot depth requirement in the Residential Compact Lot Zone R-CL(B) from 25 metres to 24.2 metres for proposed Lots 1 - 4 and 42 - 45 as indicated in Schedule "A".

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of December 16, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on January 13, 2020 with third reading given on January 27, 2020. 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 because the Neighbourhood School and Park site and detention pond had yet to be secured for the catchment area.

***Attachments:*** I.6 cd Waterstone Anderson RZ DP DVP

**I.7 Rezoning Application No. 100578 and Development Permit Application No. 101111 (Zenterra West End 2.0 Developments Ltd. 19965 - 75A Avenue and 7549 - 200 Street) Bylaw No. 5583 Report 20-86 File CD 08-22-0095**

***Recommendation:*** That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra West End 2.0 Developments Ltd.) Bylaw 2020 No. 5583".

Explanation - Bylaw No. 5583

Bylaw 2020 No. 5583 rezones 0.8 ha (1.99 ac) of land located at 7549 - 200 Street and 19965 - 75A Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-143 to accommodate nine (9) townhouse units and 94 apartment units.

Development Permit No. 101111

That Council authorize issuance of Development Permit No. 101111 (Zenterra West End 2.0 Developments Ltd. 19965 - 75A Avenue and 7549 - 200 Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township of Langley General Manager of Engineering and Community Development.

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. On-site servicing and site specific stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
c. On-site landscaping to be secured by letter of credit at building

permit stage;
d. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 29, 2020 attached to the Bylaw have been satisfactorily addressed. A written submission opportunity was provided prior to the Bylaw receiving third reading on July 13, 2020.

***Attachments:*** I.7 cd Zenterra RZ DP

**I.8 Non-Medical Cannabis Retail Sales**
**Development Application**
**Bylaw No. 5630**
**Report 20-148**
**File CD BA000027**

***Recommendation:*** That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Visco) Bylaw 2020 No. 5630".

Explanation - Bylaw No. 5630

Bylaw 2020 No. 5630 amends Comprehensive Development Zone CD-48 by adding cannabis retail as a site specific permitted use at unit 102, 8860 - 201 Street.

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 Visco to locate a non-medical cannabis retail store at unit 102, 8860 - 201 Street, 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."

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of November 9, 2020 attached to the Bylaw have been satisfactorily addressed. The written submission opportunity for the Bylaw and non-medical cannabis retail sales endorsement was held on December 7, 2020 with third reading given on January 25, 2021.

***Attachments:*** I.8 cd Cannabis Retails Sales Bylaw 5630

## J. CORRESPONDENCE

In an effort to make the community aware, the following proclamation has been requested:

**J.1** **PMDD Awareness Month**
**File 0630-01**

***Recommendation:*** That Council receive the correspondence from Brett Buchert, Director of Impact, International Association for Premenstrual Disorders, requesting the Willoughby Greenway Bridge be lit teal for PMDD Awareness Month on April 4, 2021.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

***Attachments:*** J.1 IAPMD

## K. MINUTES OF COMMITTEES

**K.1** **Heritage Advisory Committee - February 3, 2021**
**Recreation, Culture, and Parks Advisory Committee - February 10, 2021**
**File 0540-20**

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

***Attachments:*** K.1 Committee Minutes

**K.2 Heritage Advisory Committee Recommended Motion**
**File 0540-20**

***Recommendation:*** That Council approve the 2021 Work Plan, presented as Attachment A.

**K.3 Recreation, Culture, and Parks Advisory Committee Recommended Motion**
**File 0540-20**

***Recommendation:*** That Council endorse the 2021 Work Program (see Attachment A).

## L. MAYOR AND COUNCIL REPORT

## M. METRO VANCOUVER REPRESENTATIVES REPORT

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

## O. OTHER BUSINESS

At the February 8, 2021 Regular Meeting of Council, Councillor Richter provided the following Notices of Motion:

**O.1 Library Master Plan Review**

***Recommendation:*** Whereas Township Council received a presentation from FVRL on February 8, 2021; and

Whereas Township Council last reviewed the TOL Libraries Master Plan in 2012;

Therefore be it resolved that Council appoint a community-based Task Force to review the full scale and scope of Township Library Requirements, Needs, Model, and Services including Programming in the Township, and report back to Township Council on revisions and updates needed to the TOL Libraries Master Plan; and further

Be it resolved that the review and update of the TOL Master Plan occur prior to any final decision on a new library in Willoughby being made.

***Attachments:*** O.1 Township of Langley Library Master Plan

**O.2 Parking on 199A Crescent**

***Recommendation:*** Whereas recent resident issues have surfaced regarding on-street parking in the vicinity of 41 Avenue and 199A Crescent in Brookswood;

Therefore be it resolved that Council request staff to look into the need for adding short term, time-limited, or resident-only parking on 199A Crescent, or increased parking enforcement there, and to report back to Council on this.

At the February 8, 2021 Regular Meeting of Council, Councillor Arnason provided the following Notice of Motion:

**O.3 COVID-19 and Community Grants**

***Recommendation:*** Whereas the COVID-19 pandemic has very negatively impacted the arts and culture sector of our community;

Whereas this sector provides programs, events, and services that define the very character of our vibrant community by enlivening, engaging, and bringing together our communities in ways that support our broader Township social and economic sustainability policies and objectives;

Whereas the continuation of the COVID-19 pandemic health protocols and restrictions into 2021 precludes the types of historic gatherings and events that were funded by the Township community grant framework; and

Whereas it is deemed necessary and desirable in the pandemic period to create a parallel funding model for virtual events in order to offer an opportunity for qualifying applicants to move forward with needed financial resources ensuring their survival in the Township of Langley;

Therefore be it resolved that Council direct staff to bring forward a draft community grants policy amendment for Council review, that integrates additional criteria that will allow for the combination of virtual and limited in-person hybrid programming during the remainder of the immediate pandemic period, with further applicability to any instances of future pandemics that could restrict physical participation in events.

## P. 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 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) (a) Personnel; and
Item G.1 - Section 90(1) (e) Property; (k) Negotiations.

## Q. TERMINATE

Township of Langley
Est. 1873

# REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, February 8, 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, S. Little, and K. Stepto

## A. ADOPTION AND RECEIPT OF AGENDA ITEMS

### 1. Regular Council Meeting – February 8, 2021

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held February 8, 2021.
**CARRIED**

## B. ADOPTION OF MINUTES

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

Moved by Councillor Arnason,
Seconded by Councillor Long,
That Council adopt the Minutes of the Special Council Meeting for Budget Purposes held January 25, 2021.
**CARRIED**

### 2. Regular Council Meeting – January 25, 2021

Moved by Councillor Arnason,
Seconded by Councillor Long,
That Council adopt the Minutes of the Regular Council meeting held January 25, 2021.
**CARRIED**

## B. ADOPTION OF MINUTES

### 3. Public Hearing Meeting – January 25, 2021

Moved by Councillor Arnason,
Seconded by Councillor Long,
That Council adopt the Minutes of the Public Hearing meeting held January 25, 2021.
**CARRIED**

### 4. Special Council Meeting for Priority Planning for Budget Purposes – January 29, 2021

Moved by Councillor Arnason,
Seconded by Councillor Long,
That Council adopt the Minutes of the Special Council Meeting for Priority Planning for Budget Purposes held January 29, 2021.
**CARRIED**

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

Moved by Councillor Arnason,
Seconded by Councillor Long,
That Council adopt the Minutes of the Special Council Meeting for Budget Purposes held February 1, 2021.
**CARRIED**

**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 1:04pm.

## C. DELEGATIONS

### 1. Sunny Gill
**Heat + Herb**
File 0550-07

Sunny Gill, Heat + Herb appeared before Council to request reconsideration of third reading for their Retail Cannabis application at 9103 Glover Road. He noted that they have a plan to mitigate any concerns raised by the public. He stated that their application met all of the criteria in the application process. He further stated that they have leased a unit that does not face Glover road and that their entrance would not be visible from the road.

Councillor Woodward re-entered the meeting at 1:22pm.

## D. PRESENTATIONS

### 1. Heritage Building Recognition Plaques

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

### 2. Fraser Valley Regional Library (FVRL) Update

Scott Hargrove, CEO, Fraser Valley Regional Library provided an update on the FVRL's response to COVID-19. When libraries closed to the public on March 17, 2021, virtual programming services and alternative service models were immediately developed. Virtual programs started being delivered two weeks after the closures. FVRL Express (click and collect) signed out over 60,000 items in the first two weeks. Circulation is at 90-95% of regular levels. Post-pandemic there will be a desperate need for people to re-connect in person and the library's role will be central to this need by providing space to meet, reconnect and establish the strong support necessary for a healthy community.

He further reported on the role of the FVRL in building new libraries. He commented that the FVRL collaborates in partnership with the municipality to develop an overall municipal library strategy and specific library builds/major renovations. He noted that the rapid growth in Willoughby would support a larger library which would provide more space for programming and community events, could have a larger collection, and would need a larger staffing complement. The Library Act states that the FVRL Board determines library operations, budgets, and how costs are shared.

Nancy Gomerich, Director of Finance, Fraser Valley Regional Library, continued by stating that the key financial policies of the FVRL Board include a funding formula and financial management policy. The funding formula allocates approximately 80% of costs to members based on the members' service level choices. A new library in Willoughby would have approximately 30% indirect costs and 70% direct new library net costs including staffing and office and program supplies. One-time initial capital costs would include library materials, computers, self check-outs, and copiers.

### 3. 2021 Draft Budget

S. Ruff provided three preliminary budget scenarios for Council's consideration:

A. Preliminary budget including four RCMP officers starting October 1, 2021 with funding from the RCMP reserve resulting in a 3.79% tax increase;

B. Preliminary budget including four RCMP officers starting October 1, 20201 with funding form RCMP reserve and a small increase in discretionary paving funding resulting in a 3.89% tax increase;
C. Preliminary budget including four RCMP officers starting October 1, 2021 with no offsets resulting in a 3.92% tax increase.

**Implications of Scenarios A&B:**
Additional $177,000 required to be drawn from the RCMP building Reserve each year until this funding source is replaced.

**Scenario C:**
Results in general tax increase to fund the $177,000 for the four additional officers requested in 2021.

**MOTION**
Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council direct staff to bring forward for consideration the Draft 2021-2025 Financial Plan to the February 22, 2021 meeting of Council, using Scenario C - four RCMP officers starting October 1, 2021 with no offsets resulting in a 3.92% tax increase.

**AMENDMENT**
Moved by Councillor Whitmarsh,
Seconded by Councillor Long,
That the motion be amended to increase the additional discretionary paving budget by 0.07%, resulting in a 3.99% tax increase.
**CARRIED**

Councillors Richter and Woodward opposed

**AMENDMENT**
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That the use of RCMP Reserve Funding at 0.13% be included to lower the tax increase to 3.86%.
**DEFEATED**

Councillors Arnason, Davis, Kunst, Long, and Whitmarsh opposed

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

Councillor Richter opposed

**MEETING RECESSED**
The meeting recessed at 4:25pm.

**MEETING RECONVENED**
The meeting reconvened at 4:30pm.

## E. REPORTS TO COUNCIL

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

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
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.
**CARRIED**

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

Moved by Councillor Long,
Seconded by Councillor Davis,
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.

**MOTION DIVIDED**
Moved by Councillor Richter,
Seconded by Councillor Arnason,
That the motion be divided.
**CARRIED**

**MOTION 1**
That Council pre-approve the following capital project as part of the 2021 Capital Budget;

- Dump Truck (Heavy) Replacement 18-V013 and 23-V013, each in the amount of $320,000

**CARRIED**

Councillor Richter opposed

**MOTION 2**
That Council pre-approve the following capital project as part of the 2021 Capital Budget;

- SW Yorkson Neighbourhood Park and NE Latimer Neighbourhood Park in the amount of $1,300,000 and $1,350,000 respectively; and

**CARRIED**

## E. REPORTS TO COUNCIL

**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 4:41pm.

**MOTION 3**
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.
**CARRIED**

Councillor Woodward re-entered the meeting at 4:41pm.

## F. BYLAWS FOR FIRST AND SECOND READING

**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

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (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

## F. BYLAWS FOR FIRST AND SECOND READING

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:

## F. BYLAWS FOR FIRST AND SECOND READING

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.
**CARRIED**

Councillor Richter opposed

## G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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

Moved by Councillor Davis,
Seconded by Councillor Arnason,
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.
**CARRIED**

## G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Councillor Richter opposed

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

**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

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
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".

**AMENDMENT**
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That the proponent be required to provide all staff parking on-site.
**DEFEATED**

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

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

Moved by Councillor Ferguson,
Seconded by Councillor Whitmarsh,
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

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

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.
**CARRIED**

Councillor Richter opposed

## I. BYLAWS FOR FINAL ADOPTION

### 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

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
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".
**CARRIED**

Councillors Arnason and Richter opposed

**Development Permit No. 100983**

Moved by Councillor Long,
Seconded by Councillor Kunst,

## I. BYLAWS FOR FINAL ADOPTION

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.

**CARRIED**

Councillors Arnason and Richter opposed

**Development Variance Permit No. 100104**

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
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.

**CARRIED**

Councillors Arnason and Richter opposed

## J. CORRESPONDENCE

## K. MINUTES OF COMMITTEES

**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

Moved by Councillor Ferguson,
Seconded by Councillor Arnanson,
That Council receive the Minutes of the Council Advisory Committee meetings as listed above.
**CARRIED**

## L. MAYOR AND COUNCIL REPORT

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

## M. METRO VANCOUVER REPRESENTATIVES REPORT

Councillor Ferguson reported that he attended the Indigenous Relations Committee.

## N. ITEMS FROM PRIOR MEETINGS

**1. Motion to Reconsider**

Moved by Councillor Woodward,
Seconded by Councillor Richter,
That Council reconsider the following motion:

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

Councillors Arnason, Davis, Long and Whitmarsh opposed

**MOTION**
Moved by Councillor Woodward,
Seconded by Councillor Kunst,
That Council give first and second reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1067418 BC LTD.) Bylaw 2020 No. 5658”.

## N. ITEMS FROM PRIOR MEETINGS

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."*

**DEFEATED**

Mayor Froese and Councillors Arnason, Davis, Ferguson, Kunst, Richter, Whitmarsh, 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 property interest and left the meeting at 5:11pm.

### 2. Motion to Reconsider

Moved by Councillor Kunst,
Seconded by Councillor Ferguson,
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
**DEFEATED**

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

Councillor Woodward re-entered the meeting at 5:12pm.

## N. ITEMS FROM PRIOR MEETINGS

### 3. Non-Medical Cannabis Retail Sales Development Applications Refund of Application Fees

Mayor Froese brought back the following motion for reconsideration:

**MOTION**
Moved by Mayor Froese,
Seconded by Councillor Arnason,
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.

**AMENDMENT**
Moved by Councillor Richter,
Seconded by Councillor Long,
That 50% of the fees be refunded instead of 100%.
**DEFEATED**

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

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

Mayor Froese and Councillors Davis and Long opposed

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

## P. OTHER BUSINESS

### 1. Vetting of Media Releases

Council discussed vetting of media releases.

### 2. City of Surrey Development

Moved by Councillor Richter,
Seconded by Councillor Kunst,
That Council support the staff position to request the City of Surrey to NOT approve a variance to the landscape buffer, proposed as part of the development application on the southwest corner 196 Street and 36 Avenue; and maintain the 30m buffer consistent with previously approved

## P. OTHER BUSINESS

bylaws, plans, policies and strategies.
**CARRIED**

Councillor Richter provided the following Notices of Motion for consideration at the next Regular Council Meeting:

### 3. Library Master Plan Review

Whereas Township Council received a presentation from FVRL on February 8, 2021;

Whereas Township Council last reviewed the TOL Libraries Master Plan in 2012;

Therefore be it resolved that Council appoint a community-based Task Force to review the full scale and scope of Township Library Requirements, Needs, Model, and Services including Programming in the Township, and report back to Township Council on revisions and updates needed to the TOL Libraries Master Plan; and

Be it further resolved that the review and update of the TOL Master Plan occur prior to any final decision on a new library in Willoughby being made.

### 4. Parking on 199A Crescent

Whereas recent resident issues have surfaced regarding on-street parking in the vicinity of 41 Avenue and 199A Crescent in Brookswood;

Therefore be it resolved that Council request staff to look into the need for adding short term, time-limited, or resident-only parking on 199A Crescent, or increased parking enforcement there, and to report back to Council on this.

Councillor Arnason provided the following Notice of Motion for consideration at the next Regular Council Meeting:

### 5. COVID-19 and Community Grants

Whereas the COVID-19 pandemic has very negatively impacted the arts and culture sector of our community; and

Whereas this sector provides programs, events, and services that define the very character of our vibrant community by enlivening, engaging, and bringing together our communities in ways that support our broader Township social and economic sustainability policies and objectives; and

Whereas the continuation of the COVID-19 pandemic health protocols and restrictions into 2021 precludes the types of historic gatherings and events that were funded by the Township community grant framework; and

## P. OTHER BUSINESS

Whereas it is deemed necessary and desirable in the pandemic period to create a parallel funding model for virtual events in order to offer an opportunity for qualifying applicants to move forward with needed financial resources ensuring their survival in the Township of Langley;

Therefore, be it resolved that Council direct staff to bring forward a draft community grants policy amendment for Council review, that integrates additional criteria that will allow for the combination of virtual and limited in-person hybrid programming during the remainder of the immediate pandemic period, with further applicability to any instances of future pandemics that could restrict physical participation in events.

## Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
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; (i) Solicitor-Client Privilege;
Item G.1 - Section 90(1) (g) Legal; (i) Solicitor-Client Privilege;
Item H.1 - Section 90(1) (g) Legal;
Item H.2 - Section 90(1) (g) Legal;
Item H.3 - Section 90(1) (i) Solicitor-Client Privilege;
Item H.4 - Section 90(1) (f) Law Enforcement; and
Item H.5 - Section 90(2) Intergovernmental Relations.
**CARRIED**

## R. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Whitamrsh,
That the meeting terminate at 5:48pm.
**CARRIED**

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

**From:** do_not_reply@notifications.tol.ca
**Sent:** Tuesday, February 09, 2021 3:30 PM
**To:** legservicesinfo
**Subject:** New Response Completed for Delegation Requests by Jessica Simpson

Please note the following response to Delegation Requests has been submitted at Tuesday February 9th 2021 3:29 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:00pm Regular Meeting)**
  2/22/2021
- **Name of delegate or organization wishing to appear**
  Jessica Simpson
- **Topic**
  Migrating the Langley RCMP to the eComm 911 radio, reporting and dispatch systems, and transitioning the Langley RCMP into a municipal policing force. It is known that most policing resources are going into Langley City, and the Township of Langley taxpayers are not receiving the level of policing that they should be receiving.
- **Purpose of presentation**
  Other
- **Desired resolution**
  That the Langley RCMP immediately switch over their radio, reporting and dispatch systems over to the eComm 911 system and that the Township of Langley immediately begin the process of transitioning over to a municipal policing force.
- **Full name**
  Jessica Simpson
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)

[This is an automated email notification -- please do not respond]

Township of Langley
Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | FEBRUARY 22, 2021 - REGULAR MEETING | **REPORT:** | 21-13 |
| **FROM:** | ENGINEERING DIVISION | **FILE:** | 5330-27-084 |
| **SUBJECT:** | MURRAYVILLE HERITAGE PUMPHOUSE WELL OPTIONS | | |

**RECOMMENDATION:**

**That** Council direct staff to decommission the well at the Murrayville Heritage Pumphouse and provide municipal water connection to allow continued public access while maintaining the water feature as an integral and important component of the heritage character of the site.

**EXECUTIVE SUMMARY:**

The Murrayville Pumphouse is a small wood-framed building located at the northwest corner of 216 Street and 48 Avenue. Water has been supplied to the site since the early 1900's from an artesian well and the public had unrestricted access from a pipe on the exterior wall of the structure. In 2004, the Murrayville Pumphouse was formally designated as a heritage site, pursuant to the necessary designation bylaw being adopted by Council. Groundwater from this artesian well is not considered part of the Township's municipal water supply and was therefore not tested for water quality parameters nor considered potable.

In early 2020, concerns were brought forward regarding public safety as it relates to the use of the groundwater by local residents. Staff engaged the services of a qualified professional to undertake a study and provide options and recommendations to address any water quality issues. The study included drinking water parameter testing which revealed elevated levels of arsenic exceeding Health Canada guidelines. Subsequently, access to the well water was restricted to prevent public consumption and alleviate public health concerns.

The Heritage Advisory Committee has expressed a preference to maintain the water feature as an important component of the heritage value of the Pumphouse. In addition, staff received communications from local residents who would like continued access to the well water.

Having considered the options from a variety of perspectives including social, economic, environmental, legal, and financial, staff recommend proceeding with decommissioning of the well and connecting to the municipal water system. This option, presented as Option 2 in this report, provides safe public water access and maintains a significant portion of the heritage characteristics of the site at a relatively low cost. Existing capital funding is available to implement the recommendation estimated at a cost of approximately $25,000.

**PURPOSE:**

The purpose of this report is to provide Council with information regarding water supply options for the Murrayville Pumphouse and to seek Council's approval to proceed with the most cost-effective option, while maintaining the water component as an important heritage feature.

**BACKGROUND/HISTORY:**

The structure commonly referred to as the Murrayville Pumphouse is a small timber-framed building located at the northwest corner of 216 Street and 48 Avenue (21500 block of Old Yale Road) within a municipal right-of-way. Please refer to Attachments A and B for the context map and a picture of the building.

Water was originally pumped by hydraulic ram from an artesian well on nearby lands owned by a local resident to supply water to Belmont School and the former municipal hall near Fraser Highway and 221 Street. The Pumphouse building was built in 1928, to house an electric pump, as demand for water supply increased in the area. In 1982, the pump was shut off permanently when the school was connected to the municipal water supply system. However, water from the artesian well continued to flow from the Pumphouse. In 2004, the Murrayville Pumphouse was formally designated as a heritage site by Council, and identified accordingly through the adoption of the Murrayville Pumphouse Heritage Designation Bylaw 2004 No. 4293.

Until recently, public access to the water flowing from the artesian well had been unrestricted from a pipe on the exterior wall of the Pumphouse. In early 2020, concerns were brought forward regarding public safety as it relates to the use of the groundwater by local residents. The groundwater from this artesian well is not considered part of the Township's municipal water supply and is therefore not tested for water quality parameters.

Accordingly, despite the water from the Pumphouse having been historically available for public access, it was not considered "potable" and NOT appropriate for public domestic purposes. Notwithstanding, water from the well remained flowing, as it was identified as an integral component of the heritage value of the building.

**DISCUSSION/ANALYSIS:**

As a result of concerns raised in early 2020, staff engaged the services of a qualified professional to undertake a study and provide options and recommendations for the Township, in consideration of various economic, environmental, and social factors, including public health. The study included testing water quality with respect to applicable drinking water parameters as well an assessment of the well itself.

The water from the Pumphouse was tested, at the request of the qualified professional, which confirmed that it was not appropriate for public consumption as it did NOT meet the relevant Canadian public health guidelines for domestic potable water.

Subsequently, as reported to Council, to ensure public safety and elimination of any potential liability concerns, the water was shut off, and public access prevented with appropriate signage installed to inform area residents.

<u>Water Quality</u>

All parameters tested were below the relevant Guidelines for Canadian Drinking Water Quality (GCDWQ) limits, with the exception of manganese and arsenic. Manganese exceeded the Aesthetic Objective (AO), but was below the health-based Maximum Allowable Concentration (MAC). However, total arsenic levels exceeded the health-based MAC. As anticipated, bacteriological parameters were not detected in the groundwater as the water is from a confined aquifer under artesian pressure.

Based on the results of the analytical testing and measured concertation of naturally occurring arsenic in the groundwater, the well water was shut off on August 06, 2020, and currently remains, redirected with no public access, to avoid any public health issues and concerns.

Well Assessment

Due to its age, no well records were available including its location relative to the heritage Pumphouse. Pursuant to a site investigation, staff were able to locate the well to the east side of the Pumphouse complete with a 50 mm casing at an approximate depth of 20 m.

A condition assessment of the well through camera inspection was not feasible due to the small diameter of the well casing. Based on an age of approximately 110 years, it is assumed the casing is past its useful life. Further, well pressure was determined using a valve and pressure gauge, and measured at approximately eight (8) psi with no leaks detected over a period of three weeks.

Options

At its meeting on November 4, 2020, staff provided the Heritage Advisory Committee (HAC) with an update regarding the status of the investigative work underway, considerations and potential options to be presented to Council. While cognizant of the public health issues, the HAC expressed a preference to maintain the historic water feature as an important and integral component of the heritage value of the Pumphouse. In addition, staff have received communication from local area residents, expressing a desire to maintain access to the well.

Options were developed, as outlined below, with varying degrees of health, environmental, and social risk, with the high-level financial cost implementations also identified. Descriptors are provided for each one of the options for ease of reference.

1. **Status Quo**
   This option would continue without a water feature, as per the current conditions. However, it provides for the decommissioning of the existing well. This option is not recommended as it will, by eliminating the water component, diminish the overall heritage characteristics of the building. The approximate cost estimated to undertake the necessary well decommissioning work is $10,000, which can be absorbed as part of the existing available budgets.

2. **Maintain Water Feature**
   While this option is similar to Option 1, in the decommissioning of the existing well, it provides for making a connection to the municipal water network, to allow public access to safe potable water. In addition, this Option maintains the historically important heritage characteristics of the site with the retention of the water feature. While the approximate cost estimated for this Option is higher than Option 1, at $25,000, it IS the **recommended** Option, based on the preservation of the heritage value of the site, public safety and relatively low costs. Subject to Council approval, the cost for this Option can also be covered as part of existing available budgets

3. **Treat Well Water**
   This Option would entail treating the ground water from the existing well for the identified arsenic levels present to meet the appropriate Canadian Drinking Water Guidelines, allowing for safe public access. However, this would necessitate installing a flow control

valve, or similar appurtenances. This Option is not recommended due to the significant associated costs, estimated at approximately $125,000, as well as the potential risk for the casing to fail due to age.

4. **Treat Well Water and Install New Well**
   This is the Option with the highest anticipated cost estimate at approximately $185,000. It involves the treatment of the well water, as in Option 3 above; but adds the costs for decommissioning of the existing well, drilling a new well, developing a new arsenic treatment system, complete with flow control devices, as needed. This is NOT a recommended Option.

It is important to note that should the well water become affected with microbial contaminants, which is a possible natural function of ground water, disinfection treatment would be required in the future which adds public health risks and financial implications related to Options 3 and 4.

While not listed as an option due to public health implications, it would, in theory, be possible to restore the well back to its previous configuration, which would reinstate the continuous flow of water with no treatment. This is not recommended for consideration as the untreated water does not meet the Canadian Guidelines for Drinking Water with significant public liability concerns. Furthermore, the free flowing of well water (prior to August 2020) would not be consistent with the provincial Water Sustainability Act, which requires that the owner of a flowing artesian well stop the flow, or bring the flow under control.

In consideration of the assessment undertaken, as outlined above, including the feedback received to date, staff recommend Council approval of Option 2: to decommission the existing well and provide a connection to the existing municipal water system, thereby preserving an important component of the heritage character of the Pumphouse with the water feature.

**Financial Implications:**

Table below summarizes the estimated costs associated with the assessed options.

| Option Number | Description | Estimated Cost |
|---|---|---|
| **1** | **Status Quo** | **$10,000** |
| **2** | **Maintain Water Feature - Recommended** | **$25,000** |
| **3** | **Treat Well Water** | **$125,000** |
| **4** | **Treat Well Water** & **Install New Well** | **$185,000** |

Existing capital funding is available through project *WTR1204-01: Murrayville 5 Corners Artesian Well* in the amount of $50,000 to implement the recommended Option. Having said that, additional funding may be approved by Council as part of the 2021 water utility budget should an alternate option be selected.

Staff are currently exploring a grant funding opportunity through the Heritage Legacy Fund to reduce municipal funds required. Application intake opens March 1, 2021 and closes on April 30, 2021. Approved projects are eligible for funding up to 50% for the preservation, rehabilitation, and restoration of heritage resources.

Respectfully submitted,

Aaron Ruhl
MANAGER, ENGINEERING OPERATIONS
for
ENGINEERING DIVISION

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

| **CONCURRENCES** | |
|---|---|
| **Division / Department** | **Name** |
| FINANCE DIVISION | S. Ruff |
| COMMUNITY AND POLICY PLANNING | J. Chu |

ATTACHMENT A Location Map
ATTACHMENT B Pumphouse Building




Township of Langley
Est. 1873

# Murrayville Pumphouse

Printed Date: February 2021

Disclaimer: The data provided had been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy and sufficiency.

Path: N:\Maps\Custom Maps\Engineering\2021\ENG_2021-02_MurrayvillePumpHouse\MurrayvillePumphouse.mxd

N

0 25 50 100 Meters


NOTICE
THIS WATER DOES NOT FORM PART OF THE TOWNSHIP'S DOMESTIC WATER SUPPLY SYSTEM.
THIS WATER DOES NOT MEET THE GUIDELINES FOR CANADIAN DRINKING WATER QUALITY.
THE TOWNSHIP ADVISES:

Township of Langley
Est. 1873

# REPORT TO MAYOR AND COUNCIL

**PRESENTED:** FEBRUARY 22, 2021 - REGULAR MEETING
**FROM:** FINANCE DIVISION
**SUBJECT:** DRAFT 2021-2025 FINANCIAL PLAN

**REPORT:** 21-15
**FILE:** 1700-40

**RECOMMENDATION(S):**

**That** Council approve a 2021 Universal Services property tax revenue increase of 3.99%;

**That** Council approve a 2021 Water Utility user pay levy increase 4.35%; and

**That** Council approve a 2021 Sanitary Sewer Utility user pay levy increase of 1.48%.

**EXECUTIVE SUMMARY:**

**Universal Services:** The household impact[1] of proposed property tax revenue increases *to cover the base* for 2021 is $73.13/year (or $6.09/month).

| UNIVERSAL SERVICES – Property Tax Changes Base Increase Only | % | Annual Change $ | Monthly Change $ |
|---|---|---|---|
| Parks | 0.45 | 9.46 | 0.79 |
| Facilities | 0.57 | 11.98 | 1.00 |
| Transportation (Roads) | 0.62 | 13.03 | 1.09 |
| Stormwater | 0.29 | 6.09 | 0.51 |
| General Tax – Protective Services | 0.80 | 16.81 | 1.40 |
| General Tax – All Other* | 0.75 | 15.76 | 1.30 |
| **Universal Services Property Taxes - Base** | **3.48** | **73.13** | **6.09** |

The household impact of proposed property tax revenue increases *to cover the base **and** Additional Items'* is a further $10.66/year (or $0.89/month).

| UNIVERSAL SERVICES - Residential Property Tax Changes With Additional Items | % | Annual Change $ | Monthly Change $ |
|---|---|---|---|
| Residential base | 3.48 | 73.13 | 6.09 |
| Residential base plus additional items | 0.51 | 10.66 | 0.89 |
| **Universal Services Property Taxes** | **3.99** | **83.79** | **6.98** |

[1] Local Government Municipal Statistics, Taxes and Charges on a Representative House valued at $968,824

A five-year projection of proposed changes, *including 'Additional Items'*, is as follows:

| UNIVERSAL SERVICES | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|
| Proposed Property Tax Revenue Increases | 3.99% | 7.51% | 2.90% | 2.69% | 2.59% |

**User Pay Utilities**

The household impact of proposed changes to *utility user pay levies* for 2021 is $31.49/year (or $2.62/month). In 2021 no change is proposed for Solid Waste User Pay Utility fees.

| USER PAY UTILITIES | % | Annual Change $ | Monthly Change $ |
|---|---|---|---|
| Water | 4.35 | 24.28 | 2.02 |
| Sanitary Sewer | 1.48 | 7.21 | 0.60 |
| Solid Waste | 0.00 | 0.00 | 0.00 |
| **Increase on a Property Receiving All Three Services** | | **31.49** | **2.62** |

A five-year projection for User Pay Utilities is as follows:

| USER PAY UTILITIES | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|
| Water | 4.35% | 3.50% | 2.90% | 2.89% | 3.04% |
| Sanitary Sewer | 1.48% | 3.68% | 5.30% | 5.52% | 9.28% |
| Solid Waste | 0.00% | 2.16% | 2.69% | 2.78% | 3.05% |

**PURPOSE:**

This report requests Council to authorize staff to bring forward the 2021-2025 Financial Plan and associated bylaws based on the above resolutions and/or amendments.

**DISCUSSION/ANALYSIS:**

**Draft 2021-2025 Financial Plan**

Under Section 165 and 166 of the *Community Charter*, the Township must adopt annually by bylaw, a five-year financial plan, and Council must undertake a process of public consultation before the plan is adopted.

During budget workshops held November 30, 2020, December 14, 2020, January 11, 18, 25 and February 1 and 8, 2021, staff presented a draft 2021 Operating and Capital Budget. Due to COVID-19 open house presentations were not possible, therefore feedback was solicited on-line through a survey between February 12 and 21. This was announced through multiple media channels including: Township website, newspaper ads and multiple social media posts. Public also had the option to email, fax or drop the survey off at the civic facility during this period. Public consultation results are being provided to Council on February 22.

## UNIVERSAL SERVICES

Universal Services includes Parks, Transportation Utility, Stormwater Utility, and General (which includes Fire, Police, Recreation & Culture, Facilities, and General Government).

After including 1.70% tax revenue increase from growth, the 2021 proposed property tax increase of 3.48% will provide base funding for increases in salaries and wages, RCMP contracts, utility contracts, service and maintenance contracts, operating impacts of capital (including debt servicing) and other operating costs.

The table below shows a breakdown of proposed *base budget property tax revenue changes* for the 2021 budget for Universal Services.

| UNIVERSAL SERVICES – Property Tax Changes Base Increase Only | 2021 Proposed Base Budget Increases |
|---|---|
| Core Property Tax Increase | 4.85% |
| Impact of COVID-19 on Recreation Facilities | 4.10% |
| Restart Grant | (5.47%) |
| **Universal Services Property Tax Revenue Change** | **3.48%** |

The household impact of the proposed *base level increase* for 2021 represents an estimated $73.13/year (or $6.09/month).

| UNIVERSAL SERVICES – Property Tax Changes Base Increase Only | % | Annual Change $ | Monthly Change $ |
|---|---|---|---|
| Parks | 0.45 | 9.46 | 0.79 |
| Facilities | 0.57 | 11.98 | 1.00 |
| Transportation (Roads) | 0.62 | 13.03 | 1.09 |
| Stormwater | 0.29 | 6.09 | 0.51 |
| General Tax – Protective Services | 0.80 | 16.81 | 1.40 |
| General Tax – All Other* | 0.75 | 15.76 | 1.30 |
| **Universal Services Property Taxes - Base** | **3.48** | **73.13** | **6.09** |

**General Tax – All Other includes, recreation and culture, community development, finance, human resources, corporate services, mayor and council and administration.*

## ADDITIONAL 2021 OPERATING ITEMS AS PRESENTED IN BUDGET PRESENTATION

In addition to the *base increase* presented above, a number of '*Additional Items'* have been submitted for Council consideration. The table below shows a breakdown of property tax percentage increases for '*2021 Additional Items'*.

| UNIVERSAL SERVICES – Property Tax Changes | 2021 Additional Items | Percentage Increases |
|---|---|---|
| Core Property Tax Increase | | 4.85% |
| Impact of COVID-19 on Recreation Facilities | | 4.10% |
| Restart Grant | | (5.47%) |
| **Universal Services Property Tax Revenue Change** | **$4,847,543** | **3.48%** |
| Road Paving | $347,400 | 0.25% |
| RCMP Members (4), starting October 1, 2021 | $176,867 | 0.13% |
| Parks- Tree Protection | $86,523 | 0.06% |
| General Government-Support Services | $94,949 | 0.07% |
| **Support Services General Government** | **$705,739** | **0.51%** |
| **Universal Services Property Taxes** | **$5,553,282** | **3.99%** |

The household impact of providing for additional increases, beyond the base, is a further $10.66/year (or $0.89/month). The combined household impact is estimated at $83.79/year (or $6.98/month).

| UNIVERSAL SERVICES Property Tax Changes With Additional Items | Change % | Annual Change $ | Monthly Change $ |
|---|---|---|---|
| Base | 3.48 | 73.13 | 6.09 |
| Parks- Tree Protection | 0.06 | 1.31 | 0.11 |
| Transportation (Roads) | 0.25 | 5.25 | 0.44 |
| General Tax – Protective Services | 0.13 | 2.67 | 0.22 |
| General Tax – All Other | 0.07 | 1.43 | 0.12 |
| **Universal Services Property Taxes** | **3.99** | **83.79** | **6.98** |

A five-year projection of proposed changes, *including 'Additional Items'*, is as follows:

| UNIVERSAL SERVICES | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|
| Proposed Property Tax Revenue Increases | 3.99% | 7.51% | 2.90% | 2.69% | 2.59% |

For the remaining four years of the five-year financial plan, in addition to base budget increases, the plan includes:

- Annualization of RCMP members added and adjustment of RCMP reserve usage,
- Additional RCMP members 2 in 2022 and 3 per year thereafter, starting date of October 1st,
- Reinstatement to original amounts requested for contributions to capital, paving and capital infrastructure renewal and replacement reserve; and
- The operating impact of capital and development projects.

Council will consider budget requests for the years 2022 to 2025 during each subsequent year's budget deliberations.

## USER PAY UTILITIES

The household impact of proposed changes to *utility user pay levies* for 2021 is $31.49/year (or $2.62/month). No increase to the Solid Waste User Pay Utility is proposed for 2021. An estimated growth rate for new users joining the system has been estimated at 2.00% for water and sewer.

User fee increases will provide funding for non-discretionary expenditure increases for salaries and wages, utility contracts, service and maintenance contracts, debt repayment, and operating costs for the water, sanitary sewer and solid waste infrastructure.

| USER PAY UTILITIES | Change % | Annual Change $ | Monthly Change $ | Annual Flat Rate |
|---|---|---|---|---|
| Water | 4.35 | 24.28 | 2.02 | $582.50 |
| Sanitary Sewer | 1.48 | 7.21 | 0.60 | $494.50 |
| Solid Waste – 240L | 0.00 | 0.00 | 0.00 | $330.00 |
| Solid Waste – 120L | 0.00 | 0.00 | 0.00 | $250.00 |
| **Property receiving All Three Services** | | **31.49** | **2.62** | |

A five-year projection for User Pay Utilities is as follows:

| USER PAY UTILITIES | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|
| Water | 4.35% | 3.50% | 2.90% | 2.89% | 3.04% |
| Sanitary Sewer | 1.48% | 3.68% | 5.30% | 5.52% | 9.28% |
| Solid Waste | 0.00% | 2.16% | 2.69% | 2.78% | 3.05% |

## CAPITAL PROGRAM

The majority of funding for the capital program comes from sources such as reserves and surplus, development cost charges receipts, senior government grants, local area service funds and, as a last resort, from debt financing. Capital is only partially funded from general and user fee utility revenues.

The following capital projects were identified after the presentations to Council and were therefore not included in the original presentation.

### ADDITIONAL 2021 CAPITAL ITEMS ADDED IN SUBSEQUENT COUNCIL MEETINGS (These have been added to the budget as presented)

- Facilities- WC Blair Recreation Centre: Facility Expansion and Walking Track- January 11, 2021 Report to Council $2,540,000
- Stormwater- Drainage Improvements: Nathan Creek- January 11, 2021 –Report to Council $381,000
- Parks- Aldergrove Public Plaza-December 3, 2020 – Memo to Council $250,000

- Facilities- Future Strategic Community Infrastructure: Report to Council February 5, 2021 $65,010,000

- ACCI- Brookswood Tenant Improvements: Report to Council February 8, 2021 $120,000

A complete listing of funded 2021 capital projects is available upon request.

**USE OF PRIOR YEAR SURPLUS TO FUND ONE-TIME ITEMS**

As in previous years, the Financial Plan includes one-time operating items and capital funded from prior year surplus (included as a funding source in the capital program).

Budgeted one-time items may include specific Council directives, expenditures to meet one-time commitments, seed money for the commencement of programs and/or services, repayment and/or pay-down of debt obligations, expenditures to meet anticipated labor and/or legal settlements, and funding of one-time goods and/or services. One-time items are funded from prior year surplus and to a lesser extent reserves and other sources and, as such, have no impact on current or future property tax rates.

| One-Time Project Descriptions | Prior Year Surplus | Non-Stat | Grants/Other |
|---|---|---|---|
| Parks COVID Safety | 100,000 | | |
| Parks Climate Action (Develop Natural Assets Inventory) | 50,000 | | |
| Medium & Heavy Duty Vehicles Zero Emissions Study | | | 50,000 |
| Airport Maintenance Bay Improvements | 50,000 | | |
| DPA Strategic Review | 38,500 | | 38,500 |
| Municipal Asset Management Program | 40,000 | | 50,000 |
| Corporate Contingency (Annual Provision) | 150,000 | | |
| Enhanced Cleaning (COVID) | 300,000 | | |
| GPC Design & Construction of Plug-In Style Receptacles | 50,000 | | |
| District Energy System Feasibility Study | | 100,000 | |
| Building Tune Up Program | | 90,000 | |
| Emergency Preparedness: Facility Seismic Analysis | 80,000 | | |
| Ecological Service/CPP Climate Action (report 20-108) | 400,000 | | |
| Willowbrook Community Plan Update | 500,000 | | |
| Climate Action Strategy – Implement Pilot | 100,000 | | |
| Climate Action Strategy–TFT Building Energy Specialist | 93,884 | | |
| Administrative Support | 162,922 | | |
| Other Items (11 Items) | 166,538 | 58,000 | 82,000 |
| **Total One Times as of December 14th** | **2,281,844** | **248,000** | **220,500** |
| Federal Grant for TFT Curator | | | 90,000 |
| Expanded Arts/Culture Resilience Supplement | | | 50,000 |
| Other Additional Items (6 Items) | 48,540 | | 76,432 |
| **Revised One Times Total** | **2,330,384** | **248,000** | **436,932** |

| Utility One-Time Project Description | Prior Year Surplus |
|---|---|
| Murrayville Water Purchases from Metro Vancouver | 1,425,000 |

Budgeted carry-forwards reflect one-time operating projects and/or capital projects that were fully funded in a previous year but not completed because of changes in operational priorities or delays in budgetary and regulatory approvals. They may also include programs and/or projects that span multi-periods. Budgeted carry-forwards have no impact on the property tax rate for the current or future periods.

Respectfully submitted,

Sandra Ruff
DIRECTOR OF FINANCE
for
FINANCE DIVISION

Township of Langley
Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | FEBRUARY 22, 2021 - REGULAR MEETING | **REPORT:** | 21-14 |
| **FROM:** | COMMUNITY DEVELOPMENT DIVISION | **FILE:** | 08-23-0155 |
| **SUBJECT:** | HIGHWAY DEVELOPMENT WORKS AGREEMENT BYLAW 2020 NO. 5682 (QUALICO DEVELOPMENTS (VANCOUVER) INC.) | | |

**RECOMMENDATION:**

**That** Council give first, second, and third reading to Highway Development Works Agreement (Qualico Development (Vancouver) Inc.) Bylaw 2020 No. 5682, for the provision of off-site roadworks and related underground infrastructure (storm and sanitary sewers and water main) for a portion of the Yorkson Neighbourhood Plan area in the Willoughby Community Plan.

**EXECUTIVE SUMMARY:**

Pursuant to Section 570 of the *Local Government Act (*the "Act"), Development Works Agreements (DWA) are agreements between a municipality and a developer, through which the developer provides significant infrastructure and off-site services. As part of the agreement, the municipality through the adoption of bylaws, undertakes partial collection of the cost of the works from owners of property within the benefiting area defined in the agreement and forwards the funds to the developer.

Typically, a DWA is used to offset costs of providing services in undeveloped 'greenfield' areas. It must be supported by the majority of owners of land within the benefiting area through a formal petition process, based on the requirements of the Act.

DWA Bylaw 2020 No. 5682 will facilitate the approximately 0.5 acres of land and construction of roadworks and underground utilities (storm and sanitary sewers and water main) fronting the southwest Yorkson Neighbourhood Pocket Park on the west side of 206 Street south of 78 Avenue, identified in the neighbourhood planning documents, with an estimated total value of approximately $2,311,578.34. The proposed works comprise of the following components:

- Approximately 500 square metres of road;
- 82 linear metres of storm and sanitary sewers; and
- 82 linear metres of water main.

Approximately 52 percent of the property owners within the benefitting area of the DWA have indicated their support by signing the petition documents, which have been reviewed and verified for sufficiency by the Township Clerk.

**PURPOSE:**

To request Council's consideration of Bylaw 2020 No. 5682 in relation to execution of a DWA for Highway works.

**BACKGROUND/HISTORY:**

At its April 1, 2019 Meeting, Council gave first and second reading to Community Plan Amendment Bylaw No. 5426 and Zoning Amendment Bylaw No. 5461 to accommodate a mixed residential development consisting of 39 lots (22 single-family lots, 11 row homes, and six (6) semi-detached lots). The Bylaws were granted third reading by Council at its May 13, 2019 Regular Meeting, where Council carried the following amendment:

- *That a condition be added that a pocket park be secured, consistent with the Yorkson Neighbourhood Plan.*

The application has secured the pocket park in the Yorkson neighbourhood located at 7711 – 206 Street which is immediately south of the subject application. Subsequently, Council granted final reading to the associated Bylaws at its October 5, 2020 Regular Meeting.

Council approved Development Works Agreement Policy No. 07-352, at its meeting of November 15, 2004, and amended the policy on May 30, 2016. This policy, a copy of which is provided as Attachment A to this report, provides standardized guidelines for the execution and implementation of Development Works Agreements in accordance with provincial regulations.

Qualico Developments (Vancouver) Inc. submitted the documents necessary for execution of the Development Works Agreement in accordance with the provincial regulations and municipal policies.

**DISCUSSION/ANALYSIS:**

A DWA is an agreement executed between a municipality and a private developer, pursuant to Section 570 of the *Local Government Act*, for the provision of works by the municipality or by the developer. The works to be provided are generally trunk or major services that provide a benefit to a large area beyond the front-ending developer's lands. When the works are to be provided by the developer, the municipality is required to allocate all or part of the cost of the works to the owners of real property within the benefiting area.

This cost recovery mechanism is similar, in principle, to the 'latecomer' legislation, but has some distinct features and requirements. One of the primary differences is the requirement for a DWA to be authorized through a bylaw approved by Council. Approval of the bylaw is contingent upon a sufficient and valid petition from the owners of real property within the benefiting area having been presented to Council.

Pursuant to Section 212 of the *Community Charter*, a sufficient and valid petition is one that is signed by at least 50% of the owners of parcels that have at least 50% of the assessed value of the lands that would be subject to the DWA charge. In the case of Highway Development Works Agreement Bylaw 2020 No. 5682, the Township Clerk has reviewed and confirmed the sufficiency of the petitions submitted by the proponents, a copy of which is provided as Attachment B.

Another distinctive feature of a DWA is the flexibility it offers relating to the term and applicable interest rates. Unlike a latecomer agreement, there is no time limit specified in the *Local Government Act* for collection of charges payable under a DWA. The terms and interest rates applicable to DWAs can vary, depending on the economic climate and other market conditions, to suit each individual development. In the case of Qualico Developments (Vancouver) Inc. the interest rate is set at 3.95% valid over a period of 15 years from the date of final adoption of the DWA Bylaw.

DWA charges are payable to the Municipality prior to and as a condition of final adoption of a rezoning bylaw, approval of a subdivision plan, strata plan, development permit, development variance permit or building permit issuance for those lands included within the benefiting area. The collected funds are forwarded to the Developer on an annual basis.

**Applicable Policies:**

Other existing Township Bylaws and Policies relevant to the attached Development Works Agreement Policy are the Subdivision and Development Servicing Bylaw 2019 No. 5382 (as amended), Latecomer Policy No. 07-353, and Neighbourhood Plan Policy No. 07-220.

**Legislation:**

Highway Development Works Agreement Bylaw 2020 No. 5682 is in compliance with Sections 565 and 570 of the *Local Government Act* and Section 212 of the *Community Charter*.

**Financial Implications:**

There are not expected to be any financial implications to the Township as the works are financed by the Developer. The municipal processing and administrative costs are also borne by the Developer, at a fee of $15,000.

Respectfully submitted,

Dave Anderson
MANAGER, DEVELOPMENT ENGINEERING
for
COMMUNITY DEVELOPMENT DIVISION

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

| CONCURRENCES | |
|---|---|
| Division / Department | Name |
| Finance Division | S. Nam |
| Corporate Administration Division | W. Bauer |

ATTACHMENT A Development Works Agreement Policy No. 07-352
ATTACHMENT B Certificate of Sufficiency for Bylaw 2020 No. 5682

Township of Langley
Est. 1873

# COUNCIL POLICY

**Subject: Development Works Agreement**

| | |
|---|---|
| **Policy No:** | **07-352** |
| **Previous Policy No:** | **07-401** |
| **Approved by Council:** | **2004-11-15** |
| **Revised by Council:** | **2016-05-30** |

## 1. Purpose

1.1 To provide guidelines for the administration of Development Works Agreements.

## 2. Background

2.1 The Township of Langley is committed to the management of growth in an environmentally and fiscally responsible manner

2.2 The Neighbourhood Plans Policy provides the basis of a neighbourhood planning process that capitalizes on voluntary contributions and facilitates growth consistent with community goals and objectives.

2.3 Neighbourhood plans, adopted by Council, designate land uses, illustrate projected subdivision patterns, transportation facilities, servicing schemes, amenities and other facilities.

2.4 The *Local Government Act* (the Act), authorizes the Township to enter into development works agreements with private developers for the provision of sewage, water, drainage and highway facilities; and for the allocation of all or part of the costs associated with the construction of such facilities, amongst owners of real property within the benefitting area.

## 3. Related Policies

3.1 07-220 Neighbourhood Plans

3.2 07-230 Subdivision

3.3 Development Cost Charges Bylaw 2012 No. 4963, as amended

3.4 07-354 Development Cost Charges (DCCs)

3.5 Subdivision and Development Services Bylaw 2011, No: 4861, as amended

## 4. Policy

4.1 Development Works Agreements (DWAs) must be completed in compliance with all relevant statutes.

4.2 All works to be completed under a proposed DWA must be designed in harmony with the latest overall community and neighbourhood plans and corresponding engineering servicing schemes.

4.3 A bylaw authorizing a DWA may only be considered by Council, when supported by a sufficient petition from the owners of real property within the area subject to the DWA. Sufficiency of a petition is determined in accordance with governing statutes.

4.4 DWAs shall only be considered for the provision of works and services in areas of the Township where a Neighbourhood Plan has been adopted, or otherwise approved by Council; and only if such works and services are in support of proposed developments within the benefiting areas.

4.5 DWAs shall only be completed upon execution of a Servicing Agreement in accordance with the Township's Subdivision and Development Servicing Bylaw 2011 No. 4861, as amended, including provision of securities by the developer to ensure compliance with the terms and conditions of the DWA and the Servicing Agreement.

4.6 Requests for initiation of a DWA must be submitted in writing by the proponent to the Development Engineering Department and shall contain the following preliminary information:

4.6.1 Maps highlighting the works that are proposed under the DWA, the tributary catchment area of the proposed works and the benefiting area that is subject of the DWA, to scales not exceeding 1:2,500 with legal and topographical information, prepared by a qualified professional engineer.

4.6.2 Construction cost estimates for the proposed works, signed and sealed by a qualified professional engineer, indicating which components of the proposed works, if any, have been included in the Township Development Cost Charges program.

4.6.3 Confirmation of when the proposed works are to be provided and the anticipated term of the DWA.

4.6.4 A proposed formula for calculating the amount of specified charges in accordance with the act.

4.7 Requests for cost sharing by the Township must be submitted in writing and may be considered, subject to Council approval.

4.8 When actual construction costs are to be used in determining the specified charge in a DWA, the actual charge shall not exceed 110% of the estimated charge, unless the DWA bylaw is amended, complete with new petition.

4.9 Terms and conditions of a proposed DWA, including the term (validity period) and applicable interest rate (based on the current Bank of Canada rate plus 1.5%), must be agreed to by the Township prior to commencing the required petition process.

4.10 Charges imposed under a DWA shall be collected by the Township and held pending Township acceptance of actual costs. After acceptance of actual costs, payment will be forwarded to the developer on an annual basis, with no interest payable by the Township.

4.11 If the payments, referred to in 4.10 above, are returned to the Township and after all reasonable efforts by the Township to locate the developer and the said payments remain unclaimed after 12 months from the date of expiry of the DWA, any unclaimed funds shall be forfeited to the Township for use at its discretion.

4.12 When the works contemplated under a DWA include the installation of works whose costs have been included in calculating the Township Development Cost Charges (DCCs), owners within the benefiting area may be entitled to credits against DCCs payable in respect of a proposed development, all in accordance with bylaws, policies and statutes current at the time that such DCC payment is due and payable.

4.13 The term of a DWA commences at the time of adoption of the authorizing bylaw.

4.14 All works proposed under a DWA must be completed within two years of the date of final adoption of the authorizing bylaw.

4.15 All DWAs are subject to an administration fee of $1,000 plus applicable taxes, for each year of the term, payable prior to the execution date.

4.16 Detailed procedures and operational guidelines assist staff and the development community with implementation of this policy.

Township of Langley
Est. 1873

# CERTIFICATE OF SUFFICIENCY

## LOCAL AREA PETITION

## DEVELOPMENT WORKS AGREEMENT FOR HIGHWAY – YORKSON PLAN AREA (BYLAW 2020 No. 5682)

Pursuant to Section 212 of the *Community Charter*, I hereby certify that the attached petition to the Township of Langley Council for Highway Development Works Agreement – Yorkson Neighbourhood Plan (**Bylaw 2020 No. 5682**) meets the following requirements and contains the following:

1) The petition is signed by at least 50% of the owners of the parcels that would be subject to the Drainage Development Works Agreement charge;

2) The signatures belong to the owners of the parcels having at least 50% of the assessed value of the land and improvements that would be benefit from the works;

3) That each page of the petition contains the necessary information as outlined in Section 212 (2) of the *Community Charter*.

The petition having met the requirements as provided by the *Community Charter*, I declare it sufficient for the purpose of a Development Works Agreement for Highway (**Bylaw 2020 No. 5682**).

Declared at Langley, British Columbia

This 5 day of February, 2021.

W. Bauer
Township Clerk

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**HIGHWAY DEVELOPMENT WORKS AGREEMENT**
**(QUALICO DEVELOPMENTS (VANCOUVER) INC.)**
**BYLAW 2020 NO. 5682**

## EXPLANATORY NOTE

Bylaw 2020 No. 5682, authorizes the execution of a Development Works Agreement between the Township of Langley and Qualico Developments (Vancouver) Inc. for the provision of Highway Works in the Yorkson Neighbourhood Plan area of the Township of Langley, and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**HIGHWAY DEVELOPMENT WORKS AGREEMENT**
**(QUALICO DEVELOPMENTS (VANCOUVER) INC.)**

**BYLAW 2020 NO. 5682**

A Bylaw to enter into a development works agreement;

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

1. This Bylaw may be cited for all purposes as "Highway Development Works Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2020 No. 5682".

2. Appendix "A" is a copy of the development works agreement.

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

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

5. This Bylaw is repealed 15 years after the date of its adoption.

| | | |
|---|---|---|
| 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

**APPENDIX "A" TO**
**BYLAW 2020 NO. 5682**

**DEVELOPMENT WORKS AGREEMENT**

**FOR HIGHWAY WORKS**

**Project # 08-23-0155**

THIS AGREEMENT dated for reference the _____ day of _____, 2021

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY, a municipal corporation under the Municipal Act of the Province of British Columbia and having its offices at 20338 – 65 Avenue, Langley, BC. V2Y 3J1

(the "Township")

OF THE FIRST PART

AND:

QUALICO DEVELOPMENTS (VANCOUVER) INC., a body corporate, duly incorporated under the laws of the Province of British Columbia, having its place of business at 201 – 6525 177B Street, Surrey, BC V3S 5N4

(the "Developer")

OF THE SECOND PART

A. WHEREAS real property within the Yorkson Neighbourhood Plan pocket park catchment area as identified in Schedules "A" and "B" attached hereto.

B. AND WHEREAS a highway works and related underground infrastructure (storm and sanitary sewers and water main) as described in Schedule "C" attached hereto is required to be constructed for the development of lands owned by the Developer within the Benefiting Area.

C. AND WHEREAS the Works are not currently scheduled for construction by the Township.

D. AND WHEREAS certain portions of the Works are not included within the Township's Development Cost Charge program.

E. AND WHEREAS the Developer has agreed to construct the Works.

F. AND WHEREAS the Works may benefit the development of other lands within the Benefiting Area.

G. AND WHEREAS Section 570 of the Act authorizes the Township to enter into an agreement with the Developer for the provision of the Works and the allocation of all or part of the cost to construct the Works amongst lands within the Benefiting Area.

H. AND WHEREAS the Township and the Developer have entered into this Agreement to provide for the construction of the Works, the allocation of the costs thereof throughout the Benefiting Area and the collection and remittance of the Specified Charges imposed pursuant to the Development Works Agreement Bylaw.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of ONE $1.00 DOLLAR of lawful money of Canada and other good and valuable consideration now paid by each of the parties hereto, to each of the other parties hereto, the receipt whereof is hereby acknowledged, the parties hereto hereby covenant, promise and agree with each other as follows:

## 1. DEFINITIONS

In this Agreement and in the recital above:

"**Act**" means the Local Government Act, R.S.B.C. 2015, Chapter 1, as revised, re-enacted or consolidated from time to time and any successor statute;

"**Actual Capital Cost of the Works**" means the actual Capital Cost of the Works as described in Section 4(d);

"**Agreement**" means this agreement and all Schedules attached hereto, which form part of the agreement;

"**Benefiting Area**" means the real property described in Schedule "A" attached hereto;

"**Benefiting Parcel**" means the parcels of land situated in the Benefiting Area as of the date of this Agreement and described in Schedule "A" and any subdivided portion thereof;

"**Capital Cost**" means the cost to design, engineer and construct the Works excluding Goods and Services Tax;

"**Council**" means the elected council of the Township of Langley;

"**Developer**" means Qualico Developments (Vancouver) Inc. ;

"**Development Works Agreement Bylaw**" means enacted by the Township under the Act as such bylaw is revised, re-enacted or consolidated from time to time;

"**Estimated Cost of the Works**" means the Estimated Cost of the Works for Bylaw 2020 No. 5682, which is $2,311,578.34;

"**General Manager of Engineering**" means the General Manager of Engineering for the Township or his designate;

"**Owner**" and "**Owners**" means each of the registered owners from time to time of a Benefiting Parcel;

"**Servicing Agreement**" means a servicing agreement in form and substance acceptable to the General Manager of Engineering executed by the Developer with respect to the construction and provision of the Works;

"**Specified Charge**" means $54,831.22 per Net Developable Hectare for each Benefiting Parcel located within the Benefiting Area, plus interest calculated in accordance with Section 5;

"**Term**" means the period of time that this Agreement is in effect as specified in Section 6;

"**Works**" means the road and related underground infrastructure (storm and sanitary sewers and water main) as described in Schedule "C"

## 2. AREA SUBJECT OF AGREEMENT

The Benefiting Area is the subject of this Agreement

## 3. CONSTRUCTION OF DRAINAGE

The Developer shall, at its sole cost and expense, construct and provide the Works in accordance with the Servicing Agreement.

## 4. HIGHWAY COSTS

(a) Upon development of a Benefiting Parcel during the Term, the Owner of that Benefiting Parcel shall pay to the Township the Specified Charge payable with respect to that development;

(b) The Specified Charge shall be payable to Township in accordance with the terms of the Development Works Agreement Bylaw;

(c) If a Specified Charge is payable, Council, an Approving Officer, a building inspector or other municipal authority may, but is not obligated to, approve a subdivision plan, strata plan, building permit, development permit, development variance permit or zoning bylaw necessary for the development of a Benefiting Parcel, or do any other thing necessary for the development of a Benefiting Parcel until the Specified Charge has been paid;

(d) After completion of the construction of the Works and in accordance with the Servicing Agreement and to the satisfaction of the General Manager of Engineering, the Developer’s engineer or an engineer appointed by the Township shall calculate and submit to the General Manager of Engineering for approval, the Actual Capital Cost of the Works.

(e) The Township is not responsible for financing any part of the design or construction of the Works;

(f) In consideration of the satisfactory completion of the construction of the Works by the Developer, to the acceptance of the General Manager of Engineering without incurring any cost to the Township, the Township agrees to collect from each Owner of a Benefiting

Parcel the Specified Charges levied in accordance with the terms of the Development Works Agreement Bylaw;

(g) Subsequent to the completion of the construction of the Works in accordance with the Servicing Agreement to the acceptance of the General Manager of Engineering and the approval of the Actual Capital Cost of the Works, the Township shall pay to the Developer, at the beginning of the next calendar year and each calendar year thereafter, the Specified Charges collected from the previous year in respect of the development of Benefiting Parcels. The Township, at its sole discretion, may make partial payments at any time during a calendar year. The Township shall have no further obligation to the Developer to make any other payment pursuant to this Agreement. The Developer agrees that any interest earned by the Township on Specified Charges from the date of their collection to the date of their payment to the Developer shall be retained by the Township in consideration of the Township costs of administering this Agreement. If the said payments are returned to the Township unclaimed by the Developer and if the Township is unable to locate the Developer after all reasonable efforts, then the Township shall hold all monies collected until the expiry of this Agreement. After the expiry of this Agreement, all such unclaimed funds shall be retained forever by the Township; and

(h) In the event of the assignment or transfer of the rights of the Developer under Section 4(g), the Township shall pay any benefits accruing thereunder, after notice, to such successor of the Developer as the Township, in its judgment, deems entitled to such benefits; and in the event of conflicting demands being made upon the Township for benefits accruing under this Agreement, then the Township may at its option commence an action in interpleader joining any party claiming rights under this Agreement, or other parties which the Township believes to be necessary or proper, and the Township shall be discharged from further liability upon payment to the person or persons whom any court having jurisdiction of such interpleader action shall determine, and in such action the Township shall be entitled to recover its legal fees and costs, which fees and costs shall constitute a lien upon all funds accrued or accruing pursuant to this Agreement.

**5. INTEREST**

(a) Interest will be calculated from the later of the date the construction of the Works is completed and one year after the adoption of this bylaw to the date the Specified Charge is paid at a rate of 3.95% per annum calculated annually in advance.

**6. TERM**

(a) The term of this Agreement shall commence upon the adoption of the Development Works Agreement Bylaw and shall expire on the earlier of:

i) fifteen (15) years from the date of the adoption of the Development Works Agreement Bylaw; and
ii) upon the Developer receiving the maximum Specified Charges imposed upon the Benefiting Area pursuant to the Development Works Agreement Bylaw;

(b) The Developer covenants and agrees that no Specified Charges shall be due and payable to the Developer subsequent to the expiration of the Term.

The benefits and obligations of this Agreement shall come into force upon the adoption of the Development Works Agreement Bylaw.

## 7. LATECOMER CHARGES

(a) The Developer covenants and agrees that it will not apply for nor enter into any latecomer agreements with the Township with respect to the Works and the Developer hereby releases and discharges the Township, its officers, employees, servants and agents and covenants and agrees to indemnify and save harmless the Township, its officers, employees, servants and agents from and against all damages, losses, costs, actions, causes of action, claims, demands and expenses (including legal fees and litigation) which may arise or accrue to any person, firm or corporation against the Township, its officers, employees, servants and agents for which the Township, its officers, employees, servants and agents may pay, incur, sustain or be put to by reason of the application of Section 507 of the Local Government Act as amended from time to time to the Works.

## 8. INDEMNITY

The Developer covenants and agrees to indemnify and save harmless the Township against:

(a) all actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whomsoever brought by reason of the construction, installation, maintenance or repair of the Works; and

(b) all expenses and costs which may be incurred by reason of the construction, installation, maintenance or repair of the Works.

## 9. MUNICIPAL COSTS

The Developer shall pay to the Township, by cash or bank draft, prior to the Township executing this Agreement, a fee of $15,000 for the preparation, registration and administration of this Agreement.

## 10. NOTICES

(a) Any notice, demand, acceptance or request required to be given hereunder in writing shall be deemed to be given if either personally delivered or mailed by registered mail, postage prepaid (at any time other than during a general discontinuance of postal services due to a strike, lockout or otherwise) and addressed to the Developer at the following address:

Qualico Development (Vancouver) Inc.
Unit 201, 6525 - 177B Street
Surrey, BC V3S 5N4

and to the Township as follows:

Township of Langley
20338 - 65 Avenue
Langley, BC V2Y 3J1
Attention: Manager of Development Engineering

Or such change of address as the Township has, by written notification, forwarded to the other parties.

(b) Any notice shall be deemed to have been given to and received by the party to which it is addressed:

i) if delivered, on the date of delivery; or
ii) if mailed, then on the fifth ($5^{th}$) day after the mailing thereof.

**11. BINDING ON SUCCESSORS**

(a) It is hereby agreed by and between the parties hereto that this Agreement shall be enforceable by and against the parties, their successors and assigns.

(b) The Developer shall not assign or transfer their interest in this Agreement without the prior written consent of the Township which consent may be arbitrarily withheld.

**12. ENTIRE AGREEMENT**

This Agreement constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof and supersedes any prior Agreements, undertakings, declarations or representations, written or verbal, in respect thereof.

**13. LAWS OF BRITISH COLUMBIA**

This Agreement shall be interpreted under and is governed by the applicable laws of Canada and the Province of British Columbia.

**14. SCHEDULES**

The Schedules attached hereto, which form part of this Agreement, are as follows:

(a) Schedule "A" – List of Benefiting Parcels;
(b) Schedule "B" – Map of Benefiting Area;
(c) Schedule “C” – Description of the Works;

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first above written.

**FOR CORPORATE BODY**

SIGNED BY: )
)
_____ )
)
In the presence of: )
(witness): )
***Signature*** _____ )
***Name*** _____ )
***Address*** _____ )
***Occupation*** _____ )

**FOR THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

SIGNED BY GENERAL MANAGER, )
ENGINEERING & COMMUNITY )
DEVELOPMENT )
For and on behalf of )
THE CORPORATION OF THE )
TOWNSHIP OF LANGLEY )
)
_____ )
**GENERAL MANAGER, ENGINEERING )**
**& COMMUNITY DEVELOPMENT** )

)
SIGNED BY TOWNSHIP )
CLERK )
For and on behalf of )
THE CORPORATION OF THE )
TOWNSHIP OF LANGLEY )
)
_____ )
**TOWNSHIP CLERK** )
)
In the presence of: )
(as to both Township signatures) )
)
_____ )
Name: )
Address: )
Occupation: )

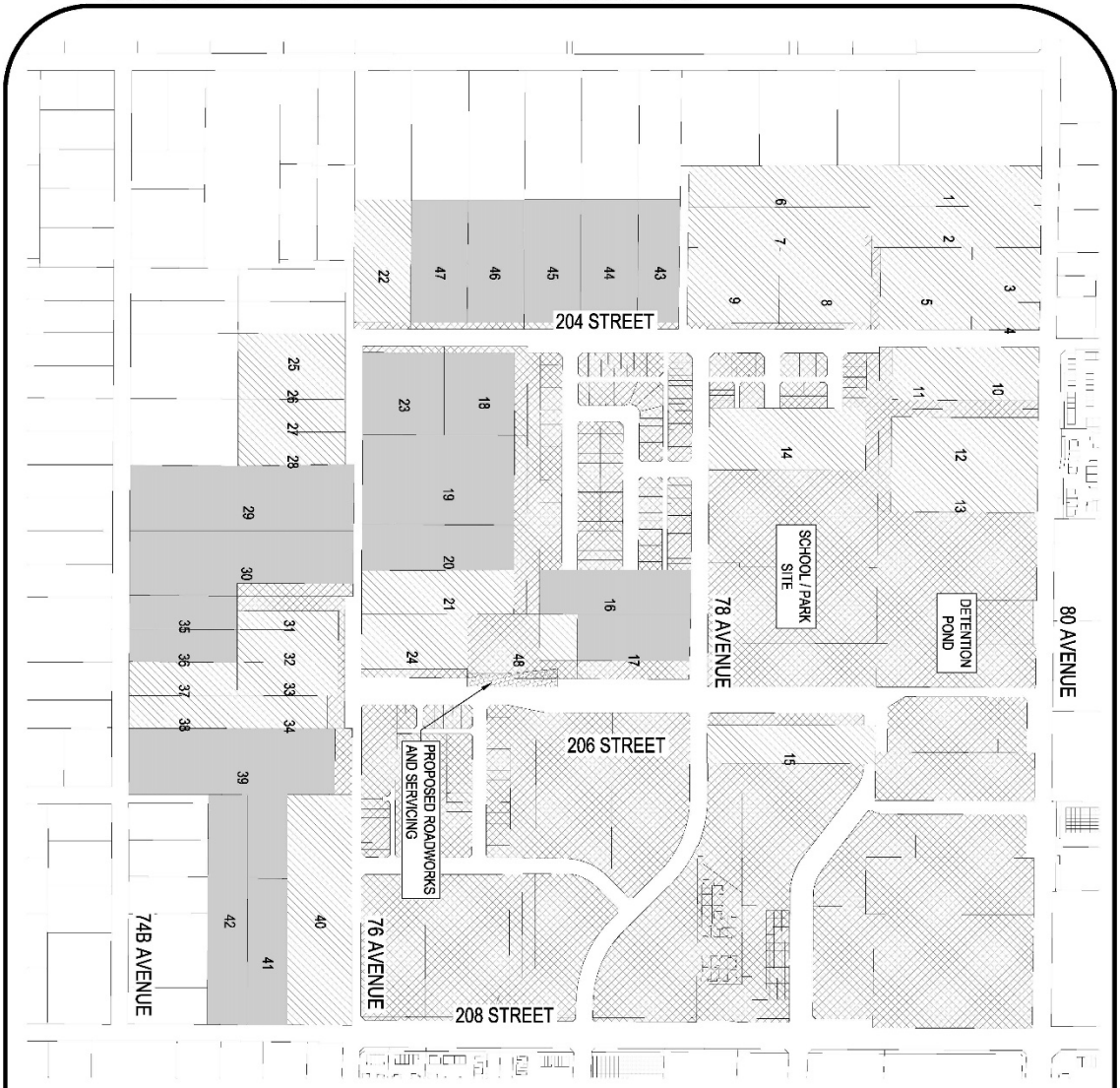
## SCHEDULE "A"
## LIST OF BENEFITING PARCELS

| Map ID | Parcel Identifier | Civic Address | Legal Description | Net Developable Area (ha) |
|---|---|---|---|---|
| 1 | 001-886-771 | 20320 80 AVE | LT 40, SEC 23, TWP 8, NWD, PL NWP61605 | 0.99 |
| 2 | 002-806-894 | 20340 80 AVE | LT 41, SEC 23, TWP 8, NWD, PL NWP61605 | 0.98 |
| 3 | 001-637-924 | 20360 80 AVE | LT 39, SEC 23, TWP 8, NWD, PL NWP57860 | 0.51 |
| 4 | 009-217-525 | 20388 80 AVE | LT 29, SEC 23, TWP 8, NWD, PL NWP23468 | 0.25 |
| 5 | 010-734-813 | 7849 204 ST | SEC 23, TWP 8, NWD, PL NWP2759 | 1.07 |
| 6 | 000-559-199 | 20315 78 AVE | LT 42, SEC 23, TWP 8, NWD, PL NWP61605 | 0.99 |
| 7 | 002-346-541 | 20323 78 AVE | LT 43, SEC 23, TWP 8, NWD, PL NWP61605 | 0.99 |
| 8 | 007-105-029 | 7843 204 ST | LT 31, SEC 23, TWP 8, NWD, PL NWP35022 | 0.95 |
| 9 | 007-105-193 | 7831 204 ST | LT 30, SEC 23, TWP 8, NWD, PL NWP35022 | 0.95 |
| 10 | 008-494-312 | 20416 80 AVE | LT 16, SEC 23, TWP 8, NWD, PL NWP38151 | 0.59 |
| 11 | 006-061-702 | 7848 204 ST | LT 17, SEC 23, TWP 8, NWD, PL NWP38151 | 0.49 |
| 12 | 004-720-393 | 20452 80 AVE | LT 3, SEC 23, TWP 8, NWD, PL NWP72492 | 1.04 |
| 13 | 004-720-415 | 20486 80 AVE | LT 4, SEC 23, TWP 8, NWD, PL NWP72492 | 0.86 |
| 14 | 004-720-377 | 20453 78 AVE | LT 2, SEC 23, TWP 8, NWD, PL NWP72492 | 1.34 |
| 15 | 007-813-953 | 20645 78 AVE | LT 3, SEC 23, TWP 8, NWD, PL NWP74786 | 0.89 |
| 16 | 002-223-490 | 20544 78 AVE | LT 23, SEC 23, TWP 8, NWD, PL NWP49017 | 0.93 |
| 17 | 005-749-166 | 20570 78 AVE | LT 26, SEC 23, TWP 8, NWD, PL NWP59588 | 0.67 |
| 18 | 010-678-107 | 7664 204 ST | SEC 23, TWP 8, NWD, PL NWPNWP2685 | 0.79 |
| 19 | 010-677-437 | 20495 76 AVE | LT 7, SEC 23, TWP 8, NWD, PL NWP2685 | 1.86 |
| 20 | 010-677-313 | 20525 76 AVE | SEC 23, TWP 8, NWD, PL NWP2685 | 0.93 |
| 21 | 010-677-411 | 20545 76 AVE | SEC 23, TWP 8, NWD, PL NWPNWP2685 | 0.93 |

| Map ID | Parcel Identifier | Civic Address | Legal Description | Net Developable Area (ha) |
|---|---|---|---|---|
| 22 | 010-735-038 | 7625 204 ST | SEC 23, TWP 8, NWD, PL NWPNWP2759 | 0.96 |
| 23 | 007-502-079 | 20431 76 AVE | LT 8, SEC 23, TWP 8, NWD, PL NWP2685 | 0.94 |
| 24 | 005-749-735 | 20577 76 AVE | LT 27, SEC 23, TWP 8, NWD, PL NWP59588 | 0.82 |
| 25 | 007-189-991 | 20404 76 AVE | LT 69, SEC 23, TWP 8, NWD, PL NWP35658 | 0.49 |
| 26 | 007-190-026 | 20418 76 AVE | LT 70, SEC 23, TWP 8, NWD, PL NWP35658 | 0.49 |
| 27 | 002-832-151 | 20442 76 AVE | LT 100, SEC 23, TWP 8, NWD, PL NWP61616 | 0.49 |
| 28 | 002-832-160 | 20464 76 AVE | LT 101, SEC 23, TWP 8, NWD, PL NWP61616 | 0.49 |
| 29 | 012-058-530 | 20497 74B AVE | LT 40, SEC 23, TWP 8, NWD, PL NWPNWP1257 | 2.02 |
| 30 | 012-058-505 | 20543 74B AVE | LT 39, SEC 23, TWP 8, NWD, PL NWP1257 | 1.82 |
| 31 | 008-599-581 | 20560 76 AVE | LT 49, SEC 23, TWP 8, NWD, PL NWP39118 | 0.25 |
| 32 | 008-599-602 | 20572 76 AVE | LT 50, SEC 23, TWP 8, NWD, PL NWP39118 | 0.46 |
| 33 | 003-364-143 | 20596 76 AVE | LT 111, SEC 23, TWP 8, NWD, PL NWP63606 | 0.46 |
| 34 | 003-364-151 | 20608 76 AVE | LT 112, SEC 23, TWP 8, NWD, PL NWP63606 | 0.41 |
| 35 | 003-665-399 | 20565 74B AVE | LT 117, SEC 23, TWP 8, NWD, PL NWP65728 | 0.49 |
| 36 | 003-665-402 | 20577 74B AVE | LT 118, SEC 23, TWP 8, NWD, PL NWP65728 | 0.49 |
| 37 | 003-517-284 | 20593 74B AVE | LT 113, SEC 23, TWP 8, NWD, PL NWP64586 | 0.49 |
| 38 | 003-517-292 | 20605 74B AVE | LT 114, SEC 23, TWP 8, NWD, PL NWP64586 | 0.49 |
| 39 | 006-781-764 | 20645 74B AVE | LT 1, SEC 23, TWP 8, NWD, PL NWP73943 | 2.25 |
| 40 | 012-058-475 | 7581 208 ST | LT 35, SEC 23, TWP 8, NWD, PL NWPNWP1257 | 2.02 |
| 41 | 006-781-799 | 7547 208 ST | LT 2, SEC 23, TWP 8, NWD, PL NWP73943 | 0.81 |
| 42 | 006-536-662 | 7521 208 ST | LT 44, SEC 23, TWP 8, NWD, PL NWP30444 | 1.27 |
| 43 | 010-734-899 | 7780 202A ST | LT 23, SEC 23, TWP 8, NWD, PL NWPNWP2759 | 0.7 |

| Map ID | Parcel Identifier | Civic Address | Legal Description | Net Developable Area (ha) |
|---|---|---|---|---|
| 44 | 005-962-811 | 7767 204 ST | LT 38, SEC 23, TWP 8, NWD, PL NWP47045 | 0.96 |
| 45 | 007-117-582 | 7720 202A ST | LT 25, SEC 23, TWP 8, NWD, PL NWPNWP2759 | 0.95 |
| 46 | 001-722-298 | 7675 204 ST | LT 26, SEC 23, TWP 8, NWD, PL NWP2759 | 0.96 |
| 47 | 010-734-970 | 7653 204 ST | SEC 23, TWP 8, NWD, PL NWPNWP2759 | 0.96 |
| 48 | 005-749-158 | 7711 206 ST | LT 26, SEC 23, TWP 8, NWD, PL NWP59588 | 0.22 |

# SCHEDULE "B"
# MAP OF BENEFITING AREA




LEGEND

EXCLUDED LANDS (GREENWAYS, PROJECTS AT THIRD READING, COMMERCIAL, INSTITUTIONAL, PARKS, ETC.)

FRONT ENDER'S LANDS

BENEFITING LANDS

206 STREET ROADWORKS AND SERVICING INCLUDED IN THE DWA

| Benefitting Area | | | |
|---|---|---|---|
| Map ID | Civic Address | Net Area |
| 1 | 20320 80 Avenue | 0.99 |
| 2 | 20340 80 Avenue | 0.98 |
| 3 | 20360 80 Avenue | 0.51 |
| 4 | 20388 80 Avenue | 0.25 |
| 5 | 7849 204 Street | 1.07 |
| 6 | 20315 78 Avenue | 0.99 |
| 7 | 20323 78 Avenue | 0.99 |
| 8 | 7843 204 Street | 0.95 |
| 9 | 7831 204 Street | 0.95 |
| 10 | 20416 80 Avenue | 0.59 |
| 11 | 7848 204 Street | 0.49 |
| 12 | 20462 80 Avenue | 1.04 |
| 13 | 20486 80 Avenue | 0.86 |
| 14 | 20453 78 Avenue | 1.34 |
| 15 | 20545 78 Avenue | 0.89 |
| 16 | 20544 78 Avenue | 0.93 |
| 17 | 20570 78 Avenue | 0.67 |
| 18 | 7694 204 Street | 0.79 |
| 19 | 20485 76 Avenue | 1.86 |
| 20 | 20525 76 Avenue | 0.93 |
| 21 | 20545 76 Avenue | 0.93 |
| 22 | 7625 204 Street | 0.96 |
| 23 | 20431 76 Avenue | 0.94 |
| 24 | 20577 76 Avenue | 0.82 |
| 25 | 20404 76 Avenue | 0.49 |
| 26 | 20418 76 AVE | 0.49 |
| 27 | 20442 76 AVE | 0.49 |
| 28 | 20464 76 AVE | 0.49 |
| 29 | 20497 74B AVE | 2.02 |
| 30 | 20543 74B Avenue | 1.82 |
| 31 | 20560 76 AVE | 0.25 |
| 32 | 20572 76 AVE | 0.46 |
| 33 | 20596 76 AVE | 0.46 |
| 34 | 20608 76 AVE | 0.41 |
| 35 | 20565 74B AVE | 0.49 |
| 36 | 20577 74B AVE | 0.49 |
| 37 | 20593 74B AVE | 0.49 |
| 38 | 20605 74B AVE | 0.49 |
| 39 | 20645 74B AVE | 2.25 |
| 40 | 7581 208 ST | 2.02 |
| 41 | 7547 208 ST | 0.81 |
| 42 | 7521 208 ST | 1.27 |
| 43 | 7780 202A St | 0.70 |
| 44 | 7767 204 St | 0.96 |
| 45 | 7720 202A St | 0.95 |
| 46 | 7475 204 St | 0.96 |
| 47 | 7553 204 St | 0.96 |
| 48 | 7711 206 St | 0.22 |
| **Total Area** | | **42.16** |

## DWA CATCHMENT AREAS
### FOR POCKET PARK AT 206 STREET AND 76B AVENUE

Scale: 1:5000
Date: 2020.12.15
Job No.: 2111-03365-03
Mun. Proj.: 08-23-0155

McElhanney
SUITE 2300 - CENTRAL CITY TOWER
13450 102 AVENUE, SURREY, BC
V3T 5X3
P. 604-596-0391
F. 604-584-5050

**SCHEDULE "C"**
**DESCRIPTION OF THE WORKS**

Construction of approximately 80 linear metres of the west half of 206 Street, and underground infrastructure (storm and sanitary sewers and water main) fronting the proposed southwest Yorkson neighbourhood pocket park at 7711 206 Street, having an estimated cost of $2,311,578.34 (including land). All of which is in accordance with the Township of Langley Subdivision and Development Servicing Bylaw, per plan numbered 2111-03365-03, prepared by McElhanney Consultants Ltd. dated December 15, 2020.

Township of Langley

Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | FEBRUARY 22, 2021 – REGULAR MEETING | **REPORT:** | 21-16 |
| **FROM:** | FINANCE DIVISION | **FILE:** | 1700-80 |
| **SUBJECT:** | LANGLEY 2021 – 2025 FIVE-YEAR FINANCIAL PLAN BYLAW AND DEVELOPMENT COST CHARGE RESERVE FUND EXPENDITURE BYLAW | | |

**RECOMMENDATIONS:**

**That** Council give first, second, and third reading to the Langley 2021 – 2025 Five-Year Financial Plan Bylaw 2021 No. 5692; and

**That** Council give first, second, and third reading to the Development Cost Charge Reserve Fund Expenditure Bylaw 2021 No. 5691.

**EXECUTIVE SUMMARY:**

The *Community Charter* requires Council to adopt the Langley 2021 – 2025 Five-Year Financial Plan Bylaw before adopting the Annual Tax Rates Bylaw and not later than May 14, 2021. The Langley 2021 – 2025 Five-Year Financial Plan Bylaw 2021 No. 5692 will establish the budget for revenues, expenditures, debt servicing and transfers to and from Township funds for 2021 – 2025 for Universal Services[1] and User Pay Utilities (Water, Sanitary Sewer and Solid Waste). The plan includes a 1.70% property tax revenue increase, due to growth from new construction.

Revenue budget increases included are as follows:

- Universal Services: 3.99% property tax rate increase;
- Water User Pay Utility: 4.35% user fee increase;
- Sanitary Sewer User Pay Utility: 1.48% user fee increase.

Also in accordance with the *Community Charter*, Council must adopt the Development Cost Charge Reserve (DCC) Fund Expenditure Bylaw 2021 No. 5691 authorizing the expenditure of funds from DCC Reserves for 2021 DCC capital projects, including related debt servicing, as well as DCC capital projects in progress from prior years.

[1] Universal Services: Parks Utility Fund, Transportation Utility Fund, Stormwater Utility Fund and General Fund which includes Fire Services, Police Services, Recreation and Cultural Services, Facility Management and General Government.

**PURPOSE:**

The purpose of this report is to bring forward the Langley 2021 – 2025 Five-Year Financial Plan Bylaw 2021 No. 5692 and the Development Cost Charge Reserve Fund Expenditure Bylaw 2021 No. 5691 for three readings.

**DISCUSSION/ANALYSIS**

The *Community Charter* requires Council to adopt the Langley 2021 – 2025 Five-Year Financial Plan Bylaw before adopting the Annual Tax Rates Bylaw and not later than May 14, 2021. The Langley 2021 – 2025 Five-Year Financial Plan Bylaw 2021 No. 5692 will establish the budget for revenues, expenditures, debt servicing and transfers to and from Township funds for 2021 – 2025 for Universal Services[2] and User Pay Utilities (Water, Sanitary Sewer and Solid Waste). The plan includes a 1.70% property tax revenue increase, due to growth from new construction.

Revenue budget increases included are as follows:

- Universal Services: 3.99% property tax rate increase;
- Water User Pay Utility: 4.35% user fee increase;
- Sanitary Sewer User Pay Utility: 1.48% user fee increase.

Also in accordance with the *Community Charter*, Council must adopt the Development Cost Charge Reserve (DCC) Fund Expenditure Bylaw 2021 No. 5691 authorizing the expenditure of funds from DCC Reserves for 2021 DCC capital projects, including related debt servicing, as well as DCC capital projects in progress from prior years.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

[2] Universal Services: Parks Utility Fund, Transportation Utility Fund, Stormwater Utility Fund and General Fund which includes Fire Services, Police Services, Recreation and Cultural Services, Facility Management and General Government.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY 2021 – 2025 FIVE-YEAR FINANCIAL PLAN BYLAW 2021 NO. 5692**

**EXPLANATORY NOTE**

The Langley 2021 - 2025 Five-Year Financial Plan Bylaw 2021 No. 5692 authorizes the expenditure of funds for the Municipality. The Langley 2021 - 2025 Five-Year Financial Plan Bylaw 2021 No. 5692 is prepared pursuant to Section 165 of the *Community Charter* and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2021.

An expenditure that is not provided for in the 2021 - 2025 Five-Year Financial Plan is not lawful.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY 2021 - 2025 FIVE-YEAR FINANCIAL PLAN BYLAW 2021 NO. 5692**

A bylaw to establish the Five-Year Financial Plan from 2021 to 2025.

WHEREAS Section 165 of the "*Community Charter*" requires that the Corporation of the Township of Langley adopt a Five-Year Financial Plan prior to approval of the Tax Rates Bylaw and May 15, 2021:

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

1. This bylaw may be cited for all purposes as the "Langley 2021 - 2025 Five-Year Financial Plan Bylaw 2021 No. 5692"

2. Schedule "A", being the Revenue Plan Objectives and Policies, attached hereto and forming part of this bylaw is hereby adopted as the 2021 – 2025 Five Year Financial Plan of The Corporation of the Township of Langley.

3. Schedule "B", being the Financial Plan, attached hereto and forming part of this bylaw is hereby adopted as the 2021 - 2025 Five Year Financial Plan of The Corporation of the Township of Langley.

| | | |
|---|---|---|
| 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 2021 - 2025 FIVE YEAR FINANCIAL PLAN BYLAW 2021 NO. 5692**
**SCHEDULE "A" – REVENUE PLAN OBJECTIVES AND POLICIES**

In accordance with the *Community Charter* disclosure requirements the Township of Langley discloses the following information.

1. The proportions of revenue proposed to come from the various funding sources;
2. The distribution of property taxes among property classes; and
3. The use of permissive tax exemptions.

## 1. Proportion of total revenue from various funding sources

| Revenue Source | Operating Budget Funding Sources | Capital Budget Funding Sources |
|---|---|---|
| Property taxes | 55% | 3% |
| Sale of Service – Utilities | 19% | 0% |
| Sale of Service - Other | 7% | 0% |
| Other sources | 14% | 53% |
| Transfer from own funds | 5% | 27% |
| Proceeds from borrowing | 0% | 17% |
| **Total** | **100%** | **100%** |

The table above reflects Revenue raised from each funding source in 2021. Property taxes form the greatest proportion of operating revenue for the Township and they provide a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. Such services include parks, transportation, stormwater, fire protection, policing services, recreation and culture, facility maintenance and general government. For these reasons, property taxation will continue to be a major source of the Township revenue.

User fees and charges are the second largest portion of general operating revenue. Many Township services, such as water, sanitary sewer, and solid waste (including garbage and organics collection and disposal), are charged on a user-pay basis, which ensures they are paid for by taxpayers receiving these services.

The capital program is only partially funded from General and Utility Funds revenues with the majority of funding coming from sources such as reserves and surplus, development cost charges receipts, senior government grants, local area service funds and, as a last resort, from debt financing.

**2. Distribution of estimated 2020 property taxes among the various property classes**

| Property Class | Property Class Description | Property tax Revenue % |
|---|---|---|
| 1 | Residential | 63.15% |
| 2 | Utilities | 0.99% |
| 4 | Major Industry | 0.23% |
| 5 | Light Industry | 9.71% |
| 6 | Business | 25.18% |
| 8 | Recreation | 0.21% |
| 9 | Farm | 0.53% |
| | **Total** | **100.00%** |

The distribution of property tax revenue among the various property classes is presented in the table above. The practice of Council is to set tax rates in order to maintain reasonable tax stability in compliance with the *Community Charter*. This has been accomplished by maintaining the proportionate relationship provided above between property classes as impacted by annual average changes in assessed values of each class. (Property classes are defined and values determined by British Columbia Assessment).

**3. Use of Permissive Tax Exemptions**

The *Community Charter* provides municipalities the ability to grant permissive exemptions under Sections 244, 225 and 226. The Township's permissive exemption policy sets the parameters under which Council considers applications for permissive exemptions from property taxes from organizations that are eligible for such exemptions.

The Township grants permissive exemptions for buildings for public worship; not-for-profit and charitable organizations and community halls; and heritage properties. Council supports, through permissive exemptions from property taxes, organizations that provide services that fulfill some basic need, improve the life of Township residents and are compatible with or are complementary to the services offered by the Township.

Per Council Report 20-122, dated October 5, 2020 Council approved permissive tax exemptions calculated to be approximately $1,378,628, which is just under 1% property tax increase (99%) (2020- 105%) property tax revenue increase[1] .

| | **2021 (Estimated)** | 2020 (Actual) |
|---|---|---|
| Charitable and Not-For-Profit | **$ 598,509** | $ 652,581 |
| Churches | **757,188** | 728,157 |
| Heritage Properties | **22,931** | 21,839 |
| **Total** | **$1,378,628** | $1,402,577 |

# THE CORPORATION OF THE TOWNSHIP OF LANGLEY
# LANGLEY 2021 - 2025 FIVE YEAR FINANCIAL PLAN BYLAW 2021 NO. 5692
# SCHEDULE "B" – FINANCIAL PLAN

| | 2021 $ | 2022 $ | 2023 $ | 2024 $ | 2025 $ |
|---|---|---|---|---|---|
| **REVENUE** | | | | | |
| **Operating Plan** | | | | | |
| Property Taxes and Levies | 156,974,167 | 170,405,759 | 177,792,517 | 185,166,707 | 192,698,583 |
| Sale of Services-Utilities | 54,207,502 | 57,075,106 | 60,312,487 | 63,788,837 | 68,444,513 |
| Sale of Services-Other | 20,197,185 | 23,436,709 | 25,035,978 | 26,728,199 | 26,760,198 |
| Other Revenue | 38,797,848 | 30,587,650 | 30,214,962 | 30,195,082 | 29,998,222 |
| Transfer from Surplus and Reserves | 13,301,165 | 2,410,187 | 6,501,757 | 6,501,757 | 6,501,757 |
| **Operating Plan Sub-total** | **283,477,867** | **283,915,411** | **299,857,701** | **312,380,582** | **324,403,273** |
| **Capital Plan** | | | | | |
| Contribution from Current Year Revenue | 10,009,376 | 9,889,376 | 9,889,376 | 9,889,376 | 9,889,376 |
| Transfer from Prior Year's Surplus | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 |
| Transfer from Development Cost Charge Reserve: | 97,076,147 | 74,904,370 | 32,410,870 | 26,470,870 | 17,560,870 |
| Transfer from Capital Surplus and Reserves | 108,235,433 | 22,803,956 | 18,927,573 | 21,770,881 | 18,722,573 |
| Private Funds and Other Sources | 114,275,273 | 97,243,000 | 62,148,000 | 62,133,000 | 62,133,000 |
| Proceeds From Borrowing | 67,861,335 | 15,000,000 | 15,000,000 | 15,000,000 | 15,000,000 |
| **Capital Plan Sub-Total** | **397,607,564** | **219,990,702** | **138,525,819** | **135,414,127** | **123,455,819** |
| **TOTAL FINANCIAL PLAN REVENUE** | **681,085,431** | **503,906,113** | **438,383,520** | **447,794,709** | **447,859,092** |
| **EXPENDITURE** | | | | | |
| **Operating Plan** | | | | | |
| Municipal Services | 243,570,154 | 242,652,404 | 255,105,675 | 264,857,281 | 275,139,650 |
| Debt Service | 11,630,330 | 11,630,330 | 11,592,830 | 11,580,330 | 11,580,330 |
| Contribution to Funds and Reserves | 28,277,383 | 29,632,677 | 33,159,196 | 35,942,971 | 37,683,293 |
| **Operating Plan Sub-Total** | **283,477,867** | **283,915,411** | **299,857,701** | **312,380,582** | **324,403,273** |
| **Capital Plan** | **397,607,564** | **219,990,702** | **138,525,819** | **135,414,127** | **123,455,819** |
| **TOTAL FINANCIAL PLAN EXPENDITURES** | **681,085,431** | **503,906,113** | **438,383,520** | **447,794,709** | **447,859,092** |

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**DEVELOPMENT COST CHARGE RESERVE FUND**

**EXPENDITURE BYLAW 2021 NO. 5691**

**EXPLANATORY NOTE**

Bylaw 2021 No. 5691 provides for the 2021 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2021 – 2025 Five Year Financial Plan. The projects are for roads, stormwater, sewer, water services and for parkland acquisition and development.

Expenditures have been included in the DCC Expenditure Bylaw, even when it looks like there are not enough funds available, in the event that enough DCC funds are received during the year. Projects will only proceed when sufficient funds are available.

Funds that become available in the Parkland Acquisition DCC Reserve, Water DCC Reserve, Stormwater DCC Reserve, and Roads DCC Reserve are first directed towards payment of the annual debt.

Presently, there are estimated expenditures under the bylaw in the amount of $105,342,394, which include capital carry-forwards from prior years, current debt payments and new capital projects for 2021.

Should any of the above-noted monies remain unexpended at the end of a project; the unexpended balance will be returned to the credit of the reserve fund.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**DEVELOPMENT COST CHARGE RESERVE FUND**

**EXPENDITURE BYLAW 2021 NO. 5691**

WHEREAS it is deemed expedient to expend monies set aside in the Development Cost Charge Reserve Fund established pursuant to Bylaw 1980 No.1946 and interest earned thereon for the following purposes:

| | **TOTAL** |
|---|---|
| Roads | **54,496,624** |
| Stormwater | **1,634,323** |
| Sewer | **6,272,019** |
| Water | **18,306,243** |
| Parkland | **14,957,615** |
| Park Development | **9,675,570** |
| **TOTAL** | **105,342,394** |

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

1. This bylaw shall be cited as “Development Cost Charge Reserve Fund Expenditure Bylaw 2021 No. 5691”.

2. There is hereby authorized to be expended from the monies set aside and any interest earned thereon pursuant to the Bylaw entitled “Development Cost Charge Reserve Fund Bylaw 1980 No. 1946”, a sum not exceeding one hundred and five million three hundred forty two thousand and three hundred ninety four dollars for capital improvements and debt repayment as aforementioned.

Should any of the above-mentioned funds remain unexpended, after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the said Reserve Fund.

| | | |
|---|---|---|
| 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

Township of Langley
Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | FEBRUARY 22, 2021 – REGULAR MEETING | **REPORT:** | 21-17 |
| **FROM:** | FINANCE DIVISION | **FILE:** | 1700-80 |
| **SUBJECT:** | USER PAY UTILITY RATE BYLAWS FOR 2021 | | |

**RECOMMENDATIONS:**

**That** Council give first, second, and third reading to the Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2021 No. 5693; and

**That** Council give first, second, and third reading to the Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw 2021 No. 5694.

**EXECUTIVE SUMMARY:**

The *Community Charter* provides for Council to adopt bylaws approving imposition of fees and charges with respect to user pay services provided. Bylaws 5693 and 5694 include user pay utility rate changes for 2021 as contemplated in the 2021 – 2025 Five Year Financial Plan for the water and sanitary sewer. Utility rates for Solid Waste remain unchanged.

User Pay Utility Rates are adjusted annually, as required, to offset general inflation, salary and wage increases, major and regional contract increases (water and liquid waste), capital infrastructure, construction and improvements, and related debt servicing.

The annual impact of proposed adjustments on a representative single family household subscribing to each service for 2021 is an increase of $24.28 for water service and $7.21 for sanitary sewer service.

| USER PAY UTILITIES | Percent Change | Annual Rate Change | Annual Flat Rate |
|---|---|---|---|
| Water | 4.35% | $24.28 | $582.50 |
| Sanitary Sewer | 1.48% | $7.21 | $494.50 |
| Solid Waste 240L[1] | 0.00% | $0.00 | $330.00 |
| Solid Waste 120L | 0.00% | $0.00 | $250.00 |

**PURPOSE:**
The purpose of this report is to bring forward the afore-mentioned User Pay Utility Rate Bylaws 5693 and 5694 for three readings.

[1] 240L solid waste container is being referenced in relations to discussions of a representative single family household.

**DISCUSSION/ANALYSIS:**

The *Community Charter* provides for Council to adopt bylaws approving imposition of fees and charges with respect to user pay services provided. Bylaws 5693 and 5694 include user pay utility rate changes for 2021 as contemplated in the 2021 – 2025 Five Year Financial Plan for the water and sanitary sewer. The rate for solid waste remains unchanged.

User Pay Utility Rates are adjusted annually, as required, to offset general inflation, salary and wage increases, major and regional contract increases (water and liquid waste), capital infrastructure, construction and improvements, and related debt servicing.

The annual impact of proposed adjustments on a typical household subscribing to each service for 2021 is an increase of $24.28 for water service and $7.21 for sanitary sewer service.

| USER PAY UTILITIES | Percent Change | Annual Rate Change | Annual Flat Rate |
|---|---|---|---|
| Water | 4.35% | $24.28 | $582.50 |
| Sanitary Sewer | 1.48% | $7.21 | $494.50 |
| Solid Waste 240L[2] | 0.00% | $0.00 | $330.00 |
| Solid Waste 120L | 0.00% | $0.00 | $250.00 |

**WATER UTILITY**

Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2021 No. 5693 sets the minimum charge for metered water customers at $291.25 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $279.10.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.842 per cubic meter. The current rate is $0.807 per cubic meter.

The flat rate for residential customers will be $582.50. The current rate is $558.22.

**SANITARY SEWER UTILITY**

Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw 2021 No. 5694 sets the annual flat rate per service connection at $494.50 for residential sewer use. The current rate is $487.28.

The rate for Non-Residential sewer use is set at $1.391 per cubic meter of sewage discharged with a minimum of $247.25 per service connection for each six-month period. The current rates are $1.371 per cubic meter of sewage discharged with a minimum of $243.64 per service connection for each six-month period.

**SOLID WASTE UTILITY**

Langley Solid Waste Management Bylaw 2016 No. 5200 provides for a cart-based semi-automated garbage and organics collection program for residential properties including apartment and condominium multi-family residential buildings within the Township, and sets the

[2] A representative household is considered to use a 240L solid waste unit for purposes of discussion.

fees for collection. For 2019, Bylaw 5200, ‘Schedule B2 – Collection Fees’, remains in force and provides for the following:

Part 1 – Base Collection Fee

The base collection fee payable by all residential owners receiving the Municipal Garbage Collection Service, the Municipal Organics Collection Service, and the Municipal Large Item Collection Service pursuant to this Bylaw remains at $170.

Part 2 – Cart Size Fee

The cart size fee for a 240L container is maintained at $160.00.
The cart size fee for a 120L container is maintained at $80.00.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY WATERWORKS REGULATION BYLAW 2008 NO. 4697**
**AMENDMENT BYLAW 2021 NO. 5693**

**EXPLANATORY NOTE**

Bylaw 2021 No. 5693 sets the minimum charge for metered water customers at $291.25 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $279.10.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.842 per cubic meter. The current rate is $0.807 per cubic meter.

The flat rate for residential customers will be $582.50. The current rate is $558.22.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY WATERWORKS REGULATION BYLAW 2008 NO. 4697**

**AMENDMENT BYLAW 2021 NO. 5693**

WHEREAS Bylaw No. 4697, cited as "Langley Waterworks Regulation Bylaw 2008 No. 4697" provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 4697;

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

1. This Bylaw may be cited for all purposes as "Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2021 No. 5693"

2. Bylaw No. 4697 cited as "Langley Waterworks Regulation Bylaw 2008 No. 4697" is amended by deleting Section 1 and Section 2 of Schedule "A" attached to Bylaw 4697 and substituting the following therefore:

**Section 1 BASIC RATES**

The annual flat rate for a distinct premise is $582.50.

An additional fee amount equal to 30% of the annual flat rate will be charged where a "PREMISES" contains a "SECONDARY SUITE".

Subject to the following: the annual flat rate for 2021 shall be multiplied by 365/312 and calculated from February 22, 2021.

**Section 2 RATES FOR METERED SERVICE**

The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

The rates for each billing will be:

- The first 110 cubic meters at a flat rate of $291.25 per service connection.
- The remainder at $0.842 per cubic meter (Metered Rate).
- The minimum charge is $291.25 per service connection plus meter rent.

Subject to the following: the minimum charge for each six-month period for 2021 shall be multiplied by 365/312 and calculated from February 22, 2021.

| | | |
|---|---|---|
| READ A FIRST TIME the | day of | , 2021 |
| READ A SECOND TIME the | day of | , 2021 |
| READ A THIRD TIME the | day of | , 2021 |
| RECONSIDERED AND ADOPTED the | day of | , 2021 |

_____ Mayor _____ Township Clerk

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367**

**AMENDMENT BYLAW 2021 NO. 5694**

## EXPLANATORY NOTE

Bylaw 2021 No. 5694 sets the annual flat rate per service connection at $494.50 for residential sewer use. The current rate is $487.28.

The rate for Non-Residential sewer use is set at $1.391 per cubic meter of sewage discharged with a minimum of $247.25 per service connection for each six-month period. The current rates are $1.371 per cubic meter of sewage discharged with a minimum of $243.64 per service connection for each six-month period.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367**

**AMENDMENT BYLAW 2021 NO. 5694**

WHEREAS Bylaw No. 5367, cited as "Langley Sewerworks Regulation Bylaw 2018 No. 5367" provides for the regulation of the sanitary sewer system, sewage treatment and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw No. 5367;

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

1. This Bylaw may be cited for all purposes as "Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw 2021 No. 5694"

2. Bylaw No. 5367 cited as "Langley Sewerworks Regulation Bylaw 2018 No. 5367" is amended by deleting Section 1. A., Section 2. A. and Section 4 of Schedule "B" attached to Bylaw 5367 and substituting the following therefore:

**Section 1 BASIC RATES**

A. Annual Flat Rate

The annual flat rate for a district premise is $494.50.

An additional fee amount equal to 30% of the annual flat rate will be charged where a "PREMISES" contains a "SECONDARY SUITE".

Subject to the following: the annual flat rate for 2021 shall be multiplied by 365/312 and calculated from February 22, 2021.

**Section 2 RATES FOR NON RESIDENTIAL SEWER USE**

A. Sewer Rates and Minimums
Where a connection:

(a) Is to a property used for industrial, commercial, or institutional purpose
(b) Is to a property with farm classification as identified by the B.C. Assessment Authority
(c) Is to a property having a water service larger than 19 mm in diameter except for water services to a multi-family dwellings

The owner shall be charged semi-annually based on the sewage discharged for each preceding six (6) month period. The billings will be calculated by multiplying the cubic meters of sewage discharged by the base rate RB where:

RB = $1.391

The minimum charge for each six month period is $247.25 per service connection.

Subject to the following: The minimum charge for each six month period for 2021 shall be multiplied by 365/312 and calculated from February 22, 2020.

**Section 4 RATES FOR CONTAMINATED GROUNDWATER**

All users of the sanitary sewer shall be charged a fee for the use of the system based on the approved maximum total discharge volume as indicated on the GVS&DD “Application for a Waste Discharge Permit pursuant to GVS&DD Sewer Use Bylaw No. 164.”

All users of the sanitary sewer shall be charged for the contaminated groundwater discharged into the system according to the following base rate:

R = $1.391 per cubic meter.

| | | |
|---|---|---|
| READ A FIRST TIME the | day of | , 2021 |
| READ A SECOND TIME the | day of | , 2021 |
| READ A THIRD TIME the | day of | , 2021 |
| RECONSIDERED AND ADOPTED the | day of | , 2021 |

_____ Mayor _____ Township Clerk

**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 2011 No. 4861 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:

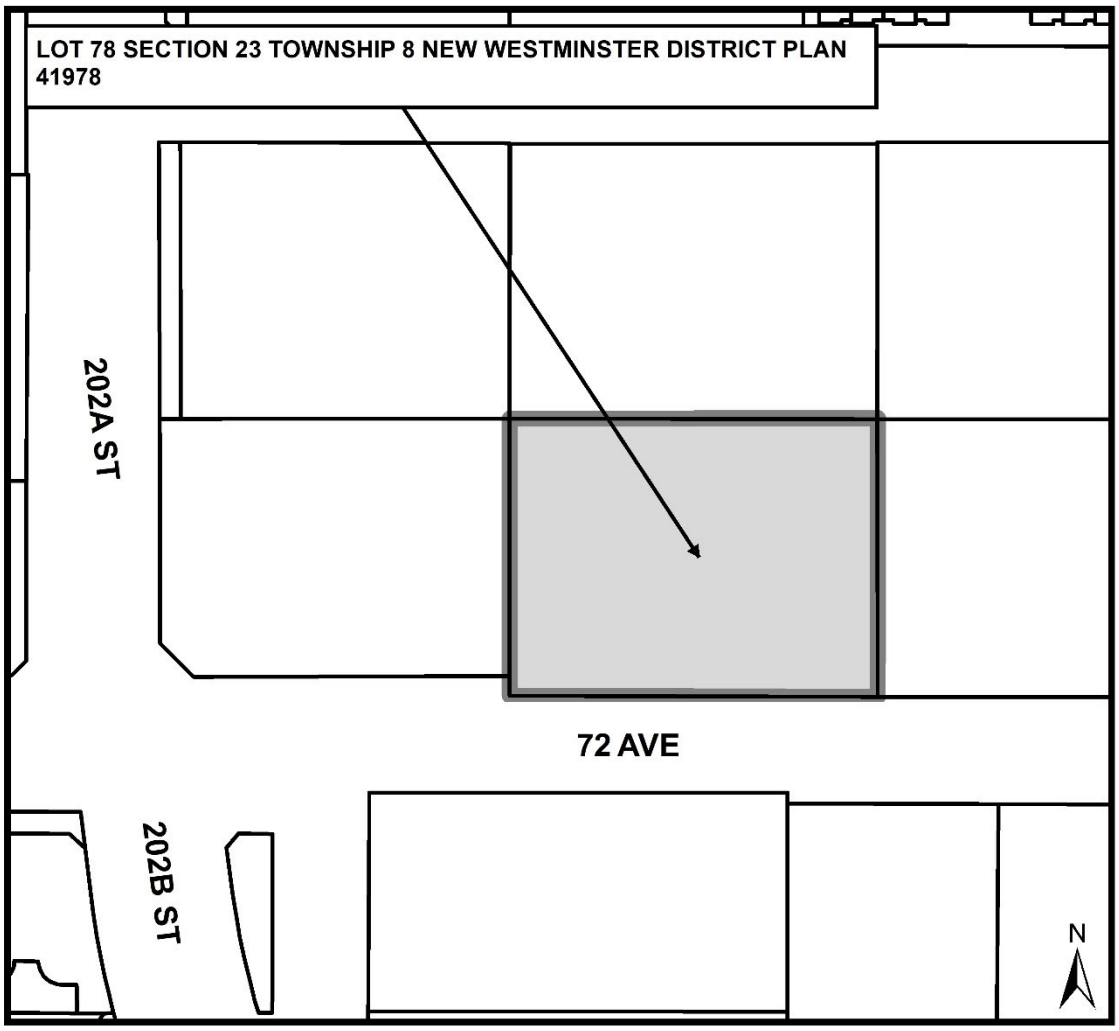
Lot 78 Section 23 Township 8 New Westminster District Plan 41978

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 | 08 | day of | February | , 2021. |
| READ A SECOND TIME the | 08 | day of | February | , 2021. |
| NOTICE WAS ADVERTISED on the | 11, 18 | day of | February | , 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 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

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**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.

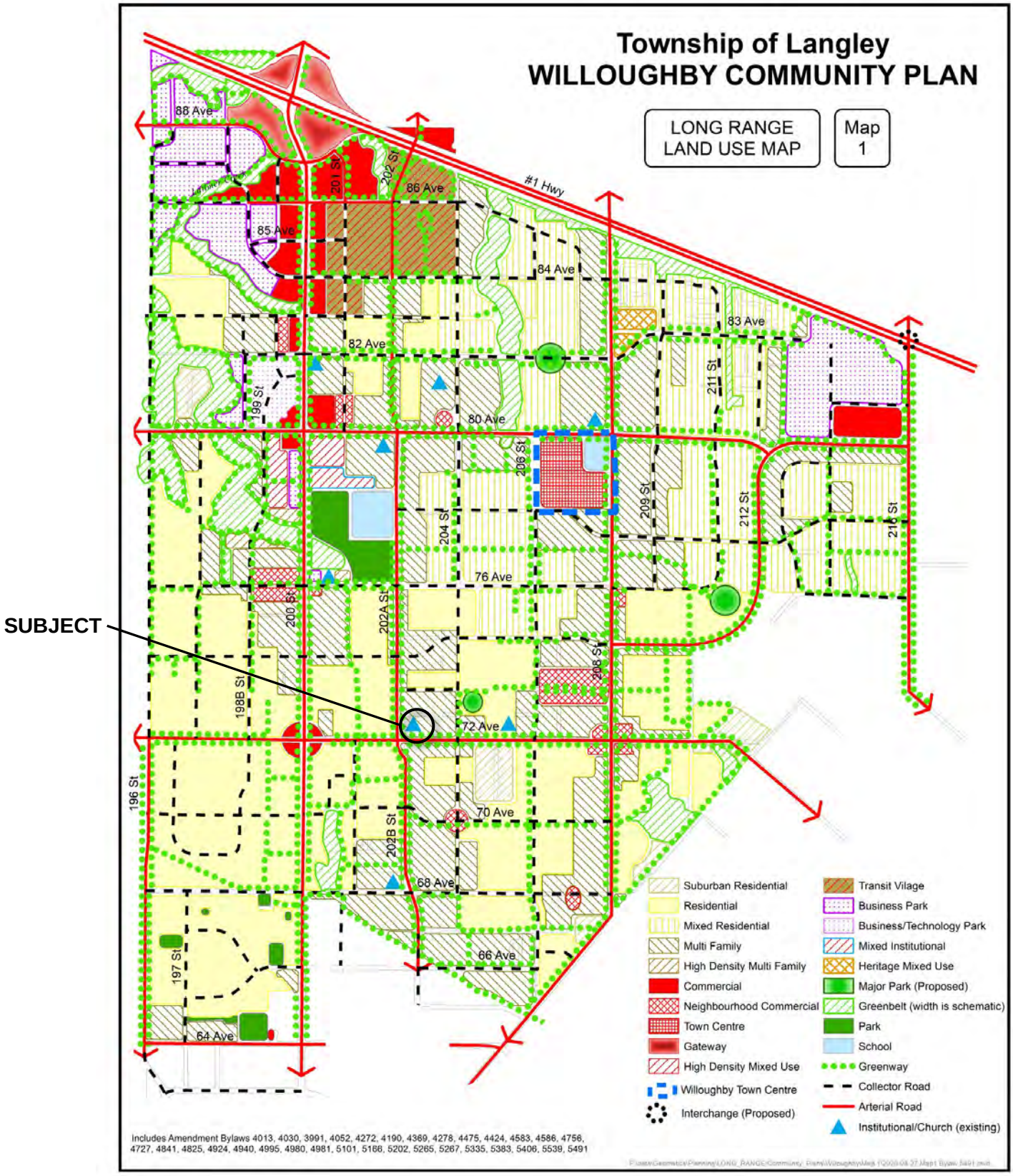
A Development Permit for the site is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

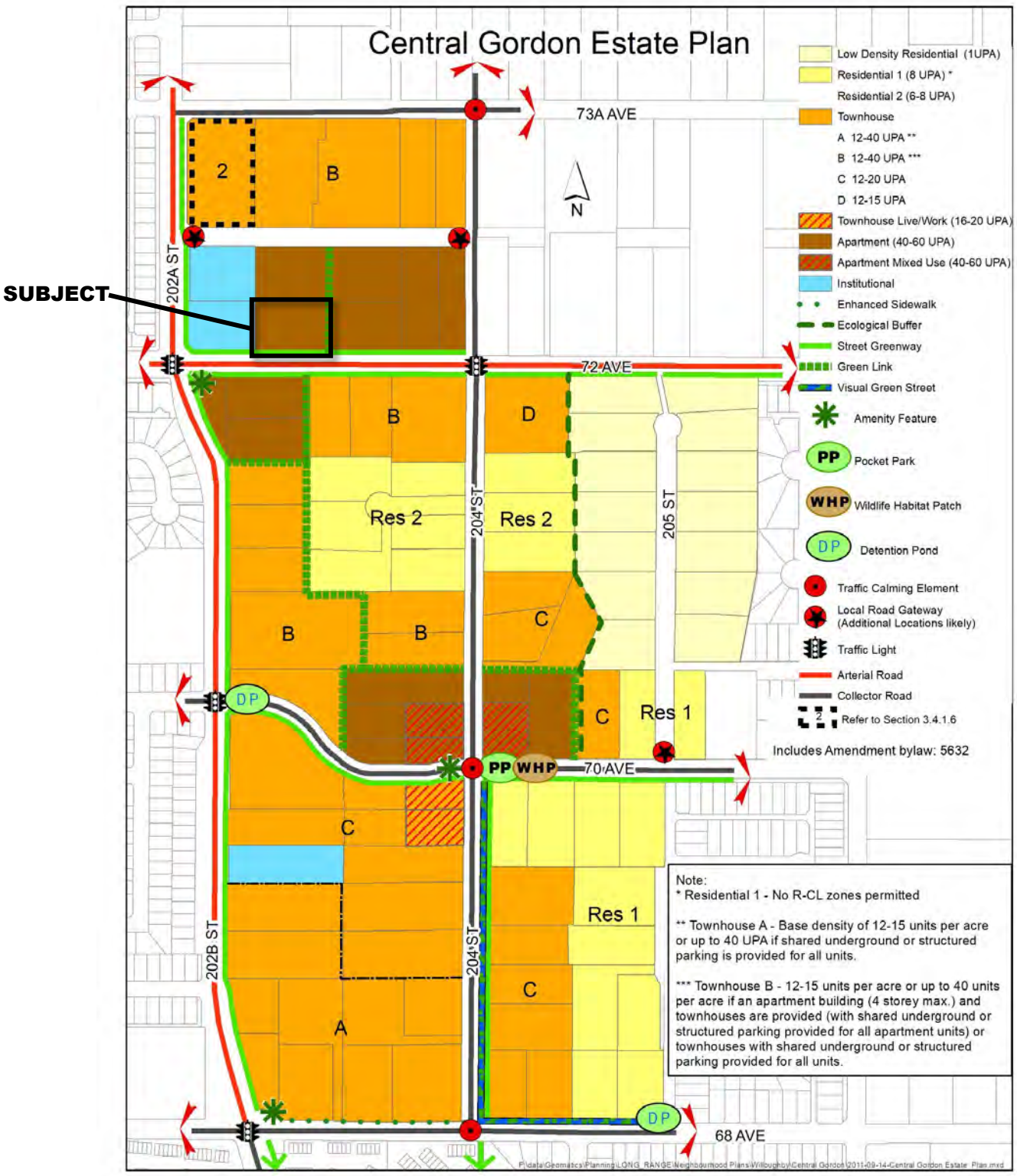
The proposed building is an L-shaped four (4) storey apartment building containing 66 condominium units ranging from 63 to 91 $m^2$ (683 to 980 $ft^2$) and vary from one (1) to three (3) bedrooms.

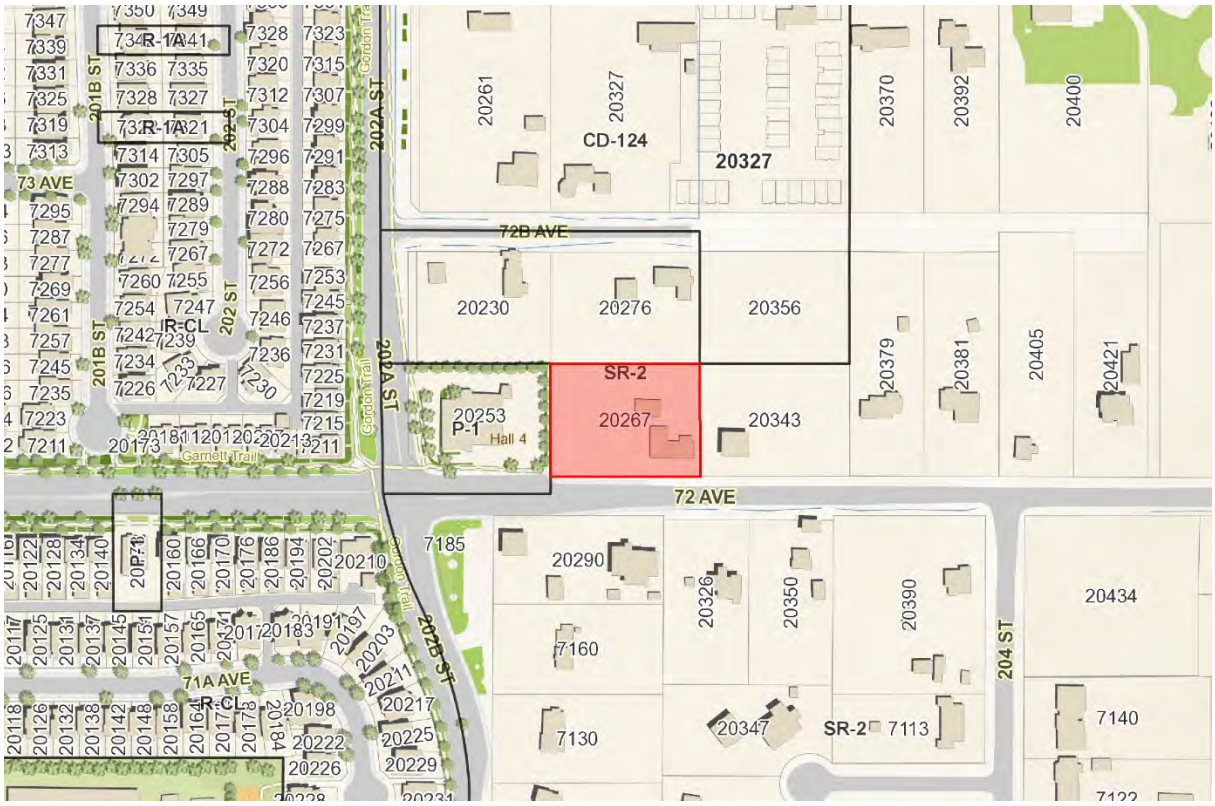
The proposal is consistent with the overall objectives of the Central Gordon Estate Neighbourhood Plan (NP). Staff recommend that Council consider the rezoning request, subject to the completion of 11 development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading 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



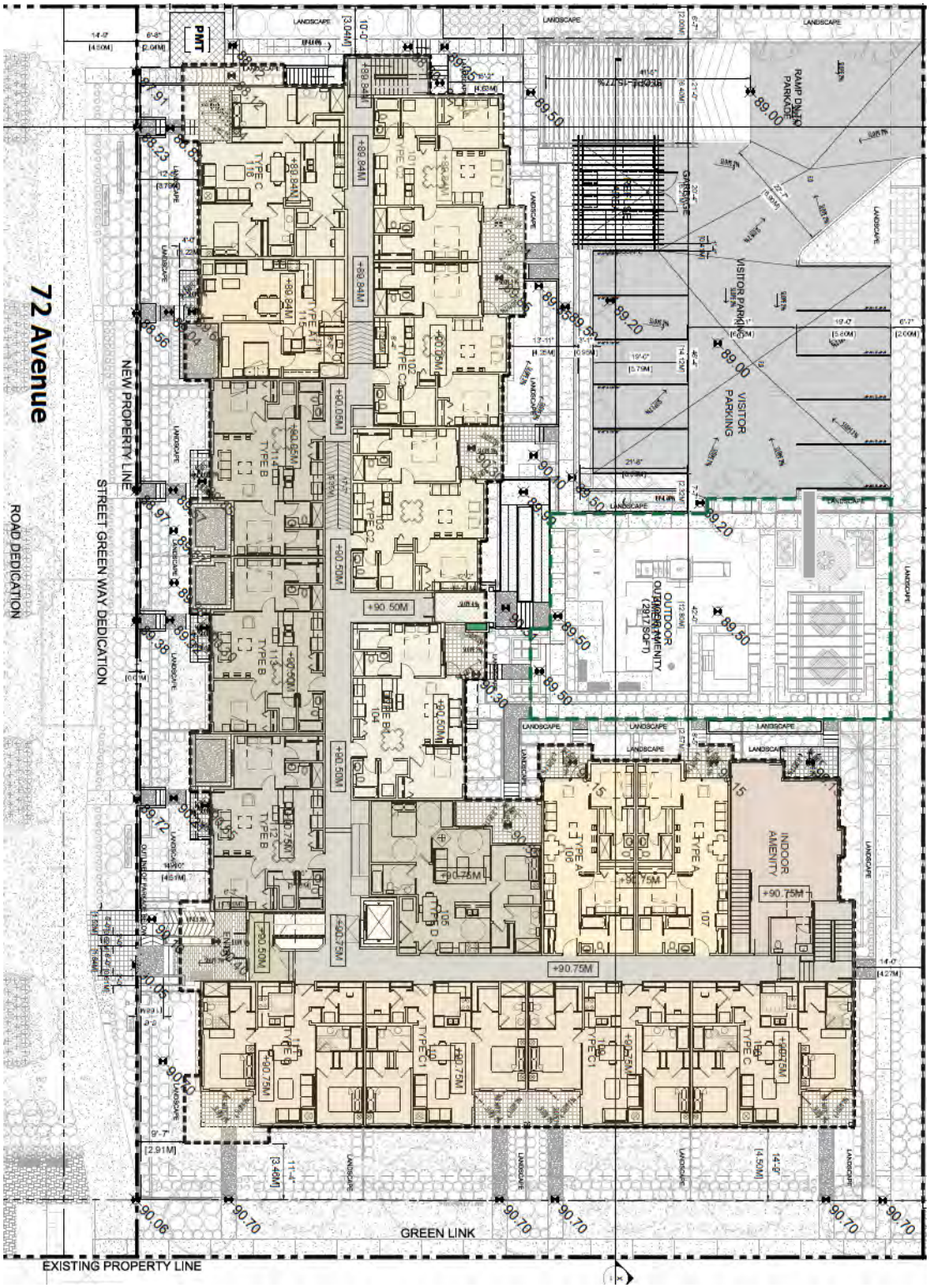
SW Corner of Building on 72 Avenue

**RENDERINGS – SUBMITTED BY ARCHITECT**



Age Friendly Amenity Area

**RENDERING – SUBMITTED BY ARCHITECT**




**SITE PLAN – SUBMITTED BY APPLICANT**

**REFERENCE:**

| | |
|---|---|
| **Owner:** | 1151244 BC Ltd.<br>1A, 12777 – 76A Avenue<br>Surrey, BC V3W 4Y8 |
| **Agent:** | Flat Architecture Inc.<br>209, 6321 King George Blvd<br>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<br>66 units (1 bedroom +)<br>@ 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

H.1

# 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**

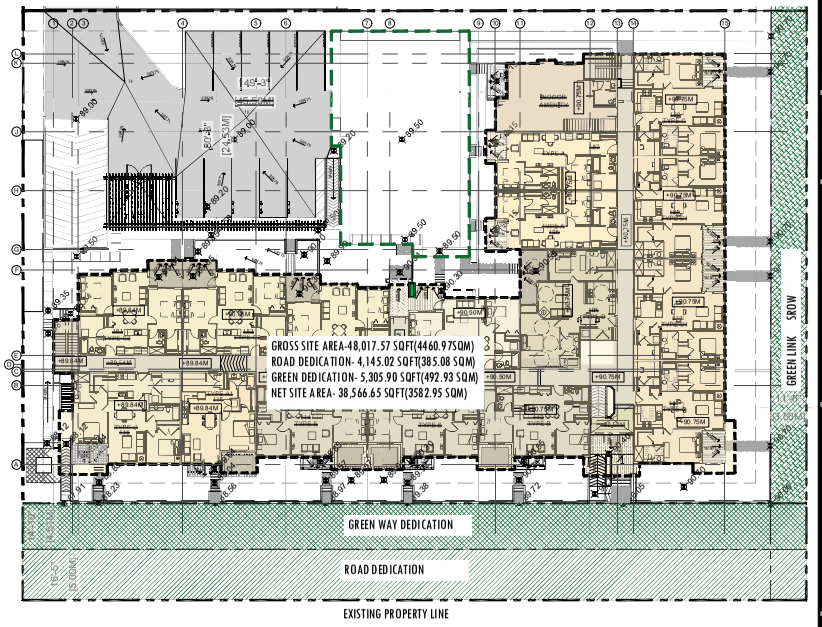









NORTH




1 KEY PLAN


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Ph: 604-503-4484


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

OWNER : DAVE BOYAL

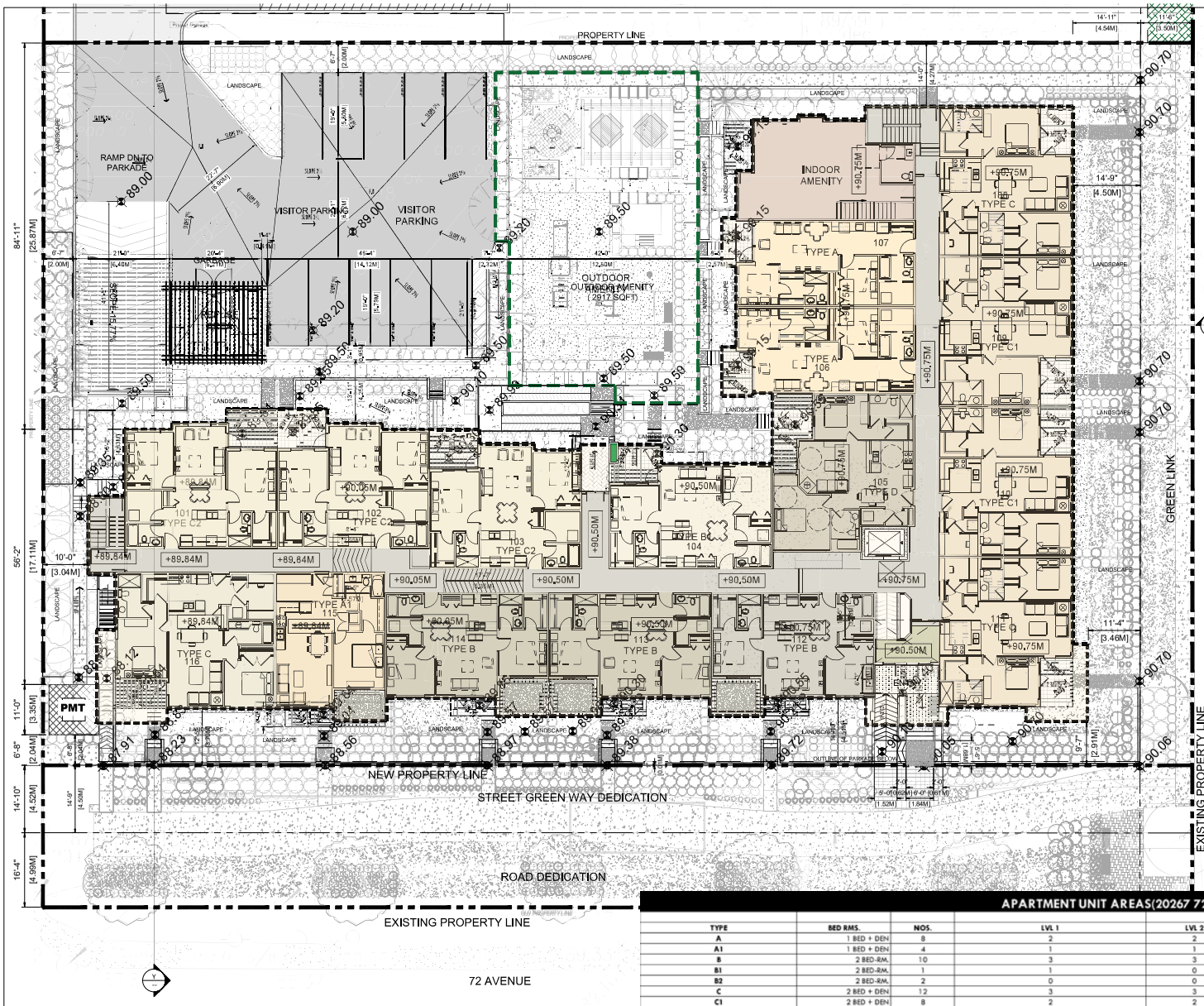
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COVER SHEET

A0.0




1 Site Plan
Scale: 3/32" = 1'-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 | | | |
| | | REQ'D/DED | |
| NORTH | | 3.70' | 1.13 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.M | 45.44% |
| DENSITY | | | |
| ALLOWED | 60 UPA 60 (1.1 | 4.00 | |
| PROPOSED | | 4.00 | |
| 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 | | 6,300.00 Sq.Ft. | 585.33 SQM |
| OUTDOOR AMENITY: | | OUTDOOR AMENITY | |
| APARTMENT BUILDING | | | |
| REQUIRED | 66 x 45SQ.FT | 2699 Sq.Ft. | 1,841.00 Sq.Ft. |
| PROPOSED AMENITY INCLUDING KIDS AND ADULTS | | | 1,841.00 Sq.Ft. |
| INDOOR AMENITY | | | |
| PROVIDED | | 148.9 SQMT | 1,540.00 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 # APT | 9.9 | |
| | PROVIDED | | 10 SPACES |
| PROVIDED TOTAL INCLUDING VISITOR AND RESIDENTIAL: | | | 99 SPACES |

## 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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contact@flatarchitecture.ca
Ph: 604-503-4484

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

OWNER : DAVE BOYAL

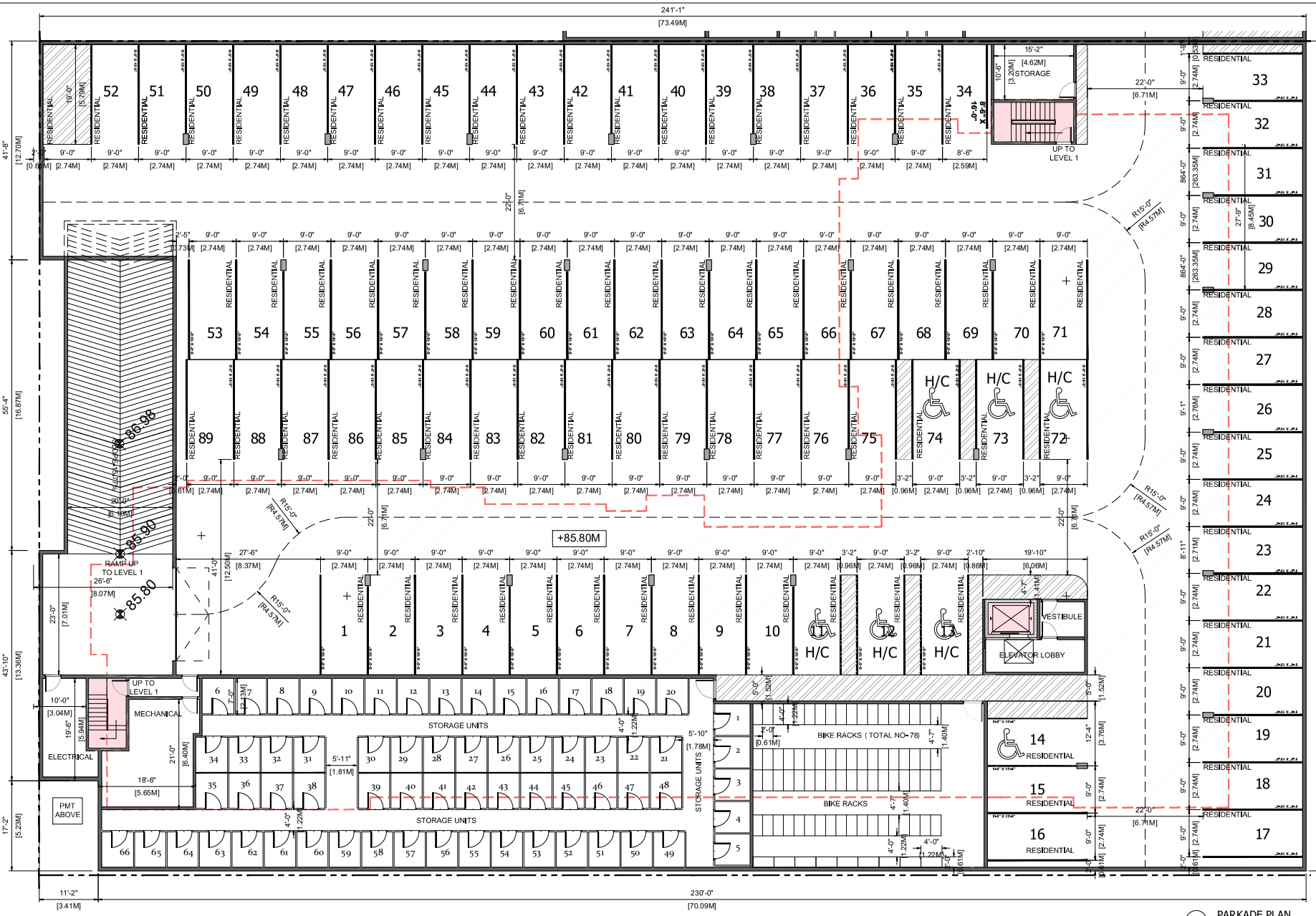
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SITE PLAN & PROJECT DATA

A1.1




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

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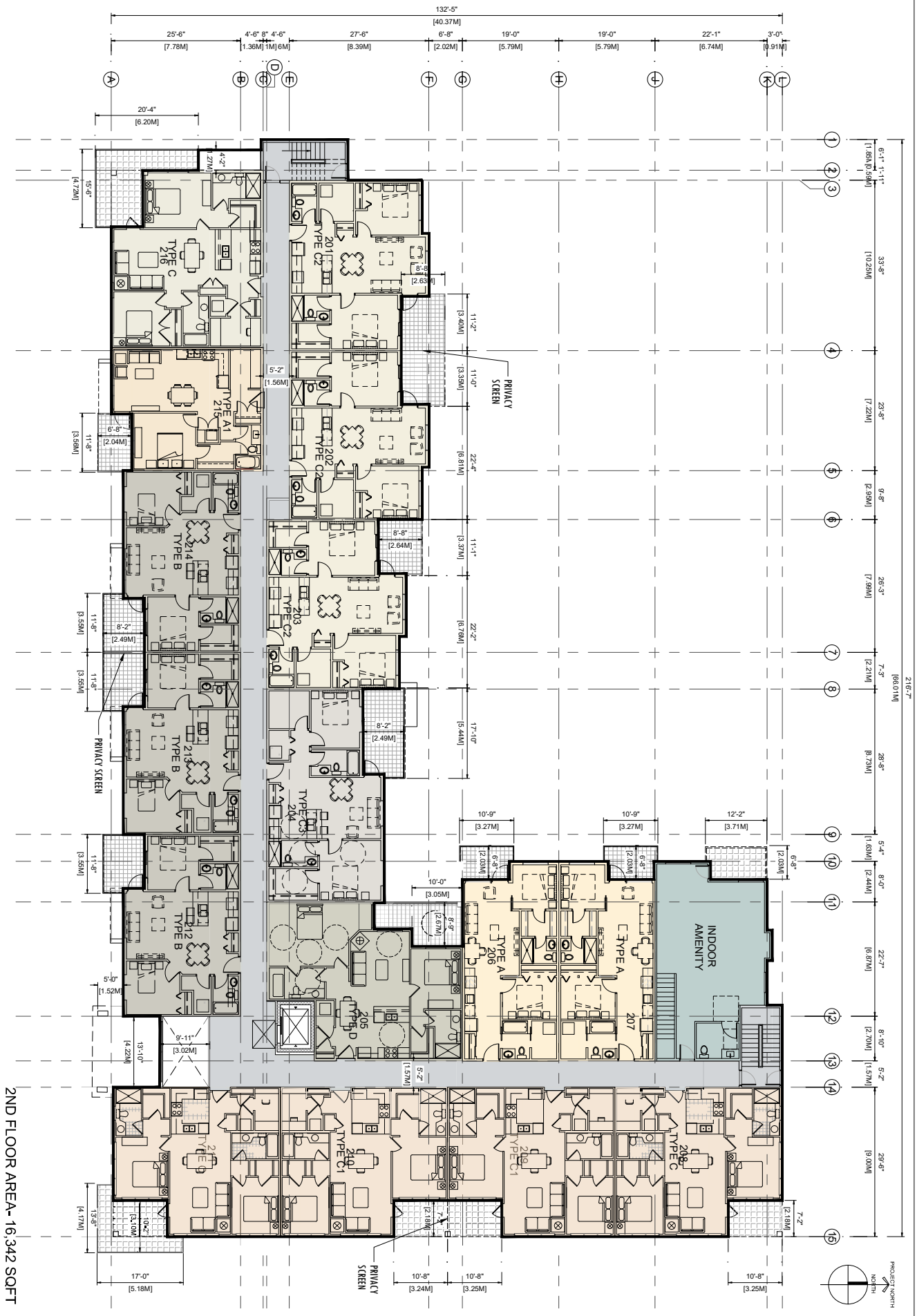
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# PARKADE PLAN

A2.0

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-
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01 DP RESUBMISSION JG 2020-10-07
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A2.1
FIRST FLOOR PLAN
MAIN FLOOR AREA- 16,342 SQFT
1 Main floor Plan
GREENLINK SROW
STREET GREENWAY DEDICATION
INDOOR AMENITY
OUTDOOR AMENITY
VISITOR PARKING
REFUSE AREA
TYPE A
TYPE B
TYPE C
TYPE C1
TYPE C2
TYPE D
TYPE G
NORTH




2ND FLOOR AREA- 16,342 SQFT

1 2ND floor Plan

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

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A2.2

2ND FLOOR PLAN

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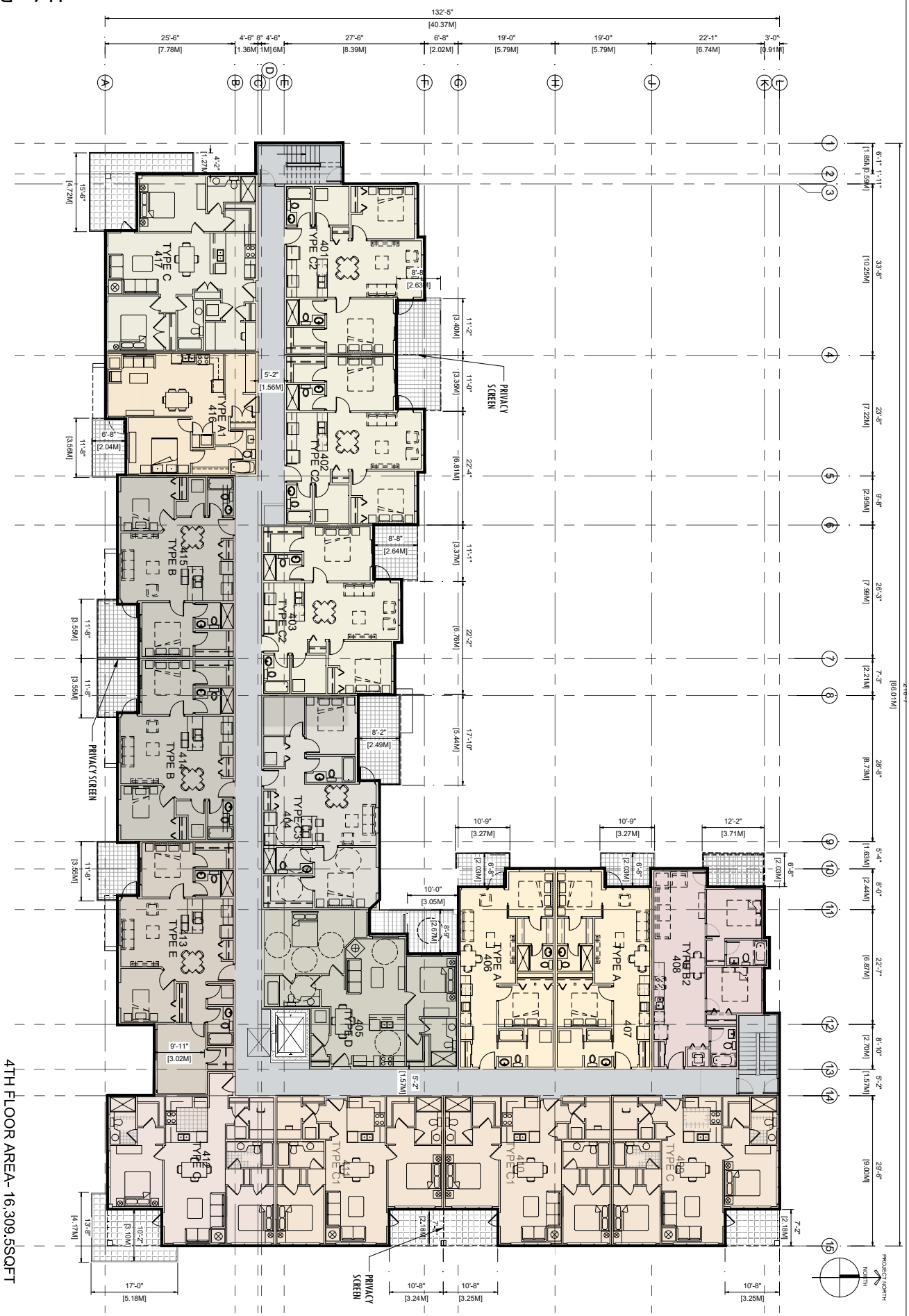
# 3RD FLOOR PLAN

# A2.3

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THIRD FLOOR AREA- 16,309.5SQFT

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




4TH FLOOR AREA- 16,309.5SQFT

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

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A2.4

# 4TH FLOOR PLAN

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| 01 | DP SUBMISSION | JG | 2020/04/24 |

DATE 07.12.2020
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OWNER : DAVE BOYAL

--

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FLAT ARCHITECTURE INC.




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




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


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| 01 | | | |

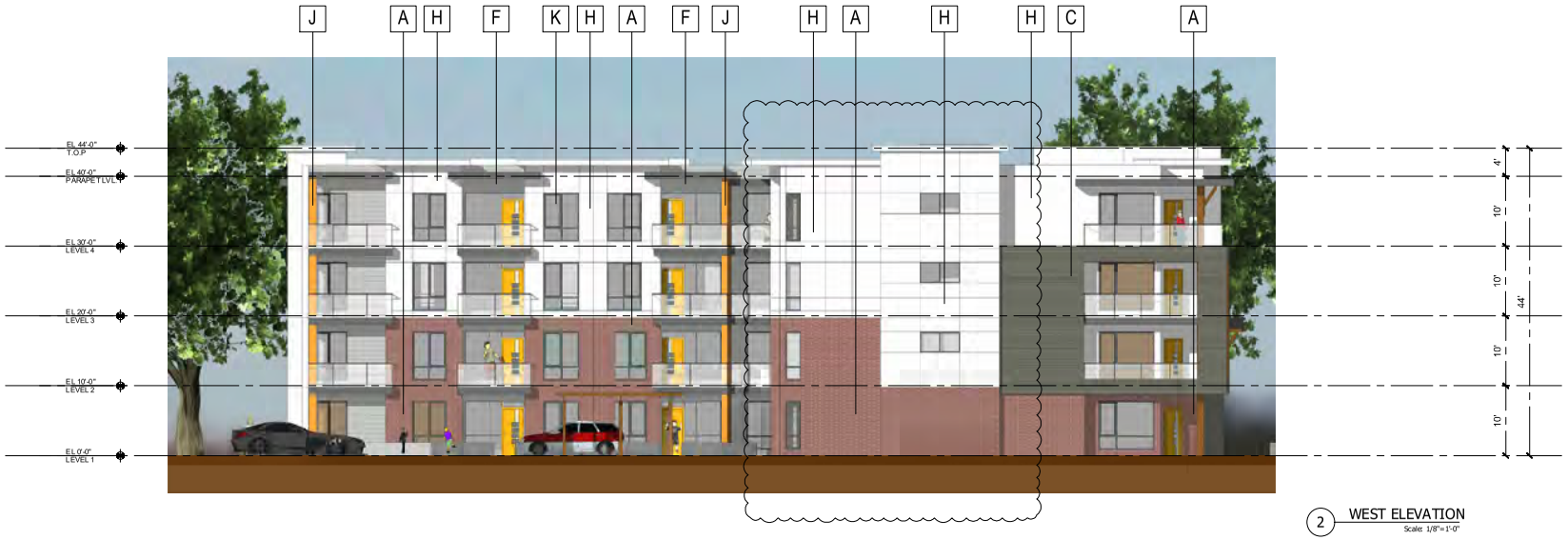

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# ELEVATIONS

A3.1




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




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

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ELEVATIONS

H.1

A3.2



VIEW FROM 72ND AVENUE



NORTH-WEST SIDE VIEW



VIEW AT THE ENTRANCE



SOUTH-EAST SIDE VIEW

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# BUILDING MASSING

H.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

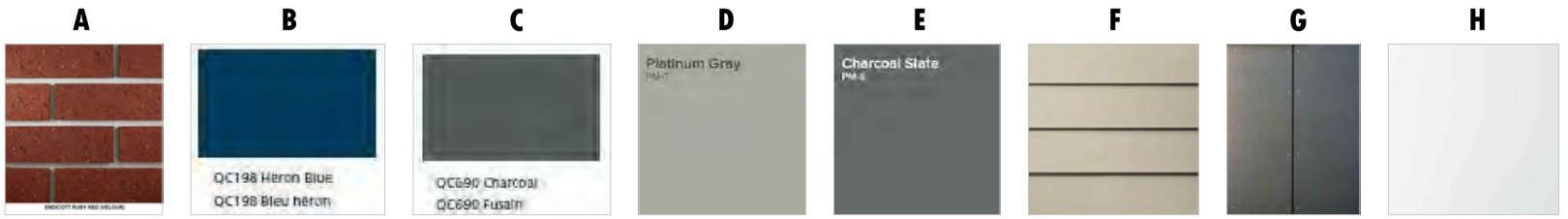
G - Iron Gray Hardie Panels

H - Arctic White Hardie Panels

J - Cedar Finish-METAL LONGBOARD

K- Vinyl Windows

L- Aluminium Glass Railing




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| 05 | | | |
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| 02 | DP SUBMISSION | 20200603 | JG |
| 01 | | | |

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H.1 MATERIAL BOARD

A6.1

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# 3D RENDERS

**A7.1**

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

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DATE: 07.12.2020
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**66 UNIT CONDOMINIUM DEVELOPMENT AT, 20267 72 AVE.,LANGLEY, BC**

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VIEW ALONG SOUTH-WEST CORNER

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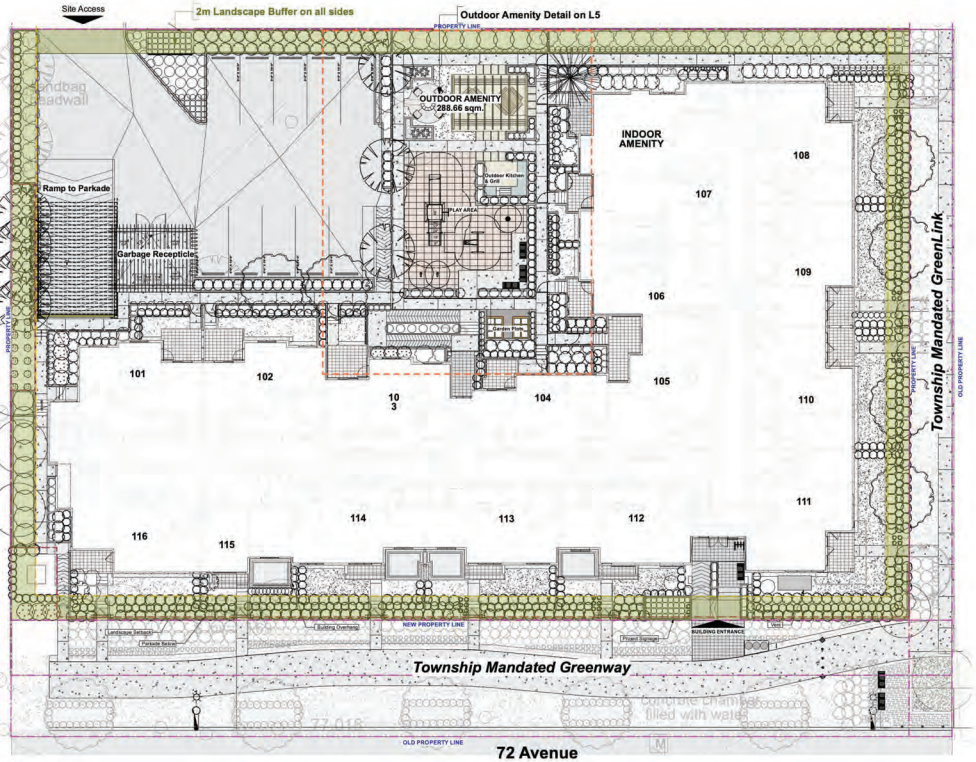
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# 3D RENDERS

H.1
AT.2



VIEW ALONG OUTDOOR AMENITY




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

## 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.




2 Examples of recommended plants and trees
Scale: NTS

## 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" |
| Ac.Jp | Ac Jp | 8 | Aucuba japonica 'Picturata' | Picturata Aucuba | #3 pot | 4'0" |
| AzJp | AzJp | 18 | Azalea japonica | Japanese azalea | #3 pot | 2'6" |
| AzMo | 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" |
| Ch.Az | 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" |
| CBo | CBo | 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 | 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" |
| Ndam | Ndam | 5 | Nandina domestica | Heavenly Bamboo | #2 pot | 3'0" |
| Phv | 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 Dwarf 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" |
| Rh.VL | 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 | Ac.Pl | 6 | Acer palmatum | Japanese Maple | 6cm Cal | Sch D Part 2 |
| Lq.SG | Lq.SG | 6 | Liquidambar styraciflua | American Sweetgum | 7 cm. cal. | |
| P.Par | P.Par | 3 | Pinus parviflora 'Templehof' | Japanese White Pine | 3.5 m. ht. | |
| p.syl | p.syl | 1 | Pinus sylvestris | Scotch Pine | 3.0 m. ht | |
| PiGlc | PiGlc | 7 | Picea glauca | White Spruce | 3 m | |
| PiOm | PiOm | 3 | Picea omorika | Serbian Spruce | 3 m | |
| Q.C | Q.C | 1 | Quercus coccinea | Scarlet Oak | 8 cm cal | |



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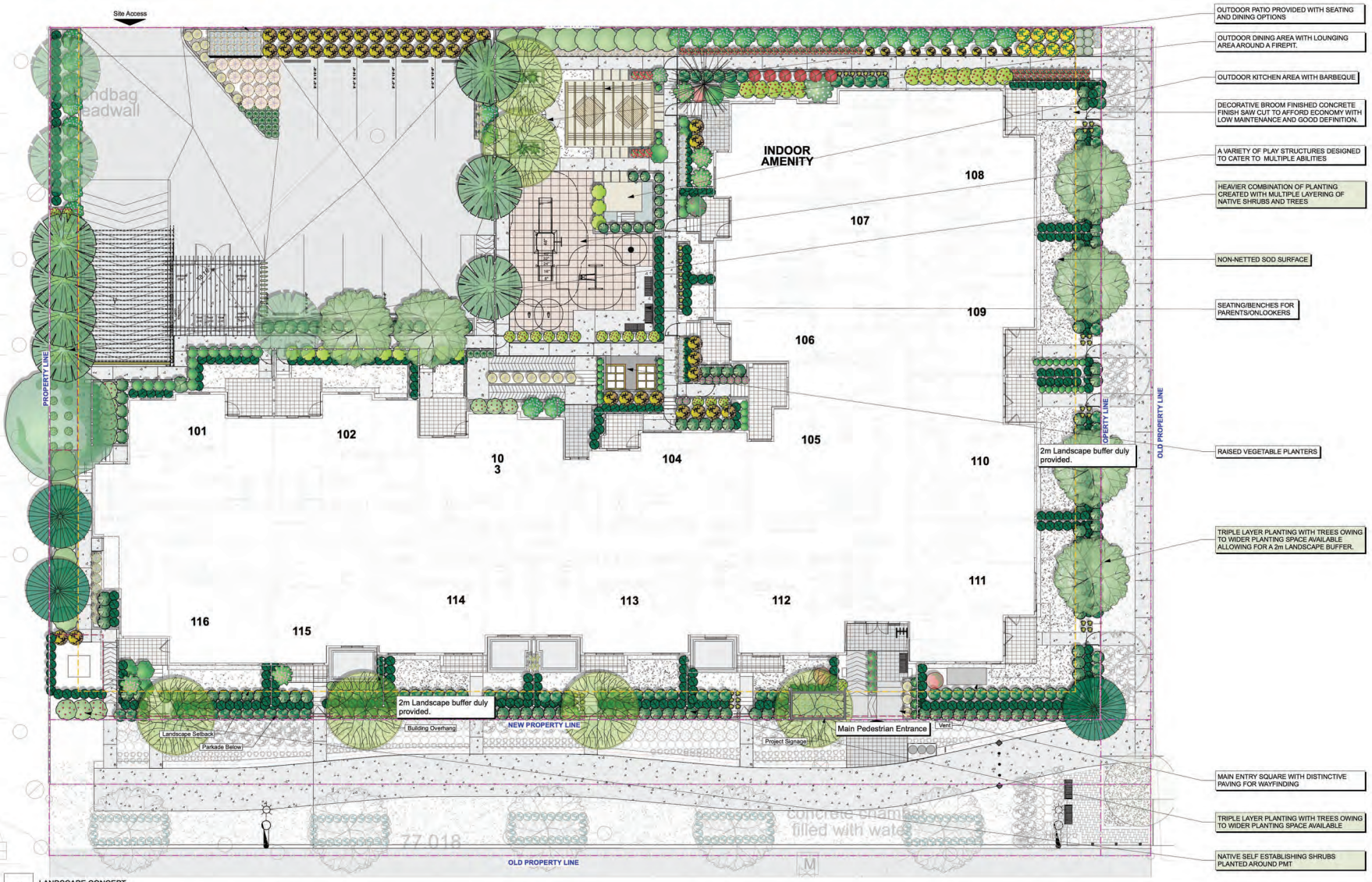
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**Key Plan**

| 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** | | |

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N
Scale
0 25 30 49 FT

SCHEDULE B
H.1




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


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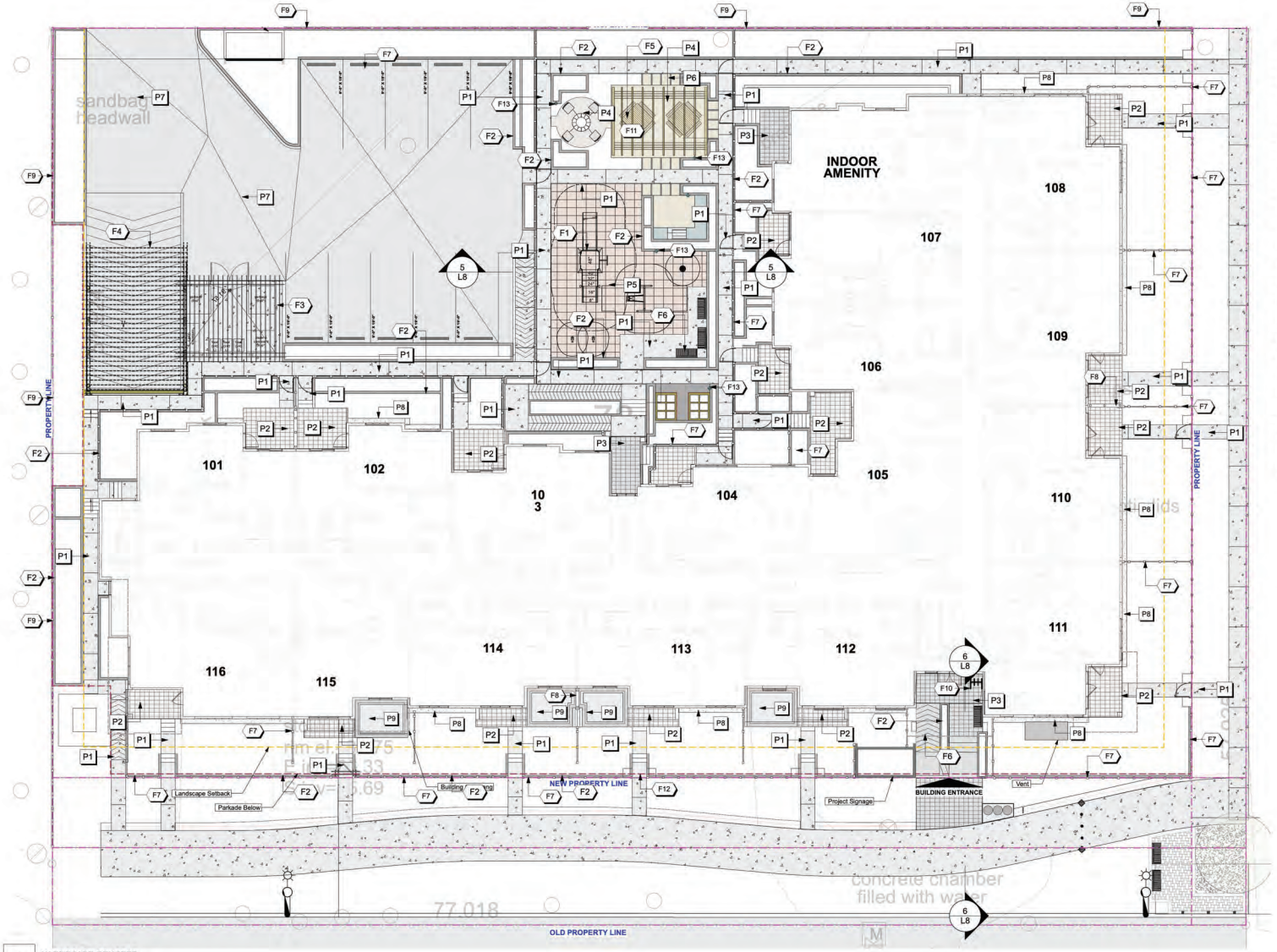
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N

Scale
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1 HARDCSAPE CONCEPT
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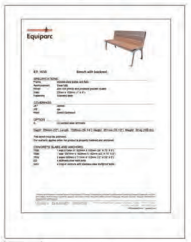
## Paving Legend

| | |
|---|---|
| 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 |

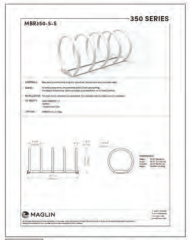
Hose bibs to be added in external yards of individual units.



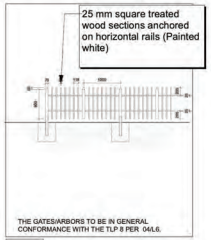

2 PROPOSED OUTDOOR BENCH (F6)
Scale: NTS




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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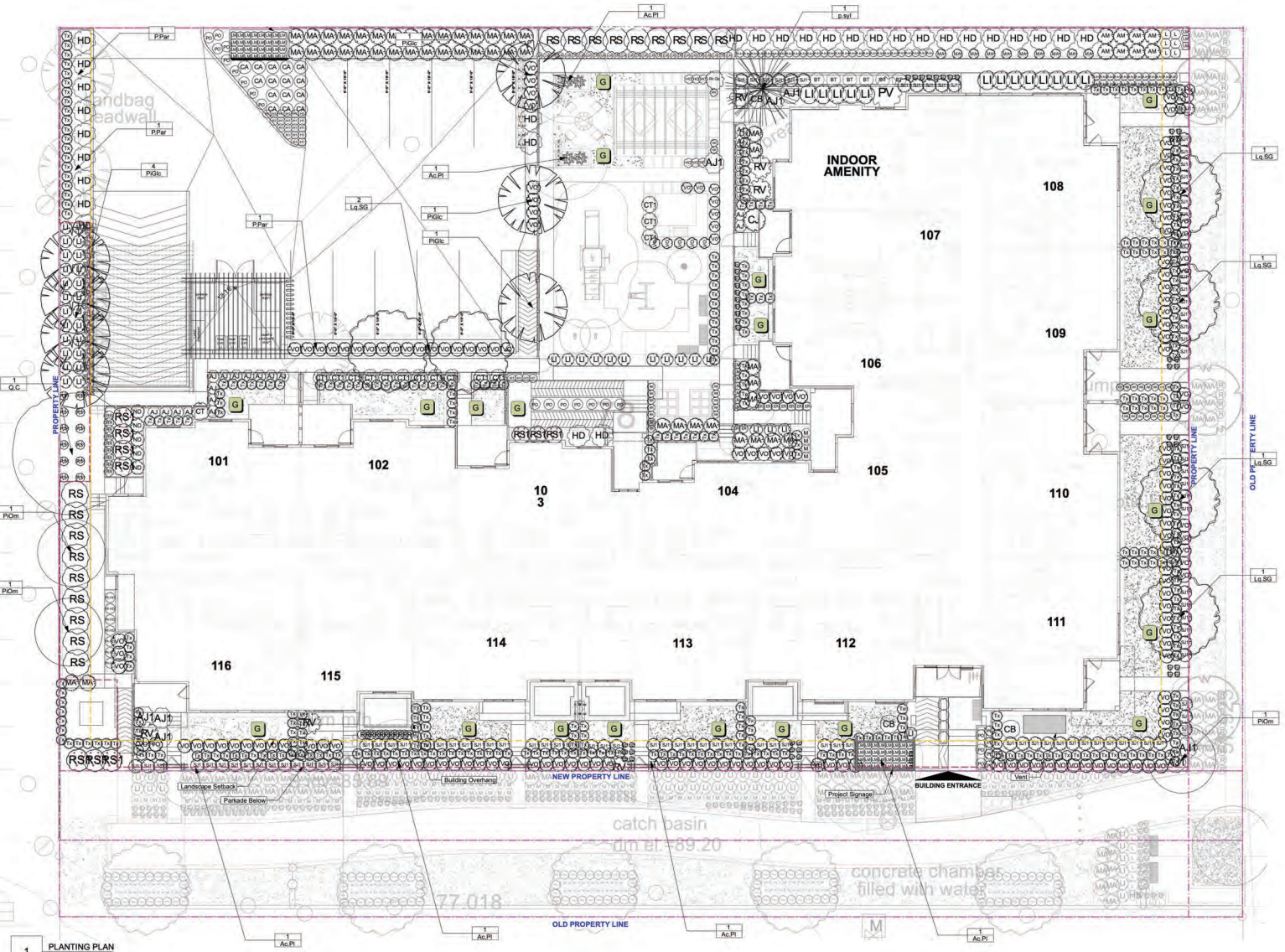
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Sheet Title
**Hardscape Plan**

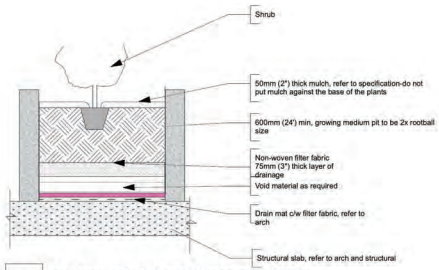
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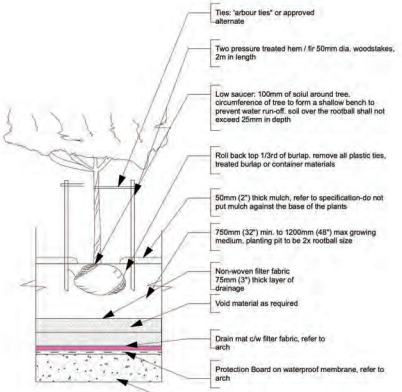
Scale
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H.1
0 10 30 FT




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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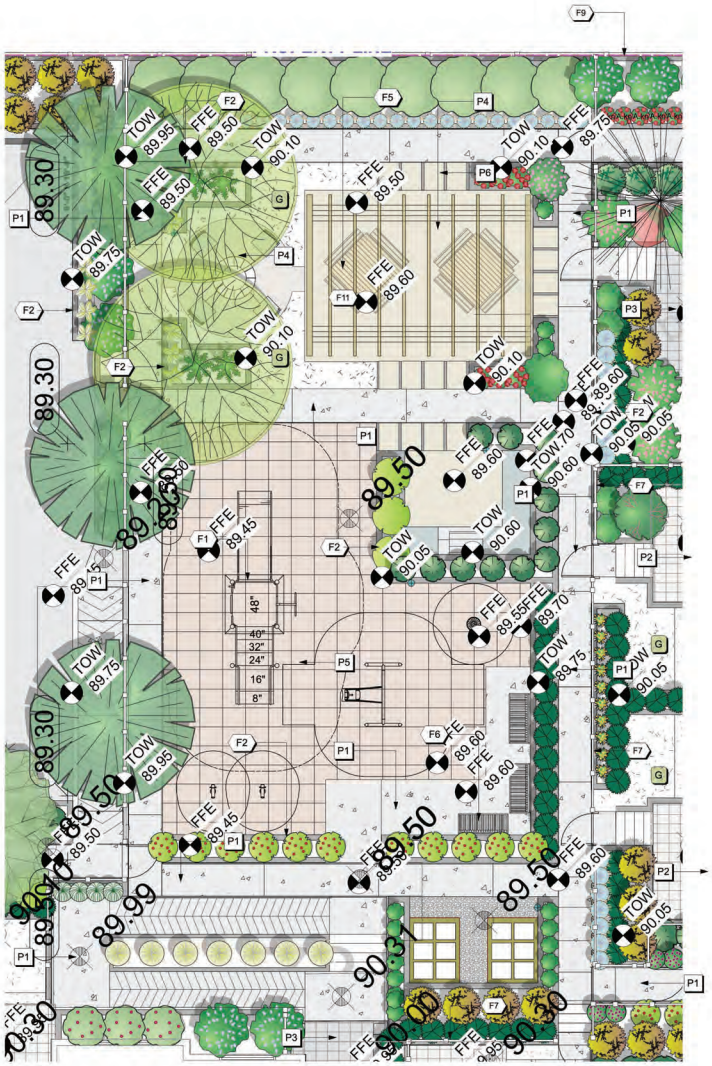
Owner
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Sheet Title
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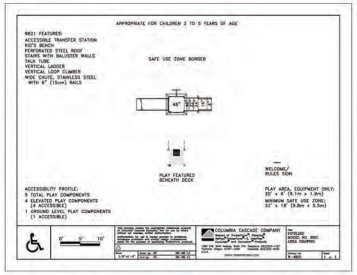
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| **Drawn By** | **Checked By** | **AHJ** | **Documents** |
| SD | RD | Township of Langley | |
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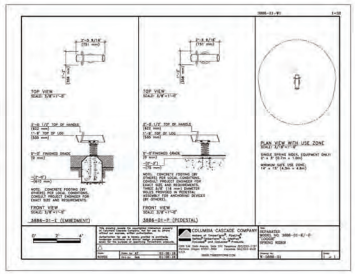
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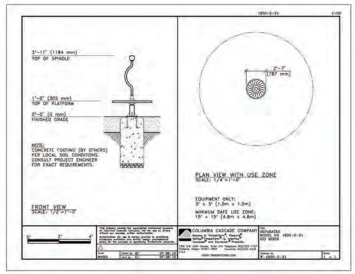
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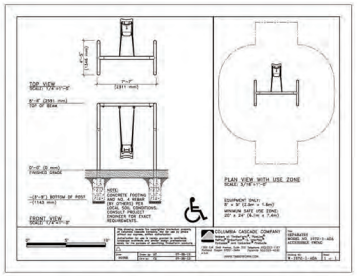



1 OUTDOOR AMENITY DETAIL
Scale: 3/16" = 1'-0"



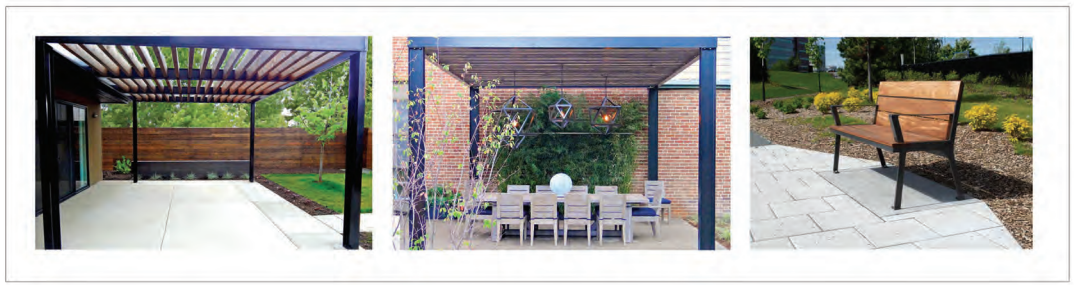




2 PROPOSED PLAY STRUCTURES(F1)
Scale: NTS




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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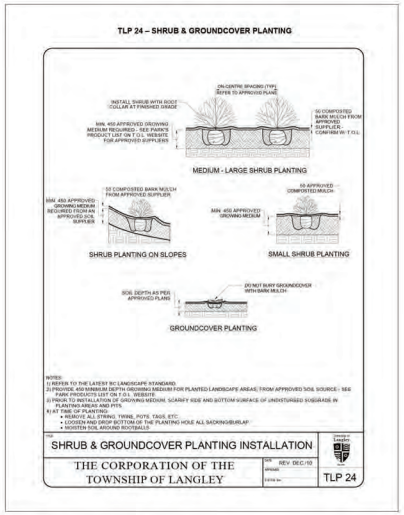
Owner
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Sheet Title
**Outdoor Amenity Detail**

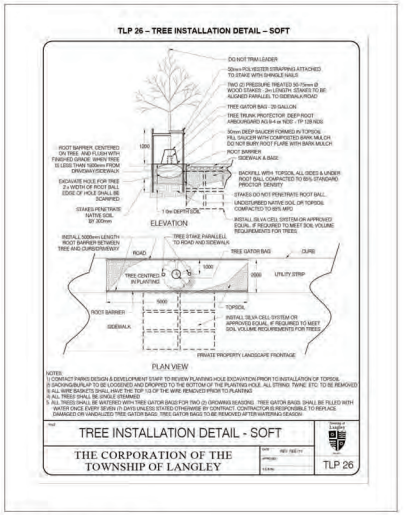
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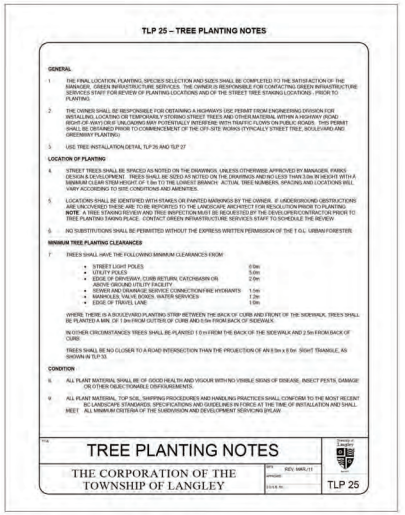
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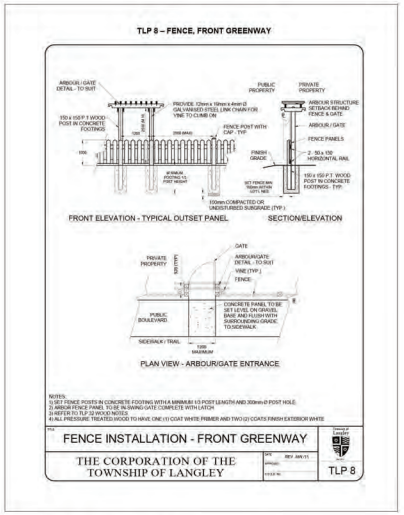

1 SHRUB PLANTING
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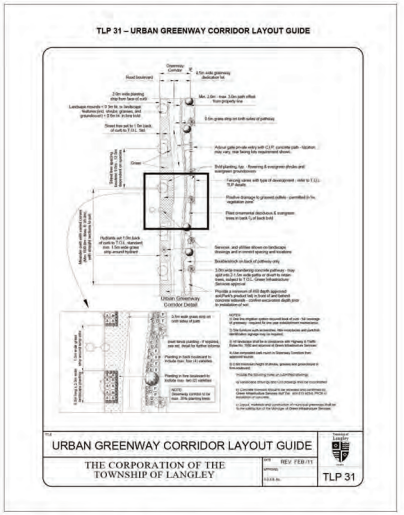

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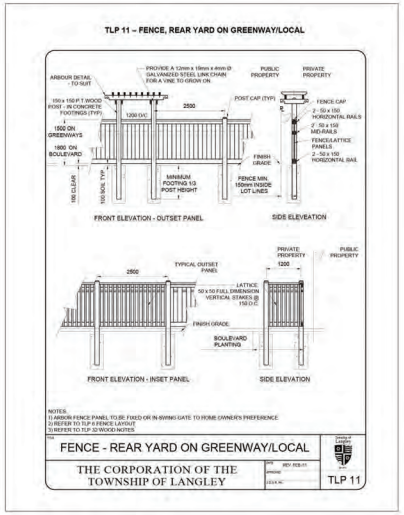

3 TREE PLANTING NOTES
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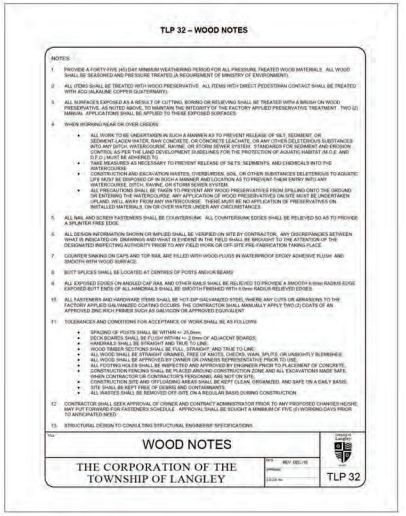

4 FENCE GREENWAY FRONTING
Scale: NTS



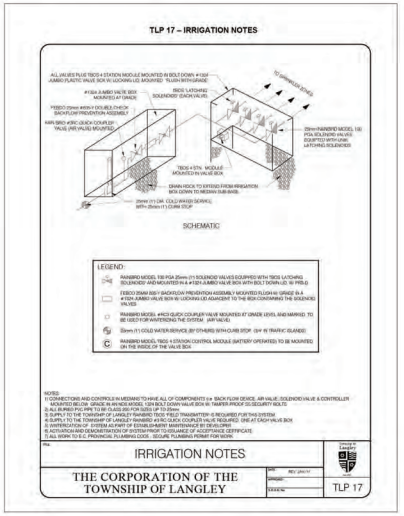

5 GREENWAY GUIDE
Scale: NTS



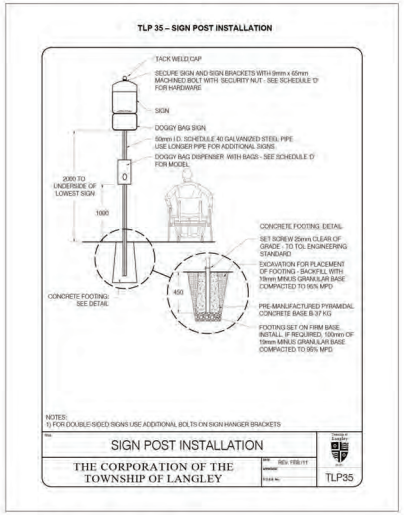

6 REAR FENCE DETAIL
Scale: NTS



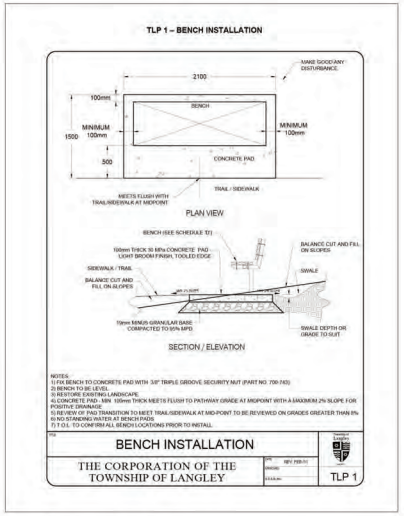

7 WOOD NOTES
Scale: NTS




8 IRRIGATION NOTES
Scale: NTS




9 SIGN POST INSTALLATION
Scale: NTS




10 BENCH INSTALLATION
Scale: NTS

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Unit 103, 15505 Marine Drive, Whiterock, BC | 6047831450 |
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Project
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**20267 72 Ave Langley, BC**

Owner
**1151244 BC Ltd.**

Sheet Title
**Standard Details**

| Total Sheets | Sheet No. | Contractors | Consultants |
|---|---|---|---|
| **9** | **L6** | | **FLAT Architecture** |

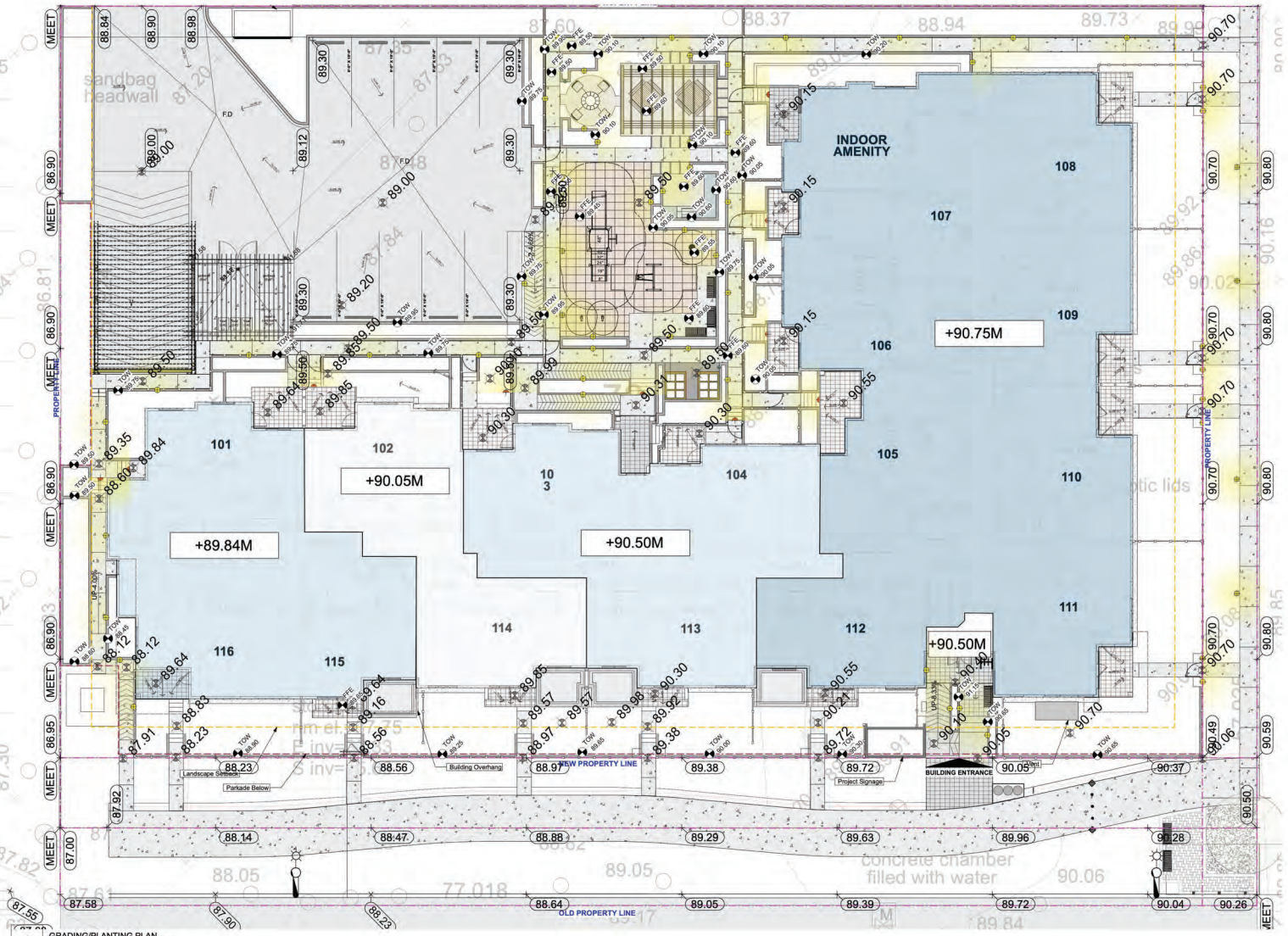
| Drawn By | Checked By | AHJ | Documents |
|---|---|---|---|
| **SD** | **RD** | **Township of Langley** | |

| 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

**H.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**

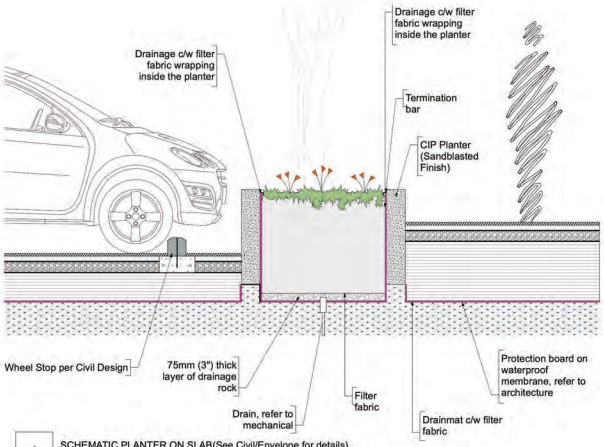
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|---|---|---|---|
| **9** | **L7** | | **FLAT Architecture** |
| **Drawn By** | **Checked By** | **AHJ** | **Documents** |
| **SD** | **RD** | **Township of Langley** | |
| **Reviewed By** | **Status** | | |
| **RD** | **DP** | | |

| No | Date | Issue Notes |
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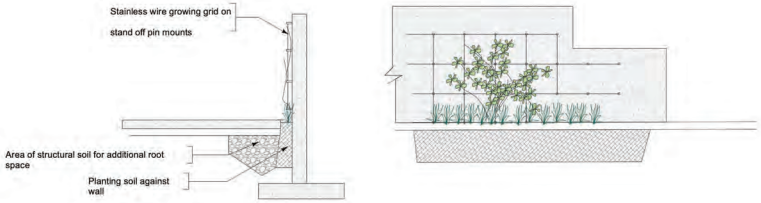
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1 SCHEMATIC PLANTER ON SLAB(See Civil/Envelope for details)
Scale: NTS

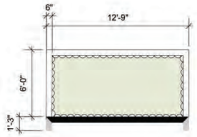



2 VINE ON STRUCTURAL SOIL (GARBAGE ENCLOSURE)
Scale: NTS





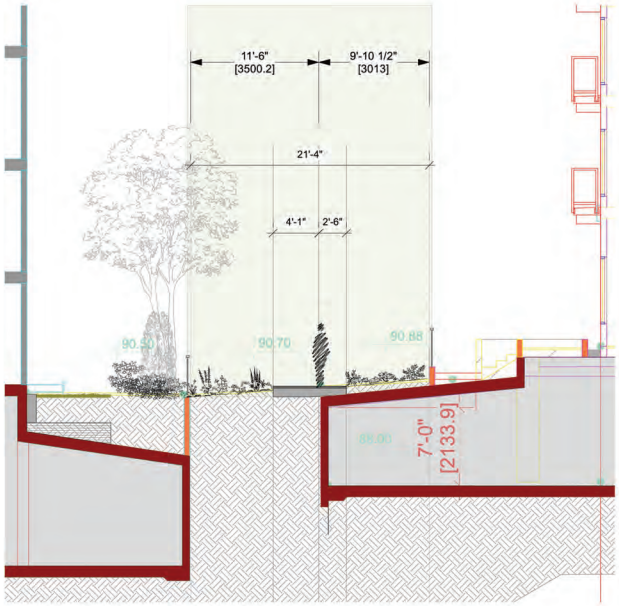




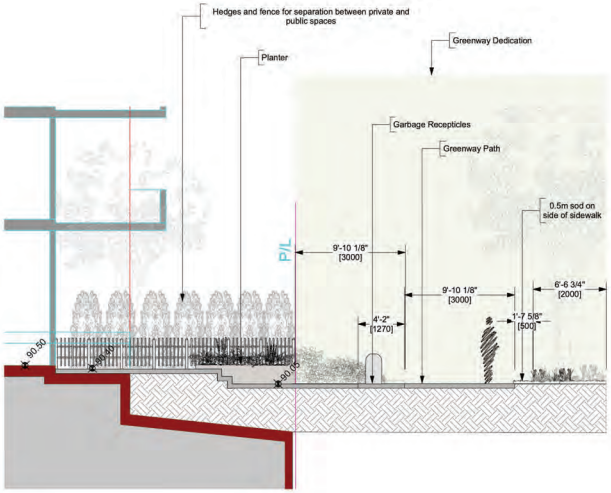

**SIGN NOTES**

-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

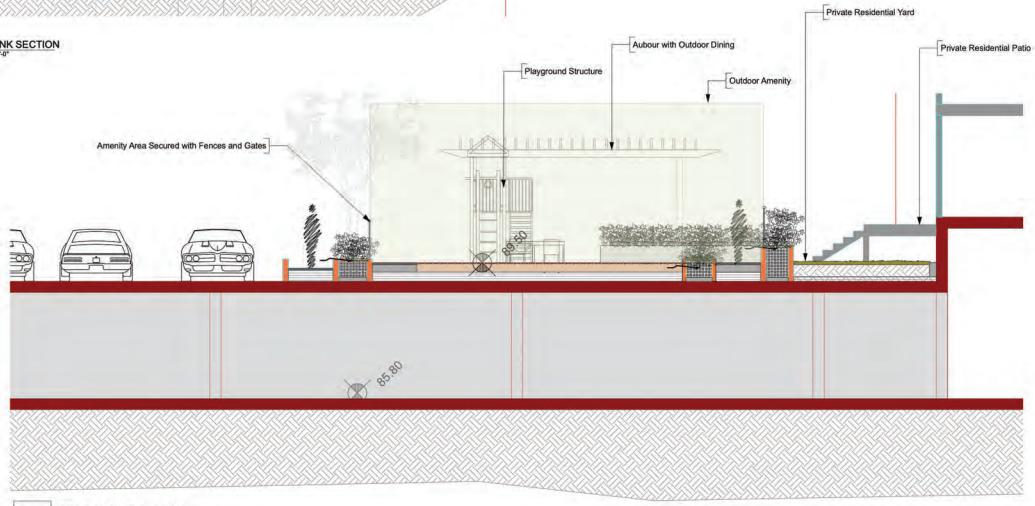
3 PROJECT SIGNAGE
Scale: NTS




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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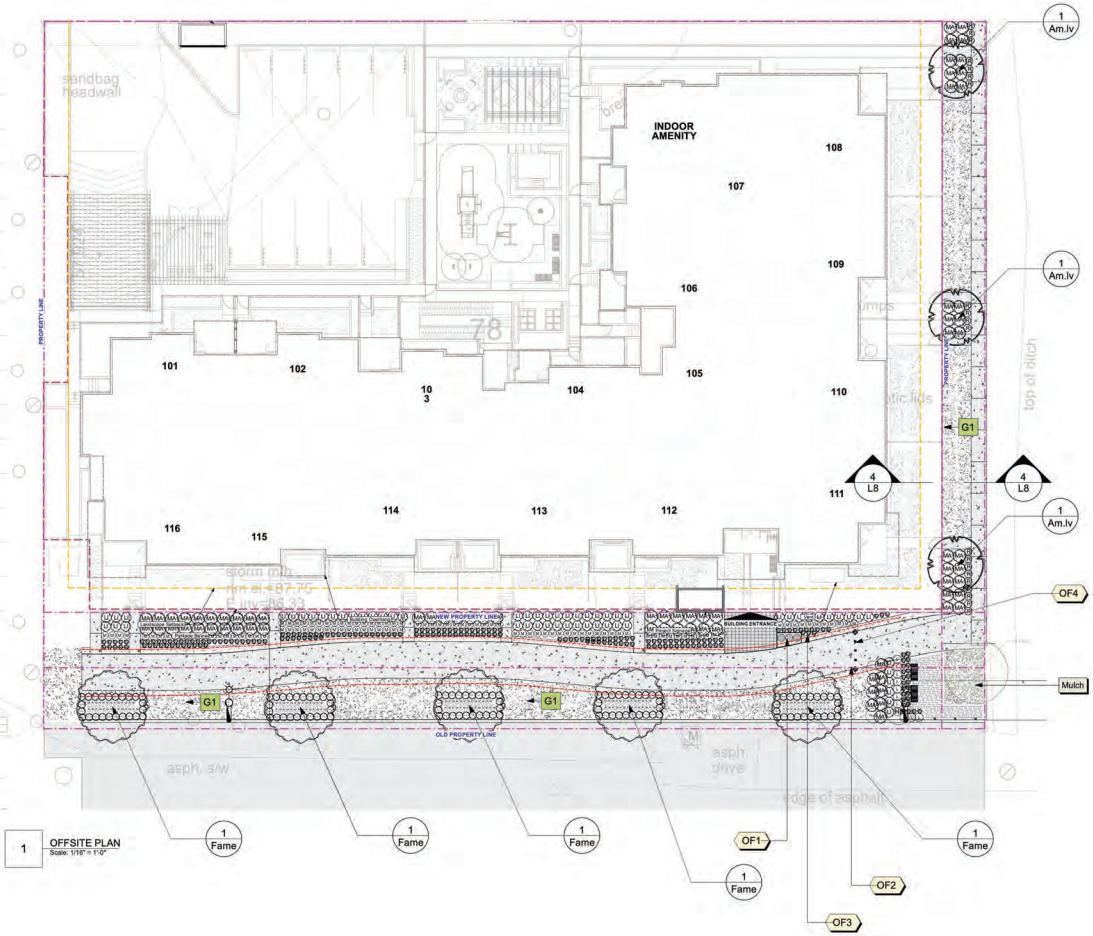
Sheet Title
**Sections**

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

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Scale

**H.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 | |
| Thuja | 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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Project
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**20267 72 Ave Langley, BC**

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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** | | |

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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
30/05/11

### 4.1.2.5 APARTMENTS

These guidelines are in addition to section 4.1.2.3 and apply to all apartment developments.

*Architectural Details*

- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a 'good neighbour' policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.
- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

*Landscaping*

- Where there are multiple buildings on a site, buildings should be located to provide common space such as courtyards.

*Parking and Traffic/Pedestrian Circulation*

- Minimize above grade projection of parking structures.
- Provide drop-off areas at grade level near the main building entrance where possible.
- Provide resident parking underground or within the building.

## 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**

**HIGHWAY CLOSING AND DEDICATION REMOVAL**
**(MACDONALD REALTY) BYLAW 2021 NO. 5435**

## EXPLANATORY NOTE

Bylaw 2021 No. 5435 authorizes the closure and highway dedication removal from a portion of 48 Avenue and 224 Street at Fraser Highway.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**HIGHWAY CLOSING AND DEDICATION REMOVAL**
**(MACDONALD REALTY) BYLAW 2021 NO. 5435**

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

1. This Bylaw may be cited for all purposes as ""Highway Closing and Dedication Removal (MacDonald Realty) Bylaw 2021 No. 5435."

2. Those portions of road lying in Section 5 Township 11 and Section 32 Township 10 NWD shown outlined in heavy black line on the reference plan attached hereto as Schedule "A", prepared by Connie Procyshyn, BCLS, completed on the 18th day of December, 2020, and more particularly described as:

   all that portion of Parcel A containing 0.134 hectares dedicated on Plan EPP104387;

   shall be closed to traffic (hereinafter the "Road").

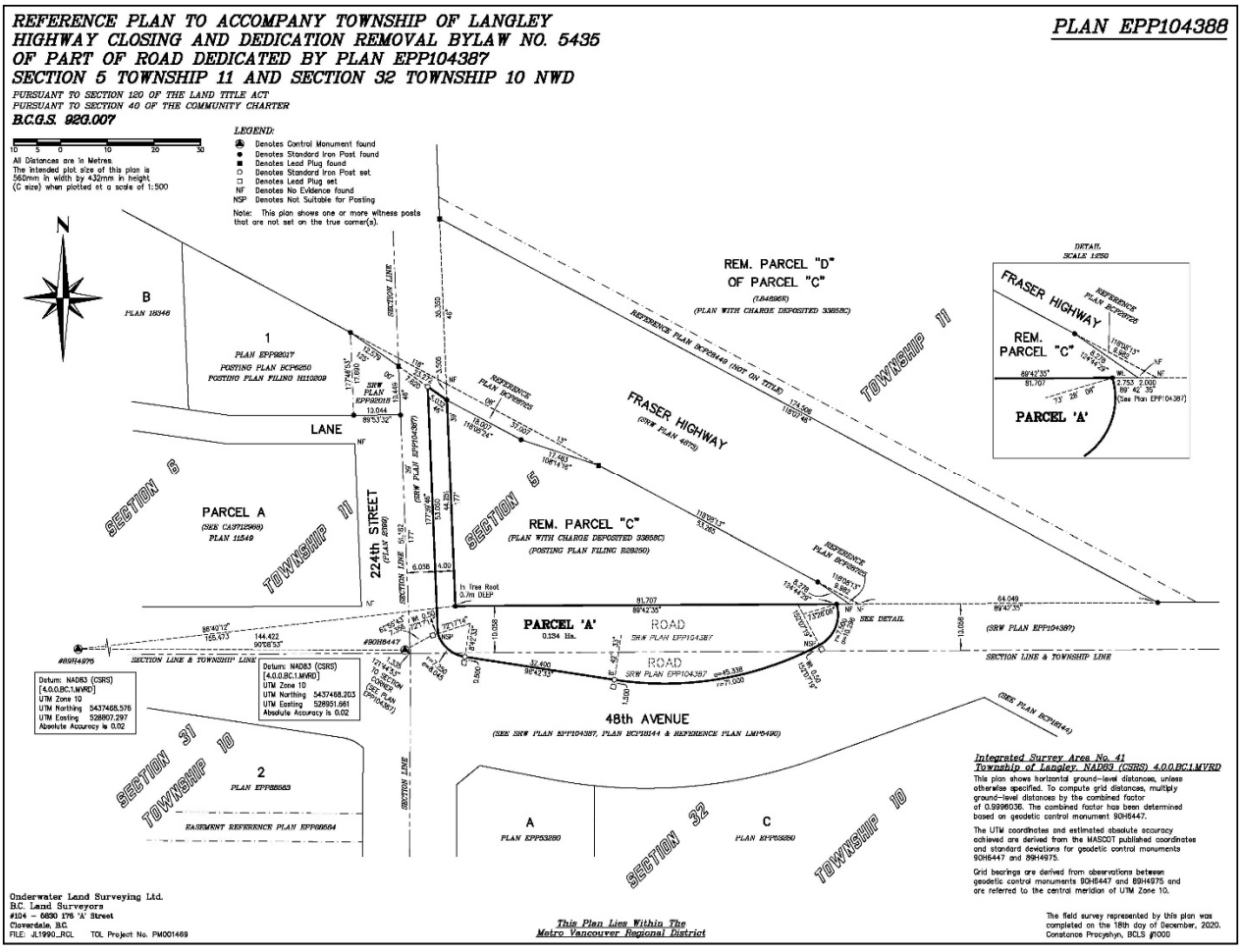
3. The dedication as highway shall be removed from the Road.

4. The Township Clerk is hereby authorized to sign the plan(s) of survey and any such other instrument(s) as may be required to carry into effect the closure and dedication removal described in this bylaw.

| | | | | |
|---|---|---|---|---|
| READ A FIRST TIME the | 25 | day of | January | , 2021 |
| READ A SECOND TIME the | 25 | day of | January | , 2021 |
| READ A THIRD TIME the | 25 | day of | January | , 2021 |
| ADOPTED the | | day of | | , 2021 |

_____ Mayor _____ Township Clerk

## SCHEDULE "A"


REFERENCE PLAN TO ACCOMPANY TOWNSHIP OF LANGLEY
HIGHWAY CLOSING AND DEDICATION REMOVAL BYLAW NO. 5435
OF PART OF ROAD DEDICATED BY PLAN EPP104387
SECTION 5 TOWNSHIP 11 AND SECTION 32 TOWNSHIP 10 NWD
PURSUANT TO SECTION 120 OF THE LAND TITLE ACT
PURSUANT TO SECTION 40 OF THE COMMUNITY CHARTER
B.C.G.S. 92G.007
PLAN EPP104388
LEGEND:
Denotes Control Monument found
Denotes Standard Iron Post found
Denotes Lead Plug found
Denotes Standard Iron Post set
Denotes Lead Plug set
NF Denotes No Evidence found
NSP Denotes Not Suitable for Posting
Note: This plan shows one or more witness posts that are not set on the true corner(s).
All Distances are in Metres.
The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:500
N
REM. PARCEL "D" OF PARCEL "C"
(LB46968)
(PLAN WITH CHARGE DEPOSITED 33858C)
REFERENCE PLAN BCP52940 (NOT ON TITLE)
TOWNSHIP 11
FRASER HIGHWAY
(SRW PLAN 46778)
DETAIL SCALE 1:250
REFERENCE PLAN BCP52940
REM. PARCEL "C"
PARCEL 'A'
(See Plan EPP104387)
B
PLAN 18948
1
PLAN EPP92017
POSTING PLAN BCP6250
POSTING PLAN FILING H110809
SRW PLAN EPP92018
LANE
SECTION 6
TOWNSHIP 11
PARCEL A
(SEE CA3712968)
PLAN 11349
224th STREET
(PLAN 8788)
SECTION LINE
(SRW PLAN EPP104387)
REM. PARCEL "C"
(PLAN WITH CHARGE DEPOSITED 33858C)
(POSTING PLAN FILING B28250)
SECTION 5
REFERENCE PLAN BCP52940
PARCEL 'A'
0.134 Ha.
ROAD
SRW PLAN EPP104387
SEE DETAIL
(SRW PLAN EPP104387)
#89H4975
#90H6447
SECTION LINE & TOWNSHIP LINE
Datum: NAD83 (CSRS)
[4.0.0.BC.1.MVRD]
UTM Zone 10
UTM Northing 5437468.576
UTM Easting 528907.297
Absolute Accuracy is 0.02
Datum: NAD83 (CSRS)
[4.0.0.BC.1.MVRD]
UTM Zone 10
UTM Northing 5437468.203
UTM Easting 528851.681
Absolute Accuracy is 0.02
48th AVENUE
(SEE SRW PLAN EPP104387, PLAN BCP18144 & REFERENCE PLAN LMP6490)
(SEE PLAN BCP18144)
SECTION 31
TOWNSHIP 10
2
PLAN EPP66583
EASEMENT REFERENCE PLAN EPP66584
A
PLAN EPP53280
C
PLAN EPP53280
SECTION 32
TOWNSHIP 10
Integrated Survey Area No. 41
Township of Langley, NAD83 (CSRS) 4.0.0.BC.1.MVRD
This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the combined factor of 0.9996036. The combined factor has been determined based on geodetic control monument 90H6447.
The UTM coordinates and estimated absolute accuracy achieved are derived from the NAD83(CSRS) published coordinates and standard deviations for geodetic control monuments 90H6447 and 89H4975.
Grid bearings are derived from observations between geodetic control monuments 90H6447 and 89H4975 and are referred to the central meridian of UTM Zone 10.
Underwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 6690 176 'A' Street
Cloverdale, B.C.
FILE: JL1990_RCL TOL Project No. PM001469
This Plan Lies Within The Metro Vancouver Regional District
The field survey represented by this plan was completed on the 18th day of December, 2020.
Constance Procyshyn, BCLS #1000

**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 | 08 | day of | February | , 2021 |
| READ A SECOND TIME the | 08 | day of | February | , 2021 |
| READ A THIRD TIME the | 08 | day of | February | , 2021 |
| ADOPTED the | | day of | | , 2021 |

_____ Mayor _____ Township Clerk

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**
**AMENDMENT (381282 BC LTD.) BYLAW 2020 NO. 5664**

**EXPLANATORY NOTE**

Bylaw 2020 No. 5664 amends Comprehensive Development Zone CD-35 by adding cannabis retail as a site specific permitted use on a portion of the property located at 5, 3227 – 264 Street.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (381282 BC LTD.) BYLAW 2020 NO. 5664**

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 (381282 BC LTD.) Bylaw 2020 No. 5664".

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

   By amending "Section 935 – Comprehensive Development Zone CD-35" by adding as Section 935.1(7) after Section 935.1(6) the following:

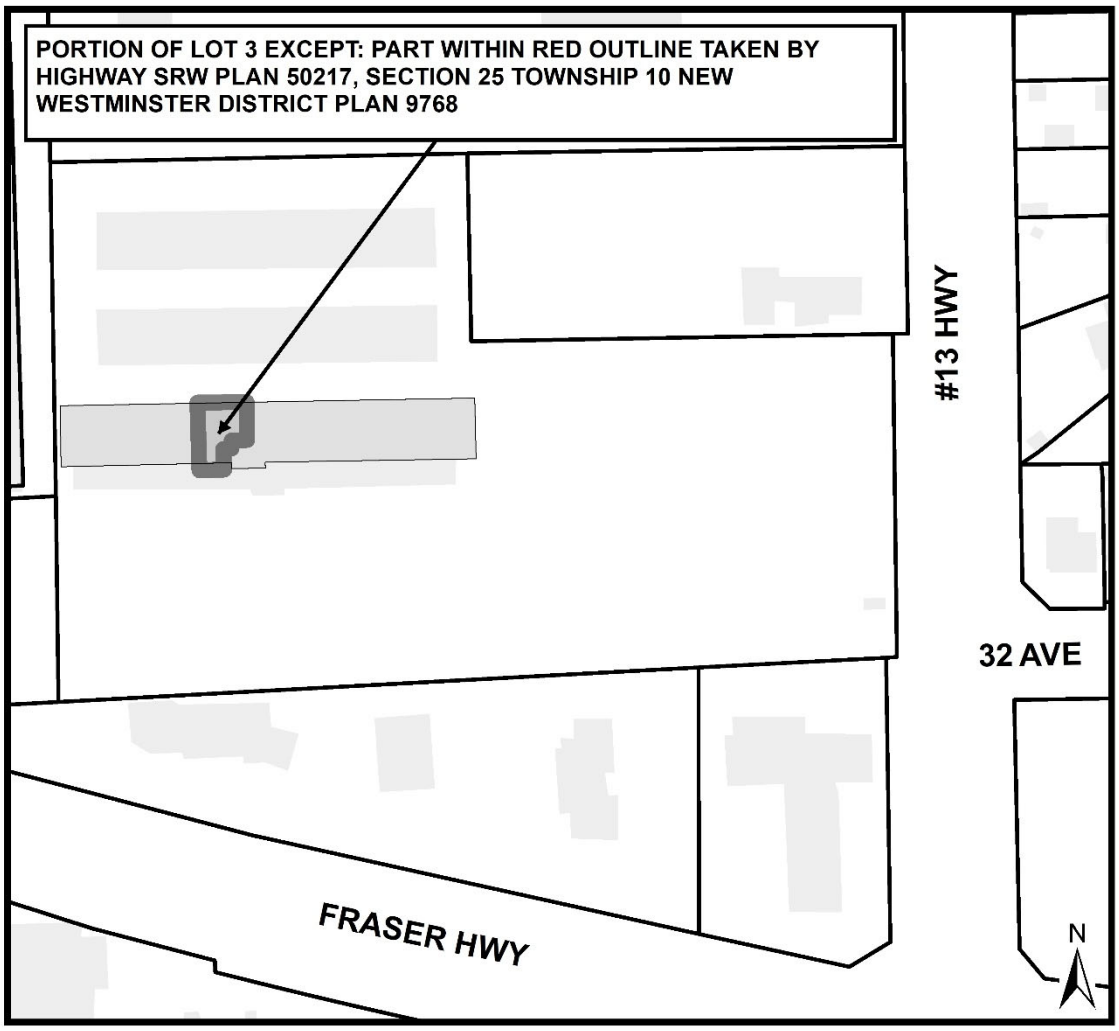
   "*cannabis retail* on portion of Lot 3 except: part within red outline taken by highway srw plan 50217, Section 25 Township 10 New Westminster District Plan 9768"

   As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-35.

| | | | | |
|---|---|---|---|---|
| READ A FIRST TIME the | 14 | day of | December | , 2020 |
| READ A SECOND TIME the | 14 | day of | December | , 2020 |
| NOTICE WAS ADVERTISED the<br>and the | 31<br>07 | day of<br>day of | December<br>January | , 2020.<br>, 2021. |
| READ A THIRD TIME the | 25 | day of | January | , 2021 |
| RECEIVED APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE | 09 | day of | February | , 2021 |
| ADOPTED the | | day of | | , 2021 |

_____ Mayor _____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 5664



**From:** Daniel Graham
**Sent:** Thursday, February 11, 2021 3:01 PM
**To:** CD Agenda Bylaw
**Subject:** Item for February 22, 2021 Council meeting agenda Bylaw No 5664 (381282 BC Ltd.)

1. Please place Bylaw # 5664 (381282 BC Ltd.) on the Council agenda of February 22, 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 December 14, 2020 attached to the Bylaw have been satisfactorily addressed.

3. The written submission opportunity for the Bylaw and non-medical cannabis retail sales endorsement was held on January 11, 2021 with third reading given on January 25, 2021.

4. Also, please place accompanying resolution related to non-medical cannabis retail endorsement on the same agenda

Township of Langley

**Daniel Graham | Planner**
Development Planning | Community Development
20338 – 65 Avenue, Langley, BC V2Y 3J1
Direct line: 604.533.6090x2239
Web Facebook | Twitter | YouTube

expect excellence

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (ZENTERRA DEVELOMENTS (WEST END) LTD.)**

**BYLAW 2019 NO. 5427**

## EXPLANATORY NOTE

Bylaw 2019 No. 5427 rezones 1.56 ha (3.85 ac) of land located at 7507 – 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 and CD-132 to accommodate 38 townhouses and 115 apartment units.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (ZENTERRA DEVELOPMENTS (WEST END) LTD.)**

**BYLAW 2019 NO. 5427**

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 (Zenterra Developments (West End) Ltd.) Bylaw 2019 No. 5427".

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-131" after the words "Comprehensive Development Zone CD-130" and 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-130" the words "CD-131 – 0.4 ha" and after the words "CD-131" the words "CD-132 – 0.4 ha"

   c. Adding after Section 1030 "Comprehensive Development Zone CD-130" the following as Section 1031 "Comprehensive Development Zone CD-131"

1031 **COMPREHENSIVE DEVELOPMENT ZONE CD-131**

**Uses Permitted**

1031.1 In the CD-131 Zone only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *townhouses*

**Density**

1031.2 The density permitted shall be no less than 39 units per hectare (16 units per acre) and no greater than 54 units per hectare (22 units per acre).

**Lot Coverage**

1031.3 *Buildings* and *structures* shall not cover more than 45% of the *lot area*.

**Siting of Buildings and Structures**

1031.4 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

**Height of Buildings and Structures**

1031.5 The *height* of *buildings* and *structures* shall not exceed three (3) *storey*s.

**Parking and Loading**

1031.6 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit. Units fronting arterial roads must provide a minimum of 4 off-*street* parking spaces per *dwelling unit*.

**Subdivision Requirements**

1031.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

**Landscaping, Screening and Fencing**

1031.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

**Age Friendly Amenity**

1031.9 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

**Development Permit Requirements**

1031.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

d. 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 2011 No. 4861 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:

North Half Parcel “B” (Reference Plan 7715) of the South East Quarter Section 22 Township 8 Except:
Firstly: Part on Plan 36604; Secondly: Part on Plan 37347;

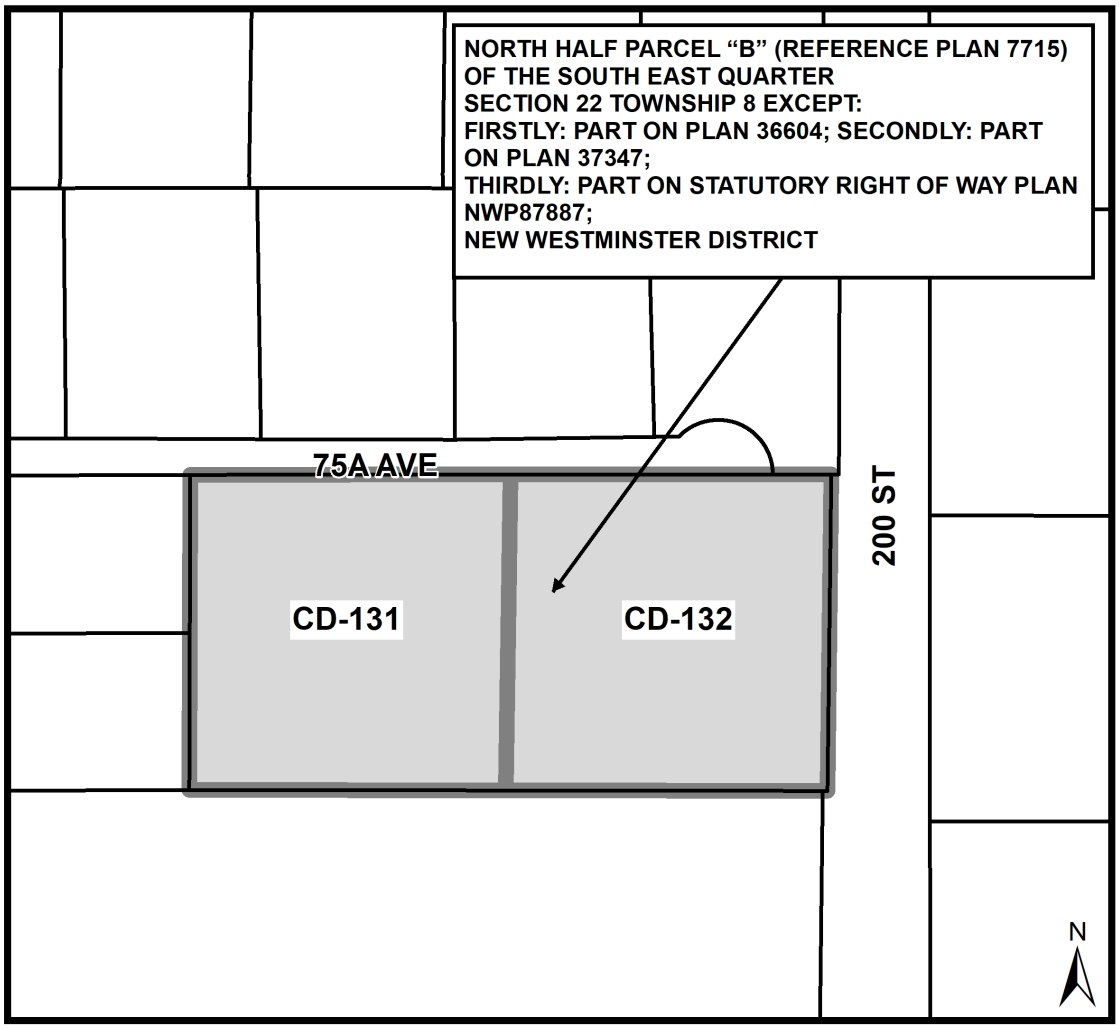
Thirdly: Part on Statutory Right of Way Plan NWP87887;
New Westminster District

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-131 and CD-132.

| | | | | |
|---|---|---|---|---|
| READ A FIRST TIME the | 14 | day of | January | , 2019. |
| READ A SECOND TIME the | 14 | day of | January | , 2019. |
| PUBLIC HEARING HELD the | 11 | day of | February | , 2019. |
| READ A THIRD TIME the | 25 | day of | February | , 2019. |
| ADOPTED the | | day of | | , 2021. |

_____ Mayor _____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 5427



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100974

This Permit is issued this _____ day of _____, 2019 to:

1. NAME: Zenterra Developments (West End) Ltd.

   ADDRESS: #216 2630 Croydon Drive
   Surrey, BC V3S 6T3

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: North Half Parcel "B" (Reference Plan 7715) of the South East Quarter Section 22 Township 8 Except:
   Firstly: Part on Plan 36604; Secondly: Part on Plan 37347;
   Thirdly: Part on Statutory Right of Way Plan NWP87887;
   New Westminster District

   CIVIC ADDRESS: 7507 – 200 Street

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building plans being in substantial compliance with Schedules "A" through "R"; and
   b. On-site landscaping plans being in substantial compliance with Schedules "S" through "V", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

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

   a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
   b. On-site landscaping to be secured by letter of credit at building permit stage;
   c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
   d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and
   e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

   This permit is not a building permit.

All developments forming part of this development permit shall be substantially commenced within two years after the date the development permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2018.

| | |
|---|---|
| Schedule A | Rendering |
| Schedule B | Rendering |
| Schedule C | Site Plan |
| Schedule D | Streetscapes |
| Schedule E | Building Elevations (Townhouse Building 1) |
| Schedule F | Building Elevations (Townhouse Building 2) |
| Schedule G | Building Elevations (Townhouse Building 3) |
| Schedule H | Building Elevations (Townhouse Building 4) |
| Schedule I | Building Elevations (Townhouse Building 5) |
| Schedule J | Building Elevations (Townhouse Building 6) |
| Schedule K | Building Elevations (Townhouse Building 7) |
| Schedule L | Building Elevations (Townhouse Building 8) |
| Schedule M | Building Elevations (Apartment) |
| Schedule N | Building Elevations (Apartment) |

| | |
|---|---|
| Schedule O | Building Elevations (Apartment) |
| Schedule P | Colours and Materials (Townhouses) |
| Schedule Q | Colours and Materials (Townhouses) |
| Schedule R | Colours and Materials (Apartment Building) |
| Schedule S | Townhouse Landscape Plan |
| Schedule T | Townhouse Landscape Details |
| Schedule U | Apartment Landscape Plan |
| Schedule V | Apartment Landscape Details |



NORTHEAST CORNER VIEW (199 ST. & 75A AVE.)

Township of Langley

Est. 1873

# SCHEDULE A
# RENDERING (TOWNHOUSE)



Township of Langley

Est. 1873

# SCHEDULE B
# RENDERING




## OVERALL SITE PLAN

SCALE: 1"=20'-0"

NORTH

## SITE RECONCILIATION

CIVIC ADDRESS: 7507 200 ST., TOWNSHIP OF LANGLEY, BC

ZONE: EXISTING: SR-2
PROPOSED: CD

**LOT A: TOWNHOUSE SITE:**

LOT AREA:
GROSS LOT AREA: 83,621sf / 7,768.6m² / 1.92ac / 0.78ha

DEDICATIONS: 17,841sf / 1,657.4m² (ROAD) / 0.41ac / 0.17ha

NET LOT AREA: 65,780sf / 6,111.2m² / 1.51ac / 0.61ha

DENSITY:
LATIMER COMMUNITY PLAN
ROWHOUSE/TOWNHOUSE S
ALLOWABLE: 8 - 22 upa ON GROSS
8upa x 1.53ac= 15.4 UNITS
27.6upa x 1.53ac= 42.2 UNITS
PROPOSED: 19.8upa x 1.92ac= 38 UNITS

LOT COVERAGE:
PROPOSED: 40.5% = 2,472m² / 6,111.2m²

PROPOSED SETBACKS:
NORTH - BUILDING SIDE = 3.0m
NORTH - BUILDING FRONT = 4.6m & 5.6m
EAST - SIDE = 3.3m
EAST - FRONT = 4.0m
SOUTH - SIDE = 3.0m
WEST - REAR = 4.6m
WEST - DECK POSTS = 2.8m

ADAPTABLE UNITS:
REQUIRED: 38UNITS x 0.05 = 1.9 UNITS = 2 UNITS
PROVIDED: 2 UNIT

AGE FRIENDLY AMENITY (A.F.A.):
REQUIRED: 38 UNITS x 9m² = 304m²
PROVIDED: 367m²

PARKING REQUIREMENTS:
RESIDENTS PARKING:
REQUIRED: 26 UNITS x 2.0 = 52 CARS
12 TANDEM UNITS x 2.3 = 27.6 CARS
TOTAL= 80 CARS
PROVIDED: 80 CARS ( 76 GARAGES; 4 SURFACE)

VISITOR PARKING:
REQUIRED: 38 UNITS x 0.2 = 7.6 CARS
PROVIDED: 12 CARS

**LOT B: APARTMENT SITE:**

LOT AREA:
GROSS LOT AREA: 84,108sf / 7,813.8m² / 1.93ac / 0.78ha

DEDICATIONS: 30,341sf / 2,818.7m² (ROAD + GREENWAY) / 0.70ac / 0.28ha

NET LOT AREA: 53,767sf / 4,995.1m² / 1.23ac / 0.50ha

DENSITY:
LATIMER COMMUNITY PLAN-
APARTMENT
ALLOWABLE: 40 - 60 upa ON GROSS
40upa x 1.93ac= 77 UNITS
60upa x 1.93ac= 116 UNITS
PROPOSED: 59.6upa x 1.93ac= 115 UNITS

MAXIMUM HEIGHT:
ALLOWABLE: 4 STOREYS

LOT COVERAGE:
PROPOSED: 53.8% = 2,689m² / 4,995.1m²

PROPOSED SETBACKS:
NORTH = 5.6m
EAST = 4.3m
SOUTH = 11.7m
WEST = 4.5m

ADAPTABLE UNITS:
REQUIRED: 115 UNITS x 0.1 = 11.5 UNITS
PROVIDED: 12 UNITS

AGE FRIENDLY AMENITY (A.F.A.):
REQUIRED: 115 UNITS x 4m² = 460m²
PROVIDED: 493m²

PARKING REQUIREMENTS:
TOTAL PARKING INC. VISITOR:
REQUIRED: 115 UNITS x 1.5 = 172.5 = 173 CARS
PROVIDED: 201 CARS

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ZENTERRA DEVELOPMENTS

PROJECT
TOWNHOUSE / APARTMENT DEVELOPMENT
7507 200 STREET
LANGLEY, BC

DRAWING TITLE
OVERALL SITE PLAN

DATE: 2018.01.20 FILE NO. 1707
DWN. PH
CHK. CH

SEAL

SHEET NO.
DP-0.02

Township of Langley
Est. 1873

# SCHEDULE C
# SITE PLAN



NORTH STREETSCAPE - 75A AVENUE



EAST STREETSCAPE - 200th Street

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**TOWNHOUSE / APARTMENT DEVELOPMENT**
**7507 200 STREET**
**LANGLEY, BC**

DRAWING TITLE
**COLOURED STREETSCAPE**

DATE 2018.01.20 | FILE NO. 1707
DWN. AL
CHK. CH

SEAL
SHEET NO.
**DP-0.0a**




TOWNHOUSE ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER
3. PAINTED WOOD FASCIA AND TRIMS
4. FIBRE CEMENT BOARD HORIZONTAL LAP SIDING
5. PAINTED FIBRE CEMENT PANEL SIDING C/W EZ TRIM REVEAL SYSTEM OR APPROVED EQUAL
6. HORIZONTAL CEDAR LOOK SIDING
7. CULTURED STONE CLADDING
8. VINYL FRAME WINDOW
9. VINYL FRAME SLIDING PATIO DOOR
10. PAINTED GARAGE DOOR
11. PAINTED EXTERIOR DOOR
12. STAINED WOOD KNEE BRACE
13. PAINTED WOOD POST
14. PREFINISHED ALUMINUM GUARDRAIL
15. PREFINISHED ALUMINUM AND GLASS PRIVACY SCREEN

**LOT A - TOWNHOUSE**

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PROJECT
**TOWNHOUSE / APARTMENT DEVELOPMENT**
**7507 200 STREET**
**LANGLEY, BC**

DRAWING TITLE
**BUILDING 1 ELEVATIONS**

DATE 2018.01.20 FILE NO.
DWN. PH **1707**
CHK. CH

SEAL
SHEET NO. **DP-1.02**




**SOUTH ELEVATION**
SCALE: 1/8"=1'-0"

**EAST ELEVATION**
SCALE: 1/8"=1'-0"




**NORTH ELEVATION**
SCALE: 1/8"=1'-0"

**WEST ELEVATION**
SCALE: 1/8"=1'-0"

TOWNHOUSE ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER
3. PAINTED WOOD FASCIA AND TRIMS
4. FIBRE CEMENT BOARD HORIZONTAL LAP SIDING
5. PAINTED FIBRE CEMENT PANEL SIDING c/w EZ TRIM REVEAL SYSTEM OR APPROVED EQUAL
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**LOT A - TOWNHOUSE**

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**7167 200 STREET LANGLEY, BC**

DRAWING TITLE
**BUILDING 2 ELEVATIONS**

DATE 2018.01.20 | FILE NO. 1707
DWN. PH
CHK. CH

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SHEET NO. **DP-2.02**




**SOUTH ELEVATION**
SCALE: 1/8"=1'-0"

**EAST ELEVATION**
SCALE: 1/8"=1'-0"




**NORTH ELEVATION**
SCALE: 1/8"=1'-0"

**WEST ELEVATION**
SCALE: 1/8"=1'-0"

TOWNHOUSE ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER
3. PAINTED WOOD FASCIA AND TRIMS
4. FIBRE CEMENT BOARD HORIZONTAL LAP SIDING
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**7507 200 STREET**
**LANGLEY, BC**

DRAWING TITLE
**BUILDING 3 ELEVATIONS**

DATE 2018.01.20 FILE NO.
DWN. PH
CHK. CH **1707**

SEAL
SHEET NO. **DP-3.02**




TOWNHOUSE ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER
3. PAINTED WOOD FASCIA AND TRIMS
4. FIBRE CEMENT BOARD HORIZONTAL LAP SIDING
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15. PREFINISHED ALUMINUM AND GLASS PRIVACY SCREEN

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**7507 200 STREET**
**LANGLEY, BC**

DRAWING TITLE
**BUILDING 4 ELEVATIONS**

DATE 2018.01.20 FILE NO.
DWN. PH **1707**
CHK. CH

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SHEET NO. **DP-4.02**

**LOT A - TOWNHOUSE**




**SOUTH ELEVATION**
SCALE: 1/8"=1'-0"

**EAST ELEVATION**
SCALE: 1/8"=1'-0"




**NORTH ELEVATION**
SCALE: 1/8"=1'-0"

**WEST ELEVATION**
SCALE: 1/8"=1'-0"

TOWNHOUSE ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER
3. PAINTED WOOD FASCIA AND TRIMS
4. FIBRE CEMENT BOARD HORIZONTAL LAP SIDING
5. PAINTED FIBRE CEMENT PANEL SIDING c/w EZ TRIM REVEAL SYSTEM OR APPROVED EQUAL
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15. PREFINISHED ALUMINUM AND GLASS PRIVACY SCREEN

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7307 200 STREET
LANGLEY, BC

DRAWING TITLE
BUILDING 5 ELEVATIONS

DATE 2018.01.20 FILE NO. 1707
DWN PN
CHK CH

SEAL
SHEET NO. DP-5.02




**SOUTH ELEVATION**
SCALE: 1/8"=1'-0"

**EAST ELEVATION**
SCALE: 1/8"=1'-0"




**NORTH ELEVATION**
SCALE: 1/8"=1'-0"

**WEST ELEVATION**
SCALE: 1/8"=1'-0"

TOWNHOUSE ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER
3. PAINTED WOOD FASCIA AND TRIMS
4. FIBRE CEMENT BOARD HORIZONTAL LAP SIDING
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14. PREFINISHED ALUMINUM GUARDRAIL
15. PREFINISHED ALUMINUM AND GLASS PRIVACY SCREEN

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**TOWNHOUSE / APARTMENT DEVELOPMENT**
**7167 200 STREET LANGLEY, BC**

DRAWING TITLE:
**BUILDING 6 ELEVATIONS**

DATE: 2016.01.20 FILE NO.
DWN: PH **1707**
CHK: CH

SEAL
SHEET NO.
**DP-6.02**



# SCHEDULE J
# BUILDING ELEVATIONS (TOWNHOUSE BUILDING 6)




**EAST ELEVATION**
SCALE: 1/8"=1'-0"

**NORTH ELEVATION**
SCALE: 1/8"=1'-0"




**WEST ELEVATION**
SCALE: 1/8"=1'-0"

**SOUTH ELEVATION**
SCALE: 1/8"=1'-0"

TOWNHOUSE ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER
3. PAINTED WOOD FASCIA AND TRIMS
4. FIBRE CEMENT BOARD HORIZONTAL LAP SIDING
5. PAINTED FIBRE CEMENT PANEL SIDING C/W EZ TRIM REVEAL SYSTEM OR APPROVED EQUAL
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10. PAINTED GARAGE DOOR
11. PAINTED EXTERIOR DOOR
12. STAINED WOOD KNEE BRACE
13. PAINTED WOOD POST
14. PREFINISHED ALUMINUM GUARDRAIL
15. PREFINISHED ALUMINUM AND GLASS PRIVACY SCREEN

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PROJECT:
**TOWNHOUSE / APARTMENT DEVELOPMENT**
**7507 200 STREET**
**LANGLEY, BC**

DRAWING TITLE:
**BUILDING 7 ELEVATIONS**

DATE: 2018.01.20 FILE NO:
DWN: PH
CHK: CH **1707**

SEAL:
SHEET NO.
**DP-7.02**

Township of Langley
Est. 1873

# SCHEDULE K
# BUILDING ELEVATIONS (TOWNHOUSE BUILDING 7)




TOWNHOUSE ELEVATION MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER
3. PAINTED WOOD FASCIA AND TRIMS
4. FIBRE CEMENT BOARD HORIZONTAL LAP SIDING
5. PAINTED FIBRE CEMENT PANEL SIDING c/w EZ TRIM REVERAL SYSTEM OR APPROVED EQUAL
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10. PAINTED GARAGE DOOR
11. PAINTED EXTERIOR DOOR
12. STAINED WOOD KNEE BRACE
13. PAINTED WOOD POST
14. PREFINISHED ALUMINUM GUARDRAIL
15. PREFINISHED ALUMINUM AND GLASS PRIVACY SCREEN

**LOT A - TOWNHOUSE**

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PROJECT
**TOWNHOUSE / APARTMENT DEVELOPMENT**
7607 208 STREET
LANGLEY, BC

DRAWING TITLE
**BUILDING 8 ELEVATIONS**

DATE 2018.01.26 FILE NO.
DWN. PH
CHK. CH 1707

SEAL
SHEET NO.
**DP-8.02**



Township of Langley
Est. 1873

# SCHEDULE L
# BUILDING ELEVATIONS (TOWNHOUSE BUILDING 8)




**EAST ELEVATION 200TH STREET**
SCALE: 3/32" = 1'-0"




**NORTH ELEVATION**
SCALE: 3/32" = 1'-0"

APARTMENT MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER
3. PAINTED WOOD FASCIA AND TRIMS
4. FIBRE CEMENT BOARD HORIZONTAL LAP SIDING
5. PAINTED FIBRE CEMENT PANEL SIDING c/w EZ TRIM REVEAL SYSTEM OR APPROVED EQUAL
6. HORIZONTAL CEDAR LOOK SIDING
7. CULTURED STONE CLADDING
8. VINYL FRAME WINDOW
9. VINYL FRAME SLIDING PATIO DOOR
10. PAINTED EXTERIOR DOOR
11. STAINED WOOD KNEE BRACE
12. STAINED WOOD CLAD POST
13. PREFINISHED ALUMINUM AND GLASS GUARDRAIL
14. STAINED TIMBER POST AND BEAM CANOPY STRUCTURE

**LOT B - APARTMENT**

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**ZENTERRA DEVELOPMENTS**

PROJECT
**TOWNHOUSE / APARTMENT DEVELOPMENT**
**7107 200 STREET**
**LANGLEY, BC**

DRAWING TITLE
**ELEVATIONS**

DATE 2018.01.20 FILE NO.
DWN. PH 1707
CHK. CH

SEAL
SHEET NO. **DP-2.01**




**WEST ELEVATION 199TH STREET**
SCALE: 3/32" = 1'-0"




**NORTH INTERIOR COURTYARD ELEVATION**
SCALE: 3/32" = 1'-0"




**SOUTH INTERIOR COURTYARD ELEVATION**
SCALE: 3/32" = 1'-0"

APARTMENT MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER
3. PAINTED WOOD FASCIA AND TRIMS
4. FIBRE CEMENT BOARD HORIZONTAL LAP SIDING
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10. PAINTED EXTERIOR DOOR
11. STAINED WOOD KNEE BRACE
12. STAINED WOOD CLAD POST
13. PREFINISHED ALUMINUM AND GLASS GUARDRAIL
14. STAINED TIMBER POST AND BEAM CANOPY STRUCTURE

**LOT B - APARTMENT**

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e info@focusarch.ca

2018-08-02 PLANNING REVISIONS
2015-01-30 ISSUED FOR RZ / DP
REVISIONS
CONSULTANT

CLIENT
ZENTERRA DEVELOPMENTS

PROJECT
TOWNHOUSE / APARTMENT DEVELOPMENT
7107 200 STREET
LANGLEY, BC

DRAWING TITLE
ELEVATIONS

DATE 2018.01.20 FILE NO.
DWN. PH 1707
CHK. CH

SEAL
SHEET NO. DP-2.02



Township of Langley
Est. 1873

# SCHEDULE N
# BUILDING ELEVATIONS (APARTMENT)




**SOUTH ELEVATION**
SCALE: 3/32" = 1'-0"

APARTMENT MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER
3. PAINTED WOOD FASCIA AND TRIMS
4. FIBRE CEMENT BOARD HORIZONTAL LAP SIDING
5. PAINTED FIBRE CEMENT PANEL SIDING c/w EZ TRIM REVEAL SYSTEM OR APPROVED EQUAL
6. HORIZONTAL CEDAR LOOK SIDING
7. CULTURED STONE CLADDING
8. VINYL FRAME WINDOW
9. VINYL FRAME SLIDING PATIO DOOR
10. PAINTED EXTERIOR DOOR
11. STAINED WOOD KNEE BRACE
12. STAINED WOOD CLAD POST
13. PREFINISHED ALUMINUM AND GLASS GUARDRAIL
14. STAINED TIMBER POST AND BEAM CANOPY STRUCTURE

**LOT B - APARTMENT**

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PROJECT
**TOWNHOUSE / APARTMENT DEVELOPMENT**
7507 200 STREET
LANGLEY, BC

DRAWING TITLE
**ELEVATIONS**

DATE 2018.01.26 FILE NO.
DWN. PH
CHK. CH 1707

SEAL
SHEET NO.
**DP-2.03**







KEYPLAN
NTS

## LOT A - COLOUR SCHEME 1

- A **Roof Shingles:** Pabco Premier Laminated Shingle 'Weathered Wood'
- B **Smooth Panel Siding:** James Hardie 'Cobblestone' c/w Easy Trim reveal system or approved equal
- C **Horizontal Siding:** James Hardie 'Night Gray'
- D **Horizontal Siding:** Cedar Look Fisher 'Chris Craft 2.0'
- E **Stone Veneer:** Cultured Stone 'Gray Pro- Fit Ledgestone'
- F **Fascia, Wood Trim & Posts:** Benjamin Moore 2121-10 'Gray'
- G **Doors:** Benjamin Moore 2161-10 'Coppertone'
- H **Garage Doors:** Benjamin Moore 2021-10 'Gray' & 2161-10 'Coppertone' to be alternated at each door across site
- I **Window/Sliding Door Frames:** Vinyl - Black
- J **Railings:** Pre- finished Aluminum and Glass Black
- K **Gutters:** Pre- Finished Aluminum Makin Metals 'Charcoal Grey'
- L **Soffit:** Royal Building Products Vinyl- 'Sand'
- M **Brackets & Faux Entry Posts:** Solid wood stained to match Fisher 'Chris Craft 2.0'

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| 2018-01-20 | ISSUED FOR RZ / DP |

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ZENTERRA DEVELOPMENTS

PROJECT
TOWNHOUSE / APARTMENT DEVELOPMENT
7507 200 STREET
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME 1

DATE 2018.01.20 FILE NO.
DWN. PH 1707
CHK. CH

SEAL
SHEET NO.

**LOT A - TOWNHOUSE** **DP-0.01a**







KEYPLAN
NTS

## LOT A - COLOUR SCHEME 2

- A **Roof Shingles:** Pabco Premier Laminated Shingle 'Weathered Wood'
- B **Smooth Panel Siding:** James Hardie 'Gray Slate' c/w Easy Trim reveal system or approved equal
- C **Horizontal Siding:** James Hardie 'Cobblestone'
- D **Horizontal Siding:** Cedar Look Fisher 'Chris Craft 2.0'
- E **Stone Veneer:** Cultured Stone 'Gray Pro- Fit Ledgestone'
- F **Fascia, Wood Trim & Posts:** Benjamin Moore 2121-10 'Gray'
- G **Doors:** Benjamin Moore 2161-10 'Coppertone'
- H **Garage Door:** Benjamin Moore 2021-10 'Gray' & 2161-10 'Coppertone' to be alternated at each door across site
- I **Window/Sliding Door Frames:** Vinyl - Black
- J **Railings:** Pre- finished Aluminum and Glass Black
- K **Gutters:** Pre- Finished Aluminum Makin Metals 'Charcoal Grey'
- L **Soffit:** Royal Building Products Vinyl- 'Sand'
- M **Brackets & Faux Entry Posts:** Solid wood stained to match Fisher 'Chris Craft 2.0'

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2018-08-02 PLANNING REVISIONS
2018-01-20 ISSUED FOR RZ / DP

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ZENTERRA DEVELOPMENTS

PROJECT
TOWNHOUSE / APARTMENT DEVELOPMENT
7507 200 STREET
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME 2

DATE 2018.01.20 FILE NO. 1707
DWN. PM
CHK. CH

SEAL

SHEET NO.
LOT A - TOWNHOUSE | DP-0.01b




## LOT B - COLOUR SCHEME

- A **Roof Shingles:** Pabco Premier Laminated Shingle 'Weathered Wood'
- B **Smooth Panel Siding:** James Hardie 'Cobblestone' c/w Easy Trim reveal system or approved equal
- C **Horizontal Siding:** James Hardie 'Night Gray'
- D **Horizontal Siding:** Cedar Look Fisher 'Chris Craft 2.0'
- E **Stone Veneer:** Cultured Stone 'Gray Pro- Fit Ledgestone'
- F **Fascia, Wood Trim & Posts:** Benjamin Moore 2121-10 'Gray'
- G **Window/Sliding Door/ DOOR Frames:** Vinyl - Black
- H **Railings:** Pre- finished Aluminum and Glass - Black
- I **Gutters:** Pre- Finished Aluminum Makin Metals 'Charcoal Grey'
- J **Soffit:** Royal Building Products Vinyl- 'Sand'
- K **Brackets & Posts:** Solid wood Brackets and wood clad posts stained to match Fisher 'Chris Craft 2.0'

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|---|---|
| 2018-08-02 | PLANNING REVISIONS |
| 2018-01-20 | ISSUED FOR RZ / DP |

REVISIONS
CONSULTANT

CLIENT
ZENTERRA DEVELOPMENTS

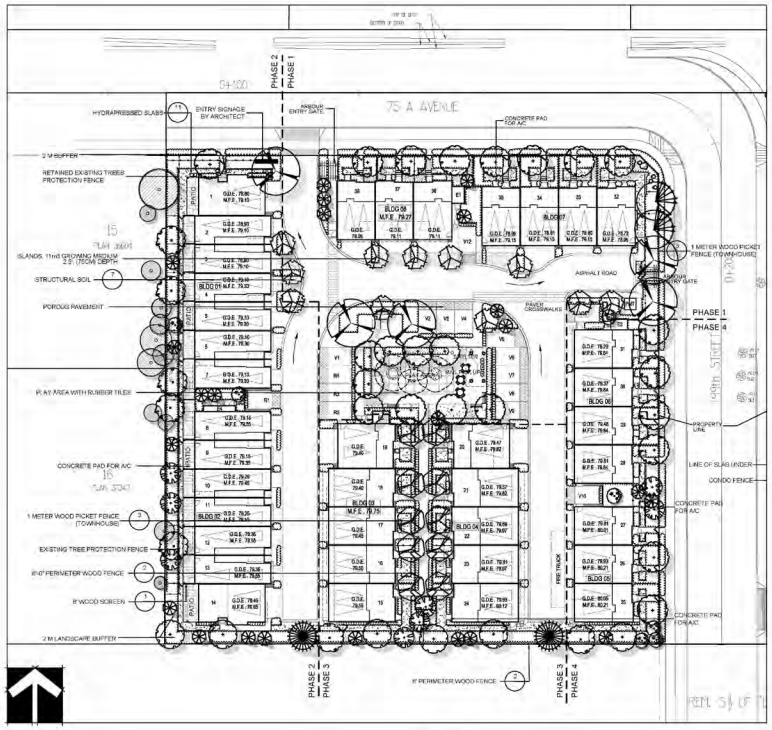
PROJECT
TOWNHOUSE / APARTMENT DEVELOPMENT
7507 200 STREET
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME

DATE 2018.01.20 FILE NO.
DWN. PH
CHK. CH 1707

SEAL
SHEET NO.

**LOT B - APARTMENT** **DP-0.01a**




NOTE:

REQUIRED REPLACEMENT TREES: 100
REQUIRED DECIDUOUS TREES (40%): 53
REQUIRED CONIFER TREES (60%): 53

PROVIDED REPLACEMENT TREES (TOWNHOUSE AREA): 54
DECIDUOUS TREES: 7
CONIFER TREES: 47

PROVIDED REPLACEMENT TREES (APARTMENT AREA): 72
DECIDUOUS TREES: 46
CONIFER TREES: 26

**PLANT SCHEDULE - TOWNHOUSE PHASE 1** — PMG PROJECT NUMBER: 17-243

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| | | ACER CAMPESTRE | HEDGE MAPLE | 2.5M HT, B&B |
| | 1 | ACER JAPONICUM 'GERANIUM' | GREEN JAPANESE MAPLE | 2.5M HT |
| | 10 | ACER RUBRUM 'ARMSTRONG' | COLUMNAR ARMSTRONG MAPLE | 60M CAL, 2M STD, B&B |
| | 5 | CERCIDIPHYLLUM JAPONICUM | KATSURA TREE | 60M CAL, 1.8M STD, B&B |
| | 9 | PINUS NIGRA 'ARNOLD SENTINEL' | ARNOLD SENTINEL AUSTRIAN BLACK PINE | 2.5M HT, B&B |
| | 15 | PYRUS CALLERYANA 'CAPITAL' | CAPITAL PEAR | 60M CAL, 1.8M STD, B&B |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF SUITABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

**PLANT SCHEDULE - TOWNHOUSE PHASE 2** — PMG PROJECT NUMBER: 17-243

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| | 2 | ACER PALMATUM 'OSAKAZUKI' | GREEN JAPANESE MAPLE | 2.5M HT |
| | 5 | AMELANCHIER CANADENSIS | CANADIAN SERVICEBERRY | 1.5M HT, B&B |
| | 3 | MAGNOLIA 'ELIZABETH' | ELIZABETH MAGNOLIA (YELLOW) | 2.0M HT |
| | 3 | PARROTIA PERSICA 'RUBY VASE' | RUBY VASE PERSIAN IRONWOOD | 60M CAL |
| | 9 | PINUS NIGRA 'ARNOLD SENTINEL' | ARNOLD SENTINEL AUSTRIAN BLACK PINE | 2.5M HT, B&B |
| | 1 | PINUS PARVIFLORA 'GLAUCA' | JAPANESE WHITE PINE | 3M HT, B&B |
| | 19 | STEWARTIA PSEUDOCAMELLIA | JAPANESE STEWARTIA | 60M CAL, 1.8M STD B&B |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF SUITABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

**PLANT SCHEDULE - TOWNHOUSE PHASE 3** — PMG PROJECT NUMBER: 17-243

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| | 5 | AMELANCHIER CANADENSIS | CANADIAN SERVICEBERRY | 1.5M HT, B&B |
| | 2 | MAGNOLIA 'ELIZABETH' | ELIZABETH MAGNOLIA (YELLOW) | 2.0M HT |
| | 5 | PARROTIA PERSICA 'RUBY VASE' | RUBY VASE PERSIAN IRONWOOD | 60M CAL |
| | 5 | PINUS NIGRA 'ARNOLD SENTINEL' | ARNOLD SENTINEL AUSTRIAN BLACK PINE | 2.5M HT, B&B |
| | 1 | PINUS PARVIFLORA 'GLAUCA' | JAPANESE WHITE PINE | 3M HT, B&B |
| | 19 | STEWARTIA PSEUDOCAMELLIA | JAPANESE STEWARTIA | 60M CAL, 1.8M STD B&B |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF SUITABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

**PLANT SCHEDULE - TOWNHOUSE PHASE 4** — PMG PROJECT NUMBER: 17-243

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| | 5 | ACER PALMATUM 'OSAKAZUKI' | ORIGIN JAPANESE MAPLE | 2.5M HT |
| | 1 | ACER RUBRUM 'ARMSTRONG' | COLUMNAR ARMSTRONG MAPLE | 60M CAL, 2M STD, B&B |
| | 1 | AMELANCHIER CANADENSIS | CANADIAN SERVICEBERRY | 1.5M HT, B&B |
| | 2 | MAGNOLIA 'ELIZABETH' | ELIZABETH MAGNOLIA (YELLOW) | 2.0M HT |
| | 7 | PARROTIA PERSICA 'RUBY VASE' | RUBY VASE PERSIAN IRONWOOD | 60M CAL |
| | 5 | PINUS NIGRA 'ARNOLD SENTINEL' | ARNOLD SENTINEL AUSTRIAN BLACK PINE | 2.5M HT, B&B |
| | 5 | PYRUS CALLERYANA 'CAPITAL' | CAPITAL PEAR | 60M CAL, 1.8M STD B&B |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF SUITABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR |
|---|---|---|---|
| 7 | 2018.DEC.13 | REVISION PER CITY COMMENTS | YR |
| 6 | 2018.NOV.15 | ISSUED FOR DP | YR |
| 5 | 2018.NOV.02 | UPDATE CONCRETE PAD FOR A/C | YR |
| 4 | 2018.NOV.01 | PATIO'S GRADES, ENTRY TREE, DK EAVES | YR |
| 3 | 2018.OCT.30 | NEW GRADING PLAN | YR |
| 2 | 2018.OCT.16 | NEW REVISED & UPDATED GRADES | YR |
| 1 | 2018.AUG.01 | REVISED PLAN | YR |

CLIENT:

**MUNICIPAL FILE NO.:**
**08-22-0081**

PROJECT:

**RESIDENTIAL DEVELOPMENT (TOWNHOUSE)**

**7507 - 200TH STREET**
**LANGLEY, BC**

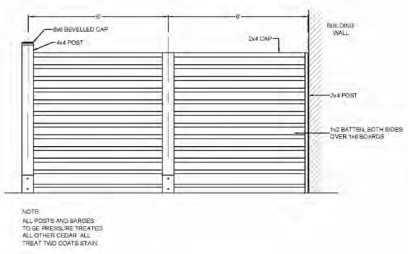
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**LANDSCAPE PLAN**

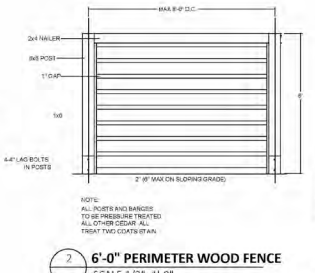
| | | |
|---|---|---|
| DATE: | 17.NOV.17 | DRAWING NUMBER: |
| SCALE: | 1"=20'-0" | **L1** |
| DRAWN: | YR | |
| DESIGN: | YR | |
| CHKD: | ROM | OF 9 |
| 17243-S.ZIP | PMG PROJECT NUMBER: | **17-243** |

Township of Langley
Est. 1873

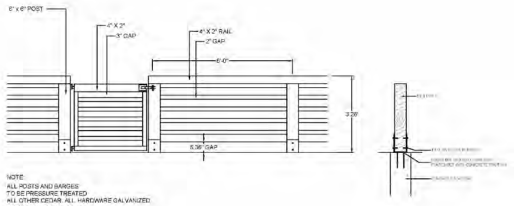
# SCHEDULE S
# TOWNHOUSE LANDSCAPE PLAN



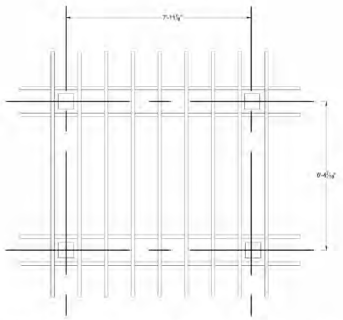

1 **6'-0" WOOD SCREEN**
SCALE 1/2"=1'-0"

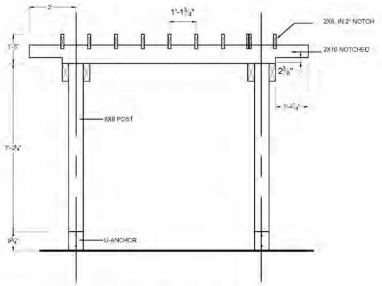



2 **6'-0" PERIMETER WOOD FENCE**
SCALE 1/2"=1'-0"

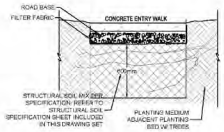



3 **3.28' (1 M) WOOD FENCE (TOWNHOUSE)**
SCALE 1/2"=1'-0"

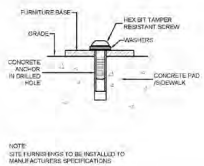


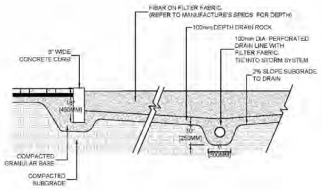

6 **ARBOUR ENTRY STRUCTURE**
SCALE 1/2"=1'-0"



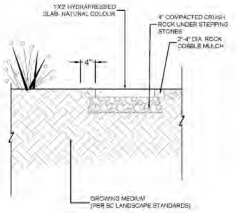

7 **SECTION THROUGH STRUCTURAL SOIL**
1/2" = 1'-0"




8 **SITE FURNITURE MOUNTING**
1"=2"




10 **PLAYGROUND SAFETY SURFACE**
1/2" = 1'-0"




11 **HYDRAPRESSED SLABS IN RIVER ROCK**
1" = 1'-0"

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p: 604.294-0011 ; f: 604.294.0022

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|
| 7 | 2018.DEC.13 | REVISION PER CITY COMMENTS | YR |
| 6 | 2018.NOV.23 | ISSUED FOR DP | YR |
| 5 | 2018.NOV.13 | UPDATE CONCRETE PAD FOR A/C | YR |
| 4 | 2018.NOV.07 | PATIO'S MOVED, ARBOR TRIM, TH CHANGES | YR |
| 3 | 2018.OCT.16 | NEW GRADING PLAN | YR |
| 2 | 2018.OCT.16 | NEW CONNECT & UPDATED GRADES | YR |
| 1 | 2018.AUG.01 | NEW SITE PLAN | YR |

CLIENT:

**MUNICIPAL FILE NO.:**
**08-22-0081**

PROJECT:

**RESIDENTIAL DEVELOPMENT (TOWNHOUSE)**

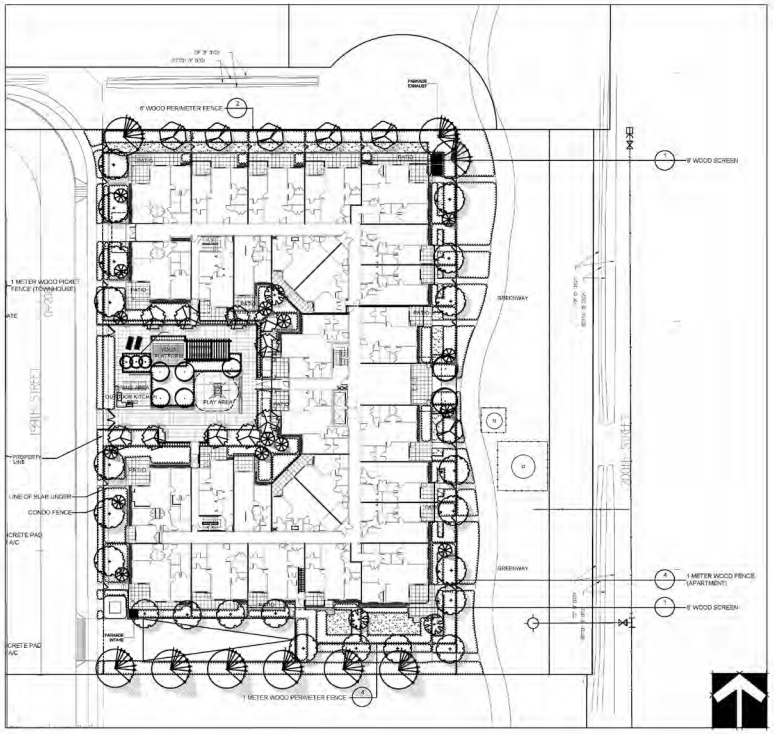
**7507 - 200TH STREET**
**LANGLEY, BC**

DRAWING TITLE:

**DETAILS**

| | | |
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| DATE: | 17.NOV.17 | DRAWING NUMBER |
| SCALE: | 1"=1'-0" | **L7** |
| DRAWN: | YR | |
| DESIGN: | YR | |
| CHKD: | PCM | OF 9 |
| PMG PROJECT NUMBER: | | 17-243 |

17243-5.ZIP




NOTE:
REQUIRED REPLACEMENT TREES: 106
REQUIRED DECIDUOUS TREES (50%): 53
REQUIRED CONIFER TREES (50%): 53

PROVIDED REPLACEMENT TREES (TOWNHOUSE AREA): 34
DECIDUOUS TREES: 7
CONIFER TREES: 27

PROVIDED REPLACEMENT TREES (APARTMENT AREA): 72
DECIDUOUS TREES: 46
CONIFER TREES: 26

**PLANT SCHEDULE** - (APARTMENT) - PMG PROJECT NUMBER: - 17-243

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| | 9 | ABIES FRASERI | FRASER FIR | 3.5M HT; B&B |
| | 16 | ACER RUBRUM 'ARMSTRONG' | COLUMNAR ARMSTRONG MAPLE | 8CM CAL.; 2M STD; B&B |
| | 3 | MAGNOLIA x 'ELIZABETH' | ELIZABETH MAGNOLIA (YELLOW) | 2.5M HT |
| | 3 | TAXIFOLIA MONUCA 'RUSTY VASE' | RUSTY VASE PERSIAN REDWOOD | 6CM CAL |
| | 5 | THUJA OCCIDENTALIS 'SMAGD' | WINTERGEM WHITE CEDAR | 2.5M HT; B&B |
| | 10 | THUJA NIGRA 'ARNOLD SENTINEL' | ARNOLD SENTINEL AUSTRIAN BLACK PINE | 2.5M HT; B&B |
| | 7 | PRUNUS YEDOENSIS | YOSHINO CHERRY | 8CM CAL.; 1.8M STD; B&B |
| | 14 | PYRUS CALLERYANA 'CAPITAL' | CAPITAL PEAR | 8CM CAL.; 1.8M STD; B&B |
| | 7 | STEWARTIA PSEUDOCAMELLIA | JAPANESE STEWARTIA | 8CM CAL.; 1.8M STD; B&B |

NOTES: - PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. - REFER TO SPECIFICATIONS FOR DEPTH OF GROWTH MEDIA REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. - SEASED AND BOXED / BALL PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. - SUBSTITUTIONS: NOT PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM LANDSCAPE ARCHITECT. - ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND CONFORM TO STANDARD NURSERY PRACTICE. - ALL PLANTS SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN AS SPECIFIED. ALLOW A MINIMUM OF FIVE DAYS FROM TO DELIVERY FOR INSPECTION. SUBSTITUTIONS WILL ONLY BE CONSIDERED IF PROOF IS SUBMITTED THAT REQUIRED PLANTS ARE NOT OBTAINABLE. PROOF MUST INCLUDE A LETTER FROM THE SUPPLIER STATING THAT THE PLANTS WERE ORDERED FAR ENOUGH IN ADVANCE TO BE AVAILABLE FOR THE JOB. SUBSTITUTIONS MAY ALSO BE MADE IF PLANTS ARE OFFERED WHICH ARE LARGER THAN SPECIFIED AND THE LANDSCAPE ARCHITECT AGREES THAT THE LARGER SIZE WILL NOT CAUSE PLANTING PROBLEMS. - ALL PLANT MATERIAL SHALL CONFORM TO THE CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL HAS WORK HARDINESS MUST MEET OR EXCEED - CANADIAN LANDSCAPE STANDARDS LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 f: 604 294-0022

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR |
|---|---|---|---|
| 7 | 2018 DEC.13 | REVISION PER CITY COMMENTS | YR |
| 6 | 2018 NOV.15 | ISSUED FOR DP | YR |
| 5 | 2018 NOV.13 | UPDATE CONCRETE PAD PER A/C | YR |
| 4 | 2018 AUG.07 | REVISED LANDSCAPING PER TREE TA SAMPLE | YR |
| 3 | 18 OCT.10 | NEW DRAWING PLAN | YR |
| 2 | 18 SEPT.18 | NEW SYMBOLS & UPDATED GRADES | YR |
| 1 | 2018.AUG.01 | NEW SITE PLAN | YR |

CLIENT:

**MUNICIPAL FILE NO.:**
**08-22-0081**

PROJECT

**RESIDENTIAL DEVELOPMENT (APARTMENT)**

**7507 - 200TH STREET**
**LANGLEY, BC**

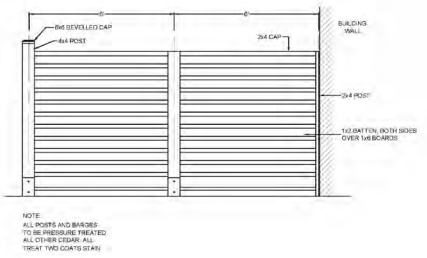
DRAWING TITLE:

**LANDSCAPE PLAN**

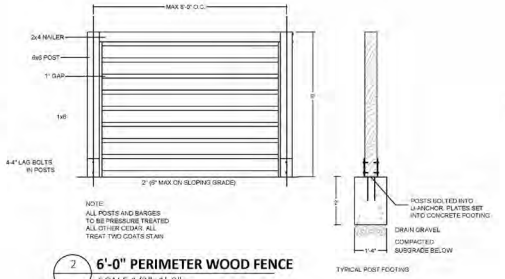
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|---|---|---|
| DATE: | 17.NOV.17 | DRAWING NUMBER: |
| SCALE: | 1"=25'-0" | **L1** |
| DRAWN: | YR | |
| DESIGN: | YR | |
| CHK'D: | PDM | OF 9 |
| 17243-5.ZIP | PMG PROJECT NUMBER: | 17-243 |



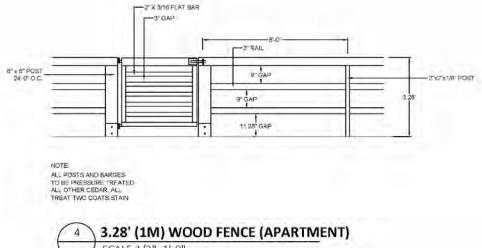
# SCHEDULE U
# APARTMENT LANDSCAPE PLAN



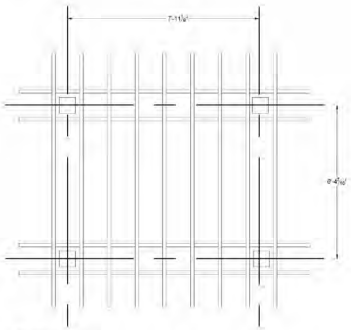

1 **6'-0" WOOD SCREEN**
SCALE 1/2"=1'-0"

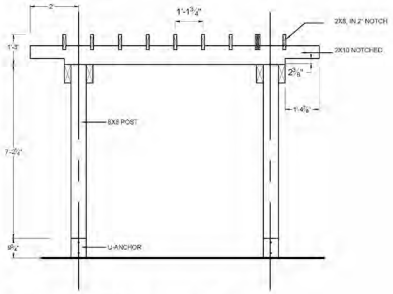



2 **6'-0" PERIMETER WOOD FENCE**
SCALE 1/2"=1'-0"

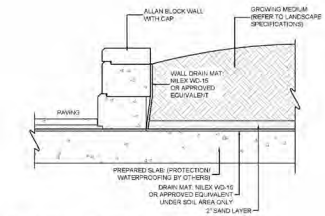



4 **3.28' (1M) WOOD FENCE (APARTMENT)**
SCALE 1/2"=1'-0"

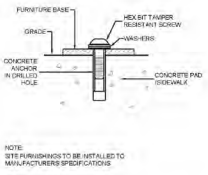


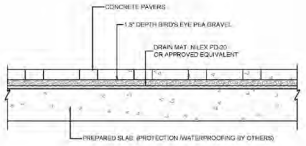

6 **ARBOUR ENTRY STRUCTURE**
SCALE 1/2"=1'-0"



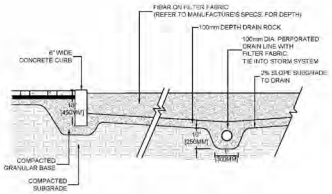

5 **PLANTER WALL AND PAVING ON SLAB**
SCALE 1"=1'-0"



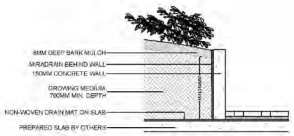

8 **SITE FURNITURE MOUNTING**
1"=2"




9 **PAVERS ON SLAB**
SCALE 1"=1'-0"




10 **PLAYGROUND SAFETY SURFACE**
1/2" = 1'-0"




13 **CONCRETE RETAINING WALL ON SLAB**
1/2" = 1'-0"

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p: 604 294-0011 ; f: 604 294-0022

SEAL

| NO. | DATE | REVISION DESCRIPTION | DR |
|---|---|---|---|
| 7 | 2018DEC.18 | REVISION PER CITY COMMENTS | YR |
| 6 | 2018.NOV.15 | ISSUED FOR BP | YR |
| 5 | 2018.NOV.13 | UPDATE CONCRETE PATIO'S A/C | YR |
| 4 | 2018.NOV.07 | PATIO'S GRADES, DEPHT TREE TWISHADES | YR |
| 3 | 2018.OCT.30 | NEW GRADING PLAN | YR |
| 2 | 2018.OCT.04 | NEW GRADES & UPDATED SHADES | YR |
| 1 | 2018.AUG.01 | NEW SITE PLAN | YR |

CLIENT:

**MUNICIPAL FILE NO.:**
**08-22-0081**

PROJECT:

**RESIDENTIAL DEVELOPMENT (APARTMENT)**

**7507 - 200TH STREET**
**LANGLEY, BC**

DRAWING TITLE:

**DETAILS**

| | | |
|---|---|---|
| DATE: | 17.NOV.17 | DRAWING NUMBER: |
| SCALE: | 1"=1'-0" | **L7** |
| DRAWN: | YR | |
| DESIGN: | YR | |
| CHK'D: | PCM | OF 9 |
| PMG PROJECT NUMBER: | | **17-243** |

17243-S.ZIP

Township of Langley
Est. 1873

# SCHEDULE V
# LANDSCAPE DETAILS

**From:** Colin Moore
**Sent:** Friday, February 12, 2021 12:21 PM
**To:** CD Agenda Bylaw
**Cc:** Dave Lind
**Subject:** Item for February 22, 2021 Council meeting agenda Bylaw No 5427 (Zenterra Developments (West End) Ltd.)

1. Please place Bylaw # 5427 (Zenterra Developments (West End) Ltd.) on the Council agenda of February 22, 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 January 14, 2019 attached to the Bylaw have been satisfactorily addressed.

3. The Public Hearing for the Bylaw was held on February 11, 2019 with third reading given on February 25, 2019.

4. In accordance with Council policy, staff advise that the public hearing for the Bylaw 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 Bylaw was delayed because the development had to wait until the Neighbourhood School and Park site and detention pond for the catchment was secured by another developer.

5. Also, please place accompanying Development Permit No. 100974 on the same agenda for issuance by Council.

Township of Langley
Est. 1873

**Colin Moore | RPP MCIP, Senior Planner**
Development Planning | Community Development
20338 – 65 Avenue, Langley, BC V2Y 3J1
Direct line: 604.532.7547
Web | Facebook | Twitter | YouTube

expect excellence

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

# LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800 AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101 AMENDMENT (1041129 BC LTD.) BYLAW 2019 NO. 5439

## EXPLANATORY NOTE

Bylaw 2019 No. 5439 amends the designation of a portion of property located at 19875 – 75A Avenue in the Willoughby Community Plan and the Latimer Neighbourhood Plan to accommodate a townhouse development on lands located at 19875, 19887, and 19929 – 75A Avenue.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842**
**AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800**
**AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101**
**AMENDMENT (1041129 BC LTD.) BYLAW 2019 NO. 5439**

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800 and Latimer Neighbourhood Plan Bylaw No. 5101

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1041129 BC Ltd.) Bylaw 2019 No. 5439”.

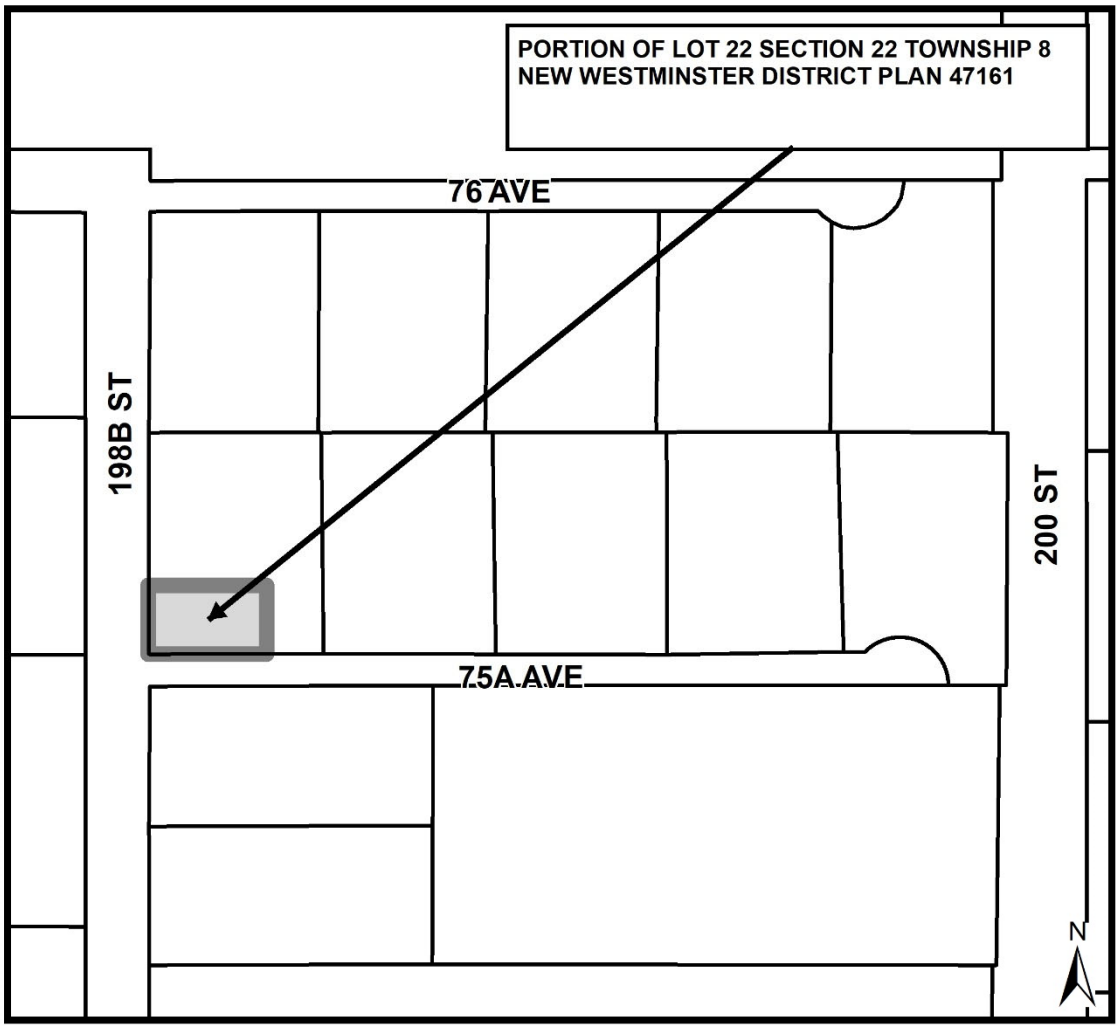
2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended by amending Map 1 to change the land use designation for a portion of the site to “Multi Family” for the area shown on Schedule A attached to and forming part of this Bylaw.

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101” as amended is further amended by amending Map 1 to change the land use designation for a portion of the site to Rowhouse / Townhouse B (8 – 22 UPA) for the area shown on Schedule “A” attached to and forming part of this Bylaw.

| | | | | |
|---|---|---|---|---|
| READ A FIRST TIME the | 11 | day of | March | , 2019 |
| READ A SECOND TIME the | 11 | day of | March | , 2019 |
| PUBLIC HEARING HELD the | 01 | day of | April | , 2019 |
| READ A THIRD TIME the | 15 | day of | April | , 2019 |
| ADOPTED the | | day of | | , 2021 |

_____ Mayor _____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 5439



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**
**AMENDMENT (1041129 BC LTD.) BYLAW 2019 NO. 5440**

**EXPLANATORY NOTE**

Bylaw 2019 No. 5440 rezones 1.13 ha (2.80 ac) of land at 19875, 19887, and 19929 – 75A Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 61 townhouse units.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (1041129 BC LTD.) BYLAW 2019 NO. 5440**

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 (1041129 BC Ltd.) Bylaw 2019 No. 5440".

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-131" after the words "Comprehensive Development Zone CD-130."

   b. Adding to Section 110.1 after the words "CD-130" the words "CD-131 – 0.4 ha."

   c. Adding after Section 1030 "Comprehensive Development Zone CD-130" the following as Section 1031 "Comprehensive Development Zone CD-131"

1031 **COMPREHENSIVE DEVELOPMENT ZONE CD-131**

**Uses Permitted**

1031.1 In the CD-131 Zone only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *townhouses*

**Density**

1031.2 The density permitted shall be no less than 39 units per hectare (16 units per acre) and no greater than 54 units per hectare (22 units per acre).

**Lot Coverage**

1031.3 *Buildings* and *structures* shall not cover more than 45% of the *lot area*.

**Siting of Buildings and Structures**

1031.4 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

**Height of Buildings and Structures**

1031.5 The *height* of *buildings* and *structures* shall not exceed three (3) *storey*s.

**Parking and Loading**

1031.6 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit. Units fronting arterial roads must provide a minimum of 4 off-*street* parking spaces per *dwelling unit*.

**Subdivision Requirements**

1031.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

**Landscaping, Screening and Fencing**

1031.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

**Age Friendly Amenity**

1031.9 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

**Development Permit Requirements**

1031.10 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:

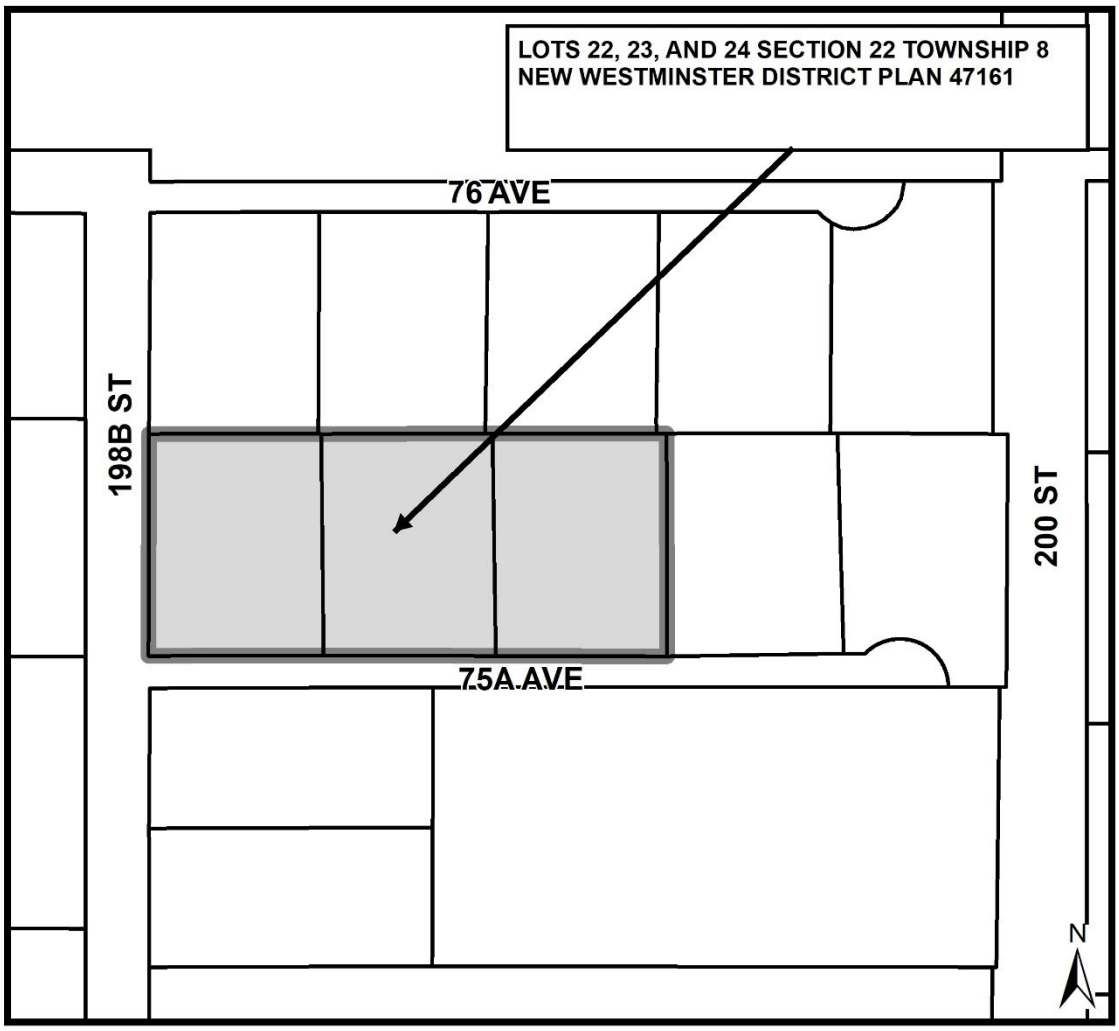
Lot 22, 23, and 24 Section 22 Township 8 New Westminster District Plan 47161;

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-131.

| | | | | |
|---|---|---|---|---|
| READ A FIRST TIME the | 11 | day of | March | , 2019 |
| READ A SECOND TIME the | 11 | day of | March | , 2019 |
| PUBLIC HEARING HELD the | 01 | day of | April | , 2019 |
| READ A THIRD TIME the | 15 | day of | April | , 2019 |
| ADOPTED the | | day of | | , 2021 |

_____ Mayor _____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 5440



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100942

This Permit is issued this _____day of _____, 2019 to:

1. Name: 1041129 BC Ltd.

   Address: 701 – 17765 – 66A Avenue
   Surrey, BC V3S 2A7

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: Lots 22, 23, and 24 Section 22 Township 8 New Westminster District Plan 47161;

   CIVIC ADDRESS: 19875, 19887, and 19929 - 75A Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building plans being in substantial compliance with Schedules “A” through “P”;
   b. On-site landscaping plans being in substantial compliance with Schedules “Q” through “R”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

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

   a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
   b. On-site landscaping to be secured by letter of credit at building permit stage;
   c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
   d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and
   e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2019.

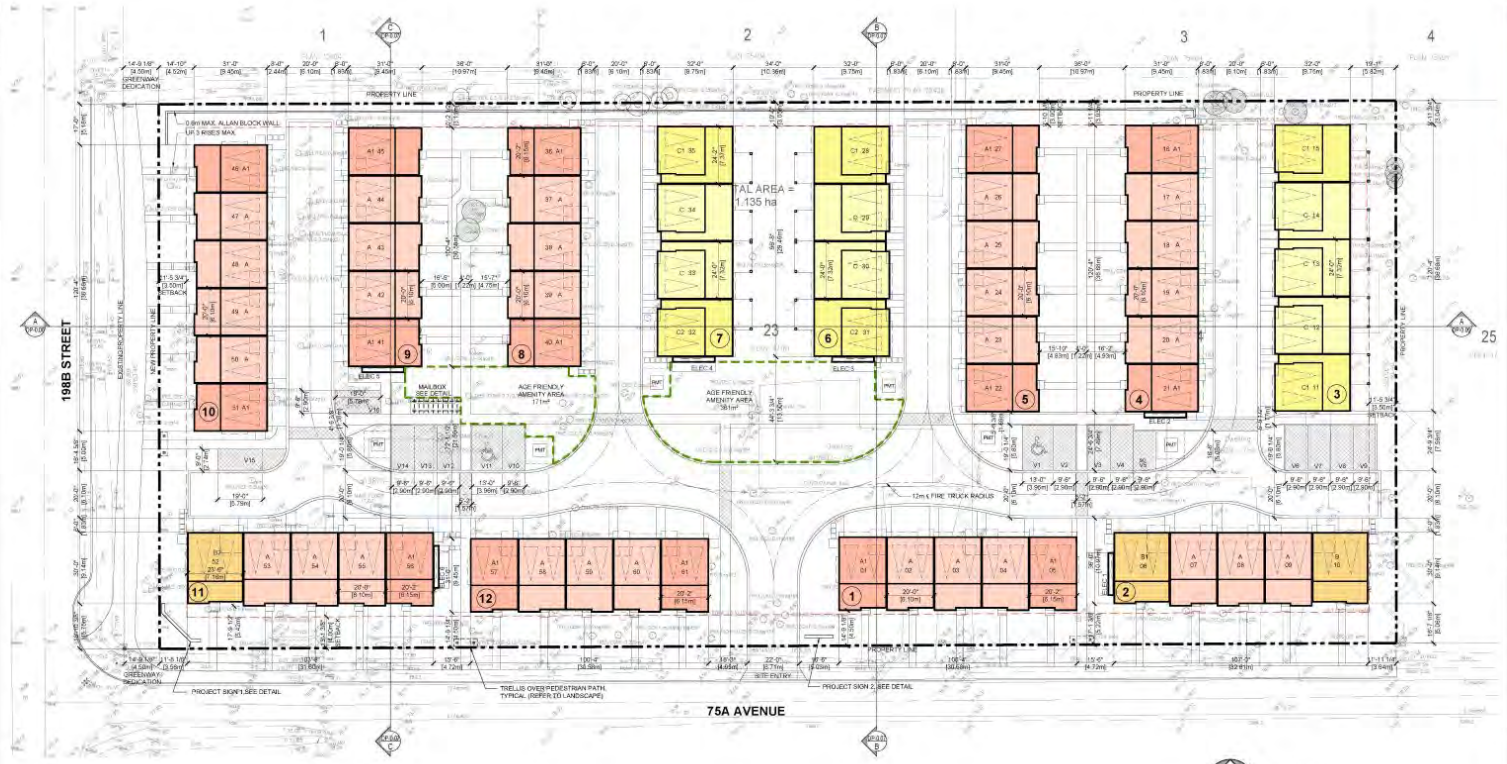
Attachments:

| | |
|---|---|
| SCHEDULE A | Rendering |
| SCHEDULE B | Site Plan |
| SCHEDULE C | Streetscapes |
| SCHEDULE D | Building Elevations (Building 1) |
| SCHEDULE E | Building Elevations (Building 2) |
| SCHEDULE F | Building Elevations (Building 3) |
| SCHEDULE G | Building Elevations (Building 4) |
| SCHEDULE H | Building Elevations (Building 5) |
| SCHEDULE I | Building Elevations (Building 6) |
| SCHEDULE J | Building Elevations (Building 7) |
| SCHEDULE K | Building Elevations (Building 8) |
| SCHEDULE L | Building Elevations (Building 9) |
| SCHEDULE M | Building Elevations (Building 10) |
| SCHEDULE N | Building Elevations (Building 11) |
| SCHEDULE O | Building Elevations (Building 12) |
| SCHEDULE P | Colour and Material Board |
| SCHEDULE Q | Landscape Plan |
| SCHEDULE R | Landscape Plan Details |




Township of Langley
Est. 1873

# SCHEDULE A
# RENDERING




SITE PLAN
SCALE: 1"=20'-0"

NORTH

## SITE RECONCILIATION

**LEGAL DESCRIPTION:**
LOT 22, 25824, SECTION 22 TOWNSHIP 5, NWD, PLAN NWP67161

**CIVIC ADDRESS:**
19875, 19887& 19929 75A Avenue, Township of Langley, BC

**ZONING INFORMATION:**

| | | |
|---|---|---|
| ZONE | EXISTING: | SR-2 |
| | PROPOSED: | CD |
| LOT AREA | GROSS TOTAL: | 122,204 sq.ft. (11,352 m² / 2.80 ac / 1.13 ha) |
| | ROAD DEDICATION: | 3,375 sq.ft. (313 m² / 0.07 ac / 0.03 ha) |
| | NET TOTAL: | 118,829 sq.ft. (11,040 m² / 2.73 ac / 1.10 ha) |
| LOT DENSITY | | |
| RESIDENTIAL | PERMITTED: | 16 - 22 UPA<br>16 UPA x 2.80 ac = 45 UNITS MINIMUM<br>22 UPA x 2.80 ac = 61.6 UNITS = 61 UNITS MAXIMUM |
| | PROPOSED: | 61 TOWNHOUSE UNITS |

| | | |
|---|---|---|
| LOT COVERAGE: | | 37.1% = 44,113 sq.ft / 115,629 sq.ft. (NET) |
| ADAPTABLE HOUSING: | REQUIRED: | 61 TOWNHOUSES x 5% = 3 UNITS |
| | PROVIDED: | 3 UNITS (UNIT TYPE B) |
| PARKING: | | |
| REQUIRED: | | 61 DOUBLE GARAGE TOWNHOUSE UNITS x 2 STALLS / UNIT = 122 STALLS<br>(INCLUDES 0.2 x 61 UNITS = 13 VISITORS)<br>TOTAL REQUIRED = 135 STALLS |
| PROVIDED: | DOUBLE GARAGE: | = 122 STALLS |
| | VISITORS: | = 16 STALLS |
| | TOTAL PROVIDED: | = 138 STALLS |
| OUTDOOR AMENITY AREA: | REQUIRED: 61 UNITS x 6m² / UNIT = 366m² (3,952 sf)<br>PROVIDED = 532m² (5,726 sf) | |

### TOWNHOUSE FLOOR AREAS BREAKDOWN

| UNIT TYPE | No. of BEDROOMS | No. of UNITS | FLOOR AREA | | TOTAL AREA | |
|---|---|---|---|---|---|---|
| A | 3 BED + FLEX | 30 | 1,452 sq.ft. | 134.9 m² | 43,560 sq.ft. | 4,046.9 m² |
| A1 | 3 BED + FLEX | 15 | 1,476 sq.ft. | 137.1 m² | 22,140 sq.ft. | 2,056.9 m² |
| B | 3 BED + DEN | 1 | 1,544 sq.ft. | 143.4 m² | 1,544 sq.ft. | 143.4 m² |
| B1 | 3 BED + DEN | 2 | 1,544 sq.ft. | 143.4 m² | 3,088 sq.ft. | 286.9 |
| C | 3 BED + FLEX | 7 | 1,784 sq.ft. | 165.7 m² | 12,488 sq.ft. | 1,160.2 m² |
| C1 | 3 BED + FLEX | 4 | 1,806 sq.ft. | 167.8 m² | 7,224 sq.ft. | 671.1 m² |
| C2 | 3 BED + FLEX | 2 | 1,806 sq.ft. | 167.8 m² | 3,612 sq.ft. | 335.6 m² |
| UNITS TOTAL | | 61 | | | 93,656 sq.ft. | 8,700.8 m² |

### LOT COVERAGE SUMMARY

| BLDG | # OF UNITS | LOT COVERAGE | |
|---|---|---|---|
| 1 | 5 | 3,233 sq.ft. | 309.65 m² |
| 2 | 5 | 3,518 sq.ft. | 326.83 m² |
| 3 | 5 | 4,483 sq.ft. | 416.48 m² |
| 4 | 5 | 4,027 sq.ft. | 374.12 m² |
| 5 | 5 | 3,993 sq.ft. | 370.96 m² |
| 6 | 4 | 3,647 sq.ft. | 338.82 m² |
| 7 | 4 | 3,647 sq.ft. | 338.82 m² |
| 8 | 5 | 3,333 sq.ft. | 309.65 m² |
| 9 | 5 | 3,367 sq.ft. | 312.80 m² |
| 10 | 6 | 3,993 sq.ft. | 370.96 m² |
| 11 | 5 | 3,439 sq.ft. | 319.49 m² |
| 12 | 5 | 3,333 sq.ft. | 309.65 m² |
| TOTAL | 61 | 44,113 sq.ft. | 4,098.23 m² |

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PROJECT
**PROPOSED TOWNHOUSE DEVELOPMENT**
**19875, 19887&19929 - 75A AVENUE TOWNSHIP OF LANGLEY BC**

DRAWING TITLE
**SITE PLAN**

DATE: **2017.10.11** FILE NO.
DWN: **LOUD**
CHK: **CH** **1525**

SEAL

SHEET NO.
**DP-0.02**



Township of Langley
Est. 1873

# SCHEDULE B
# SITE PLAN



**OVERALL SOUTH STREETSCAPE - 75A AVENUE**
SCALE: N.T.S.




**ENLARGED SOUTH STREETSCAPE**
SCALE: 1/8"=1'-0"




**ENLARGED SOUTH STREETSCAPE**
SCALE: 1/8"=1'-0"

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PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
19875, 19887&19929 - 75A AVENUE
TOWNSHIP OF LANGLEY BC

DRAWING TITLE
STREETSCAPES

DATE: 2017.10.11 FILE NO.
DWN: JD
CHK: CH 1525

SEAL
SHEET NO.
DP-0.00b




SOUTH ELEVATION
SCALE: 1/8" = 1'-0"




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




WEST ELEVATION
SCALE: 1/8" = 1'-0"




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

**TOWNHOUSE ELEVATION MATERIAL LEGEND**

1. ASPHALT SHINGLE ROOFING
2. HORIZONTAL HARDIE SIDING
3. HARDIE PANEL w/ REVEAL
4. BRICK VENEER
5. PAINTED WOOD TRIM w/ METAL FLASHING
6. WOOD COLUMN
7. GLASS / ALUMINUM RAILING
8. PRIVACY SCREEN
9. ENTRY DOOR
10. OVERHEAD GARAGE DOOR
11. P.V.C. WINDOW
12. GRAZED PATIO DOOR
13. ELECTRICAL ROOM
14. HARDIE SHINGLE SIDING

**COLOUR SCHEME 1 (Bldg. 1, 3, 5, 7, 9, 11)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1: | JAMES HARDIE | "COUNTRYLANE RED" |
| SHINGLE SIDING: | JAMES HARDIE | "PEARL GRAY" |
| PANEL SIDING: | JAMES HARDIE | "ARCTIC WHITE" |
| BRICK: | MUTUAL MATERIALS | "EBONY - SMOOTH" |
| | MUTUAL MATERIALS | "BURGUNDY - SMOOTH" (ONLY AT UNIT #53 - BUILDING 11) |
| TRIMS & FASCIA: | JAMES HARDIE | "ARCTIC WHITE" |
| ENTRY DOOR: | BENJAMIN MOORE | "ONYX - 2133-10" |
| RAILINGS & GUTTERS: | MATCH TO "ARCTIC WHITE" | |
| VINYL DECK SURFACE: | WEATHERDEK CLASSIC PLUS SERIES - "COBALT" | |

**COLOUR SCHEME 2 (Bldg. 2, 4, 6, 8, 10, 12)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1: | JAMES HARDIE | "EVENING BLUE" |
| HORIZONTAL SIDING 2: | JAMES HARDIE | "MOUNTAIN SAGE" |
| SHINGLE SIDING: | JAMES HARDIE | "PEARL GRAY" (BLDG. 10 ONLY) |
| PANEL SIDING: | JAMES HARDIE | "ARCTIC WHITE" |
| BRICK: | MUTUAL MATERIALS | "EBONY - SMOOTH" |
| TRIMS & FASCIA: | JAMES HARDIE | "ARCTIC WHITE" |
| ENTRY DOOR: | BENJAMIN MOORE | "ONYX - 2133-10" |
| RAILINGS & GUTTERS: | MATCH TO "ARCTIC WHITE" | |
| VINYL DECK SURFACE: | WEATHERDEK CLASSIC PLUS SERIES - "COBALT" | |

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PROJECT
**PROPOSED TOWNHOUSE DEVELOPMENT**

**19975, 19976/19939 - 75A AVENUE TOWNSHIP OF LANGLEY BC**

DRAWING TITLE
**BUILDING 1 ELEVATIONS**

DATE 2017.10.11 FILE NO.
DRN JD
CHK CH **1525**

SEAL
SHEET NO.
**DP-1.02**

Township of Langley
Est. 1873

# SCHEDULE D
# BUILDING ELEVATIONS (BUILDING 1)




SOUTH ELEVATION
SCALE: 1/8" = 1'-0"




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




WEST ELEVATION
SCALE: 1/8" = 1'-0"




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

**TOWNHOUSE ELEVATION MATERIAL LEGEND**

1. ASPHALT SHINGLE ROOFING
2. HORIZONTAL HARDIE SIDING
3. HARDIE PANEL W/ REVEAL
4. BRICK VENEER
5. PAINTED WOOD TRIM w METAL FLASHING
6. WOOD COLUMN
7. GLASS / ALUMINUM RAILING
8. PRIVACY SCREEN
9. ENTRY DOOR
10. OVERHEAD GARAGE DOOR
11. P.V.C. WINDOW
12. GRAZED PATIO DOOR
13. ELECTRICAL ROOM
14. HARDIE SHINGLE SIDING

**COLOUR SCHEME 1 (Bldg. 1, 3, 5, 7, 9, 11)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1 | JAMES HARDIE | 'COUNTRYLANE (RED)' |
| SHINGLE SIDING | JAMES HARDIE | 'PEARL GRAY' |
| PANEL SIDING | JAMES HARDIE | 'ARCTIC WHITE' |
| BRICK | MUTUAL MATERIALS | 'EBONY - SMOOTH' |
| | MUTUAL MATERIALS | 'BURGUNDY - SMOOTH' (ONLY AT UNIT #53 - BUILDING 11) |
| TRIMS & FASCIA | JAMES HARDIE | 'ARCTIC WHITE' |
| ENTRY DOOR | BENJAMIN MOORE | 'ONYX - 2133-10' |
| RAILINGS & GUTTERS | MATCH TO 'ARCTIC WHITE' | |
| VINYL DECK SURFACE | WEATHERDEN CLASSIC PLUS SERIES - 'COBALT' | |

**COLOUR SCHEME 2 (Bldg. 2, 4, 6, 8, 10, 12)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1 | JAMES HARDIE | 'EVENING BLUE' |
| HORIZONTAL SIDING 2 | JAMES HARDIE | 'MOUNTAIN SAGE' |
| SHINGLE SIDING | JAMES HARDIE | 'PEARL GRAY' (BLDG. 10 ONLY) |
| PANEL SIDING | JAMES HARDIE | 'ARCTIC WHITE' |
| BRICK | MUTUAL MATERIALS | 'EBONY - SMOOTH' |
| TRIMS & FASCIA | JAMES HARDIE | 'ARCTIC WHITE' |
| ENTRY DOOR | BENJAMIN MOORE | 'ONYX - 2133-10' |
| RAILINGS & GUTTERS | MATCH TO 'ARCTIC WHITE' | |
| VINYL DECK SURFACE | WEATHERDEN CLASSIC PLUS SERIES - 'COBALT' | |

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PROJECT
**PROPOSED TOWNHOUSE DEVELOPMENT**
10873, 10875/10929 – 75A AVENUE
TOWNSHIP OF LANGLEY BC

DRAWING TITLE
**BUILDING 2 ELEVATIONS**

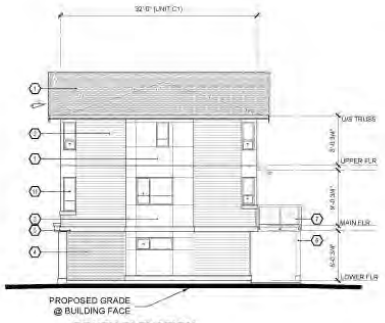
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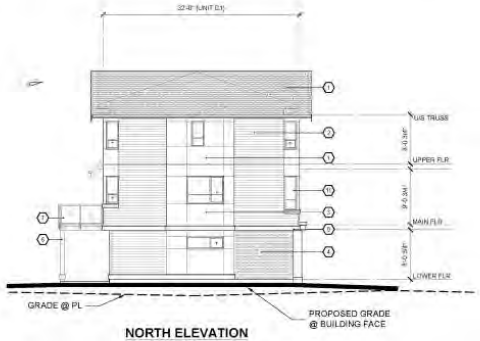
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**DP-2.02**

Township of Langley
Est. 1873

# SCHEDULE E
# BUILDING ELEVATIONS (BUILDING 2)







**TOWNHOUSE ELEVATION MATERIAL LEGEND**

1. ASPHALT SHINGLE ROOFING
2. HORIZONTAL HARDIE SIDING
3. HARDIE PANEL w/ REVEAL
4. BRICK VENEER
5. PAINTED WOOD TRIM w METAL FLASHING
6. WOOD COLUMN
7. GLASS / ALUMINUM RAILING
8. PRIVACY SCREEN
9. ENTRY DOOR
10. OVERHEAD GARAGE DOOR
11. P.V.C. WINDOW
12. GRAZED PATIO DOOR
13. ELECTRICAL ROOM
14. HARDIE SHINGLE SIDING

**COLOUR SCHEME 1 (Bldg. 1, 3, 5, 7, 9, 11)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1 | JAMES HARDIE | 'COUNTRYLANE RED' |
| SHINGLE SIDING | JAMES HARDIE | 'PEARL GRAY' |
| PANEL SIDING | JAMES HARDIE | 'ARCTIC WHITE' |
| BRICK | MUTUAL MATERIALS | EBONY - SMOOTH |
| | MUTUAL MATERIALS | BURGUNDY - SMOOTH (ONLY AT UNIT #'S - BUILDING 11) |
| TRIMS & FASCIA | JAMES HARDIE | 'ARCTIC WHITE' |
| ENTRY DOOR | BENJAMIN MOORE | 'ONYX - 2133-10' |
| RAILINGS & GUTTERS | MATCH TO 'ARCTIC WHITE' | |
| VINYL DECK SURFACE | WEATHERDEK CLASSIC PLUS SERIES - 'COBALT' | |

**COLOUR SCHEME 2 (Bldg. 2, 4, 6, 8, 10, 12)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1 | JAMES HARDIE | 'EVENING BLUE' |
| HORIZONTAL SIDING 2 | JAMES HARDIE | 'MOUNTAIN SAGE' |
| SHINGLE SIDING | JAMES HARDIE | 'PEARL GRAY' (BLDG. 10 ONLY) |
| PANEL SIDING | JAMES HARDIE | 'ARCTIC WHITE' |
| BRICK | MUTUAL MATERIALS | 'EBONY - SMOOTH' |
| TRIMS & FASCIA | JAMES HARDIE | 'ARCTIC WHITE' |
| ENTRY DOOR | BENJAMIN MOORE | 'ONYX - 2133-10' |
| RAILINGS & GUTTERS | MATCH TO 'ARCTIC WHITE' | |
| VINYL DECK SURFACE | WEATHERDEK CLASSIC PLUS SERIES - 'COBALT' | |

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PROJECT
**PROPOSED TOWNHOUSE DEVELOPMENT**

**19675, 19876/19929 - 75A AVENUE TOWNSHIP OF LANGLEY BC**

DRAWING TITLE
**BUILDING 3 ELEVATIONS**

DATE 2017.10.11 FILE NO.
DWN JD
CHK CR **1525**

SEAL

SHEET NO.
**DP-3.02**

Township of Langley
Est. 1873

# SCHEDULE F
# BUILDING ELEVATIONS (BUILDING 3)




**WEST ELEVATION**
SCALE: 1/8" = 1'-0"




**SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"




**NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

**TOWNHOUSE ELEVATION MATERIAL LEGEND**

1. ASPHALT SHINGLE ROOFING
2. HORIZONTAL HARDIE SIDING
3. HARDIE PANEL w/ REVEAL
4. BRICK VENEER
5. PAINTED WOOD TRIM w/ METAL FLASHING
6. WOOD COLUMN
7. GLASS / ALUMINUM RAILING
8. PRIVACY SCREEN
9. ENTRY DOOR
10. OVERHEAD GARAGE DOOR
11. P.V.C. WINDOW
12. GRAZED PATIO DOOR
13. ELECTRICAL ROOM
14. HARDIE SHINGLE SIDING

**COLOUR SCHEME 1 (Bldg. 1, 3, 5, 7, 9, 11)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1 | JAMES HARDIE: | 'COUNTRYLANE RED' |
| SHINGLE SIDING | JAMES HARDIE: | 'PEARL GRAY' |
| PANEL SIDING | JAMES HARDIE: | 'ARCTIC WHITE' |
| BRICK | MUTUAL MATERIALS | 'EBONY - SMOOTH' |
| | MUTUAL MATERIALS | 'BURGUNDY - SMOOTH' (ONLY AT UNIT #53 - BUILDING 11) |
| TRIMS & FASCIA | JAMES HARDIE: | 'ARCTIC WHITE' |
| ENTRY DOOR | BENJAMIN MOORE | 'ONYX - 2133-10' |
| RAILINGS & GUTTERS | MATCH TO 'ARCTIC WHITE' | |
| VINYL DECK SURFACE | WEATHERDEK CLASSIC PLUS SERIES - 'COBALT' | |

**COLOUR SCHEME 2 (Bldg. 2, 4, 6, 8, 10, 12)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1 | JAMES HARDIE: | 'EVENING BLUE' |
| HORIZONTAL SIDING 2 | JAMES HARDIE: | 'MOUNTAIN SAGE' |
| SHINGLE SIDING | JAMES HARDIE: | 'PEARL GRAY' (BLDG. 10 ONLY) |
| PANEL SIDING | JAMES HARDIE: | 'ARCTIC WHITE' |
| BRICK | MUTUAL MATERIALS | 'EBONY - SMOOTH' |
| TRIMS & FASCIA | JAMES HARDIE: | 'ARCTIC WHITE' |
| ENTRY DOOR | BENJAMIN MOORE | 'ONYX - 2133-10' |
| RAILINGS & GUTTERS | MATCH TO 'ARCTIC WHITE' | |
| VINYL DECK SURFACE | WEATHERDEK CLASSIC PLUS SERIES - 'COBALT' | |




**EAST ELEVATION**
SCALE: 1/8" = 1'-0"

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**PROPOSED TOWNHOUSE DEVELOPMENT**
**19873, 19887/19929 – 75A AVENUE TOWNSHIP OF LANGLEY BC**

DRAWING TITLE
**BUILDING 4 ELEVATIONS**

DATE 2017.10.11 FILE NO.
DWN JD 1525
CHK CH

SEAL

SHEET NO.
**DP-4.02**



# SCHEDULE G
# BUILDING ELEVATIONS (BUILDING 4)




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




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




SOUTH ELEVATION
SCALE: 1/8" = 1'-0"




WEST ELEVATION
SCALE: 1/8" = 1'-0"

**TOWNHOUSE ELEVATION MATERIAL LEGEND**

1. ASPHALT SHINGLE ROOFING
2. HORIZONTAL HARDIE SIDING
3. HARDIE PANEL w/ REVEAL
4. BRICK VENEER
5. PAINTED WOOD TRIM w METAL FLASHING
6. WOOD COLUMN
7. GLASS / ALUMINUM RAILING
8. PRIVACY SCREEN
9. ENTRY DOOR
10. OVERHEAD GARAGE DOOR
11. P.V.C. WINDOW
12. GRAZED PATIO DOOR
13. ELECTRICAL ROOM
14. HARDIE SHINGLE SIDING

**COLOUR SCHEME 1 (Bldg. 1, 3, 5, 7, 9, 11)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1 | JAMES HARDIE | 'COUNTRY LANE RED' |
| SHINGLE SIDING | JAMES HARDIE | 'PEARL GRAY' |
| PANEL SIDING | JAMES HARDIE | 'ARCTIC WHITE' |
| BRICK | MUTUAL MATERIALS | 'EBONY - SMOOTH' |
| | MUTUAL MATERIALS | 'BURGUNDY - SMOOTH' (ONLY AT UNIT #53 - BUILDING 11) |
| TRIMS & FASCIA | JAMES HARDIE | 'ARCTIC WHITE' |
| ENTRY DOOR | BENJAMIN MOORE | 'ONYX - 2133-10' |
| RAILINGS & GUTTERS | MATCH TO 'ARCTIC WHITE' | |
| VINYL DECK SURFACE | WEATHERDEK CLASSIC PLUS SERIES - 'COBALT' | |

**COLOUR SCHEME 2 (Bldg. 2, 4, 6, 8, 10, 12)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1 | JAMES HARDIE | 'EVENING BLUE' |
| HORIZONTAL SIDING 2 | JAMES HARDIE | 'MOUNTAIN SAGE' |
| SHINGLE SIDING | JAMES HARDIE | 'PEARL GRAY' (BLDG. 10 ONLY) |
| PANEL SIDING | JAMES HARDIE | 'ARCTIC WHITE' |
| BRICK | MUTUAL MATERIALS | 'EBONY - SMOOTH' |
| TRIMS & FASCIA | JAMES HARDIE | 'ARCTIC WHITE' |
| ENTRY DOOR | BENJAMIN MOORE | 'ONYX - 2133-10' |
| RAILINGS & GUTTERS | MATCH TO 'ARCTIC WHITE' | |
| VINYL DECK SURFACE | WEATHERDEK CLASSIC PLUS SERIES - 'COBALT' | |

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**PROPOSED TOWNHOUSE DEVELOPMENT**
**19873, 19897&19925 - 75A AVENUE TOWNSHIP OF LANGLEY BC**

DRAWING TITLE
**BUILDING 5 ELEVATIONS**

DATE 2017.10.11 FILE NO.
DWN JD
CHK CH **1525**

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SHEET NO.
**DP-5.02**

Township of Langley
Est. 1873

# SCHEDULE H
# BUILDING ELEVATIONS (BUILDING 5)




**TOWNHOUSE ELEVATION MATERIAL LEGEND**

1. ASPHALT SHINGLE ROOFING
2. HORIZONTAL HARDIE SIDING
3. HARDIE PANEL w/ REVEAL
4. BRICK VENEER
5. PAINTED WOOD TRIM w METAL FLASHING
6. WOOD COLUMN
7. GLASS / ALUMINUM RAILING
8. PRIVACY SCREEN
9. ENTRY DOOR
10. OVERHEAD GARAGE DOOR
11. P.V.C. WINDOW
12. GRAZED PATIO DOOR
13. ELECTRICAL ROOM
14. HARDIE SHINGLE SIDING

**COLOUR SCHEME 1 (Bldg. 1, 3, 5, 7, 9, 11)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1 | JAMES HARDIE | "COUNTRYLANE RED" |
| SHINGLE SIDING | JAMES HARDIE | "PEARL GRAY" |
| PANEL SIDING | JAMES HARDIE | "ARCTIC WHITE" |
| BRICK | MUTUAL MATERIALS | "EBONY - SMOOTH" |
| | MUTUAL MATERIALS | "BURGUNDY - SMOOTH" (ONLY AT UNIT #53 - BUILDING 11) |
| TRIMS & FASCIA | JAMES HARDIE | "ARCTIC WHITE" |
| ENTRY DOOR | BENJAMIN MOORE | "ONYX - 2133-10" |
| RAILINGS & GUTTERS | MATCH TO "ARCTIC WHITE" | |
| VINYL DECK SURFACE | WEATHERDEK CLASSIC PLUS SERIES - "COBALT" | |

**COLOUR SCHEME 2 (Bldg. 2, 4, 6, 8, 10, 12)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1 | JAMES HARDIE | "EVENING BLUE" |
| HORIZONTAL SIDING 2 | JAMES HARDIE | "MOUNTAIN SAGE" |
| SHINGLE SIDING | JAMES HARDIE | "PEARL GRAY" (BLDG. 10 ONLY) |
| PANEL SIDING | JAMES HARDIE | "ARCTIC WHITE" |
| BRICK | MUTUAL MATERIALS | "EBONY - SMOOTH" |
| TRIMS & FASCIA | JAMES HARDIE | "ARCTIC WHITE" |
| ENTRY DOOR | BENJAMIN MOORE | "ONYX - 2133-10" |
| RAILINGS & GUTTERS | MATCH TO "ARCTIC WHITE" | |
| VINYL DECK SURFACE | WEATHERDEK CLASSIC PLUS SERIES - "COBALT" | |

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PROJECT
**PROPOSED TOWNHOUSE DEVELOPMENT**
**19873, 19937&19925 - 75A AVENUE TOWNSHIP OF LANGLEY BC**

DRAWING TITLE
**BUILDING 6 ELEVATIONS**

DATE: 2017.10.11 FILE NO.
DWN: JD
CHK: CH: **1525**

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SHEET NO.
**DP-6.02**

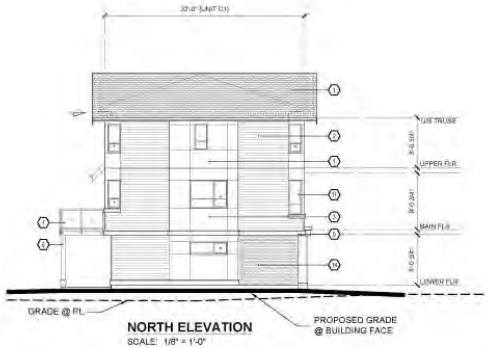
Township of Langley
Est. 1873

# SCHEDULE I
# BUILDING ELEVATIONS (BUILDING 6)













**TOWNHOUSE ELEVATION MATERIAL LEGEND**

1. ASPHALT SHINGLE ROOFING
2. HORIZONTAL HARDIE SIDING
3. HARDIE PANEL w/ REVEAL
4. BRICK VENEER
5. PAINTED WOOD TRIM w METAL FLASHING
6. WOOD COLUMN
7. GLASS / ALUMINUM RAILING
8. PRIVACY SCREEN
9. ENTRY DOOR
10. OVERHEAD GARAGE DOOR
11. P.V.C. WINDOW
12. GRAZED PATIO DOOR
13. ELECTRICAL ROOM
14. HARDIE SHINGLE SIDING

**COLOUR SCHEME 1 (Bldg. 1, 3, 5, 7, 9, 11)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1 | JAMES HARDIE | "COUNTRYLANE RED" |
| SHINGLE SIDING | JAMES HARDIE | "PEARL GRAY" |
| PANEL SIDING | JAMES HARDIE | "ARCTIC WHITE" |
| BRICK | MUTUAL MATERIALS | "EBONY - SMOOTH" |
| | MUTUAL MATERIALS | "BURGUNDY - SMOOTH" (ONLY AT UNIT #53 - BUILDING 11) |
| TRIMS & FASCIA | JAMES HARDIE | "ARCTIC WHITE" |
| ENTRY DOOR | BENJAMIN MOORE | "ONYX - 2133-10" |
| RAILINGS & GUTTERS | MATCH TO "ARCTIC WHITE" | |
| VINYL DECK SURFACE | WEATHERDEK CLASSIC PLUS SERIES - "COBALT" | |

**COLOUR SCHEME 2 (Bldg. 2, 4, 6, 8, 10, 12)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1 | JAMES HARDIE | "EVENING BLUE" |
| HORIZONTAL SIDING 2 | JAMES HARDIE | "MOUNTAIN SAGE" |
| SHINGLE SIDING | JAMES HARDIE | "PEARL GRAY" (BLDG. 10 ONLY) |
| PANEL SIDING | JAMES HARDIE | "ARCTIC WHITE" |
| BRICK | MUTUAL MATERIALS | "EBONY - SMOOTH" |
| TRIMS & FASCIA | JAMES HARDIE | "ARCTIC WHITE" |
| ENTRY DOOR | BENJAMIN MOORE | "ONYX - 2133-10" |
| RAILINGS & GUTTERS | MATCH TO "ARCTIC WHITE" | |
| VINYL DECK SURFACE | WEATHERDEK CLASSIC PLUS SERIES - "COBALT" | |

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PROJECT
**PROPOSED TOWNHOUSE DEVELOPMENT**
**19875, 19887/19925 - 73A AVENUE TOWNSHIP OF LANGLEY BC**

DRAWING TITLE
**BUILDING 7 ELEVATIONS**

DATE 2017.10.11 FILE NO.
DWN JD
CHK CH **1525**

SEAL

SHEET NO.
**DP-7.02**




WEST ELEVATION
SCALE: 1/8" = 1'-0"




SOUTH ELEVATION
SCALE: 1/8" = 1'-0"




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




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

**TOWNHOUSE ELEVATION MATERIAL LEGEND**

1. ASPHALT SHINGLE ROOFING
2. HORIZONTAL HARDIE SIDING
3. HARDIE PANEL w/ REVEAL
4. BRICK VENEER
5. PAINTED WOOD TRIM w/ METAL FLASHING
6. WOOD COLUMN
7. GLASS / ALUMINUM RAILING
8. PRIVACY SCREEN
9. ENTRY DOOR
10. OVERHEAD GARAGE DOOR
11. P.V.C. WINDOW
12. GRADED PATIO DOOR
13. ELECTRICAL ROOM
14. HARDIE SHINGLE SIDING

**COLOUR SCHEME 1 (Bldg. 1, 3, 5, 7, 9, 11)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1 | JAMES HARDIE | 'COUNTRYLANE RED' |
| SHINGLE SIDING | JAMES HARDIE | 'PEARL GRAY' |
| PANEL SIDING | JAMES HARDIE | 'ARCTIC WHITE' |
| BRICK | MUTUAL MATERIALS | 'EBONY - SMOOTH' |
| | MUTUAL MATERIALS | 'BURGUNDY - SMOOTH' (ONLY AT UNIT #53 - BUILDING 11) |
| TRIMS & FASCIA | JAMES HARDIE | 'ARCTIC WHITE' |
| ENTRY DOOR | BENJAMIN MOORE | 'ONYX - 2133-10' |
| RAILINGS & GUTTERS | MATCH TO 'ARCTIC WHITE' | |
| VINYL DECK SURFACE | WEATHERDEK CLASSIC PLUS SERIES - 'COBALT' | |

**COLOUR SCHEME 2 (Bldg. 2, 4, 6, 8, 10, 12)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1 | JAMES HARDIE | 'EVENING BLUE' |
| HORIZONTAL SIDING 2 | JAMES HARDIE | 'MOUNTAIN SAGE' |
| SHINGLE SIDING | JAMES HARDIE | 'PEARL GRAY' (BLDG. 10 ONLY) |
| PANEL SIDING | JAMES HARDIE | 'ARCTIC WHITE' |
| BRICK | MUTUAL MATERIALS | 'EBONY - SMOOTH' |
| TRIMS & FASCIA | JAMES HARDIE | 'ARCTIC WHITE' |
| ENTRY DOOR | BENJAMIN MOORE | 'ONYX - 2133-10' |
| RAILINGS & GUTTERS | MATCH TO 'ARCTIC WHITE' | |
| VINYL DECK SURFACE | WEATHERDEK CLASSIC PLUS SERIES - 'COBALT' | |

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PROJECT
**PROPOSED TOWNHOUSE DEVELOPMENT**
**19875, 19887&19928 - 75A AVENUE TOWNSHIP OF LANGLEY BC**

DRAWING TITLE
**BUILDING 8 ELEVATIONS**

DATE 2017.10.11 FILE NO.
DWN JD
CHK CH **1525**

SEAL
SHEET NO.
**DP-8.02**

Township of Langley
Est. 1873

# SCHEDULE K
# BUILDING ELEVATIONS (BUILDING 8)




**EAST ELEVATION**
SCALE: 1/8" = 1'-0"




**NORTH ELEVATION**
SCALE: 1/8" = 1'-0"




**SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

**TOWNHOUSE ELEVATION MATERIAL LEGEND**

1. ASPHALT SHINGLE ROOFING
2. HORIZONTAL HARDIE SIDING
3. HARDIE PANEL w/ REVEAL
4. BRICK VENEER
5. PAINTED WOOD TRIM w METAL FLASHING
6. WOOD COLUMN
7. GLASS / ALUMINUM RAILING
8. PRIVACY SCREEN
9. ENTRY DOOR
10. OVERHEAD GARAGE DOOR
11. P.V.C. WINDOW
12. GRAZED PATIO DOOR
13. ELECTRICAL ROOM
14. HARDIE SHINGLE SIDING

**COLOUR SCHEME 1 (Bldg. 1, 3, 5, 7, 9, 11)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1 | JAMES HARDIE | 'COUNTRY LANE RED' |
| SHINGLE SIDING | JAMES HARDIE | 'PEARL GRAY' |
| PANEL SIDING | JAMES HARDIE | 'ARCTIC WHITE' |
| BRICK | MUTUAL MATERIALS | 'EBONY - SMOOTH' |
| | MUTUAL MATERIALS | 'BURGUNDY - SMOOTH' (ONLY AT UNIT #53 - BUILDING 11) |
| TRIMS & FASCIA | JAMES HARDIE | 'ARCTIC WHITE' |
| ENTRY DOOR | BENJAMIN MOORE | 'ONYX - 2133-10' |
| RAILINGS & GUTTERS | MATCH TO 'ARCTIC WHITE' | |
| VINYL DECK SURFACE | WEATHERDEK CLASSIC PLUS SERIES - 'COBALT' | |

**COLOUR SCHEME 2 (Bldg. 2, 4, 6, 8, 10, 12)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1 | JAMES HARDIE | 'EVENING BLUE' |
| HORIZONTAL SIDING 2 | JAMES HARDIE | 'MOUNTAIN SAGE' |
| SHINGLE SIDING | JAMES HARDIE | 'PEARL GRAY' (BLDG. 10 ONLY) |
| PANEL SIDING | JAMES HARDIE | 'ARCTIC WHITE' |
| BRICK | MUTUAL MATERIALS | 'EBONY - SMOOTH' |
| TRIMS & FASCIA | JAMES HARDIE | 'ARCTIC WHITE' |
| ENTRY DOOR | BENJAMIN MOORE | 'ONYX - 2133-10' |
| RAILINGS & GUTTERS | MATCH TO 'ARCTIC WHITE' | |
| VINYL DECK SURFACE | WEATHERDEK CLASSIC PLUS SERIES - 'COBALT' | |




**WEST ELEVATION**
SCALE: 1/8" = 1'-0"

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PROJECT
**PROPOSED TOWNHOUSE DEVELOPMENT**
**19875, 19887&19939 - 75A AVENUE TOWNSHIP OF LANGLEY BC**

DRAWING TITLE
**BUILDING 9 ELEVATIONS**

DATE 2017.10.11 FILE NO
DWN JD **1525**
CHK CH

SEAL
SHEET NO.
**DP-9.02**




**WEST ELEVATION**
SCALE: 1/8" = 1'-0"




**SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"




**NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

**TOWNHOUSE ELEVATION MATERIAL LEGEND**

1. ASPHALT SHINGLE ROOFING
2. HORIZONTAL HARDIE SIDING
3. HARDIE PANEL w/ REVEAL
4. BRICK VENEER
5. PAINTED WOOD TRIM w/ METAL FLASHING
6. WOOD COLUMN
7. GLASS / ALUMINUM RAILING
8. PRIVACY SCREEN
9. ENTRY DOOR
10. OVERHEAD GARAGE DOOR
11. P.V.C. WINDOW
12. GRAZED PATIO DOOR
13. ELECTRO-LUX ROOM
14. HARDIE SHINGLE SIDING

**COLOUR SCHEME 1 (Bldg. 1, 3, 5, 7, 9, 11)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1: | JAMES HARDIE | 'COUNTRY LANE RED' |
| SHINGLE SIDING: | JAMES HARDIE | 'PEARL GRAY' |
| PANEL SIDING: | JAMES HARDIE | 'ARCTIC WHITE' |
| BRICK: | MUTUAL MATERIALS | 'EBONY - SMOOTH' |
| | MUTUAL MATERIALS | 'BURGUNDY - SMOOTH' (ONLY AT UNIT #53 - BUILDING 11) |
| TRIMS & FASCIA: | JAMES HARDIE | 'ARCTIC WHITE' |
| ENTRY DOOR: | BENJAMIN MOORE | 'ONYX - 2133-10' |
| RAILINGS & GUTTERS: | MATCH TO 'ARCTIC WHITE' | |
| VINYL DECK SURFACE: | WEATHERDEK CLASSIC PLUS SERIES - 'COBALT' | |

**COLOUR SCHEME 2 (Bldg. 2, 4, 6, 8, 10, 12)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1: | JAMES HARDIE | 'EVENING BLUE' |
| HORIZONTAL SIDING 2: | JAMES HARDIE | 'MOUNTAIN SAGE' |
| SHINGLE SIDING: | JAMES HARDIE | 'PEARL GRAY' (BLDG. 10 ONLY) |
| PANEL SIDING: | JAMES HARDIE | 'ARCTIC WHITE' |
| BRICK: | MUTUAL MATERIALS | 'EBONY - SMOOTH' |
| TRIMS & FASCIA: | JAMES HARDIE | 'ARCTIC WHITE' |
| ENTRY DOOR: | BENJAMIN MOORE | 'ONYX - 2133-10' |
| RAILINGS & GUTTERS: | MATCH TO 'ARCTIC WHITE' | |
| VINYL DECK SURFACE: | WEATHERDEK CLASSIC PLUS SERIES - 'COBALT' | |




**EAST ELEVATION**
SCALE: 1/8" = 1'-0"

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PROJECT
**PROPOSED TOWNHOUSE DEVELOPMENT**
**19575, 19587&19529 - 75A AVENUE TOWNSHIP OF LANGLEY BC**

DRAWING TITLE
**BUILDING 10 ELEVATIONS**

DATE: 2017.10.11 FILE NO.
DWN: JD
CHK: CK: **1525**

SEAL

SHEET NO:
**DP-10.02**

Township of Langley
Est. 1873

# SCHEDULE M
# BUILDING ELEVATIONS (BUILDING 10)




**SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"




**EAST ELEVATION**
SCALE: 1/8" = 1'-0"




**WEST ELEVATION**
SCALE: 1/8" = 1'-0"

**TOWNHOUSE ELEVATION MATERIAL LEGEND**

1. ASPHALT SHINGLE ROOFING
2. HORIZONTAL HARDIE SIDING
3. HARDIE PANEL w/ REVEAL
4. BRICK VENEER
5. PAINTED WOOD TRIM w/METAL FLASHING
6. WOOD COLUMN
7. GLASS / ALUMINUM RAILING
8. PRIVACY SCREEN
9. ENTRY DOOR
10. OVERHEAD GARAGE DOOR
11. P.V.C. WINDOW
12. GRAZED PATIO DOOR
13. ELECTRICAL ROOM
14. HARDIE SHINGLE SIDING

**COLOUR SCHEME 1 (Bldg. 1, 3, 5, 7, 9, 11)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1: | JAMES HARDIE | "COUNTRY LANE RED" |
| SHINGLE SIDING: | JAMES HARDIE | "PEARL GRAY" |
| PANEL SIDING: | JAMES HARDIE | "ARCTIC WHITE" |
| BRICK: | MUTUAL MATERIALS | "EBONY - SMOOTH" |
| | MUTUAL MATERIALS (ONLY AT UNIT #53 - BUILDING 11) | "BURGUNDY - SMOOTH" |
| TRIMS & FASCIA: | JAMES HARDIE | "ARCTIC WHITE" |
| ENTRY DOOR: | BENJAMIN MOORE | "ONYX - 2133-10" |
| RAILINGS & GUTTERS: | MATCH TO "ARCTIC WHITE" | |
| VINYL DECK SURFACE: | WEATHERDEN CLASSIC PLUS SERIES - "COBALT" | |

**COLOUR SCHEME 2 (Bldg. 2, 4, 6, 8, 10, 12)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1: | JAMES HARDIE | "EVENING BLUE" |
| HORIZONTAL SIDING 2: | JAMES HARDIE | "MOUNTAIN SAGE" |
| SHINGLE SIDING: | JAMES HARDIE | "PEARL GRAY" (BLDG. 10 ONLY) |
| PANEL SIDING: | JAMES HARDIE | "ARCTIC WHITE" |
| BRICK: | MUTUAL MATERIALS | "EBONY - SMOOTH" |
| TRIMS & FASCIA: | JAMES HARDIE | "ARCTIC WHITE" |
| ENTRY DOOR: | BENJAMIN MOORE | "ONYX - 2133-10" |
| RAILINGS & GUTTERS: | MATCH TO "ARCTIC WHITE" | |
| VINYL DECK SURFACE: | WEATHERDEN CLASSIC PLUS SERIES - "COBALT" | |




**NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

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PROJECT
**PROPOSED TOWNHOUSE DEVELOPMENT**

**19875, 19887&19929 - 75A AVENUE TOWNSHIP OF LANGLEY BC**

DRAWING TITLE
**BUILDING 11 ELEVATIONS**

DATE: 2017.10.11 FILE NO.
DWN: JD
CHK: CH: **1525**

SEAL
SHEET NO.
**DP-11.02**



# SCHEDULE N
# BUILDING ELEVATIONS (BUILDING 11)




**SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"




**EAST ELEVATION**
SCALE: 1/8" = 1'-0"




**WEST ELEVATION**
SCALE: 1/8" = 1'-0"

**TOWNHOUSE ELEVATION MATERIAL LEGEND**

1. ASPHALT SHINGLE ROOFING
2. HORIZONTAL HARDIE SIDING
3. HARDIE PANEL w/ REVEAL
4. BRICK VENEER
5. PAINTED WOOD TRIM w METAL FLASHING
6. WOOD COLUMN
7. GLASS / ALUMINUM RAILING
8. PRIVACY SCREEN
9. ENTRY DOOR
10. OVERHEAD GARAGE DOOR
11. P.V.C. WINDOW
12. GRAZED PATIO DOOR
13. ELECTRICAL ROOM
14. HARDIE-SHINGLE SIDING

**COLOUR SCHEME 1 (Bldg. 1, 3, 5, 7, 9, 11)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1 | JAMES HARDIE | "COUNTRY LANE RED" |
| SHINGLE SIDING | JAMES HARDIE | "PEARL GRAY" |
| PANEL SIDING | JAMES HARDIE | "ARCTIC WHITE" |
| BRICK | MUTUAL MATERIALS | "EBONY - SMOOTH" |
| | MUTUAL MATERIALS | "BURGUNDY - SMOOTH" (ONLY AT UNIT #53 - BUILDING 11) |
| TRIMS & FASCIA | JAMES HARDIE | "ARCTIC WHITE" |
| ENTRY DOOR | BENJAMIN MOORE | "ONYX - 2133-10" |
| RAILINGS & GUTTERS | MATCH TO "ARCTIC WHITE" | |
| VINYL DECK SURFACE | WEATHERDEK CLASSIC PLUS SERIES - "COBALT" | |

**COLOUR SCHEME 2 (Bldg. 2, 4, 6, 8, 10, 12)**

| | | |
|---|---|---|
| HORIZONTAL SIDING 1 | JAMES HARDIE | "EVENING BLUE" |
| HORIZONTAL SIDING 2 | JAMES HARDIE | "MOUNTAIN SAGE" |
| SHINGLE SIDING | JAMES HARDIE | "PEARL GRAY" (BLDG. 10 ONLY) |
| PANEL SIDING | JAMES HARDIE | "ARCTIC WHITE" |
| BRICK | MUTUAL MATERIALS | "EBONY - SMOOTH" |
| TRIMS & FASCIA | JAMES HARDIE | "ARCTIC WHITE" |
| ENTRY DOOR | BENJAMIN MOORE | "ONYX - 2133-10" |
| RAILINGS & GUTTERS | MATCH TO "ARCTIC WHITE" | |
| VINYL DECK SURFACE | WEATHERDEK CLASSIC PLUS SERIES - "COBALT" | |




**NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

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PROJECT
**PROPOSED TOWNHOUSE DEVELOPMENT**

**19873, 19897&19923 – 73A AVENUE TOWNSHIP OF LANGLEY BC**

DRAWING TITLE
**BUILDING 12 ELEVATIONS**

DATE 2017.10.11 FILE NO.
DWN JD
CHK CH **1525**

SEAL

SHEET NO.
**DP-12.02**

Township of Langley
Est. 1873

# SCHEDULE O
# BUILDING ELEVATIONS (BUILDING 12)




## COLOUR SCHEME

| | | | |
|---|---|---|---|
| A | HORIZONTAL SIDING: | JAMES HARDIE | 'COUNTRYLANE RED' |
| B | HORIZONTAL SIDING: | JAMES HARDIE | 'EVENING BLUE' |
| C | HORIZONTAL SIDING: | JAMES HARDIE | 'MOUNTAIN SAGE' |
| D | SHINGLE SIDING: | JAMES HARDIE | 'PEARL GRAY' |
| E | PANEL SIDING: | JAMES HARDIE | 'ARCTIC WHITE' |

| | | |
|---|---|---|
| F1 | BRICK: | MUTUAL MATERIALS 'EBONY' - SMOOTH (UNLESS NOTED OTHERWISE) |
| F2 | BRICK: | MUTUAL MATERIALS 'BURGUNDY' - SMOOTH (ONLY AT UNIT # 53 - BUILDING 11) |
| G | ENTRY DOOR: | BENJAMIN MOORE 'ONYX – 2133-10' |

| | |
|---|---|
| WINDOW FRAME: | WHITE |
| TRIMS & FASCIA: | JAMES HARDIE 'ARCTIC WHITE' |
| RAILINGS & GUTTERS: | MATCH TO 'ARCTIC WHITE' |
| VINYL DECK SURFACE: | WEATHERDEK CLASSIC PLUS SERIES - 'COBALT' |

| | |
|---|---|
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PROJECT
**PROPOSED TOWNHOUSE DEVELOPMENT**

**19875, 19887&19920 - 75A AVENUE TOWNSHIP OF LANGLEY BC**

DRAWING TITLE
**STREETSCAPES & COLOUR SCHEME**

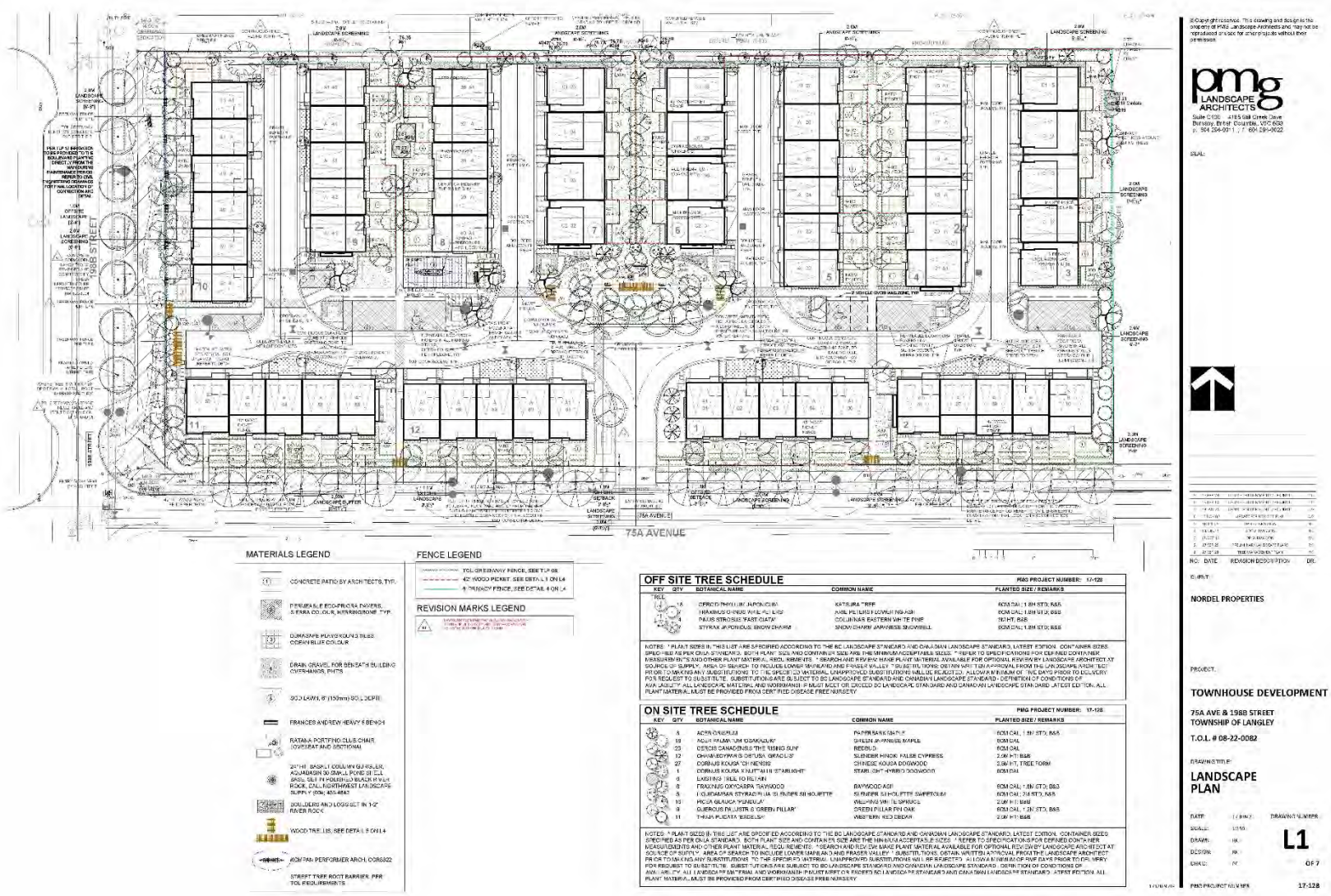
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CHK. CH **1525**

SEAL

SHEET NO.
**DP-0.00a**

Township of Langley
Est. 1873

# SCHEDULE P
# COLOUR AND MATERIAL BOARD




## OFF SITE TREE SCHEDULE

PMG PROJECT NUMBER: 17-128

| QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|
| 18 | CERCIDIPHYLLUM JAPONICUM | KATSURA TREE | 80MM CAL; 1.8M STD; B&B |
| 9 | FRAXINUS PENNSYLVANICA 'LEPRECHAUN' | AUTUMN PURPLE ASH | 80MM CAL; 1.8M STD; B&B |
| 4 | PINUS STROBUS 'FASTIGIATA' | COLUMNAR EASTERN WHITE PINE | 10 HT; B&B |
| 4 | STYRAX JAPONICUS 'SNOW CHARM' | SNOW CHARM JAPANESE SNOWBELL | 80MM CAL; 1.8M STD; B&B |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BCLANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

## ON SITE TREE SCHEDULE

PMG PROJECT NUMBER: 17-128

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| A | 5 | ACER CIRCINATUM | PACIFIC DWARF VINE MAPLE | 60MM CAL; 1.8M STD; B&B |
| B | 19 | ACER PALMATUM 'OSAKAZUKI' | SHAIN JAPANESE MAPLE | 80MM CAL |
| C | 23 | CERCIS CANADENSIS 'THE RISING SUN' | REDBUD | 80MM CAL |
| D | 12 | CHAMAECYPARIS OBTUSA 'GRACILIS' | SLENDER HINOKI FALSE CYPRESS | 2.0M HT; B&B |
| E | 27 | CORNUS KOUSA 'CHEROKEE' | CHINESE KOUSA DOGWOOD | 2.5M HT; TREE FORM |
| F | 1 | CORNUS KOUSA X NUTTALLII 'STARLIGHT' | STARLIGHT HYBRID DOGWOOD | 80MM CAL |
| G | 5 | EXISTING TREE TO RETAIN | | |
| H | 8 | FRAXINUS OXYCARPA 'RAYWOOD' | RAYWOOD ASH | 80MM CAL; 1.8M STD; B&B |
| I | 15 | LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' | SLENDER SILHOUETTE SWEETGUM | 80MM CAL; 3.6 STD; B&B |
| J | 15 | PICEA GLAUCA 'PENDULA' | WEEPING WHITE SPRUCE | 2.0M HT; B&B |
| K | 9 | QUERCUS PALUSTRIS 'GREEN PILLAR' | GREEN PILLAR PIN OAK | 80MM CAL; 1.8M STD; B&B |
| L | 11 | THUJA PLICATA 'SEIGLER' | WESTERN RED CEDAR | 2.0M HT; B&B |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BCLANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

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Suite D100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 , f: 604 294-0022

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|
| 1 | 17-MAY-31 | ISSUED FOR REVIEW | KK |
| 2 | 17-JUN-15 | REVISED PER CITY COMMENTS | KK |
| 3 | 17-JUL-31 | REVISED PER CITY COMMENTS | KK |
| 4 | 17-SEP-29 | REVISED PER CITY COMMENTS | KK |
| 5 | 17-OCT-20 | REVISED PER CITY COMMENTS | KK |

CLIENT:

**NORDEL PROPERTIES**

PROJECT:

**TOWNHOUSE DEVELOPMENT**

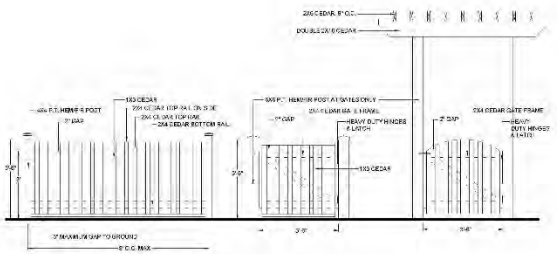
**75A AVE & 198B STREET**
**TOWNSHIP OF LANGLEY**

**T.O.L. # 08-22-0082**

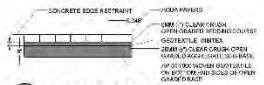
DRAWING TITLE:

**LANDSCAPE PLAN**

| | |
|---|---|
| DATE: | 17-MAY-31 |
| SCALE: | 1:150 |
| DRAWN: | RK |
| DESIGN: | RK |
| CHKD: | IW |
| DRAWING NUMBER: | **L1** |
| | OF 7 |
| PMG PROJECT NUMBER: | 17-128 |



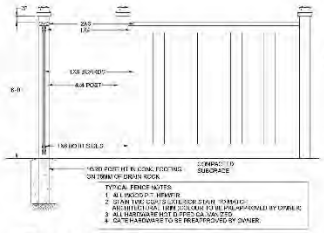
1 L4 42" HT. PICKET FENCE



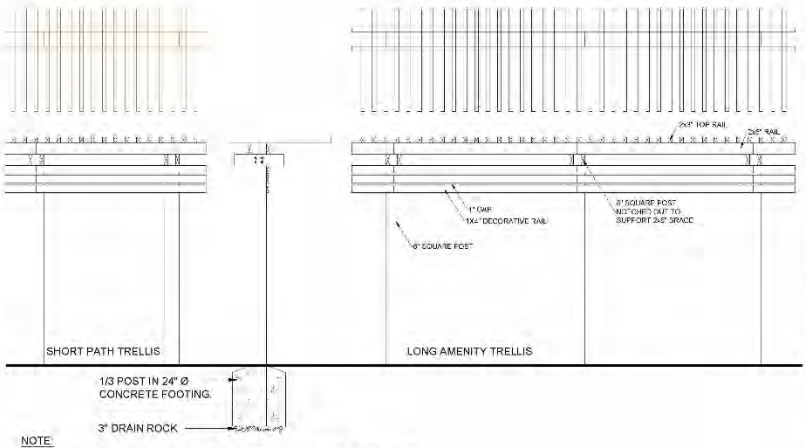
2 L4 PERMEABLE PAVER DETAIL



3 L4 CONCRETE UNIT PAVERS ON GRADE



4 L4 6' PRIVACY FENCE




NOTE:

1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
3. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

5 L4 WOOD ENTRY TRELLIS

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SEAL

NO. DATE DESCRIPTION BY

CLIENT

NORDEL PROPERTIES

PROJECT

TOWNHOUSE DEVELOPMENT

75A AVE & 198B STREET
TOWNSHIP OF LANGLEY

T.O.L. # 08-22-0082

DRAWING TITLE

LANDSCAPE DETAILS

DATE: 17.06.21 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: RK L5
DESIGN: RK
CHKD: PC OF 7

PMG PROJECT NUMBER: 17-128

**From:** Joel Nagtegaal
**Sent:** Tuesday, February 16, 2021 12:58 PM
**To:** CD Agenda Bylaw
**Cc:** Dave Lind
**Subject:** Item for February 22, 2021 Council meeting agenda Bylaw Nos. 5439 and 5440 (1041129 BC LTD.)

1. Please place Bylaw #'s 5439 and 5440 (1041129 BC LTD.) on the Council agenda of February 22, 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 March 11, 2019 attached to the Bylaw have been satisfactorily addressed.

3. The Public Hearing for the Bylaw(s) was held on April 1, 2019 with third reading given on April 15, 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 because the Neighbourhood School and Park site and detention pond had yet to be secured for the catchment area.

5. Also, please place accompanying Development Permit No. 100942 on the same agenda for issuance by Council.

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 (WATERSTONE ANDERSON LTD.)**
**BYLAW 2019 NO. 5534**

## EXPLANATORY NOTE

Bylaw 2019 No. 5534 rezones 4.29 ha (10.6 ac) of land at 7491 – 198B Street and 7500 Block of 198B Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A), R-CL(B) and R-CL(SD) to accommodate a mixed residential development consisting of 83 lots (47 single family lots and 36 semi-detached lots).

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**
**AMENDMENT (WATERSTONE ANDERSON LTD.)**
**BYLAW 2019 NO. 5534**

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 (Waterstone Anderson Ltd.) Bylaw 2019 No. 5534”.

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

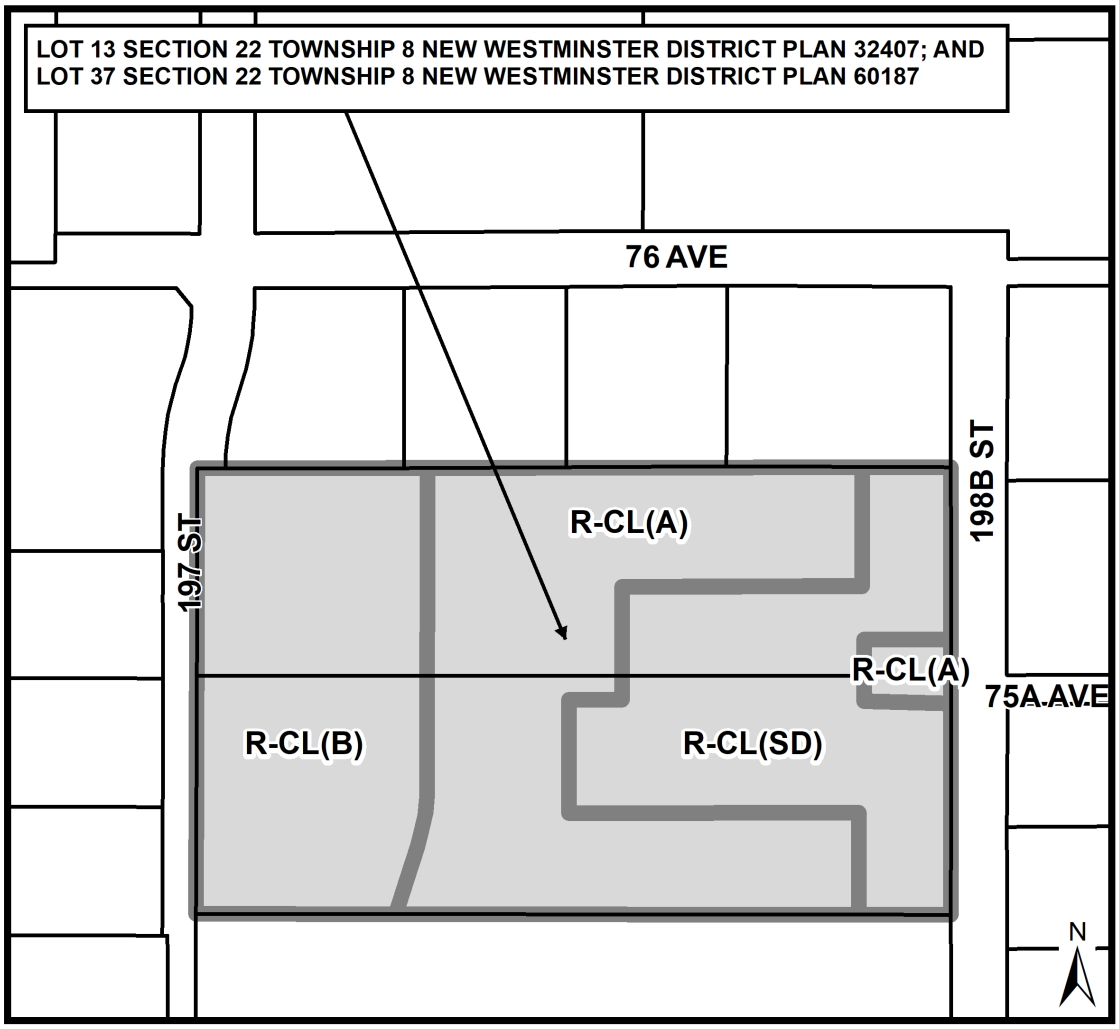
   Lot 13 Section 22 Township 8 New Westminster District Plan 32407; and
   Lot 37 Section 22 Township 8 New Westminster District Plan 60187

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Compact Lot Zones R-CL(A), R-CL(B) and R-CL(SD) as shown on Schedule “A”.

| | | | | |
|---|---|---|---|---|
| READ A FIRST TIME the | 16 | day of | December | , 2019. |
| READ A SECOND TIME the | 16 | day of | December | , 2019. |
| PUBLIC HEARING HELD the | 13 | day of | January | , 2020. |
| READ A THIRD TIME the | 27 | day of | January | , 2020. |
| ADOPTED the | | day of | | , 2021. |

_____ Mayor _____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 5534



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT**
**(WATERSTONE ANDERSON LTD.) BYLAW 2019 NO. 5535**

**EXPLANATORY NOTE**

Bylaw 2019 No. 5535 authorizes the Township of Langley to enter into a phased development agreement with Waterstone Anderson Ltd. and 1078289 BC Ltd.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT**
**(WATERSTONE ANDERSON LTD.) BYLAW 2019 NO. 5535**

A Bylaw to enter into a phased development agreement

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 (Waterstone Anderson Ltd.) Bylaw 2019 No. 5535”.

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 | 16 | day of | December | , 2019. |
| READ A SECOND TIME the | 16 | day of | December | , 2019. |
| NOTICE WAS ADVERTISED ON | 03, 08 | day of | January | , 2020. |
| PUBLIC HEARING HELD the | 13 | day of | January | , 2020. |
| READ A THIRD TIME the | 27 | day of | January | , 2020. |
| ADOPTED the | | day of | | , 2021. |

_____ Mayor _____ Township Clerk

**APPENDIX 'A'**

**PHASED DEVELOPMENT AGREEMENT**

**(WATERSTONE ANDERSON LTD.)**

**THIS AGREEMENT** dated for reference _____, 2019

**BETWEEN:**

**Waterstone Anderson Ltd.**
CRU 101 – 23189 Francis Avenue
Langley BC
V1M 0G4

**1078289 BC Ltd.**
CRU 101 – 23189 Francis Avenue
Langley BC
V1M 0G4

(collectively, 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, Pedestrian Connection, Greenway and the Streamside Protection and Enhancement Area pursuant to this Agreement;

"**Assumption Agreement**" has the meaning set out in section 28;

"**Authorized Assignee**" has the meaning in section 23;

"**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 47 single family dwellings and 36 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. 100116 to vary lot depth provisions in the Rezoning Bylaw in respect to the Development, a copy of which is attached as Schedule D;

"**Greenways**" means a multi-use pathway that is wider than standard sidewalks and has additional landscaping on both sides, to the satisfaction of the Township, located on 197 Street;

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

- PID: 006-725-104, Lot 13 Section 22 Township 8 New Westminster District Plan 32407; and

- PID: 002-380-749, Lot 37 Section 22 Township 8 New Westminster District Plan 60187;

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. 5535;

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

"**Rezoning Bylaw**" means Zoning Bylaw Amendment 2019 No. 5534, a copy of which is attached as Schedule C, rezoning the Lands to R-CL(A), R-CL(B) and R-CL(SD), as these are on the date of the adoption of the Rezoning Bylaw, a copy of which provisions are attached as Schedule C;

"**Roads**" means the east half of 197 Street, 197A Street, the lane between 197A Street and 198B Street, south half of 75B Avenue, 75A Avenue, north portion of 75 Avenue, the lane between 75 Avenue and 75A Avenue and the lane between 75A Avenue and 75B Avenue, as 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, as modified by the Development Variance Permit, and of the Zoning Bylaw provisions under R-CL(A), R-CL(B) and R-CL(SD) 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;

**"Streamside Protection and Enhancement Area"** means, collectively, areas measuring approximately 2,413 square meters and 2,955 square meters along the east side of 197 Street, as shown on the Site Plan, which areas are meant to be planted with native trees and shrubs;

"**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 $439,935.00 (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, the Pedestrian Connection and the Greenway as municipal roads or public areas 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, the Pedestrian Connection and the Greenway to the Township. The areas required as Roads, Pedestrian Connection and Greenway will be consistent with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.

6. The Developer will survey and diligently seek all necessary approvals to dedicate the Streamside Protection and Enhancement Area as a public area or park 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 Streamside Protection and Enhancement Area 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 3, 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 and 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 9, 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. 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.

35. This Agreement (including consequential agreements contemplated herein) is the entire agreement (verbal or written) between the parties regarding the Specified Bylaw Provisions, Amenities, 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 Greenway, the Pedestrian Connection, the Streamside Protection and Enhancement Area, 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*.

36. Time is of the essence of this Agreement.

37. 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.

38. 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.

39. 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**

40. 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.

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

**Indemnity and Release**

42. The Developer will indemnify and save harmless the Township from 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.

43. The Developer hereby releases and forever discharges the Township of and from all 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.

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

**Notice**

45. 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:

**Waterstone Anderson Ltd.**
CRU 101 – 23189 Francis Avenue
Langley BC
V1M 0G4

**1078289 BC Ltd.**
CRU 101 – 23189 Francis Avenue
Langley BC
V1M 0G4

(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**

46. This agreement may be executed in counterparts and may be electronically delivered.

**Costs**

47. Every obligation of the Developer under this Agreement must be satisfied by the Developer at its sole cost.

**Schedules**

48. 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 and of provisions related to R-CL(A), R-CL(B) and R-CL(SD)

Schedule D – Copy of the Development Variance Permit

IN WITNESS WHEREOF the parties have executed this Agreement as of the date first written above.

**WATERSTONE ANDERSON LTD.**

Per:_____
Authorized Signatory

Per:_____
Authorized Signatory

**1078289 BC TD.**

Per:_____
Authorized Signatory

Per:_____
Authorized Signatory

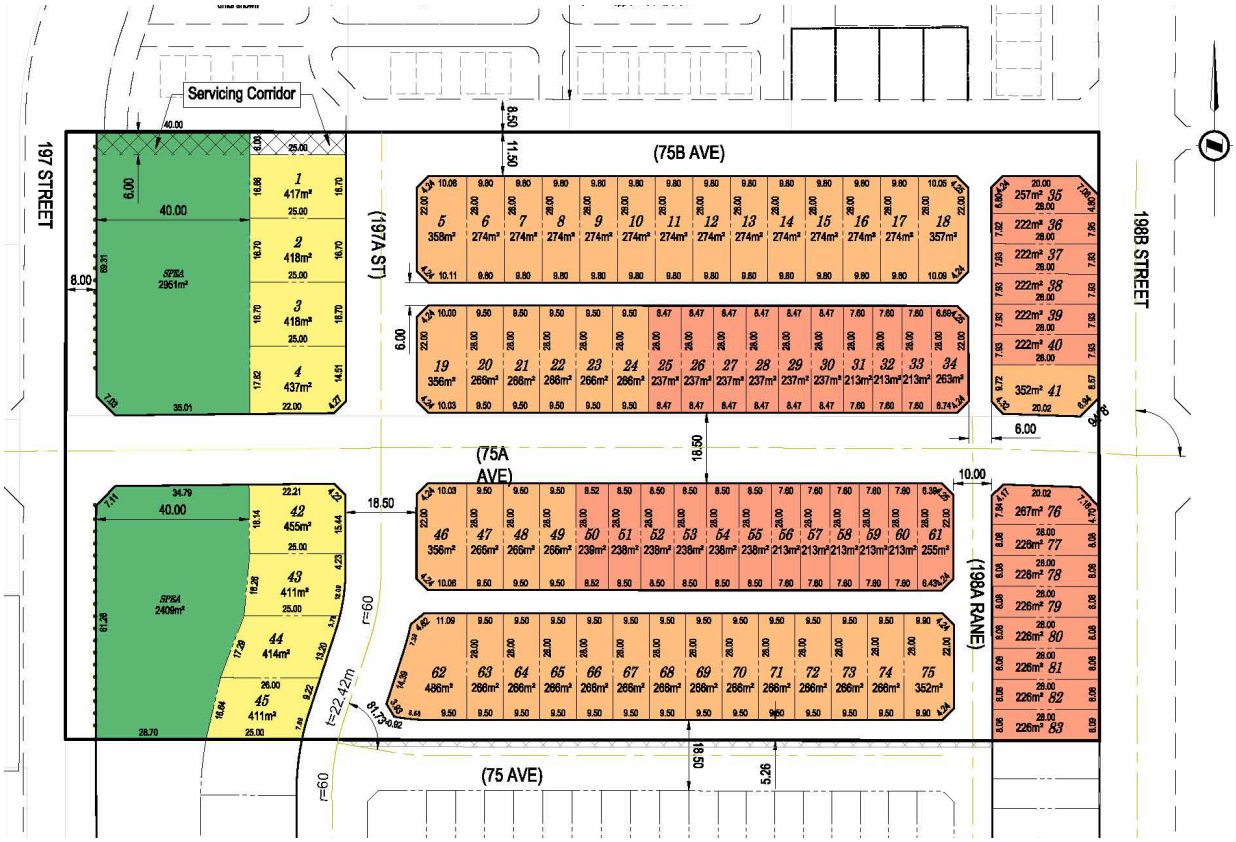
**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

Per:_____

Per:_____

**SCHEDULE A**

**SITE PLAN**



**SCHEDULE B**

**FORM FOR AGREEMENT TO BYLAW CHANGES**

This AGREEMENT dated for reference the ___ day of ___, ____

BETWEEN:

**Waterstone Anderson Ltd.**
CRU 101 – 23189 Francis Avenue
Langley BC
V1M 0G4

**1078289 BC Ltd.**
CRU 101 – 23189 Francis Avenue
Langley BC
V1M 0G4

(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.5535, 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: 006-725-104, Lot 13 Section 22 Township 8 New Westminster District Plan 32407; and PID: 002-380-749, Lot 37 Section 22 Township 8 New Westminster District Plan 60187 (the "**Lands**");

C. The Township has, pursuant to Bylaw 2019, No. 5534, 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.

[*Signature Blocks Follow*]

**WATERSTONE ANDERSON LTD.**

Per:_____
Authorized Signatory

Per:_____
Authorized Signatory

**1078289 BC LTD.**

Per:_____
Authorized Signatory

Per:_____
Authorized Signatory

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

Per:_____

Per:_____

**SCHEDULE C**
**Rezoning Bylaw**
**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (WATERSTONE ANDERSON LTD.) BYLAW 2019 NO. 5534**

## EXPLANATORY NOTE

Bylaw 2019 No. 5534 rezones 4.29 ha (10.6 ac) of land at 7491 – 198B Street and 7500 Block of 198B Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A), R-CL(B) and R-CL(SD) to accommodate a mixed residential development consisting of 83 lots (47 single family lots and 36 semi-detached lots).

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**
**AMENDMENT (WATERSTONE ANDERSON LTD.) BYLAW 2019 NO. 5534**

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 (Waterstone Anderson Ltd.) Bylaw 2019 No. 5534”.

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

   Lot 13 Section 22 Township 8 New Westminster District Plan 32407; and,
   Lot 37 Section 22 Township 8 New Westminster District Plan 60187

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Compact Lot Zones R-CL(A), R-CL(B) and R-CL(SD) as shown on Schedule “A”.

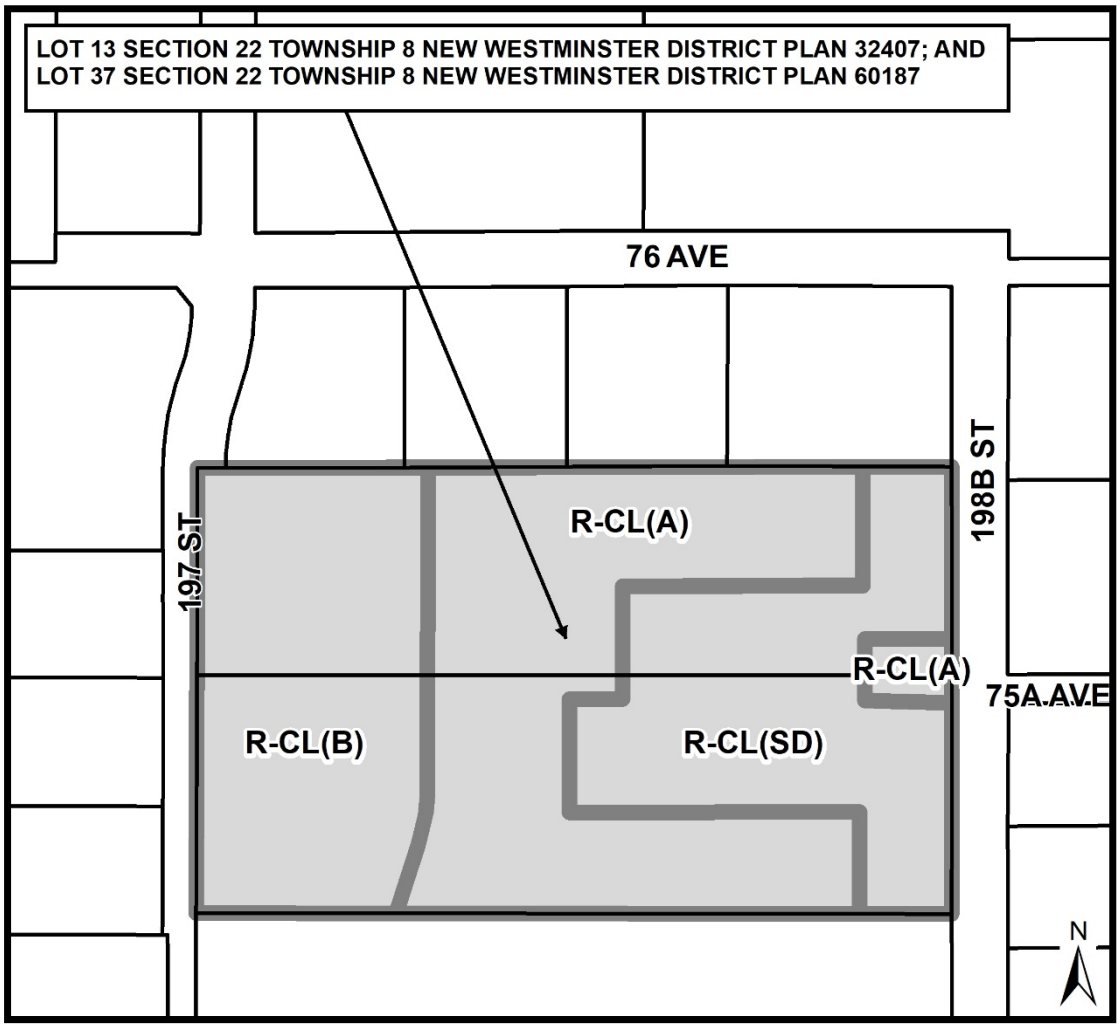
| | | |
|---|---|---|
| READ A FIRST TIME the | day of | , 2019 |
| READ A SECOND TIME the | day of | , 2019 |
| PUBLIC HEARING HELD the | day of | , 2019 |
| READ A THIRD TIME the | day of | , 2019 |
| ADOPTED the | day of | , 2019 |

Mayor

_____

_____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 5534



#4547 09/07/07 404 **RESIDENTIAL COMPACT LOT ZONE R-CL(A)**

**Uses Permitted**

404.1 In the R-CL(A) Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings and structures*
2) *accessory* detached garage
3) *accessory home occupations* subject to Section 104.3
4) *residential* single *family uses*

**Maximum Density**

404.2 1) Notwithstanding sub-section 404.9, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.
2) No more than one *single family dwelling* is permitted on any one *lot*.

**Definitions**

404.3 For the purposes of Section 404 the following definitions shall apply:

1) front loaded *lot* means a *lot* to which vehicular access for parking purposes is provided directly from a *street* abutting the front or flanking *lot line*.
2) rear loaded *lot* means a *lot* to which vehicular access for parking purposes is provided directly from a *lane* abutting the rear or *side lot line*.
3) an accessory detached garage means a *building* or *structure* (accessory to a *residential use*) used to store a minimum of 2 motor *vehicles* provided in accordance with sub-section 404.8.

**Lot Coverage**

404.4 1) *Buildings* and *structures* shall not cover more than 50% of the *lot area*. Covered verandahs, porches, patios and entranceways located in the front and flanking yards and *accessory buildings* less than 9.3m$^2$ (100ft$^2$) shall not be included for the purpose of calculating *lot coverage*.

**Siting of Buildings and Structures**

#4859 30/05/11 #5109 14/09/15 404.5 Except as provided for in Section 104.4 and 105.1 2) *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

1) **Front Loaded *Lot* (Attached Garage)**

| ***Buildings and Structures*** | **Minimum *Front lot line* Setback** | **Minimum *Rear lot line* Setback** | **Minimum *Side lot line* Setback (Interior and Abutting a *Lane*)** | **Minimum *Side lot line* Setback (Abutting a *Street*)** |
|---|---|---|---|---|
| *Principal building* | 2.5m[(1) (4) (8) (9)] | 6.0m[(10)] | Interior-1.2m *Lane*-1.5m [(4) (8)] | 2.5m [(4) (8) (9)] |
| *Accessory Building* or *Structure* | N/A [(3)] | 0.6m | 0.6m [(4)] | 2.5m [(4)] |

2) **Rear Loaded *Lot* (Attached Garage)**

| ***Buildings* and *Structures*** | **Minimum *Front lot line* Setback** | **Minimum *Rear lot line* Setback** | **Minimum *Side lot line* Setback (Interior and Abutting a *Lane*)** | **Minimum *Side lot line* Setback (Abutting a *Street*)** |
|---|---|---|---|---|
| *Principal building* | 2.5m (4) (8) (9) | 6.0m (2) | Interior-1.2m *Lane*-1.5m (2) (4) (8) | 2.5m (4) (8) (9) |
| *Accessory Building* or *Structure* | N/A (3) | 0.6m (4) | 0.6m (4) | 2.5m (4) |

3) **Rear Loaded *Lot* (Detached Garage)**

| ***Buildings* and *Structures*** | **Minimum *Front lot line* Setback** | **Minimum *Rear lot line* Setback** | **Minimum *Side lot line* Setback (Interior and Abutting a *Lane*)** | **Minimum *Side lot line* Setback (Abutting a *Street*)** |
|---|---|---|---|---|
| *Principal building* | 2.5m (4) (8) (9) | 13.0m (4) (5) (average) | Interior-1.2m *Lane*-1.5m (4) (8) | 2.5m (4) (8) (9) |
| *Accessory* Detached Garage | N/A (3) | 0.6m (4) (5) | Interior-0.6m *Lane*-1.5m (4) (5) (6) (7) | 2.5m (4) |
| *Accessory Building* or *Structure* | N/A (3) | 0.6m | 0.6m (4) | 2.5m (4) |

(1) For a front loaded *lot*, the garage door shall be sited a minimum of 4.5 metres from the property line

(2) For a rear loaded *lot* with an attached garage, the garage door shall be sited a minimum of 7.0 metres from the property line.

(3) *Accessory buildings* and *structures*, and accessory detached garages are not permitted within the front yard.

(4) Nothwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building*, *structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:
   a) 6.0 metres from the projected *lot lines* abutting a local *street* and/or *lane*; and
   b) 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*.

(5) The distance between the *principal building* and detached garage shall be a minimum of 6.0 metres (except for a 1m$^2$ landing and associated stairs, uncovered porches, patios and decks having a maximum *height* of 0.6 metres above grade, and as provided for in Section 104.4).

(6) On abutting *lots*, the minimum interior *side lot line* setback for an accessory detached garage may be reduced to zero (0) provided that the two (2) garages abutting one another are simultaneously designed, *building* permits issued, and the garages are constructed by the same builder utilizing a party wall agreement.

(7) The eave and gutter of the accessory detached garage shall be setback a minimum of 0.3 m from the interior *side lot line*.

(8) The façade of the second *storey* shall be set back a minimum of 1.2 metres from the entire front and flanking façade of first *storey*. For the purpose of measuring this setback, structural supports of the first *storey* covered verandahs, porches, patios and entranceways on the front and flanking yards shall be considered part of the first *storey* facade.

(9) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature.

#5109 14/09/15 (10) For a front loaded *lot*, where a stair and landing, providing access to the rear yard from the first *storey* projects beyond the rear face of the *building*, the minimum distance to the *rear lot line* may be reduced by not more than 1.2 metres, providing that the stair landing projecting into the setback does not exceed an area of 1.5 square metres and that such reduction shall only apply to the rear stair and landing.

**Building and Structure Provisions**

#4567 07/05/07 #5109 14/09/15 404.6

1) Entrance stairs to the *basement* are permitted from the rear elevation only.
2) The kitchen, living room and dining areas shall be located on the first *storey*.
3) The accessory detached garage shall be constructed in conjunction with the *principal building*.
4) Hoop, arch or similar type *buildings* having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type *building* covered or partially covered by tarpaulin or other fabric like material, are not permitted.
5) Access to the rear yard shall be provided from the first *storey* either directly or by stairs.

**Height of Buildings and Structures**

404.7 Except as provided in Section 104.5

1) The *height* of *principal buildings* and *structures* shall not exceed 9.0 metres or 2.5 *storeys*, whichever is the lesser.
2) The surface of the first floor shall not be more than 0.8 metres above the average *lot* grade at any *building* elevation facing a *street*, except where the average slope of the *lot* is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including attached garages) facing a *street* or a *lane* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.
3) The *height* of *accessory buildings* and *structures* (including accessory detached garages) shall not exceed 3.75 metres in *height*.

**Parking**

404.8 Parking shall be provided in accordance with Section 107 except as follows:

| *Buildings* and *Structures* | Parking Requirement |
|---|---|
| Front Loaded *Lot* (attached garage) | 2 side by side spaces in a fully enclosed garage plus 2 side by side outdoor spaces on the front driveway. (1) (3) (4) (5) |
| Rear Loaded *Lot* (attached garage) | 2 side by side spaces in a fully enclosed garage plus 1 outdoor space. (2) (3) (4) (5) |
| Rear Loaded *Lot* (detached garage) | 2 side by side spaces in a fully enclosed garage plus 1 outdoor space. (2) (3) (4) (5) |

(1) On a front loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 7.0 metres from the projected *lot lines* abutting a *street*, or a *lane*.

(2) On a rear loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot lines* abutting a *street* and/or a *lane*.
(3) Each required outdoor parking space shall be a minimum of 5.8 metres deep and 2.9 metres wide.
(4) The two required side by side parking spaces within the garage shall have a minimum interior depth of 6.1 metres and a combined minimum interior width of 5.7 metres. No landings and no more than two (2) stairs shall encroach into this required minimum parking area.
(5) The required outdoor parking space may extend into a municipal road dedication, but not extend beyond the back of sidewalk (front loaded) or the *lane* (rear loaded).

**Subdivision Requirements**

404.9 All *residential lots* created by *subdivision* shall comply with Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended and the following:

| | **Front Loaded *Lot*** | **Rear Loaded *Lot*** |
|---|---|---|
| **Minimum *Lot Area*** (1) (2) | 275m$^2$ | 266m$^2$ (4) |
| **Minimum *Corner Lot Area*** (2) | 355 m$^2$ | 352m$^2$ (5) |
| **Minimum *Lot Frontage*** (1) (3) (6) | 11.0m | 9.5m (4) |
| **Minimum *Corner lot Frontage*** | 14.2m | 12.6m (5) |
| **Minimum *Lot Depth*** | 25.0m (7) | 28.0m (7) |
| **Panhandle *Lot*** | not permitted | not permitted |

(1) Excluding *corner lots*.
(2) Notwithstanding the minimum *lot area* requirements, the maximum density provisions of Section 404.2 shall apply.
(3) Except for *lots* having *frontage* on the bulb portion of a permanent urban *residential street* or cul-de-sac in which case the *frontage* may be reduced to 8.0 metres.
(4) Where Section 404.5(6) applies, the Approving Officer may allow a minimum *lot area* of 249m$^2$ and a minimum *frontage* of 8.9 metres.
(5) Where Section 404.5(6) applies, the Approving Officer may allow a minimum *lot area* of 336m$^2$ and minimum *frontage* of 12.0 metres.
(6) The maximum *frontage* of a front loaded *lot*, other than a *corner lot*, shall not be greater than 12.59 metres.
(7) On a *corner lot* the Approving Officer may allow a reduction in minimum *lot depth* when all other Bylaw requirements are met.

**Landscaping, Screening and Fencing**

404.10 1) Landscaping areas, landscaping screens and fencing shall comply with Section 111 and with the provisions of a Development Permit or approved Exterior Design Control Agreement.
2) Where two properties share a common interior *side lot line*, and where the combined side yard width is less than 3.0 metres, fencing along that property line shall not extend towards the front yard measured from the corner of the rear *building* elevation of either *building*.

#4547 09/07/07 #4859 30/05/11

## 405 RESIDENTIAL COMPACT LOT ZONE R-CL(B)

### Uses Permitted

405.1 In the R-CL(B) Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings and structures*
2) *accessory* detached garage
3) *accessory home occupations* subject to Section 104.3
4) *residential* single family *uses*

### Maximum Density

405.2 1) Notwithstanding sub-section 405.9, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.

2) No more than one *single family dwelling* is permitted on any one *lot*.

### Definitions

405.3 For the purposes of Section 405 the following definitions shall apply:

1) front loaded *lot* means a *lot* to which vehicular access for parking purposes is provided directly from a *street* abutting the front or flanking *lot line*.
2) rear loaded *lot* means a *lot* to which vehicular access for parking purposes is provided directly from a *lane* abutting the rear or *side lot line*.
3) an accessory detached garage means a *building* or *structure* (accessory to a *residential use*) used to store a minimum of 2 motor *vehicles* provided in accordance with sub-section 405.8.

### Lot coverage

405.4 1) *Buildings* and *structures* shall not cover more than 50% of the *lot area*. Covered verandahs, porches, patios and entranceways located in the front and flanking yards and *accessory buildings* less than 9.3m² (100ft²) shall not be included for the purpose of calculating *lot coverage*.

### Siting of Buildings and Structures

#4859 30/05/11 #5109 14/09/15 405.5 Except as provided for in Section 104.4 and 105.1 2) *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

1) **Front Loaded *Lot* (Attached Garage)**

| *Buildings and Structures* | **Minimum *Front lot line* Setback** | **Minimum *Rear lot line* Setback** | **Minimum *Side lot line* Setback (Interior and Abutting a *Lane*)** | **Minimum *Side lot line* Setback (Abutting a *Street*)** |
|---|---|---|---|---|
| *Principal building* | 2.5m[1] [4] [8] [9] | 6.0m[10] | Interior-1.2m *Lane*-1.5m [4] [8] | 2.5m [4] [8] [9] |
| *Accessory Building* or *Structure* | N/A [3] | 0.6m | 0.6m [4] | 2.5m [4] |

2) **Rear Loaded *Lot* (Attached Garage)**

| ***Buildings* and *Structures*** | **Minimum *Front lot line* Setback** | **Minimum *Rear lot line* Setback** | **Minimum *Side lot line* Setback (Interior and Abutting a *Lane*)** | **Minimum *Side lot line* Setback (Abutting a *Street*)** |
|---|---|---|---|---|
| *Principal building* | 2.5m (4) (8) (9) | 6.0m (2) | Interior-1.2m *Lane*-1.5m (2) (4) (8) | 2.5m (4) (8) (9) |
| *Accessory Building* or *Structure* | N/A (3) | 0.6m (4) | 0.6m (4) | 2.5m (4) |

3) **Rear Loaded *Lot* (Detached Garage**

| ***Buildings* and *Structures*** | **Minimum *Front lot line* Setback** | **Minimum *Rear lot line* Setback** | **Minimum *Side lot line* Setback (Interior and Abutting a *Lane*)** | **Minimum *Side lot line* Setback (Abutting a *Street*)** |
|---|---|---|---|---|
| *Principal building* | 2.5m (4) (8) (9) | 13.0m (4) (5) (average) | Interior-1.2m *Lane*-1.5m (4) (8) | 2.5m (4) (8) (9) |
| *Accessory* Detached Garage | N/A (3) | 0.6m (4) (5) | Interior-0.6m *Lane*-1.5m (4) (5) (6) (7) | 2.5m (4) |
| *Accessory Building* or *Structure* | N/A (3) | 0.6m | 0.6m (4) | 2.5m (4) |

(1) For a front loaded *lot*, the garage door shall be sited a minimum of 4.5 metres from the property line and set back a minimum of 1.0 metre from the remaining portion of the same *building* elevation. For the purpose of measuring this setback, structural supports of the first *storey* covered verandahs, porches, patios and entranceways shall be considered the remaining portion of the same *building* elevation.

(2) For a rear loaded *lot* with an attached garage, the garage door shall be sited a minimum of 7.0 metres from the property line.

(3) *Accessory buildings* and *structures*, and accessory detached garages are not permitted within the front yard.

(4) Notwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building*, *structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:
a) 6.0 metres from the projected *lot lines* abutting a local *street* and/or *lane*; and
b) 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*.

(5) The distance between the *principal building* and detached garage shall be a minimum of 6.0 metres (except for a 1m$^2$ landing and associated stairs, uncovered porches, patios and decks having a maximum *height* of 0.6 metres above grade, and as provided for in Section 104.4).

(6) On abutting *lots*, the minimum interior *side lot line* setback for an accessory detached garage may be reduced to zero (0) provided that the two (2) garages abutting one another are simultaneously designed, *building* permits issued, and the garages are constructed by the same builder utilizing a party wall agreement.

(7) The eave and gutter of the accessory detached garage shall be setback a minimum of 0.3 m from the interior *side lot line*.

(8) The façade of the second *storey* shall be set back a minimum of 1.2 metres from the entire front and flanking façade of first *storey*. For the purpose of measuring this setback, structural supports of the first *storey* covered verandahs, porches, patios and entranceways on the front and flanking yards shall be considered part of the first *storey* facade.

(9) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature.

#5109 14/09/15 (10) For a front loaded *lot*, where a stair and landing, providing access to the rear yard from the first *storey* projects beyond the rear face of the *building*, the minimum distance to the *rear lot line* may be reduced by not more than 1.2 metres, providing that the stair landing projecting into the setback does not exceed an area of 1.5 square metres and that such reduction shall only apply to the rear stair and landing.

**Building and Structure Provisions**

#4567 07/05/07 #5109 14/09/15 405.6

1) Entrance stairs to the *basement* are permitted from the rear elevation only.
2) The kitchen, living room and dining areas shall be located on the first *storey*.
3) Hoop, arch or similar type *buildings* having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type *building* covered or partially covered by tarpaulin or other fabric like material, are not permitted.
4) Access to the rear yard shall be provided from the first *storey* either directly or by stairs.

**Height of Buildings and Structures**

405.7 Except as provided in Section 104.5

1) The *height* of *principal buildings* and *structures* shall not exceed 9.0 metres or 2.5 *storeys*, whichever is the lesser.
2) The surface of the first floor shall not be more than 0.8 metres above the average *lot* grade at any *building* elevation facing a *street*, except where the average slope of the *lot* is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including attached garages) facing a *street* or a *lane* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.
3) The *height* of *accessory buildings* and *structures* (including accessory detached garages) shall not exceed 3.75 metres in *height*.

**Parking**

405.8 Parking shall be provided in accordance with Section 107 except as follows:

| ***Buildings* and *Structures*** | **Parking Requirement** |
|---|---|
| Front Loaded *Lot* (attached garage) | 2 side by side spaces in a fully enclosed garage plus 2 side by side outdoor spaces on the front driveway. (1) (3) (4) (5) |
| Rear Loaded *Lot* (attached garage) | 2 side by side spaces in a fully enclosed garage plus 1 outdoor space. (2) (3) (4) (5) |
| Rear Loaded *Lot* (detached garage) | 2 side by side spaces in a fully enclosed garage plus 1 outdoor space. (2) (3) (4) (5) |

(1) On a front loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 7.0 metres from the projected *lot lines* abutting a *street*, or a *lane*.
(2) On a rear loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot lines* abutting a *street* and/or a *lane*.
(3) Each required outdoor parking space shall be a minimum of 5.8 metres deep and 2.9 metres wide.
(4) The two required side by side parking spaces within the garage shall have a minimum interior depth of 6.1 metres and a combined minimum interior width of 5.7 metres. No landings and no more than two (2) stairs shall encroach into this required minimum parking area.
(5) The required outdoor space may extend into a municipal *street* dedication, but not extend beyond the back of sidewalk (front loaded) or the *lane* (rear loaded).

**Subdivision Requirements**

405.9 All *residential lots* created by *subdivision* shall comply with Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended and the following:

| | **Front Loaded *Lot*** | **Rear Loaded *Lot*** |
|---|---|---|
| **Minimum *Lot Area*** [1] [2] | 315m$^2$ | 266m$^2$ [4] |
| **Minimum *Corner Lot Area*** [2] | 355 m$^2$ | 352m$^2$ [5] |
| **Minimum *Lot Frontage*** [1] [3] | 12.6m | 9.5m [4] |
| **Minimum *Corner lot Frontage*** | 14.2m | 12.6m [5] |
| **Minimum *Lot Depth*** | 25.0m [6] | 28.0m [6] |
| **Panhandle *Lot*** | not permitted | not permitted |

(1) Excluding *corner lots*.
(2) Notwithstanding the minimum *lot area* requirements, the maximum density provisions of Section 405.2 shall apply.
(3) Except for *lots* having *frontage* on the bulb portion of a permanent urban *residential street* or cul-de-sac in which case the *frontage* may be reduced to 8.0 metres.
(4) Where Section 405.5[6] applies, the Approving Officer may allow a minimum *lot area* of 249m$^2$ and a minimum *frontage* of 8.9 metres.
(5) Where Section 405.5[6] applies, the Approving Officer may allow a minimum *lot area* of 336m$^2$ and minimum *frontage* of 12.0 metres.
(6) On a *corner lot* the Approving Officer may allow a reduction in minimum *lot depth* when all other Bylaw requirements are met.

**Landscaping, Screening and Fencing**

405.10 1) Landscaping areas, landscaping screens and fencing shall comply with Section 111 and with the provisions of a Development Permit or approved Exterior Design Control Agreement.
2) Where two properties share a common interior *side lot line*, and where the combined side yard width is less than 3.0 metres, fencing along that property line shall not extend towards the front yard measured from the corner of the rear *building* elevation of either *building*.

#4976 12/02/13 409 **RESIDENTIAL COMPACT LOT ZONE R-CL(SD)**

**Uses Permitted**

409.1 In the R-CL(SD) Zone only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory* detached garage
2) *accessory home occupations* subject to Section 104.3
3) *semi-detached dwellings*

**Maximum Density**

409.2 1) Notwithstanding sub-section 409.9, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.
2) No more than one *dwelling unit* contained within a *semi-detached dwelling* is permitted on any one *lot*.

**Definitions**

409.3 For the purposes of Section 409 the following definitions shall apply:
1) Interior *lot* means a *lot* other than a *corner lot*.
2) An accessory detached garage means a *building* or *structure* (accessory to a *semi-detached dwelling*) used to store a minimum of one motor *vehicle* provided in accordance with sub-section 409.8

**Lot coverage**

409.4 1) *Buildings* and *structures* shall not cover more than 55% of the *lot area*. Covered verandahs, porches, patios and entranceways located in the front and flanking yards shall not be included for the purpose of calculating *lot coverage*.

**Siting of Buildings and Structures**

409.5 Except as provided for in Section 104.4 and 105.1 2) *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

| ***Buildings* and *Structures*** | **Minimum *Front lot line* Setback** | **Minimum *Rear lot line* Setback** | **Minimum *Side lot line* Setback** | **Minimum *Side lot line* Setback (Abutting a *Street*, or *Lane*)** |
|---|---|---|---|---|
| *Semi-Detached Dwellings* | 2.5m (2) (6) | 13.0m (2) (3) (average) | 0.0m (5) | *Street*-2.5m *Lane*-1.2m (2) (3) (6) |
| Accessory Detached Garage) | N/A (1) | 0.6m (2) (3) | 0.0m (4) | *Street*-2.5m *Lane*-1.5 (2) (3) |

(1) Accessory detached garages are not permitted within the front yard.

(2) Notwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building*, *structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:
a) 6.0 metres from the projected *lot lines* abutting a local *street* and/or *lane*; and
b) 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*.

(3) An accessory detached garage is not permitted within 6.0 metres of the *semi-detached dwelling* (except for a 1 $m^2$ landing and associated stairs, uncovered porches, patios and decks having a maximum *height* of 0.6 metres above grade, and as provided for in

Section 104.4).

(4) The side yard setback of an accessory detached garage shall be increased to a minimum of 2.9 metres on the opposite side of the *lot*.

(5) The side yard setback of a *semi-detached dwelling* shall be increased to a minimum of 1.2 metres on the opposite side of the *lot*.

(6) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature.

**Buildings and Structures Provisions**

409.6
1) External entrance stairs to the *basement* are permitted from the rear elevation only.
2) The kitchen, living room and dining areas shall be located on the first *storey*.
3) *Accessory buildings* and *structures* are not permitted.
4) Each *semi-detached dwelling* shall be simultaneously designed, *building* permits issued and constructed by the same builder utilizing a party wall agreement.
5) The accessory detached garage shall be constructed in conjunction with the *semi-detached dwelling*.
6) Hoop, arch or similar type *building* having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type *building* covered or partially covered by tarpaulin or other fabric like material, are not permitted.

**Height of Buildings and Structures**

409.7 Except as provided in Section 104.5
1) The *height* of a *semi-detached dwelling* shall not exceed 9.0 metres or 2.5 *storeys*, whichever is the lesser.
2) The surface of the first floor shall not be more than 0.8 metres above the average *lot* grade at any *building* elevation facing a *street*, except where the average slope of the *lot* is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including attached garages) facing a *street* or a *lane* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.
3) The *height* of an accessory detached garage shall not exceed 3.75 metres.

**Parking**

409.8 Parking shall be provided in accordance with Section 107 except as follows:
1) A minimum of two parking spaces shall be provided (one being located within a fully enclosed garage) and accessed from a *lane* plus one space per five units designated as a visitor parking space. (1) (2) (3) (4)
   (1) No part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot lines* abutting a *street* and/or a *lane*.
   (2) Each outdoor parking space shall be a minimum of 5.8 metres deep and 2.9 metres wide.
   (3) The required parking space within the garage shall have a minimum interior depth of 6.1 metres and minimum interior width of 2.9 metres. No landings and no more than two (2) stairs shall encroach into this required minimum parking area.
   (4) The visitor parking requirement may be satisfied by the provision of off-site spaces in locations, other than on-*street* parallel parking, to the acceptance of the Township.

**Subdivision Requirements**

409.9 All *lots* created by *subdivision* shall comply with Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended and the following:

| | **Minimum** *Lot Area* | **Minimum** *Lot Frontage* | **Minimum** *Lot Depth* |
|---|---|---|---|
| **Interior** *Lot* (1) | 201m² | 7.2m (2) | 28m |
| *Corner Lot* (1) | 254m² | 9.1m | 28m |

(1) Notwithstanding the minimum *lot area* requirements, the maximum density provisions of Section 409.2 shall apply.

(2) A minimum *lot frontage* of 7.6 m is required where part of a visitor parking space is provided on the *lot*.

**Landscaping, Screening and Fencing**

409.10 1) Landscaping areas, landscaping screens and fencing shall comply with Section 111 and with the provisions of a Development Permit.

2) For an interior *lot*, fencing shall not extend towards the front yard measured from the corner of the rear *building* elevation.

# SCHEDULE D

## Development Variance Permit

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100116

This Permit is issued this _____day of _____, 2019 to:

1. Name: 1078289 BC Ltd.

   Address: CRU 101 23189 Francis Avenue
   Langley BC V1M 0G4

   Name: Waterstone Anderson Ltd.

   Address: CRU 101 23189 Francis Avenue
   Langley BC V1M 0G4

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 13 Section 22 Township 8 New Westminster District Plan 32407
   Lot 37 Section 22 Township 8 New Westminster District Plan 60187

   CIVIC ADDRESS: 7491 – 198B Street
   7500 Block of 198B Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a) Section 405.9 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front loaded lot depth requirement in the Residential Compact Lot Zone R-CL(B) from 25 metres to 24.2 metres for proposed Lots 1 – 4 and 42 – 45 as indicated in Schedule “A”.

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.

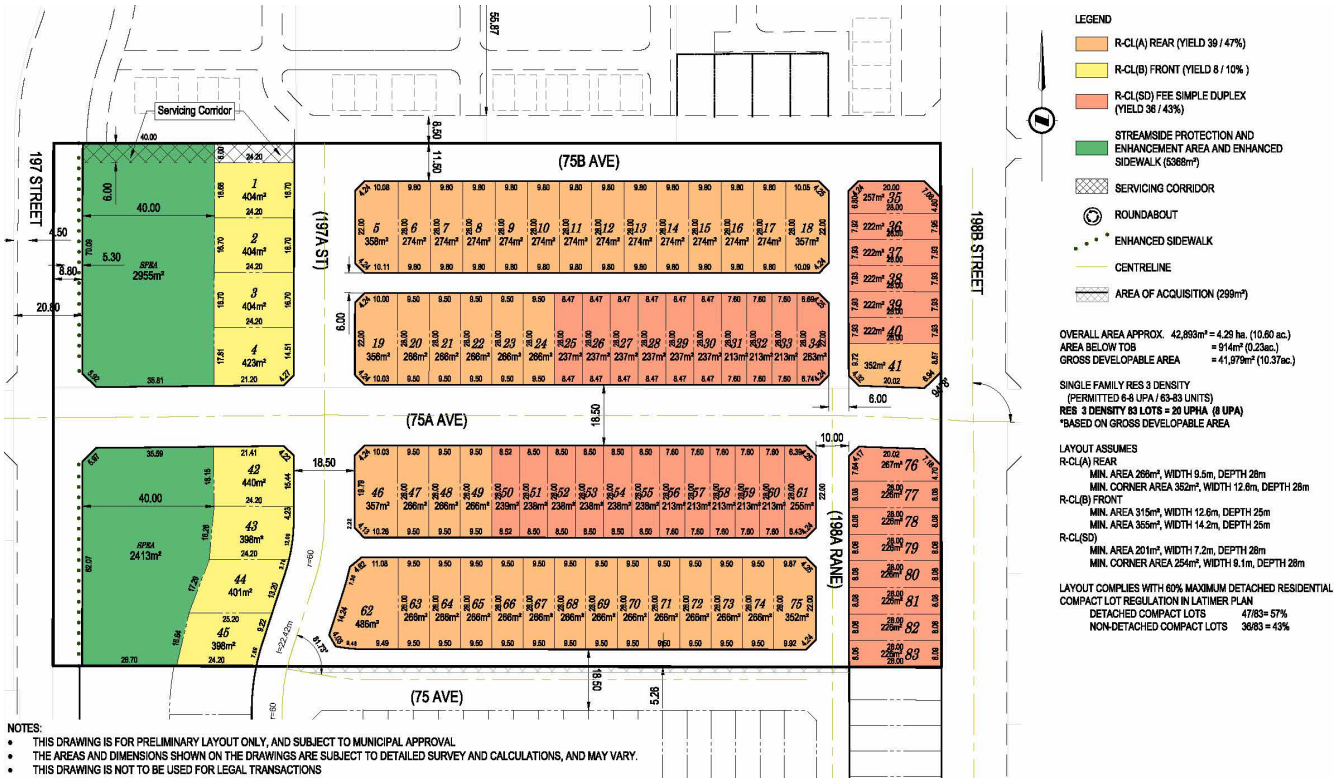
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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




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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100997

This Permit is issued this _____day of _____, 2019 to:

1. Name: 1078289 BC Ltd.

   Address: CRU 101 23189 Francis Avenue
   Langley BC V1M 0G4

   Name: Waterstone Anderson Ltd.

   Address: CRU 101 23189 Francis Avenue
   Langley BC V1M 0G4

1. 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 13 Section 22 Township 8 New Westminster District Plan 32407
   Lot 37 Section 22 Township 8 New Westminster District Plan 60187

   CIVIC ADDRESS: 7491 – 198B Street
   7500 Block of 198B Street

2. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. An exterior design control agreement shall be entered into for all lands zoned 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 11.4 of the Latimer Neighbourhood Plan; and
   b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

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

   a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;

3. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

All developments forming part of this Development 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 Permit No. 101156

This Permit is issued this _____day of _____, 2019 to:

1. Name: 1078289 BC Ltd.

   Address: CRU 101 23189 Francis Avenue
   Langley BC V1M 0G4

   Name: Waterstone Anderson Ltd.

   Address: CRU 101 23189 Francis Avenue
   Langley BC V1M 0G4

1. 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 13 Section 22 Township 8 New Westminster District Plan 32407
   Lot 37 Section 22 Township 8 New Westminster District Plan 60187

   CIVIC ADDRESS: 7491 – 198B Street
   7500 Block of 198B Street

2. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township;
   b. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
   c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
   d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

3. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

   All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

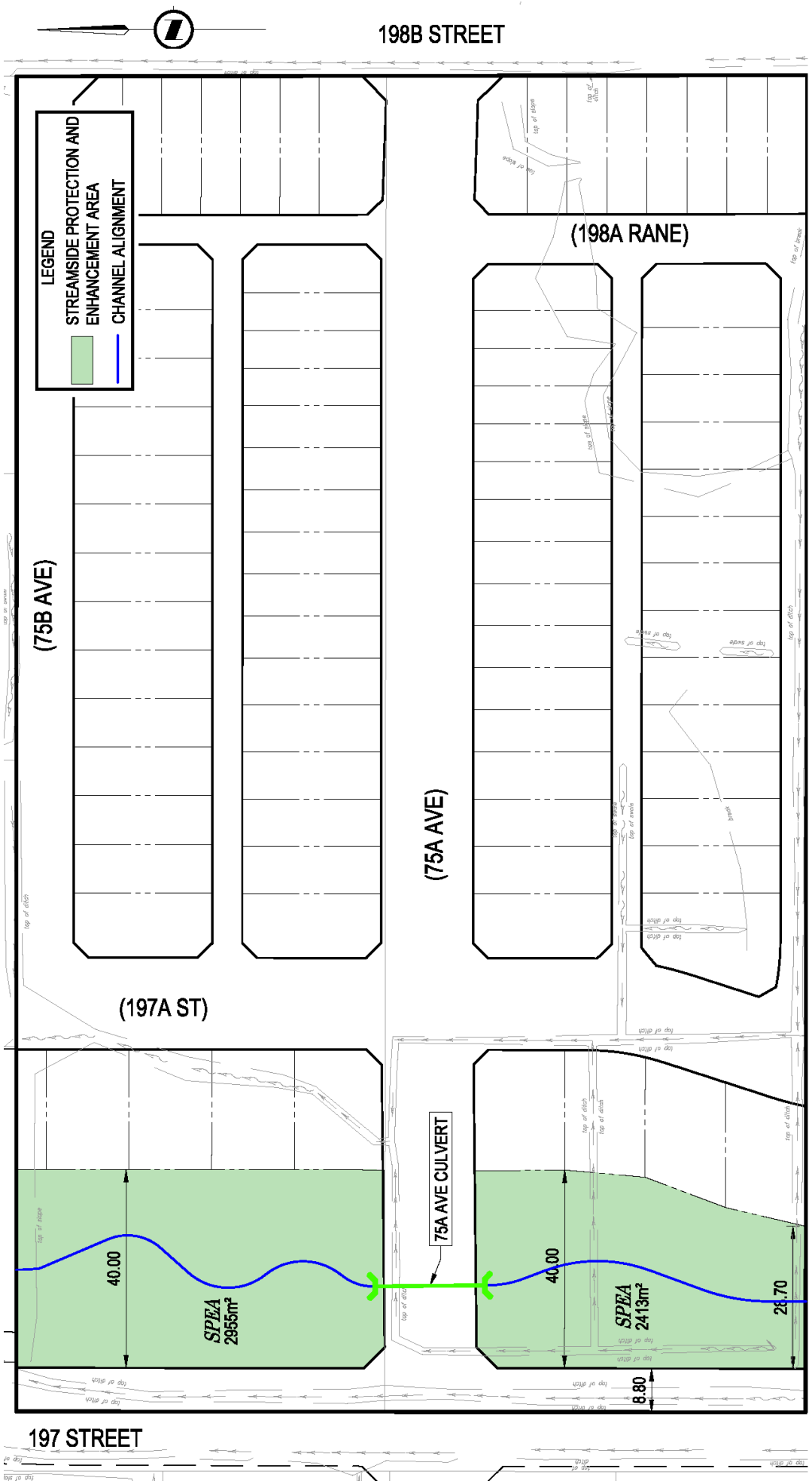
This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

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

# SCHEDULE A
# STREAMSIDE PROTECTION AND ENHANCEMENT AREAS




Township of Langley Est. 1873

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100116

This Permit is issued this _____day of _____, 2019 to:

1. Name: 1078289 BC Ltd.

   Address: CRU 101 23189 Francis Avenue
   Langley BC V1M 0G4

   Name: Waterstone Anderson Ltd.

   Address: CRU 101 23189 Francis Avenue
   Langley BC V1M 0G4

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 13 Section 22 Township 8 New Westminster District Plan 32407
   Lot 37 Section 22 Township 8 New Westminster District Plan 60187

   CIVIC ADDRESS: 7491 – 198B Street
   7500 Block of 198B Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a) Section 405.9 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front loaded lot depth requirement in the Residential Compact Lot Zone R-CL(B) from 25 metres to 24.2 metres for proposed Lots 1 – 4 and 42 – 45 as indicated in Schedule “A”.

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.

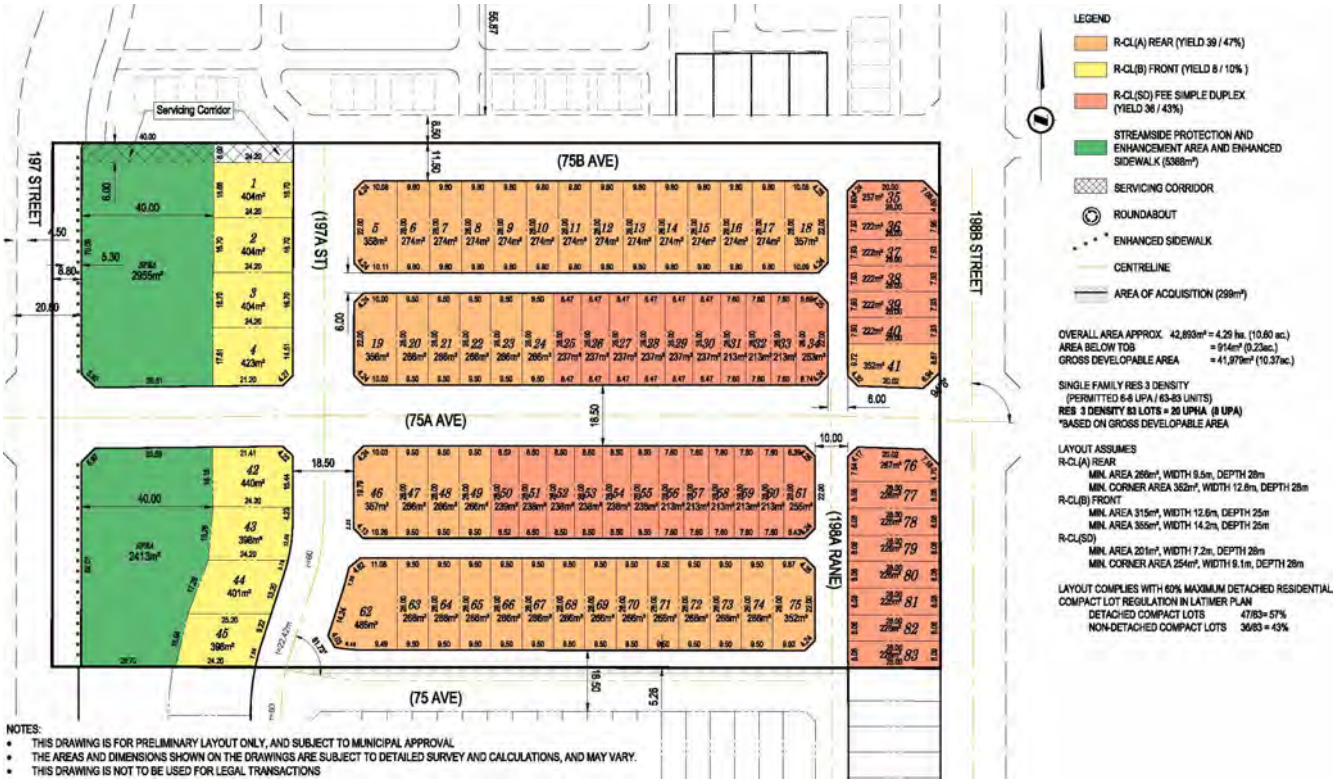
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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


Servicing Corridor
197 STREET
(197A ST)
(75B AVE)
(75A AVE)
(75 AVE)
198B STREET
(198A RANE)
LEGEND
R-CL(A) REAR (YIELD 39 / 47%)
R-CL(B) FRONT (YIELD 8 / 10% )
R-CL(SD) FEE SIMPLE DUPLEX (YIELD 36 / 43%)
STREAMSIDE PROTECTION AND ENHANCEMENT AREA AND ENHANCED SIDEWALK (5388m²)
SERVICING CORRIDOR
ROUNDABOUT
ENHANCED SIDEWALK
CENTRELINE
AREA OF ACQUISITION (299m²)
OVERALL AREA APPROX. 42,893m² = 4.29 ha. (10.60 ac.)
AREA BELOW TOB = 914m² (0.23ac.)
GROSS DEVELOPABLE AREA = 41,979m² (10.37ac.)
SINGLE FAMILY RES 3 DENSITY
(PERMITTED 6-8 UPA / 63-83 UNITS)
RES 3 DENSITY 83 LOTS = 20 UPHA (8 UPA)
*BASED ON GROSS DEVELOPABLE AREA
LAYOUT ASSUMES
R-CL(A) REAR
MIN. AREA 266m², WIDTH 9.5m, DEPTH 28m
MIN. CORNER AREA 352m², WIDTH 12.8m, DEPTH 28m
R-CL(B) FRONT
MIN. AREA 315m², WIDTH 12.6m, DEPTH 25m
MIN. AREA 355m², WIDTH 14.2m, DEPTH 25m
R-CL(SD)
MIN. AREA 201m², WIDTH 7.2m, DEPTH 28m
MIN. CORNER AREA 254m², WIDTH 9.1m, DEPTH 28m
LAYOUT COMPLIES WITH 60% MAXIMUM DETACHED RESIDENTIAL COMPACT LOT REGULATION IN LATIMER PLAN
DETACHED COMPACT LOTS 47/83= 57%
NON-DETACHED COMPACT LOTS 36/83 = 43%
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

**From:** Joel Nagtegaal
**Sent:** Wednesday, February 17, 2021 8:45 AM
**To:** Suzanne Little
**Subject:** Item for February 22, 2021 Council meeting agenda Bylaw Nos. 5534 and 5535 (WATERSTONE ANDERSON LTD.)

1. Please place Bylaw #'s 5534 and 5535 (WATERSTONE ANDERSON LTD.) on the Council agenda of February 22, 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 December 16, 2019 attached to the Bylaw have been satisfactorily addressed.

3. The Public Hearing for the Bylaws was held on January 13, 2020 with third reading given on January 27, 2020.

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 because the Neighbourhood School and Park site and detention pond had yet to be secured for the catchment area.

5. Also, please place accompanying Development Permit No. 100997, Development Permit No. 101156 and Development Variance Permit No. 100116 on the same agenda for issuance by Council.

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 (ZENTERRA WEST END 2.0 DEVELOPMENTS LTD.)**

**BYLAW 2020 NO. 5583**

## EXPLANATORY NOTE

Bylaw 2020 No. 5583 rezones 0.8 ha (1.99 ac) of land located at 7549 – 200 Street and 19965 – 75A Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-143 to accommodate nine (9) townhouse units and 94 apartment units.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**
**AMENDMENT (ZENTERRA WEST END 2.0 DEVELOPMENTS LTD.)**
**BYLAW 2020 NO. 5583**

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 (Zenterra West End 2.0 Developments Ltd.) Bylaw 2020 No. 5583".

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-143" after the words "Comprehensive Development Zone CD-142"
   b. Adding to Section 110.1 after the words "CD-142" the words "CD-143 – 0.6 ha"
   c. Adding after Section 1042 "Comprehensive Development Zone CD-142" the following as Section 1043 "Comprehensive Development Zone CD-143"

1043 **COMPREHENSIVE DEVELOPMENT ZONE CD-143**

**Uses Permitted**

1043.1 In the CD-143 Zone only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *residential uses* subject to Section 1043.2

**Residential Uses**

1043.2 *Residential uses* shall consist of 9 *townhouse* units and 94 *apartment* units on lands rezoned by Bylaw No. 5583. Overall density shall be in accordance with the provisions of the Latimer Neighborhood Plan.

**Lot Coverage**

1043.3 *Buildings* and *structures* shall not cover more than 45% of the *lot area*.

**Siting of Buildings and Structures**

1043.4 Siting of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

**Height of Buildings and Structures**

1043.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 4 *storeys* for an *apartment* building and a maximum of 3 *storeys* for *townhouses*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

**Parking and Loading**

1043.6 Parking and loading shall be provided in accordance with Section 107 and in accordance with the provisions of a Development Permit.

**Subdivision Requirements**

1043.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382.

**Landscaping, Screening and Fencing**

1043.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the provisions of a Development Permit.

**Age Friendly Amenity**

1043.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with a Development Permit.

**Development Permit Requirements**

1043.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

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

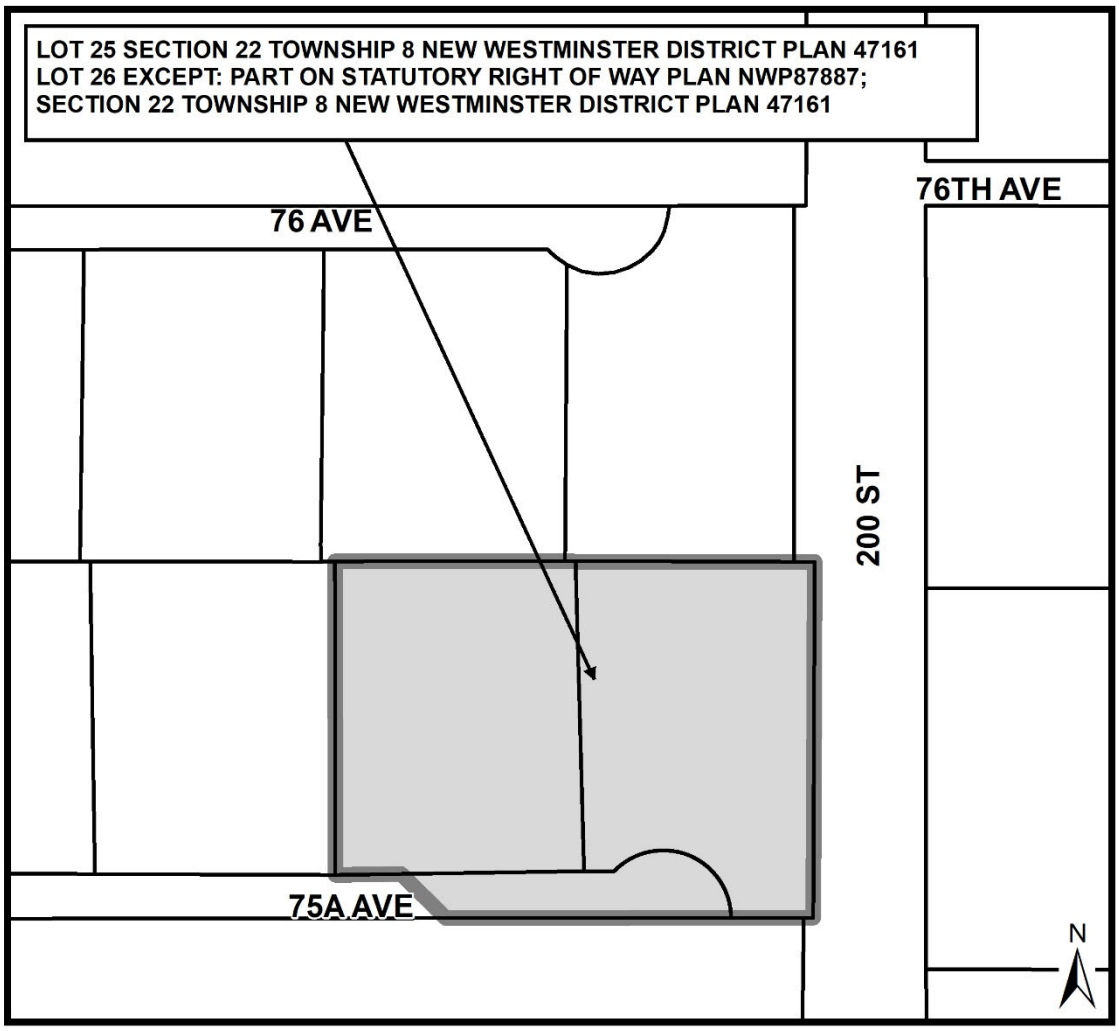
Lot 25 Section 22 Township 8 New Westminster District Plan 47161
Lot 26 Except: Part on Statutory Right of Way Plan NWP87887; Section 22 Township 8 New Westminster District Plan 47161

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-143.

| | | | | |
|---|---|---|---|---|
| READ A FIRST TIME the | 29 | day of | June | , 2020. |
| READ A SECOND TIME the | 29 | day of | June | , 2020. |
| NOTICE WAS ADVERTISED ON the | 2, 9 | day of | July | , 2020. |
| READ A THIRD TIME the | 13 | day of | July | , 2020. |
| ADOPTED the | | day of | | , 2021. |

_____ Mayor _____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 5583



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101111

This Permit is issued this _____ day of _____, 2020

1. NAME: Zenterra West End 2.0 Developments Ltd.

   ADDRESS: 216 – 2630 Croydon Drive
   Surrey, BC
   V3Z 6T3

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 25 Section 22 Township 8 New Westminster District Plan 47161
   Lot 26 Except: Part on Statutory Right of Way Plan NWP87887; Section 22 Township 8 New Westminster District Plan 47161

   CIVIC ADDRESS: 7549 – 200 Street and 19965 – 75A Avenue

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township of Langley General Manager of Engineering and Community Development.

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

   a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
   b. On-site servicing and site specific stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township of Langley General Manager of Engineering and Community Development ;
   c. On-site landscaping to be secured by letter of credit at building permit stage;
   d. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
   e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
   f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

   This permit is not a building permit.

   All developments forming part of this development permit shall be substantially commenced within two years after the date the development permit is issued.

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

   This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

   AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2020.

| | |
|---|---|
| Schedule A | Architectural Drawings |
| Schedule B | Landscaping Drawings |



VIEW FROM 200 STREET

**Schedule A**

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**TOL FILE #:**
**08-22-0095**

2020-02-10
ELEVATION REVISIONS

2019-11-20
PLANNING REVISIONS

2019-04-17
ISSUED FOR RZ / DP

REVISIONS

CONSULTANT

CLIENT
**ZENTERRA WEST END 2.0 DEVELOPMENTS LTD.**

PROJECT
**PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"**

**10955 75A AVE & 7549 200 ST LANGLEY, BC**

DRAWING TITLE
**3D VIEWS**

DATE **2018.10.29** FILE NO. **1814**
DWN.
CHK. **CH**

SEAL

SHEET NO.
**DP-0.0a**

Plotted: February 28, 2020 at 8:19:48am by mowagh
File: Z:\2018 projects\1814 - zenterra - 200 street - latimer north\DP\1814 3D Views.dwg - Layout: DP-0.0a



VIEW AT COURTYARD

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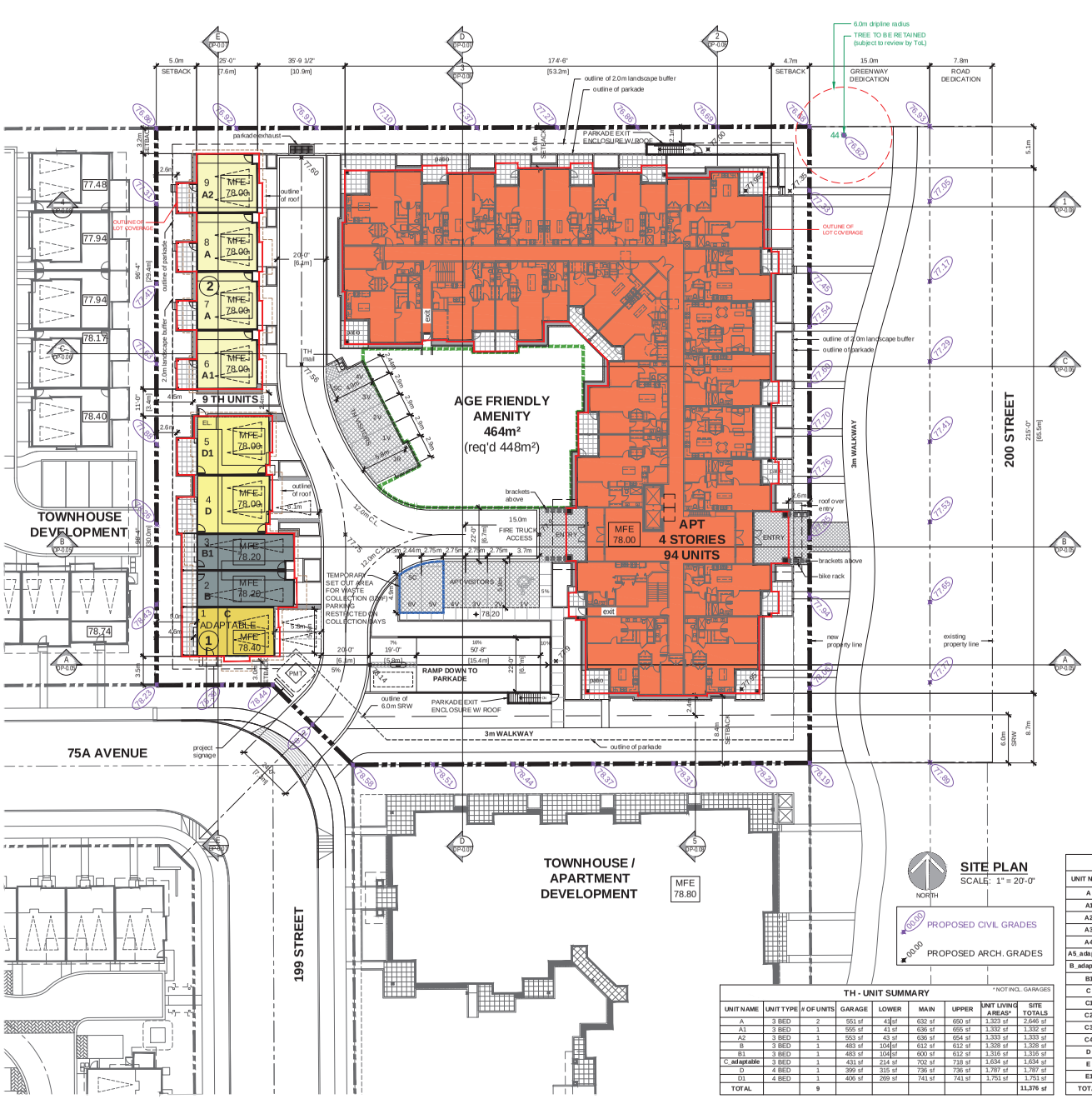
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DRAWING TITLE
**3D VIEWS**

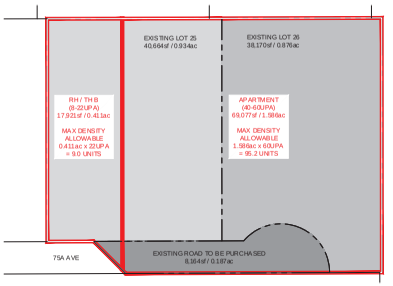
DATE **2018.10.29** FILE NO. **1814**
DWN.
CHK. **CH**

SEAL

SHEET NO.
**DP-0.0b**




## SITE PLAN
SCALE: 1" = 20'-0"




## DENSITY CALCULATION
SCALE: 1" = 60'-0"

## SITE SUMMARY

LEGAL DESCRIPTION:
LOT 25 SECTION 22 TOWNSHIP 8 NWD PLAN 47161, PID: 004-296-265
LOT 26 EXCEPT: PART ON SRW PLAN 87887
SECTION 22 TOWNSHIP 8 NWD PLAN 47161, PID: 003-765-032

CIVIC ADDRESS: 19965 75A AVE AND 7549 200 ST, LANGLEY BC

| | | |
|---|---|---|
| GROSS SITE AREA: | 86,998 sf / | 8,082.4 m² / 1.997 ac / 0.808 ha |
| ROAD DEDICATIONS: | 19,457 sf / | 1,807.6 m² / 0.447 ac / 0.181 ha |
| NET SITE AREA: | 67,541 sf / | 6,274.8 m² / 1.550 ac / 0.627 ha |

ZONE: EXISTING: SR-2 PROPOSED: CD

DENSITY:
PROPOSED (GROSS): TOTAL: 103 UNITS = 52 UPA (1.997ac TOTAL GROSS)
TH: 9 UNITS = 22 UPA (0.411ac TH GROSS)
APT: 94 UNITS = 59 UPA (1.586ac APT GROSS)

LOT COVERAGE:
PROPOSED (NET): 44.97% = 30,372 sf / 67,541 sf

| SETBACKS: | PROPOSED TO BUILDING FACE: | PROPOSED TO PROJECTION: | PROPOSED TO COLUMN: |
|---|---|---|---|
| EAST | 4.7m | - | 2.6m |
| NORTH | 5.0m at APT<br>3.2m at TH | 2.1m (UG exit) | - |
| WEST | 5.0m | 4.5m | 2.6m |
| SOUTH | 8.4m at APT<br>3.0m at TH | - | - |

PARKING:
TOWNHOUSE:
RESIDENT:
REQUIRED: 2.0 STALLS PER S/S TH UNIT (7 units) = 14.0 STALLS
2.3 STALLS PER TANDEM TH UNIT (2 units) = 4.6 STALLS
18.6 STALLS
PROVIDED: 18 STALLS in garages
1 STALL on surface
19 STALLS (plus 3 extra stalls in driveways)

VISITOR:
REQUIRED: 0.2 STALLS PER UNIT (9 units) = 1.8 STALLS
PROVIDED: 4 STALLS on surface

APARTMENT: RESIDENT:
REQUIRED: 1.5 STALLS PER APT UNIT (94 units) -10% = 141 - 14.1 = 126.9 STALLS
PROVIDED: 138 STALLS in UG parkade (incl. 11 H/C stalls)

VISITOR:
REQUIRED: 10% OF REQUIRED 141 STALLS = 14.1 STALLS
PROVIDED: 6 STALLS on surface (incl. 1 H/C stall)
8 STALLS in UG parkade
14 STALLS TOTAL

AGE FRIENDLY AMENITY / OUTDOOR AMENITY:
REQUIRED: TH: 9 units x 8m² = 72m²
APT: 94 units x 4m² = 376m²
TOTAL = 448m²
PROPOSED: 464m²

ADAPTABLE HOUSING UNITS:
REQUIRED: TH: 9 units x 5% = 0.45
APT: 94 units x 10% = 9.4
PROVIDED: TH: 1 unit
APT: 11 units

### TH - UNIT SUMMARY
* NOT INCL. GARAGES

| UNIT NAME | UNIT TYPE | # OF UNITS | GARAGE | LOWER | MAIN | UPPER | UNIT LIVING AREAS* | SITE TOTALS |
|---|---|---|---|---|---|---|---|---|
| A | 3 BED | 2 | 551 sf | 41sf | 632 sf | 650 sf | 1,323 sf | 2,646 sf |
| A1 | 3 BED | 1 | 555 sf | 41 sf | 636 sf | 655 sf | 1,332 sf | 1,332 sf |
| A2 | 3 BED | 1 | 553 sf | 43 sf | 636 sf | 654 sf | 1,333 sf | 1,333 sf |
| B | 3 BED | 1 | 483 sf | 104sf | 612 sf | 612 sf | 1,328 sf | 1,328 sf |
| B1 | 3 BED | 1 | 483 sf | 104sf | 600 sf | 612 sf | 1,316 sf | 1,316 sf |
| C_adaptable | 3 BED | 1 | 431 sf | 214 sf | 702 sf | 718 sf | 1,634 sf | 1,634 sf |
| D | 4 BED | 1 | 399 sf | 315 sf | 736 sf | 736 sf | 1,787 sf | 1,787 sf |
| D1 | 4 BED | 1 | 406 sf | 269 sf | 741 sf | 741 sf | 1,751 sf | 1,751 sf |
| TOTAL | | 9 | | | | | | 11,376 sf |

### APT - UNIT SUMMARY

| UNIT NAME | UNIT TYPE | # OF UNITS | AREA | RATIO |
|---|---|---|---|---|
| A | 1 BED | 8 | 576sf | |
| A1 | 1 BED | 3 | 667sf | |
| A2 | 1 BED | 8 | 624sf | |
| A3 | 1 BED JR. | 1 | 569sf | |
| A4 | 1 BED | 1 | 709sf | |
| A5_adaptable | 1 BED | 3 | 624sf | |
| B_adaptable | 1 + DEN | 8 | 677sf | |
| B1 | 1 + DEN | 3 | 650sf | 37% |
| C | 2 + FLEX | 8 | 859sf | |
| C1 | 2 BED | 8 | 873sf | |
| C2 | 2 BED JR. | 16 | 733sf | |
| C3 | 2 BED | 3 | 805sf | |
| C4 | 2 + FLEX | 4 | 962sf | |
| D | 2 BED | 8 | 893sf | 50% |
| E | 3 BED | 4 | 1,101sf | |
| E1 | 3 BED | 8 | 1,099sf | 13% |
| TOTAL | | 94 | | 100% |

### APT - FLOOR AREA SUMMARY

| | | |
|---|---|---|
| 1st FLOOR | 21,182 sq.ft. | 22 units |
| 2nd FLOOR | 21,191 sq.ft. | 24 units |
| 3rd FLOOR | 21,191 sq.ft. | 24 units |
| 4th FLOOR | 21,191 sq.ft. | 24 units |
| **GROSS FLOOR AREA** | **84,755** sq.ft. | **94 units** |
| | | |
| U/G PARKADE | 58,483 sq.ft. | |

### LOT COVERAGE SUMMARY

| BLDG | # OF UNITS | LOT COVERAGE |
|---|---|---|
| APT | 94 | 23,508 sq.ft. |
| TH 1 | 5 | 3,940 sq.ft. |
| TH 2 | 4 | 2,924 sq.ft. |
| **TOTAL** | **103** | 30,372 sq.ft. |

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PROJECT
**PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"**
**19965 75A AVE & 7549 200 ST LANGLEY, BC**

DRAWING TITLE
**SITE PLAN**

DATE 2018.10.29 FILE NO. 1814
DWN. MS
CHK. CH

SEAL

SHEET NO. DP-0.01



**SOUTH ELEVATION**
SCALE: 3/32" = 1'-0"



**200TH STREET ELEVATION**
SCALE: 3/32" = 1'-0"



**TOWNHOUSE EAST ELEVATION**
SCALE: 3/32" = 1'-0"

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PROJECT
**PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"**

**19955 75A AVE & 7549 200 ST LANGLEY, BC**

DRAWING TITLE

**COLORED STREETSCAPES**

| | | | |
|---|---|---|---|
| DATE | 2018.10.29 | FILE NO. | |
| DWN. | DW | | 1814 |
| CHK. | CH | | |

SEAL

SHEET NO.
**DP-0.02**




## COLOUR SCHEME 1

**A — Cement board Panel 1:**
James Hardie 'Cobble stone' smooth

**B — Cement board Panel 2:**
James Hardie 'Iron Gray' smooth

**C — Horizontal Cement board Siding 1:**
James Hardie 'Aged Pewter'

**D — Horizontal Cement board Siding 2:**
James Hardie
Fisher 'Chris Craft 2.0'

**E — Stone Veneer:**
Cultured Stone
Del Mare Ledgestone 'Black Isle'

**F — Vinyl Window:**
'White'

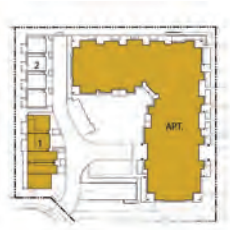
**G — Window Trim and Fascia Board:**
Benjamin Moore 'Wrought Iron' 2124-10

**H — Metal Railing :**
'Black'

**I — Wood Bracket :**
Color to match
Fisher 'Chris Craft 2.0'

**J — Roof Shingles :**
Pabco Premier Laminated Shingles 'Antique Black'

**K — Cement board Panel 3:**
James Hardie
Fisher 'Chris Craft 2.0'




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**10955 75A AVE & 7549 200 ST LANGLEY, BC**

DRAWING TITLE
**COLOR SCHEME 1**

DATE 2018.10.29 FILE NO. 1814
DWN. DW
CHK. CH

SEAL

SHEET NO. **DP-0.03**




## COLOUR SCHEME 2

**A — Cement board Panel 1:**
James Hardie 'Cobble stone' smooth

**B — Cement board Horizontal Siding:**
James Hardie 'Iron Gray'

**C — Horizontal Cement board Siding 2:**
James Hardie
Fisher 'Chris Craft 2.0'

**D — Stone Veneer:**
Cultured Stone
Del Mare Ledgestone 'Black Isle'

**E — Garage Doors:**
Benjamin Moore 'Asphalt' CC-548

**F — Vinyl Window:**
'White'

**G — Trim and Fascia Board:**
Benjamin Moore 'Wrought Iron' 2124-10

**H — Wood Bracket and Front Door :**
Color to match
Fisher 'Chris Craft 2.0'

**I — Roof Shingles :**
Pabco Premier Laminated Shingles
'Antique Black'




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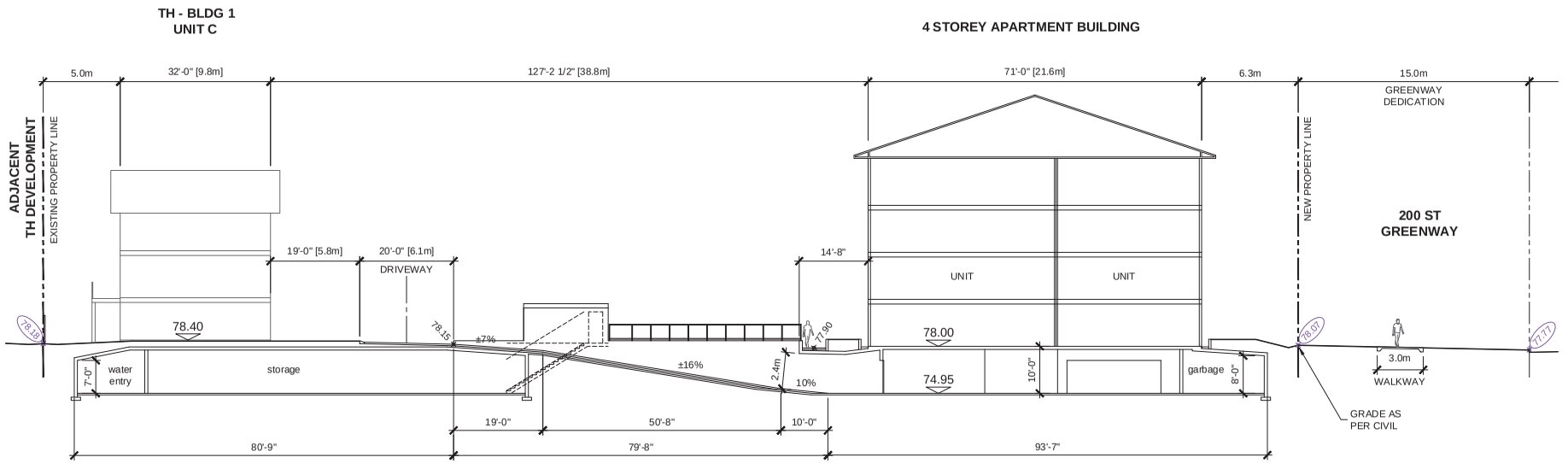
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DRAWING TITLE
**COLOR SCHEME 2**

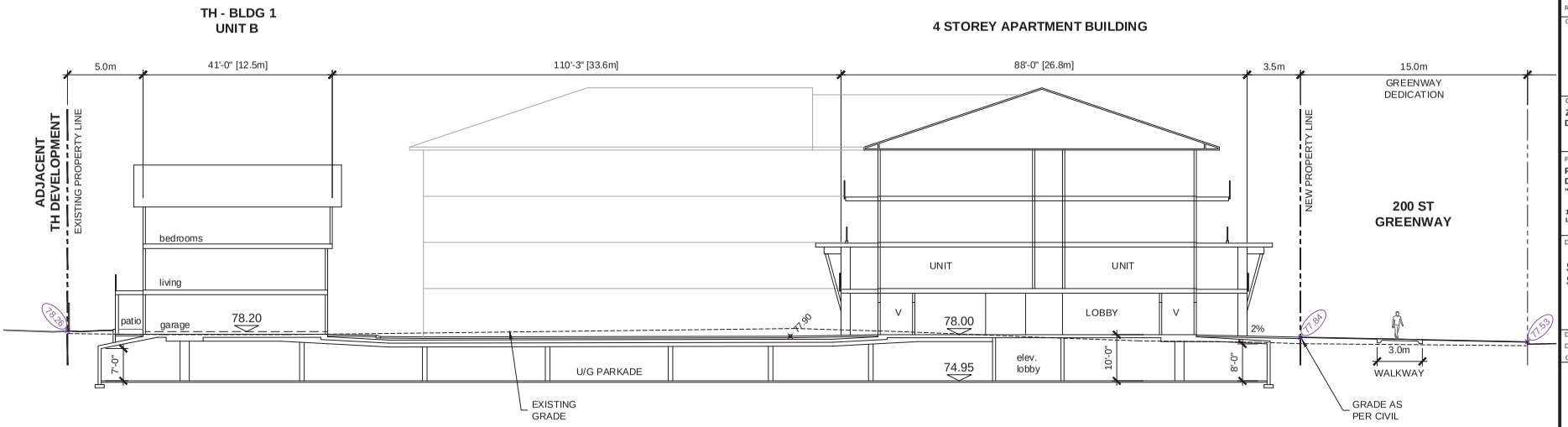
DATE 2018.10.29 FILE NO. 1814
DWN. DW
CHK. CH

SEAL

SHEET NO.
**DP-0.04**




**SECTION A**
SCALE: 3/32" = 1'-0"




**SECTION B**
SCALE: 3/32" = 1'-0"

PROPOSED CIVIL GRADES
PROPOSED ARCH. GRADES

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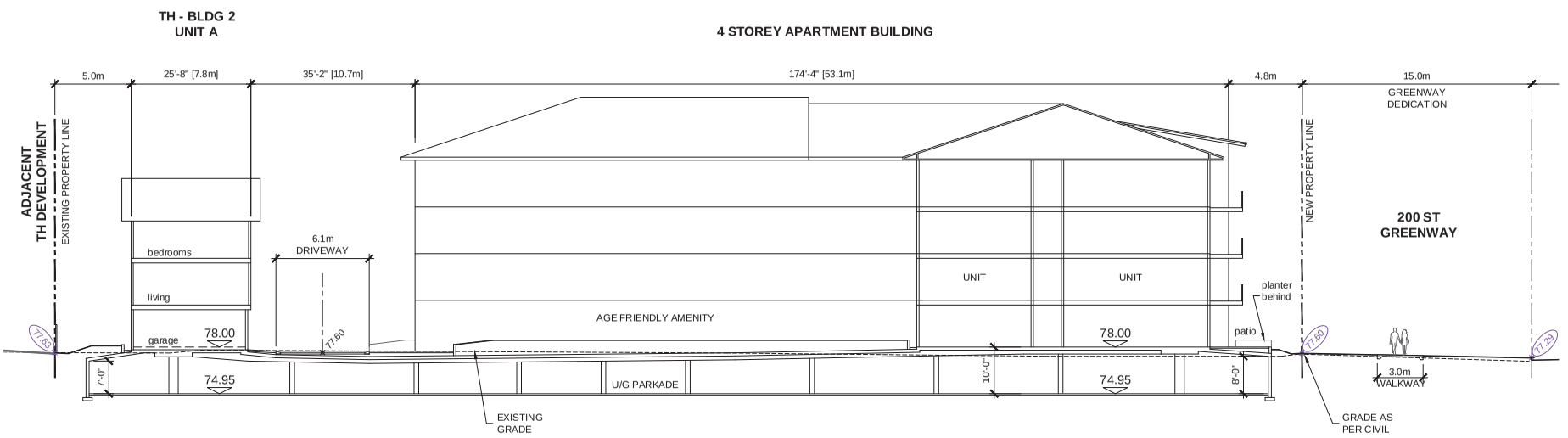
**10955 75A AVE & 7549 200 ST LANGLEY, BC**

DRAWING TITLE
**SITE SECTIONS**

DATE 2018.10.29 FILE NO.
DWN. MS
CHK. CH **1814**

SEAL

SHEET NO.
**DP-0.05**




**SECTION C**
SCALE: 3/32" = 1'-0"

PROPOSED CIVIL GRADES
PROPOSED ARCH. GRADES

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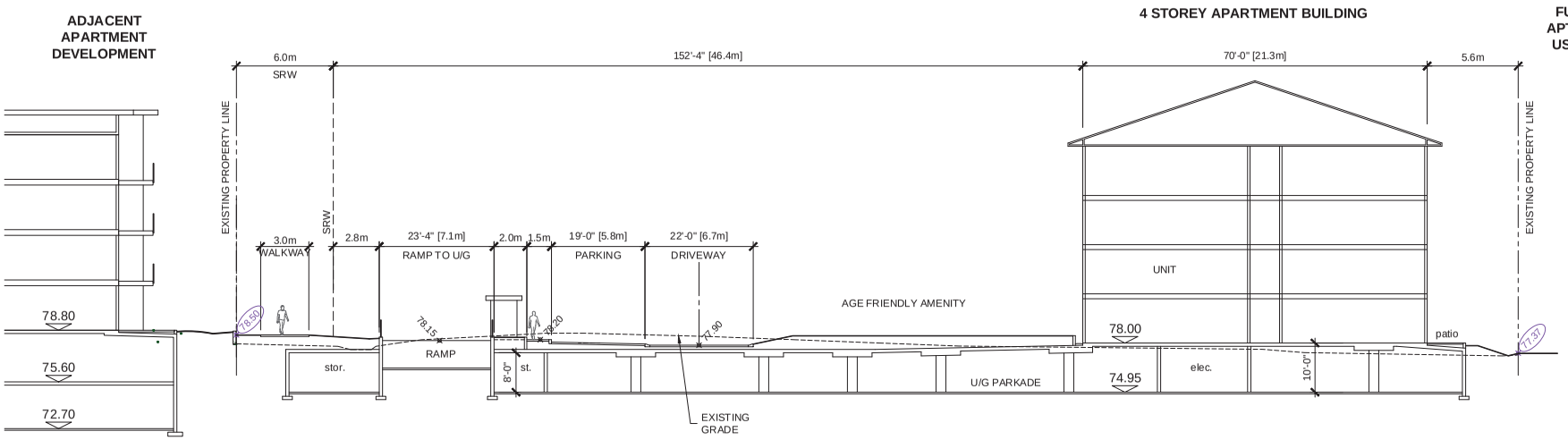
**10955 75A AVE & 7549 200 ST LANGLEY, BC**

DRAWING TITLE
**SITE SECTIONS**

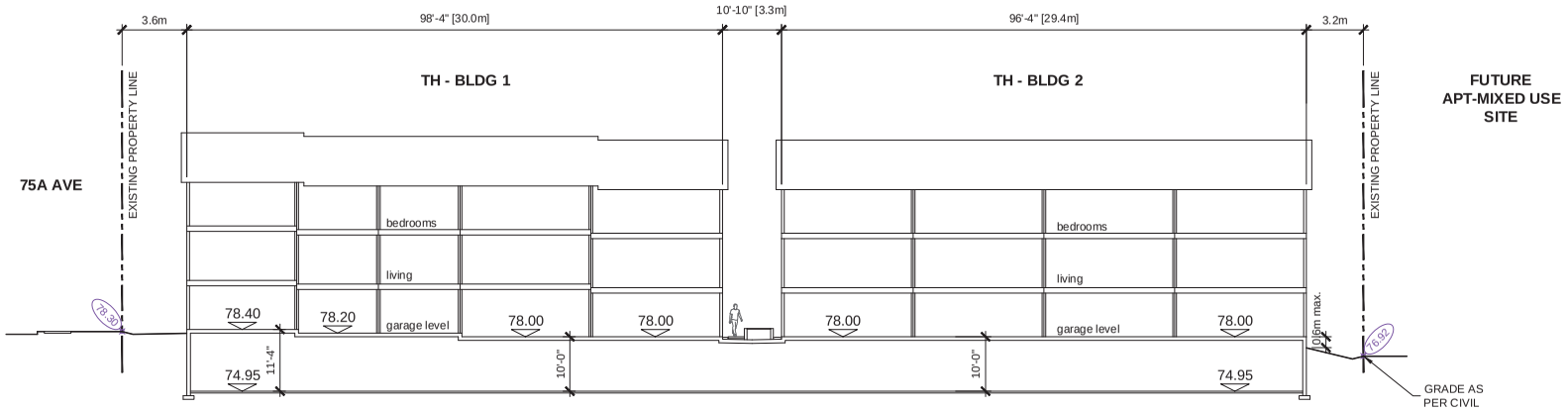
DATE 2018.10.29 FILE NO.
DWN. MS 1814
CHK. CH

SEAL

SHEET NO.
**DP-0.06**




**SECTION D**
SCALE: 3/32" = 1'-0"




**SECTION E**
SCALE: 3/32" = 1'-0"

PROPOSED CIVIL GRADES
PROPOSED ARCH. GRADES

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TOL FILE #:
**08-22-0095**

2020-02-10
ELEVATION REVISIONS

2019-11-20
PLANNING REVISIONS

2019-04-17
ISSUED FOR RZ / DP

REVISIONS

CONSULTANT

CLIENT
**ZENTERRA WEST END 2.0 DEVELOPMENTS LTD.**

PROJECT
**PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"**

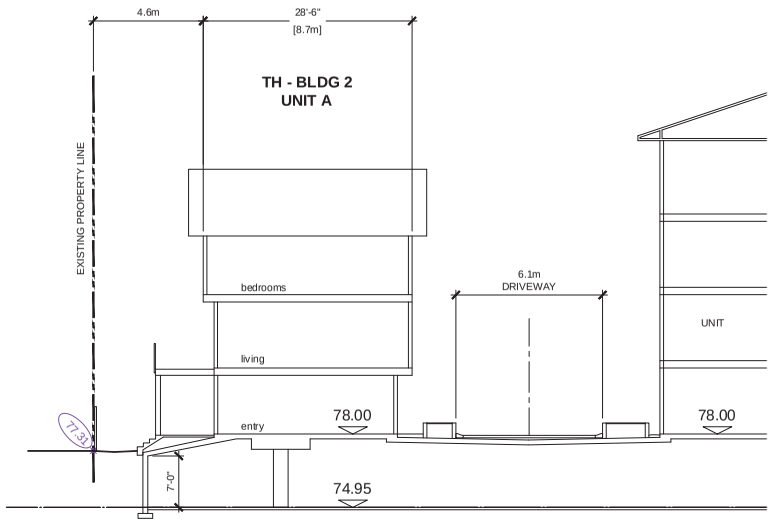
**10955 75A AVE & 7549 200 ST LANGLEY, BC**

DRAWING TITLE
**SITE SECTIONS**

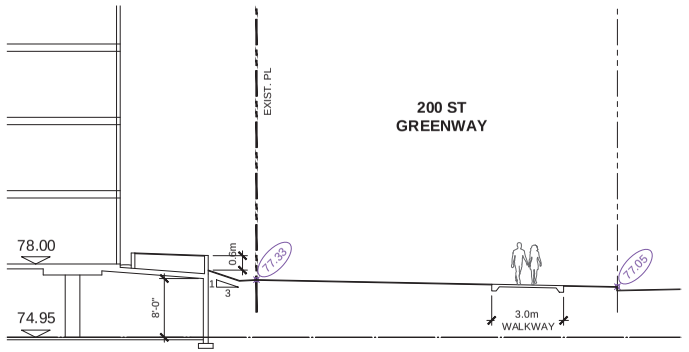
DATE **2018.10.29** FILE NO. **1814**
DWN. **MS**
CHK. **CH**

SEAL

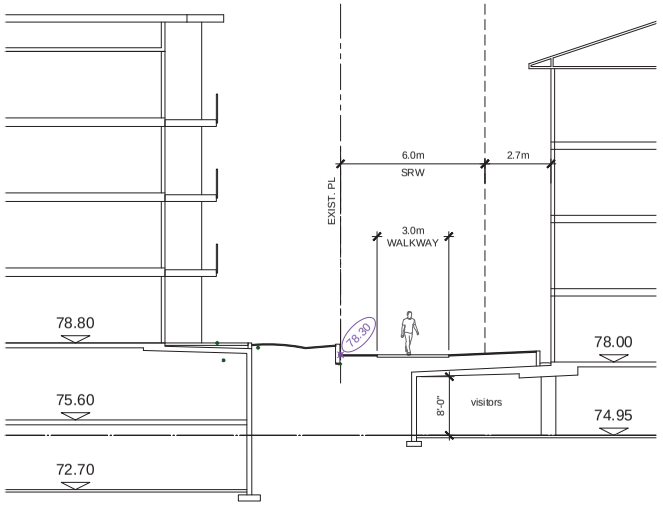
SHEET NO.
**DP-0.07**



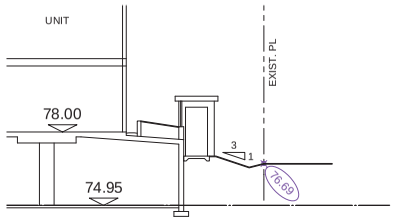

**PARTIAL SECTION 4**
SCALE: 1/8" = 1'-0"



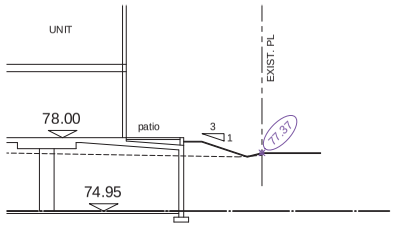

**PARTIAL SECTION 1**
SCALE: 1/8" = 1'-0"




**PARTIAL SECTION 5**
SCALE: 1/8" = 1'-0"




**PARTIAL SECTION 2**
SCALE: 1/8" = 1'-0"




**PARTIAL SECTION 3**
SCALE: 1/8" = 1'-0"

PROPOSED CIVIL GRADES
PROPOSED ARCH. GRADES

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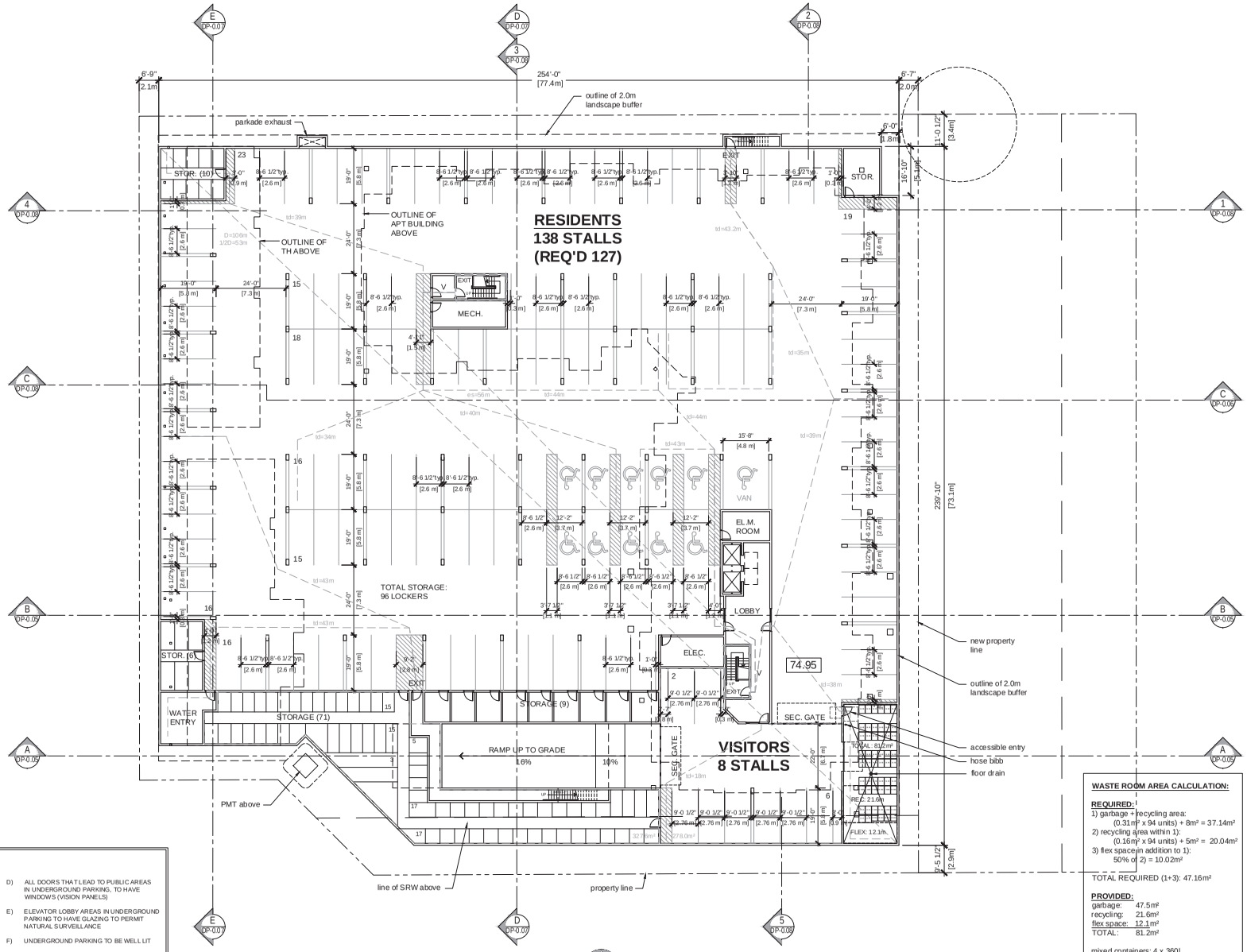
**10955 75A AVE & 7549 200 ST LANGLEY, BC**

DRAWING TITLE
**SITE SECTIONS**

DATE 2018.10.29 FILE NO.
DWN. MS
CHK. CH 1814

SEAL

SHEET NO.
**DP-0.08**




NOTE: CPTED REQUIREMENTS FOR UNDERGROUND PARKING

A) ALL WALLS & COLUMNS IN UNDERGROUND PARKING TO BE PAINTED WHITE

B) HARDWIRE VIDEO SURVEILLANCE EQUIPMENT TO BE INSTALLED IN UNDERGROUND PARKING. INCLUDE WIRING FOR ONE EYE-LEVEL CAMERA AT EACH ENTRANCE TO PARKADE

C) CONVEX MIRRORS TO BE INSTALLED IN UNDERGROUND PARKING & STAIR AREAS (TO BE DETERMINED) TO AVOID HIDDEN CORNERS

D) ALL DOORS THAT LEAD TO PUBLIC AREAS IN UNDERGROUND PARKING, TO HAVE WINDOWS (VISION PANELS)

E) ELEVATOR LOBBY AREAS IN UNDERGROUND PARKING TO HAVE GLAZING TO PERMIT NATURAL SURVEILLANCE

F) UNDERGROUND PARKING TO BE WELL LIT

G) ROUGH SURFACE TO BE PROVIDED ON UNDERGROUND PARKING RAMPS, TO DETER SKATEBOARDERS

**UG PARKADE (58,483sf / 5,432sm)**
SCALE: 1/16" = 1'-0"

NORTH

**WASTE ROOM AREA CALCULATION:**

**REQUIRED:**
1) garbage + recycling area:
(0.31m² x 94 units) + 8m² = 37.14m²
2) recycling area within 1):
(0.16m² x 94 units) + 5m² = 20.04m²
3) flex space in addition to 1):
50% of 2) = 10.02m²

TOTAL REQUIRED (1+3): 47.16m²

**PROVIDED:**

| | |
|---|---|
| garbage: | 47.5m² |
| recycling: | 21.6m² |
| flex space: | 12.1m² |
| TOTAL: | 81.2m² |

mixed containers: 4 x 360l
newspaper + cardboard: 10 x 360l
glass: 1 x 240l
organics: 4 x 240l
garbage: 36 x 360l (17yd³)

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PROJECT
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**10955 75A AVE & 7549 200 ST LANGLEY, BC**

DRAWING TITLE
**UG PARKADE**

DATE 2018.10.29 FILE NO.
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CHK. CH
**1814**

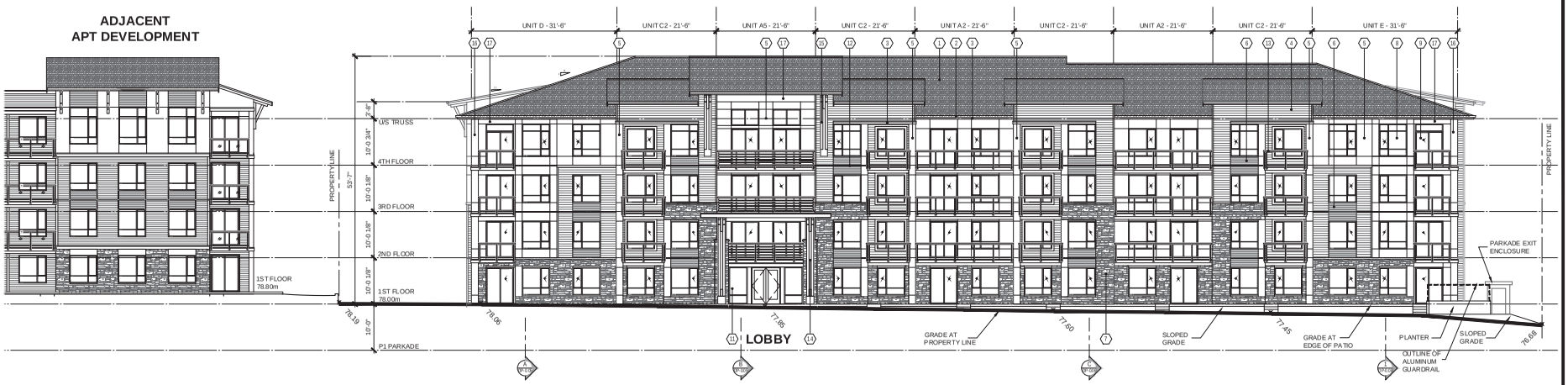
SEAL

SHEET NO.
**DP-1.00**

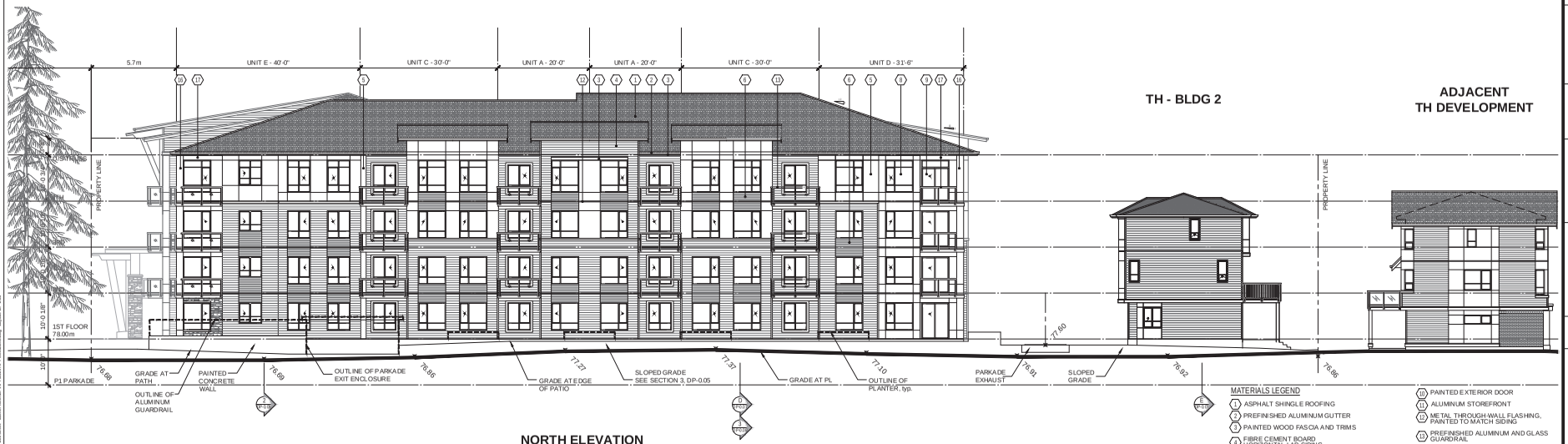
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**TOL FILE #:**
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**EAST ELEVATION 200TH STREET**
SCALE: 3/32" = 1'-0"




**NORTH ELEVATION**
SCALE: 3/32" = 1'-0"

MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER
3. PAINTED WOOD FASCIA AND TRIMS
4. FIBRE CEMENT BOARD HORIZONTAL LAP SIDING
5. PAINTED FIBRE CEMENT PANEL SIDING c/w EZ TRIM REVEAL SYSTEM OR APPROVED EQUAL
6. HORIZONTAL FIBRE CEMENT CEDAR LOOK SIDING
7. CULTURED STONE CLADDING
8. VINYL FRAME WINDOW
9. VINYL FRAME SLIDING PATIO DOOR
10. PAINTED EXTERIOR DOOR
11. ALUMINUM STOREFRONT
12. METAL THROUGH-WALL FLASHING, PAINTED TO MATCH SIDING
13. PREFINISHED ALUMINUM AND GLASS GUARDRAIL
14. STAINED TIMBER POST AND BEAM CANOPY STRUCTURE
15. STAINED WOOD KNEE BRACE
16. POST CLAD WITH FIBRE CEMENT CEDAR LOOK PANEL SIDING (BUILDING CORNERS ONLY)
17. BEAM CLAD WITH FIBRE CEMENT CEDAR LOOK PANEL SIDING

2020-02-10
ELEVATION REVISIONS

2019-11-20
PLANNING REVISIONS

2019-04-17
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**ZENTERRA WEST END 2.0 DEVELOPMENTS LTD.**

PROJECT
**PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"**

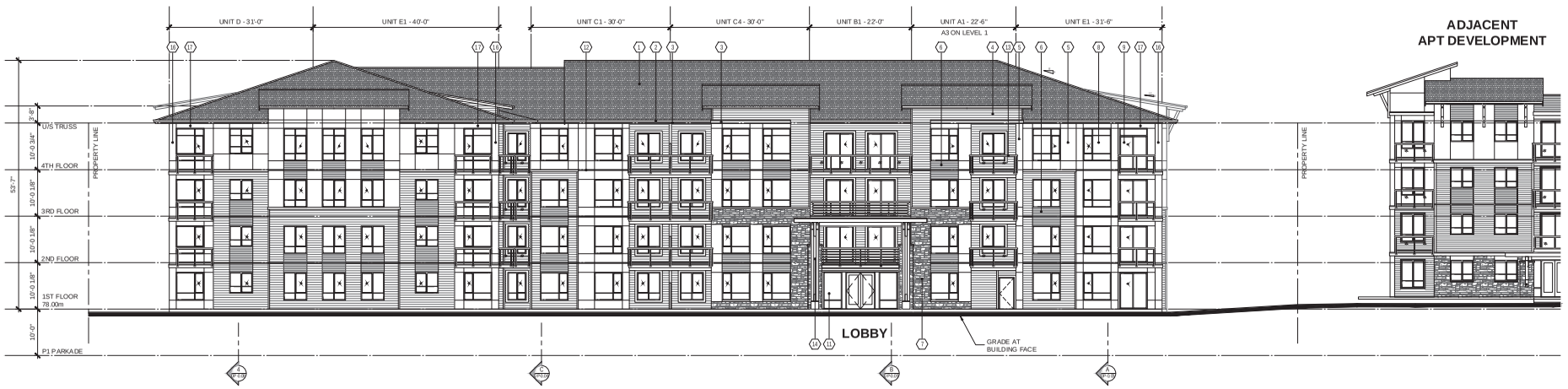
**19955 75A AVE & 7549 200 ST LANGLEY, BC**

DRAWING TITLE
**ELEVATIONS**

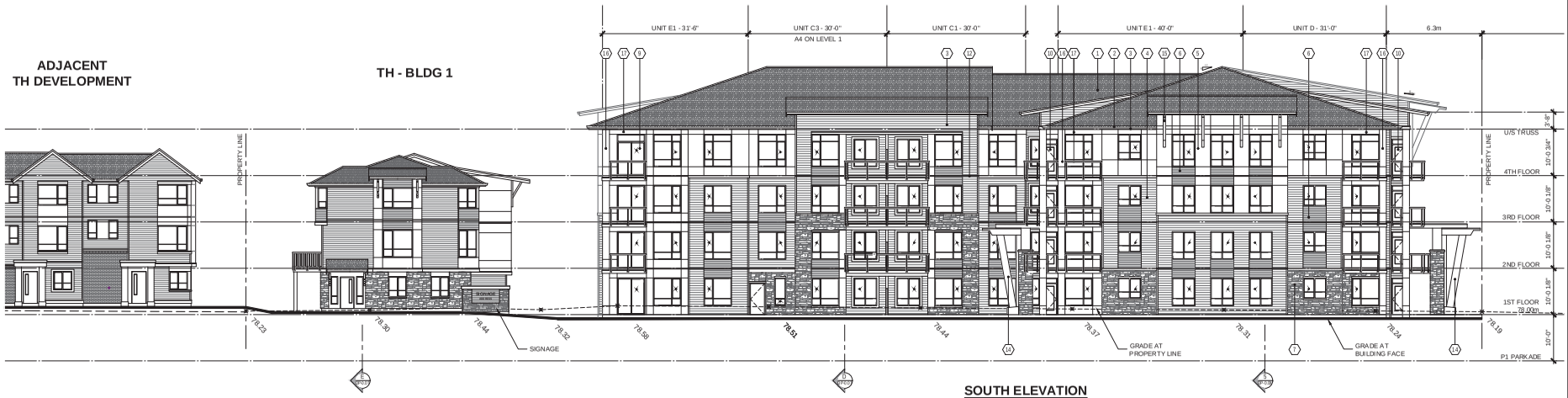
DATE **2018.10.29** FILE NO.
DWN. **MS**
CHK. **CH** **1814**

SEAL

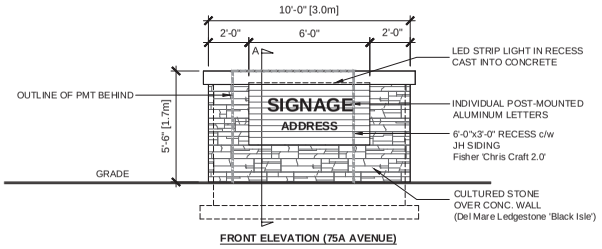
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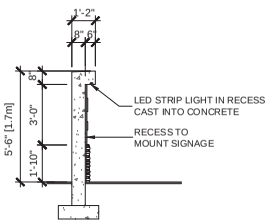

**WEST ELEVATION**
SCALE: 3/32" = 1'-0"




**SOUTH ELEVATION**
SCALE: 3/32" = 1'-0"




**FRONT ELEVATION (75A AVENUE)**
CULTURED STONE VENEER
TO WRAP AROUND WALL ENDS




**SECTION**

**DEVELOPMENT SIGNAGE**
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER
3. PAINTED WOOD FASCIA AND TRIMS
4. FIBRE CEMENT BOARD HORIZONTAL LAP SIDING
5. PAINTED FIBRE CEMENT PANEL SIDING c/w EZ TRIM REVEAL SYSTEM OR APPROVED EQUAL
6. HORIZONTAL FIBRE CEMENT CEDAR LOOK SIDING
7. CULTURED STONE CLADDING
8. VINYL FRAME WINDOW
9. VINYL FRAME SLIDING PATIO DOOR
10. PAINTED EXTERIOR DOOR
11. ALUMINUM STOREFRONT
12. METAL THROUGH-WALL FLASHING, PAINTED TO MATCH SIDING
13. PREFINISHED ALUMINUM AND GLASS GUARDRAIL
14. STAINED TIMBER POST AND BEAM CANOPY STRUCTURE
15. STAINED WOOD KNEE BRACE
16. POST CLAD WITH FIBRE CEMENT CEDAR LOOK PANEL SIDING (BUILDING CORNERS ONLY)
17. BEAM CLAD WITH FIBRE CEMENT CEDAR LOOK PANEL SIDING

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**PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"**

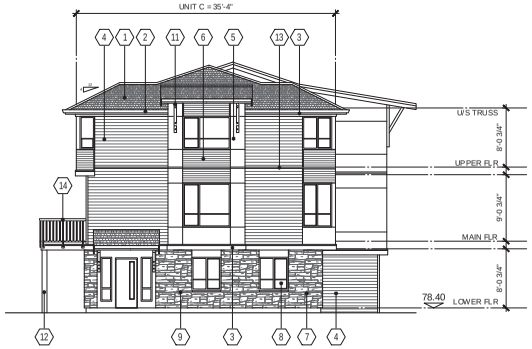
**10965 75A AVE & 7549 200 ST LANGLEY, BC**

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DWN. MS
CHK. CH 1814

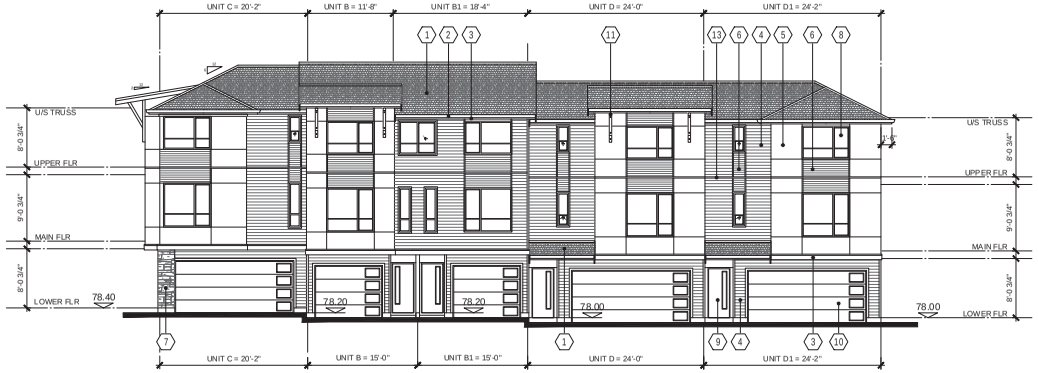
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SHEET NO.
**DP-1.07**



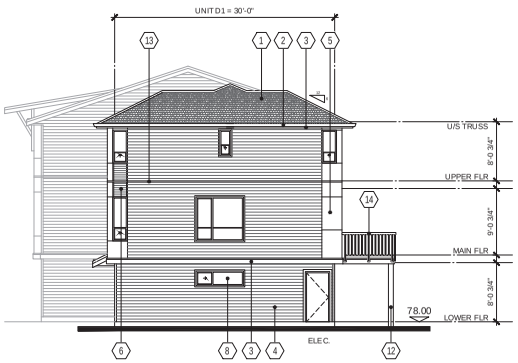

## SIDE ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"



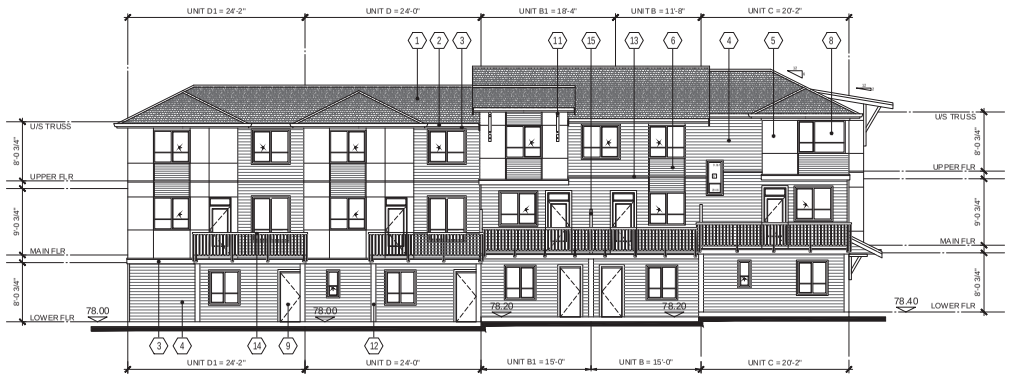

## FRONT ELEVATION - EAST

SCALE: 1/8" = 1'-0"




## SIDE ELEVATION - NORTH

SCALE: 1/8" = 1'-0"




## REAR ELEVATION - WEST

SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

1. ASPHALT SHINGLE ROOFING
2. PREFINISHED ALUMINUM GUTTER
3. PAINTED WOOD FASCIA AND TRIMS
4. FIBRE CEMENT BOARD HORIZONTAL LAP SIDING
5. PAINTED FIBRE CEMENT PANEL SIDING c/w EZ TRIM REVEAL SYSTEM OR APPROVED EQUAL
6. HORIZONTAL FIBRE CEMENT CEDAR LOOK SIDING
7. CULTURED STONE CLADDING
8. VINYL FRAME WINDOW
9. PAINTED EXTERIOR DOOR
10. PAINTED GARAGE DOOR
11. STAINED WOOD KNEE BRACE
12. PAINTED WOOD POST
13. METAL THROUGH-WALL FLASHING, PAINTED TO MATCH SIDING
14. PREFINISHED ALUMINUM GUARDRAIL
15. PREFINISHED ALUMINUM AND GLASS PRIVACY SCREEN

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PROJECT
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**19965 75A AVE & 7549 200 ST LANGLEY, BC**

DRAWING TITLE

**BUILDING 1 ELEVATIONS**

DATE 2018.10.29 FILE NO.
DWN. MS 1814
CHK. CH

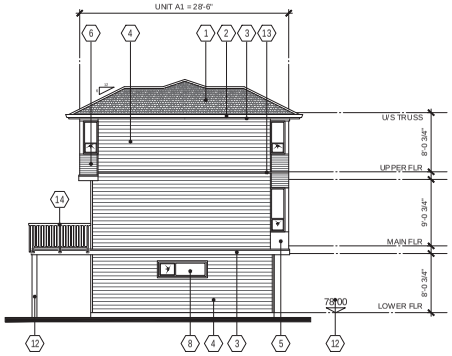
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SHEET NO.
**DP-2.02**

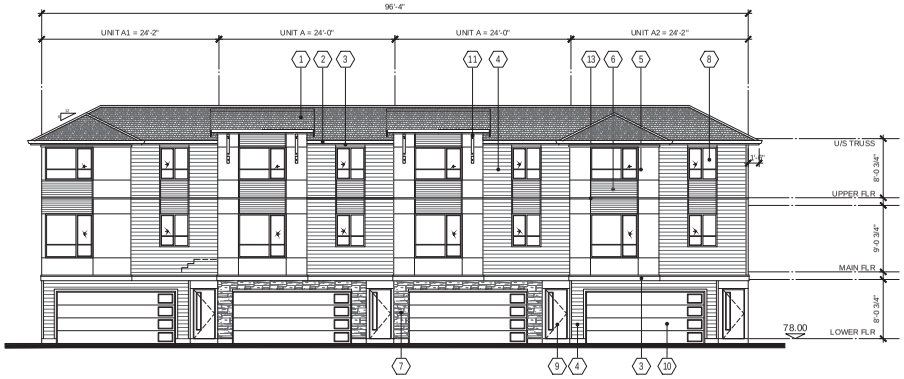
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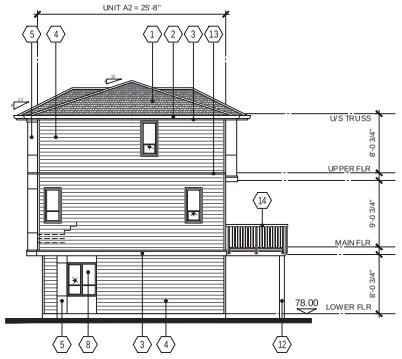
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**SIDE ELEVATION - SOUTH**
SCALE: 1/8" = 1'-0"




**FRONT ELEVATION - EAST**
SCALE: 1/8" = 1'-0"




**SIDE ELEVATION - NORTH**
SCALE: 1/8" = 1'-0"




**REAR ELEVATION - WEST**
SCALE: 1/8" = 1'-0"

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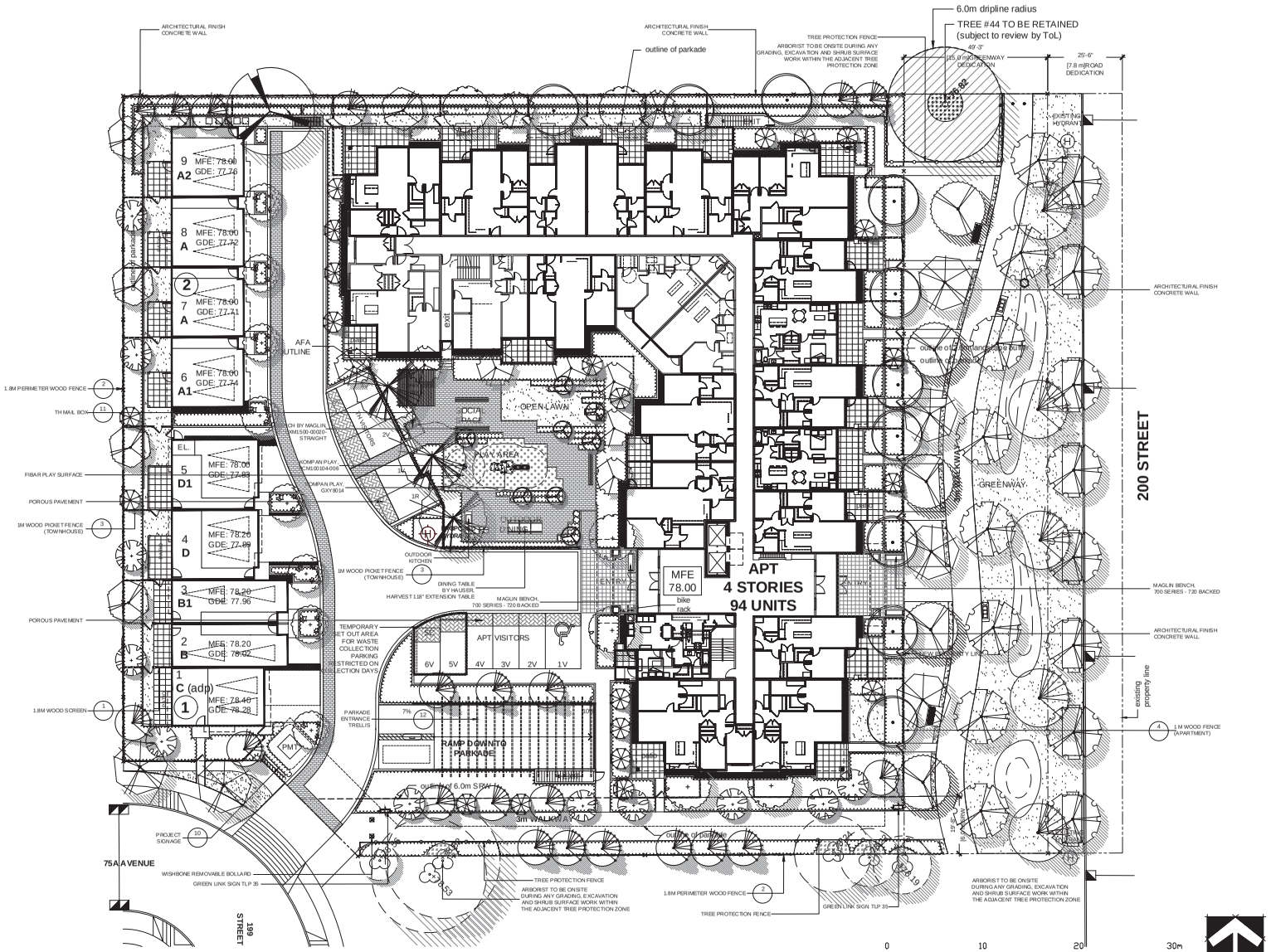
DRAWING TITLE
**BUILDING 2 ELEVATIONS**

DATE 2018.10.29 FILE NO.
DWN. MS 1814
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SEAL

SHEET NO.
**DP-3.02**

Plotted: February 10, 2020 at 9:46:22AM by mowagh
File: Z:\2018 Projects\1814 - Zenterra - 200 Street - Latimer.rvt#DP3\1814 DP-3dbg 2 elevations.dwg - Layout: DP-3.02




## PLANT SCHEDULE

PMG PROJECT NUMBER: 19-026

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| TREES | | | | |
| AF | 21 | ABIES FRASERI | FRASER FIR | 2.5M HT; B&B |
| AP | 8 | ACER PALMATUM | JAPANESE MAPLE | 5CM CAL.; B&B |
| AS | 5 | AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE' | AUTUMN BRILLIANCE SERVICEBERRY | 5CM CAL.; 1.2M STD; B&B |
| CJ | 1 | CERCIDIPHYLLUM JAPONICUM | KATSURA TREE | 7CM CAL.; 1.8M STD; B&B |
| MG | 11 | MAGNOLIA x 'ELIZABETH' | ELIZABETH MAGNOLIA | 2.0M HT |
| PN | 21 | PINUS NIGRA 'ARNOLD SENTINEL' | ARNOLD SENTINEL AUSTRIAN BLACK PINE | 2.5M HT; B&B |
| PS | 8 | PRUNUS SUBHIRTELLA 'PENDULA PLENA ROSEA' | DOUBLE WEEPING CHERRY | 6CM CAL.; 1.9M STD; B&B |
| PY | 10 | PRUNUS YEDOENSIS | YOSHINO CHERRY | 6CM CAL.; 1.8M STD; B&B |
| PY | 3 | PRUNUS YEDOENSIS 'AKEBONO' | DAYBREAK CHERRY | 6CM CAL.; B&B |
| PC | 9 | PYRUS CALLERYANA 'CAPITAL' | CAPITAL PEAR | 5CM CAL.; 1.4M STD; B&B |
| ST | 6 | STEWARTIA PSEUDOCAMELLIA | JAPANESE STEWARTIA | 6CM CAL. 1.5M STD; B&B |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD - BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BCLANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTES: THE TREE LIST INCLUDES REPLACEMENT TREES. SEE L2 FOR REPLACEMENT TREES

NOTE:
ALONG THE FRONT YARD AND 'PUBLIC' SIDE LOT LINE OF THE GREEN LINK, THE MAXIMUM HEIGHT OF THE WALL+FENCE IS 1.0M

ALONG THE REAR AND INTERIOR LOT LINES, THE MAXIMUM HEIGHT OF THE WALL+FENCE IS 2.0M

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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|
| 5 | 2020/JUN/09 | CITY COMMENTS | YR |
| 4 | 2020/MAY/05 | CITY COMMENTS | YR |
| 3 | 2020/APR/22 | CITY COMMENTS | YR |
| 2 | 2019/DEC/02 | NEW SITE PLAN AND CITY COMMENTS | YR |
| 1 | 2019/APR/15 | ISSUED FOR DP | YR |

CLIENT:

**MUNICIPAL FILE NO.:**
**08-22-0095**

PROJECT:

**PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"**

**19965 75A AVE & 7549 200 ST LANGLEY, BC**

DRAWING TITLE:

# LANDSCAPE PLAN

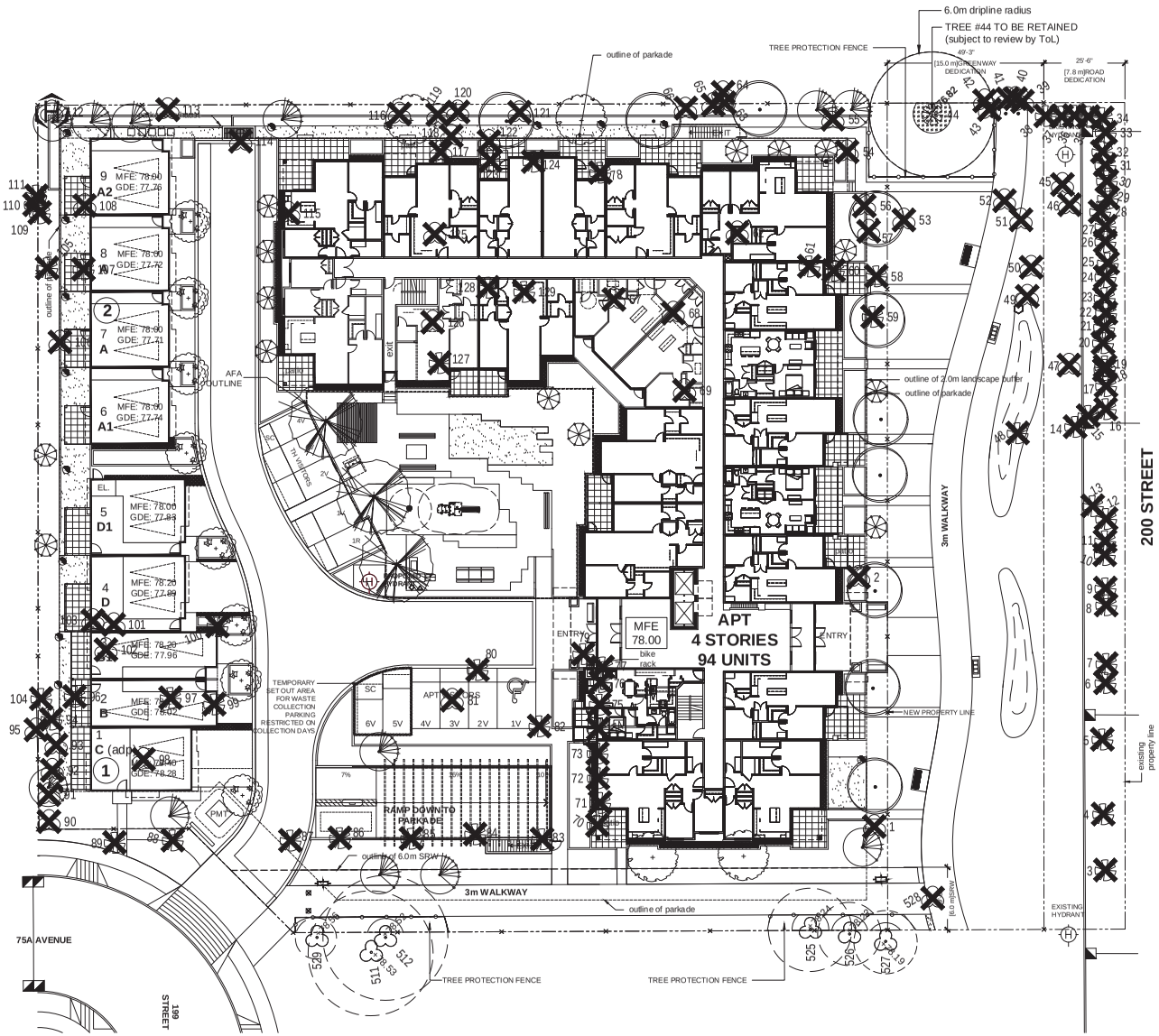
**Schedule B**

19026-5.ZIP

| | |
|---|---|
| DATE: | 19.APR.15 |
| SCALE: | 1:200 |
| DRAWN: | YR |
| DESIGN: | YR |
| CHK'D: | PCM |

DRAWING NUMBER: **L7** OF 13

PMG PROJECT NUMBER: **19-026**




## REPLACEMENT TREES

PMG PROJECT NUMBER: 19-026

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| | 12 | ABIES FRASERI | FRASER FIR | 2.9M HT; B&B |
| | 14 | PINUS NIGRA 'ARNOLD SENTINEL' | ARNOLD SENTINEL AUSTRIAN BLACK PINE | 2.9M HT; B&B |
| | 8 | PRUNUS SUBHIRTELLA 'PENDULA PLENA ROSEA' | DOUBLE WEEPING CHERRY | 6CM CAL; 1.9M STD; B&B |
| | 10 | PRUNUS YEDOENSIS | YOSHINO CHERRY | 6CM CAL; 1.8M STD; B&B |
| | 3 | PRUNUS YEDOENSIS 'AKEBONO' | DAYBREAK CHERRY | 6CM CAL; B&B |
| | 4 | STEWARTIA PSEUDOCAMELLIA | JAPANESE STEWARTIA | 6CM CAL; 1.9M STD;B&B |

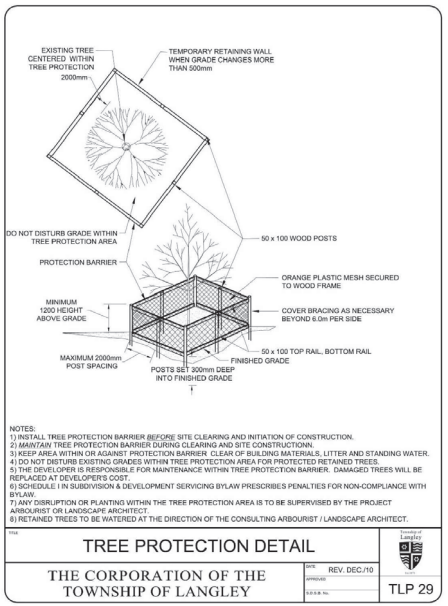
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVALAIBLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF 'CONDITIONS OF AVAILABILITY.' * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

REQUIRED REPLACEMENT TREES: 51

REQUIRED DECIDUOUS TREES (50%): 25 — PROVIDED DECIDUOUS TREES (50%): 25

REQUIRED CONIFER TREES (50%): 26 — PROVIDED CONIFER TREES (50%): 26

### TLP 29 – TREE PROTECTION DETAIL



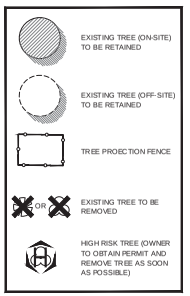

NOTES:
1) INSTALL TREE PROTECTION BARRIER *BEFORE* SITE CLEARING AND INITIATION OF CONSTRUCTION.
2) *MAINTAIN* TREE PROTECTION BARRIER DURING CLEARING AND SITE CONSTRUCTIONN.
3) KEEP AREA WITHIN OR AGAINST PROTECTION BARRIER CLEAR OF BUILDING MATERIALS, LITTER AND STANDING WATER.
4) DO NOT DISTURB EXISTING GRADES WITHIN TREE PROTECTION AREA FOR PROTECTED RETAINED TREES.
5) THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE WITHIN TREE PROTECTION BARRIER. DAMAGED TREES WILL BE REPLACED AT DEVELOPER'S COST.
6) SCHEDULE I IN SUBDIVISION & DEVELOPMENT SERVICING BYLAW PRESCRIBES PENALTIES FOR NON-COMPLIANCE WITH BYLAW.
7) ANY DISRUPTION OR PLANTING WITHIN THE TREE PROTECTION AREA IS TO BE SUPERVISED BY THE PROJECT ARBOURIST OR LANDSCAPE ARCHITECT.
8) RETAINED TREES TO BE WATERED AT THE DIRECTION OF THE CONSULTING ARBOURIST / LANDSCAPE ARCHITECT.

TREE PROTECTION DETAIL

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

REV. DEC./10

TLP 29




NOTE: WHEN PLANTING IN TREE PROTECTION AREAS, PLEASE CALL THE ARBORIST NOAH TALBOT: (604)424-4936

0 10 20 30m

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

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CLIENT:

**MUNICIPAL FILE NO.:**
**08-22-0095**

PROJECT:

**PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"**

**19965 75A AVE & 7549 200 ST LANGLEY, BC**

DRAWING TITLE:

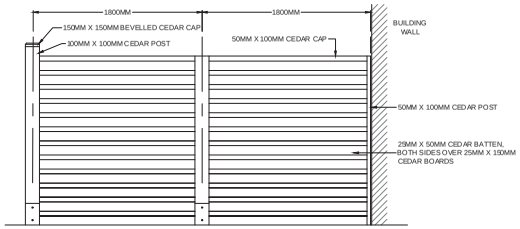
# TREE REPLACEMENT & PROTECTION PLAN

DATE: 19.APR.15
SCALE: 1:200
DRAWN: YR
DESIGN: YR
CHK'D: PCM

DRAWING NUMBER: L2 OF 13

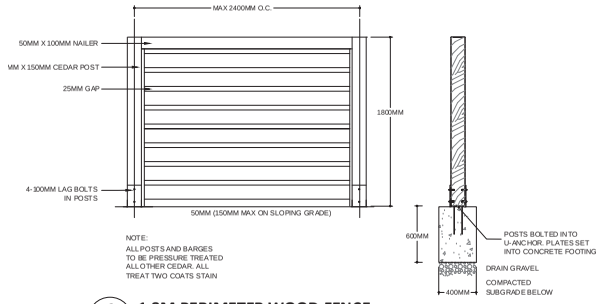
19026-5.ZIP

PMG PROJECT NUMBER: 19-026




NOTE:
ALL POSTS AND BARGES
TO BE PRESSURE TREATED
ALL OTHER CEDAR, ALL
TREAT TWO COATS STAIN

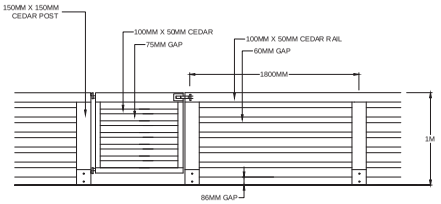
## 1 1.8M WOOD SCREEN
SCALE 1:25



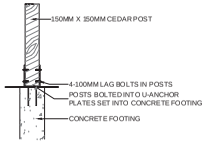

NOTE:
ALL POSTS AND BARGES
TO BE PRESSURE TREATED
ALL OTHER CEDAR, ALL
TREAT TWO COATS STAIN

TYPICAL POST FOOTING

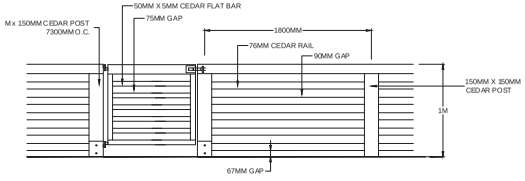
## 2 1.8M PERIMETER WOOD FENCE
SCALE 1:25




NOTE:
ALL POSTS AND BARGES
TO BE PRESSURE TREATED
ALL OTHER CEDAR. ALL HARDWARE GALVANIZED.
TREAT TWO COATS STAIN

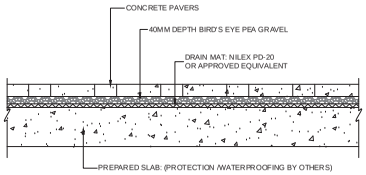



## 3 1 M WOOD FENCE (TOWNHOUSE)
SCALE 1:25

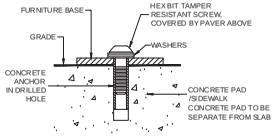



NOTE:
ALL POSTS AND BARGES
TO BE PRESSURE TREATED
ALL OTHER CEDAR, ALL
TREAT TWO COATS STAIN

## 4 1M WOOD FENCE (APARTMENT)
SCALE 1:25

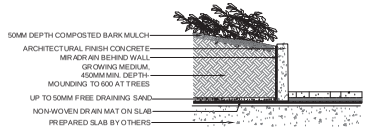



## 6 PAVERS ON SLAB
SCALE 1:12

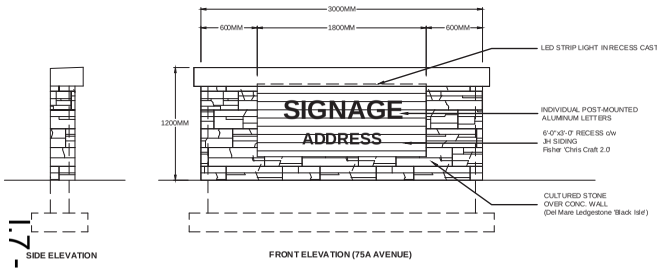


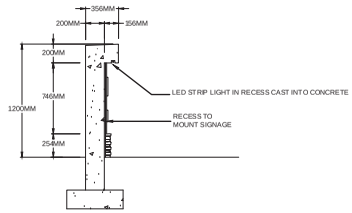

NOTE:
SITE FURNISHINGS TO BE INSTALLED TO
MANUFACTURERS SPECIFICATIONS

## 7 SITE FURNITURE MOUNTING
1:2

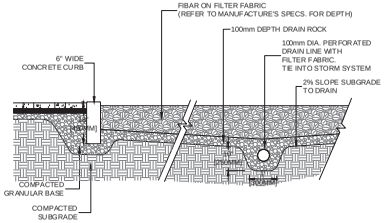



## 8 PLANTING ON SLAB
1:25

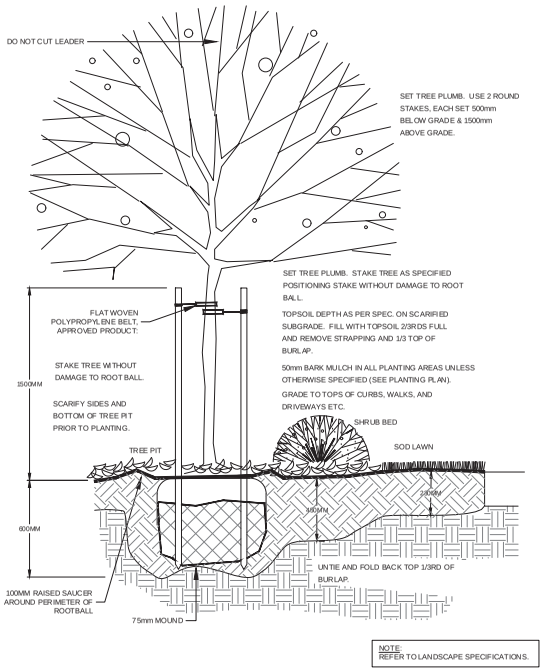



## 10 ENTRY SIGNAGE
SCALE 1:25




## 9 PLAYGROUND SAFETY SURFACE
SCALE 1:25




NOTE:
REFER TO LANDSCAPE SPECIFICATIONS.

## 5 PLANTING DETAILS
1:12

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CLIENT:

**MUNICIPAL FILE NO.:**
**08-22-0095**

PROJECT:

# PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"

**19965 75A AVE & 7549 200 ST**
**LANGLEY, BC**

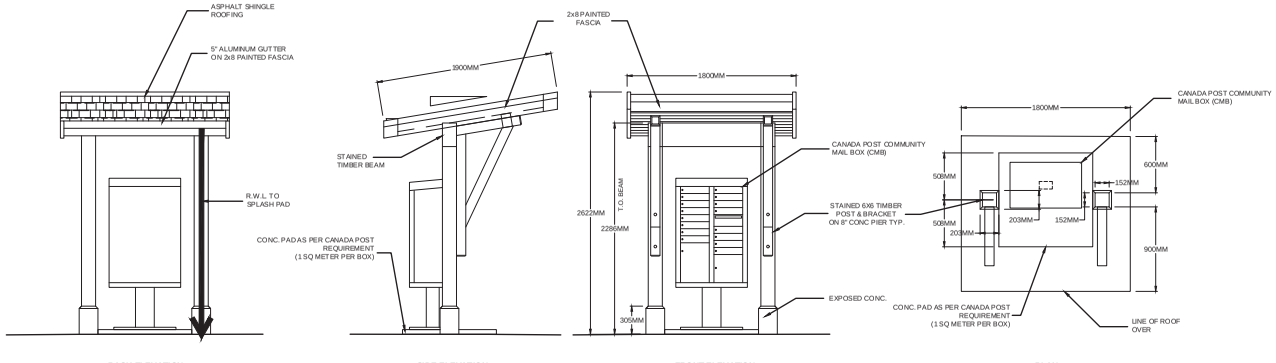
DRAWING TITLE:

# DETAILS

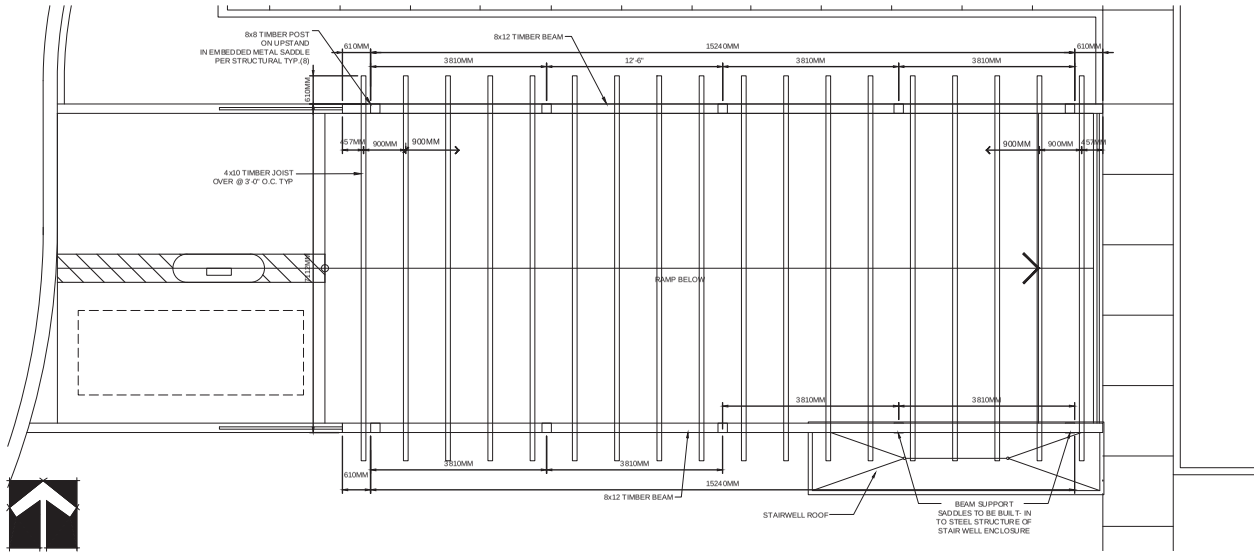
| | | |
|---|---|---|
| DATE: | 19.APR.15 | DRAWING NUMBER: |
| SCALE: | | L1 |
| DRAWN: | YR | |
| DESIGN: | YR | OF 13 |
| CHK'D: | PCM | |

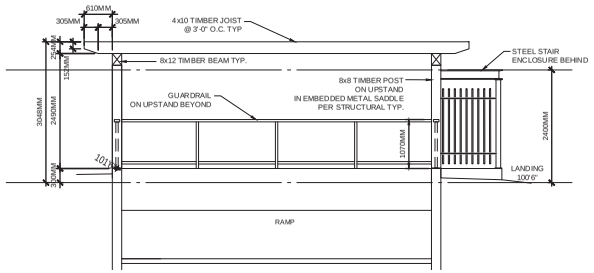
19026-5.ZIP

PMG PROJECT NUMBER: **19-026**




11 **TH MAILBOX**
SCALE 1:25




12 **PARKADE ENTRANCE TRELLIS**
1:50

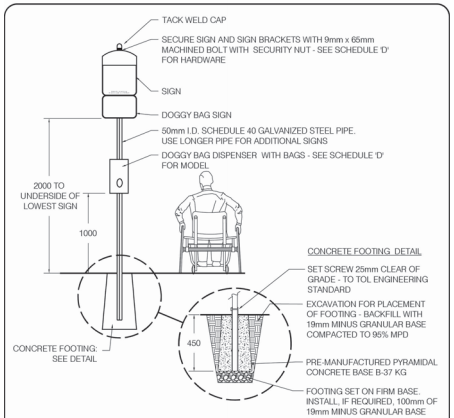
**TLP 32 – WOOD NOTES**

NOTES:

1. PROVIDE A FORTY-FIVE (45) DAY MINIMUM WEATHERING PERIOD FOR ALL PRESSURE TREATED WOOD MATERIALS. ALL WOOD SHALL BE SEASONED AND PRESSURE TREATED (A REQUIREMENT OF MINISTRY OF ENVIRONMENT).
2. ALL ITEMS SHALL BE TREATED WITH WOOD PRESERVATIVE. ALL ITEMS WITH DIRECT PEDESTRIAN CONTACT SHALL BE TREATED WITH ACQ (ALKALINE COPPER QUATERNARY).
3. ALL SURFACES EXPOSED AS A RESULT OF CUTTING, BORING OR RELIEVING SHALL BE TREATED WITH A BRUSH ON WOOD PRESERVATIVE, AS NOTED ABOVE, TO MAINTAIN THE INTEGRITY OF THE FACTORY APPLIED PRESERVATIVE TREATMENT. TWO (2) MANUAL APPLICATIONS SHALL BE APPLIED TO THESE EXPOSED SURFACES.
4. WHEN WORKING NEAR OR OVER CREEKS:
   - ALL WORK TO BE UNDERTAKEN IN SUCH A MANNER AS TO PREVENT RELEASE OF SILT, SEDIMENT, OR SEDIMENT-LADEN WATER, RAW CONCRETE, OR CONCRETE LEACHATE, OR ANY OTHER DELETERIOUS SUBSTANCES INTO ANY DITCH, WATERCOURSE, RAVINE, OR STORM SEWER SYSTEM. STANDARDS FOR SEDIMENT AND EROSION CONTROL AS PER THE LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT (M.O.E. AND D.F.O.) MUST BE ADHERED TO.
   - TAKE MEASURES AS NECESSARY TO PREVENT RELEASE OF SILTS, SEDIMENTS, AND CHEMICALS INTO THE WATERCOURSE.
   - CONSTRUCTION AND EXCAVATION WASTES, OVERBURDEN, SOIL, OR OTHER SUBSTANCES DELETERIOUS TO AQUATIC LIFE MUST BE DISPOSED OF IN SUCH A MANNER AND LOCATION AS TO PREVENT THEIR ENTRY INTO ANY WATERCOURSE, DITCH, RAVINE, OR STORM SEWER SYSTEM.
   - ALL PRECAUTIONS SHALL BE TAKEN TO PREVENT ANY WOOD PRESERVATIVES FROM SPILLING ONTO THE GROUND OR ENTERING THE WATERCOURSE. ANY APPLICATION OF WOOD PRESERVATIVES ON SITE MUST BE UNDERTAKEN UPLAND, WELL AWAY FROM ANY WATERCOURSE. THERE MUST BE NO APPLICATION OF PRESERVATIVES ON INSTALLED MATERIALS, ON OR OVER WATER UNDER ANY CIRCUMSTANCES.
5. ALL NAIL AND SCREW FASTENERS SHALL BE COUNTERSUNK. ALL COUNTERSUNK EDGES SHALL BE RELIEVED SO AS TO PROVIDE A SPLINTER FREE EDGE.
6. ALL DESIGN INFORMATION SHOWN OR IMPLIED SHALL BE VERIFIED ON SITE BY CONTRACTOR. ANY DISCREPANCIES BETWEEN WHAT IS INDICATED ON DRAWINGS AND WHAT IS EVIDENT IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNATED INSPECTING AUTHORITY PRIOR TO ANY FIELD WORK OR OFF-SITE PRE-FABRICATION TAKING PLACE.
7. COUNTER SINKING ON CAPS AND TOP RAIL ARE FILLED WITH WOOD PLUGS IN WATERPROOF EPOXY ADHESIVE FLUSH AND SMOOTH WITH WOOD SURFACE.
8. BUTT SPLICES SHALL BE LOCATED AT CENTRES OF POSTS AND/OR BEAMS
9. ALL EXPOSED EDGES ON ANGLED CAP RAIL AND OTHER RAILS SHALL BE RELIEVED TO PROVIDE A SMOOTH 6.0mm RADIUS EDGE. EXPOSED BUTT ENDS OF ALL HANDRAILS SHALL BE SMOOTH FINISHED WITH 6.0mm RADIUS RELIEVED EDGES.
10. ALL FASTENERS AND HARDWARE ITEMS SHALL BE HOT-DIP GALVANIZED STEEL WHERE ANY CUTS OR ABRASIONS TO THE FACTORY APPLIED GALVANIZED COATING OCCURS, THE CONTRACTOR SHALL MANUALLY APPLY TWO (2) COATS OF AN APPROVED ZINC RICH PRIMER SUCH AS GALVICON OR APPROVED EQUIVALENT.
11. TOLERANCES AND CONDITIONS FOR ACCEPTANCE OF WORK SHALL BE AS FOLLOWS:
    - SPACING OF POSTS SHALL BE WITHIN +/- 25.0mm;
    - DECK BOARDS SHALL BE FLUSH WITHIN +- 2.0mm OF ADJACENT BOARDS;
    - HANDRAILS SHALL BE STRAIGHT AND TRUE TO LINE;
    - WOOD TIMBER SECTIONS SHALL BE FULL, STRAIGHT, AND TRUE TO LINE;
    - ALL WOOD SHALL BE STRAIGHT GRAINED, FREE OF KNOTS, CHECKS, TWIN, SPLITS, OR UNSIGHTLY BLEMISHES.
    - ALL WOOD SHALL BE APPROVED BY OWNER OR OWNERS REPRESENTATIVE PRIOR TO USE;
    - ALL FOOTING HOLES SHALL BE INSPECTED AND APPROVED BY ENGINEER PRIOR TO PLACEMENT OF CONCRETE;
    - CONSTRUCTION FENCING SHALL BE PLACED AROUND CONSTRUCTION ZONE AND ALL EXCAVATIONS MADE SAFE WHEN CONTRACTOR OR CONTRACTOR'S PERSONNEL ARE NOT ON SITE;
    - CONSTRUCTION SITE AND OFFLOADING AREAS SHALL BE KEPT CLEAN, ORGANIZED, AND SAFE ON A DAILY BASIS;
    - SITE SHALL BE KEPT FREE OF DEBRIS AND CONTAMINANTS;
    - ALL WASTES SHALL BE REMOVED OFF-SITE ON A REGULAR BASIS DURING CONSTRUCTION.
12. CONTRACTOR SHALL SEEK APPROVAL OF OWNER AND CONTRACT ADMINISTRATOR PRIOR TO ANY PROPOSED CHANGES HE/SHE MAY PUT FORWARD FOR FASTENERS SCHEDULE. APPROVAL SHALL BE SOUGHT A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO ANTICIPATED NEED.
13. STRUCTURAL DESIGN TO CONSULTING STRUCTURAL ENGINEERS' SPECIFICATIONS.

TITLE: WOOD NOTES
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
DATE: REV. DEC/10
APPROVED:
S.D.D.R. No.
TLP 32

**TLP 35 – SIGN POST INSTALLATION**




NOTES:
1) FOR DOUBLE-SIDED SIGNS USE ADDITIONAL BOLTS ON SIGN HANGER BRACKETS

TITLE: SIGN POST INSTALLATION
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
DATE: REV. FEB./11
APPROVED:
S.D.D.R. No.
TLP35

19026-5.ZIP

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CLIENT:

**MUNICIPAL FILE NO.:**
**08-22-0095**

PROJECT:

**PROPOSED MULTI-FAMILY DEVELOPMENT "LATIMER 2.0"**

**19965 75A AVE & 7549 200 ST LANGLEY, BC**

DRAWING TITLE:

**DETAILS**

DATE: 19.APR.15
SCALE:
DRAWN: YR
DESIGN: YR
CHK'D: PCM

DRAWING NUMBER: L12
OF 13

PMG PROJECT NUMBER: **19-026**

**From:** Zorica Andjelic
**Sent:** Wednesday, February 17, 2021 8:57 AM
**To:** CD Agenda Bylaw
**Cc:** Chris Jarvie; Dave Lind
**Subject:** Item for February 22 2021 Council meeting agenda Bylaw No 5583 (Zenterra West End 2.0 Developments Ltd.) Project 08-22-0095

1. Please place Bylaw # 5583 (Zenterra West End 2.0 Developments Ltd) on the Council agenda of February 22, 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 June 29, 2020 attached to the Bylaw have been satisfactorily addressed.

3. A written submission opportunity was provided prior to the Bylaw receiving third reading on July 13, 2020.

4. Also, please place accompanying Development Permit No. 101111 on the same agenda for issuance by Council.

**Zorica Andjelic | MCIP, RPP, M.A Planning**
**Development Planner**
Community Development | Township of Langley
20338 – 65 Avenue, Langley, BC V2Y 3J1
Telephone: 604.533.6090 ext 3421

Web | Facebook | Twitter | YouTube



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**
**AMENDMENT (VISCO) BYLAW 2020 NO. 5630**

**EXPLANATORY NOTE**

Bylaw 2020 No. 5630 amends Comprehensive Development Zone CD-48 by adding *cannabis retail* as a site specific permitted use at unit 102, 8860 – 201 Street.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (VISCO) BYLAW 2020 NO. 5630**

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 (Visco) Bylaw 2020 No. 5630".

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

   Amending "Section 948 – Comprehensive Development Zone CD-48" by adding as Section 948.1(12) after Section 948.1(11) the following:

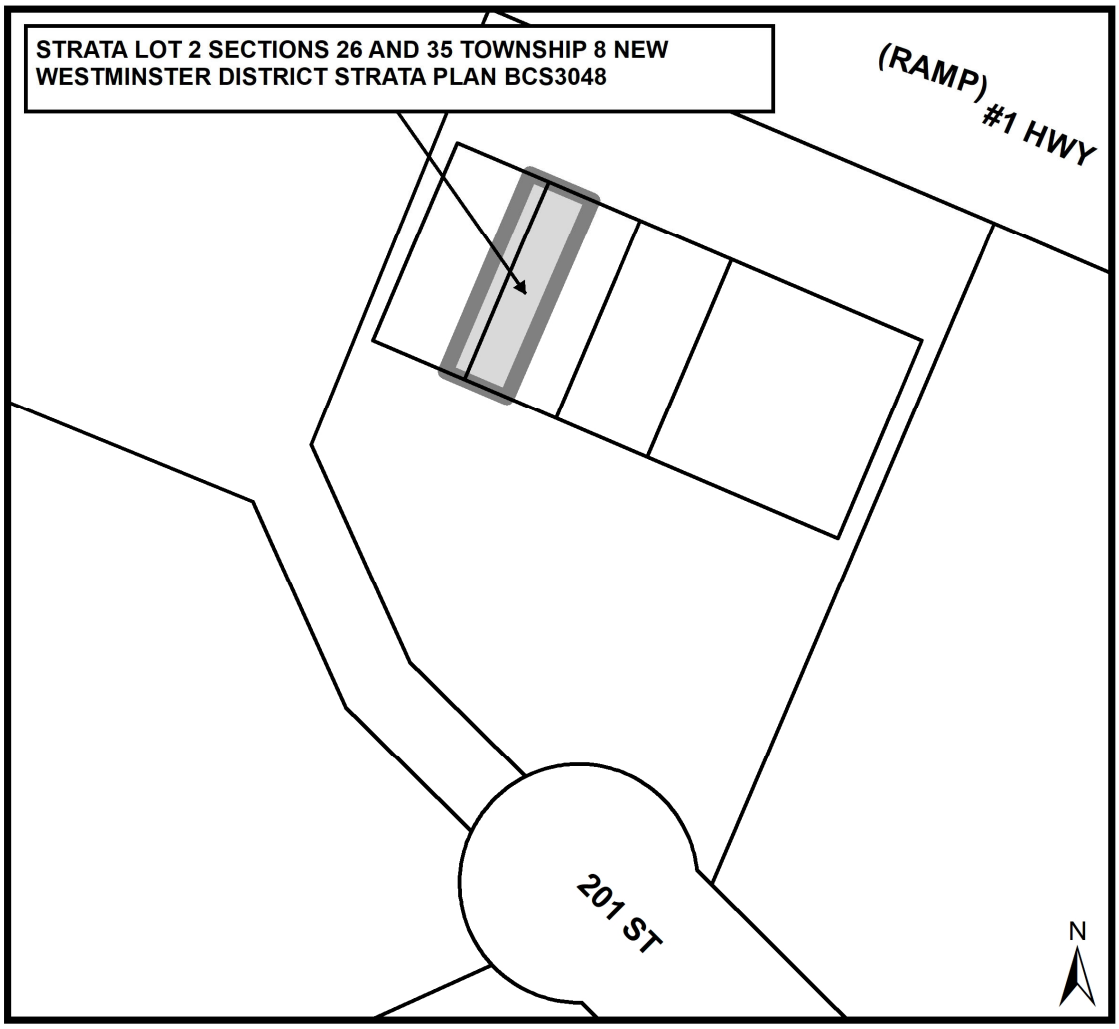
   "*cannabis retail* on Strata Lot 2 Sections 26 and 35 Township 8 New Westminster District Strata Plan BCS3048"

   As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Community Commercial Zone CD-48

| | | | | |
|---|---|---|---|---|
| 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<br>and the | 26<br>03 | day of<br>day of | November<br>December | , 2020.<br>, 2020. |
| READ A THIRD TIME the | 25 | day of | January | , 2021. |
| RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE | 08 | day of | February | , 2021. |
| ADOPTED the | | day of | | , 2021. |

_____ Mayor _____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 5630



**From:** Daniel Graham
**Sent:** Thursday, February 18, 2021 8:37 AM
**To:** Suzanne Little
**Subject:** Item for February 22, 2021 Council meeting agenda Bylaw No 5630 (VISCO)

Good Morning,

1. Please place Bylaw # 5630 (Visco) on the Council agenda of February 22, 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 November 9, 2020 attached to the Bylaw have been satisfactorily addressed.

3. The written submission opportunity for the Bylaw and non-medical cannabis retail sales endorsement was held on December 7, 2020 with third reading given on January 25, 2021.

4. Also, please place accompanying resolution related to non-medical cannabis retail endorsement on the same agenda for adoption by Council.

Best Regards,

Township of Langley

**Daniel Graham | Planner**
Development Planning | Community Development
20338 – 65 Avenue, Langley, BC V2Y 3J1
Direct line: 604.533.6090x2239
Web | Facebook | Twitter | YouTube

expect excellence

**From:** Brett Buchert <brett@iapmd.org>
**Sent:** Thursday, February 18, 2021 5:48 AM
**To:** INFO <info@tol.ca>
**Subject:** [EXTERNAL] Willoughby Greenway Bridge Lit Teal for PMDD Awareness - 4 April 2021?

Hi there,

My name is Brett and I'm the Director of Impact at the International Association for Premenstrual Disorders, a global nonprofit organization advocating for women with premenstrual disorders.

I'm emailing to request the Willoughby Greenway Bridge be lit TEAL in honor of PMDD Awareness Month on 4th April 2021, or another day in April.

PMDD Awareness Month is an internationally celebrated event in its ninth year, with the goal to raise awareness and build advocacy for Premenstrual Dysphoric Disorder (PMDD). PMDD is a much under-diagnosed reproductive mood disorder affecting 1 in 20 women of reproductive age. With this year's theme "Many Hands Make Light Work" we believe lighting up landmarks around the world will be a powerful symbol of hope for our community to spark awareness and change.

We would love if this is possible! Thank you so much for your time and consideration!

--
Best,

**Brett Buchert**
Pronouns: she, her, hers
Director of Impact
International Association for Premenstrual Disorders (IAPMD)

IAPMD

brett@iapmd.org

IAPMD is a 501c3 non-profit organization dedicated to education, awareness, support, and advocacy for women and AFAB individuals with Premenstrual Dysphoric Disorder (PMDD) and Premenstrual Exacerbation (PME) of underlying disorders. For peer support visit iapmd.org/peer-support or facebook.com/groups/iapmd for group support.

Township of Langley
Est. 1873

# HERITAGE ADVISORY COMMITTEE

Wednesday, February 3, 2021 at 7:00pm
via Zoom

**MINUTES**

**Present:**
Councillor M. Kunst, Council Co-Chair
Councillor B. Long, Council Co-Chair

T. Annandale, K. Gan, R. Genberg, T. Lightfoot, F. Pepin, and H. Whittell

**Guests:**
D. Luxton, Donald Luxton & Associates Ltd.
R. Disini, Donald Luxton & Associates Ltd.

**In Attendance:**
L. Rempel, Mitchell Group
J. O'Shea, Mitchell Group

**Staff:**
E. Horricks, Heritage Planner
J. Aldag, Cultural Services Manager
K. Stepto, Recording Secretary

## A. APPROVAL AND RECEIPT OF AGENDA ITEMS

**1. Heritage Advisory Committee**
**February 3, 2021**

Moved by T. Annandale,
Seconded by H. Whittell,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the February 3, 2021 meeting.
**CARRIED**

## B. ADOPTION OF MINUTES

**1. Heritage Advisory Committee**
**January 6, 2021**

Moved by T. Annandale,
Seconded by H. Whittell,
That the Heritage Advisory Committee adopt the minutes of the January 6, 2021 meeting.
**CARRIED**

## C. DELEGATIONS AND PRESENTATIONS

### 1. Proposed Conservation Plan for the McGillivray Residence - D. Luxton and R. Disini, Donald Luxton & Associates Ltd.

D. Luxton and R. Disini provided a presentation on the proposed conservation plan for the McGillivray Residence, noting the following.

The McGillivray Residence is located on a large lot at the northeast corner of 72 Avenue and 210 Street on the Milner Valley escarpment. Situated in the oldest farming district in the Lower Mainland (associated with the Hudson's Bay Company), the residence was constructed in 1933 for David and Rose McGillivray who had immigrated from Scotland to Manitoba and later resettled in Langley following the great depression. The McGillivrays were representative of a wave of farmers who came to British Columbia during the 1930s from the 'dust bowl' conditions in the prairies seeking improved farming opportunities.

The McGillivray Residence exists today as a good example of the interwar development of the Willoughby community and remains as a tangible link to the McGillivray family and their contributions to the local area. Built during a time of economic uncertainty, the residence is modest in its one and one-half storey design that features a simple front gable roofline, with a centrally positioned gable porch that shelters the original front entrance on the south elevation.

The general conservation strategy is to preserve the McGillivray residence while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality as a single-family residence within the development proposed by the Mitchell Group. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

Some of these elements include its:

- Siting in a suburban context on the north side of 72 Avenue between 210 Street and Crush Crescent;
- Symmetrical one and one-half storey height with above ground basement;
- Wood-frame construction with lapped wood siding;
- Vernacular design elements such as overhanging eaves and projecting gables with wood friezes;
- Original fenestration including single and multi-light wood sash basement windows;
- Internal masonry chimney; and
- Mature landscaping related to former agricultural use on the site.

The McGillivray Residence will become a registered site as part of its revitalization within the new development.

D. Luxton, R. Disini, L. Rempel, and J. O'Shea left the meeting at 7:20pm.

## D. REPORTS

### 1. Co-Chairs' Reports

Staff noted that C. Boughen requested that thanks be extended to D. Luxton and staff for the presentation to Council on January 25 on the Heritage Evaluation System.

### 2. Heritage Planner's Report

E. Horricks reported the following:

- Last October the committee passed a motion recommending that a Community Heritage Register Plaque be awarded to the owners of the Murrayville Elementary School revitalization project during Heritage Week 2021, to recognize their preservation efforts in retaining and repurposing the historic school within the Murrayville Heritage Conservation Area. Mayor and Council will present the plaque to Lanson Foster of Lanstone Homes at the Regular Council meeting of Council on February 8.
- The next deadline for the Heritage Building Incentive Program is Friday, February 26 at 4:30pm.
- A presentation on the UN Declaration on the Rights of Indigenous Peoples will be scheduled for an upcoming HAC meeting.
- The Heritage BC Annual Conference, "Heritage in Action", will take place over a four-week period from May 6 – 27 in an online format. Further information on the conference will be included in the committee's upcoming meeting package as it becomes available.

### 3. Museum Manager's Report

J. Aldag reported that site preparations are now underway for the new museum, and meetings with First Nations groups on indigenous programming are currently taking place. Heritage Week activities that will take place the week of February 15 include:

- February 16 – Facebook Live event to discuss the 1920's exhibit that is currently on display at the museum.
- February 16 – an online panel discussion with the Langley Historical Society, Fort Langley Heritage Site, etc. to discuss what heritage looks like in 2021.
- February 17 – an online discussion with Lanson Foster of Lanstone Homes regarding the Murrayville Elementary School revitalization project.
- February 18 – a virtual bus tour of Murrayville hosted by Fred Pepin.

He further noted that the National Trust of Canada is asking heritage groups to take the online survey related to the 2021 federal government budget, to help support getting heritage places into the federal budget.

Action - National Trust for Canada (nationaltrustcanada.ca)

### 4. Heritage Review Panel

No report.

## D. REPORTS

### 5. Douglas Day 2021 Planning Committee Report

No report.

### 6. Museum Advisory Group Report

F. Pepin reported that the MAG is currently reviewing existing museum policies.

## E. CORRESPONDENCE

## F. 2021 WORK PROGRAM

### 1. Review and Endorsement of the 2021 Work Plan

E. Horricks provided a revised draft work plan for 2021 based on the committee's deliberations at the January meeting. She noted that four items on the work plan have been revised based on the committee's direction in January as follows:

1. Langley's Rural Heritage – a continuation of work that began in 2020.
2. Explore new directions in Heritage Conservation – a focus on Intangible Cultural Heritage through a presentation and further discussions.
3. Great Northern Railway – development of an interpretive project.
4. Consider the need for a local salvage network – a focus on the need for a network based on a presentation from the construction salvage industry.

Item 5-11 are items that the HAC regularly undertakes.

**MOTION**
Moved by T. Annandale,
Seconded by F. Pepin,
That the Heritage Advisory Committee endorse the draft 2021 Work Plan, as presented.
**CARRIED**

**COUNCIL**
Moved by H. Whittell,
Seconded by T. Annandale,
That the Heritage Advisory Committee recommends that Council approve the 2021 Work Plan, presented as Attachment A.
**CARRIED**

### 2. McGillivray Residence, 21031 72 Avenue – Heritage Conservation Plan and Statement of Significance

Refer to item C.1.

## F. 2021 WORK PROGRAM

**MOTION**
Moved by T. Annandale,
Seconded by F. Pepin,
That the Heritage Advisory Committee receive and endorse the proposed Conservation Plan and Statement of Significance for the McGillivray Residence located at 21031 -72 Avenue.
**CARRIED**

### 3. Heritage Advisory Committee Annual Subscription to Heritage BC

E. Horricks noted that the Heritage Advisory Committee's annual subscription to Heritage BC has been renewed for 2021.

## G. COUNCIL REFERRALS

## H. OTHER BUSINESS AND ITEMS FOR INFORMATION

### 1. Langley Heritage Society Update

F. Pepin reported that the Langley Heritage Society has not been holding regular meetings or special events since the pandemic began, but plans to have a Zoom meeting with the executive later this month. He noted that the Murrayville Bus Tour will be virtual this year.

The society is providing assistance to the Milner Community Association following a recent flood at the Milner Chapel by way of a grant of $35,000 to help repair the damage to the landscaping, fencing, sidewalks etc. not covered by the insurance.

The baggage room at the CN Station in Fort Langley is currently being re-done and will be open to the public this summer.

The society is working with the BC Farm Museum to get their gas-powered railway speeder up and running by the summer.

The Hope Train Station is currently facing potential demolition.

### 2. Alder Grove Heritage Society Update

H. Whittell reported that the Society has received a number of donations of telephones and other artifacts recently. There is also interest in getting the old Aldergrove firetruck working for use in parades etc. He also inquired as to whether there is any interest in moving the Shortreed cabin to the phone museum site for storage space. It is not know whether this building belongs to Metro Vancouver or the Elks, but is being investigated further by the Society.

## H. OTHER BUSINESS AND ITEMS FOR INFORMATION

### 3. Heritage BC Update – "Heritage Week Special", January 2021

Provided in package for information.

## I. NEXT MEETING

**Date**: Wednesday, March 3, 2021
**Location**: via Zoom
**Time**: 7:00pm

## J. TERMINATE

Moved by H. Whittell,
Seconded by F. Pepin,
That the meeting terminate at 8:52pm.
**CARRIED**

**CERTIFIED CORRECT:**

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

# HERITAGE ADVISORY COMMITTEE 2021 WORK PLAN

The Heritage Advisory Committee proposes to undertake the following work in 2021 consistent with the Committee's mandate. Calendar months show the estimated time and duration of when this work will occur.

Approved by Council:

| ITEM | PROJECT & ASSOCIATED TASKS | JAN | FEB | MAR | APR | MAY | JUN | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | **Langley's Rural Heritage (Phase 1)**<br>Continue the work related to heritage building retention and adaptive re-use in Langley's rural areas, including the need for possible incentives for historic farms with significant heritage buildings.<br><br>The work of Phase 1 will include the compilation of examples (in a case study format) of significant rural heritage buildings that have been retained in Canadian or US jurisdictions, and the incentive programs, alliances and partnerships that contributed to their preservation.<br><br>A committee work group was established during 2020 to undertake this research. | | √ | √ | √ | √ | √ | √ | √ | √ | |
| 2 | **Explore New Directions in Heritage Conservation**<br>Participate in a presentation/workshop on Intangible Cultural Heritage. | | | √ | √ | √ | | | | | |
| 3 | **Great Northern Railway**<br>Develop an interpretive project to recognize the Great Northern Railway that spanned south Langley and Aldergrove in the early twentieth century. | | | | √ | √ | √ | √ | √ | √ | √ |
| 4 | **Consider the Need for a Local Salvage Network**<br>Receive a presentation from the construction salvage industry to determine whether a salvage 'network' could assist local builders, craftsman, and heritage building owners in re-using buildings elements or materials from heritage buildings that are not to be retained. | | | | | | | √ | √ | √ | |
| 5 | **Heritage Building Incentive Program**<br>Review annual applications to the Heritage Building Incentive Program for three application cycles through the Heritage Review Panel Subcommittee. | | √ | √ | | √ | √ | | √ | √ | |

| ITEM | PROJECT & ASSOCIATED TASKS | JAN | FEB | MAR | APR | MAY | JUN | SEP | OCT | NOV | DEC |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 6 | **Heritage Register Recognition Program**<br>Recognize new additions to the Heritage Register that have not received a recognition plaque to date. | | √ | √ | | | | | √ | √ | |
| 7 | **Township's Heritage Sites**<br>a) Continue to update the Township's Heritage Inventory as an information base for further development of the Community Heritage Register.<br>b) Continue to provide recommendations to the Community Heritage Register providing input on associated Statements of Significance for sites that become registered. | √ | √ | √ | √ | √ | √ | √ | √ | √ | √ |
| 8 | **Heritage Sites and Areas Impacted by Development**<br>Provide timely input as requested on heritage resources, sites facing transition, and historic areas potentially impacted by development through the Heritage Review Panel Subcommittee. | √ | √ | √ | √ | √ | √ | √ | √ | √ | √ |
| 9 | **Committee Liaison to Douglas Day Planning Committee**<br>Maintain liaison to the Douglas Day Planning Committee by appointing a liaison to the event planning committee. The HAC will receive regular reports from the Committee Liaison and participate in the annual November event. | √ | | | √ | √ | √ | √ | √ | √ | √ |
| 10 | **Committee Liaison to the Museum Advisory Group**<br>Maintain liaison with the Langley Centennial Museum by appointing a liaison to the Museum Advisory Group. The HAC will receive regular reports from the Committee Liaison on initiatives of interest to the Heritage Advisory Committee. | √ | √ | √ | √ | √ | √ | √ | √ | √ | √ |
| 11 | **Consider or Inquire into Matters as Requested by Council**<br>Respond to ongoing referrals from Council as they arise. | √ | √ | √ | √ | √ | √ | √ | √ | √ | √ |

Township of Langley
Est. 1873

# RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

February 10, 2021 at 7:00pm
Via Zoom

## MINUTES

**Present:**
E. Erickson (Community Co-Chair)
Councillor K. Richter (Council Co-Chair)
Councillor E. Woodward (Council Co-Chair)

D. Gendron, M. Jackstien, D. Kang, M. Pratt, and J. Wilkins

**School Board Representative:**
D. Tod

**Staff:**
J. Aldag, Cultural Services Manager
R. Stare, Deputy Director, Park and Recreation
K. Stepto, Recording Secretary

### A. APPROVAL AND RECEIPT OF AGENDA ITEMS

**1. Recreation, Culture, and Parks Advisory Committee - February 10, 2021**

Moved by M. Jackstien,
Seconded by J. WIlkins,
That the Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the February 10, 2021 meeting, as amended.
**CARRIED**

**Election**

M. Jackstien nominated E. Erickson to be the Community Co-Chair for 2021.

J. Wilkins seconded the nomination.

E. Erickson was elected as Community Co-Chair, by acclamation, and assumed the role for the remainder of the meeting.

### B. ADOPTION OF MINUTES

**1. Recreation, Culture, and Parks Advisory Committee – November 12, 2020**

Moved by J. Wilkins,
Seconded by M. Pratt,

## B. ADOPTION OF MINUTES

That the Recreation, Culture, and Parks Advisory Committee adopt the Minutes of the November 12, 2020 meeting.
**CARRIED**

### 2. Recreation, Culture, and Parks Advisory Committee – January 13, 2021

Moved by J. Wilkins,
Seconded by M. Jackstien,
That the Recreation, Culture, and Parks Advisory Committee receive the Notes of the January 13, 2021 meeting, as amended.
**CARRIED**

## C. DELEGATIONS AND PRESENTATIONS

## D. REPORTS

### 1. Council Co-Chairperson's Report

Cllr. Richter provided the following update:

- Council approved an application for a grant to the UBCM Poverty Reduction Planning and Action Program.
- Council approved two retail cannabis locations in west Langley and southeast Langley, both in industrial areas. Council also approved refunding the application fess to the unsuccessful applicants.
- Council pre-approved $1.3 million for the SW Yorkson Neighbourhood Park, $1.35 million for the NE Latimer Neighbourhood Park, and $84,000 for the Fort to Fort Viewing Platform replacement project.
- Council received a presentation from the Fraser Valley Regional Library regarding their programs and funding model. A Notice of Motion will be going forward to ask staff to review the Library Master Plan that was last done in 2012.
- Council passed a resolution to oppose reducing the landscape buffer of a new development on the Surrey/Langley border at 196 Street and 36 Avenue.
- Council approved a new craft brewery in Brookswood.
- Councillor Richter attended a Metro Vancouver Regional Parks meeting where they received a report on the natural and built assets in regional parks that will eventually need replacing. It may be beneficial for our Township Parks to do a similar report.
- Campbell Valley Park is expanding its trail and greenway network, improving park access, opening McClean pond, among other projects between 2021 and 2024.
- A cedar tree came down in the park that ripped up 40 feet of the boardwalk.

## E. CORRESPONDENCE

## F. WORK PROGRAM

### 1. 2020 Final Report

Advisory Committee reviewed the 2020 Final Report.

**MOTION**
Moved by M. Jackstien,
Seconded by J. Wilkins,
That the Recreation, Culture, and Parks Advisory Committee receive and endorse the 2020 Year End Report.
**CARRIED**

Clerk's Note: The report was forwarded to Council in January.

### 2. Draft 2021 Work Program

Taking into consideration the current pandemic, the continual change in Public Health Officer orders and guidelines from other regulatory bodies, the Committee discussed the draft 2021 Work Program. They determined that it will be a continuation of the 2020 Work Program.

**MOTION**
Moved by M. Pratt,
Seconded by J. Wilkins,
That the Recreation, Culture, and Parks Advisory Committee endorse the 2021 Work Program.
**CARRIED**

**COUNCIL**
Moved by D. Gendron,
Seconded by D. Kang,
That the Recreation, Culture, and Parks Advisory Committee recommends that Council endorse the 2021 Work Program (see Attachment A).
**CARRIED**

### 3. Community Liaisons

Committee members considered serving as a Community Liaison on the Langley Outdoor Sports Advisory Group, Museum Advisory Group, or Langley Community Awards Selection Committee.

The following members volunteered to serve as Community Liaisons:

Langley Outdoor Sports Advisory Group – J. Wilkins
Museum Advisory Group – D. Gendron

## F. WORK PROGRAM

Langley Community Awards Selection Committee – E. Erickson, D. Kang, D. Todd, and J. Wilkins.

## G. COUNCIL REFERRALS

1. Councillor Richter asked the members for ideas or areas of interest that they would like the committee to discuss in future meetings. The following suggestions were provided:

    - Have the Township page promote activities that are available in the community, other than just Township programs. With activities being so limited during COVID, it would be good for the community to know what is available to them.
      **Action:** Staff to look into this and report back.
    - Support theatre groups and cultural activities during COVID. Can outdoor plays be put on in the summer? Can we also promote the online activities on the Township page?
    - **Action:** Staff to look into this and place on the next agenda for further discussion.
    - Have a student from the different high schools come to each meeting to give a short report on their volunteer activities and events of interest that are happening at their school. One student per month. Could present the student with a “thank you” certificate they can add to their resume.
    - Promote physical literacy, especially during COVID.
    - Have a standing item on the agenda for cultural updates and initiatives and also Museum Advisory Group updates.

## H. OTHER BUSINESS AND ITEMS FOR INFORMATION

### 1. 2021 Meeting Schedule

Provided in package for information.

### 2. 2021 Membership List

Provided electronically after the committee was in agreeance.

### 3. Family Day Activities

R. Stare reported that the three pools in the Township will have free public swims during the Family Day weekend. This is made possible through a BCRPA Grant.

He further noted that attendance at the pools has been at around 90% of capacity since they opened.

## H. OTHER BUSINESS AND ITEMS FOR INFORMATION

### 4. Museum Update

J. Aldag reported that the Museum received a $75,000 Federal Grant to be used for the print making studio. He further noted that they are working with the four First Nations group to organize a blessing before construction begins on the new museum in the spring.

### 5. Committee Succession Planning

Councillor Richter suggested that the committee make a list of which groups need to be represented on the committee, as well as other attributes, and forward to Council in October for their consideration when they are appointing committee members. Things to consider could include: age balance, park users, cultural members, sport groups etc.

**Action:** To be placed on the October agenda.

## N. NEXT MEETING

**Date**: March 10, 2021
**Location**: via Zoom
**Time**: 7:00 pm

## O. TERMINATE

Moved by D. Gendron,
Seconded by J. Wilkins,
That the meeting terminate at 8:10pm.
**CARRIED**

**CERTIFIED CORRECT:**

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

A Action Required
D Delegation
P Presentation
R Report
R/F Review / Feedback
U Staff Update

# Recreation, Culture, and Parks Advisory Committee 2021 Work Program

## General Committee Work

| | Jan | Feb | Mar | Apr | May | June | Sept | Oct | Nov |
|---|---|---|---|---|---|---|---|---|---|
| Orientation | P | | | | | | | | |
| Election of Co-Chair | A | | | | | | | | |
| 2020 Final Report | A | | | | | | | | |
| Work Program<br>*Approve and appoint liaison roles* | R&F | A | | | | | | | |
| Capital Budget<br>*Staff presentation 2020/21 budget highlights* | | | | P | | | | | U |
| Conferences<br>*BCRPA 2021 annual conference (online). Selection of 1 member to attend and to provide report to committee.* | | R/F | A | | | | | | |
| Fees and Charges<br>*Staff update re proposed 2021/2022 fees and charges* | | | | U | | | | | |
| Facility Allocation Policy | | | | | | U | | | |

## Projects, Programs and Events

| | Jan | Feb | Mar | Apr | May | June | Sept | Oct | Nov |
|---|---|---|---|---|---|---|---|---|---|
| Youth Programs and Services<br>*Youth week, first week in May* | | | | P<br>R/F | | | | | |
| Seniors Programs and Services<br>*Seniors week, second week in June* | | | | | P<br>R/F | | | | |
| Parks Tour | | | | | | P | | | |
| Canada Day Events | | | | U | | | U | | |
| Public Art Policy | | | U<br>A | | | | | | |
| Cultural Programs | | | | | | | | | P<br>U |
| Library Services<br>*FVRL annual update* | | | | | | | | | P<br>U |
| Langley Walk<br>*First Sunday in May* | | | | U | | | | | |
| Heritage Centre Update | | | | | | | | U | |

Township of Langley
Est. 1873

**A** Action Required
**D** Delegation
**P** Presentation
**R** Report
**R/F** Review / Feedback
**U** Staff Update

# Recreation, Culture, and Parks Advisory Committee 2021 Work Program

## Annual Task Forces

| | Jan | Feb | Mar | Apr | May | June | Sept | Oct | Nov |
|---|---|---|---|---|---|---|---|---|---|
| Langley Awards<br>*Pete Swensson Outstanding Community Youth*<br>*Eric Flowerdew Volunteer of the Year*<br>*John & Muriel Arnason Volunteers of the Year*<br><br>***Selection Task Force***<br>*Staff: S. Regehr*<br>*Committee Representatives:* E. Erickson, D. Kang, D. Todd, and J. Wilkins. | | A | U | U | | | | | |

## Community Liaisons

| | Jan | Feb | Mar | Apr | May | June | Sept | Oct | Nov |
|---|---|---|---|---|---|---|---|---|---|
| ADHOC Groups<br>*Appointment of representatives and subsequent updates*<br><br>***Langley Outdoor Sports Advisory Group (LOSAG)***<br>*Staff: T. Bucker, S. Johnson*<br>*Committee Representative: J. Wilkins* | | A | | | U | | | | U |
| Museum Advisory Group<br>*Appointment of representatives and subsequent updates*<br><br>*Staff: TBD*<br>*Committee Representative: D. Gendron* | | A | | | | | | U | R/F<br>A |

# LIBRARY SERVICES MASTER PLAN

October 2012




**David Nairne + Associates Ltd.**

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**October 2012**

# EXECUTIVE SUMMARY

The Township of Langley has developed this Library Services Master Plan to guide the future development of its library system. The Master Plan:

- Identifies current and future library needs
- Maximises the strategic use of current and future resources to best serve our library users
- Identifies strategic directions for the system
- Presents an action plan with implementation steps and timelines to achieve the strategic directions

There are six libraries serving each of the Township's town centres including: Aldergrove, Brookswood, Fort Langley, Muriel Arnason (in Willowbrook/Willoughby), Murrayville and Walnut Grove. These libraries are part of the Fraser Valley Regional Library (FVRL) system.

The vision for the Township of Langley Libraries is:

**Our libraries are welcoming and inviting. They engage and reach out to our community. Our libraries use technology to connect with the community and enhance access and services.**

The mission for the Township of Langley Libraries is:

**Read. Learn. Play. To provide the environment, materials, and staff to support lifelong learning in the Township.**

Below are guiding principles which are founded on promising library practices:

**Our libraries are community gathering places – places that connect community.**

**Our libraries use technology to connect with community, enhance access and services.**

**Our library buildings are planned, designed and built as flexible community spaces.**

**Our libraries collaborate and develop partnerships.**

**Our libraries are sized to meet the needs of our communities and match provincial and federal standards.**

Community engagement activities for this project included a survey, focus group, two workshops with the Recreation, Culture and Parks Advisory Committee, a workshop with library staff and an Open House.

It is generally agreed amongst users and key informants that all Township libraries are well-located, provide excellent service and are well-maintained. In order to accommodate current and future library needs and uses, the Study recommends that the Township work towards providing 0.6 square feet per resident (an increase from the existing 0.25 square feet). The extra space would be used to accommodate multi-purpose space which could be used as dedicated program space, quiet study space, computer labs and larger collections, all of which our current facilities lack. The table below shows anticipated population growth as well as recommended floor areas to meet library user needs.

**Township of Langley Libraries Space Analysis – 10-year Estimate**

| | CURRENT NEED | | | 10-YEAR NEED | |
|---|---|---|---|---|---|
| | Pop'n 2011 | Existing Area (sq.ft.) | Recommended Area to meet 2011 | **Pop'n 2021** | **Recommended Area to meet 2021** |
| Aldergrove | 12,044 | 4,000 | 7,225 | **14,020** | **8,412** |
| Brookswood/ Fernridge | 13,051 | 2,000 | 7,830 | **18,079** | **10,847** |
| Fort Langley | 3,458 | 900 | 2,075 | **3,536** | **2,122** |
| Muriel Arnason Willowbrook | 19,408 | 5,700 | 11,645 | **29,904** | **17,942** |
| Murrayville | 9,644 | 7,070 | 5,787 | **10,075** | **6,045** |
| Walnut Grove | 23,918 | 6,000 | 14,350 | **26,626** | **15,976** |
| Rural | 24,753 | NA | *14,852 | **25,321** | ***15,193** |
| Total | 106,276 | 25,670 | 63,764 | **127,561** | **76,537** |

* will be accommodated in other local libraries and/or a central branch
Source: Township of Langley and David Nairne + Associates, Ltd

Based on the assessment above, by 2021, if nothing changes, the Township of Langley libraries, taken collectively, will be undersized by almost 50,000 square feet.

Based on the information gathered from the community and on future trends, three options for library expansion were presented at the Open House. The preferred option was to develop a smaller central library in a Willoughby neighbourhood (24,000 sq.ft.) with expansion/renewal of highest priority existing libraries in years 6 to 10 of the plan. Expansion/renewal of remainder of libraries would likely be beyond the 10 year time frame.

## MASTER PLAN

Future directions for libraries were developed based on the consultation, feedback and research gathered throughout the process. These include:

- The Township should maintain libraries in each community
- Libraries should be located with other civic, recreation and cultural facilities
- The Township should develop a large, main library
- Technology should remain current to meet changing demands

**YEARS 1-5**

- Expand/relocate the Aldergrove Library in conjunction with the Aldergrove Community Centre project.

**YEARS 6-10**

- Develop and plan for a new central library in the Willoughby area. This library will serve growth in Willowbrook/Willoughby and Walnut Grove. Consider co-locating with new recreation, cultural and/or school facilities to be developed in this community.

- Consider relocating the Brookswood Library to a community facility.

- Consider the expansion needs of Fort Langley.

**BEYOND YEAR 10**

- Consider expansion/renewal needs for Murrayville, Walnut Grove and Muriel Arnason Libraries.

## CAPITAL COSTS

The table below shows anticipated costs to implement the Plan.

| Community | Years 1 to 5 | Years 6 to 10 | Beyond 10 Years |
|---|---|---|---|
| Aldergrove | $1,892,700 | | |
| Brookswood/Fernridge | | $2,359,575 | |
| Fort Langley* | | $233,420 | |
| Murrayville | | | $1,360,125 |
| New Central Library | | $5,400,000 | |
| **Total** | **$1,892,700** | **$7,992,995** | **$1,360,125** |

* assumes that all libraries are new build, except Fort Langley which is a fit out of an existing space.

# 1.0 INTRODUCTION

The Township of Langley (also referred to as the Township or Langley) has developed this 10-Year Library Services Master Plan (the Plan) to guide the future development of its library system. This project was identified in the Township's 2011 Business Plan for Recreation, Culture and Parks. The Master Plan:

- Identifies current and future library needs
- Maximises the strategic use of current and future resources to best serve library users
- Identifies strategic directions for the system
- Presents an action plan with implementation steps and timelines to achieve the strategic directions

There are six libraries serving each of the Township's town centres including: Aldergrove, Brookswood, Fort Langley, Muriel Arnason (in Willowbrook/Willoughby), Murrayville and Walnut Grove. These libraries are part of the Fraser Valley Regional Library (FVRL) system. The Township is responsible for the facilities and contracts out the services to the FVRL. Overall the FVRL provides services for 25 community libraries in 15 municipalities.

FVRL maintains a collection of approximately 1.5 million items which are shared amongst its member libraries. FVRL is governed by a Board which is comprised of elected officials representing each of the member communities.

The Township of Langley's 10-Year Library Services Master Plan sets a future direction for library services for the municipality. It is based on a review of background reports, discussions with Township, library and FVRL staff and community engagement through an online survey, focus groups and an open house. The overall intent of the Plan is to ensure that the Township continues to provide high quality library services to its residents.

> *The sense of community it encourages and attracts being based in the community hall. Very helpful staff past and present make it a wonderful place to visit.*
> *- Library Staff Member*

# 2.0 FUTURE DIRECTIONS FOR TOWNSHIP LIBRARIES

The following presents the 10-year Plan for libraries in the Township of Langley. It includes the vision, mission and guiding principles as well as the action steps for moving forward. This Plan is based on the work presented in the chapters which follow.

## 2.1 Vision and Mission

The vision for the Township of Langley Libraries is:

> Our libraries are welcoming and inviting. They engage and reach out to our community. Our libraries use technology to connect with the community and enhance access and services.

We have used Read. Learn. Play in the Mission Statement which is FVRL's slogan. The mission for the Township of Langley libraries is:

> Read. Learn. Play. To provide the environment, materials, and staff to support lifelong learning in the Township.

## 2.2 Guiding Principles

Below are guiding principles for the Library Services Review which are founded on promising library practices.

**Our libraries are community gathering places – places that connect community:**

- Libraries are welcoming and inviting, the front-porch of the community and a hub for services.
- Libraries engage and reach out to the community.
- Libraries are much more than books; they are space for meetings, events, displays, training, cafes and access to technology.

**Our libraries use technology to connect with community, enhance access and services:**

- The library webpage is the gateway to resources and 'dynamic' services.
- Libraries with integrated library systems and interfaces create operational efficiencies and workflow.
- Libraries can use social media to push out library information and pull in users.
- Libraries provide critical online support and self-serve options.
- Libraries provide collection of e-books, digital content, streaming video and music apps for just-in-time access.
- Libraries incorporate technology enhancement of traditional programs (digital sensory story times).

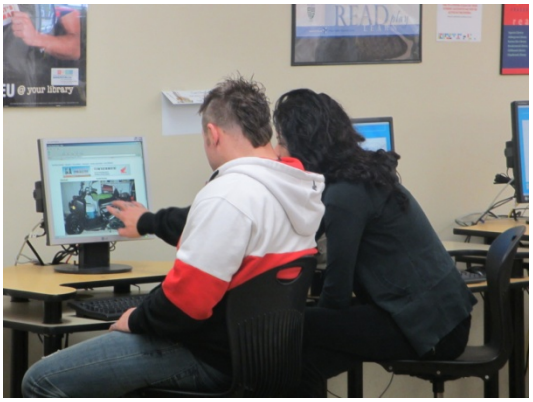
**Our library buildings are planned, designed and built as flexible community spaces:**

- Libraries are designed to reflect values and service goals of library and community and to meet contemporary library standards.
- Libraries are adaptable to changing needs and growth; and provide multi-use spaces.
- Libraries are co-located, shared spaces with partners to create a new synergy.
- Libraries are technology-rich spaces, with video-conferencing, info-commons, and can adapt to changing technology.
- Library model is utilised which balance costs, access, and quality of services.

**Our libraries collaborate and develop partnerships:**

- Libraries are co-located with other facilities to promote resource-sharing and service that benefit users.
- Libraries can partner with civic and government agencies as well as recreation and cultural centres.
- Libraries' collaborative opportunities can include shared services, training, facilities, IT infrastructure, joint projects, collections and content.

**Our libraries are sized to meet the needs of our communities and match provincial and federal standards.**





# 3.0 LIBRARY TRENDS AND PROMISING PRACTICES

This section explores library trends to frame discussions about how the Township of Langley can move forward in maintaining their successful library system.

### Library buildings are busy community spaces

- Libraries are multi-purpose facilities, co-located with civic, recreation, cultural, commercial partners.
- Libraries can get crowded and need more room needed for groups, meetings, training, study, individual and group quiet study/reading.
- Libraries can provide social spaces, including cafes.
- Libraries need to provide improved access, technology (plugs, devices), hours and parking.
- Library planning should be community driven to support the development of buildings that are sustainable in all aspects – financial, social and environmental.

### Demographics are shifting

- Libraries need to accommodate the diverse demands created by growing and changing demographics.
- Libraries need to provide services that fit with the busy lifestyle of community residents.

### Library users' behaviour and expectations are changing

- The use of buildings and collections are increasing.
- Increasingly, library users are more comfortable finding information and books online and may not require librarian.
- The user 'experience' is important; users want value and benefit from going to their library.
- There is an increase in online, web 'visits' to the library.
- Commuting patterns influence library visits and use, especially for a multi-purpose centre.
- Increased social use by all ages; use of wifi, common public areas by individuals, groups.

*Township of Langley Libraries in the future will be:*

- *Spaces for community engagement, inter-cultural and inter-generational learning, enterprise, knowledge of environmental sustainability and much more. Places for individual learning and collective empowerment where people can meet and greet, try new things and develop new ideas.*
- *Places for learning and trying new technology*
- *Information centres to connect people within the community and outside the community world-wide – including like minded people, required information, workers and employers, instructors and students, etc.*

*- Library Staff Member*

**Library programs and services are varied and responsive to local community**

- There are targeted programs for specific populations and groups (children, teens, seniors, parents).
- The library system provides outreach services to shut-ins, community centres, parks, daycares.
- The library provides digital literacy training and support.
- There are centralized and shared services among libraries to enhance services and efficiencies.
- There integrated service points which include civic and government services.
- The library system makes full use of online services, including mobile apps, instant-messaging/chat reference, social media, blogs and podcasts used to deliver content and information.

**Technology should be used to enhance collections, services, operations**

- The library website is the gateway for collections, services, support, promotion, feedback.
- Need to provide increased platforms to deliver digital content (e-books, streaming video, research tools).
- Develop self-serve options online and onsite using technology (checkout, holds, account info).
- Social media used by staff and library users to connect and communicate.
- Mobile apps and use increasing as users rely on tech tools for keeping in-touch.
- Technology can also be used for monitoring building systems and energy use.

**Funding of libraries and facilities continues to be a challenge**

- The cost of e-books and digital content is in addition to needed print and a-v materials.
- Costs continue to grow - operating costs, staffing, maintenance, needed renovations and the provision of new facilities.
- The legacy of rent and/or ownership models impact budgets and future planning.
- Most library budgets flat or decreasing.
- The fixed funding model by governments impacts future expansion.
- Collaborative initiatives with civic and other partners used for cost-containment.
- Libraries now do more fund-raising, work with Friends groups and the community to gain additional funds.

> *The library will always be needed as a source of educated, well-informed and well-researched free information to everyone in the community the library services – either continuing as a predominately physical space or shifting towards a virtual space. Also see libraries as an important community space for studying, meeting or a safe place to be.*
> *- Library Staff Member*

# 4.0 COMPARATIVE REVIEW

## 4.1 Library Comparison

As part of the Master Plan process, the team was instructed to provide a comparison of three library systems. The ones selected were Vancouver, Surrey and Coquitlam Public Libraries. Given the varied populations within each of these municipalities, wherever possible per capita variables have been calculated.

**Table 1: Library Comparison**

| | Vancouver | Surrey | Coquitlam | Township of Langley |
|---|---|---|---|---|
| Population 2010 | 603,502 | 468,251 | 126,453 | 104,177 |
| Population 2006 | 578,041 | 394976 | 114,565 | 93,726 |
| % change | 4.4% | 18.6% | 10.4% | 11.2% |
| | | | | |
| #Branches | 22 | 9 | 2 | 6 |
| Area (sq.m.) | 45,921 | 11,397 | 3,389 | 2,497 |
| per capita | 0.076 | 0.024 | 0.027 | 0.023 |
| Area (sq.ft.) | 494,290 | 122,676 | 36,479 | 26,868 |
| per capita | 0.819 | 0.262 | 0.288 | 0.253 |
| | | | | |
| Total branch materials, volumes held * | 2,837,917 | 763,570 | 249,061 | 1,500,000 |
| Per capita | 4.70 | 1.63 | 1.97 | 14.4 |
| | | | | |
| Circulation of materials | 9,774,152 | 4,027,369 | 1,339,462 | 1,064,002 |
| Circulation per capita | 16.2 | 8.6 | 10.6 | 10.0 |
| | | | | |
| Expenditure per capita** | $70.14 | $31.89 | $34.64 | $31.46 |
| | | | | |
| *Public Internet access computers per 1,000 service population | 0.9 | 0.4 | 0.2 | 0.4 |

Sources: Population from Statistics Canada Census Profiles, 2010
Other variables from British Columbia Library Statistics, 2010
* note: circulation reflects total FVRL collection
**note: based on FVRL averages

## 4.2 Summary

- Since 2006 the Township of Langley has seen solid growth of about 2.2% per annum, second to Surrey which has experienced growth of 3.7% during the same time.

- At 0.253 square feet per capita, Langley has less floor area per capita than all of the other library systems considered in this comparison.

- In terms of the total branch materials held, Langley branches have access through FVRL to more than double the materials of Surrey, six times that of Coquitlam and half that of Vancouver.

- On a per capita basis, the Township of Langley has significantly more materials available to each resident than Surrey, Coquitlam and Vancouver.

- At an average of five in-person visits per capita to the library, Langley is again comparable to Surrey and Coquitlam. On average, Vancouver had twice the number of visits per capita in 2010.

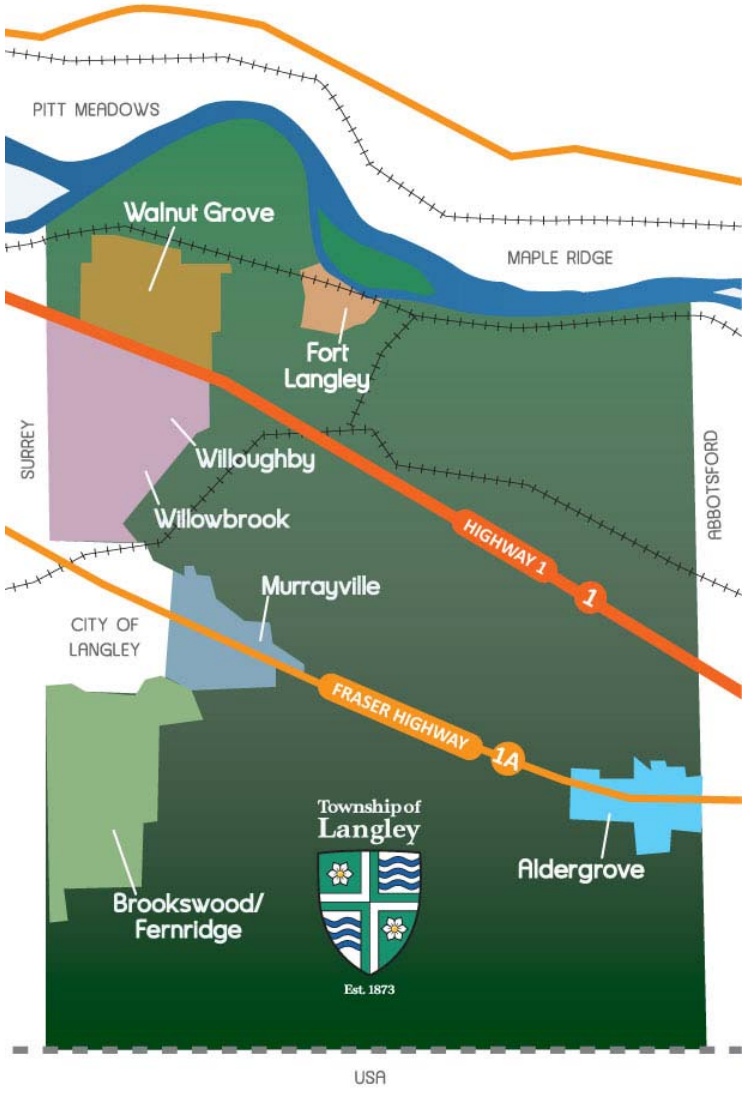
- Total expenditure per capita at Langley libraries is generally on-par with Surrey and Coquitlam. Average spending by Vancouver Public Library is more than double the other libraries.

# 5.0 TOWNSHIP OF LANGLEY PLANNING CONTEXT

## 5.1 Township of Langley Population Communities and Neighbourhoods

The Township of Langley libraries serve each of the six Town Centres: Aldergrove, Brookswood/Fernridge, Fort Langley, Murrayville, Walnut Grove, and Willoughby/Willowbrook as well as rural areas within the Township boundaries. The total population served by Township libraries is 106,276 people[1].

**Table 2: Township of Langley Communities**




Source: Township of Langley

*[Libraries are ] nice and close to home, convenient.*
*- Survey Respondent*

[1] Township of Langley Population Estimates

## 5.2 Population Projections

The largest share of Metro Vancouver's future growth (40%) is projected to occur in Surrey, White Rock and the Langleys, which combined, will add about 200,000 new dwelling units by 2041. The City of Surrey and the Township of Langley contain about 80% of the lands within the Metro 2040 Urban Containment Boundary that have been planned for future urban development.

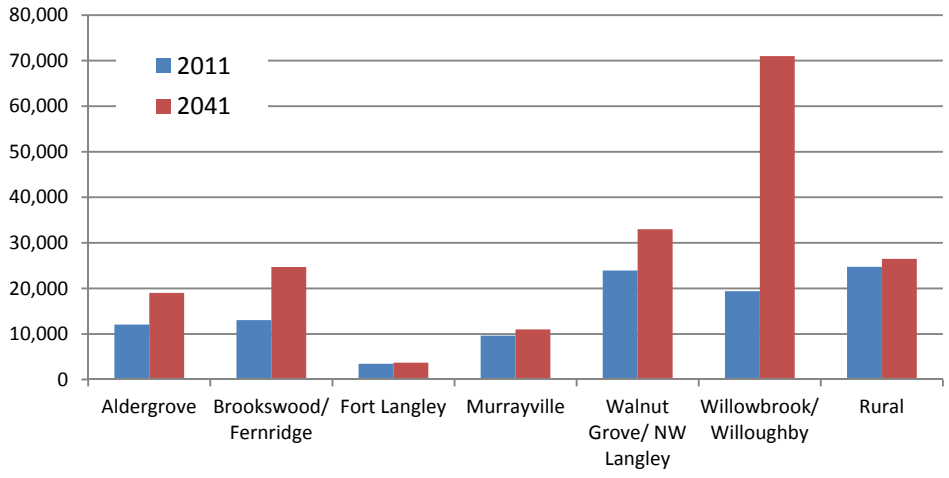
Figure 1 presents the population projections for each of the Town Centres and the rural area within the Township of Langley. It is anticipated that over the next 30 years the Township will grow by 87.2%. The neighbourhoods that are expected to experience the most significant growth include Willowbrook/Willoughby at 265.8% and Brookswood/Fernridge at 165.9%.

**Table 3: Town Centre Population Projections**

| | 2011 | 2041 | % Change |
|---|---|---|---|
| Aldergrove | 12,044 | 19,000 | 57.8% |
| Brookswood/Fernridge | 13,051 | 24,700 | 165.9% |
| Fort Langley | 3,458 | 3,700 | 7.0% |
| Murrayville | 9,644 | 11,000 | 14.1% |
| Walnut Grove/NW Langley | 23,918 | 33,000 | 38.0% |
| Willowbrook/Willoughby | 19,408 | 71,000 | 265.8% |
| Rural | 24,753 | 26,500 | 7.1% |
| TOTAL | 106,276 | 188,900 | |

Source: Township of Langley

**Town Centre Population Projections, 2011 and 2041**



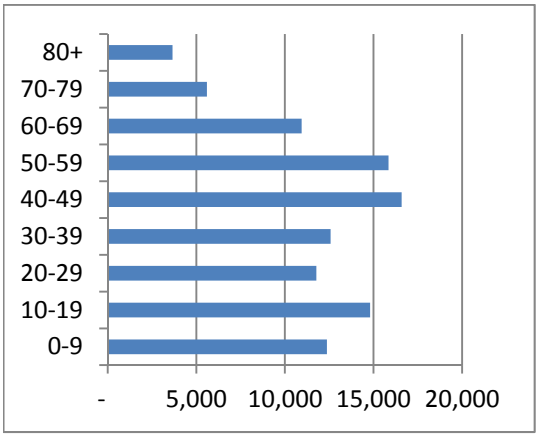

*[Libraries provide] constant stewardship of literacy in the community.*
*- Focus Group Participant*

## 5.3 Population by Age Group, Township of Langley

Table 4 below shows the current age profile for the Township of Langley. The largest groups are adults between the ages of 40 to 49 and 50 to 59, followed by tweens and teens (10 to 19 year olds). The median age in the Township of Langley is 40.3 years, slightly older than the median age of 39.1 in 2006.

**Table 4: Township of Langley, Population by Age Group, 2011**

| Age | Total |
|---|---|
| 0-9 | 12,370 |
| 10-19 | 14,805 |
| 20-29 | 11,775 |
| 30-39 | 12,575 |
| 40-49 | 16,590 |
| 50-59 | 15,850 |
| 60-69 | 10,945 |
| 70-79 | 5,600 |
| 80+ | 3,660 |




Source: Statistics Canada, Census Profiles, 2011

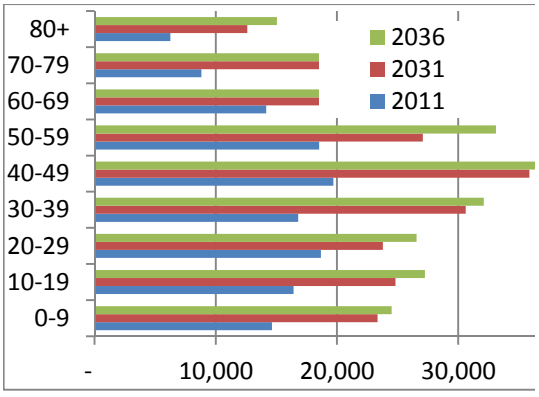
## 5.4 Population Projections by Age Group, Langley Local Health Area

Table 5 presents the projected age profile for the Langley Local Health Area to the year 2036. These projections are from BC Stats. Local Health Areas (LHAs) are the smallest area of geography for which these projections are made. The Langley Local Health Area includes both the Township and the City of Langley.

According to the projections, 40 to 49 year olds will, proportionately, make up the largest age group. Additionally, 50 to 59 year olds will grow compared to the other age cohorts.

**Table 5: Population by Age Projections, Langley Local Health Area**

| Age | 2021 | 2031 | 2036 |
|---|---|---|---|
| 0-9 | 19,708 | 23,348 | 24,502 |
| 10-19 | 19,175 | 24,826 | 27,248 |
| 20-29 | 20,499 | 23,785 | 26,570 |
| 30-39 | 27,777 | 30,610 | 32,102 |
| 40-49 | 23,956 | 35,861 | 38,503 |
| 50-59 | 22,397 | 27,084 | 33,114 |
| 60-69 | 19,530 | 23,427 | 24,536 |
| 70-79 | 13,526 | 18,599 | 21,105 |
| 80+ | 8,500 | 12,601 | 15,050 |




Source: BC Stats

## 5.5 Demographic Profile

Table 6 provides an overview of key demographic variables that will impact future library facilities and programming in the Township of Langley. Statistics for Metro Vancouver as a whole have been included for comparison purposes. Unfortunately at this time, only partial Census Profiles for 2011 have been made available by Statistics Canada. As such, the following table provides a blend of 2006 and 2011 Census information.

Highlights from the Census Profile presented in Table 6 include:

- The median age of residents in Langley Township is on par with that of Metro Vancouver as a whole.
- Average household size in Langley is slightly higher, however the average number of children living at home is the same as Metro Vancouver as a whole.
- Average household income is much higher in Langley additionally labour force participation and employment rates are also higher than in Metro Vancouver as a whole.
- The proportion of residents with a university degree is higher for Metro Vancouver as a whole, but Langley has a greater proportion of residents with college and apprenticeship-trades certificates.
- The Township of Langley has a more stable population than Metro with 58% of the population having lived at the same address for 5-years or more compared to 50% in Metro Vancouver as a whole.
- The Township has a lower visible minority population than Metro Vancouver as a whole. The three largest visible minority groups in the Township are Chinese, Korean and South Asian residents.

*We provide excellent customer service to all people, by trying to meet the needs of everyone in our communities such as seniors, school-aged children, preschoolers, families, teen s, people of other culture and new immigrants.*
*- Library Staff Member*

**Table 6 Key Demographic Variables –2006 and 2011***

| | Langley Township | Metro Vancouver |
|---|---|---|
| Median Age - 2011 | 40.3 (2011) | 40.2 (2011) |
| Average Household Size | 2.8 (2011) | 2.6 (2011) |
| Average Number of Children at Home | 1.1 (2011) | 1.1 (2011) |
| Average Household Income | $83,419 | $73,258 |
| Labour Force Activity | | |
| Participation Rate | 71% | 66% |
| Employment Rate | 68% | 63% |
| Unemployment Rate | 3.5% | 4.4% |
| Highest Level of Schooling (pop 25-64) | | |
| No certificate, diploma or degree | 10% | 10% |
| High school certificate | 30% | 24% |
| Apprenticeship-trades certificate | 15% | 9% |
| College diploma | 22% | 19% |
| University | 24% | 38% |
| Mobility Status | | |
| Lived at the same address 5 years ago | 58% | 50% |
| Visible Minority Population (top 3 for the Langley) | | |
| Total visible minority population | 10% | 42% |
| Chinese (% of visible minority population) | 25% | 43% |
| Korean(% of visible minority population) | 20% | 21% |
| South Asian(% of visible minority population) | 16% | 24% |

*NOTE: where available 2011 population Census information has been included. Fully community profiles from Statistics Canada have yet to be released as of October 2012.
Source: Statistics Canada, 2006 and 2011 Census Profile

*Changes library users would like to see: more programs for teens, more DVD copies, extended hours and comfortable chairs.*
*- Focus Group Participants*

## 5.6 Planning Document Review

The following provides an overview of key planning documents which could affect the future of library planning and development within the Township of Langley.

### Sustainability Charter

Langley's Sustainability Charter provides a high level policy framework for Council to integrate and balance competing community expectations. It is a forward-looking document that commits the Township to providing residents with the best possible quality of life by offering services, programs, and amenities that make the community a great place to live, work and play over the long term. The Charter sets broad Social/Cultural, Economic, and Environmental Goals to support the Vision to *build a legacy for future generations by leading and committing the community to a lifestyle that is socially, culturally, economically, and environmentally balanced.*

The Sustainability Charter does not directly address libraries, but it does commit the Township to the following:

- Celebrate our heritage – which often plays a role in library programs as well as libraries being a repository for local heritage information.
- Provide and support community-based leisure opportunities – libraries are part of the continuum of leisure opportunities and co-locating them with other facilities further supports this commitment.
- Develop liveable and vibrant communities – libraries are gathering spaces which support this.

> *The sense of community it encourages and attracts being based in the community hall. Very helpful staff past and presents make it a wonderful place to visit.*
> *- Survey Respondent*

### The Township of Langley Official Community Plan

The Township of Langley Official Community Plan (OCP) is comprised of the overall OCP document which sets a framework for planning in the Township. As presented previously, within the Township of Langley there are six distinct communities in additional to the rural areas. Each of these areas has its own Community Plan (these are discussed in more detail below).

The OCP goals are focussed on sustainability, maintaining the Township's rural character and provision of complete communities within its Town Centres. In its planning and development principles the OCP states that *a community should include a well-planned mix of land uses, including residential, industrial and institutional, to provide a full range of housing types, employment, educational and recreational opportunities and the range of goods and services that people need for daily living.* It also states that the *overall plan for community facilities in Langley should strike a good balance between centralized facilities that service the entire community and facilities that serve individual*

*neighbourhoods.* The libraries are situated within each of the six Town Centres is part of the community infrastructure that supports these principles.

### Arts and Cultural Services Plan

The Library Services Review is also being developed within the context of the recently completed Arts and Cultural Services Plan. Although it does not directly discuss libraries in the Township, the programs and services provided by Langley libraries have implications for local arts and culture. Libraries play a role in supporting several of the goals presented in this plan including both space and programming for arts and culture-related activities.

# 5.0 COMMUNITY AND KEY INFORMANT ENGAGEMENT

The following describes the engagement process in the development of the Library Services Master Plan. It included a mix of surveys and focus groups as well as an open house. Please refer to Appendix 1 for summary information.

## 5.1 Library Services Survey

The Township of Langley launched a survey. The intent of this survey was to gather opinions and priorities from Township of Langley citizens. The ideas shared through this survey helped establish the future directions for Township Libraries. The survey was primarily delivered on-line; however, printed copies of the survey were made available at each of the Township libraries. The survey was advertised on the Township webpage, via email, on the FVRL website and on posters in each of the Libraries. For the most part, those who responded found out about the survey in their local library (75%). In total 525 surveys were completed.

> *The library is an information bank for local and global communities. Anyone can come and look or ask for materials on a topic or by an author and that information is provided. For the community this means that there is a designated place for all to come and learn.*
> *- Library Staff Member*

## 5.2 Staff Workshop

A workshop was held on June 28, 2012 with staff from all the libraries to obtain their feedback about the existing library system and their vision for the future. Discussions included identifying the roles of libraries in the community, especially in the future, what the library is doing well, changes to service, marketing and technology and the biggest opportunity in the future.

## 5.3 Focus Group / RCPAC Workshop

A focus group and RCPAC workshop were held on September 12, 2012 to obtain more detailed feedback from community members and the advisory council about library services in the future. The workshops started with introductions and a presentation of library review findings to date. Discussions included the roles of libraries, especially in the future, what the library is doing well and what could be changed, ideas for outreach to the community and possibilities for added technology. The workshop ended with identification of what one thing participants would do for Township libraries.

## 5.4 Open House

An Open House was held on September 27, 2012 to present the draft Library Services Review. Feedback was collected on a standard form and was used to refine the final document. Posters summarising the work completed to date were available as were the consultants to answer questions. A total of 35 people attended the open house. Specific feedback was requested on the vision, mission and priorities as well as

preferred future direction and identification of one thing participants would do for Township libraries.

Three future library expansion options were prepared and presented to the community at the Open House and to the RCPAC for their consideration. The options are described briefly below:

- **Option 1:** Expand / renew libraries in existing neighbourhoods to meet 10 year projected population growth. Consider a new community library in a Willoughby neighbourhood beyond the 10 year time frame.
- **Option 2:** Develop a large (40,000 sq.ft.) Central Library in a Willoughby neighbourhood. Expansion / renewal of existing libraries would likely be beyond the 10 year time frame.
- **Option 3:** Develop a smaller central library in a Willoughby neighbourhood (24,000 sq.ft.). Expansion / renewal of highest priority existing libraries in years 6 to 10 of the plan. Expansion / renewal of remainder of libraries would likely be beyond the 10 year time frame.

Option 3 was the most strongly supported and has been incorporated into the Master Plan.

*Develop our libraries as neighbourhood learning centres – hook libraries to community services.*
*- Recreation, Parks and Culture Advisory Committee Member*

# 6.0 STRENGTHS, OPPORTUNITIES, ASPIRATIONS AND RESULTS

As demonstrated by the extremely high user satisfaction identified through the engagement process, it is evident that the Township of Langley is providing an excellent library service to residents (refer to survey summary in Appendix 1). For this reason, a SOAR analysis (strengths, opportunities, aspirations, results) has been developed. This is a strategic planning tool that focuses an organization on its current strengths and vision of the future for developing its strategic goals. With SOAR, the focus is on the organization and enhancing what is currently done well, rather than concentrating on perceived threats and/or weaknesses.

Below are the definitions used in this analysis:

*S = Strengths:* What an organization is doing really well, including its assets, capabilities, and greatest accomplishments.

*O= Opportunities:* External circumstances that could address unmet customer needs, threats or weakness reframed into possibilities.

*A= Aspirations:* What the organization can be; what the organization desires to be known for.

*R=Results:* The tangible, measureable items that will indicate when the goals and aspirations have been achieved.

Each of these is discussed in more detail below.

### Strengths

- Libraries are located in each community within the Township.
- Libraries are well used and seen as an essential part of the community.
- Library staff is seen as one of the greatest assets of the library system.
- Library collections are generally considered to be comprehensive and relevant.
- Township's partnership with FVRL is seen as a key success factor.
- Libraries are a trusted source of information for Township residents.

*The library encourages my children to read. My children are empowered to choose selections for themselves. There is a sense of community there.*
*- Survey Respondent*

### Opportunities

- The increasing use of technology in libraries democratises access for all community members. Staff provides support to users who are unfamiliar with the internet.
- Libraries are keeping pace with technological advances by providing WiFi in all facilities as well as participating in the BC Library to Go program.
- Possibility to lend eReaders and provide eReader technical support within the library itself to enable library users to access this technology.

### Aspirations

- Continue to provide exceptional service to the community.
- Ensure through contractual relationship with FVRL that technology in libraries is upgraded so that our libraries keep pace with innovation and user requirements.
- Reach out to all community members, with a particular focus on teens and young adults.
- Be a community focussed facility which provides many varied opportunities for the community to come together.
- Expand existing libraries and develop new libraries to meet contemporary standards and to accommodate projected population growth.

### Results

- Undertake a library user satisfaction survey at least once every 5 years to ensure that satisfaction levels remain high.
- Continue to work with FVRL to implement a technology plan with the flexibility to accommodate short- and long-term technical advances.
- Recommend FVRL create an outreach plan for teens and young adults.
- Create facilities and spaces which facilitate use by community members and community groups, including comfortable seating areas and small meeting rooms.
- Implement the expansion of existing libraries and development of new library facilities to meet the current and future needs of Township residents.

*The role of libraries in the community is to provide services that the particular neighbourhood requires and would like to see, for their general knowledge and better learning. It is also to supply a wide variety of learning materials and leisure materials to that particular area's target market, but not to limit it to one particular age group. Variety is key.*
*- Library Staff Member*

# 7.0 TOWNSHIP LIBRARIES

The following provides an overview of each library. It includes statistics compiled by the Provincial government[2] and observations gained by the consultant from the library tour as well as branch specific feedback from community members and key informants.

## 7.1 Aldergrove

### Location

- Aldergrove, located on the eastern edge of Langley, is comprised of a mix of rural, residential, and business use. The library branch is situated on 29th Avenue next to the Aldergrove Community School southwest of the Aldergrove Core Area.





Source: David Nairne + Associates, Ltd.

### Planning Context

- The current population of Aldergrove is 12,044 and is expected to grow by about 1.5% per year, which is slightly lower than the overall Township rate of 2% per annum.
- The Township has plans for mixed use and densification of this area, including a new multiplex.

### Facility

- The Aldergrove Library is 4,000 sq.ft which represents 0.3 sq. ft. per person.
- The library offers adult, children's, and young adult programs. The adult programs are well-attended at an average of 45 attendees per program last year, compared to 19 and 15 attendees for the children and young adult programs.
- The space is well-arranged in the Aldergrove Library although the need for a quiet study space has been identified. Library programs are held in a hall in the Aldergrove Kinsmen Community Centre, above the library.

### Survey Highlights

- Aldergrove library users appreciated the selection of books, the helpful staff and the central location.

[2] Ministry of Education, 2010

- An Aldergrove library user said [Aldergrove] has *helpful staff, hours and lots of books I'm interest in. The outdoor area is superb – it looks welcoming and beautiful.*
- Aldergrove library users wish that there was a larger selection of books and that the library was larger *More space, more visually interesting things for the younger kids. An attractive reading area for the tweens and young teens to hang out.*
- Most library users that the outside of the library (66%) and the inside of the library (62%) are in very good or excellent condition.
- Ratings of very good or excellent were also found with ease of access into the building (68%), ease of access inside the building (74%), signs (59%), layout (56%), provision of seating and tables (51%), time waiting for service (74%), cleanliness (78%), lighting (70%) and acoustics (64%).

### Library Summary

- Aldergrove is expected to experience modest growth over the next 10 years, increasing from its current 12,044 to 14,020 people.
- The facility is well organized and has high user satisfaction levels, however, based on the benchmark of 0.6 sq. ft. per person, it is undersized by 3,225 sq.ft.

## 7.2 Brookswood Library

### Location

- This facility serves the community of Brookswood/Fernridge which is located at the southwest edge of the Township. The library is located in the Brookswood commercial area at 200th Street and 40th Avenue. It has recently undergone renovations.

### Planning Context

- The population is 13,051 and is expected to grow at a rate of 3.3% per year.
- Currently, the community primarily features single-detached homes.
- The community core in Brookswood is planned for 200th Street and 32nd Avenue (to the south of the library). Plans are to densify this area with multi-family residential.






Source: David Nairne + Associates, Ltd.

### Facility

- The branch is 2,000 sq.ft.
- The library offers adult and children's programs. On average there were 50 participants at the children's programs and ten at the adult programs.

### Survey Highlights

- Brookswood library users appreciated the selection of books, the helpful staff and easy access.
- A Brookswood library user said [Brookswood] has *a decent selection of books and the librarians are friendly. It's small and easy to navigate. I especially appreciate that it is within walking distance from my home.*
- Brookswood library users wish that there was a larger selection of books and that the library *was larger had longer hours, more regular hours and bigger!*
- Over a third of library users that the outside of the library (37%) and the inside of the library (60%) are in very good or excellent condition.
- Ratings of very good or excellent were also found with ease of access into the building (64%), ease of access inside the building (71%), signs (62%), layout (60%), provision of seating and tables (52%), time waiting for service (83%), cleanliness (83%), lighting (71%) and acoustics (62%).

### Library Summary

- Brookswood/Fernridge will experience solid growth. Based on the Township's of 3.3% per year, it is expected to increase to increase from its current 13,051 to 18,079 people over the next 10 years.
- Brookswood users are generally satisfied with the library services, however they wish the facility was larger.
- Based on the benchmark of 0.6 sq. ft. per person, this library undersized by 5,830sq.ft.

## 7.3 Fort Langley

### Location

- Located on the banks of the Fraser River, Fort Langley features a variety of museums, stores, restaurants, art galleries, parks, trails. It is also home to the Fort Langley National Historic Site.
- The library is located within the central core of Fort Langley in the old (1932) community hall. It is well-located on the main street with good visibility and lots of foot traffic.

### Planning Context

- The population of Fort Langley is 3,458. Future growth is limited to about 0.2% per year.

### Facility

- The branch is 900 sq. ft.
- The library offers adult and children's programs. On average there were 55 participants at the children's programs and 13 at the adult programs. Programs are held in the hall.

> *Libraries are the heart of the community.*
> *- Focus Group Participant*

### Survey Highlights

- Fort Langley library users appreciated the selection of books, the helpful staff and the location.
- A Fort Langley library user said *I can walk to it. Also, the people are very friendly and helpful. They often have the books I want and if they don't, I can request a transfer there.*
- Fort Langley library users wish that there was a larger selection of books, longer opening hours and a larger library *More space and bookshelves for more books and computer access.*
- Most library users that the outside of the library (84%) and the inside of the library (68%) are in very good or excellent condition.
- Ratings of very good or excellent were also found with ease of access into the building (82%), ease of access inside the building (64%), signs (60%), layout (59%), provision of seating and tables (40%), time waiting for service (84%), cleanliness (83%), lighting (79%) and acoustics (61%).

### Library Summary

- Fort Langley will experience very little growth for the foreseeable future. Based on its anticipated 0.2% growth rate, the population will increase nominally to 3,536 residents.
- Fort Langley library users are very satisfied with library staff, location and the condition of the library. However, they feel the library is limited due to its small space.
- Based on the benchmark of 0.6 sq. ft. per person, this library undersized by 1,175 sq.ft.



Source: David Nairne + Associates, Ltd.

## 7.4 Muriel Arnason (Willowbrook/Willoughby)

### Location

- Willowbrook/Willoughby is located in the northwestern area of the Township. It includes the Civic Facility, Willowbrook Recreation Centre and the Langley Events Centre.

- The Muriel Arnason Library is the newest library branch (2005) and is located within the Township of Langley's Civic Centre on 65th Avenue. There is some sharing of space for programs offered by the library.

### Planning Context

- Much of the Township's growth for the foreseeable future will be accommodated in this community. The current population of 19,408 is expected to grow at a rate of 4.4% per year.
- This growth will be accommodated in Willowbrook and the Willoughby development area which includes the neighbourhood of Yorkson, Jericho, Routley, Central Gordon, North East Gordon, and South West Gordon. The Yorkson Neighbourhood Plan indicates that almost half of the anticipated growth (25,000 to 30,000 people) is expected to occur in the Yorkson over the next 30 years.

### Facility

- The branch is 5,700 sq. ft.
- A need for additional meeting rooms and quiet study areas has been identified as well as a more visible location for the reference/circulation desk.
- The library offers adult, children's and youth programs with an average of 112, 32 and 19 participants, respectively.



Source: David Nairne + Associates, Ltd.


Source: David Nairne + Associates, Ltd.

### Survey Highlights

- Muriel Arnason library users appreciated the selection of books, the helpful staff and the location.
- A Muriel Arnason library user said *Staff, books and other material, spending some time reading books in a quiet place, feels that it belongs to me.*
- Muriel Arnason library users wish that there was a larger selection of books and more parking *Promoting the use of library facilities as a community resource.*
- Most library users that the outside of the library (86%) and the inside of the library (86%) are in very good or excellent condition.

- Ratings of very good or excellent were also found with ease of access into the building (79%), ease of access inside the building (88%), signs (76%), layout (70%), provision of seating and tables (62%), time waiting for service (88%), cleanliness (93%), lighting (87%) and acoustics (75%).

### Library Summary

- At 4.4% per year, this community is expected to outpace the average growth in the Township as a whole by more than double. Over the next 10 years, at an anticipated rate of 4.4% the population will increase to 29,904 people.
- Muriel Arnason Library is a new facility which is well used and has a high-level of satisfaction. However, it is undersized to serve the population of this community by 5,945 sq. ft. (more than half).

## 7.5 Murrayville

### Location

- Murrayville was the traditional civic core in the Township. It is an historic area dating back more than 140 years. It is the location of the Langley Memorial Hospital, Langley RCMP Main Detachment, Langley School District offices, W.C. Blair Recreation Centre and Langley Regional Airport.
- The library is located on the corner of 221st and McDonald Road.



### Planning Context

- This area is not expected to accommodate much growth in the coming years. The average annual growth rate is estimated at 0.5% per year. The current population is 9,644.



Source: David Nairne + Associates, Ltd.

### Facility

- At 7,070 sq. ft., this is the largest library branch in the Township.
- The library offers adult, children's and youth programs with an average of 13, 34 and 22 participants, respectively.
- The library has a large meeting room that it shares with the Township and community groups. It also has a large staff area, offices and reading area. Although it was noted that there is a requirement for quiet study areas.

- It was noted by project partners that the lease for this facility is quite high, at over $100,000 per annum.

### Survey Highlights

- Murrayville library users appreciated the selection of books, the helpful staff and access.
- A Murrayville library user said *Friendly staff, clean and fresh space, great selection of books, current magazines and DVDs.*
- Murrayville library users wish that there was more books on a broad range of subjects *Books are the most important part of the library. Also having access to university libraries and other library systems through my local library would be awesome. Then I would always be able to get the books I want to read.*
- Most library users that the outside of the library (58%) and the inside of the library (66%) are in very good or excellent condition.
- Ratings of very good or excellent were also found with ease of access into the building (73%), ease of access inside the building (77%), signs (63%), layout (61%), provision of seating and tables (55%), time waiting for service (75%), cleanliness (79%), lighting (71%) and acoustics (57%).

### Library Summary

- Murrayville will experience very little growth for the foreseeable future. Base on its anticipated 0.5% growth rate, the population will increase nominally to 10,075 residents.
- Fort Langley library users are very satisfied with the Murrayville library.
- Based on the benchmark of 0.6 sq. ft. per person, this library is oversized by 1,025 sq. ft. for the population it serves.

## 7.6 Walnut Grove

### Location

- Walnut Grove is a residential area located in northwest Langley. This area includes the Walnut Grove Community Centre, movie theatres and retail development.
- The Walnut Grove Library is located in the core area at 88$^{th}$ Avenue and Walnut Grove Drive in the Walnut Grove Community Centre which also houses a pool and gymnasium. It is located next to Walnut Grove Secondary school with a student population of 1,872. It is about 6km north of the Muriel Arnason Library in Willowbrook.

### Planning Context

- This area is expected to accommodate an annual growth of 1.2% per year. The current population is 23,918 people.

### Facility

- The branch is 6,000 sq. ft.
- This branch serves as a drop-off point for materials checked out by users at other branches and returned while visiting the Community Centre.
- The library offers adult, children's and youth programs with an average of 6, 31 and 75 participants, respectively. The programs are held in nearby meeting rooms within the community centre.
- Observations indicate that due to cramped conditions and high volumes of users, the library requires additional space for collections, seating, internet work stations and staff work space. However, there is no room to expand the library within the Community Centre.






Source: David Nairne + Associates, Ltd.

### Survey Highlights

- Walnut Grove library users appreciated the selection of books, the helpful staff and the location.
- A Walnut Grove library user said *I can honestly say that libraries have the best "customer service" out there. You can request books and materials to be delivered to your local branch, the hours are convenient, the locations are well-placed, there are a variety of services offered and it's all free! When I was looking for a new home, "close to a library" was on my "must have" list.*
- Walnut Grove library users wish that there was a larger selection of books and that the library was larger *It would be nice if it was a more user friendly space with more tables and places to read or study, and it would be great if it was a bigger facility.*
- Most library users that the outside of the library (74%) and the inside of the library (68%) are in very good or excellent condition.
- Ratings of very good or excellent were also found with ease of access into the building (80%), ease of access inside the building (77%), signs (66%), layout (55%), provision of seating and tables (49%), time waiting for service (84%), cleanliness (86%), lighting (84%) and acoustics (75%).

**Library Summary**

- Walnut Grove is expected to experience modest growth at 1.2% per year. Based on this growth rate it could reach approximately 26,626 residents over the next 10 years.
- Users are generally satisfied with this library branch, however they suggest that it could be expanded.
- Based on the benchmark of 0.6sq. ft. per capita, this library is severely undersized. In order to serve the current population of this community it would need to be expanded by 8,350 sq. ft.

## 8.0 Recommendations

It is generally agreed amongst users and key informants that all of the libraries in the Township of Langley are well-located, provide excellent service and the facilities are well-maintained. However, the libraries in the Township, with the exception of Murrayville, are currently undersized to serve the current population. The table below shows the current recommended floor area based on 2011 populations as well as the 10-year projections.

**Table 7: Township of Langley Libraries Space Analysis – 10-year Estimate**

| | CURRENT NEED | | | 10-YEAR NEED | |
|---|---|---|---|---|---|
| | Pop'n 2011 | Existing Area (sq.ft.) | Recommended Area to meet 2011 | **Pop'n 2021** | **Recommended Area to meet 2021** |
| Aldergrove | 12,044 | 4,000 | 7,225 | **14,020** | **8,412** |
| Brookswood/ Fernridge | 13,051 | 2,000 | 7,830 | **18,079** | **10,847** |
| Fort Langley | 3,458 | 900 | 2,075 | **3,536** | **2,122** |
| Muriel Arnason Willowbrook | 19,408 | 5,700 | 11,645 | **29,904** | **17,942** |
| Murrayville | 9,644 | 7,070 | 5,787 | **10,075** | **6,045** |
| Walnut Grove | 23,918 | 6,000 | 14,350 | **26,626** | **15,976** |
| Rural | 24,753 | NA | *14,852 | **25,321** | ***15,193** |
| Total | 106,276 | 25,670 | 63,764 | **127,561** | **76,537** |

* will be accommodated in other local libraries and/or a central branch
Source: Township of Langley and David Nairne + Associates, Ltd

Based on the assessment above, by 2021, if nothing changes, the Township of Langley libraries, taken collectively, will be undersized by almost 50,000 square feet.

Based on the information gathered from the community and on future trends, three options for library expansion were presented at the Open House. The preferred option was to develop a smaller central library in a Willoughby neighbourhood (24,000 sq.ft.) with expansion/renewal of highest priority existing libraries in years 6 to 10 of the plan. Expansion/renewal of remainder of libraries would likely be beyond the 10 year time frame.

Future directions for libraries were developed based on the consultation, feedback and research gathered throughout the process. Below we provide an action plan based on the future direction developed for this project.

**Provide FVRL with a detailed analysis of what we would like to see for our libraries, including maintaining and enhancing library services in each Township community and continuing to update technology to meet changing demands.**

**Locate libraries with other civic, recreation and cultural facilities.**

| Action | Budget | Timeframe |
|---|---|---|
| Identify and pursue opportunities to co-locate with other facilities | NA | As new facilities are developed. |
| Coordinate planning and design with FVRL and library staff to ensure facilities match needs | NA | As new facilities are developed. |

**Develop a large, main library.**
**Ensure that libraries are sized and located to serve their community.**

| Action | Budget | Timeframe |
|---|---|---|
| **Aldergrove** | | |
| Expand and relocate the Aldergrove Library in conjunction with the Aldergrove Recreation Centre project. | $1,892,700 | Years 1 to 5 |
| **Willowbrook/Willoughby** | | |
| Develop a new central library which will serve growth in Willowbrook/Willoughby and Walnut Grove. Consider co-locating with new recreation and/or school facilities to be developed in this community. | $5,400,000 | Years 6 to 10 |
| Consider expansion / renewal needs of Muriel Arnason. | NA | Beyond 10 years |

| | | |
|---|---|---|
| **Brookswood** | | |
| Relocate the Brookswood Library to a community facility. | $2,359,575 | Years 6 to 10 |
| **Fort Langley** | | |
| Consider the expansion needs of Fort Langley. | $233,420 | Years 6 to 10 |
| **Murrayville** | | |
| Consider expansion / renewal needs of Murrayville including possibility to move to WC Blair Recreation Centre if expanded. | $1,360,125 | Beyond 10 Years |
| **Walnut Grove** | | |
| Current growth to be accommodated in Central Library. | NA | Years 6 to 10 |
| Consider expansion / renewal needs of Walnut Grove. | NA | Beyond 10 Years |
| **Rural** | | |
| Rural population in the Township will continue to be served by branches throughout the community. They will also be able to take advantage of the central library. | NA | NA |

* Assumes that all libraries are new build, except Fort Langley which is a fit out of an existing space.
** The costs are based on the following assumptions – 2012 current dollars, new construction is $225 per square foot and fit out of existing space is $110 per square foot. These costs are based on recent experience with recent library projects in BC.

.

*It's one of the last "free" things that is available to individuals and families. It's so important to have access to books, magazines, DVDs through the friendly library. It's a "must" in every community!*
*- Survey Respondent*

## APPENDIX 1 COMMUNITY ENGAGEMENT SUMMARY

## A1.1 Staff Workshop

**EXECUTIVE SUMMARY**

**OPENING CIRCLE: What is the role of libraries in the community, especially in the future?**

1. Being an integral part of the community.
2. Libraries need to be active in the community. “Move out to the community rather than waiting for them to come in”.
3. Libraries promote social cohesion – they provide large empty spaces where people can come together and develop relationships.
4. Continue to provide programs and services.

**PEER INTERVIEWS: What is the library doing well?**

1. Community programs and services.
2. Helping to build a community with personal relationships.
3. Creating a place that is non-threatening or judging.
4. Marketing our programs well.

**PEER INTERVIEWS: Can you think of any changes to the services you currently provide?**

1. More space is needed for studying, meeting, computers.
2. More specialized programs, services, and even staff. .
3. Better e-resource training.

**PEER INTERVIEWS: What other ways are there to market library programs and services?**

1. Becoming more visible in the community through flyers, screens, being at community events.
2. Partnerships with companies and the government.

**PEER INTERVIEWS: What would you like to add to the technology that is currently available in the library?**

1. Tablets, or other electronics
2. Better electronics training.
3. Workstations with both Microsoft word and internet explorer.
4. Colour Printers.

**CLOSING CIRCLE: What is the biggest opportunity in the future for your library?**

1. How can we serve people better?
2. Expanding and adapting to what the community needs
3. Better and/or bigger space
4. Better services, tailored to specific groups

**WORKSHOP SUMMARY**

**INTRODUCTIONS**

**OPENING CIRCLE: What is the role of libraries in the community, especially in the future?**

- Protecting Heritage
- Providing a heritage look
- Very important to new people
- Leaning about the heritage
- Source of local information not always available in other places
- Place to access technology such as the internet, i.e., people applying for EI
- One of the few public spaces not attached to a corporation
- No financial vested interest to get anything from people
- A pure community spot, no hidden agenda
- Community gathering space
- Public space to play, learn, meet
- More and more important to integrate selves with other groups in the community
- Becoming an integral part
- See and listen and think about how we can tap into other places in community
- Change in technology – need different infrastructure
- We need to start going to the people – library live
- Traditional services as well – also providing electronic books and e-resources
- Librarian roles are changing to a provide a diversity of services i.e., for newcomers – people come to the library for many reasons – not just for books anymore but also go get to know people
- Safe/secure, welcoming place
- Tutors
- New immigrants are welcome
- Kids are using tutoring -> more tutoring space needed
- Safe area for people to park and cross i.e. disabled
- Role of professional -> people still able to get reliable and relevant info
- Want expertise to be known
- Have a role where can facilitate relevance to materials
- Murrayville – very much neighbourhood; know our population offers programs and services that are n hood need.
- People starting to feeling alienated or disconnected -> libraries can help build healthy communities
- Libraries could partner with government ie. Service Canada provided workshops
- Constantly looking at gaps in services that library can provide
- Provide way-finding in the library ie. Tourist information centre
- Social cohesion
- Central part that libraries have come to play in the past 7-8 years.
- Moving into the community more toward model of social cohesion
- While we are embracing (team?) it is a significant part that fragments society – librarians can play a role in bringing empty together: “Healthy Country
- Economic incubators -> when times are tough libraries get cut but that’s when we need them the most
- Number of hours open to the public, banks following our example

- Providing programs free of charge still
- Future training for public downloading e-books -> need training
- Technology currently available. Lab with latest technology
- Make it possible to download
- Upload and download to internet in FVRL
- Computer - large lab
- Marketing through co-operation of local government agencies
- Conduit to local communities - can be a funnel of info
- Branches good at developing personal relationships
- Critical part of building healthy communities
- Need space
- Space is needed – the community is looking for space i.e., for a knitting club
- Need more up to date equipment – very important

Staff forms:

To provide free (basic) access to information via printed and other media, internet and community service programs

It is a central part of the community, a place for people to come together. Things like the Aldergrove Parade, Summer Reading Club, in particular, draw a lot of people together from the community. Programs and resources supporting literacy, are another essential part of the community (eg. Adult and kid book clubs). It is also a coming together place for things like knitting and chess club. It is a support to school curriculum in providing resources for homework. A wonderful and economic resource for books, magazines and videos (the latter used considerable, with the closing down of video outlets). Support also for things like e-books.

The library is an information bank for local and global communities. Anyone can come and look or ask for materials on a topic or by an author and that information is provided. For the community this means that there is a designated place for all to come and learn.

The library will always be needed as a source of educated, well-informed and well-researched free information to everyone in the community the library serves – either continuing as a predominately physical space or shifting towards a virtual space. I also see libraries as an important community space for studying, meeting or as a safe place to be.

I see libraries as a safe, comfortable place where information is easily accessible to everyone for free; a place that promotes literacy and the growth of individuals and the community through the development and enhancement of literacy skills. I also think libraries have a great 'community-building' role as well, through programs and the maintenance of a comfortable, save and engaging physical library space.

Public library is a place for people to meet, make new friends, share information, and learn together. As a community builder, libraries bring value to the community. It is a place, owned by everyone in the community, where residents of all ages and incomes visit and enjoy spending their time, take home a book, CD, DVD at no cost, attending informative workshops/programs/presentations on a wide range of topics, accessing the databases and other e-resources, and can get help when they need. It also contributes to all types of local developments. In coming years, the libraries will be continuously associate with books and other materials, reading and literacy, but at the same time, need to provide a

wide range of services in using the emerging technology. The libraries have to be developed into places that not only access to books but access to spaces for community engagement, inter-cultural and inter-generational learning, enterprise, knowledge of environmental sustainability and much more.

- A place of gathering (break from a stressful world)
- Continuing having many different resources and items available to the customers
- Continuing having informative, interesting events throughout the year geared for children and adults
- Contributes to a 'healthy community'
- Having a great website

- Meeting place for all – a non judgemental place which understands differences – is quiet and safe
- Place to get need information/reading material, etc.
- Place to study - tutoring
- Place to get reading material/internet access, etc
- Find out community –events, etc
- Community hub area – where information is distributed

The role of libraries in the community is to provide services and programs in subjects that the particular area/neighbourhood requires and would like to see, for their general knowledge and better learning. It is also to supply a wide variety of learning materials and leisure materials to that particular area's target market, but not to limit to one particular age group. Variety is key.

The library is the spiritual centre of the community.
The future of the public library will be as part of a community centre of learning and growth. Branches will be unified with public school libraries and university libraries, perhaps including recreation centres as well. We see this already with the new Abbotsford branch of FVRL, and with the Walnut Grove Branch.

There will be more electronic resources.
The library is the first place people come when they have a question that needs answering because people know that there are free resources at the public library. I don't believe this will change in the future.

For entertainment people have access to free movies, books and music. Also, people can access non-fiction resources pertaining to health, travel, cooking, religion, and many other subjects.

It's a place for families to read together, and spend time doing an inexpensive outing. All of these things would still be of value to the community in the future because we, as a society need free learning centres to support healthy communities. The alternative would be poorer people would be marginalized and a class division of rich and poor would become greater.

**PEER INTERVIEWS: What is the library doing well?**
Group 1:

- Programming
- Increased demand for family programs & adult programs
- Meeting the need well

- Opening hours are good evenings, 7 days, for working people
- Providing a physically safe & inviting atmosphere
- LOOKEY? At changing traditional layouts & displays
- More seating has been provided

Group 2:

- Offering free activities that promote early literacy:
  - Just for babies
  - Toddler time
  - Pajama story time
  - Family story times
- Ie. Both branches (MA & WG) very good at focussing on children
  - 2 reasons:
    1. FVRL directive
    2. Demographics of the Willoughby slope and walnut grove
- Providing high-volume service with medium-level staffing: we're being expected to provide additional services but are still maintaining "old" services.
- Our branches are good at developing "personal" relationships with patrons: ie. They are not just statistics; we are part of their personal community.

Group 3:

- Community builders & connecting people to services already available
- Working well with other organisations & planning programs in partnerships
- Creating awareness among people of current issues – eg. During elections hosting politicians so people could speak with them.

Group 4:

1. Relationship – building
2. Trying to provide programs and services people need
3. Non-Threatening access not discriminating
4. Go out-of-our way to help
5. Community oriented

#'s 2-4 have "caring" written next to them

Group 5:

- We're providing programming free of charge. Ingrid's Library – We are on top of the changes in the community, In regards to technology, service, and programs. Also we're publicizing the library better through the system. Website, the "Lili" car, marketing a "uniform" look.

The library provides services that no one else provides, such as children's storytimes and puppet shows, author readings, and access to free resources, like our online resources.
We provide excellent customer service to all people, by trying to meet the needs of everyone in our communities such as seniors, school-aged children, preschoolers, families, teens, people of other cultures and new immigrants.

The library is maintaining a strong collection of its main brand - - - - hooks. Also, the library is keeping pace with emergent technologies, yet not rushing blindly into a future without books. Also the OPAC is very good.

Providing different services and materials for a large group of individuals with different needs and wants

- Becoming a place to go – get information, be safe
- Circ. has increased
- Reference questions are increasing (answering of)
- Place to meet others – people to sit and relax, etc.
- Place for tutoring, studying, computer usage

- Many different resources and items for the customer
- Many interesting and informative events/programs for adults and children
- On-board with ebooks
- Great website

- Very good collection
- Hosting and presenting quality programs for the diverse and multicultural community
- Connecting community with resources
- Great connections with the community
- Programs in partnership with other community organizations
- E-resources to some extent

FVRL is really good at updating our collection with new, popular items. The library is also great at providing excellent programs for children and as well as for their parents to be a part of as well. The number and calibre of these programs year-round is wonderful and the fact that more time is put into programs and more programs are occurring in the summer is a great and effective way to promote reading and the use of the library while children are on summer break.

The township libraries are connecting with the community well. They provide quality and diverse programming for all ages that are generally well-attended and potentially reach out to members of the community who do not already attend programs.
The system as a whole provides a diverse and relevant collection of books, movies and other material (including an expanding selection of e-materials)

The library is doing an excellent job at staying relevant with new material and technology. Staff are readily able to explain these technologies such as e-readers or audio books and the on-line content that is available.

- Customer service
- Programs
- Promoting literacy
- Varied collection
- Flexible hours
- Locations in various ToL communities (the “neighbourhood library”)
- Working together, the ToL, plans well for things like summer reading club, reading link challenge, all aboard for kindergarten, Langley book of the year, festivals, etc.

Storytimes and summer reading program

**PEER INTERVIEWS: Can you think of any changes to the services you currently provide?**

Group 1:
- More space and computers for internet access, and story time (program room)

Group 2:
- Would like to reach out more to the senior population – which is a growing segment of the population.
- Would like to be able to provide more physical space to meet demand: for community meeting space, for tutoring activities, quiet study space (non-existent at the moment)
- Teen population is underserved at the present
- Ability to download (eg. E-books, e-audio) in the library

Group 3:
- More e-resources training
- More meeting places for programs
- More quiet study spaces/rooms

Group 4:
- Space (well sum for clean facilities)
- Specialized staff eg. Children, teen
- Partnerships
- Need meeting & sitting space, study space
- Better transportation services

Group 5:
- Ingrid would like to have more speaker programs – (depending on the meeting room availability)
- More quiet study space is needed
- Due to increasing density we need to respond to anticipate new customer needs.

A better computer system or setup where access to email and attachments is available and the interface is more… colourful. I feel that our computers and the looks of the are out-of-date. Maybe utilising applications such as a facebook, twitter or youtube and the making windows more colourful and fresh.

I think that a more user-friendly database for our on-line databases would increase its use – we have an amazing collection of journals, magazines and newspapers but it is so difficult to browse and search. The magazines are hidden. It's just not useful.
I also believe that staff training is an issue that can be solved. The training is not consistent and when system changes are implemented and only some, staff members are informed, we are not able to provide as high of quality service as we potentially can (especially in the township where we don't have separate circulation and information desks). I believe staff should also be trained on new resources and technology as it becomes available.

I think we can try to improve on better maintaining a clean-looking collection of books and library materials throughout our system. More awareness and easier access to our awesome on-line resources would also be a great improvement for our patrons in terms of our services. As well, training staff and providing them with access to new technologies and online resources would be a good idea, as many of

the township branches have non-information assistants and libraries answering more information questions.

More training for e-resources
Advanced computer training to the public but it is possible only if we have up-to-date equipment and user friendly software

All libraries have study rooms
All public computers are close by staff

Word process and internet ability on same machine
Open attachments for the public
Study/meeting rooms in all branches
Quiet place for public to read, use computers, etc.
Better building, larger, user friendly and staff friendly – public washroom staff doesn't use and staff room that is quiet/retreat
Longer hours and Sunday – same opening for all branches
Enough qualified staff

We can add more programming within the library
Customize programming and displays to what people in the community are interested in, not what we think they may be interested in
Add more e-reader programs/training sessions
Be in the "now" of what people want. Be proactive
Not as much "outside" sources – bring people into the library

I think it is important to maintain contact with patrons, especially in the circulation aspect of "check-out"
Too many self-checkout machines is a bad thing for the library and will weaken the institution in the long run. Personal contact with friendly staff is important!! More and better check-in machines, however, would be a good thing. That is the place to save money on staffing hours

We have made improvements in the area of contacting people through email, to pick up requests and give them advanced notice of when items are coming due.
We no longer charge fines to children's cards when they borrow juvenile materials
We now provide free ebooks, a new language database, and music database. People have more free online resources that are easily accessible once they get a library card.

**PEER INTERVIEWS: What other ways are there to market library programs and services?**

Group 1:

- Partnerships (eg. Service Canada + other government levels)
- Eg. Fort – gave library special passes to distribute with SRC materials
- Could advertise our partner services

Group 2:

- Current ways to market include digital display screens – but only 1 of our local branches currently has a screen ; the rest are still waiting

- Out of library (off location) marketing could include some kind of external kiosk – perhaps technologically – driven eg kiosk/download station for e-items
- Marketing thru co-operation with local or government agencies: library as conduit to local community for these agencies ( attendees then also become aware of library's existence)

Group 3:

- Stay more in newspapers through writing articles related to library worlds
- Having more programs in partnership with community organizations & businesses.
- Making libraries more visible with outside signage.

Group 4:

- Flyers and Handouts as well as electronic. To improve access to those for whom electronic is a barrier
- Taking library to community areas. Eg. Mall, parks, Laundromat

Group 5:

- Something as simple as printed flyers (low tech) but very direct. Especially "in walking" distance

Facebook, Twitter, newspaper ads, flyers, FVRL guides, posters, television, word-of-mouth (staff(, having staff attend events to advertise upcoming programs and perhaps having events just for the library. Perhaps a "read-a-thon". Staff going to schools daycares, and preschools.

Myriad

The key to marketing is first and foremost have some attraction/draw that people in the community will come to. Book a "celebrity" well-known local person to come do a speech/signing or whatever. At that time provide displays (entertaining, fun colourful displays) and demos on what we (the library) offers. There are still people who do not know what services/products we have.

Return to flyers –etc. there are a lot of people who do not have or use social media – due to medical conditions, time constraints, etc. People see a poster and flyer – check it out. Staff cannot always have time to tell customers about programs. TV Radio – have staff tell about programs or discuss various books.

Radio
Cool library apps
Blogs – social media

Encouraging staff to promote library programs through the social media i.e. through their own blogs or facebooks
Making libraries more visible – having outside signs, giving the libraries a new look that can give a feeling of the library even from the outside
There are many obstacles that must be removed in the future such as insufficient parking; no quiet reading rooms in the library' no rooms attached to the libraries for their programs. We have to give the libraries an independent identity if we want the libraries to flourish

Giving equal importance to the library programs and services on the TOL website and the leisure guide and the community centre boards. It is really worth to have a library regional system, but the worst part is that sometimes in regional systems, the libraries don't get the same attention from the city that they do otherwise. For example, the Surrey Public Library is a part of the City of Surrey by all means, but the same can't be said in our case. So we should work to this direction.
Ads in the local newspapers
Signs in the malls and other public places
Involving staff in the marketing strategy

I think in today's culture social media and word of mouth are the most effective marketing strategies. Much of this we already do – Facebook and Twitter both promote programs and services as well as have the added bonus of allowing patrons to promote the library as well. Lili is also doing a great job of taking the library to people who don't normally come to libraries but maybe more promotions of our services and materials for minorities and different demographics would be worthwhile. We visit schools lots for AA4K and SRC promotions but what about seniors' homes immigrants services, etc.

I believe that the library is doing a very good job on facebook and twitter. I'm not convinced on the future television signage inside the library, however

Email and social media could be used more often. Facebook and twitter and even Youtube could be utilized as a daily tool. Youtube is great because through video you can put a face and action to the content that is being relayed.

Currently we are doing this through a system program guide
PSA's for things like storytimes
Website
Posters

Mailouts, TV

**PEER INTERVIEWS: What would you like to add to the technology that is currently available in the library?**

Group 1:

- Tablets for staff, more computers which can demonstrate our online products (eg. E-books)
- Electronic games that kids could borrow. VPL provides them: do they circulate?
- A presentation room where people could do presentations (eg. Business meetings) equipped with projector, laptop.

Group 2:

- Ability to download e-items in the library
- Ability for patrons to upload / download resumes at the library ie. Workstations with both word processing and internet
- Colour printer for both staff and public use
- Better technological "training facilities" for staff so they
- A more user-friendly yet technologically-advanced-feeling website (that doesn't exclude less tech-savvy patrons)
- It "petting zoo" . e-readers tablets, smartphones, etc. For patrons to play with

Group 3:

- Computer lab equipped with latest technology, including tablets, etc.
- Make it possible to download attachments
- Having internet and word processing integrated on internet station computers
- Computer language lab

Group 4:

- Up to date and reliable and durable equipment and services
    - Eg call display for telephone
    - Photocopier
    - Public printer
- Staff training

Group 5:

- Training for the public down loading e-books. Or any other product we are offering on our website.

Wi-fi printer access (patron request)

It would be good to be able to show people how to download books (without a big program) one-on-one
Possibly a lab where downloading would be possible (though people can now use google and Hotmail to print attachments)
Possible a lab with word and internet connected

A library based e-reader, one that can be borrowed for X amount of days. This e-reader wouldn't have access to the internet but could be plugged into a computer for content. It would be a chance for patrons to try the e-reader format.

For the library collection, I believe that a lot of the future use will be virtual – either books, information resources or audio-visual materials. I think that in the future, the library will have to compete with online services like Netflix for movies and itunes for music – services that will begin to provide free on-line movies and music.
I also think that it is important that the library keeps current with computer systems for both the public and staff. It is difficult to provide high quality service when we have to apologize constantly for our slow computers or that we can't do demos on how to download ebooks. Customers should also be able to download attachments.

As the baby boomers are aging and technology is progressing more and more digitally, more access to daisy players, CDbooks, ebooks, playaways and the like will be in demand. Also, as Canada and the lower Mainland have many differing cultures and languages easier access to and promotion of online resources such as Morgo languages and ESL resources, will be very helpful.

New equipment and new/updated software
A computer lab where people can download ebooks, access audio-books, play DVDs, CDs, etc

Giving the public access to download, edit and attach/send files
Access on the staff computers to show/teach the public how to download ebooks/eaudio resources or how to use the social media
Giving access for chatting, the interesting part is that the people who are good with the technology they use the facilities one way or the other, but the laymen especially seniors can use these options
More training at both levels – the staff and the public

That customers are able to download and open attachments on our public computers
Develop a more user friendly ebook website

Equipment that works properly – eg. Photocopier
Staff is trained on new equipment
Instructions are also printed in case staff get confused or questions from public need answering
Not have to wait for equipment to be fixed such as screens give up and need replacements – replacements in 24 hours not next week

Add/keep on adding more books – not as much technology

A way for patrons to open attachments in their email and print them. That's probably the one thing for which I am continuously having to say " I'm sorry"

To add a personal desktop feature to internet solutions, where people can attach their resume, etc. to their email would be much better

**CLOSING CIRCLE: What is the biggest opportunity in the future for your library?**

- Customers to have an opportunity to speak about their library
- Lots of new development – lots of new customers
- New families
- Expansion of facilities – tag in with recreation areas get together a mass of people
- Handicap/disabled access -> increasing number of seniors -> meet their needs
- Bigger screens -> respond to visual issues / voice technology.
- Quiet areas
- Growing population
- Group study areas
- Let's be the information hub
- We are a social hub
- At the core of the country
- Space for services
- Better (connections i/o) burdening ourselves
- Need to be responsive to change and what is happening
- Connect to info, resources and entertainment resources
- Need to find ways to market resources
- Living room
- Aldergrove library needs to continue to be relevant and an integral part to community
- A better transportation system to the library, including (money dev?) (couldn't decipher)

- Opportunity to create library model, program
- Services -> want with model of small library
- Opportunity is the Township model
- A community developed services with that model in mind
- Has libraries physically close to neighbourhoods opportunity in the future is to mitigate those tr. Issues by expanding on that model
- Health care info and hot they distribute information
- Computer, telephone service
- Heritage is so important
- Communities growing so rapidly
- Free space needs to be preserved nature seem libraries
- Future of libraries is unclear. -> but it was very clear in this group -> how can we serve people better

The biggest opportunity for public libraries in the future, is they could become fore of a social centre by connecting with other government departments and services, such as, Parks and Recreation, the RCMP, Service Canada, Museums and other associations. The public library has the potential to become a centre for people to acquire information, attend a workshop pertaining to these services. For instance, service Canada provided an excellent workshop regarding old age security and pension. The workshops that were held at several libraries were very well attended. It seem a logical place to hold such information workshop as well. By collaborating with these organizations, the library may receive better funding opportunities or may have sponsors in the future to help support program such as the provincial summer reading club.

To not give into marketing pressure and keep a strong physical presence as the community centre and social gathering place with most available funds spent on a strong collection of physical books.
Also I think that each branch (except for perhaps the few storefront branches) should have a classic literature collection.

Keeping up with the here and now. Taking opportunities to bring people in by offering exciting programs, new items (books) and promoting when people are actually in the library.

Increase in size and usability function of library
Also nice to have a more easily accessible building where there is no concern about safety in parking lot – ability for handi-dart to park safely
Make it more welcoming and user friendly

Provide more services for teens
Address adult illiteracy
Ready access info about government info
Ensuring greater access to computer
More laptop facilities and coffee/snack bar

Spaces for community engagement, inter-cultural and inter-generational learning, enterprise, knowledge of environmental sustainability and much more. To be places for individual learning and collective empowerment where people can meet and greet, try new things and develop new ideas.
A place for learning and trying new technology

An information centre to connect people within the community and outside the community world-wide – including like minded people, required information, workers and employers, instructors and students, etc.

To continue providing free access to information and learning for all while being relevant in the face of changing technologies

The new trend for people is to talk about the death of the library and joke about not needing them anymore because of the internet, and as a library lover and employee it makes me sad that people don't understand how important the library is and how many other services we provide other than lending books. I think that to show the public what we have, what we can provide and the potential we have to be relevant is our biggest opportunity to continue to be an integral part of our community!

That as technology and information continues to change the library can always be the stable for past materials and the forerunner for knowledge on the new.

To grow with the times, technology while continue to providing the resources and programs we have traditionally provided

Programs that continue to encourage development of literacy skills and a love of reading
Programs that provide training in use of technology available in the library (internet, ebooks)
Seniors – services customized to their needs, interests.

## A1.2 Community Survey Summary

**Introduction**
As part of its Library Services Master Plan, the Township of Langley launched a survey. The intent of this survey was to gather opinions and priorities from Township of Langley citizens. The ideas shared through this survey will help establish the future directions for Township Libraries.

The survey was primarily delivered on-line; however, printed copies of the survey were made available at each of the Township libraries. The survey was advertised on the Township webpage, via email, on the FVRL website and on posters in each of the Libraries. For the most part, those who responded found out about the survey in their local library (75%). In total 525 surveys were completed. The following provides an overview of the survey results.

**Profile of Survey Respondents**

- 98% of survey respondents have a library card
- 81% of survey respondents were female
- Most households responding have two people living in their home; many households have children living in them.
- More than one-third of those who responded to the survey have a household income of over $60,000 per year.
- Almost three-quarters of respondents have completed college or university

- Most survey respondents usually drive to their library (68%)

**Library Visitation**

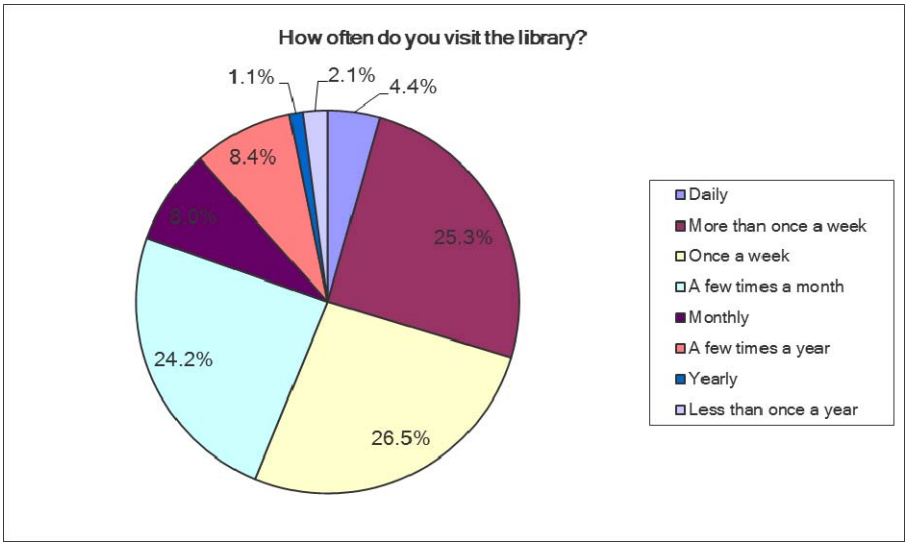
- Local libraries are very important to survey respondents; 75% view their local library as a *vital part of the community* and another 24% think of it as an *important part of our community.*

- The majority of survey respondents visit the library regularly with 25% visiting more than once a week; 27% once a week and 24% visiting a few times a month. The breakdown of library visits is presented in Figure 1 below.

- Visits to the library have generally remained consistent. Compared to last year, about 60% of respondents indicated that have visited the library *about the same* number of times. Thirty-four percent say they have visited more often. Some of the reasons for visiting the library the same or more often included:

  *"My child is older and more interested in picking own books."*
  *"Getting older and there is more time to read."*
  *"I'm borrowing books instead of buying them"*

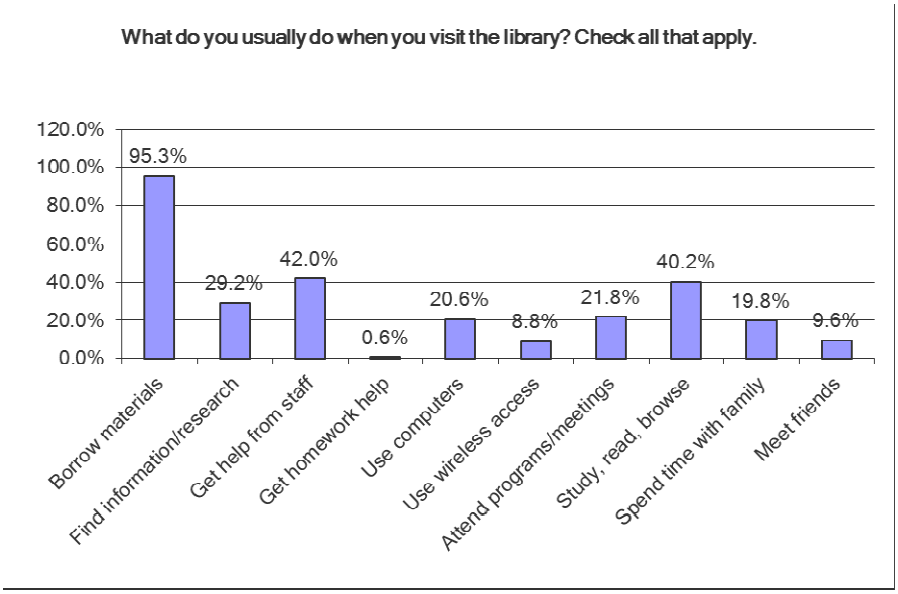
**Figure 1 – How often do you visit the library?**




- The main reasons for not using the local library regularly include: use online library services (26%), don't need to (14%) and use a different library (11%).

- As presented in Figure 2 below, most people tend to *borrow materials* when they visit the library. Other popular activities include *get help from staff* (42%); *study, read, browse* (40%) and *find information/research* (29%).

**Figure 2 – What do you do when you visit the library?**




- When visiting the library, almost two-thirds of respondents spend half an hour or less.

**Library Facilities**

- Library respondents tend to visit Murrayville (26%), Muriel Arnason (23%) and Walnut Grove (21%) most often. Many of the respondents indicated that they visit more than one of the Township libraries on a regular basis.

- Respondents were asked to comment on what they like best about their local library. The top three words mentioned in response to this open-ended question included “books”, “staff” and “access”. The results for each library are presented in the table below, which includes the top three words mentioned as well as several quotations from survey responses.

| Library | Top Mentions | Quotes |
|---|---|---|
| Muriel Arnason | books, staff, and location | Staff, books and other material; spending some time reading books in a quiet place; feels as it belongs to me.<br><br>Great selection of books, DVDs and music. The staff is also excellent.<br><br>It’s so important to have access to books, magazines DVDs through the friendly library. It’s a “must” in every community! |
| Murrayville | books, staff, and access | Access to collective knowledge, and the written word is vital to maintaining culture and art.<br><br>I do most of my library reservations on-line so I like that there is a local library located very near my place of work whereat I can |

| | | |
|---|---|---|
| | | pick up books that I request.<br><br>Friendly staff, clean and fresh space, great selection of books, current magazines and DVDs. |
| Aldergrove | staff, books, location | The selection of books, the helpful staff, the central location.<br><br>The helpful staff, hours and lots of books I'm interested in. The outdoor area is superb it looks welcoming and beautiful. |
| Brookswood | books, staff, selection | The library has a decent selection of books and the librarians are friendly. It's small and easy to navigate. I especially appreciate that it is within walking distance from my home.<br><br>The staff are fabulous and we love the kids programs. |
| Fort Langley | books, staff, librarian | I can walk to it. Also, the people are very friendly and helpful. They often have the books I want, and if they don't I can request a transfer there.<br><br>The sense of community it encourages and attracts being based in the community hall. Very helpful staff past and present make it a wonderful place to visit.<br><br>Amanda (the head librarian) knows us by name, makes us feel welcome, and is incredibly helpful whenever we have questions. We also love the events she hosts. |
| Walnut Grove | books, staff, location | I like that it's close to the community, that it has access to books from throughout the Fraser Valley Library network, that I can order books online and come in to get them when they arrive.<br><br>The staff and its central location in the community. It is good to be connected to the rec centre. One stop shopping so to speak.<br><br>I can honestly say that libraries have the best "customer service" out there. You can request books and materials to be delivered to your local branch, the hours are convenient, the locations are well-placed, there are a variety of services offered and it's all free! When I was looking for a new home, "close to a library" was on my "must have" list. |

- Respondents were also asked to comment on what they would like to **change about their local library**. The top three words mentioned in response to this open-ended question included

"books", "library" and "bigger". The results for each library are presented in the table below, which includes the top three words mentioned as well as 2 to 3 quotes.

| Library | Top Mentions | Quotes |
|---|---|---|
| Muriel Arnason | books, library, parking | Create "10 minute" parking spots at the Arnason Library. Too often it's filled with long term parking. You need to be able to quickly get in to pick up a book and get out.<br><br>More free activities that are open to everyone, coffee shops, more comfy sofas, more books and other resources at children's heights- more reading time and rhyme time and children's shows. Introduction of E reader system, digital book collection, etc. so people can access books anywhere from the library.<br><br>Promoting the use of library facilities as a community resource. |
| Murrayville | books, library, selection | More books, and books on all subjects. I use the library as a reference and many times I cannot get the books I would like. I also use the library for books I could never afford but would like to read. Books are the most important part of the library. Also having access to university libraries and other library systems through my local library would be awesome. then I would always be able to get books I want to read.<br><br>Larger library with larger sitting space, tables for reading the newspapers, more books. |
| Aldergrove | books, selection, bigger | Larger selection of books.<br><br>More space, more visually interesting things for the younger kids. An attractive reading area for the tweens and young teens to hang out and maybe facilitate age appropriate book club meetings and literary focused events of interest to all different age groups. |
| Brookswood | books, library, bigger | More books/larger facility.<br><br>The staff are very helpful. The library has recently been renovated. I do feel though that the library could be larger.<br><br>Longer hours, more regular hours and bigger! |
| Fort Langley | books, open more hours, bigger | More space and bookshelves for more books and computer access.<br><br>More open hours. Larger size - or a large "central library" in TOL |

| | | |
|---|---|---|
| | | to go to. |
| Walnut Grove | books, bigger, library | It would be nice if it was a more user friendly space with more tables and places to read or study, and it would be great if it was a bigger facility.<br><br>The Walnut Grove library is way too small for the population served |

Respondents were asked to rank several features of their local library from poor to excellent. The results by library are presented in the table below. Generally, each of the libraries was ranked as very good or excellent for each feature.

| Answer Options | Muriel Arnason | Murrayville | Walnut Grove | Aldergrove | Brookswood | Fort Langley |
|---|---|---|---|---|---|---|
| **Condition of the outside of the library** | | | | | | |
| Poor | 3% | 2% | 3% | 4% | 4% | 2% |
| Adequate | 3% | 9% | 4% | 8% | 19% | 9% |
| Good | 9% | 31% | 19% | 22% | **40%** | 4% |
| Very Good | 35% | **40%** | **39%** | **33%** | 11% | 22% |
| Excellent | **51%** | 18% | 35% | **33%** | 26% | **62%** |
| | 100% | 100% | 100% | 100% | 100% | 100% |
| **Condition of the inside of the library** | | | | | | |
| Poor | 2% | 2% | 1% | 6% | 4% | 2% |
| Adequate | 4% | 8% | 7% | 12% | 13% | 16% |
| Good | 9% | 24% | 25% | 20% | 23% | 14% |
| Very Good | 40% | **34%** | **38%** | 27% | 29% | **34%** |
| Excellent | **46%** | 32% | 30% | **35%** | **31%** | **34%** |
| | 100% | 100% | 100% | 100% | 100% | 100% |
| **Ease of access entering the building** | | | | | | |
| Poor | 4% | 1% | 2% | 8% | 2% | 2% |
| Adequate | 5% | 5% | 2% | 4% | 9% | 2% |
| Good | 12% | 22% | 16% | 20% | 26% | 14% |
| Very Good | 32% | 33% | 40% | 33% | 21% | 23% |
| Excellent | **47%** | **40%** | **40%** | **35%** | **43%** | **59%** |
| | 100% | 100% | 100% | 100% | 100% | 100% |
| **Ease of access inside the library** | | | | | | |
| Poor | 2% | 1% | 1% | 4% | 2% | 9% |
| Adequate | 2% | 5% | 3% | 10% | 6% | 14% |
| Good | 9% | 18% | 19% | 12% | 21% | 14% |
| Very Good | 37% | 37% | 38% | **39%** | 27% | 16% |
| Excellent | **51%** | **40%** | **39%** | 35% | **44%** | **48%** |
| | 100% | 100% | 100% | 100% | 100% | 100% |
| **Signs and signage** | | | | | | |
| Poor | 1% | 3% | 2% | 4% | 2% | 5% |
| Adequate | 7% | 7% | 6% | 10% | 10% | 16% |

| | | | | | | |
|---|---|---|---|---|---|---|
| Good | 16% | 27% | 27% | 27% | 25% | 20% |
| Very Good | **39%** | **33%** | **37%** | 24% | **35%** | **30%** |
| Excellent | 37% | 30% | 29% | **35%** | 27% | **30%** |
| | 100% | 100% | 100% | 100% | 100% | 100% |
| **Layout and arrangement** | | | | | | |
| Poor | 1% | 2% | 2% | 4% | 0% | 7% |
| Adequate | 5% | 7% | 14% | 14% | 10% | 16% |
| Good | 23% | 30% | 29% | 25% | 29% | 18% |
| Very Good | **39%** | **38%** | **34%** | 27% | **33%** | **32%** |
| Excellent | 31% | 24% | 21% | **29%** | 27% | 27% |
| | 100% | 100% | 100% | 100% | 100% | 100% |
| **Provision of seating and tables** | | | | | | |
| Poor | 2% | 2% | 10% | 8% | 2% | 14% |
| Adequate | 5% | 11% | 16% | 12% | 8% | 19% |
| Good | **31%** | 31% | 26% | 29% | 38% | 28% |
| Very Good | **31%** | **32%** | **29%** | 22% | 23% | 14% |
| Excellent | **31%** | 23% | 20% | **29%** | **29%** | **26%** |
| | 100% | 100% | 100% | 100% | 100% | 100% |
| **Time waiting for service** | | | | | | |
| Poor | 2% | 1% | 1% | 4% | 2% | 2% |
| Adequate | 3% | 6% | 3% | 2% | 4% | 0% |
| Good | 7% | 19% | 12% | 20% | 10% | 11% |
| Very Good | 37% | 37% | 37% | 27% | 27% | 20% |
| Excellent | **51%** | **38%** | **47%** | **47%** | **56%** | **66%** |
| | 100% | 100% | 100% | 100% | 100% | 100% |
| **Cleanliness** | | | | | | |
| Poor | 1% | 2% | 2% | 4% | 2% | 2% |
| Adequate | 2% | 4% | 3% | 6% | 2% | 2% |
| Good | 4% | 15% | 10% | 12% | 13% | 11% |
| Very Good | 33% | 38% | 42% | 33% | 30% | 25% |
| Excellent | **60%** | **41%** | **44%** | **45%** | **53%** | **59%** |
| | 100% | 100% | 100% | 100% | 100% | 100% |
| **Lighting** | | | | | | |
| Poor | 2% | 0% | 2% | 8% | 2% | 2% |
| Adequate | 2% | 6% | 3% | 4% | 4% | 5% |
| Good | 9% | 23% | 12% | 18% | 23% | 14% |
| Very Good | 32% | **36%** | **46%** | 29% | 28% | 30% |
| Excellent | **55%** | 35% | 38% | **41%** | **43%** | **49%** |
| | 100% | 100% | 100% | 100% | 100% | 100% |
| **Acoustics** | | | | | | |
| Poor | 3% | 2% | 3% | 2% | 2% | 2% |
| Adequate | 3% | 9% | 6% | 12% | 4% | 9% |
| Good | 19% | 32% | 17% | 22% | 32% | 27% |
| Very Good | **38%** | **33%** | **46%** | **32%** | 28% | 25% |
| Excellent | 37% | 24% | 29% | **32%** | **34%** | **36%** |
| | 100% | 100% | 100% | 100% | 100% | 100% |

**Services**

The library services that are most important to respondents include *in library collection* (76.4%)*; staff help desks* (29.0%)*, and self checkout* (23.9%).

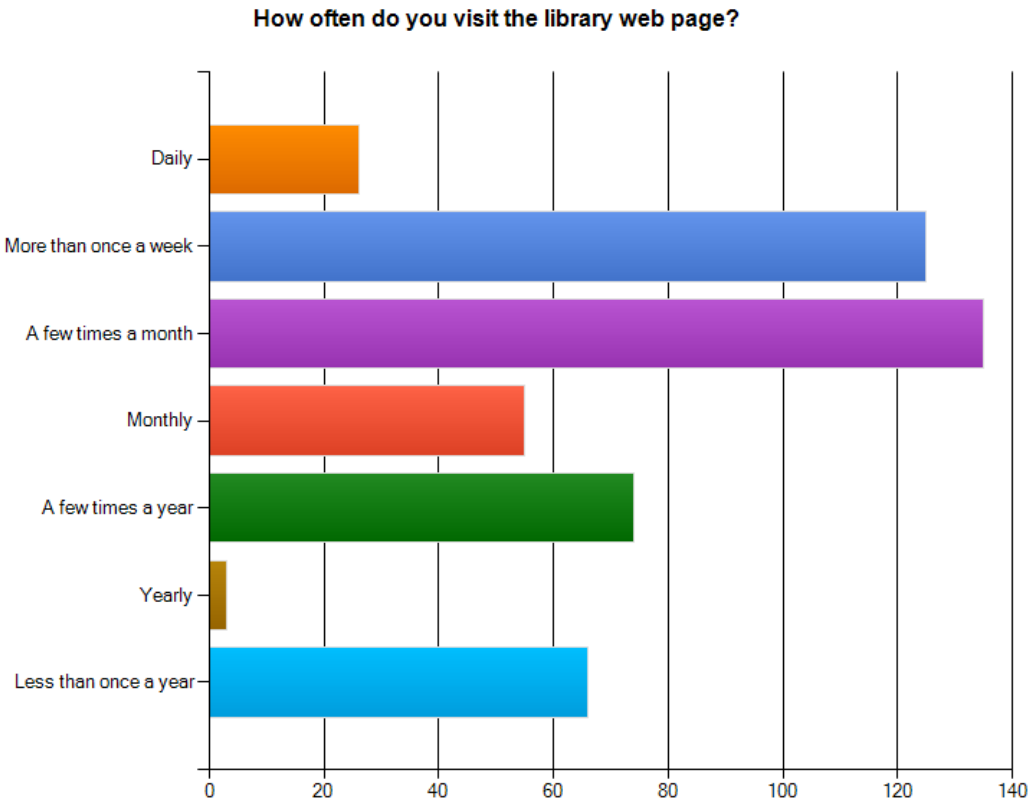
The services that most influence their library use include *library collections and newspapers* (59.4%), *helpful staff* (45.3*%), convenient hours of opening* (40.8%) and *adequate parking* (28.4%).

43.8% of respondents find out about library news/events *in the library branch*; this is followed by *website* (21.9%)*;* and, *local media* (11.3%).

**E-Books and On-Line Services**

As shown in the chart below, the majority of respondents to the survey visit the library webpage quite frequently – *a few times a month* (27.9%) followed by *more than once a week* (25.8%).

**Figure 3 – How often do you visit the library web page?**




- Most respondents (68.8%) do not have a digital reading device such as a Kobo, Kindle or iPad.

- Most respondents (68.4%) are aware that there is a digital lending service available with their library card – 18.8% said that they use the service. Those who use the service tend to do so less than once a month (69.6%).

- Respondents were asked to suggest ways the ebook service could be improved. Some of the ideas that were suggested include *less wait time for books, provide clearer instructions for access, a greater choice, and access for other formats such as Kindle.*

### A1.3 Focus Group and RCPAC Workshop

Bev Herman welcomed everyone to the workshop. Members of the RCPAC and the focus group all participated in introductions (name and what library you use the most). The consultants then presented the purpose of the library services study and a review of work completed to date which included demographics, library services survey results, staff workshops, library visits and a discussion of library trends and promising practices. Preliminary guiding principles for the review were presented as a lead in to the workshop.

**Focus Group Summary**
**Warm Up**
1. What is the role of libraries in the Township, especially in the future?

- Providing information *
- Meeting place for different generations
- Offer programs that encourage reading
- Community resource – education, information, to meet people
- Constant stewardship of literacy in the community
- Source of entertainment – reading for pleasure
- Connection point.
- Non-threatening
- Promote reading for pleasure – need a good fiction dept
- Worthwhile manifestation of tax $$s
- Libraries are the heart of the community
- Libraries are responsive
- Showcase for local artists – presentations, workshop
- Programs for children – for a full range of ages and users and for adults and teens
- Vibrancy / welcoming environment
- Bring authors in
- Inspire future writers

- Personal enrichment (decluttering presentation)
- Partnerships/synergies
- Demographic changes
- Need for bigger spaces – meeting rooms, etc.
- Library includes the website
- Trusted source in the community – guidance on quality information

**Small Group Discussions**

2. What three things are Township libraries doing well?

- Responsive to client requests
- Good user interface
- Good range of books, DVDs, etc. (good availability)
- Best seller express
- Interlibrary loans
- Online book reserves
- Online system – holds, collections, check out features, etc.
- Children's services
- Staff – accommodating, open, receptive
- Locations
- Email notifications / online renewal – technology that helps users
- Reading lists - classics

What one thing could they change?

- More programs for teens (writing)
- Support for emerging authors
- More DVD copies – better tracking of used or damaged DVDs; better display of DVDs
- Parking availability
- Extended hours on Sundays, i.e., 11-5 or 10-6
- More comfy reading seats
- Expand the library space / building eg. Brookswood is very small and the reading space is small. The population is growing.
- More range of materials – expand collection!

- Better maintained exteriors and gardens.
- Longer loan periods – four weeks?
- Hours longer – maybe just self serve
- Comfortable chairs
- More books, fewer DVDs
- More book clubs and advertise them
- User volunteers

3. What else can Township libraries do to reach out more to the community?
    - Age specific programs – there are more seniors, the population is aging
    - Workshops to show how to use and download modern technology, i.e., e books
    - Advertise and promote library services and collections (materials).
    - Local authors reading an excerpt of their work.
    - Play reading / mystery / genre specific reading groups.
    - Meeting rooms – different specialty groups
    - Provide display areas to showcase different local artists
    - Narrow rather than expand – excel at core services – books, reading and reference material
    - Promote love and joy of reading. **
    - Read. Learn. Play. Focus on this
    - Joy of libraries
    - Impact of libraries – programs for 6month olds and up – impact on childhood development
    - Book readings – aloud
    - Audio books
    - Invite people who don't normally access the library
    - Schools market libraries
    - Local librarians visit schools to do readings and/or book clubs
    - Provide teaching for community needs (ESL, computer skills, etc.)
    - Provide writing group (and other groups of interest) for teens
    - Continue to be a free service.

4. What would you like to see added to the technology that is currently available in the library?

- User friendly website with large print
- Confirm wi fi access (Bev confirmed it is in all libraries)
- Not necessary to add more technology because so many people carry their own (not necessarily true of seniors and people on low income)
- Technology to reflect community needs
- More material available electronically (and detailed descriptions)
- More resources (teaching materials, reading publications, daily paper, newspapers, etc.) available online
- Senior designated computer / workstations (2 to 3 per library)
- Some device to check quality / damage / general playability of DVDs, etc.
- Keep informed on new and emerging technologies relevant to libraries and library systems
- Workshops and knowledgeable staff regarding ebooks
- Have e readers available to lend out to seniors
- Not all seniors have access to personal computers, e readers, etc.

**Closure (Round Table)**

5. If I could do one thing for our Township libraries, it would be . . .

- In estate planning, leave a legacy. Lots of pressure from seniors aging.
- Help others read and learn about libraries – develop a teen writing group.
- More resources available online and more information – teaching materials
- Interaction between education system and library system – standard of excellence
- Expansion more $$s for spaces, collections, materials and technologies
- Want a library to be proud of – need a new library in Langley
- Staff – maintain, train, expand staff
- Expand inventory
- Fundraising for libraries – tap into corporate world, service groups and community for funding.

**RCP Advisory Committee Summary**

1. What three things are Township libraries doing well?

- Summer reading and book of the year programs

- Waitlist
- Downloadable books
- Helpful staff
- Excellent variety of books – fiction and non-fiction
- Clean and well stocked
- Number of programs for seniors
- Place of gathering
- Programs targeted to young readers
- Amazing programs
- ESL – wider base
- Out of the box – looking forward – even in the age of computers and internet, libraries will continue to be valuable (Thomas Fry)
- Bringing in DVDs (classics)
- Multi cultural base / events
- Staff knowledge
- Book sale (inexpensive books people can buy)
- Community location
- Free resource – access to information
- Well-staffed
- "Library Picks"
- Take out bags
- Programs
- Large print books
- Reminder emails

What one thing could they change?

- Let people know what's available
- More seating
- More programs and events for teens and young adults x 2
- More computers and all working
- Advertising – tv, bus stop, computer, internet

- Coffee shops in libraries
- Status quo – central library – growth and change
- Open until 9 pm
- More attractive on the outside – more prominent signage to attract people
- Meeting rooms
- Neighbourhood learning centres – hook libraries to community services
- Marketing / accessibility – connecting with teens and young adults
- Better selection
- FVRL – "Live On Tour" – cube van that attends special events and shares new technology with seniors – goal: for Township to have their own
- Homework help – advertise – online tutor.
- In Washington, Libraries are marked on signs with an L much like hospitals are marked with an H.

2. What else can Township libraries do to reach out to people from the community?

- Email alerts – targeted to specific demographics, i.e., youth focussed events sent to youth, etc.

*Unfortunately, there was not enough time to fully discuss questions two and three.*

3. What would you like to see added to the technology that is currently available in the library?

**Closure (Round Table)**

4. If I could do one thing for our Township libraries, it would be . . .

- A new Township Central Library with connecting partners, with parking, theatre cafes, marketing purposes, students and sports events.
- Expand them and make more.
- Partnerships with coffee shops, two universities, new Canadians, 9 retirement homes, school board, employees, etc.
- Continue to be a regular patron, once I have completed my university diploma I hope to be employed in a Township library where I will make my mark with my love of books and excellent customer service.
- If I could do one thing for our Township libraries, it would be increasing community programs and engagement. Much like the City of Langley. Have libraries open later.
- Encourage more advertising of program, etc. . . . should have their own booklet.

- Extend hours to 9pm. Continue well-staffed libraries for ability to provide information to the non-computer generation.
- If I could do one thing for our libraries, I would get the word about their programs and market them better.

### A1.4 Open House

28 surveys were completed at the Open House.

Vision/Mission: 1- strongly agree to 5-Strongly disagree

Vision:

| | | | | |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 |
| 18 | 9 | | | 1 |

Mission:

| | | | | |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 |
| 19 | 4 | 4 | | 1 |

Priorities: 1-very important to 5 –very unimportant

| | | | | |
|---|---|---|---|---|
| The Township should maintain Libraries in each community | | | | |
| 1 | 2 | 3 | 4 | 5 |
| 24 | 3 | | 1 | |
| Libraries should be located with other civic, recreation, and cultural facilities | | | | |
| 1 | 2 | 3 | 4 | 5 |
| 18 | 4 | 5 | 1 | |
| The Township should develop a large, main library | | | | |
| 1 | 2 | 3 | 4 | 5 |
| 9 | 4 | 8 | 5 | 2 |
| Libraries need to provide services that fit with the busy lifestyle of residents | | | | |
| 1 | 2 | 3 | 4 | 5 |
| 15 | 8 | 4 | | 1 |
| Library Programs | | | | |

| | | | | |
|---|---|---|---|---|
| reflect the needs of their local community | | | | |
| 1 | 2 | 3 | 4 | 6 |
| 18 | 7 | 2 | | |
| Libraries should invest in technology to enhance collections, services, and operations | | | | |
| 1 | 2 | 3 | 4 | 5 |
| 16 | 11 | | 1 | |
| Libraries should work collaboratively with other community and commercial partners to manage their costs. | | | | |
| 1 | 2 | 3 | 4 | 5 |
| 14 | 8 | 3 | 2 | 2 |

Do you generally agree with the highlights of the Library Services Review presented at tonight's open house?

| Yes | No |
|---|---|
| 24 | |

For future library expansion, indicate which option you support (select one):

| Option 1 | Option 2 | Option 3 |
|---|---|---|
| 9 | 3 | 16 |

If I could do one thing for our Township libraries, it would be...

- I would let the current programs that are already in existence be marketed more so that the public is better informed about them.
- Nothing, because I can't do anything.
- Extended hours on weekends.
- Visit more often to show support & participate in programs offered.
- Trying to have books of more languages like Hindi, Gujarati etc. which would encourage people with various cultures to visit the libraries often.
- More access to DVD selection or more of one movie that can be accessed.
- Larger sizes to allow for meeting room and seating.

- Ensure adequate municipal funding for all library needs in every location & bring an immediate end to cutbacks.
- Improve the speed of the computers.
- More graphic novel selection.
- Provide better parking.
- Bigger branches.
- Expand seating for in library reading at smaller community libraries.
- Install FVRL –owned (not commercial partnership) in-house coffee/snack bars. Would increase length of visits and introduce a viable income stream.
- Give you unlimited funds for resources and the staff to administer it!
- A bigger and beautiful room for their programs.
- A computer lab (including language lab).
- Expand the existing libraries.

Comments:

- Most books that I reserve on-line are available, however some are not. I would like to see such titles available if not in book form then as an e-book. The same is true with DVDs. Both movies and documentaries. I would also like to see more programs throughout the year for kids.
- I have been an avid library user from the time I could leave the house alone. With technology becoming more popular I was worried this was the end of libraries. I am so glad to see a well thought out plan to keep them around for years to come.
- I think this library is the best library in the world.
- Improve the internet speed.
- The WiFi service needs to be improved.
- Hard to concentrate during the weekend. Too many handicapped people.
- I think the FVRL system is excellent and very responsive.
- I would like to see a broader selection of books but it's not too bad.
- Ideally, I would like to see expansion/renewal of current libraries & development of a large 40,000 sf central library in Yorkson.
- Being new to Canada itself, I do not have much knowledge about how the library works here **but** the first visit here today was very impressive and would love to have more libraries around.
- I like coming here to read and use computer to access the internet. I enjoy coming here.
- Working collaboratively with other partners is good, as long as it doesn't impede the library's mission or commercialize libraries.
- The library is a favourite destination for my daughter.
- I would love the library to invest in more appropriate books for children learning to read. Maybe collaborate w/the schools to find out what early reader books they use.

- If funds, which I feel should now be sufficiently allocated to each & every library are directed exclusively to one area-i.e. Yorkson-I believe all other libraries will suffer. There's not enough money now as it is.
- I am a community support worker, I work with people who do not always have the opportunity or the chance at their home of group homes to go the library, for some it's their only opportunity. (people with down syndrome etc.). Many of the people I work with love to go on YouTube, but the network is slow. I am not a computer person so please forgive me , I do not know what it takes to run so many computers.
- Love the FVRL! Awesome staff/service/selection. Don't change much, just expand as necessary!
- Large main library is not a necessary. FVRL system is a sprawling area that has a good interlibrary loan system. Having a large central library in one part of the Township doesn't make sense to me. Just make sure that the collection and resources are more than adequate for each community. The rest can be brought in from another library to your own branch.
- It is hard to imagine life without libraries. Libraries are the most important part of any community or country.

## APPENDIX 2 SUMMARY OF COSTS FOR OPTIONS 1, 2 AND 3

**SUMMARY OF COSTS FOR OPTIONS 1, 2 AND 3**

Appendix 2 was added to the final plan to address the question of costs for each option that arose at the November 5, 2012 presentation and receipt of the Library Services Master Plan to Mayor and Council.

Three options for library expansion were developed for this project. They are discussed in more detail below, including costs and phasing.

**Option 1:** Expand / renew libraries in existing neighbourhoods to meet 10 year projected population growth. Consider a new community library in a Willoughby neighbourhood beyond the 10 year time frame.

| Neighbourhood | Years 1 to 5 | Years 6 to 10 | Beyond 10 | Total |
|---|---|---|---|---|
| Aldergrove | $1,892,700 | | | $1,892,700 |
| Brookswood/Fernridge | | $2,359,575 | | $2,359,575 |
| Fort Langley* | | $233,420 | | $233,420 |
| Murrayville | | $1,360,125 | | $1,360,125 |
| New Community Library | | | $2,250,000 | $2,250,000 |
| **TOTAL** | **1,892,700** | **3,953,120** | **$2,250,000** | **$8,095,820** |

**Option 2:** Develop a large (40,000 sq.ft.) Central Library in a Willoughby neighbourhood. Expansion / renewal of existing libraries would likely be beyond the 10 year time frame.

| Neighbourhood | Years 1 to 5 | Years 6 to 10 | Beyond 10 | Total |
|---|---|---|---|---|
| Aldergrove | 1,892,700 | | | $0 |
| Brookswood/Fernridge | | | $2,359,575 | $2,359,575 |
| Fort Langley* | | | $233,420 | $233,420 |
| Murrayville | | | $1,360,125 | $1,360,125 |
| New Central Library | $1,500,000 | $7,500,000 | | $9,000,000 |
| **TOTAL** | **$3,392,700** | **$7,500,000** | **$3,953,120** | **$14,845,820** |

**Option 3:** Develop a smaller central library in a Willoughby neighbourhood (24,000 sq.ft.). Expansion / renewal of highest priority existing libraries in years 6 to 10 of the plan. Expansion / renewal of remainder of libraries would likely be beyond the 10 year time frame.

| Neighbourhood | Years 1 to 5 | Years 6 to 10 | Beyond 10 | Total |
|---|---|---|---|---|
| Aldergrove | 1,892,700 | | | $1,892,700 |
| Brookswood/Fernridge | | $2,359,575 | | $2,359,575 |
| Fort Langley* | | $233,420 | | $233,420 |
| Murrayville | | | $1,360,125 | $1,360,125 |
| New Central Library | | $5,400,000 | | $5,400,000 |
| **TOTAL** | **1,892,700** | **7,992,995** | **$1,360,125** | **$11,245,820** |